



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

**Monday, November 21, 2016 – 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 9586 (RZ 14-667707)**

(File Ref. No. 08-4105-20-AMANDA#, 12-8060-20-009586, RZ 14-667707) (REDMS No. 5048577 v. 2, 5172535, 4521405)

### PH-7

[See Page PH-7 for full report](#)

**Location:** 8100 No. 5 Road

**Applicant:** Matthew Cheng Architect Inc. on behalf of the Arul Migu Thurkadevi Hindu Society

**Purpose:** To rezone the westerly 110 m (360.9 ft) from No. 5 Road of the subject property from “Agricultural (AG1)” to “Assembly (ASY)”, to permit development of a temple, a multi-functional hall and two dormitory units.

**First Reading:** October 11, 2016

**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 9586.



2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9597 (RZ 15-692812)**

(File Ref. No. 12-8060-20-009597, RZ 15-692812) (REDMS No. 4977646 v. 3, 5108503, 3186793)

PH-63

See Page PH-63 for full report

**Location:** 9240, 9248, 9260 Cambie Road

**Applicant:** Westmark Developments (Camosun) Ltd.

**Purpose:** To rezone the subject property from “Single Detached (RS1/F)” to “Town Housing (ZT79) - Alexandra Neighbourhood (West Cambie)”, to permit development of a 59-unit townhouse project.

**First Reading:** October 11, 2016

**Order of Business:**

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

PH-95

- (a) **Narinder Gill**, 4060 Garden City Road

3. Submissions from the floor.

**Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9597.



3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9601 (RZ 16-726011)**

(File Ref. No. 12-8060-20-009601, RZ-16-726011, 12-8060-20-003234) (REDMS No. 5163815, 5224871, 5165399)

PH-99

See Page PH-99 for full report

PH-120

See Page PH-120 for staff memorandum and amended Bylaw

Page

**Location:** 4280 Tyson Place

**Applicant:** Sandra Lopez and Andre Savard

**Purpose:**

1. To discharge “Land Use Contract 042” from the title of 4280 Tyson Place; and
2. To create a new site-specific zone entitled “Single Detached (ZS27) – Tyson Place”, and to rezone the subject property from “Land Use Contract 042” and “Single Family Zero Lot Line (ZS24)” to the “Single Detached (ZS27) – Tyson Place” zone, in order to permit construction of a new detached dwelling on the subject property.

**First Reading:** October 24, 2016

**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. *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9601 be amended at Section 3 by deleting the number “061” and replacing it with the number “042.”*

Note: Please see staff memorandum in relation to this recommended amendment.
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2. Action on second reading of Richmond Zoning Bylaw 8500, Amendment Bylaw 9601, as amended.

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3. Action on third reading of Richmond Zoning Bylaw 8500, Amendment Bylaw 9601.

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4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9618 (RZ 16-738201)**

(File Ref. No. 12-8060-20-009618, RZ 16-738201) (REDMS No. 5103815, 4061415, 5170328)

PH-125

See Page PH-125 for full report

**Page**

**Location:** 9660 Seameadow Court  
**Applicant:** Gurpreet Bains  
**Purpose:** To rezone the subject property from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, to permit development of two single family lots with access from Seameadow Court.

**First Reading:** October 24, 2016

**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 9618.



5. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9621 (RZ 16-735240)**

(File Ref. No. 12-8060-20-009621, RZ 16-735240) (REDMS No. 5161999, 5177153, 4061415, 5204647)

**PH-144**

**See Page PH-144 for full report**

**PH-161**

**See Page PH-161 for staff memorandum**

**Location:** 9771 Sealily Place  
**Applicant:** Trivia Homes Ltd.  
**Purpose:** To rezone the subject property from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, to permit the property to be subdivided to create two (2) lots, with driveway access from Sealily Place.

**First Reading:** October 11, 2016

**Order of Business:**

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



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3. Submissions from the floor.

**Council Consideration:**

1. *That the revised rezoning considerations, as attached to and described in the memorandum dated November 17, 2016 from the Director, Development, be approved.*

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2. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9621.

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6. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9623 (RZ 16-737446)**

(File Ref. No. 12-8060-20-009263, RZ 16-737446) (REDMS No. 5159809, 4573372, 5175959)

PH-166

See Page PH-166 for full report

**Location:** 8140 Heather Street

**Applicant:** Anuvir Dehal

**Purpose:** To rezone 8140 Heather Street from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/A)” zone, to permit the property to be subdivided into two (2) single-family lots with vehicle access from Heather Street.

**First Reading:** October 24, 2016

**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 9623.

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7. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9627 (RZ 15-712886)**

(File Ref. No. 12-8060-20-009627, RZ 15-712886) (REDMS No. 5178409, 2458296, 5179111)

PH-182

See Page PH-182 for full report

**Location:** 3760/3780 Blundell Road

**Applicant:** Mukhtiar Sian

**Purpose:** To rezone the subject property from the “Two-Unit Dwellings (RD1)” zone to the “Single Detached (RS2/B)” zone, to permit the property to be subdivided to create two (2) lots with vehicle access to/from Blundell Road.

**First Reading:** October 24, 2016

**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 9627.

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ADJOURNMENT

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# City of Richmond

## Report to Committee

**To:** Planning Committee **Date:** September 22, 2016  
**From:** Wayne Craig  
Director, Development **File:** RZ 14-667707  
**Re:** Application by Matthew Cheng Architect on behalf of the Arul Migu  
Thurkadevi Hindu Society of BC for Rezoning of the Westerly 110m of  
8100 No. 5 Road from Agricultural (AG1) to Assembly (ASY)

### Staff Recommendation

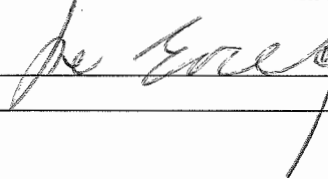
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9586, for the rezoning of the westerly 110 m of 8100 No. 5 Road from "Agricultural (AG1)" to "Assembly (ASY)", be introduced and given first reading.

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

Att.

### REPORT CONCURRENCE

### CONCURRENCE OF GENERAL MANAGER



## Staff Report

### Origin

Matthew Cheng Architect has applied on behalf of the Arul Migu Thurkadevi Hindu Society of BC, to the City of Richmond to rezone the westerly 110 m (360.9 ft) of 8100 No. 5 Road from “Agricultural (AG1)” to “Assembly (ASY)” to permit development of a temple and related uses including a multi-functional hall. A non-farm use application was endorsed by Council on December 14, 2015 and forwarded to the Agricultural Land Commission. On May 24, 2016, the South Coast Regional Panel of the Agricultural Land Commission approved the proposal. A location map and an aerial photograph are included in Attachment 1.

### Project Description

The subject site is 10,955 m<sup>2</sup> (2.7 acres) in area. The owners are proposing to use approximately 40% of the site for institutional uses and the remaining 60% of the site would be used for agriculture. The proposed institutional building will have 1,281.5 m<sup>2</sup> (13,794.5 ft<sup>2</sup>) of floor area. Most of the floor area will be on the main floor (1,128.9 m<sup>2</sup> [12,151.5 ft<sup>2</sup>]) which would include a worship hall and a multi-functional hall. Two dormitory units would occupy 152.6 m<sup>2</sup> (1,643 ft<sup>2</sup>) of floor area on the second floor above part of the multi-functional hall. The multi-functional hall will front No. 5 Road and will be used for community support services such as a gathering place for seniors, language, cultural and religious studies and a dining hall after religious services. The main entrance to the worship hall is proposed on the east side of the building, and on-site parking areas, including bicycle parking, are proposed in various locations around the building. A Development Application Data Sheet providing details of the development proposal is contained in Attachment 2. A site plan and building elevations are provided in Attachment 3.

### Surrounding Development

To the North: The subject site abuts three properties to the north.

1. To the northwest is the Richmond Chinese Evangelical Free Church with associate parking area located at 8040 No. 5 Road, which is zoned “Assembly (ASY)”.
2. The middle portion of the subject site abuts the rear portion of the site located at 12180 Blundell Road, which is zoned “Agriculture (AG1)”. The site is also owned by Richmond Chinese Evangelical Free Church and is occupied by a single detached house. Currently, there are no farming activities occurring on the site.
3. To the northeast is the Fujian Evangelical Church located at 12200 Blundell Road, which is zoned “Assembly (ASY)”.

To the South: A property owned by Thrangu Monastery Association at 8140 No. 5 Road containing a temple building on a split-zoned property with “Assembly (ASY)” on the westerly 110 m and “Agriculture (AG1)” on the remaining portion. Active farming is undertaken on the back portion of the site in the form of an orchard.

To the East: The BC Muslim Association at 12300 Blundell Road containing temple-related buildings and off-street parking. The entire site is zoned “Assembly (ASY)”.

To the West: Across No. 5 Road, “Agricultural (AG1)” zoned properties.

### **Related Policies & Studies**

#### 2041 Official Community Plan (OCP)

The westerly 110 m of the subject site is designated “Community Institutional” in the 2041 OCP and “Agriculture, Institutional and Public” in the McLennan Sub-Area Plan, and the remaining portion is designated “Agriculture” in both plans. The proposal complies with the existing OCP and Sub-Area Plan land use designation (Attachment 4).

#### Agricultural Land Reserve (ALR) and No. 5 Road Backlands Policy

The subject property is entirely within the Agricultural Land Reserve (ALR). Removal of the parcel from the ALR is neither proposed nor required as it is consistent with the No. 5 Road Backlands Policy which was agreed upon by City Council and the Agricultural Land Commission (ALC) in 1990 and updated and incorporated into the City’s 2041 OCP in 2016 (Attachment 5).

The Backlands Policy allows all land uses permitted in the “Assembly (ASY)” zoning district to locate on the westerly 110 m (361 ft.) of properties on No. 5 Road. All proposals for lands subject to the Backlands Policy are required to enter into various legal agreements as deemed necessary to ensure active farming of the ‘backlands’. A statutory right-of-way is required to be registered on title for a future farm access road along the eastern edge of the property. The proposal is consistent with the requirements of the Backlands Policy.

#### Environmentally Sensitive Areas (ESA)

Approximately 62% of the site (6,782 m<sup>2</sup>) is designated as an Environmentally Sensitive Area (ESA) in the City’s OCP. Most of this area is proposed to be for agricultural uses which would be exempted from an ESA Development Permit. However, a portion of the ESA is located on the portion of the site that is proposed to be zoned “Assembly (ASY)”. Therefore, an ESA DP will be required as a condition of final adoption of the zoning amendment bylaw.

#### Flood Plain Designation and Protection Bylaw No. 8204

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw No. 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

### **Consultation**

#### Agricultural Advisory Committee (AAC)

The AAC reviewed and supported the non-farm and rezoning proposal at its meeting held on January 29, 2015 subject to conditions related to drainage concerns. Excerpts from the minutes can be found in Attachment 6. In response, an agricultural plan prepared by a professional agrologist was submitted, in addition to providing further drainage details. An addendum to the Agricultural Plan was submitted which addressed the specific AAC concerns on soil salvage and additional drainage details. Further details on the Agricultural Plan can be found in the Analysis section and in Attachment 7.

### 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.

### **Analysis**

#### Building Floor Area and Height

The proposed uses are permitted under the “Assembly (ASY)” zone. The proposed building area will be approximately 1,281.6 m<sup>2</sup> (13,794.5 ft<sup>2</sup>). The proposed Floor Area Ratio (FAR) is 0.117, which is significantly less than the maximum FAR of 0.5 under the “Assembly (ASY)” zone. The building will consist of two halls (a multi-functional hall and a worship hall) connected by a covered corridor, with a second storey element above a portion of the multi-functional hall where the two-dormitory units would be located. The floor area of the main floor would be 1,128.9 m<sup>2</sup> (12,151.5 ft<sup>2</sup>), and the second storey element would be 152.6 m<sup>2</sup> (1,643 ft<sup>2</sup>).

The top of the parapet of the dining hall would be 7.3 m (24 ft) high and the top of the parapet of the worship hall would be 9.7 m (31.85 ft) high. This is less than the maximum height of 12.0 m in the “Assembly (ASY)” zone.

#### Environmentally Sensitive Areas – Development Permit Requirement

Approximately 62% of the site (6,782 m<sup>2</sup>) is designated as an Environmentally Sensitive Area (ESA) and the proposed parking area would encroach onto the western portion of the ESA. Based on the Development Permit Area designation in the OCP, an ESA Development Permit will be required. Under the ESA Development Permit exemption criteria specified in the 2041 OCP, agricultural activities would not be subject to the ESA Development Permit requirements if the applicant provides information to demonstrate that the site will be farmed by legitimate farmers. Further review will be conducted at the Development Permit stage to determine the value of the ESA and appropriate compensation.

As part of the ESA Development Permit review, the applicant would be required to provide:

- confirmation by a registered professional of the existing vegetation and determine appropriate mitigation and compensation measures for impacts on the ESA area;
- detailed landscape plans; and
- details of the landscape buffer between the proposed non-farm use and farm use and secure a legal agreement to be registered on title that identifies that the on-site agricultural landscape buffer to be implemented.

### Building Height – Variance Requested

Two roof-top sculpture elements above the worship hall are proposed. The roof-top sculpture are an important element for this congregation and represent South Indian architecture. The tallest of the two sculptures would be 16.2 m (53 ft) high whereas the other sculpture would be approximately 14 m (45.9 ft) high. This would require a Development Variance Permit (DVP) to vary the maximum height of a building or structures from 12.0 m (39.4 ft) to 16.2 m (53 ft). The roof-top sculptures would not contribute significantly to the overall massing of the building and would not include any habitable floor area. Further, the roof-top sculptures are set back from the building walls and would not have any negative shadowing impacts on adjacent properties.

The height variance is in keeping with the surrounding building heights. The following table provides a synopsis of religious assembly building heights for existing buildings within the No. 5 Road institutional corridor.

Table 1: Synopsis of Existing Religious Assembly Maximum Building Heights

Site	Maximum Building Height
Shia Muslim at 8580 No. 5 Road	20.1 m (66 ft.) for 2 spires and 15.4 m (51 ft.) for large architectural dome
India Cultural Centre at 8600 No. 5 Road	17 m (56 ft.) for steel frame Onion dome. >12 m (40 ft.) for 5 small domes
Thrangu Monastery at 8140 No. 5 Road	21.4 m (70 ft.)
Existing LMT at 10060 No. 5 Road	21 m (69 ft.) or 22.57 m (74 ft.) geodetic (existing Main Buddha Hall)
Proposed LMT Expansion at 10060 No. 5 Road	25.9 m (85 ft.) or 27.48 m (90 ft.) geodetic (proposed new Main Buddha Hall)

The height variance will be reviewed as part of the ESA DP review and would be forwarded to the Development Permit Panel for consideration as a condition of final adoption of the zoning amendment bylaw. If the variance is not issued by Council, the maximum building height will need to be 12.0m (39.4 ft).

### Vehicular Access and On-Site Parking

One vehicular access point will be from No. 5 Road and a 4.0 m (13.1 ft) wide road dedication is required along the entire No. 5 Road frontage. The owner would be responsible for the design and construction of a new 1.5 m (5 ft) wide concrete sidewalk at the new property line, and between the existing curb and new sidewalk, a treed and grassed boulevard through a standard Servicing Agreement prior to final adoption of zoning amending bylaw. Transportation staff have reviewed the proposed driveway configuration and parking layout, and had no concerns.

The total number of required parking spaces is 88 based on the proposed floor area. The parking requirements will be met through provision of 80 parking spaces and implementation of a Traffic Demand Measure (TDM) in accordance with Zoning Bylaw section 7.4.4.

Based on the TDM adjusted rate, the number of parking spaces may be reduced to 79 parking spaces. The applicant has proposed a total of 80 parking spaces on-site (i.e., 9% reduction), and end-of-trip cycling facilities as a TDM measure in accordance with section 7.4.4 of Zoning Bylaw 8500. As part of the ESA DP review, the applicant would be required to register a legal agreement on title to ensure that end-of-trip cycling facilities (e.g., lockers, showers and changing rooms) are provided to the satisfaction of the City's Transportation staff. This would be forwarded to the Development Permit Panel for consideration as a condition of final adoption of the zoning amendment bylaw.

Prior to issuance of a building permit, a construction parking and traffic management plan must be submitted. Further, the owner has been advised that they must submit a parking management plan if any special events are planned. The plan should indicate the timing of the event, anticipated attendance, and how traffic and parking during those special events would be managed.

### Agricultural Plan

The applicant has provided an agricultural plan prepared by a professional agrologist (Attachment 7). The plan describes the agricultural capability of the site and provides a detailed farm implementation plan.

The congregation intends to grow a selection of vegetables and fruits on a small portion of the agricultural land and plant approximately 815 blueberry trees, and donate farm products for charity or use them for community purposes and/or self-consumption. The operation of the farm will be led by an established Richmond farmer who has extensive hands-on experience in biodynamic farming and the members of the congregation with previous farming experience. The proposal also includes an agricultural buffer between the institutional building and the agricultural portion of the site.

In order to increase agricultural capability of the subject site, the plan proposes a subsurface drainage system, and salvage of topsoil from the proposed institutional portion of the site to be spread evenly across the agricultural portion of the land. Details of the drainage plan including the following:

- The site will be connected to the City's storm sewer system on No.5 Road. The revised plan also shows that field drainage will be by a ditch on the south property line and site grading will direct surface water into the ditch and then into the main storm sewer pipe under the proposed parking area.
- The size of the storm sewer pipe under the parking area will be 250mm to prevent any potential flooding issues.
- No filter sock will be attached to the subsurface drainage pipe as requested by the AAC.
- Approximately 1,500 m<sup>3</sup> soil will be salvaged from the institutional portion of the site to be spread over the agricultural area.

The cost to implement the agricultural plan is estimated to be \$59,925. Staff recommend that a legal agreement and security be requirements of the forthcoming rezoning application process to ensure the farm plan is implemented. The agreement will require confirmation that the



agricultural backlands are in full farm production, which must be verified by a report submitted from the consulting agrologist prior to release of the security.

#### Site Servicing and Frontage Improvements

Prior to issuance of a Building Permit, the developer is required to enter into a City's standard Servicing Agreement for the design and construction of required frontage beautification works and service connections. The developer is also required to pay DCC's (City & GVS & DD), School Site Acquisition Charge, Address Assignment Fee and Servicing Costs.

#### **Financial Impact**

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

#### **Conclusion**

The proposed temple is consistent with the Official Community Plan's backlands policy. The proposal would also be consistent with the form and character of the surrounding area. An ESA Development Permit would be required prior to final adoption, and as part of the ESA Development Permit review, the height variance for the two roof-top structures would be considered along with the 10% onsite parking reduction. The list of rezoning considerations is included in Attachment 8 which has been agreed to by the applicant.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9586 be introduced and given first reading.



John Hopkins  
Senior Planner  
(604-276-4279)

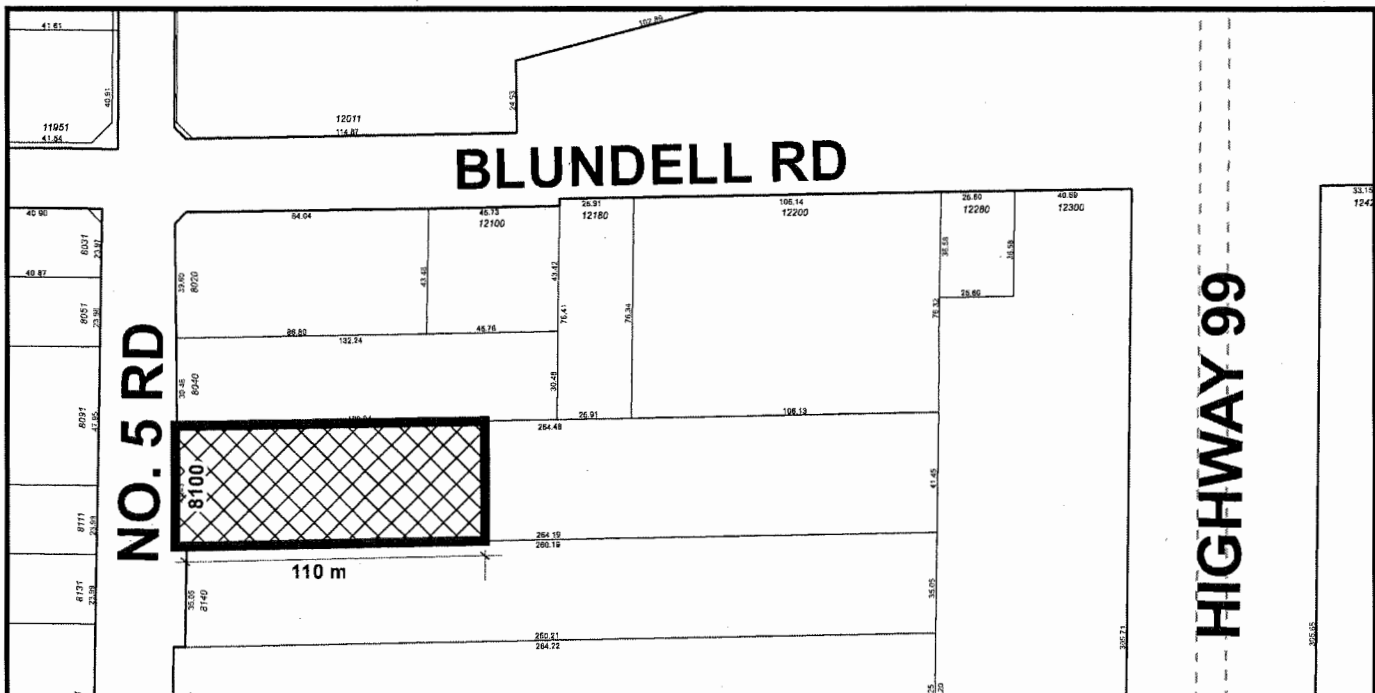
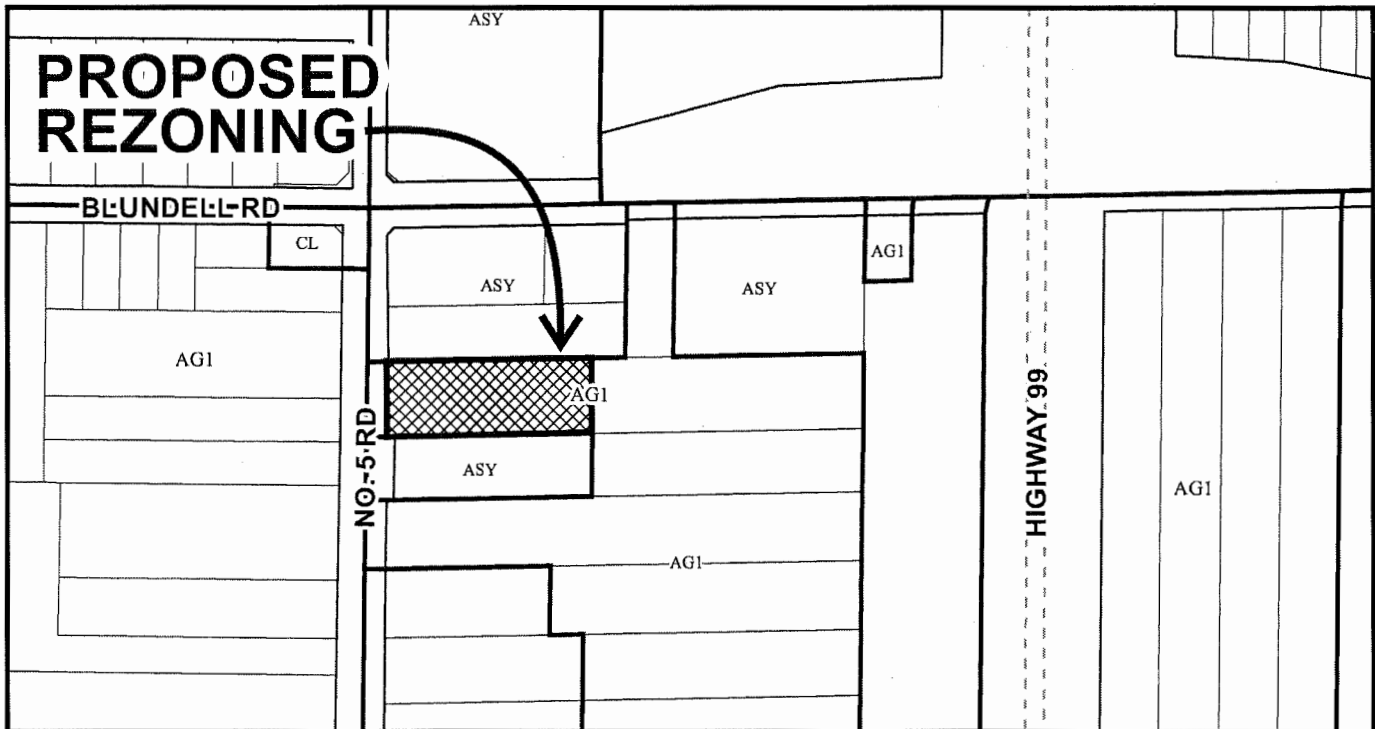
JH:cas

- Att. 1: Location Map and Aerial Photo of Site  
2: Development Application Data Sheet  
3: Site plan and Building Elevations  
4: Land Use Map from McLennan Sub-Area Plan  
5: Excerpt from 2041 Official Community Plan (No. 5 Road Backlands Policy)  
6: Excerpt from the Minutes from the January 29, 2015 Agricultural Advisory Committee Meeting  
7: Agricultural Plan  
8: Rezoning Considerations



# City of Richmond

## ATTACHMENT 1



RZ 14-667707

Original Date: 07/21/14

Revision Date: 09/21/16

Note: Dimensions are in METRES



City of  
Richmond



RZ 14-667707

Original Date: 07/21/14

Revision Date:

Note: Dimensions are in METRES



**Development Application Data Sheet**  
Development Applications Division

**RZ 14-667707**

**Attachment 2**

Address: 8100 No. 5 Road

Applicant: Arul Migu Thurkadevi Hindu Society of BC

Planning Area(s): East Richmond – McLennan Sub Area

	<b>Existing</b>	<b>Proposed</b>
<b>Owner:</b>	Domenica Taddei & Giuseppe Taddei	Arul Migu Thurkadevi Hindu Society of BC
<b>Site Size (m<sup>2</sup>):</b>	10,955 m <sup>2</sup>	10,790 m <sup>2</sup> (after 4m dedication)
<b>Land Uses:</b>	A single detached house (to be demolished)	Westerly 110m: Institutional Remaining portion: Agriculture
<b>OCP Designation (General):</b>	Westerly 110m: Community Institutional Remaining: Agriculture	No change
<b>McLennan Sub Area Plan Designation:</b>	Westerly 110m: Agriculture, Institutional and Public Remaining: Agriculture	No change
<b>Zoning:</b>	Agriculture (AG1)	Westerly 110m: Assembly (ASY) Remaining: Agriculture (AG1)
<b>Other Designations:</b>	ESA (Old Fields and Shrublands) designation on the entire backlands and a portion of the proposed parking area	ESA DP required

	<b>ASY Zone Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Density (Floor Area Ratio):	Max. 0.5	0.117	none permitted
Lot Coverage – Building:	Max. 35%	10.4%	none
Setback – Front:	Min. 6.0 m	20.3 m	none
Setback – Interior (north):	Min. 7.5 m	14.4 m	none
Setback – Interior (south):	Min. 7.5 m	7.5 m	none
Setback – Rear:	Min. 7.5 m	171.8 m	none
Height – Building (m):	Max. 12.0 m	9.7 m	none
Height – Roof Sculpture:	Max. 12.0 m	16.2 m	<b>Variance requested</b>
Off-Street Parking Spaces – Total:	Min. 88	80 (less than 10% reduction as per Zoning Bylaw section 7.7.4)	none
Loading:	Min. 1	1	none
Bike Parking:	Min. 8	10	none



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No	Date	Revision	SUBMISSION
01	07/07/14	REZONING	REZONING
02	01/26/15	REZONING	REZONING
03	02/10/15	REZONING	REZONING
04	03/10/15	REZONING	REZONING
05	04/28/15	REZONING	REZONING

### Conclusions

**Project Title**  
HINDU TEMPLE  
8100 NO.5 ROAD  
RICHMOND, B.C.

Sheet Title  
MASTER PLAN  
PROJECT DATA

Drawn: BS	Checked: MC	Scale: 1/32" = 1'-0"	Project Number:
Revision Order		Desg. No. <b>D01</b>	
Print Date:		2005/04/28	

MASTER PLAN

ENVIRONMENTALLY SENSITIVE AREA

VEGETABLE PLANTING AREA

DEDICATION AREA ALONG NO. 8 ROAD

**AGRICULTURAL LAND**  
**SECTION A-A**

**PH - 17**



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No	Date	Revision
01	07/07/14	REZONING SUBMISSION
02	01/05/15	REZONING RESUBMISSION
03	07/10/15	REZONING RESUBMISSION
04	03/10/15	REZONING RESUBMISSION
05	04/21/15	REZONING RESUBMISSION

Project Title  
HINDU TEMPLE  
8100 NO.5 ROAD  
RICHMOND, B.C.

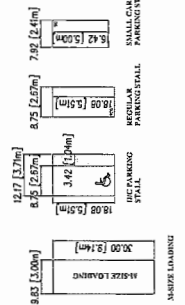
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SITE PLAN

ENVIRONMENTALLY SENSITIVE AREA

**VEGETABLE PLANTING AREA**

DEDICATION AREA ALONG NO.5 ROAD

# SITE PLAN

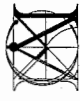


### MAIZE LOADING

100

Reg. No. **DO**

5



MATTHEW CHENG  
ARCHITECT INC.

1160 [3.54m] 28.04 [8.55m] 15.22 [4.64m]

221.98 [67.66m] 106.94 [32.60m] 7.00 [2.13m]

6.00 [1.83m] 44.75 [13.64m] 27.25 [8.31m] 15.00 [4.57m]

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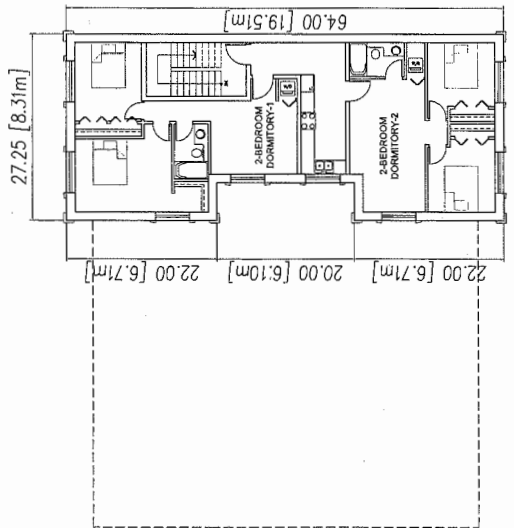
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## GROUND FLOOR PLAN

GROSS AREA: 12151.5 sf  
NUMBER OF SEAT FOR WORSHIP HALL = 179  
NUMBER OF SEAT FOR DINING HALL = 120

## SECOND FLOOR PLAN

GROSS AREA: 1643 sf



Project Title  
HINDU TEMPLE  
8100 NO.5 ROAD  
RICHMOND, B.C.

Sheet Title  
FLOOR PLANS

Drawn By	MS
Checked By	MS
Scale	1/8" = 1'-0"
Project Number	
Revision Date	2015/04/28
Sheet No.	D03

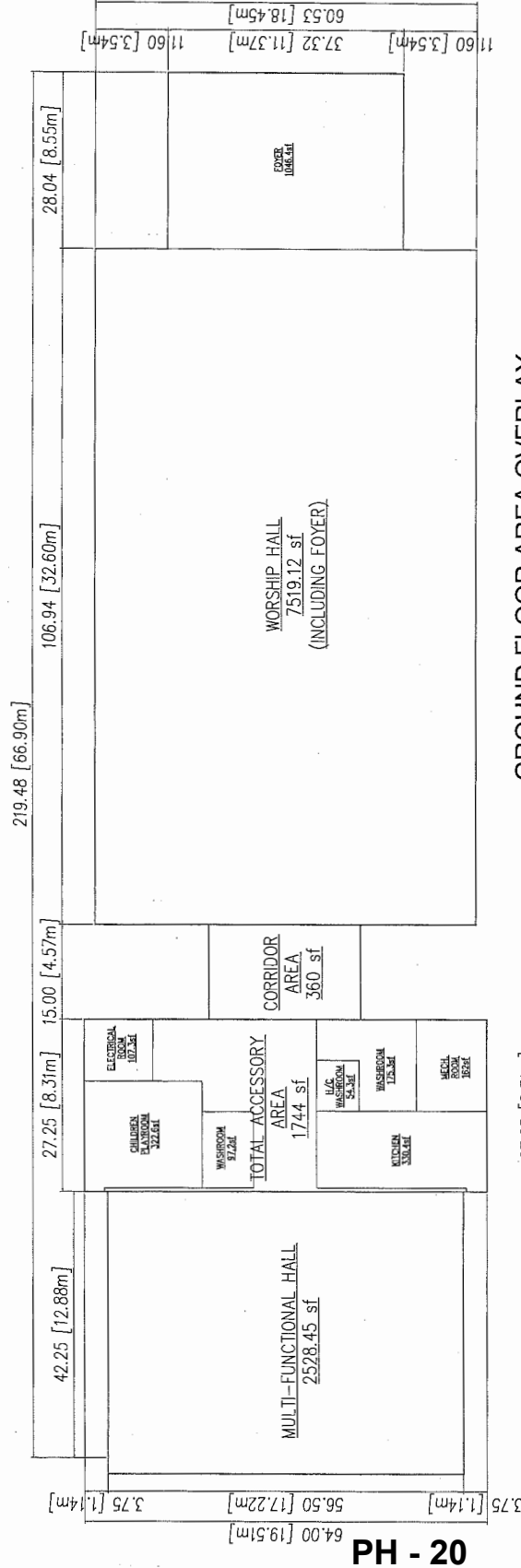


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ARCHITECT INC.

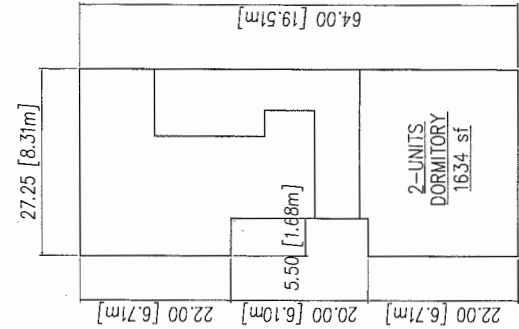
100-1000 4th Avenue  
Richmond, B.C. V6X 1A7  
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Date: 07/27/14  
Drawing No. 100-1000-01  
Scale: 1/8" = 1'-0"  
Revision: 100-1000-01-01  
Drawing: 100-1000-01-01



GROUND FLOOR AREA OVERLAY



SECOND FLOOR AREA OVERLAY

Sheet Title  
FLOOR AREA OVERLAY

	TEMPLE (WORSHIP HALL)	MULTI-FUNCTIONAL HALL	ACCESSORY AREA (MIDDLE PORTION)
GROUND FLOOR	7519.12 sf	2528.45 sf	1744 sf+360 sf
SECOND FLOOR	N/A	N/A	1634 sf
ENTIRE BLDG AREA			13785.57 sf (1280.60 sm)

Drawn By	BS
Checked By	BS
Scale	1/8" = 1'-0"
Project Number	
Revision Detail	
Page No.	100-1000-01-01
Page Title	D03a



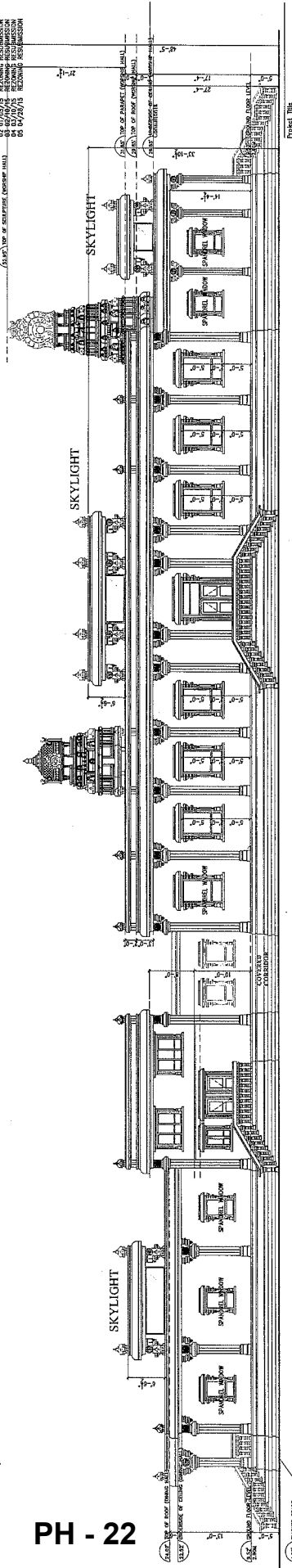




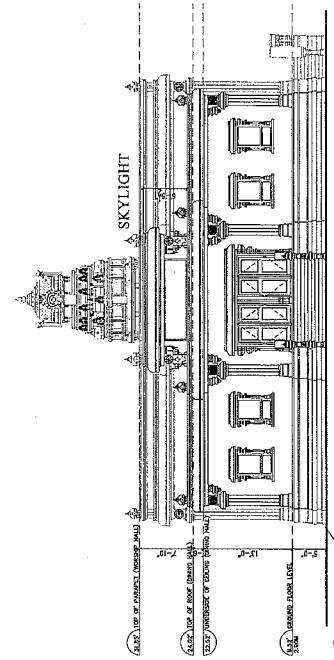
Unit 202 • 670 EVANS AVENUE  
VANCOUVER, BC V6A 2K9  
Tel: (604) 731-7012 / Fax: (604) 731-1986  
Cdn. (604) 696-0669 / Email: muelken@nucan.ca

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No	Date	Revision
01	07/07/14	REZONING
02	01/03/15	REZONING
03	02/10/15	REZONING
04	03/10/15	REZONING
05	04/28/15	REZONING



SOUTH ELEVATION



WEST ELEVATION (FRONTING NO.5 ROAD)

Sheet Title  
ELEVATIONS

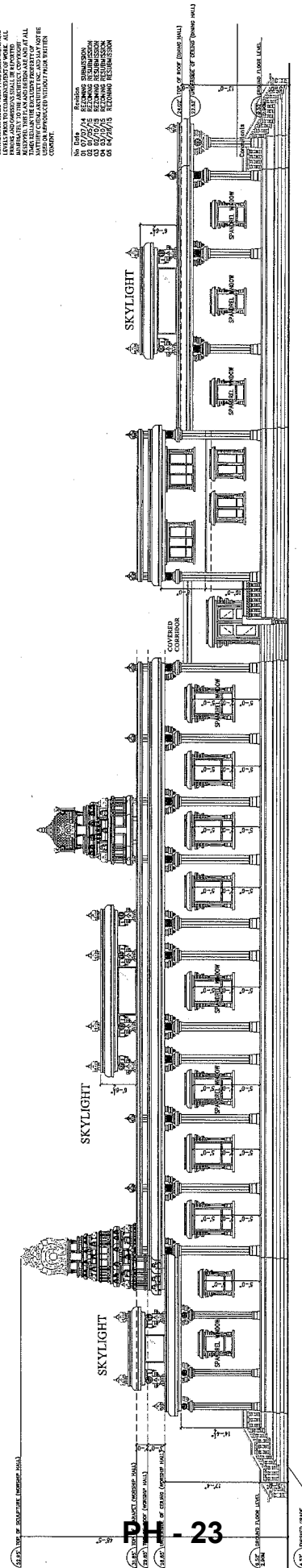
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Dep. No. <div style="font-size: 2em; text-align: center;">D04</div>			Review Date: Print Date: 2015/04/28



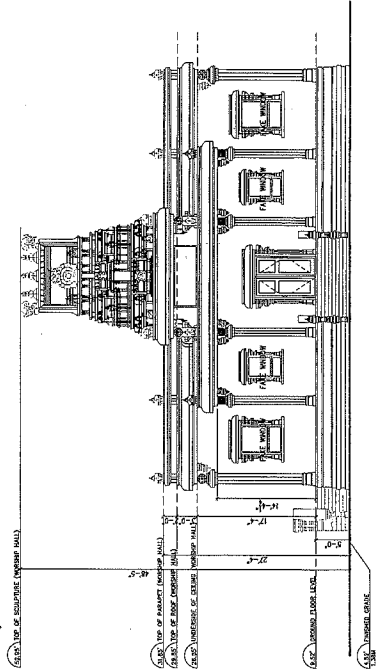
6308 2031 - 6310 EVANS AVENUE  
VANCOUVER, BC V6A 2K9  
Tel: (604) 731-5912 / Fax: (604) 731-5913  
Cell: (604) 649-2600 / Email: [info@evans.com](mailto:info@evans.com)

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No	Date	Revision	SUBMISSION
01	07/07/14	REZONING	REZONING
02	01/05/15	REZONING	REZONING
03	02/10/15	REZONING	REZONING
04	03/10/15	REZONING	REZONING
05	04/28/15	REZONING	REZONING



NORTH ELEVATION



## EAST ELEVATION

**Project Title**  
HINDU TEMPLE  
8100 NO.5 ROAD  
RICHMOND, B.C.

**Sheet Title**  
**ELEVATIONS**

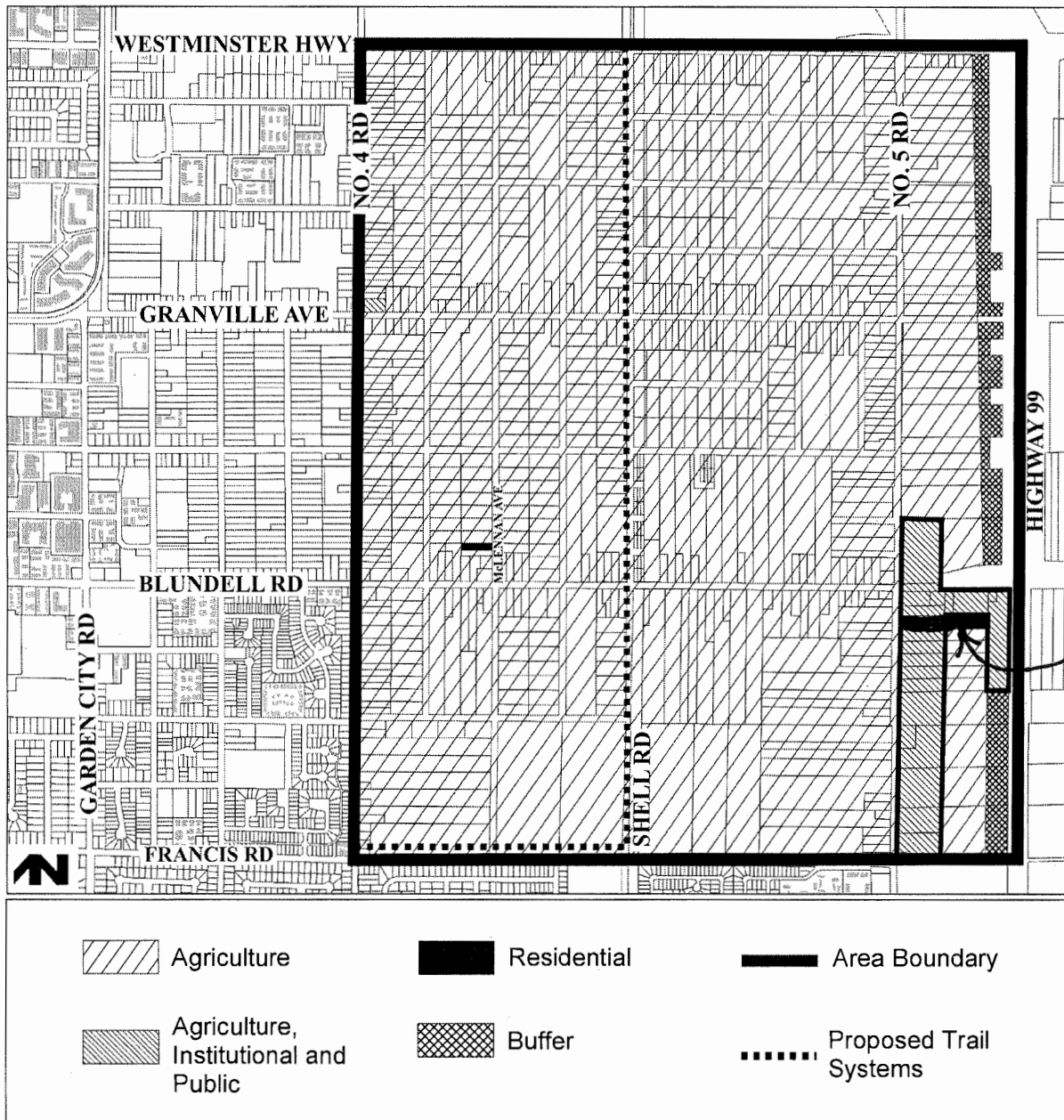
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Revision Date:	Draw. No.
Print Date:	D05
2015/04/28	

City of Richmond

# Land Use Map

Bylaw 8791  
2012/09/10



**OBJECTIVE 5:**

Find ways to recover food waste.

**POLICIES:**

- a) support the efforts of community groups and the private sector to establish initiatives that divert recoverable food from the pre-waste stream for redistribution to local food banks;
- b) develop strategies to encourage organic waste diversion from multi-family housing and commercial properties;
- c) support the recycling and re-use of organic waste;
- d) develop an educational program to promote awareness around food production, health, and impacts on the community.



Credit: Richmond Food Security Society

Bylaw 9506  
2016/02/15

**7.3 No. 5 Road Backlands Policy****OVERVIEW:**

Since 1990, the City and the Agricultural Land Commission (ALC) have agreed that, within the Agricultural Land Reserve (ALR), there shall be a unique area called "No. 5 Road Backlands Policy Area" as shown on the attached No. 5 Road Backlands Policy Area Map.

The purpose of the Policy is to allow Community Institutional uses on the westerly 110m ("Frontlands") of the properties located on the east side of No. 5 Road between Blundell Road and Steveston Highway (the area outlined in bold lines on the No. 5 Road Backlands Policy Area Map), if the remaining portions ("Backlands") are actively farmed.



Bylaw 9506  
2016/02/15

## **OBJECTIVE:**

Community Institutional uses may be permitted in the Frontlands if the Backlands are actively farmed.

## **POLICIES:**

- a) the types of uses which may be considered in the Frontlands are those consistent with the Community Institutional land use definition contained in the 2041 Official Community Plan (the "OCP") to be considered and approved by the City and the Agricultural Land Commission through the necessary land use approval process;
- b) in the Frontlands, clearly ancillary uses (e.g., dormitory) to the principal Community Institutional uses are allowed, but principal residential uses (e.g., congregate housing, community care facility, multi-family housing) are not allowed;
- c) property owners who do not intend to farm the Backlands themselves are encouraged to, either lease them to a farmer, dedicate their Backlands to the City or enter into legal agreements with the City to allow the City or the City's designate to access and farm the Backlands;
- d) the City will continue to strive for a partnership approach with property owners to achieve farming of the Backlands (e.g., based on the approved farm plans);
- e) in the Backlands, a limited infrastructure component (e.g., little or no regional and on-site drainage, irrigation or farm access roads) could be allowed, where a full infrastructure component is not practical;
- f) in the Frontlands, satisfactory sanitary sewage disposal is required as a condition of non-farm use or rezoning approval;
- g) applicants shall submit the necessary reports to the City to achieve farming with all costs to implement works associated with an approved farm plan to be paid by the applicant;

## **Development Application Procedure and Requirements**

- a) all proposals for Community Institutional development are subject to City and ALC approval through the necessary development application process to be reviewed on a case-by-case basis and in accordance with the OCP;
- b) consideration of Community Institutional development in the Frontlands is generally subject to:
  - i) submission and approval of an ALR Non-Farm Use application that is required to be endorsed by the City prior to being considered by the ALC. If the City endorses the ALR Non-Farm Use application, it will be forwarded to the ALC for consideration;
  - ii) pending the outcome of the ALR Non-Farm Use application, a rezoning application will also be required and subject to the required statutory process;
  - iii) other Development Applications (i.e., Environmentally Sensitive Area Development Permit, Development Variance Permit) may also be required based on the proposal or site context;



Bylaw 9506  
2016/02/15

- c) in certain cases, a rezoning application will not be required following approval of an ALR Non-Farm Use application. Under these circumstances, any specific requirements to be secured through the ALR non-farm use application are to be confirmed through the necessary resolution of Council upon consideration of the application;
- d) in considering development proposals (i.e., ALR Non-Farm Use applications or rezoning application) in the No. 5 Road Backlands Policy area, the City requires the applicants to:
  - i) prepare farm plans with access;
  - ii) explore farm consolidation;
  - iii) commit to do any necessary on-site infrastructure improvements;
  - iv) co-operate as necessary to remove constraints (e.g., required infrastructure) to farming the Backlands, in partnership with others;
  - v) commit to legal requirements as may be stipulated by Council to achieve acceptable land uses (e.g., farming the Backlands);
  - vi) provide financial security to ensure the approved farm plan is implemented;
  - vii) undertake active farming of the Backlands;
  - viii) register a statutory right-of-way on title for a future farm access road along the eastern edge of the property along the Backlands, to the satisfaction of the Director of Development;
  - ix) comply with such other considerations or requirements by Council;

#### **Reporting Requirements**

- a) all property owners who are required to farm the Backlands must, in a form acceptable to the City, report to the City on a yearly basis regarding the current status of the farm by providing clear evidence (e.g., detailed description of the farming activities conducted in the Backlands, photos, farm tax records) that the Backlands are actively being farmed in accordance with the approved farm plans, to Council and the ALC's satisfaction;

#### **Amendments to the Above Policies**

- a) amendments to these policies in the 2041 OCP is subject to the required statutory process, which will include consultation between the City, ALC and other stakeholders as deemed necessary;

#### **Co-ordination of Review Process**

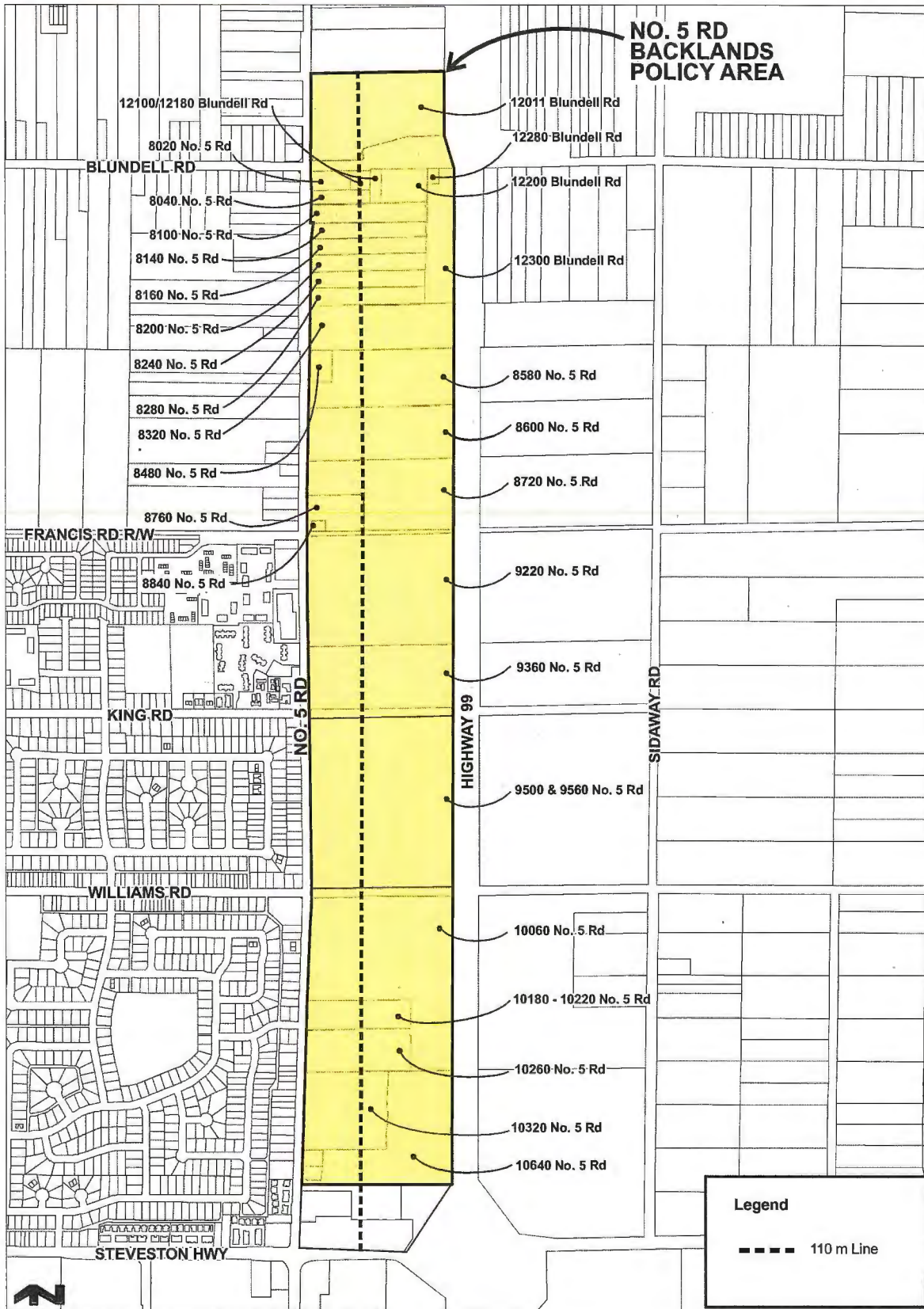
- a) the City and the ALC will co-ordinate efforts when reviewing applications for ALR non-farm use and subsequent rezoning applications, in order to ensure that the interests of each party are addressed. This co-ordinated effort will be done prior to granting any approvals.





# No. 5 Road Backlands Policy Area Map

Bylaw 9506  
2016/02/15





**Excerpt from the Minutes from  
The Agricultural Advisory Committee Meeting**

**Thursday, January 29, 2015 – 7:00 p.m.  
Anderson Room  
Richmond City Hall**

**3. Development Proposal - ALR Non-Farm Use**

Staff outlined the non-farm use proposal to develop a new Hindu temple at 8100 No. 5 Road. Staff noted that the proposal is subject to the No. 5 Backlands Policy, which allows institutional uses on the westerly 110m when the remaining portion is strictly used for farming. Staff also indicated the proposal includes a height variance and will be subject to the ESA DP requirement.

Committee had the following questions and comments:

- In response to Committee's query about the maximum building height, Staff explained it is the requirement specified in the proposed "Assembly" zone.
- Committee asked how the properties along No. 5 had been monitored to ensure the property owners continue to farm the backlands and whether the restriction is enforceable. Staff explained as restrictive covenants are registered on titles of the most sites, it is enforceable. Staff also periodically check and receive complaints or information from neighbours.
- Discussion ensued with regard to fill issues in the ALR and Committee noted that any illegal activities should be carefully monitored.
- Committee also noted the importance of a "succession plan" to ensure that the backlands are continued to be farmed by future owners. Community members acknowledged that the agricultural plan is solid and provides a good amount of details. Committee noted that, if the plan is followed through, it will be successful and continuity over time is the key.
- Committee invited the applicants to the table. The project architect, Matthew Cheng, introduced himself and noted that other consultants, including the agrologist, was also in attendance.
- Committee requested further details of the proposed drainage tile and noted a 4" drainage tile is typical for blueberry farming and no sock to be attached as it is not good for organic soil.

- Committee expressed concerns about details of the proposed drainage plan. It was noted that, if the City does not permit the site to be connected to the City's storm sewer system it will likely become an issues for neighbouring sites.
- Committee was glad to see soil will be recaptured and reused on the site rather than brought from outside.
- In response to Committee's question about residential units in assembly buildings, Staff noted that the use is often included in institutional developments as an accessory use.
- Committee also asked if there would be any parking issues. Staff noted that the current proposal shows it meets the parking requirement. In reply to Committee's question about special event parking arrangement, the representative from the Hindu society noted that they had secured an agreement with neighbours; in case of special events, the neighbouring site could be used for additional parking.
- As the farm is proposed be used for non-commercial purposes, it was suggested that the congregation consider opportunities with other non-profit community group.

The following motion was passed:

*That the non-farm use application for a new Hindu temple at 8100 No. 5 Road be supported subject to the following conditions:*

1. *Additional organic soil to be retained on the site as per the recommendations included in the agrologist report;*
2. *The drainage tile to be a minimum of 4" in size and not to have a sock; and*
3. *An alternative drainage plan to be brought forward for Committee's review and comments if the City does not allow the site to connect to the City's storm sewer system.*

*Carried Unanimously*

## Agricultural Plan

**8100 No. 5 Road  
Richmond, BC**



Prepared for:  
**Arul Migu Thurkadevi Hindu Society of BC**  
7468 Edmonds Street  
Burnaby, BC  
V3N 1B2

Prepared by:  
**Pottinger Gaherty Environmental Consultants Ltd.**  
#1200 – 1185 West Georgia Street  
Vancouver, BC  
V6E 4E6

PGL File: 3587-02.01

December 2014



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Appendix 2	Blueberry Management Schedule (After BC Ministry of Agriculture, Berry Production Guide, 2012)

## **List of Acronyms**

<b>AMT</b>	-	Arul Migu Thirkadevi
<b>ESA</b>	-	Environmentally Sensitive Area
<b>PGL</b>	-	Pottinger Gaherty Environmental Consultants Ltd.
<b>PID</b>	-	Parcel Identification Number

## 1.0 INTRODUCTION

Pottinger Gaherty Environmental Consultants Ltd. has been retained by the Arul Migu Thurkadevi (AMT) Hindu Society to develop an agricultural plan for the property located at 8100 No. 5 Road, Richmond, BC (the Site; Figure 1). Construction of the proposed temple and ancillary parking requires submission of a non-farm use application for the portion of the property fronting No 5 Road to the City of Richmond and Agricultural Land Reserve. The remaining portion of the property will be used for active agricultural purposes. This requires summarizing the capabilities and requirements to develop an agricultural use and farm implementation plan for submission to the City of Richmond and the Agricultural Land Commission.

Our report includes a description of the Site and Site soils, summarizes the Site's capabilities for farming, and provides an agricultural use and farm implementation plan. At this time, blueberry production has been planned for the Site and the farm implementation plan reflects soil requirements for blueberry production.

Specifically, the scope of our work includes a review of the following considerations and requirements:

- Topsoil: Develop a topsoil salvage and management plan;
- Drainage: Design a subsurface drainage plan for the agricultural portion of the property;
- Irrigation: Develop a crop irrigation system for the agricultural area; and
- Crop Alternatives: Suggest possible suitable agricultural uses for the agricultural portion of the property.

## 2.0 SITE DESCRIPTION

The Site is located on the east side of No. 5 Road, south of Blundell Road in Richmond, BC (Figure 1). The surrounding area is characterized by:

- North: institutional;
- West: institutional;
- South: agricultural and institutional; and
- East: agricultural.

### 2.1 Legal Description

The Site is comprised of one parcel. The legal description of the parcel is:

- 2 Sec 19 BLK4N RG5W PL 4090 Except Plan S115. The Parcel Identification Number (PID) is 003-413-110.

### 2.2 Zoning and Current Land Use

The Site is zoned by the City of Richmond as AG1 (traditional sites zoned for agriculture), and lies within the Agricultural Land Reserve. The Site is also designated as an Environmentally Sensitive Area (ESA) within the City of Richmond Official Community Plan. The ESA designation is Old Fields and Shrublands. The Official Community Plan has also identified the property as Agriculture and Community Institutional.

The City of Richmond considers Old Fields and Shrublands to be old fields and shrublands temporarily (>2 years) or permanently abandoned as agricultural or cleared lands that support mixed grass, forb, and shrub vegetation. Grass and shrub vegetation is often intermixed with increasing shrub cover after 10 years without mowing. Old field and shrubland is a man-made habitat type associated with the changing pattern of farming in agricultural landscapes, particularly the abandonment of farms.

## **2.3 Soils**

### **2.3.1 B.C. MOE Mapping**

The 1:25,000 scale published soils mapping in the RAB Bulletin 18: Soils of the Langley-Vancouver Map Area indicate the Site as Triggs-Lumbum soil complex. Triggs-Lumbum soil complex consists of up to 2m of partially- to well-decomposed organic matter overlying fine textured mineral deposits. Richmond soil series consists of 0.4 to 1.6m of well-decomposed organic matter overlying fine-textured deltaic deposits. Triggs-Lumbum soil complex are poorly drained and acidic in nature.

### **2.3.2 Current Onsite Inspection**

The subject property indicated evidence of surficial disturbance. The western portion had areas of gravel fill, including a driveway along the north property line and a footprint of a former structure near the south property line. A raised portion of the north side of the property has been covered in sawdust or hog fuel.

## **2.4 Land Use**

### **2.4.1 Subject Property**

The subject property is +/-1.1 hectare in area, and had a single-family residence, garage, shed and two metal shipping containers located on the western portion of the Site.

The property owners intend to redevelop a portion of the property in the western portion of the property extending 110m from the western property line.

## **2.5 Drainage Conditions**

There was no drainage system on the property. The water table is at or near the surface in winter. There was no standing water on the Site at the time of the Site inspection. There are no ditches adjacent to the property.

## **3.0 PROPOSED LAND IMPROVEMENTS**

### **3.1 Soil Conservation and Management**

#### **3.1.1 Soil Salvage and Use**

Topsoil from the proposed building development area is proposed for salvage and use on the eastern agricultural portion of the property. The surface soil on the proposed assembly use area is poor quality. The underlying organic soils are assumed to be of good quality. Site preparation of the built area will require removal of the organic soils and preload of the underlying silts with sand.

The poor quality fill and gravel should be removed from the entire Site. The underlying organic soil should be excavated to the silt boundary and placed in an even layer over the agricultural portion of the Site.





Stumps located within the area that are intended for agricultural production should be removed to increase the farmable area.

### 3.1.2 Soil Management

In south-coastal BC, blueberries have traditionally been grown on highly organic soils with an organic matter content of 20 to 50%. They can also be grown successfully on mineral soils including silt or sandy loam. They, however, do not perform well in wet soils or heavy, poorly-structured clay soils. The Site's organic soils have a very high water-holding capacity, which will require attentive drainage management to ensure good plant growth and prevent soil decompression due to over-draining.

Maintaining soil cover with temporary cereal crops, permanent grass cover or other ground cover vegetation is very important in maintaining good surface infiltration and soil capacity.

Soil fertility amendments should be implemented based on soil test results, and fertilizers should be applied at the recommended rates for the specific vegetation.

Blueberries do best in acid soil with a pH range of 4.5 to 5.2. A pH outside this range can result in poor growth and low yields. A soil test should be used to determine the nutrient status and soil pH before conducting the first planting, at least six months before planting so that any amendments can be added as the field is prepared. Sampling will be conducted based on direction from an agricultural consultant or soil laboratory (for laboratory listings, refer to the BCAGRI publication, "Resources for Berry Growers").

Prior to planning, soils will be tilled to depth between 6 to 10 inches to prepare a suitable seedbed using either cultivators, harrows or rotovators. Due to the fine textured nature of the soils, tilling will only be conducted when moisture content is ideal.

## 3.2 Drainage

### 3.2.1 Drainage Rationale

Plants cannot tolerate extended periods of flooding especially when they are actively growing. Poorly drained soil can result in poor plant growth, poor yield, root rot, and plant death. A water table maintained at least 60cm (24in) below the soil surface is best for blueberry production. A subsurface drainage system is recommended for this Site to supply water table control.

### 3.2.2 Design Parameters

The proposed subsurface drainage system design was based on Site-specific information, crop requirements and climate data for Richmond, BC.

The guidelines in the BC Agricultural Drainage Manual (1997) were used for general reference, in addition to local experience and Site-specific information, to develop the drainage system installation design.

Lateral drain spacing was set at 10.0m with an average drain depth of 1.1m ranging between 1.0-1.2m to accommodate the required drain slope of 0.1% to the mainline collector.

### 3.2.3 Drain Lateral Lines

Drainage lines will be installed using a trenchless plow or backhoe. Perforated polyethylene corrugated drain pipes (Big O) fitted with a nylon sock will be used for the lateral drains. The drain slope would be 0.1% to the mainline connector.

The City of Richmond does not permit mechanical lift of drainage water into the municipal storm drain system; therefore, a gravity connection between the collector catch basin and the parking lot storm water collection system will be required. If the City of Richmond refuses to allow discharge of drainage from farmed development areas into the municipal storm sewer system on No. 5 Road, the drainage system will be designed to discharge the subsurface drainage water into the eastern portion of the ESA area and infiltrate naturally into the ground.

## 4.0 IRRIGATION

### 4.1 Irrigation Water Sources

In the south coast region of BC, rainfall is generally inadequate in July and August and supplemental irrigation is necessary. Municipal water is available from the City of Richmond municipal water system to supplement irrigation. The small size of the Site and portion intended for agriculture makes use of municipal water the most practical source of irrigation water.

Irrigation should be provided by a 2" service-fitted line with a double check valve meeting the local code for irrigation supply. This should be installed as part of the new water service for the Site during redevelopment. A 2" buried PVC Schedule 40 mainline should be installed. Standpipes with quick-connect valves installed at 30m intervals along the line are recommended to facilitate the connection of surface irrigation equipment.

Drip irrigation is recommended to maximize water efficiency as water is delivered directly to the root zone providing more consistent and even soil moisture. Fertilizers can also be injected into the irrigation water. The drainage system should be drained following harvest to prevent winter frost damage.

## 5.0 CROP ALTERNATIVES

### 5.1 Suitable Crops

Site soils are mapped as a Triggs-Lumbum complex whose dominant soil limitations include very poorly-drained, infertile and acidic soils. A selection of suitable crops can be successfully produced on the property following appropriate management inputs in addition to the proposed soil salvage and improved irrigation. Management inputs required to increase the agricultural capability include a water-management system to improve drainage, and lime and/or fertilizer application to manage the soil pH and naturally low fertile conditions associated with these soils.

Suitable crops identified for these soils by Bertrand et al. (1991)<sup>1</sup> includes: annual legumes, blueberries, cereals, cole crops, corn, perennial forage crops, root crops, and shallow rooted annual vegetables.

<sup>1</sup> Bertrand, R.A., Hughes-Games, G.A. and Nikkel, D.C. 1991. Soil Management Handbook for the Lower Fraser Valley. BC Ministry of Agriculture, Fisheries and Food.

The AMT Hindu Society intends to grow a selection of vegetables and flowers on a portion of the agricultural lands that will be used as part of the Temple services. After assessing potential crop options for the remainder of the agricultural land. Based on an assessment of agricultural suitability including consideration of adjacent land use, parcel size, and activities which would be compatible with the temple use, AMT Hindu Society identified blueberry production as the intended land use. AMT Hindu Society has identified a third party who will be responsible for blueberry production including planting and harvest.

Existing trees outside of the Temple development area will be protected as required by the ESA.

#### 5.1.1 Proposed Agricultural Operator

Arul Migu Thurkadevi (AMT) Hindu Society and PGL have consulted with a number of agricultural operators in the Lower Mainland to identify a suitable operator to manage the proposed blueberry operation. After inspecting the site all of the commercial operators decided not to move forward with the lands as they consider the parcel to be too small and not commercially viable. AMT Hindu Society however is not interested in commercializing the operation and intends to produce farm products for charity and community purposes as well as self-consumption.

To support the intended agricultural operation, AMT Hindu Society intends to utilize members of their organization who are established active farmers and labourers who reside in Richmond and are willing to assist with the farm operation. Additional labour will be provided by community elders and retirees who will do voluntary work under the guidance of the established farmer.

Daily and seasonal operations following planting will be based on the BC Ministry of Agriculture's blueberry management schedule, developed as part of the Berry Production Guide, a general guide to blueberry management based upon plant and pest development. Timing and associated actions are provided in Appendix 2.

#### 5.1.2 Proposed Planting Plan

The property owner has identified blueberry production as the intended agricultural crop for the Site. The plant spacing is based on feedback received from local farmers while additional recommendations are based on the BC Ministry of Agriculture's Berries Production Guide. Recommendations are summarized below.

- In-row spacing between blueberry bushes is 1.5m.
- Distance between rows 3m.
- Fall planting will be conducted if warranted as it allows quicker plant establishment in coastal regions.
- Two-year old nursery-grown plants will be used to establish a planting. Fertilize plants set out in the spring three to four weeks after planting. Two or more applications may be required through the first growing season.
- Plants will be set at the same depth as they were in the pot or nursery.
- Cover crops may include permanent grass covers between the rows, which will suppress weeds, provide support for farm machinery, improve soil structure and water infiltration and reduce soil erosion. Grasses that work best are low-growing perennials that are easy to establish and do not creep. Mixtures should contain no more than 25% perennial ryegrass to minimize mowing. Pure stands of sheep fescue or hard fescue establish slowly but withstand traffic well and require less mowing.
- If grass is selected for a cover crop, seeding is recommended to occur in spring or early fall (September). Seed mixtures at 30 to 55kg/ha (12 to 22kg/acre) and fescues at 30 to 45kg/ha (12 to 18 kg/acre).

Based on the planting plan, AMT Hindu Society intends to plant approximately 815 blueberry bushes.

Access to the agricultural lands will be provided through establishment of a gravel farm access road along the north property boundary.

Vegetated buffers including a variety of edible and ornamental plants will be established between the ALR lands and the adjacent property and the proposed temple. A planting plan is provided in AMT Hindu Society's submission.

## 6.0 AGRICULTURAL IMPROVEMENT COST ESTIMATE

<b>Topsoil Salvage</b>	
Strip and load topsoil from development area 3250m <sup>3</sup> @ \$5.00	\$16,250
Place and grade on agricultural area, 1,500m <sup>3</sup> @ \$2.00	\$3,000
<b>Subtotal Topsoil Salvage</b>	<b>\$19,250</b>
<b>Drainage System</b>	
Supply and install lateral drains 450m @ \$7.00	\$3,150
Supply and install buried mainline 110m @ \$30.00	\$3,300
Connections to built area storm system (if approved)	\$3,000
<b>Subtotal Drainage System</b>	<b>\$9,450</b>
<b>Irrigation System</b>	
Municipal services connection	\$4,000
Irrigation piping	\$3,000
Irrigation equipment	\$4,000
<b>Subtotal Irrigation System</b>	<b>\$11,000</b>
<b>Planting</b>	
Blueberry bush purchase 815 bushes @ \$15	\$12,225
Labour for planting 400 hrs @ \$15/hr	\$6,000
Soil preparation (machinery and amendments)	\$2,000
<b>Subtotal Planting</b>	<b>\$20,225</b>
<b>Total Estimated Cost</b>	<b>\$59,925</b>

## 7.0 SUMMARY AND CONCLUSIONS

The Site's agricultural capability is primarily limited by poorly-drained, naturally infertile and acidic soil. Poor-quality fill on the western portion of the Site intended for development of the Temple also limits the Site's agricultural production potential. The proposed agricultural management inputs, including soil amendments and improved drainage, will dramatically improve the agricultural capability and increase the range of crops that can be produced on the Site.

PGL proposes segregation of topsoil during construction of the Temple. Soil suitable for segregation will be spread across the eastern portion of the Site to improve the soil's agricultural capability and ensure the conservation of topsoil.

Respectfully submitted,

**POTTINGER GAHERTY ENVIRONMENTAL CONSULTANTS LTD.**

Per:



Ashleigh Gilbert, M.Sc., A.Ag.  
Environmental Scientist



Stewart Brown, M.Sc., P.Ag., R.P.Bio.  
Senior Environmental Scientist

AAG/CSB/mtl/slr

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**Figures**







## Site Location

Project Location



1:75,000  
0 1,000 2,000  
Metres

Coordinate System: NAD 1983 UTM Zone 10N



Figure 1

PLN - 171  
PH - 44

January 28 2014

489500

493500

497500

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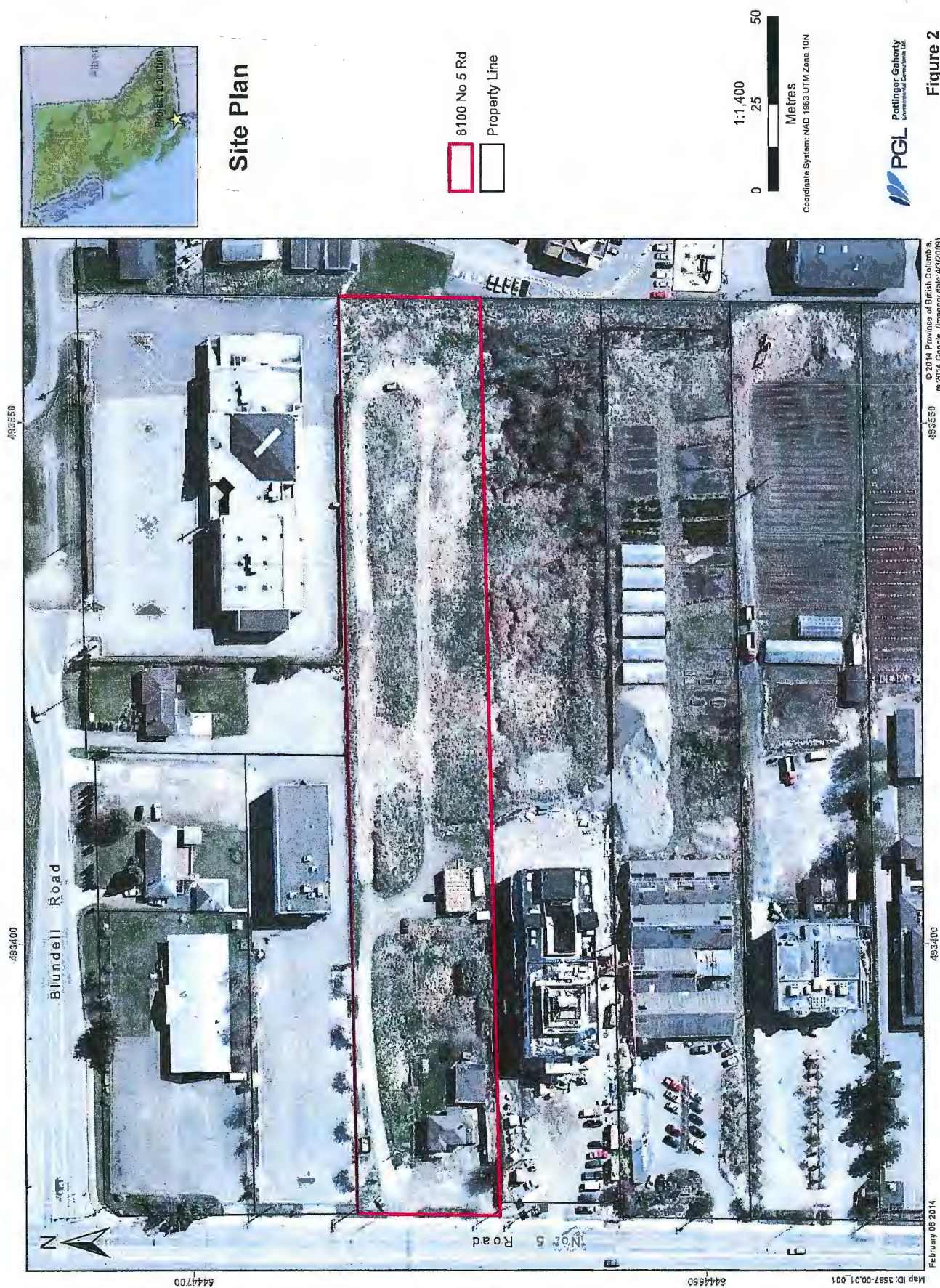
Map ID: 3587-00.01.002

5441000

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## Drainage Plan

- Collector Basin
- Drainage Line
- Development Area
- 8100 No 5 Rd
- Property Line

1:1,400  
0 25 50  
Metres

Coordinate System: NAD 1983 UTM Zone 10N

**Appendix 1**  
**Site Photographs**

**PLN - 174**  
**PH - 47**







**Photograph 1:**

Looking west from the eastern  
end of the Site



**Photograph 2:**

Eastern portion of the Site.  
Land use to the south and  
north is consistent with the  
proposed development.



**Photograph 3:**

**Organic soils in the eastern portion of the property**



**Photograph 4:**

**Coarse fill in the proposed development area which will be segregated from organic soils**



**Photograph 5:**

**Coarse fill that will require segregation**



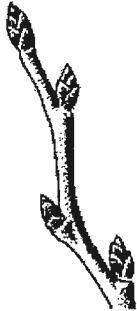

**Photograph 6:**

**Topsoil which will be salvaged and applied to the agricultural portion of the Site**


**Appendix 2:**


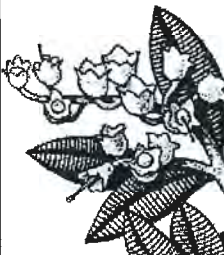
**Blueberry Management Schedule  
(After BC Ministry of Agriculture, Berry Production Guide, 2012)**





Timing	Type of Action	Action
<b>JANUARY / FEBRUARY</b> Plants dormant 	<b>Plant Care</b>	<ul style="list-style-type: none"> <li>Prune beginning after leaf drop. Be sure to remove diseased and dead wood.</li> </ul>
	<b>Disease Control</b>	<ul style="list-style-type: none"> <li>Apply copper oxychloride or Bordeaux mixture for bacterial blight. For mummy berry control, watch for development stage when leaf buds show 5 mm of green tissue. Also check for open mummyberry cups. Prepare to spray fungicide, as required. (February/March)</li> </ul>
	<b>Insect Control</b>	<ul style="list-style-type: none"> <li>Check for scale and apply dormant oil and/or lime sulfur spray by mid-February (before bud break), if required. Also helps to control leafroller, spanworm, wintermoth eggs and larvae.</li> </ul>
	<b>Weed Control</b>	<ul style="list-style-type: none"> <li>Apply pre-emergent herbicides before weed growth starts.</li> </ul>
	<b>Other</b>	<ul style="list-style-type: none"> <li>Ensure sprayers are tuned-up and calibrated.</li> </ul>
<b>MARCH</b> Buds start to swell 	<b>Plant Care</b>	<ul style="list-style-type: none"> <li><b>New plantings.</b> Begin land preparation for spring plantings.</li> </ul>
	<b>Disease Control</b>	<ul style="list-style-type: none"> <li>Continue to check growth of leaf buds and mummy berry cups. Apply fungicide to protect developing buds from mummy berry as necessary at critical growth stage. Apply Ridomil for root rot control, if required.</li> <li>Apply copper oxychloride for bacterial blight, as necessary.</li> </ul>
	<b>Soil Care</b>	<ul style="list-style-type: none"> <li>Seed grasses for permanent cover between rows when soil can be worked. Apply sawdust mulch to beds, if needed.</li> </ul>
	<b>Weed Control</b>	<ul style="list-style-type: none"> <li>Apply pre-emergent herbicides before weed growth starts if not applied earlier.</li> </ul>
	<b>Food Safety</b>	<ul style="list-style-type: none"> <li>Ensure a food safety plan is in place including a record keeping system.</li> </ul>



<b>LATE MARCH TO LATE APRIL</b> Leaf and flower bud break 	<b>Plant Care</b>	<ul style="list-style-type: none"> <li>• Make first fertilizer application (mid April).</li> <li>• <i>New plantings.</i> Set out new plants as conditions permit (up to mid May).</li> </ul>
	<b>Disease Control</b>	<ul style="list-style-type: none"> <li>• Continue to apply fungicide for primary mummyberry control, as required.</li> <li>• Apply copper oxychloride for bacterial blight, if necessary. If not done earlier, apply Ridomil for root rot control, if required.</li> </ul>
	<b>Insect Control</b>	<ul style="list-style-type: none"> <li>• Apply recommended prebloom insecticides to control aphids and minimize spread of blueberry scorch virus. Start weekly checks of swelling blossom buds for hatching spanworm, winter moth (late March), and caterpillars blown to fields from outside areas. Apply controls as needed. Start weekly checks for leafrollers, looking at blossom clusters and rolled leaves.</li> </ul>
	<b>Weed Control</b>	<ul style="list-style-type: none"> <li>• Control weeds by cultivation and/or herbicides. Apply herbicides for quackgrass and other perennial weed control.</li> </ul>
	<b>Other Pests</b>	<ul style="list-style-type: none"> <li>• Watch for snails and slugs - control as required.</li> </ul>
<b>LATE APRIL/MAY</b> Blossoming	<b>Soil Care</b>	<ul style="list-style-type: none"> <li>• Seed grasses for permanent cover between rows if not done earlier. Apply sawdust mulch, if needed and not done earlier.</li> </ul>
	<b>Plant Care</b>	<ul style="list-style-type: none"> <li>• Place bee hives in field when 10% of blossoms are open. Protect hives from bears where necessary. Remove hives from fields when blossoming is over.</li> </ul>
	<b>Disease Control</b>  <b>Insect Control</b>	<ul style="list-style-type: none"> <li>• Monitor all fields for symptoms of blueberry scorch and blueberry shock. Watch for mummy berry infections on flowers and shoots and apply fungicides if needed. Apply fungicides for Botrytis blight and/or Anthracnose (fruit rots) if wet weather is anticipated.</li> <li>• Continue to watch for leafrollers and control as needed. Monitor for aphids. Control aphids after bloom is finished and bees have been removed from the field. Apply sprays only if predator numbers are low and aphids are increasing.</li> </ul>

	Weed Control	<ul style="list-style-type: none"> <li>Cultivate for weed control in row middles or mow cover crop, as appropriate. Apply directed treatments of non-residual herbicides, if needed, observing days to harvest interval.</li> </ul>
	Soil Care	<ul style="list-style-type: none"> <li>Watch for poorly drained areas in fields. Plan fall drainage improvements.</li> </ul>
	Food Safety	<ul style="list-style-type: none"> <li>Test irrigation and spray water for E. coli and fecal coliforms. Order toilets, hand washing units and other sanitary supplies.</li> </ul>
<p><b>JUNE</b> Fruit development</p> 	Plant Care	<ul style="list-style-type: none"> <li>Make second fertilizer applications up to mid-June. Irrigate as necessary.</li> </ul>
	Disease Control	<ul style="list-style-type: none"> <li>Apply fungicides for Botrytis (fruit rot) and Anthracnose (ripe rot) if weather is wet during the fruit development period. Monitor for root rot symptoms and mark affected areas. Apply Aliette if necessary.</li> </ul>
	Insect Control	<ul style="list-style-type: none"> <li>Continue to watch for leafrollers and spanworms to late June, control as needed. Continue to monitor for aphids especially in scorch infected fields. Control as required. Prune out and destroy branches with tent caterpillars before end of June when caterpillars leave the nest.</li> </ul>
	Weed Control	<ul style="list-style-type: none"> <li>Cultivate for weed control in row middles or mow cover crop, as appropriate. Apply directed treatments of non-residual herbicides, if needed. Observe pre-harvest intervals.</li> </ul>
	Other Pests	<ul style="list-style-type: none"> <li>Prepare bird predation management plan. Install bird control devices or erect bird netting.</li> </ul>
	Soil Care	<ul style="list-style-type: none"> <li><b>New plantings.</b> Start to prepare land for new fall plantings.</li> </ul>
	Food Safety	<ul style="list-style-type: none"> <li>Place portable toilets and hand washing units. Ensure workers are trained in good hygiene and harvesting practices.</li> </ul>

<b>JULY</b> Fruit development and ripening 	<b>Plant Care</b>	<ul style="list-style-type: none"> <li>Monitor soil moisture and irrigate as necessary.</li> </ul>
	<b>Disease Control</b>	<ul style="list-style-type: none"> <li>Sample berries from each field and store at room temperature to assess fruit rot levels. Monitor for root rot symptoms and mark affected areas. Apply Aliette if necessary.</li> </ul>
	<b>Insect Control</b>	<ul style="list-style-type: none"> <li>Continue to monitor insect pests, control only if needed. • Monitor for spotted wing Drosophila (SWD) and apply protective sprays after fruit ripens.</li> </ul>
	<b>Other Pests</b>	<ul style="list-style-type: none"> <li>Install bird control devices, or erect bird netting if not done earlier.</li> </ul>
<b>JULY - SEPTEMBER</b> Harvesting 	<b>Plant Care</b>	<ul style="list-style-type: none"> <li>Harvest and market fruit. Collect plant tissue samples (mid July to mid August) for nutrient analysis. Irrigate as needed.</li> </ul>
	<b>Disease Control</b>	<ul style="list-style-type: none"> <li>Continue to apply fungicides for Botrytis, Anthracnose, and other fruit rot diseases, if weather is wet. Observe days to harvest interval. Prune out branches killed by Godronia canker (red flagging) or bacterial blight and destroy.</li> </ul>
	<b>Insect Control</b>	<ul style="list-style-type: none"> <li>Continue to apply protective sprays to control spotted wing Drosophila. Apply insecticides to control aphids and young scale if required. Observe pre-harvest intervals. Prune out and destroy branches with tent caterpillars (from mid July). Watch for scale "crawlers" from late July to August and control if needed.</li> </ul>
	<b>Other Pests</b>	<ul style="list-style-type: none"> <li>Control birds following approved guidelines.</li> </ul>
<b>SEPTEMBER</b> Post harvest growth	<b>Soil Care</b>	<ul style="list-style-type: none"> <li>Continue to mow cover crop as needed.</li> <li><b>New plantings.</b> Install drainage, if needed. Monitor soil pH and adjust as necessary. Incorporate sawdust or compost in planting beds as required.</li> </ul>
	<b>Plant Care</b>	<ul style="list-style-type: none"> <li>Irrigate as necessary.</li> </ul>
	<b>Disease Control</b>	<ul style="list-style-type: none"> <li>Apply copper spray for bacterial blight before fall rains start. Prune out diseased wood.</li> </ul>

	<b>Insect Control</b>	<ul style="list-style-type: none"> <li>Prune out and destroy caterpillar tents before mid September when caterpillars drop to the ground for the winter.</li> </ul>
	<b>Other Pests</b>	<ul style="list-style-type: none"> <li>Remove bird control devices and netting after harvest.</li> </ul>
	<b>Soil Care</b>	<ul style="list-style-type: none"> <li>Take soil samples for analysis, if needed. Check pH of soil. Apply calcium and magnesium in form of dolomite or sulphur if required. Subsoil between rows when soil is dry, if necessary. Seed grasses for permanent cover between rows.</li> <li><b>New plantings.</b> Install drainage, if required and not done earlier.</li> </ul>
<b>OCTOBER</b> Post harvest growth	<b>Plant Care</b>	<ul style="list-style-type: none"> <li>Continue to prune out and remove diseased wood.</li> <li><b>New plantings.</b> Set out new plants. Best time to plant container stock in coastal areas.</li> </ul>
	<b>Disease Control</b>	<ul style="list-style-type: none"> <li>Apply copper spray or Bordeaux Mixture for bacterial blight (total 2 sprays in fall).</li> </ul>
	<b>Other Pests</b>	<ul style="list-style-type: none"> <li>Check for field mice activity and apply bait, if required.</li> </ul>
	<b>Soil Care</b>	<ul style="list-style-type: none"> <li>Check pH of soil and apply lime or sulfur, if required. Subsoil between rows when soil is dry, if necessary. Install or improve drainage, as required. Mow cover crop, if required.</li> </ul>
	<b>Weed Control</b>	<ul style="list-style-type: none"> <li>Monitor weeds. Apply herbicides for grass control, according to label directions.</li> </ul>
	<b>Other</b>	<ul style="list-style-type: none"> <li>Flush irrigation systems and sprayers to protect against winter damage.</li> </ul>
<b>NOVEMBER / DECEMBER</b> Plants dormant	<b>Plant Care</b>	<ul style="list-style-type: none"> <li>Apply sawdust mulch, if necessary. Order bees for the coming season.</li> </ul>
	<b>Weed Control</b>	<ul style="list-style-type: none"> <li>Apply Roundup for grass control if not done earlier.</li> </ul>
	<b>Other Pests</b>	<ul style="list-style-type: none"> <li>Watch for field mice activity and apply bait if needed.</li> </ul>



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## Memo

PGL File #: 3587-02.01

DATE: March 30, 2015

TO: Arul Migu Thurkadevi Hindu Society

FROM: Stewart Brown

### **Re: Agricultural Plan - 8100 No. 5 Road, Richmond, BC**

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Please find following an addendum to Pottinger Gaherty Environmental Consultants December 2014 Agricultural Plan. Changes have been incorporated in the Arul Migu Thurkadevi Hindu Society's application. Changes are based on feedback provide by the City of Richmond and the City of Richmond Agricultural Advisory Committee and include additional detail on the Soil Salvage and Use and Drainage plan.

#### **Soil Salvage and Use**

As indicated in our December 2014 Agricultural Plan, topsoil from the proposed building development area is proposed for salvage and use on the eastern agricultural portion of the property. The surface soil on the proposed assembly use area is poor quality. The underlying organic soils are assumed to be of good quality.

PGL has estimated that up to 1,500m<sup>3</sup> of suitable soil will be salvaged form the development area which will be spread uniformly across the agricultural portion of the property to a depth of approximately 0.25m to maintain the existing level grade. If more than 1,500m<sup>3</sup> of soil is salvaged it will be spread evenly across the agricultural area.

#### **Drainage**

The site drainage plan has been revised since the December 2014 Agricultural Plan to permit discharge of soil water to the municipal storm sewer. Lateral drainage lines (100mm) will now run in a north-south orientation and discharge into a drainage ditch that will run along the south property line before discharging into a sump and into a buried 250mm solid line that will connect to the existing municipal storm sewer. The drainage ditch will also intercept any surface flow originating from the adjacent property to the south.

The previous drainage plan included fitting perforated polyethylene corrugated drain pipes (Big O) with a nylon sock. At the request of the Agricultural Advisory Committee, the nylon sock will no longer be included in our design.

To ensure that the drainage lines do not actively dewater the site, pipes will be positioned above the sites water table and provide approximately 0.20 of freeboard.







**City of  
Richmond**

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

**Address:** 8100 No. 5 Road

**File No.:** RZ 14-667707

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9586, the developer is required to complete the following:**

1. The applicant is required to demonstrate to the City that approval from the Agricultural Land Commission (ALC) has been granted in writing for the following terms, as articulated by the ALC Resolution #164/2016:
  - a) Submission, acceptance and implementation of a farm plan that specifically addresses surface and internal drainage on the property; and
  - b) Registration of a restrictive covenant on the agricultural Backlands specifying its use as agricultural and restricting any non-farm related services or uses.
2. An estimated 4.0 m wide road dedication along No. 5 Road along the site frontage to accommodate the cross section established by a road functional plan to the satisfaction of the Director of Transportation.
3. The applicant is required to submit a parking study and register a legal agreement on title to ensure that end-of-trip cycling facilities (e.g., lockers, showers and changing rooms) are provided to the satisfaction of the Director of Transportation.
4. Registration of a legal agreement on title that prohibits issuance of a Building Permit until a statutory right-of-way to secure a north/south farm access road is registered on the site, or an alternative agreement that complies with the City's Backlands Policy in place at the time of the issuance of the Building Permit. Conditions for the farm access road may include:
  - Permission to use the farm access road statutory right-of-way is to be granted to the City and its designates.
  - A structure(s) to control access is permitted.
  - The farm access road must be designed and constructed for farm use only and is intended to facilitate only the movement of farm vehicles and machinery to fields.
  - The statutory right-of-way for the farm access road is a minimum of 4 m wide.
  - The farm access road location and driving surface is to be determined by a certified professional registered with the B.C. Institute of Agrologists, subject to review and approval of the City's Transportation staff. Design details are to be presented as an addendum to the Farm Plan and an associated bond is to be determined and secured.
  - A functional farm road base is to be determined by a certified professional registered with the B.C. Institute of Agrologists. If identified as necessary, drainage is required to be provided. Works are subject to review and approval by the City's Engineering staff.
  - Construction and maintenance of the farm access road and statutory right-of-way is the responsibility of the property owner.
  - Proposed road design and fill materials must be reviewed and approved by the City's Engineering and Transportation Department staff. Suitable material includes sod, gravel and crushed limestone. Blacktop, asphalt, hog fuel and ground-up asphalt is not permitted.
  - Placement of the farm access road should consider designated Riparian Management Areas related to riparian setbacks.
5. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.9 m GSC.



6. Receipt of a Letter of Credit (LOC) or bond for implementation of the farm plan in the amount of \$59,925.00.
7. Processing of an Environmentally Sensitive Area Development Permit to the satisfaction of the Director of Development.
8. Enter into a Servicing Agreement\* for the design and construction of the following works, which include but may not be limited to:

Storm Sewer:

At the Developer's cost, the City will:

- Cut and cap the existing storm connections at IC (3 locations – north, south and middle of frontage), and leave one connection off the middle IC for site service.
- No upgrade is required to the existing storm sewer.

Water Works:

- Using the OCP Model, there is 497 L/s of water available at a 20 psi residual at the No. 5 Rd frontage. Based on the proposed development, the site requires a minimum fire flow of 250 L/s. Once the building design is confirmed at the Building Permit stage, the Developer must submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) to confirm that there is adequate available flow.
- No upgrade is required to the existing water main.
- City to disconnect the existing 20mm water connection, and install a new water connection complete with meter box at the new PL. Size of the new connection to be confirmed by the developer.

Sanitary works:

- At the Developer's cost, extend the existing 200mm diameter sanitary sewer approximately 34m north from the existing MH at 8140 No. 5 Rd to the property frontage, and install a new IC and service connection at the new PL. Details to be finalized in Servicing Agreement designs.

Frontage Improvements:

- Provide road dedication and other frontage improvements as per Transportation's requirements.

General Items:

- 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.
- The Developer is required to coordinate with BC Hydro, if required, to relocate the existing BC Hydro poles along the proposed site's No 5 Road frontage as they may conflict with the new sidewalk. Alterations and relocation of any private utilities will be at the developer's cost.

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

1. Provide confirmation by a registered professional of the existing vegetation and determine appropriate mitigation and compensation measures for impacts on the Environmentally Sensitive Area; detailed landscape plans; details of the landscape buffer between the proposed non-farm use and farm use and secure a legal agreement to be registered on title that identifies that the on-site



agricultural landscape buffer to be implemented; and details of a tree retention plan and determine appropriate replacement planting.

**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.
4. 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.

**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 original on file

Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9586 (RZ 2014-667707)  
8100 No. 5 Road**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation for the westerly 110 m from No. 5 Road of the following area and by designating it **"ASSEMBLY (ASY)"**:

P.I.D. 003-413-110

Lot 2 Except: The South 115 Feet; Block "A" of Section 19, Block 4 North, Range 5 West, New Westminster District Plan 4090.

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9586"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

OCT 11 2016



\_\_\_\_\_  
MAYOR

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



# City of Richmond

## Report to Committee Planning and Development Division

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

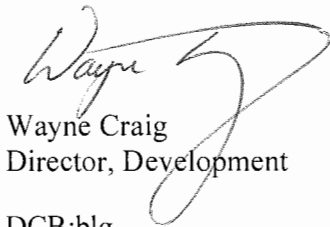
**Date:** September 29, 2016

**File:** RZ 15-692812

**Re:** Application by Westmark Developments (Camosun) Ltd. for Rezoning at 9240, 9248, 9260 Cambie Road from Single Detached (RS1/F) to Town Housing (ZT79) - Alexandra Neighbourhood (West Cambie)

### Staff Recommendation

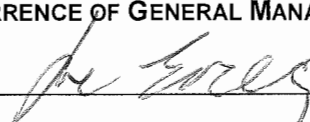
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9597 to create the "Town Housing (ZT79) - Alexandra Neighbourhood (West Cambie)" zone, and to rezone 9240, 9248, 9260 Cambie Road from "Single Detached (RS1/F)" to "Town Housing (ZT79) - Alexandra Neighbourhood (West Cambie)", be introduced and given first reading.



Wayne Craig  
Director, Development

DCB:blg

Att.

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

## Staff Report

### Origin

Westmark Developments (Camosun) Ltd. has applied to the City of Richmond for permission to rezone 9240, 9248, 9260 Cambie Road (Attachment 1) from Single Detached (RS1/F) to a site specific zone in order to develop a 59-unit townhouse project. The site is located in the Alexandra neighbourhood (Attachment 2).

Conceptual Development Plans are provided in Attachment 3 and a Development Application Data Sheet providing technical details about the development proposal is provided in Attachment 4.

### Findings of Fact

The development site will involve the consolidation of the three lots into a single property with a gross site area of 12,063 m<sup>2</sup> (2.98 ac.) before road dedications. The development site is currently vacant and all structures on the properties have been removed.

The proposal is for 59 three-storey townhouses distributed within 14 “neo-Victorian” row-house-shingle style buildings. The site will be bisected to accommodate the east-west extension of McKim Way; with the northern section of the site accommodating 45 townhouses and the southern section accommodating 14 townhouses. Both parts of the project will have their own outdoor amenity space for use by the residents.

The proposed development will involve significant road dedications along Cambie Road, Dubbert Street and McKim Way to contribute to the road alignments identified in the West Cambie Area Plan. The project will also be required to connect to the City’s District Energy Utility. A Servicing Agreement will be required for this development. The Servicing Agreement requirement is included in the Rezoning Considerations (Attachment 6).

### Surrounding Development

The subject site is located on the south side of Cambie Road approximately centred between Garden City Road to the west and Stolberg Street to the east. The site is in the Alexandra Neighbourhood of the West Cambie Planning Area. After road dedications of approximately 3,222 m<sup>2</sup> (34,682 ft<sup>2</sup>), the net site will be approximately 8,840.9 m<sup>2</sup> (95,163 ft<sup>2</sup>) in area.

Surrounding Development is as follows:

- To the North: Cambie Road with a row of 13.5 m wide lots zoned “Single Detached (RS1/B)” that back onto Cambie Road.

- To the South, East and West: Deep lots; typically 0.19 ha to 0.83 ha (.47 ac to 2.0 ac) in area and zoned “Detached Single (RS1/F)”. Ten (10) properties to the west and the south (4100 - 4220 Garden City Road and 9131 – 9191 Odlin Road) are the subject of a rezoning application (RZ 14-654114) by GBL Architects Inc. that proposes to construct a mixed-use building with 320 residential units and 6,668 m<sup>2</sup> of office/commercial uses. This application is currently under staff review and will be presented at a later date.

### **Related Policies & Studies**

#### **Official Community Plan/West Cambie Area Plan – Alexandra Neighbourhood**

The Official Community Plan (OCP) Land Use map designates the property for “Apartment Residential”. This designation accommodates multiple family housing in the form of townhouses and apartments. The current townhouse proposal conforms to the OCP land use designation.

The subject site is also located in the north-western corner of the Alexandra Neighbourhood of the West Cambie Area Plan (Attachment 2). The Area Plan’s Land Use designation for the site (refer to the diagram below) is Residential Area 1; which permits townhouses and low-rise apartments with a maximum FAR of 1.7 with contributions towards Affordable Housing. The Area Plan’s designation takes precedence over the generalized OCP Land Use designation.

The current townhouse proposal for three-storey townhouses at a density of approximately 0.8 FAR after land dedications conforms to the Alexandra Neighbourhood Land Use Map in terms of form of development and density. It also conforms to the proposed road alignments in the Area Plan. It is noted that 0.9 FAR of the maximum 1.7 FAR permitted in the Area Plan is not proposed to be used by this development.

#### **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.

#### **Aircraft Noise Sensitive Areas Policy**

The subject site is located within a “high aircraft noise area” as defined under the Official Community Plan (OCP). Registration on title of a restrictive covenant, plus the submission of an acoustic report as prepared by a qualified professional and the incorporation of noise mitigation measures into the construction. The development will need to be designed to meet CMHC guidelines for interior noise levels and ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standards for interior living.

**Public Consultation**

A rezoning sign has been installed on the subject property. To time of writing, staff had 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.

**Analysis****Built Form and Architectural Character**

On the portion of the site north of McKim Way, the developer proposes to build a total of forty-five (45) units in ten (10) residential buildings around a centrally located 273 m<sup>2</sup> (2,938 ft<sup>2</sup>) outdoor amenity area, with a 34.19 m<sup>2</sup> (368 ft<sup>2</sup>) amenity building. Each of the residential buildings will contain between three (3) and six (6) three-storey townhouse units; with twenty-three (23) of the units to be built with tandem parking garages and twenty-two (22) of the units to be built with side-by-side parking garages.

On the portion of the site south of McKim Way, the developer proposes to build a total of fourteen (14) units in four (4) residential buildings with a centralized 85 m<sup>2</sup> (912 ft<sup>2</sup>) outdoor amenity area. Each of these residential buildings will contain between two (2) and six (6) three-storey townhouse units. Four (4) of the units will contain tandem parking garages and ten (10) of the units will contain side-by-side parking garages. Overall, 46 % of the total units will contain tandem parking garages (Bylaw maximum is 50%).

The proposed character of the buildings will be “neo-Victorian” row-house-shingle style buildings. As shown on the accompanying plans (see Attachment 3), the buildings will have a pitched roof design with chimneys and strong gable structures, casement windows interspersed with boxed or angled bay windows and decorative oval or diamond windows, small roof coverings over doorways. Cladding will be a mix of hardie plank shingles and hardie plank cedarmill siding and painted trims with asphalt roofing.

The units will range in size from approximately 113.9 m<sup>2</sup> to 125.5 m<sup>2</sup> (1,226 ft<sup>2</sup> to 1,351 ft<sup>2</sup>) net area and all of the units will be designed with three (3) bedrooms, to accommodate families.

Three (3) convertible units are planned for this development that will be detailed and designed for the Development Permit application.

Conceptual landscaping planning is provided in the plan submission. More detailed landscape plans will be developed for the Development Permit application.

### **Transportation and Site Access**

Site access to the northern half of the development will be from both Dubbert Street and McKim Way while site access to the southern half of the development will be from the McKim Way extension only.

Along the entire west property line of 9240 Cambie Road, a 10 m wide road dedication is required to accommodate the extension of Dubbert Street from just south of McKim Way through to Cambie Road.

A 20 m wide dedication is required to accommodate the east-west extension of McKim Way.

The submitted development plans fully address the Zoning Bylaw's requirements for 2.2 vehicle parking stalls and 1.25 Class 1 and 0.2 Class 2 bike spaces per dwelling unit. In total, the development will provide 118 regular parking spaces, 12 visitor parking spaces and 98 bicycle spaces. Less than forty-six percent of the required residential vehicle parking spaces will be in a tandem configuration. The Rezoning Considerations include a requirement for registration of a legal agreement to ensure that tandem spaces are not converted to habitable floor space.

The City has received preliminary approval for the rezoning by the Ministry of Transportation and Infrastructure (MOTI) for this project. The Rezoning Considerations include a requirement of final approval by MOTI prior to adoption of the Rezoning Bylaw.

### **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 seven (7) bylaw-sized trees on the subject property, one (1) tree is located on the shared property line with the neighbour to the west, and nine (9) trees on neighbouring properties.

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

- 7 trees (tag# 264, 265, 266, 267, 268, 269 and 270) located on-site are all in very poor condition, 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.
- 1 tree (tag# 272) located on the shared property line with the neighbour to the West is in marginal condition - a volunteer species with low landscape value. Prior to removal, the applicant must obtain written permission from the adjacent property owner with whom the trees are shared (and obtain a valid tree removal permit). If permission to remove the trees is not granted, the trees should be protected as per City of Richmond Tree Protection Information Bulletin Tree-03.

- 9 trees (tag# A, B, C, D, E, F, G, H and I) located on neighbouring property to be protected as per the Arborist report recommendations and as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

### *Tree Replacement*

The applicant wishes to remove eight on-site trees (Trees # 8). The 2:1 replacement ratio would require a total of sixteen (16) replacement trees. The applicant has agreed to plant 16 trees on the site. 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
4	6 cm	3.5 m
2	8 cm	4 m
6	9 cm	5 m
4	11 cm	6 m

The landscaping plan submitted as part of the required Development Permit will be reviewed to ensure that it includes the number of required replacement trees as identified in the above table.

### *Tree Protection*

Nine trees (9) 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 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 proposed development is subject to Council's Policy 5044 West Cambie – Alexandra Interim Amenity Guidelines. Where developers choose not to build affordable housing under this Policy, the City will accept a developer's financial contribution of \$5.10 per buildable square foot for affordable housing. The developer has elected to make this contribution which, based on the plan submission, will result in a contribution of \$387,110.40.

**West Cambie Amenity Contributions (Policy 5044)**

Under Policy 5044, the application is also subject to voluntary contributions for Planning Costs (estimated at \$5,313.28), Child Care contributions (\$45,542.40) and City Beautification (\$45,542.40).

**District Energy**

The subject site is required to connect to the City's Alexandra District Energy Utility (DEU). Connection to the DEU will be via the distribution piping system; which is currently located at McKim Road adjacent to the southeastern corner of 9300 Cambie Road. The Rezoning Considerations include a requirement for the registration of a legal agreement(s) regarding the developer's commitment to connect to the Alexandra District Energy Utility (DEU), including the operation of and use of the DEU and all associated obligations and agreements as determined by the Director of Engineering. The details of the DEU connection will be resolved prior to Rezoning approval and Development Permit issuance/approval. Connection to the DEU will help achieve the City's energy efficiency and renewable energy requirements for this townhouse project.

**Amenity Space**

The Development Permit Guidelines under the Official Community Plan (OCP) requires the provision of 355.0 m<sup>2</sup> (3,810 ft<sup>2</sup>) of outdoor amenity space and minimum of 100 m<sup>2</sup> (1,076 ft<sup>2</sup>) of indoor amenity space for a multiple-family development of the size proposed. In addition, the outdoor amenity space must accommodate a children's play area of 177 m<sup>2</sup> (1,905.2 ft<sup>2</sup>). The proposed development will provide 357.7 m<sup>2</sup> (3,850 ft<sup>2</sup>) of outdoor amenity space and 34.19 m<sup>2</sup> (368 ft<sup>2</sup>) of indoor amenity space which is less than the minimum space required. The developer will provide a cash-in-lieu contribution of \$78,313.90 to the City to address the shortfall of the indoor amenity space on-site in accordance with Council Policy 5041 (Cash in Lieu of Indoor Amenity Space).

**Site Servicing and Frontage Improvements**

A Servicing Agreement will be required to service the proposed development. Key elements that will be addressed in the Servicing Agreement include:

- Establishment of water, sanitary and district energy (DEU) utility corridor.
- New watermains and fire hydrants along the McKim Way and Dubbert Street frontages.
- Relocation of an existing hydrant at Cambie Road.
- Upgrading of the existing storm sewer along the Cambie Road frontage.

- Installation of a new storm sewer along the Dubbert Street and McKim Way frontages.
- Installation of a new sanitary sewer along the Dubbert Street and McKim Way frontages; with extension through a new statutory right-of-way (SRW) along the south side of 9300 Cambie Road to tie-in to the existing sanitary main on McKim Way.

Frontage improvements identified through the Servicing Agreement will include:

- The relocation of an existing BC Hydro pole on Cambie Road, preducting for future hydro, telephone and cable utilities, provide locations and SRWs for all above ground utility cabinets, street lighting on all three (3) road frontages.
- Design and construction of road improvements along Cambie Road inclusive of a new sidewalk and a treed/grassed landscaped boulevard.
- Traffic signal pre-ducting at Cambie Road and Dubbert Street.
- Full road construction of McKim Way through the site including sidewalks, boulevards and curb/gutter on both sides of the street.
- Interim road construction of Dubbert Street along the site's frontage inclusive of a sidewalk, an interim boulevard, curb and gutter installations.

### **Public Art**

Contribution to the City's Public Art program in the amount of \$59,964.16 (based on 7,051.7 m<sup>2</sup> [75,904 ft<sup>2</sup>] net buildable floor space) is required.

### **Garbage and Recycling**

Garbage and Recycling will be provided through door to door pick up. Internal 3 m x 3 m corner cuts will be provided to ensure proper turning capability for the service vehicles as shown on the submitted plans (Attachment 3).

### **Development Permit Issues to be Addressed**

The following are some of the issues that will need to be further refined through the Development Permit review for this development proposal:

- Overall building design.
- Preparation of alternative layouts for accessible units.
- The extent of permeability on the site.
- Verification of projections into side yard spaces.
- Play space location, size and furnishings.
- Mail box location and design.
- Site lighting and locations.
- Detailed landscaping plans and landscape security requirements.
- Building color scheme and verification of materials.
- Location of any internal/private fire hydrants.
- Perimeter fencing.
- Verification of internal corner cuts to accommodate SU-9 vehicles.
- Grade interface with adjacent development sites.
- Verification of overall site grading and FCL.

**Conceptual Site Plans for Adjacent Properties**

At staff's request, the developer has undertaken an analysis of the adjacent properties to the east (9300 and 9320 Cambie Road) and to the south (9211 to 9291 Odlin Road) to show that the development potential of those properties, as outlined in the Alexandra Neighbourhood Land Use Map, is achievable and that the interface with the subject property will be appropriately addressed. The concept plans have been placed into the application file for future reference.

**Financial Impact or Economic Impact**

As a result of the proposed development, the City will take ownership of developer contributed assets such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals. The anticipated operating budget impact for the ongoing maintenance of these assets \$5,000.00. This will be considered as part of the 2017 Operating Budget.

**Conclusion**

This development proposes 59 energy efficient three-storey townhouses in a neo-Victorian character on a site layout with multiple street frontages. Outdoor amenity space is provided for both portions of the site and access will be provided via central drive aisles.

The proposal conforms to both the Official Community Plan and the Alexandra Neighbourhood Land Use Map. Staff recommend that Zoning Bylaw 8500, Amendment Bylaw 9597 to create the "Town Housing (ZT79) - Alexandra Neighbourhood (West Cambie)" zone and to rezone 9240, 9248, 9260 Cambie Road from "Single Detached (RS1/F)" to "Town Housing (ZT79) - Alexandra Neighbourhood (West Cambie)", be introduced and given first reading.

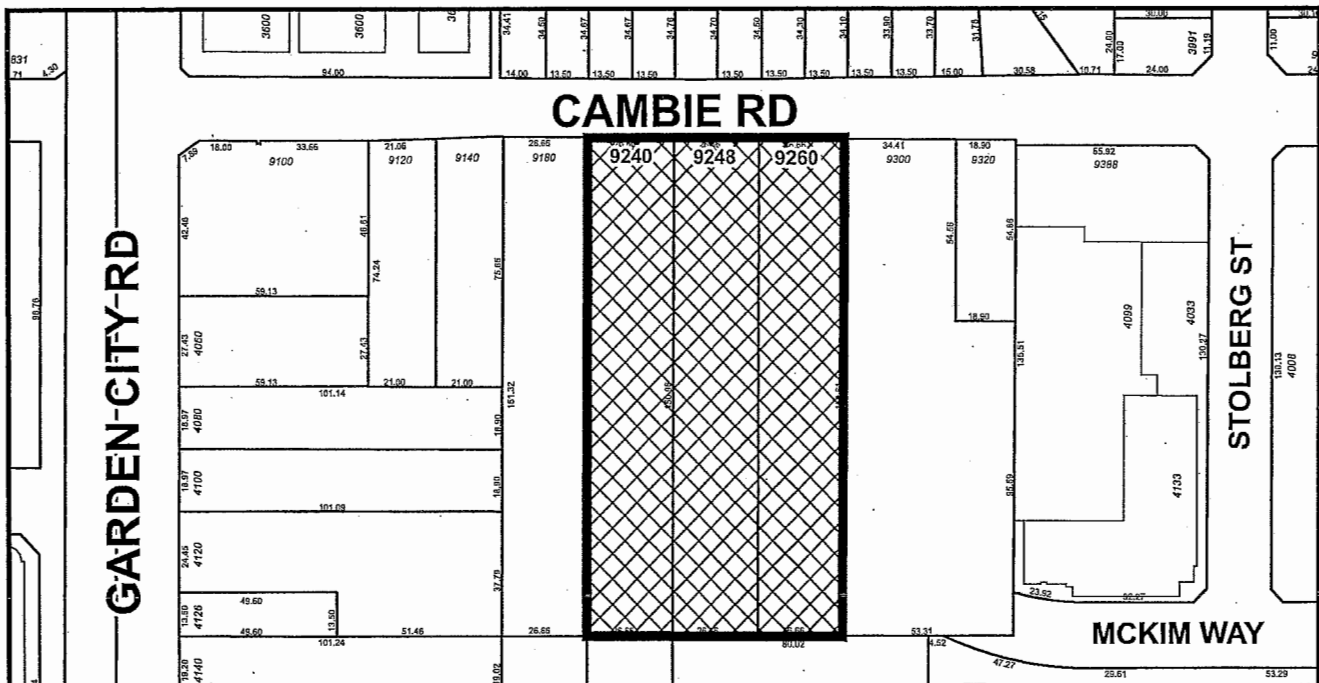
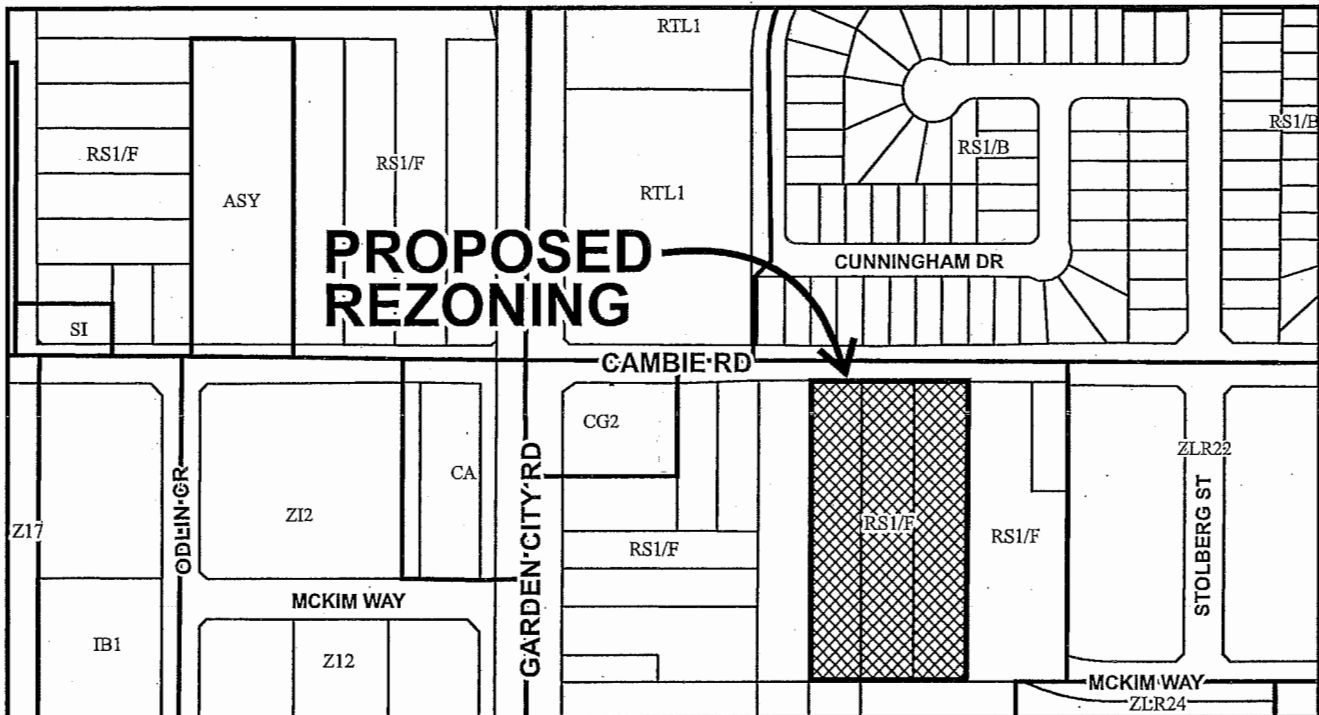


David Brownlee  
Planner 2  
(604-276-4200)

DCB:blg

- Attachment 1: Location Map
- Attachment 2: Alexandra Neighbourhood Land Use Map
- Attachment 3: Conceptual Development Plans
- Attachment 4: Development Application Data Sheet
- Attachment 5: Tree Management Plan
- Attachment 6: Rezoning Considerations

# PROPOSED REZONING



RZ 15-692812

Revision Date:

**PH - 72**



City of  
Richmond



RZ 15-692812

Original Date: 02/24/15

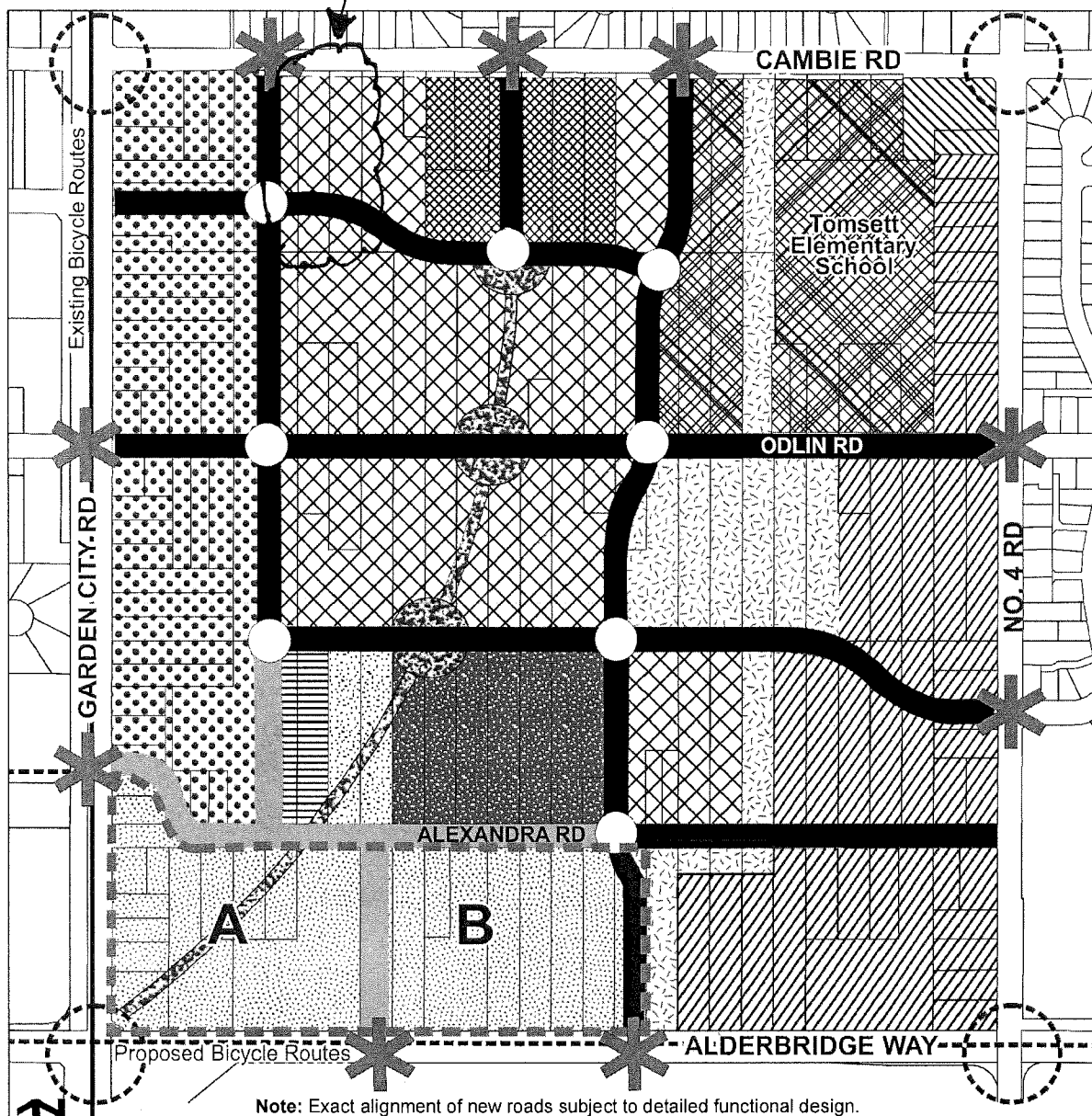
Revision Date:

Note: Dimensions are in METRES



City of Richmond

## Alexandra Neighbourhood Land Use Map

Bylaw 9121  
2015/06/15

<p><b>Area of No Housing Affected by Aircraft Noise</b></p> <p><b>Mixed Use Employment – Residential</b> (Minimum 0.52 FAR Employment space) - base FAR of 0.52 (Maximum 1.8 FAR, subject to Section 8.2.1.)</p> <p><b>Convenience Commercial</b></p> <p><b>Residential Area 1</b> 1.50 base FAR (Max. 1.70 FAR with density bonusing for affordable housing). Townhouse, low-rise Apts. (4-storey typical)</p> <p><b>Residential Area 1A</b> 1.50 base FAR (Max. 1.75 FAR with density bonusing for affordable housing). Townhouse, low-rise Apts. (6-storey maximum).</p> <p><b>Residential Area 1B</b> 1.68 base FAR (Max. 1.88 FAR with density bonusing for affordable housing) (6-storey maximum).</p>	<p><b>Residential Area 2</b> 0.65 base FAR (Max. 0.75 FAR with density bonusing for affordable housing). 2 &amp; 3-storey Townhouses.</p> <p><b>Residential Mixed Use</b> • a mix of low to medium density residential with low to medium density residential over retail or live/work uses. <b>Max. 1.25 FAR.</b> Building heights low to mid-rise. (Max. 1.50 FAR with density bonusing for affordable housing).</p> <p><b>Mixed Use:</b> Hotel, office and streetfront retail commercial. <b>Area A:</b> Min. 0.60 FAR up to 2.0 <b>Area B:</b> Large and small floor plate up to 1.0 FAR</p>	<p><b>Mixed Use:</b> • abutting the High Street, medium density residential over retail; • not abutting the High Street, medium density residential. <b>1.25 base FAR.</b> Building heights low to mid-rise. (Max. 1.50 FAR with density bonusing for affordable housing)</p> <p><b>Community Institutional</b></p> <p><b>Park:</b> North Park Way, Central Park, South Park Way</p> <p><b>Alexandra Way (Public Rights of Passage Right-of-way)</b></p> <p><b>Proposed Roadways</b></p> <p><b>High Street</b></p>	<p><b>New Traffic Signals</b></p> <p><b>Feature Intersections</b> - details to be developed</p> <p><b>Feature Landmarks</b> in Combination with Traffic Calming Measures</p>
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Also refer to Section 8.4.5 – Alexandra District Energy Unit regarding district energy density bonusing policies.

## An aerial photograph of a residential neighborhood. A yellow rectangular area labeled "SITE" is located at the intersection of Garfield Ave N and 17th St NW. Other visible streets include 16th St NW, 18th St NW, 19th St NW, 20th St NW, 21st St NW, 22nd St NW, 23rd St NW, 24th St NW, 25th St NW, 26th St NW, 27th St NW, 28th St NW, 29th St NW, 30th St NW, 31st St NW, 32nd St NW, 33rd St NW, 34th St NW, 35th St NW, 36th St NW, 37th St NW, 38th St NW, 39th St NW, 40th St NW, 41st St NW, 42nd St NW, 43rd St NW, 44th St NW, 45th St NW, 46th St NW, 47th St NW, 48th St NW, 49th St NW, 50th St NW, 51st St NW, 52nd St NW, 53rd St NW, 54th St NW, 55th St NW, 56th St NW, 57th St NW, 58th St NW, 59th St NW, 60th St NW, 61st St NW, 62nd St NW, 63rd St NW, 64th St NW, 65th St NW, 66th St NW, 67th St NW, 68th St NW, 69th St NW, 70th St NW, 71st St NW, 72nd St NW, 73rd St NW, 74th St NW, 75th St NW, 76th St NW, 77th St NW, 78th St NW, 79th St NW, 80th St NW, 81st St NW, 82nd St NW, 83rd St NW, 84th St NW, 85th St NW, 86th St NW, 87th St NW, 88th St NW, 89th St NW, 90th St NW, 91st St NW, 92nd St NW, 93rd St NW, 94th St NW, 95th St NW, 96th St NW, 97th St NW, 98th St NW, 99th St NW, 100th St NW. The map also shows various buildings, trees, and other features typical of an urban environment.

[illegible]

<b>DRAWING LIST</b>	
<b>Architectural</b>	
A1.1	PROJECT DATA AND SITE PLAN
A1.2	FIRE PROTECTION / PERIMETER PLAN
A1.3	PERIMETERITY & COVERAGE OVERLAYS
A2.1	FLOOR PLANS: ELEVATIONS - BUILDINGS 4
A2.2	FLOOR PLANS: ELEVATIONS - BUILDING 5
A2.3	FLOOR PLANS: ELEVATIONS - BUILDING 7
A3.1	SITE SECTION
<b>Landscaping</b>	
L1	TBD
L2	TBD

F.A.R. AREA BREAKDOWN (\$F) BY UNIT TYPE					
UNIT TYPE	GROSS AREA	GARAGE AREA	STAIRWELL (SLOPPED)	STAIRWELL (FLAT)	NO. UNITS
UNIT A	1,006 sf	(239 sf)	(107 sf)	(64 sf)	14
UNIT B	1,002 sf	(191 sf)	(107 sf)	(126 sf)	16
UNIT C	1,111 sf	(638 sf)	(107 sf)	(125 sf)	15
UNIT D	1,006 sf	(191 sf)	(107 sf)	(64 sf)	12
UNIT E	1,006 sf	(239 sf)	(107 sf)	(64 sf)	14
TOTAL					69

[illegible]

SITE	BUILD NO.	SUB. UNIT	BUILD GROSS	BUILD EXEMPT	BUILD FFA AREA
NORTH SITE	1	NO1	11,420 sf	10,875 sf	7,608 sf
	2	NO2	11,420 sf	10,875 sf	7,608 sf
	3	NO3	9,595 sf	9,245 sf	6,136 sf
	4	NO4	11,666 sf	10,110 sf	7,539 sf
	5	NO5, NO6	7,200 sf	6,544 sf	5,084 sf
	6	NO1, NO2	7,200 sf	6,544 sf	5,084 sf
	7	NOA	7,652 sf	7,020 sf	5,616 sf
	8	NOA	5,568 sf	5,175 sf	4,020 sf
	9	NOA	5,568 sf	5,175 sf	4,020 sf
	10	NOA	7,260 sf	6,200 sf	4,875 sf
SOUTH SITE	11	NOB	3,554 sf	1,377 sf	2,532 sf
	12	NO2	7,844 sf	6,740 sf	4,304 sf
	13	NO1	11,130 sf	9,300 sf	6,100 sf
	14	NO3	3,712 sf	1,619 sf	2,700 sf
	TOTAL		91	113,268 sf	99,605 sf

[illegible][illegible]

Suite 230  
11590 Cambie Road  
Richmond BC  
Canada V6X 3Z5

T 604.821.1162  
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[www.interfacetechnology.com](http://www.interfacetechnology.com)

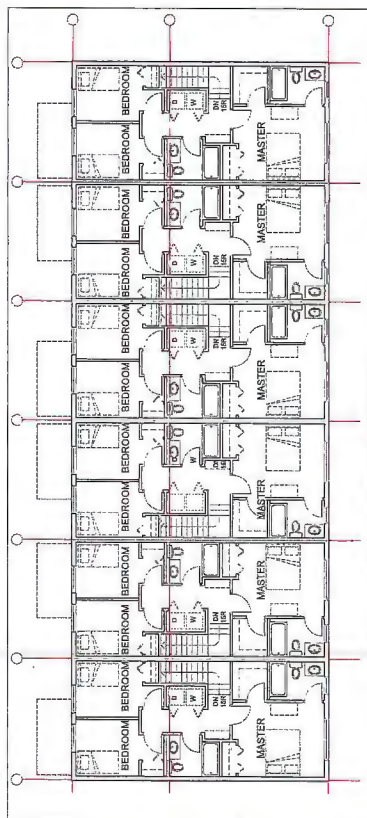
PROJECT	Proposed 99-Unit Townhomes Development 80402948/80260 Castle Road Paramount, N.C.
PROJECT NO.	1001
SCALE	As Shown
DATE	June 12, 2015
DRAWN BY	KYC, DRS
CHECKED BY	KYC
SHEET TITLE	PROJECT DATA AND SITE PLAN
DRAWING	A1.1



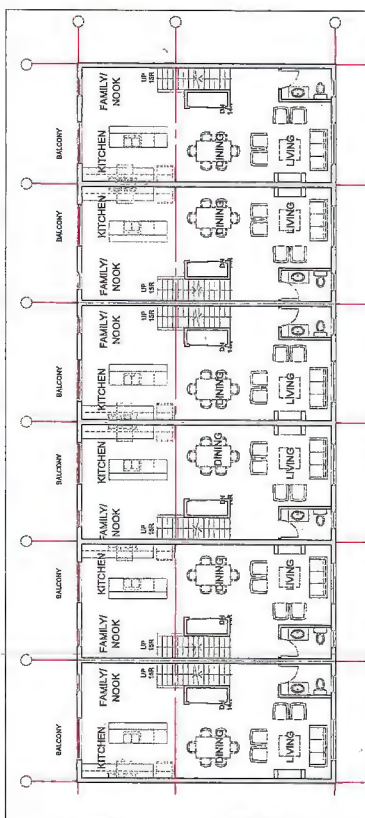
The site plan illustrates the proposed fire protection strategy for the University of Toronto campus. It details the layout of various buildings, including BLDG 1 through BLDG 14, and their respective fire zones (A, B, C, D, E). The plan also shows the locations of existing and proposed fire hydrants, fire mains, and fire protection equipment. The plan is oriented with North at the top. A scale bar indicates 1 inch = 100 feet. The plan is titled 'FIRE PROTECTION STRATEGY PLAN' and includes a north arrow and a scale bar.



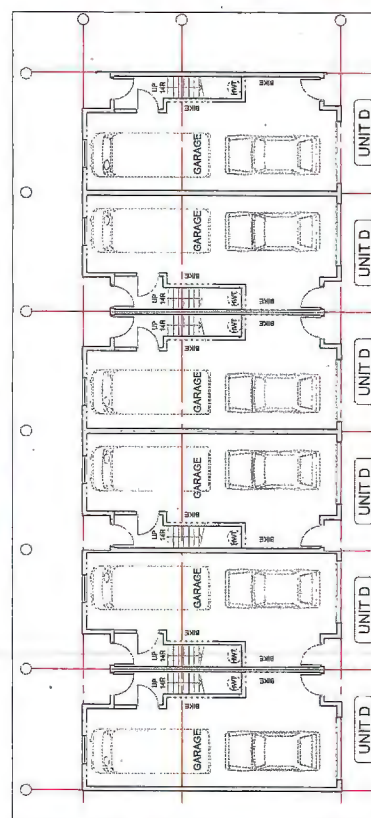
REVISIONS	<p>INTERFACÉ:</p> <p>Project: 2014-01-01</p> <p>Client: 11000 Cambie Road</p> <p>Location: Richmond, B.C.</p> <p>Project No.: 11000</p> <p>Scale: As Noted</p> <p>Date: July 12, 2015</p> <p>Drawn By: RYC, RNS</p> <p>Checked By: RYC</p> <p>Sheet Title: FLOOR PLANS - BUILDING 4</p> <p>Author: A2.1</p>
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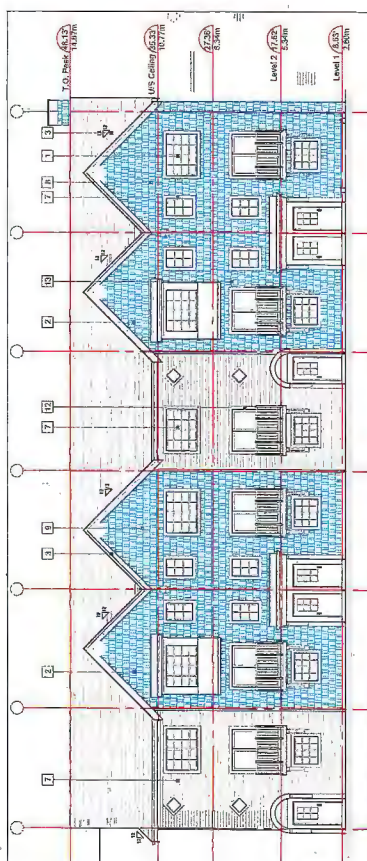
THIRD LEVEL FLOOR PLAN - BUILDING 4  
SCALE: 1/8"=1'-0"



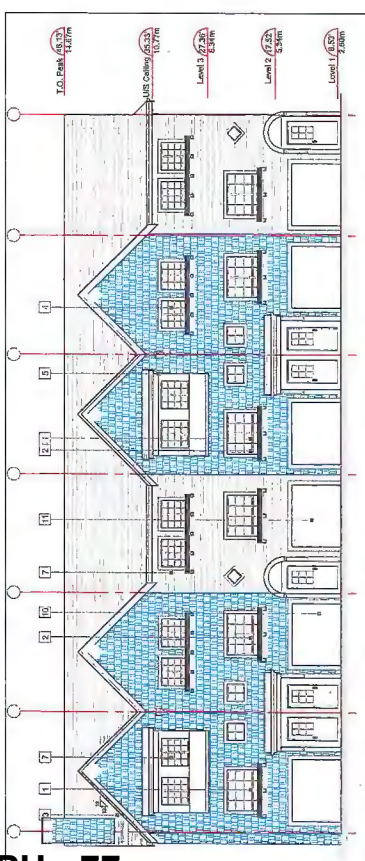
SECOND LEVEL FLOOR PLAN - BUILDING 4  
SCALE: 1/8"=1'-0"



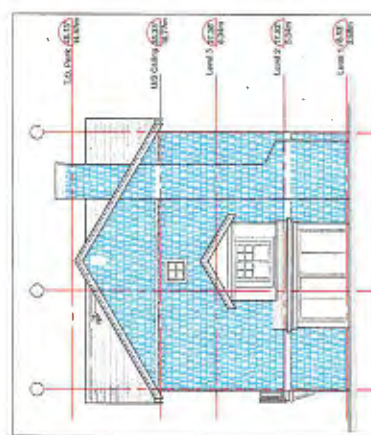
GROUND FLOOR PLAN - BUILDING 4  
SCALE: 1/8"=1'-0"



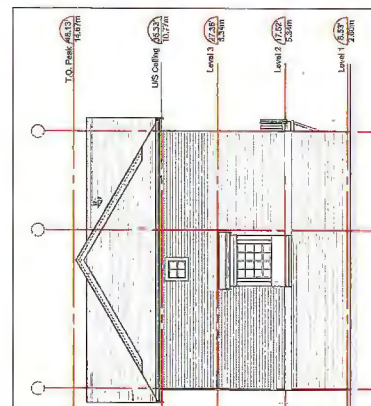
ELEVATION: BUILDING 4 - CAMBIE ROAD  
SCALE: 1/8"=1'-0"



ELEVATION: BUILDING 4 - DRIVE AISLE  
SCALE: 1/8"=1'-0"



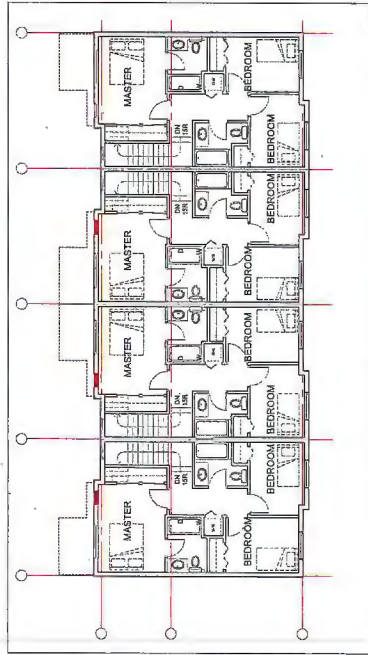
ELEVATION: BUILDING 4 - WEST  
SCALE: 1/8"=1'-0"



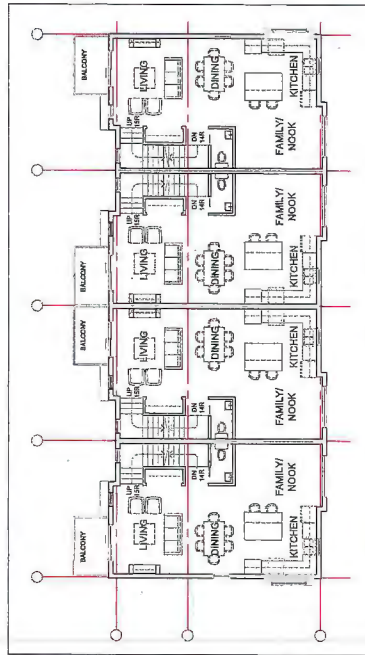
ELEVATION: BUILDING 4 - EAST  
SCALE: 1/8"=1'-0"



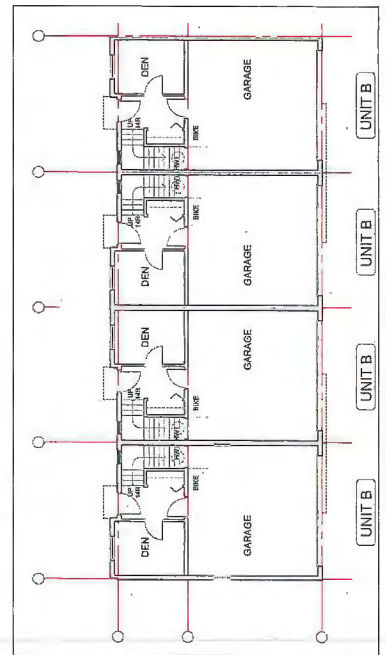
REVISIONS	<p>SEP 13, 2015 BY: [Signature] Initials</p> <p>FEB 16, 2015 Initials for R2 Approval</p> <p>CONSULTANTS</p>	<p><b>INTERFACE:</b></p> <p>11500 Canby Road Richmond, BC V6V 2G1 Tel: 604.271.1146 www.interfacehust.com</p>	<p><b>PROJECT:</b></p> <p>Proposed 5 Unit Townhome Development 2400-2408 Canby Road Richmond, B.C.</p> <p>PROJECT NO.: 1501</p> <p>SCALE: As Noted</p> <p>DATE: Jan. 12, 2015</p> <p>DRAWN BY: NYC, BMS</p> <p>CHECKED BY:</p> <p>SHEET TITLE: FLOOR PLANS, ELEVATIONS - BUILDING 5</p> <p>DRAWING</p>
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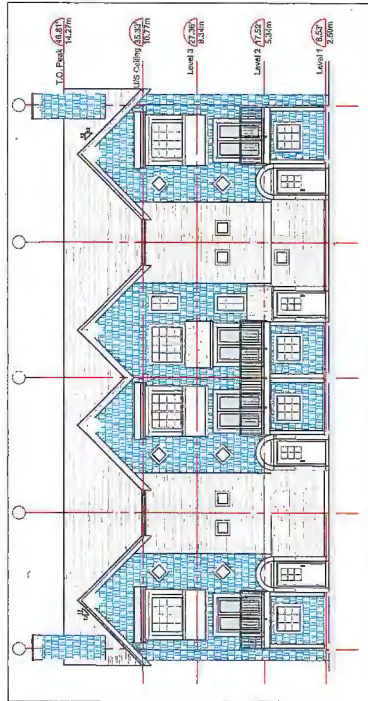
THIRD LEVEL FLOOR PLAN - BUILDING 5  
SCALE: 1/8"=1'-0"



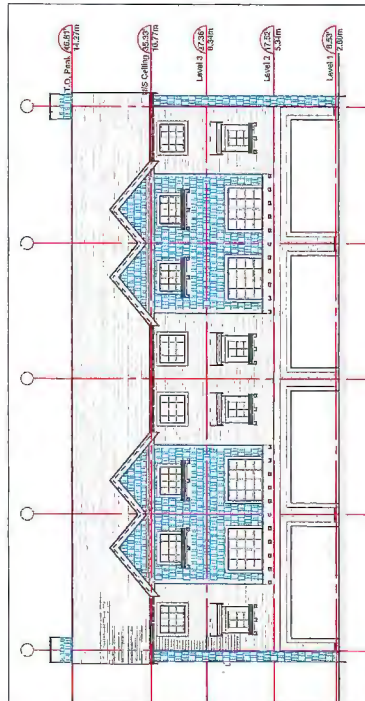
SECOND LEVEL FLOOR PLAN - BUILDING 5  
SCALE: 1/8"=1'-0"



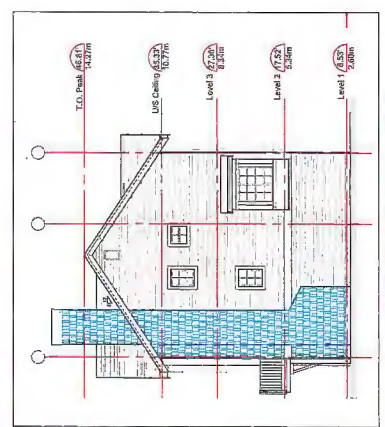
GROUND FLOOR PLAN - BUILDING 5  
SCALE: 1/8"=1'-0"



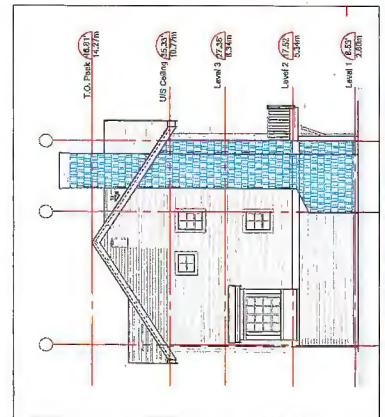
ELEVATION: BUILDING 5 - DUBBERT STREET (WEST)  
SCALE: 1/8"=1'-0"



ELEVATION: BUILDING 5 - DRIVE AISLE (EAST)  
SCALE: 1/8"=1'-0"



ELEVATION: BUILDING 5 - SOUTH  
SCALE: 1/8"=1'-0"



ELEVATION: BUILDING 5 - NORTH  
SCALE: 1/8"=1'-0"

- EXTERIOR FINISHES**
- HORIZONTAL HARDIE PLANK CEDAR/MILL BLDG
  - HORIZONTAL HARDIE PLANK SHINGLES
  - HORIZONTAL HARDIE PLANK SHINGLES
  - ENERGYGLASS ASPHALT ROOF SHINGLES
  - 2x4 WOOD TRIM BOARD - PAINTED
  - 1x4 TRIM BOARD ON 2x2 BARGE BOARD
  - BUILT UP POST - REFER TO DETAILS
  - VINYL-FRAMED DOUBLEGLAZED WINDOWS
  - 2x4 WINDOW TRIM BOARD - PAINTED
  - ALUMINUM FINISH GLITTER
  - ENTRY INSULATED METAL DOOR
  - FINISHED WOOD PANEL GARAGE DOOR
  - METAL RAILING
  - DOUBLEGLAZED VINYL SLIDING DOOR
  - ELECTRICAL ROOM DOOR
  - METAL RAIL FOR PLANTER









**RZ 15-692812**

**Attachment 4**

Address: 9240, 9248, 9260 Cambie Road

Applicant: Westmark Developments (Camosun) Ltd.

Planning Area(s): West Cambie (Alexandra Neighbourhood)

	Existing	Proposed
<b>Owner:</b>	Westmark Developments (Camosun Ltd.)	Same
<b>Site Size (m<sup>2</sup>):</b>	12,063 m <sup>2</sup> (129,852 ft <sup>2</sup> ) gross	8,840.9 m <sup>2</sup> (95,163 ft <sup>2</sup> ) net of dedications
<b>Land Uses:</b>	Single Detached	Multi-Family (townhome)
<b>OCP Designation:</b>	"Apartment Residential"	Same
<b>Area Plan Designation:</b>	Residential Area 1 which permits a "base density of 1.50 FAR (Max. 1.70 FAR with density bonus for affordable housing). Townhouse, low-rise apartments (4-storey typical)."	Same
<b>Zoning:</b>	Single Detached RS1/F	"Town Housing (ZT79) - Alexandra Neighbourhood (West Cambie)"
<b>Number of Units:</b>	3 SFD	59 units

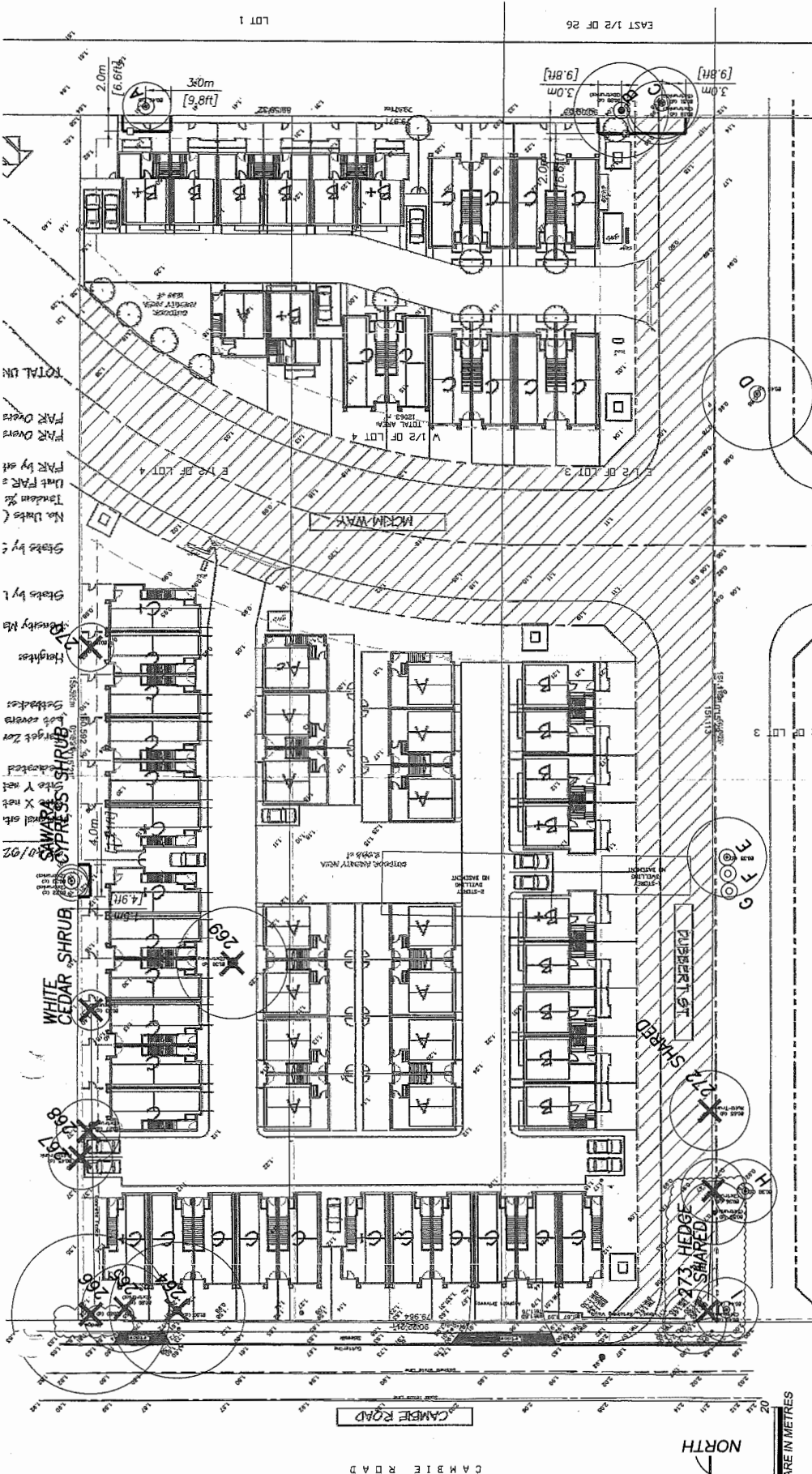
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.5 FAR Max.	0.80	none permitted
Buildable Floor Area (m <sup>2</sup> ):*	Lot A: Max. 13,261.4 m <sup>2</sup> (142,744.5 ft <sup>2</sup> )	Lot A: Max. 7,051.71 m <sup>2</sup> (75,904 ft <sup>2</sup> )	none permitted
Lot Coverage (% of lot area):	Building: Max. 65% Non-porous Surfaces: Max. 25%	Building: Max. 65% Non-porous Surfaces: Max. 29%	none
Lot Size:	n8,500 m <sup>2</sup>	8,840.9 m <sup>2</sup>	none
Lot Dimensions (m):	Width: 69.97 m Depth: 121 m	Width: 69.97 m Depth: 130.98 m	none
Setback – Front Yard (m):	4.0 m Roads	4.13 m (Cambie Rd.) 4.0 m (Dubbert St.) 4.0 m (McKim Way)	None
Setback – Side / Rear Yards (m) North of McKim Way:	4.5 m	4.5 m	None
Setback – Side / Rear Yards (m) South of McKim Way:	4.2 m / 3.0 m	4.2 m / 3.0 m	None

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Height (m):	12 m	12 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	Ratios: 2.0 R / 0.2 V Site N: 90R / 9V Site S: 28R / 3V	Site N: 90R / 9V Site S: 28R / 3V	none
Off-street Parking Spaces – Total:	Total: 118R / 12V	Total: 118R / 12V	none
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	54 tandem spaces total (45.8 %)	none
Amenity Space – Indoor:	For 40 or more units: Min 100 m <sup>2</sup> (1,076 ft <sup>2</sup> ) or pay-in-lieu	34.18 m <sup>2</sup> (368 ft <sup>2</sup> ) building plus prorated cash-in-lieu: \$78,313.90	none
Amenity Space – Outdoor:	Site N: 6 m <sup>2</sup> /unit= 270 m <sup>2</sup> Site S: 6 m <sup>2</sup> /unit= 84 m <sup>2</sup> Total Required: 354 m <sup>2</sup>	Site N: 249 m <sup>2</sup> (2,938 ft <sup>2</sup> ) Site S: 107.4 m <sup>2</sup> (912 ft <sup>2</sup> ) Total: 357.7 m <sup>2</sup> (3,850 ft <sup>2</sup> )	none

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

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





PH - 83

SCALE 1:500  
0 5 10

ALL DISTANCES ARE IN METRES

# LEGEND:

- ✕ denotes TAG NUMBER or ID REFERENCE.
- denotes DRIPLINE (spread of the branches and foliage) of the tree.
- denotes RETENTION tree (proposed).
- ✕ denotes REMOVAL tree (proposed).
- ⊕ denotes HIGH RISK REMOVAL tree (proposed).
- ⊙ denotes OFF-SITE tree (to be protected and/or owner contacted as noted).
- ⊕ denotes NON-BYLAW understory tree (as measured by project arborist).
- ⊕ denotes SITE or STUDY AREA BOUNDARY.
- denotes TREE PROTECTION ZONE (TPZ) setback alignment as specified by project arborist.

IN NOTE:  
This drawing is a design supplied by the project owner (P.O.) for the purpose of providing a visual representation of the proposed development. It is not a final design and is subject to change without notice. The project owner is responsible for obtaining all necessary permits and approvals from the relevant authorities. The project owner is also responsible for ensuring that the proposed development complies with all applicable laws and regulations. The project owner is also responsible for ensuring that the proposed development is constructed in accordance with the approved design. The project owner is also responsible for ensuring that the proposed development is maintained in accordance with the approved design.

SEE SHEET 1 FOR TREE DATA AND SPECIFICATIONS

**ARBORTECH CONSULTING**  
a division of **ACCL GROUP**  
HEAD OFFICE: SERVING METRO VANCOUVER AND BRITISH COLUMBIA  
SUITE 200 - 3740 CHATHAM STREET, RICHMOND, BC CANADA V7E 2Z3 P 604.275.3484  
PRASER VALLEY REGIONAL OFFICE  
SUITE 109 - 1598 MCCALLUM ROAD, ARBOTSFORD, BC CANADA V2S 8A3 P 604.755.7132

TREE MANAGEMENT DRAWING		
PROJECT: PROPOSED REDEVELOPMENT		
ADDRESS: 9240, 9248 & 9260 CAMBIE RD, RICHMOND		
CLIENT: WESTMARK DEV. (CAMOSUN) LTD		
ACI FILE: 15112	SHEET: 2 OF 2	

REV #	DATE	COMMENTS
0	FEB 3, 2015	INITIAL SUBMISSION



**Address:** 9240, 9248, 9260 Cambie Road

**File No.:** RZ 15-692812

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9597, the developer is required to complete the following:**

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. A 3.4 m (approximately) wide road dedication along the entire Cambie Road frontage to accommodate the road design described under the Servicing Agreement section below.
3. A 10 m wide road dedication to accommodate the development of a new north/south road (Dubbert Street) along the west property line of 9240 Cambie Road as described under the Servicing Agreement section below.
4. A 20 m wide road dedication to accommodate the development of a new east-west road (McKim Way) through the site as described under the Servicing Agreement section below.
5. Standard 4 m by 4 m corner cut road dedications are required at the southeast corner of Cambie Road and Dubbert Street and at the northeastern and southeastern corners of McKim Way and Dubbert Street as described under the Servicing Agreement section below.
6. Consolidation of all the lots into one development parcel (which will require the demolition of any existing dwellings).
7. 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.
8. 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.
9. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed in a manner that mitigates potential aircraft noise 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

- b) The ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces.
10. Registration of a flood plain covenant on Title identifying a minimum habitable elevation of 2.6 m GSC as per the West Cambie Area Plan.
11. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
12. City acceptance of the developer's offer to voluntarily contribute \$0.79 per buildable square foot (e.g. \$59,964.16 based on 7,051.7 m<sup>2</sup> [75,904 ft<sup>2</sup>] net buildable floor space) to the Public Art fund.
13. City acceptance of the developer's offer to voluntarily contribute \$0.07 per buildable square foot (\$5,313.28) to the City for Planning Costs as per the West Cambie – Alexandra Interim guidelines Policy 5044.
14. City acceptance of the developer's offer to voluntarily contribute \$0.60 per buildable square foot (\$45,542.40) to the City for Child Care as per the West Cambie – Alexandra Interim guidelines Policy 5044.

15. City acceptance of the developer's offer to voluntarily contribute \$0.60 per buildable square foot (\$45,542.40) to the City for City Beautification as per the West Cambie – Alexandra Interim guidelines Policy 5044.
16. City acceptance of the developer's offer to voluntarily contribute \$5.10 per buildable square foot (\$387,110.40) to the City's affordable housing fund.
17. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
18. Voluntary contribution of \$78,313.90 cash-in-lieu contribution to address the shortfall of on-site indoor amenity space.
19. Registration of a legal agreement(s) regarding the developer's commitment to connect to the Alexandra District Energy Utility (DEU), including the operation of and use of the DEU and all associated obligations and agreements as determined by the Director of Engineering.
20. Enter into a Servicing Agreement\* for the design and construction of works along Cambie Road, Dubbert Street and McKim Way in the vicinity of the subject site. Works include, but may not be limited to the following requirements:

***A Servicing Agreement is required***

• **District Energy and Sanitary Utilities:**

The City will require an acceptably dimensioned SRW or another substantive agreement or mechanism to ensure that sanitary and district energy utility (DEU) corridors are established through 9300 Cambie Road, through future road dedication alignments, to service the proposed site. A letter agreement between the landowners is not acceptable.

• **Water Works:**

- a. Using the OCP Model, there is 374 L/s of water available at a 20 psi residual at the Cambie Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b. The Developer is required to:
  - Install new watermain and fire hydrants along future McKim Way and Dubbert Street frontages, and tie-in to the watermain on Cambie Rd.
  - Install service connection and fire hydrant at the dead-end on the east end of the future McKim Way frontage.
  - Relocate an existing hydrant at the Cambie Road frontage that will conflict with the alignment of future Dubbert Road.

• **Storm Sewer Works:**

- a. The Developer is required to:
  - Upgrade the existing 450 mm storm sewer to the City's minimum or OCP size along the proposed site's Cambie Road frontage complete with manhole at each end.
  - Install a new storm sewer, sized as per the City's minimum standard or that derived from a capacity analysis, along the proposed site's entire Dubbert Street and McKim Way frontages and tie-in to the storm sewer in Cambie Road. Manhole placement shall be as per City's Engineering specifications.

• **Sanitary Sewer Works:**

The Developer is required to:

- Install a new sanitary sewer, sized as per the City's minimum standard or that derived from a capacity analysis, along the proposed site's entire Dubbert Street and McKim Way frontages and extend through a new SRW along the south side of 9300 Cambie Road to tie-in to the existing sanitary main on McKim Way.

• **Frontage Improvements:**

- a. The Developer is required to:
  - Relocate an existing BC Hydro pole at the west property line of 9240 Cambie Road due to its conflict with the Dubbert Street alignment. Alterations and relocation of any private utilities will be at the developer's cost.
  - Pre-duct for future hydro, telephone and cable utilities along all road frontages.
  - 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 requirements 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:

1. BC Hydro PMT – 4mW X 5m (deep)
  2. BC Hydro LPT – 3.5mW X 3.5m (deep)
  3. Street light kiosk – 1.5mW X 1.5m (deep)
  4. Traffic signal kiosk – 1mW X 1m (deep)
  5. Traffic signal UPS – 2mW X 1.5m (deep)
  6. Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
  7. Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan
- Provide other frontage improvements as per Transportation's requirements. Improvements shall be built to the ultimate condition wherever possible. Should interim road improvements by neighboring developments on Dubbert Street and McKim Way proceed prior to the proposed development's road dedications being made then the subject site's developer will be required to upgrade those interim works to the ultimate condition at his own cost, DCC credits may be applicable.
  - Provide street lighting along the Cambie Road, Dubbert Road and McKim Way frontages of the proposed site.
- **General Items:**
    - The Developer is required to:
      - Provide an acceptably dimensioned SRW or another substantive agreement or mechanism to ensure that sanitary and district energy utility (DEU) corridors are established through 9300 Cambie Road, through future road dedication alignments, to service the proposed site. A letter agreement between the landowners is not acceptable.
      - Provide, prior to first SA design submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development site, proposed utility installations, the existing single family dwelling at 9300 Cambie Road and provide mitigation recommendations. The mitigation recommendations (if required) shall be incorporated into the first SA design submission or if necessary prior to pre-load.
      - 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.
- **Transportation Related Items:**
    - a) Developer responsible for the design and construction of the frontage improvements, and the associated land dedication, as noted below:
      - Cambie Road:
        - i. Land dedication to accommodate the following road cross-sections (measured from the existing curb/gutter along the north side of Cambie Road):
          - 3.5 m wide westbound through lane.
          - 3.2 m wide westbound through lane.
          - 3.3 m wide left-turn lane.
          - 3.2 m wide eastbound through lane.
          - 3.5 m wide eastbound through lane.

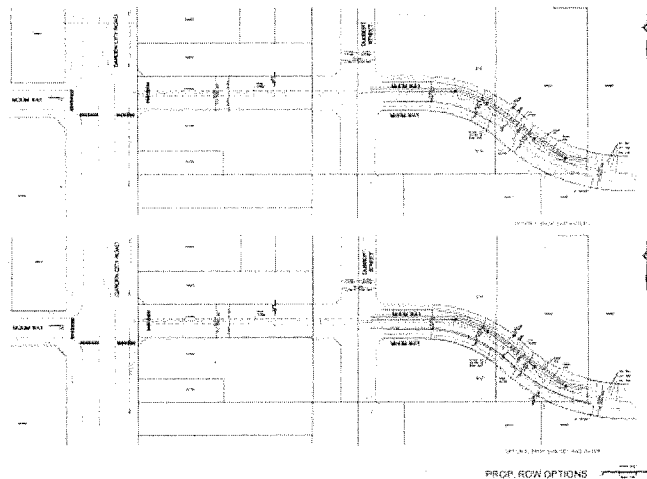
- 0.15 m wide curb/gutter.
  - 1.5 m wide boulevard.
  - 2 m wide sidewalk.
  - (subject to the functional design and detailed survey to be prepared by the developer, it is estimated that the above would require approximately 3.4 m of dedication along the entire Cambie Road frontage).
- ii. Design and construct road improvements along the Cambie Road frontage to an interim road standard which includes a new 2 m wide sidewalk at the new property line, a treed/grassed landscaped boulevard between the new sidewalk and the existing curb/gutter.

New north/south road (Dubbert Street) along the west property line of 9240 Cambie Road:

- Require 10 m wide land dedication.
- Design and construct the interim roadway to include: minimum 6 m wide driving surface, 1 m paved shoulder along west road edge, and along the east road edge, a 0.15 m wide interim curb/gutter, 2 m wide sidewalk, and the remaining to be interim boulevard.

New east/west road (McKim Way) through the site:

- Require 20 m wide land dedication (general road alignment shown schematically in diagram below)
- Full road construction to a collector road standard, including a 11.2 m wide pavement, and on both sides of the street, 2 m wide sidewalk, 1.5 m wide boulevard and 0.15 m wide curb/gutter.



4 m x 4 m corner cuts (as dedication):

- Cambie Road/Dubbert Street: on the southeast corner of the intersection.
- McKim Way/Dubbert Street: on northeast and southeast corners of the intersection.

Cambie Road & Dubbert Street Intersection:

- Traffic signal pre-ducting required.

- b) No access off Cambie Road.
- c) All drive aisle width shall be no less than 6.7 m.
- d) On-site vehicle parking:
- Provided 2.2 spaces for each dwelling unit (2.0 spaces for residents PLUS 0.2 spaces for visitors) meets the bylaw requirements.
  - Size of parking stalls: confirm the size of stalls meets the bylaw requirements by showing on the plan the typical stall size for both resident and visitor parking stalls. Note the additional clearance requirement for tandem parking spaces (see zoning bylaw section 7.5.6a).
  - Minimum 2% of the total number of parking spaces be handicapped stalls.

- Small-sized stalls: no more than 50% of the total parking spaces.
- Tandem Parking: 54.7% proposed- suggest reducing it to 50% to meet the bylaw requirements.
- e) On-site vehicle loading:
  - No designated (SU-9) loading space required as per bylaw requirements.
  - Provide SU-9 vehicle turning templates to ensure all truck movements can be accommodated on-site. Based on the turning templates provided, vehicles cannot turn around within the site and would require back in/back out of loading vehicles over a long distance which is a concern. Applicant may wish to consider introducing an additional access off Dubbert Street for the northern portion of the development at approximately where the two (2) visitor parking stalls are proposed. For the southern portion of the development, a second access off McKim Way as far east as possible.
- f) On-site bicycle Parking:
  - Confirm on-site bicycle parking has been provided to meet the following bylaw requirements: 1.25 Class 1 spaces per dwelling unit PLUS 0.2 Class 2 spaces per dwelling unit.
  - Confirm the size of bicycle parking stalls meets the bylaw requirement by showing on the plan the typical size for each Class 1 and Class 2 parking stalls.
- g) Prior to the issuance of Building Permit (BP), a construction parking and traffic management plan to be provided to the Transportation Division (Ref: <http://www.Richmond.ca/services/ttp/special.htm>>)

**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. Payment of the Supplementary Local Area DCC for the Alexandra Neighbourhood.
4. Payment of the Alexandra Neighbourhood sanitary and storm sewer works and services late comer charge plus applicable interest, in accordance with the Alexandra Neighbourhood Development Agreement dated June 25, 2007.
5. 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.

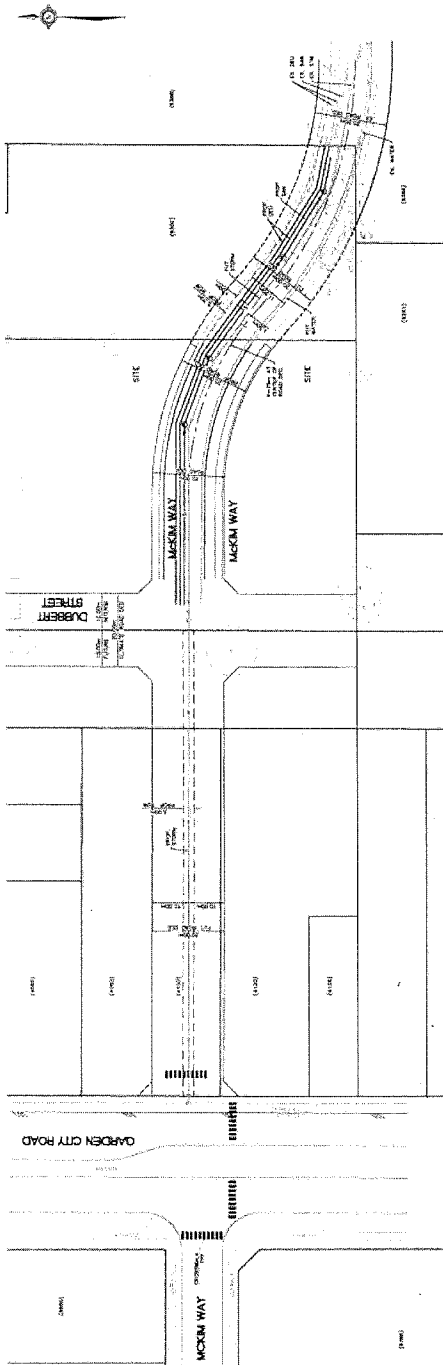
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, 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



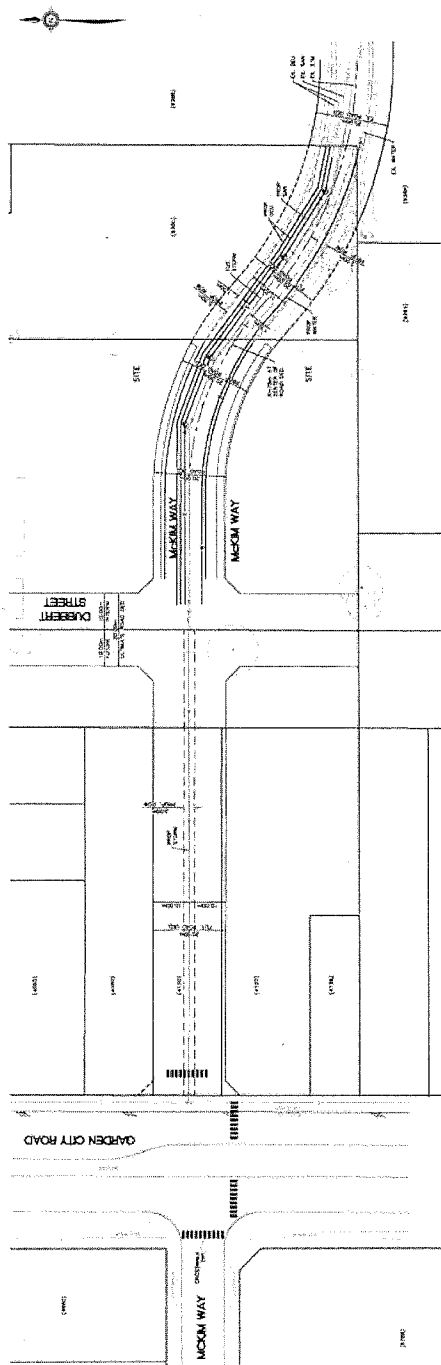
of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed \_\_\_\_\_

Date \_\_\_\_\_



OPTION 1 - PROP. SAN AND DEL.



OPTION 2 - PROP. SAN, DEL. AND WATER

PROP. ROW OPTIONS





**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9597 (RZ 15-692812)  
9240, 9248, 9260 Cambie Road**

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

1. Richmond Zoning Bylaw 8500 is amended by inserting Section 17.79 thereof the following:

"17.79 Town Housing (ZT79) – Alexandra Neighbourhood (West Cambie)"

**17.79.1 Purpose**

The **zone** provides for **town housing** with a **density bonus** for a contribution to the City's capital Affordable Housing Reserve Fund.

**17.79.2 Permitted Uses**

- **child care**
- **housing, town**

**17.79.3 Secondary Uses**

- **boarding and lodging**
- **home business**
- **community care facility, minor**

**17.79.4 Permitted Density**

1. The maximum **floor area ratio** (FAR) is 0.60, together with an additional:
  - a) 0.10 **floor area ratio** provided that is entirely used to accommodate **amenity space**; and
  - b) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for:
    - i. covered areas of the **principal building** which are open on one or more sides; or
    - ii. enclosed **balconies** provided that the total area of such enclosed **balconies** does not exceed 50% of the total area permitted by Section 17.79.4.1.b. i.
2. Notwithstanding Section 17.79.4.1, the reference to "0.60" in relation to the maximum **floor area ratio** is increased to a higher **density** of "0.82" if the **owner** has paid or secured to the satisfaction of the **City** a monetary contribution of \$5.10 per square foot of net buildable area to the **City's** capital Affordable Housing Reserve Fund established pursuant to Reserve Fund Establishment Bylaw No. 7812.

**17.79.5 Permitted Lot Coverage**

1. The maximum **lot coverage** is 42% for **buildings**.
2. No more than 70% of the **lot** may be occupied by **buildings, structures and non-porous surfaces**.

**17.79.6 Yards & Setbacks**

1. The minimum **setback** from public roads is 4.0 m.
2. The minimum **side yard** south of McKim Way is 3.0 m.
3. The minimum **rear yard** north of McKim Way is 4.5 m.
4. The minimum **rear yard** south of McKim Way is 4.2 m.
5. **Bay windows**, enclosed and unenclosed fireplaces and chimneys may project into the **front yard** for a distance of not more than 1.0 m and into the **side** and **rear yards** for a distance of not more than 0.6 m.
6. **Balconies** may not project into the **front yards**.
7. Electrical or DEU/Mechanical rooms may project into the **side** and **rear yards** for a distance of not more than 0.6 m.

**17.79.7 Permitted Heights**

1. The maximum **height** for **buildings** is 12.0 m, but containing no more than 3 **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

**17.79.8 Subdivision Provisions/Minimum Lot Size**

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 8,500 m<sup>2</sup>.

**17.79.9 Landscaping & Screening**

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

**17.79.10 On-Site Parking and Loading**

1. On-site **vehicle** and bicycle parking and loading according to the standards set out in Section 7.0.

**17.79.11 Other Regulations**

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply."
2. Richmond Zoning Bylaw 8500 is amended by repealing the existing zoning designation of the following area and by designating it "**TOWN HOUSING (ZT79) – ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE)**".

P.I.D. 004-261-089

West Half Lot 4 Block "A" Section 34 Block 5 North Range 6 West New Westminster  
District Plan 1224

P.I.D. 004-260-911

East Half Lot 3 Block "A" Section 34 Block 5 North Range 6 West New Westminster  
District Plan 1224

P.I.D. 012-030-589

East Half Lot 4 Block "A" Section 34 Block 5 North Range 6 West New Westminster  
District Plan 1224"

3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9597**".

FIRST READING

**OCT 11 2016**

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND  
INFRASTRUCTURE SATISFIED

OTHER CONDITIONS SATISFIED

ADOPTED

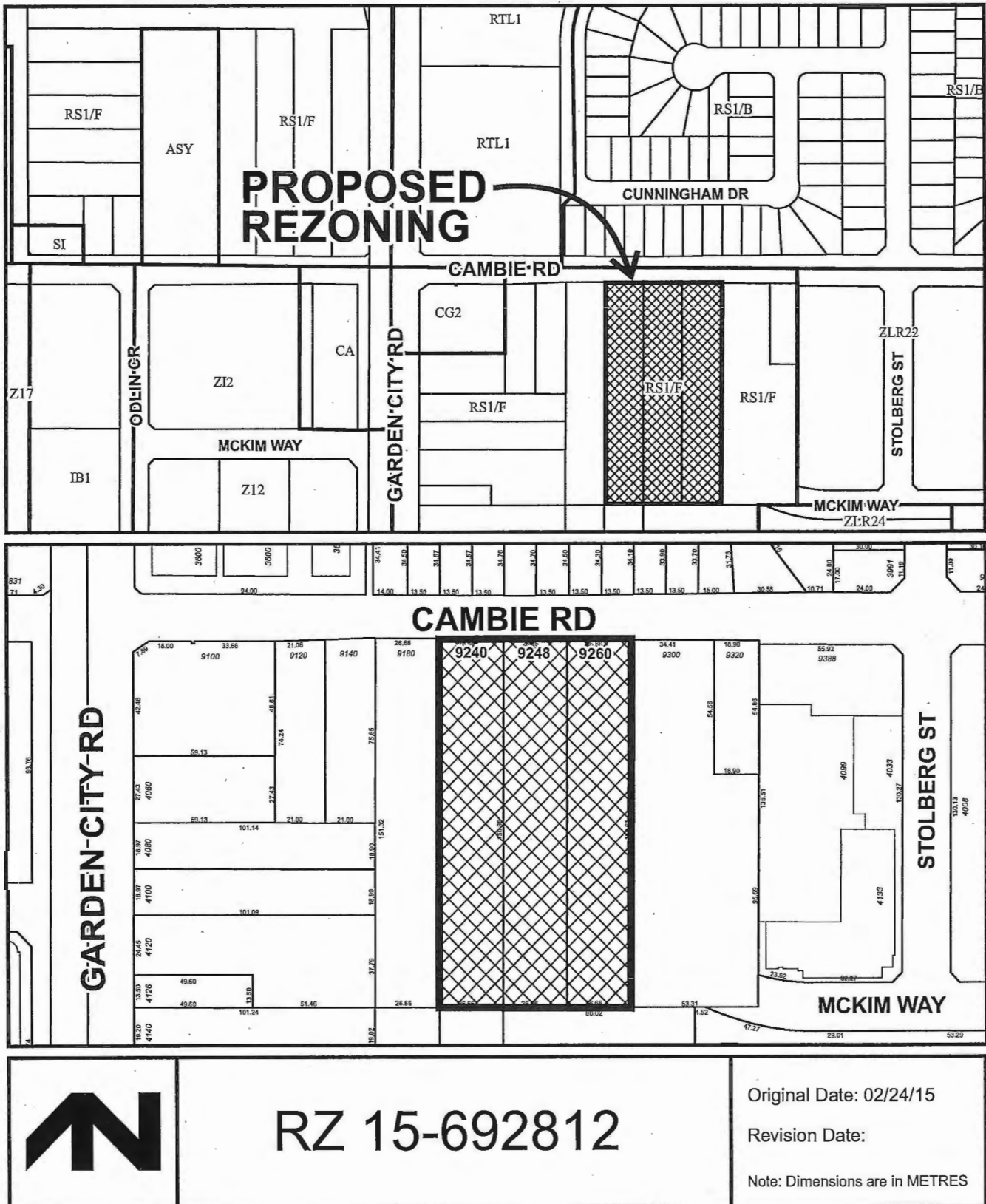
CITY OF RICHMOND
APPROVED by <i>BK</i>
APPROVED by Director or Solicitor <i>al</i>

\_\_\_\_\_  
MAYOR

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



City of  
Richmond



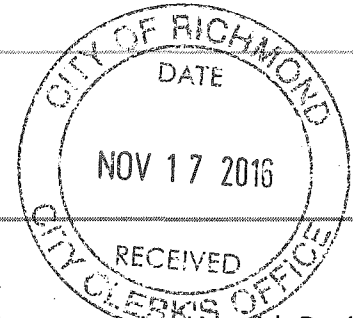


## Mayor and Councillors

**From:** Mayor and Councillors  
**Subject:** FW: RZ 15-692812 9240-9260 Cambie NON COMPLIANT WITH OCP

To Public Hearing
Date: <u>NOVEMBER 21, 2016</u>
Item # <u>2</u>
Re: <u>ZONING AMENDMENT BYLAW</u> <u>9594 RZ 15-692812</u>

**From:** Narinder Gill [<mailto:narinder-gill@hotmail.com>]  
**Sent:** Tuesday, 15 November 2016 21:16  
**To:** Craig, Wayne; Crowe, Terry; Wei, Victor; Brownlee, David  
**Subject:** Fw: RZ 15-692812 9240-9260 Cambie NON COMPLIANT WITH OCP



Good morning Wayne Craig, Terry Crowe, Victor Well, David Brownlee,

Sir We are owners of 4080- 4060 Garden City Road Richmond. I am in communication with David Brownlee , Fred and now you big bosses. Our complaint is about Non alignment of Mckim way at proposed East and existing West at the intersection of Garden city Road which makes this NON COMPLIANT WITH OCP. The Mckim Road alignment as shown on the redevelopment plans for this site is not in accordance with the 2006 OCP nor the City Spaces Consulting report in support of the OCP. The OCP and consultant report clearly show that the new easterly section of Mckim Road would be aligned with the existing Mckim Road west of Garden City. This new realignment significantly impacts our development potential that we had based on the OCP when we bought this property. This recent change unfairly and inequitably punishes our site by transferring a road design impact from the development site to our site. The OCP map and the consultant reports clearly indicate alignment of the McKim road at Garden City. WE would request that the OCP alignment be respected as shown and discussed by the consultant along with public input .

We bought our site with the understanding based on the OCP and the consultant report, that there would be some sort of private strip of land between the new road and the common south property line we share with the development site. We anticipated that the setback requirement to a common property line between our properties would be less than that required if the common property line is between private land and a road. Moving the road alignment 12' north to the common property line increases the required setback for any development on our site as street facing setbacks, typically are greater than a side yard condition. You have transferred the setback issue that exists for the development site to our site. We understood that the development site would have to be setback from the future street that would bisect their property leaving a 12' piece of land on the north side of the new road. We understood that we would be have this strip of private land between our property and the new road when we purchased our property.

Again please require that OCP be followed as contemplated. If the 12' strip is an issue of no mans land for the developer as a green space we would be prepared to purchase the land. The developer must have known about this condition and its impact to him and his setbacks hence the realignment request; we understand their predicament; but it has existed and been understood since the adoption of the OCP. To now transfer the problem to us is most unfair.

Terry crowe planning manager worked hard to align all roads in 2006. City aligned leslie Road at garden City intersection and bought 3 houses i believe. I can see all roads aligned in ocp. Aligned Road is perfect for traffic lights. Please think of our grandchildren if they want to put traffic lights in future.

We are prepared to meet as soon as possible to resolve this matter in advance of this application proceeding to Council in a few days time.

Thank you,  
Kelly Gill Tel #604 710 6123

Good Morning Fred,

Sir , this application does not comply with OCP because

1. East and West of Mckim Road does not align at garden city road in Developer drawings. On PLN 23(Attached with Application) Alexandria Neighbourhood Land use Map Mckim Way is aligned on Proposed East and existing West of Mckim Way.
2. Also report from "City Spaces Consulting Ltd /16 march 2006" under paragraph PROPOSED TRAFFIC CIRCULATION there is a very clear direction with special remarks to this intersection. Copy pasted below

## **Changes Following the December Open Houses**

Certain changes have been introduced to the proposed plan as a result of public input and staff review over the past three months. The changes are described below.

The *road system* has been changed in a number of respects. The changes have been introduced for two main reasons: to ensure that the road system is capable of accommodating peak-period vehicle traffic and to ensure greater fairness for owners whose properties will be on the new road network.

- Realignment of several proposed new roads in order to straddle property lines, rather than run concurrent with property lines;
- In the northwest portion, the proposed new east-west road now aligns with McKim Road, west of Garden City Road;
- In the northeast portion, a new north-south road is proposed in order to provide a third access to Cambie Road.

CitySpaces Consulting Ltd./16 March 05  
1456397

260

3. All the roads in OCP are aligned. LESLIE is aligned at garden city intersection. City bought 3 houses to align it.
4. We can ask for more clarification from Terry Crowe Planning Manager about his intention at that time.

Fred McKim Way is moved 12 feet to north between Garden City and Dubbert Street as per Developer Architect (Information provided to David by Developer Architect). On site it looks more than that. This makes this application NON COMPLIANT WITH OCP.

I think all this happened because Architect did not attached more detailed drawing of Mckim-Garden city intersection with dimentions.

Sir I own 4080 Garden City Road. I offer to buy that 12 feet strip of land from develpoer at fair market price. I want to see Mckim Way aligned East- West.

Can We meet on Sight ? My Tel # is 604 710 6123

Kelly Gill



# City of Richmond

## Report to Committee Planning and Development Division

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

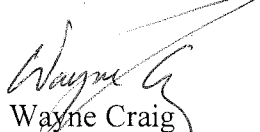
**Date:** October 7, 2016

**File:** RZ 16-726011

**Re:** Application by Sandra Lopez and Andre Savard for Rezoning at  
4280 Tyson Place from Land Use Contract 042 and Single Family Zero Lot Line  
(ZS24) to Single Detached (ZS27) – Tyson Place


### Staff Recommendation

1. That "Land Use Contract 042" entered into pursuant to "Lulu Island Holdings Ltd. Land Use Contract Bylaw No. 3234, 1976", be discharged from 4280 Tyson Place; and
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9601, to create the "Single Detached (ZS27) – Tyson Place" zone and for the rezoning of 4280 Tyson Place from "Land Use Contract 042" and "Single Family Zero Lot Line (ZS24)" to the "Single Detached (ZS27) – Tyson Place" zone, be introduced and given first reading.



Wayne Craig  
Director, Development

CL:blg  
Att. 6

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

## **Staff Report**

### **Origin**

Sandra Lopez and Andre Savard have applied to the City of Richmond for permission to rezone the property at 4280 Tyson Place from “Land Use Contract 042” and “Single Family Zero Lot Line (ZS24)” to a site-specific zone, to permit construction of a new two-storey detached dwelling with a secondary suite on the subject property (Attachment 1). The property currently contains a semi-detached dwelling and carport; which will be demolished at future development stage. This redevelopment proposal does not involve subdivision of the property. A survey plan of the subject site is included in Attachment 2.

On November 24, 2015, City Council adopted “Richmond Zoning Bylaw 8500, Amendment Bylaw 9343” to establish the underlying zoning for the subject property, and adopted “Richmond Land Use Contract 042, Early Termination Bylaw No. 9343” to terminate the Land Use Contract (LUC). Although these bylaws were adopted on November 24, 2015, the LUC remains on the land title record until November 24, 2016. For the one-year period while both the underlying zoning and the LUC are operative, the provisions of the LUC prevail. The provisions of the LUC would allow for a three-storey semi-detached dwelling at the subject site, with 33% lot coverage.

At the November 24, 2015 Public Hearing, at which the LUC early termination bylaw was adopted, the applicants delegated to City Council about their desire to redevelop the subject site to construct a new two-storey detached dwelling that would be in keeping with the size of detached dwellings elsewhere in the city. At the Public Hearing, it was identified that the applicants could submit a rezoning application for Council to consider.

Since the applicants wish to construct a new two-storey detached dwelling with a secondary suite on the subject property, which is inconsistent with both the LUC and the underlying zoning, a rezoning of the property is required.

### **Findings of Fact**

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

### **Surrounding Development**

Existing development immediately surrounding the subject site is as follows:

- To the North, are semi-detached dwellings on lots under LUC 042 around the cul-de-sac of Tyson Place.
- To the South, fronting Baffin Drive, are dwellings on lots zoned “Single Detached (RS1/B)”.
- To the East, fronting the cul-de-sac of Cabot Drive, are semi-detached dwellings on lots under LUC 042.
- To the West, is a detached dwelling on a lot under LUC 042 (4260 Tyson Place), and semi-detached dwellings further to the west.



**Related Policies & Studies****Official Community Plan**

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

**Floodplain Management Implementation Strategy**

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

**Public Consultation**

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.

**Analysis****Conceptual Development Plans and the Proposed “Single Detached (ZS27) – Tyson Place” Zone**

The applicants propose to construct a detached dwelling with a secondary suite on the subject site, as shown in the attached preliminary concept plans (Attachment 4).

As both the existing LUC 042 and the underlying ZS24 zone require a single-family dwelling built on the subject site to have a zero side yard setback on one side (and since the subject site has a lot frontage of only 5.0 m wide), an amendment to Richmond Zoning Bylaw 8500 is proposed to create a site-specific zone entitled “Single Detached (ZS27) – Tyson Place” to accommodate this redevelopment proposal.

The ZS27 zone has been prepared to reflect many of the same provisions as the underlying ZS24 zone, as well those of the standard “Single Detached (RS1)” zone used for detached dwellings in other neighbourhoods city-wide. The proposed ZS27 zone would allow for a minimum lot frontage of 4.5 m due to the irregular shape of the subject property, and would not allow any additional floor area beyond what would be allowed in the underlying ZS24 zone or the standard RS1 zone.

The proposed ZS27 zone also allows for a site-specific reduction of the minimum rear yard setback in the southeast corner of the property from the standard 6.0 m down to 4.0 m to enable a portion of the building envelope to be shifted south to allow for vehicle manoeuvring around Tree # 1, which is to be retained on-site in the front yard. This is illustrated in the applicant's preliminary concept plans in Attachment 4.

Staff are supportive of the creation of this zone for the rezoning of the subject property as it:

- provides for a detached dwelling that is smaller in size and height than what could be constructed under LUC 042, and would be consistent with the size of detached dwellings on RS1-zoned lots city-wide; and,
- is consistent with the City's approach on the rezoning and subdivision of lots containing a duplex.

Prior to final adoption of the rezoning bylaw, the applicant must register a legal agreement on title to ensure that the Building Permit application and ensuing development at the site is generally consistent with the preliminary concept plans included in Attachment 4. The Building Permit application process includes coordination between Building Approvals and Planning Department staff to ensure that the covenant is adhered to. The final plans submitted at Building Permit stage must comply with all City regulations, including Zoning.

### **Vehicle Access**

Vehicle access to the subject site is from Tyson Place in the same location as the existing driveway crossing, which is shared with the property to the west at 4260 Tyson Place. The applicants are required to register a cross-access easement for the shared driveway on Title prior to rezoning adoption, to formalize the existing shared access condition.

### **Implications for 4300 Tyson Place**

In order to construct a new detached dwelling at the subject site, the applicants will be required to demolish the existing dwelling; which is currently attached to the neighbouring dwelling at 4300 Tyson Place. This will result in the existing west façade of the dwelling at 4300 Tyson Place being exposed. The appearance of the exposed façade, as well as any Building Code and City requirements, will need to be addressed as part of the Building Permit application at 4280 Tyson Place (including but not limited to fire resistance ratings and the prevention of water intrusion).

The applicants have indicated that they have verbal authorization for their proposal from the neighbouring property owners at 4300 Tyson Place. Prior to rezoning adoption, the applicants are required to submit signed written confirmation from the neighbouring property owners that they have no objections to the proposed rezoning, and that they understand that it will result in an exposed façade to their dwelling, which the applicants have agreed to repair/finish in accordance with the Building Code and all City regulations.

The applicants have provided a signed written statement indicating that they will, at their sole cost, undertake the necessary repair/finishing of the exposed façade of the neighbouring dwelling

at 4300 Tyson Place resulting from this redevelopment proposal (including but not limited to its appearance, and addressing any Building Code and City requirements).

To ensure that the applicants undertake all of the work resulting from demolition of the dwelling at the subject site, the following items must be completed prior to final adoption of the rezoning bylaw:

- Submission of a restoration plan indicating how the applicants intend to address the exposed façade at 4300 Tyson Place; and
- A Letter of Credit in the amount of a contractor's cost estimate for the complete scope of the works.

### **Tree Retention and Replacement**

The applicants have 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 10 bylaw-sized trees and one (1) undersized tree on the subject property, and a total of eight (8) trees on the neighbourhood properties at 4300 Tyson Place (5 trees), 4340 Cabot Drive (1 tree), 4211 Baffin Drive (1 tree), and 4231 Baffin Drive (1 tree).

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

- One (1) Japanese Maple (Tree # 1; 21 cm dbh) located in the front yards is in good condition and should be retained and protected a minimum 1.5 m out from the base of the tree. Design development of the driveway in order to retain this tree.
- One (1) Western Red Cedar (Tree # 11, 50 cm dbh) located in the rear yard is in good condition and is identified to be retained and protected. Tree protection should be located a minimum 4.0 m out from the base of the tree.
- One (1) London Plane (Tree # 15; 1.05 m dbh) located in the back yard is a significant tree in excellent condition. This tree should be retained and protected a minimum 5.0 m out from the base of the tree. Design development to the rear of the proposed house to demonstrate a 5.0 m tree protection zone.
- Eight (8) trees (Trees # 7, 8, 10, 12, 16, 17, 18, 19) located on the subject site are in poor condition; either dying, historically topped (and as a result exhibit significant structural defects), exhibit sparse foliage or are infected with bacterial blight and canker. These trees are not good candidates for retention and should be removed and replaced at a ratio of 2:1 as per the Official Community Plan (OCP).
- Two (2) trees located on the neighbouring property at 4300 Tyson Place (Trees # 3 and 4) are proposed to be removed due their close proximity to the proposed new dwelling, which will result in significant root loss. Prior to removal, the applicants must obtain written permission from the adjacent property owner(s) and obtain a valid tree removal permit.

- Six (6) trees located in the rear yards of the neighbouring properties at 4340 Cabot Drive to the east, and to the south at 4211 and 4231 Baffin Drive (Trees # 2, 5, 6, 9, 13, 14) are to be retained and protected as per the Arborist Report recommendation.

### *Tree Protection*

The applicants have submitted a Tree Retention Plan showing the three (3) on-site trees and the six (6) off-site trees that are to be retained and protected, and the measures that are to be taken to protect them at development stage (Attachment 5). To ensure that the trees identified for retention are protected at development stage, the applicants are 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 of Trees # 1, 2, 5, 6, 9, 11, 13, 14, 15. 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.
  - A survival security for Trees # 1, 11, and 15 on-site. The City will accept either: a security in the amount of \$20,000 as determined by the City's Tree Preservation Coordinator; or a security based on the International Society of Arboriculture's appraisal technique of the true value of the trees, to be provided by a Certified Arborist prior to final adoption of the rezoning bylaw. The security will be held until construction and landscaping on-site is completed, the post-construction impact assessment report is received, and a site inspection is conducted to ensure that the trees have not been negatively impacted by the development. The City may retain a portion of the security for a one-year maintenance period to ensure the trees have survived.
- Prior to demolition of the existing dwelling on the subject site:
  - Installation of tree protection fencing around all trees to be retained, as shown on the proposed Tree Retention Plan. 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.

### *Tree Replacement*

The applicants wish to remove seven (7) bylaw-sized trees on-site (Trees # 8, 10, 12, 16, 17, 18, 19); and one (1) undersized tree on-site (Tree # 7). The 2:1 replacement ratio would require a total of 14 replacement trees. Due to the compact size of the lot and the effort required by the applicants to retain three (3) trees on-site, staff recommend that only eight (8) replacement trees be required. The applicants have agreed to plant and maintain two (2) trees on the subject property and to provide a contribution in the amount of \$3,000 to the City's Tree Compensation Fund in-lieu of planting the remaining six (6) required replacement trees on-site. The required two (2) 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
2	10 cm	5.5 m

To ensure that the replacement trees are planted, the applicants are required to submit a Landscaping Security in the amount of \$1,000 prior to final adoption of the rezoning bylaw. The security will be held until construction and landscaping on-site is completed and a site inspection is conducted to ensure that the replacement trees have been planted. The City may retain a portion of the security for a one-year maintenance period to ensure that the replacement trees have survived.

### **Affordable Housing Strategy**

The City's Affordable Housing Strategy for single-family rezoning applications requires a secondary suite on all lots being rezoned but not subdivided. Consistent with the Affordable Housing Strategy, the applicants propose a secondary suite within the new detached dwelling on the subject property.

Prior to rezoning adoption, the applicants are required to register a legal agreement 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 Richmond Zoning Bylaw 8500.

### **Site Servicing and Frontage Improvements**

There are no servicing concerns with rezoning.

At future Building Permit stage, the applicants are required to pay servicing costs and to complete the scope of servicing works described in Attachment 6 (e.g. water, storm, sanitary connections, and any necessary upgrades to the existing sidewalk/driveway crossing).

### **Existing Legal Encumbrances**

There is an existing easement (RD42635) registered on Title of the subject property to grant the right to 4300 Tyson Place (i.e., the dominant tenement) to maintain a dwelling over the easement area (1.2 m from the shared property line) and the right to enter the easement area for the purpose of repairing, maintaining, keeping up and replacing the dwelling and waterdrains to the dwelling. The easement should remain registered on Title of the subject site, as the rights granted to 4300 Tyson Place (at zero lot line) will still be necessary once a new detached dwelling is constructed on the subject site.

**Financial Impact**

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

**Conclusion**

The subject proposal is to rezone the property at 4280 Tyson Place from "LUC 042" and "Single Family Zero Lot Line (ZS24)" to a new zone entitled "Single Detached (ZS27) – Tyson Place, to permit the construction of a detached single-family dwelling including a secondary suite on-site.

Staff are supportive of the proposed rezoning application as it: a) provides for a detached dwelling that is similar in character to detached dwellings on RS1-zoned lots city-wide; b) is consistent with the City's approach on the rezoning and subdivision of lots containing a duplex; and c) provides for a secondary suite within the proposed new dwelling on the subject site.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9601 be introduced and given first reading.



Cynthia Lussier  
Planner 1  
(604-276-4108)

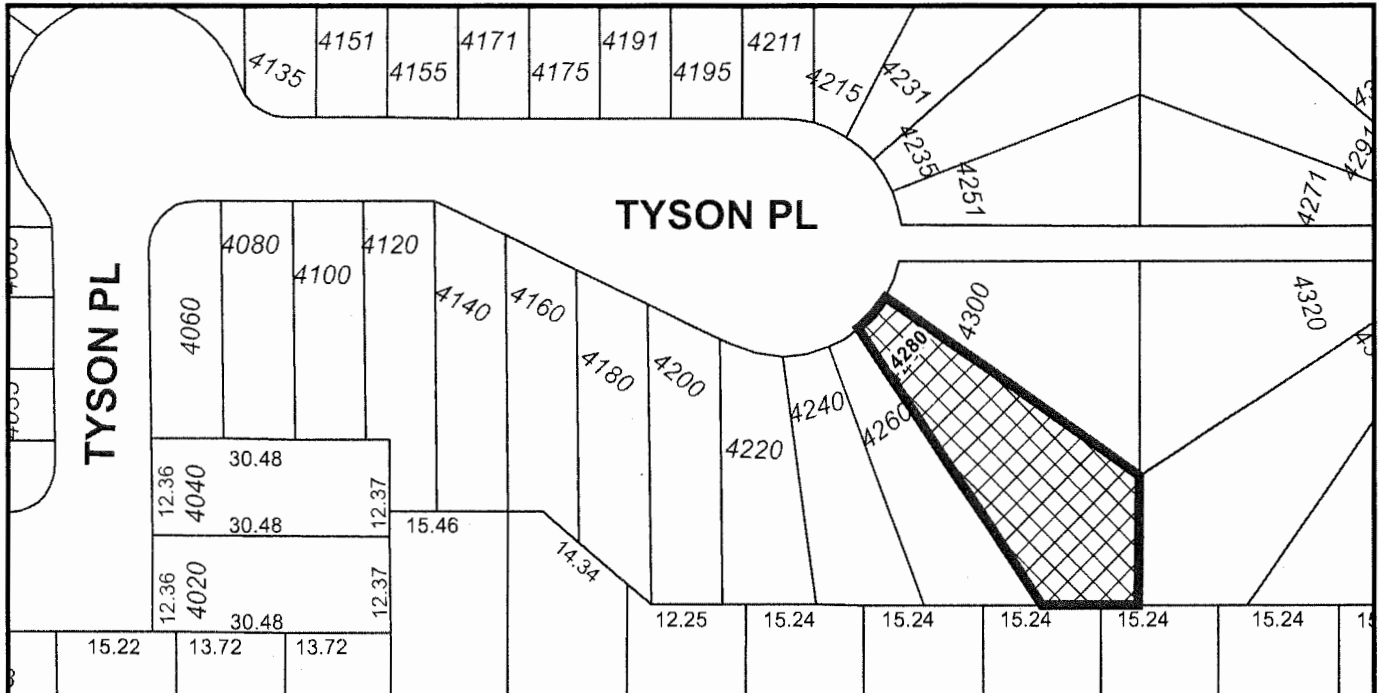
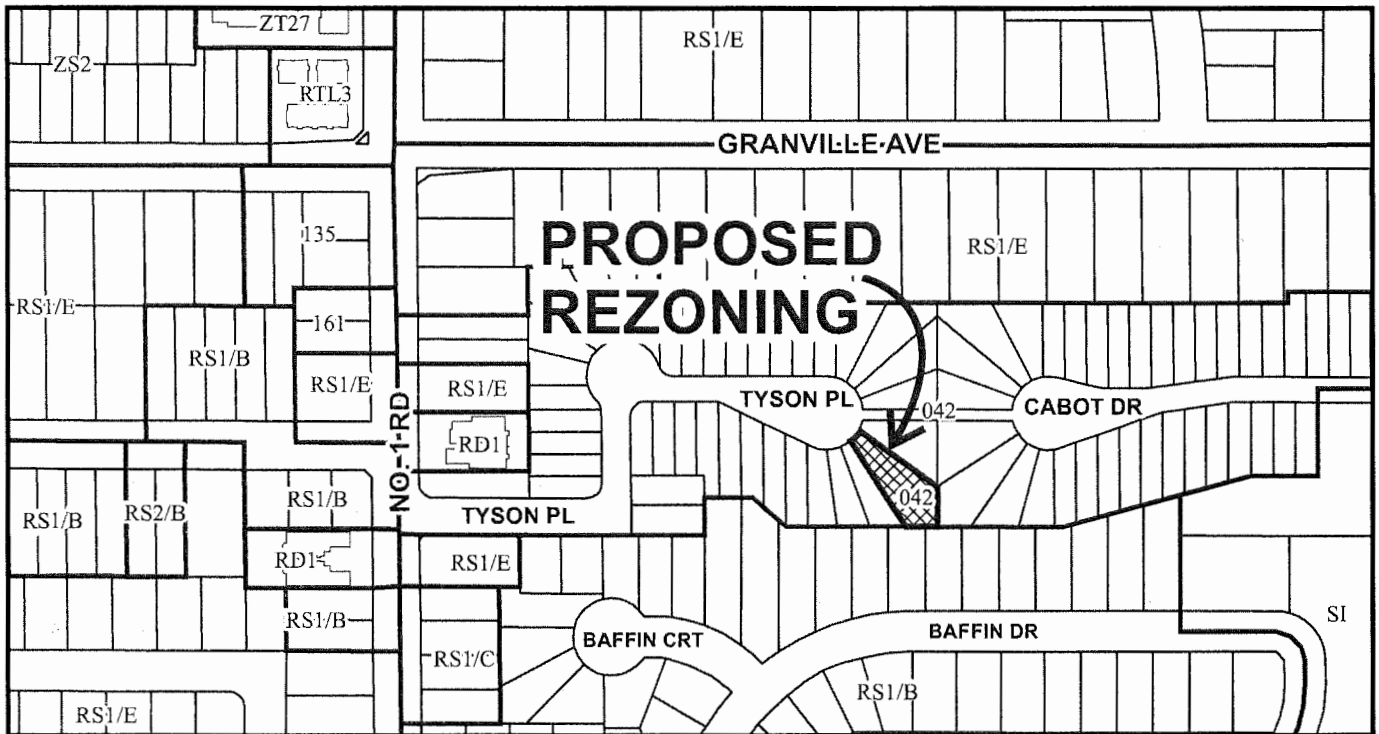
CL:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Site Survey
- Attachment 3: Development Application Data Sheet
- Attachment 4: Preliminary Conceptual Development Plans
- Attachment 5: Proposed Tree Retention Plan
- Attachment 6: Rezoning Considerations





# City of Richmond



**RZ 16-726011**

Original Date: 03/29/16

Revision Date:

Note: Dimensions are in METRES



City of  
Richmond



RZ 16-726011

Original Date: 03/29/16

Revision Date:

Note: Dimensions are in METRES



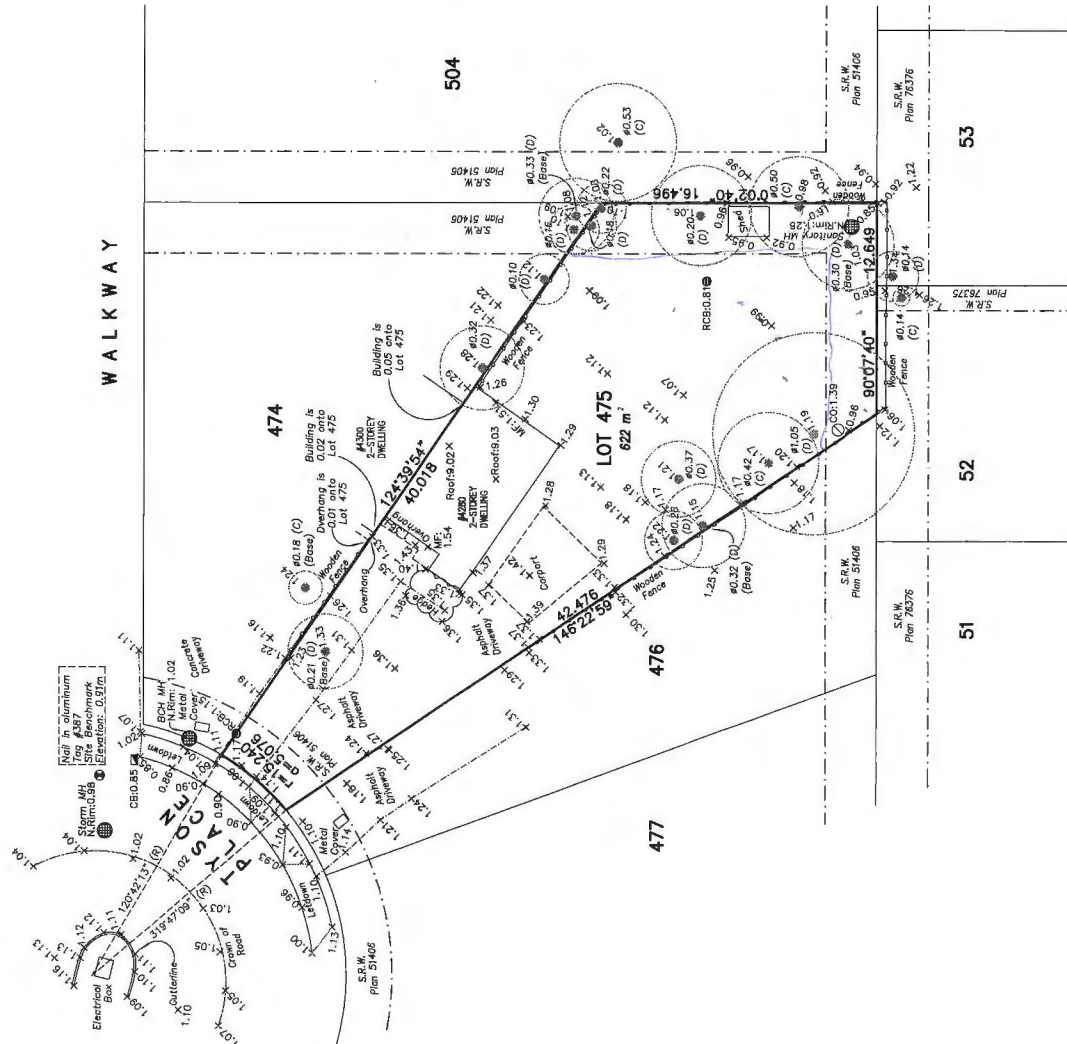
**TOPOGRAPHIC SURVEY OF LOT 475  
SECTION 14 BLOCK 4 NORTH RANGE 7 WEST  
NEW WESTMINSTER DISTRICT PLAN 51405**

#4260 TISON PLACE,  
RICHMOND, B.C.  
P.L.D. 003-718-239



SCALE: 1:200

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



**PH - 109**

**NOTE:**  
Parcel is encumbered by  
Registration Number: R051377  
Easement (Appurtenant to Lot 474)

**LEGEND:**  
(C) denotes center  
(D) denotes ditch  
(B) denotes catch basin  
(R) denotes round catch basin  
(M) denotes manhole  
(F) denotes floor  
(R) denotes radial bearing

**NOTE:**  
Elevations shown are based on  
City of Richmond H.P.N.  
Benchmark network.  
Control Monument H.P.N. #235  
Elevation: 1.103m  
Control Monument H.P.N. #234  
Elevation: 1.125m  
Control Monument 7714691  
Elevation: 1.125m  
Use site Benchmark Tag #387 for  
construction elevation control.

**NOTE:**  
Use site Benchmark Tag #387 for  
construction elevation control.

**DWG No. 6113-Topo**

**CERTIFIED CORRECT:**  
LOT DIMENSION ACCORDING TO  
FIELD SURVEY.

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

AUGUST 12th, 2015.



**RZ 16-726011**

**Attachment 3**

Address: 4280 Tyson Place

Applicants: Sandra Lopez and Andre Savard

Planning Area(s): Seafair

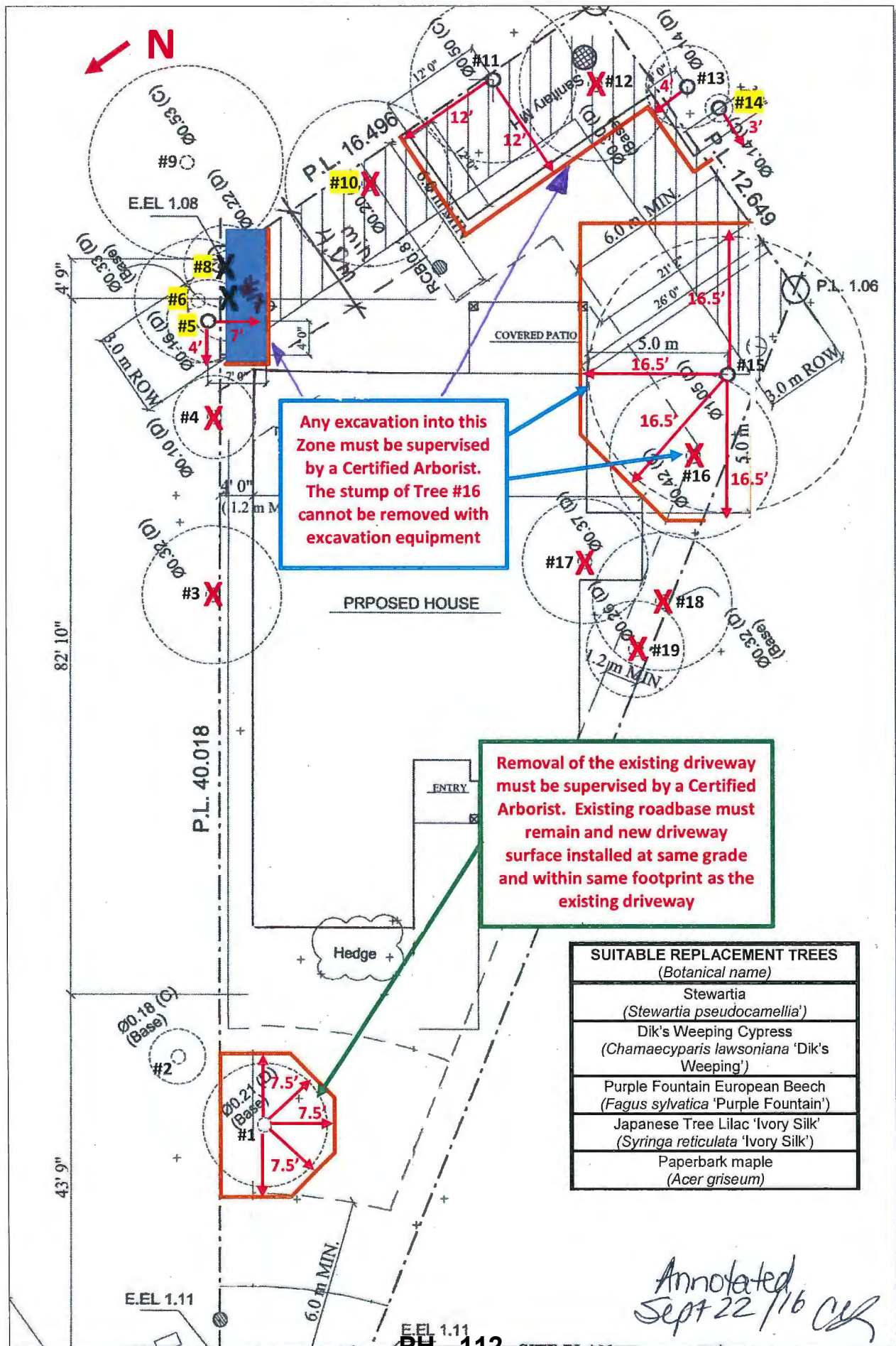
	Existing	Proposed
<b>Owner:</b>	Sandra Mary Lopez Andre Savard	No change
<b>Site Size (m<sup>2</sup>):</b>	622 m <sup>2</sup> (6,695 ft <sup>2</sup> )	No change
<b>Land Uses:</b>	Semi-detached dwelling	Single-detached dwelling
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Zoning:</b>	LUC 042 and Single Family Zero Lot Line (ZS24)	Single Detached (ZS27) – Tyson Place

	LUC 042	Proposed Single Detached (ZS27) – Tyson Place zoning	Proposed	Variance
Floor Area Ratio:	N/A	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> ; plus max. 50 m <sup>2</sup> for a garage	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> ; plus max. 50 m <sup>2</sup> for a garage	none permitted
Buildable Floor Area (m <sup>2</sup> ):*	Max. 615.78 m <sup>2</sup> (6,628 ft <sup>2</sup> ) incl. garage	Max. 352.66 m <sup>2</sup> (3,796 ft <sup>2</sup> ) incl. garage	352.66 m <sup>2</sup> (3,796 ft <sup>2</sup> ) incl. garage	none permitted
Lot Coverage (% of lot area):	As per drawings, (approximately 33%)	Buildings, Structures & Non-porous surfaces: Max. 70% Live plant material: Min. 30%	Buildings, Structures & Non-porous surfaces: 60% Live plant material: 40%	none
Min. Lot Size (m <sup>2</sup> ):	As per subdivision plan	270 m <sup>2</sup>	622 m <sup>2</sup>	none
Lot Dimensions (m):	As per subdivision plan	Frontage: Min. 4.5 m Width: Min. 9.0 m Depth: 24.0 m	Frontage: 5.076 m Average Width: Approx. 12.0 m Depth: Approx. 41.0 m	none

	<b>LUC 042</b>	<b>Proposed Single Detached (ZS27) – Tyson Place zoning</b>	<b>Proposed</b>	<b>Variance</b>
Setbacks (m):	Front: As per drawings (6.0 m) Rear: As per drawings (6.0 m) Side: 1.83 m on one side only (no minimum on other side)	Front: Min. 6.0 m Rear: Min. 4.0 m and 6.0 m as per diagram Side: Min. 1.2 m	Front: 15 m Rear: 4.0 m and 6.0 m as per diagram Side: 1.2 m	none
Height (m):	3 storeys	Max. 2 ½ storeys (9.0 m; peaked roof) Max. 2 storeys (7.5 m; flat roof)	2 storeys (Max. 9.0 m, peaked roof)	none

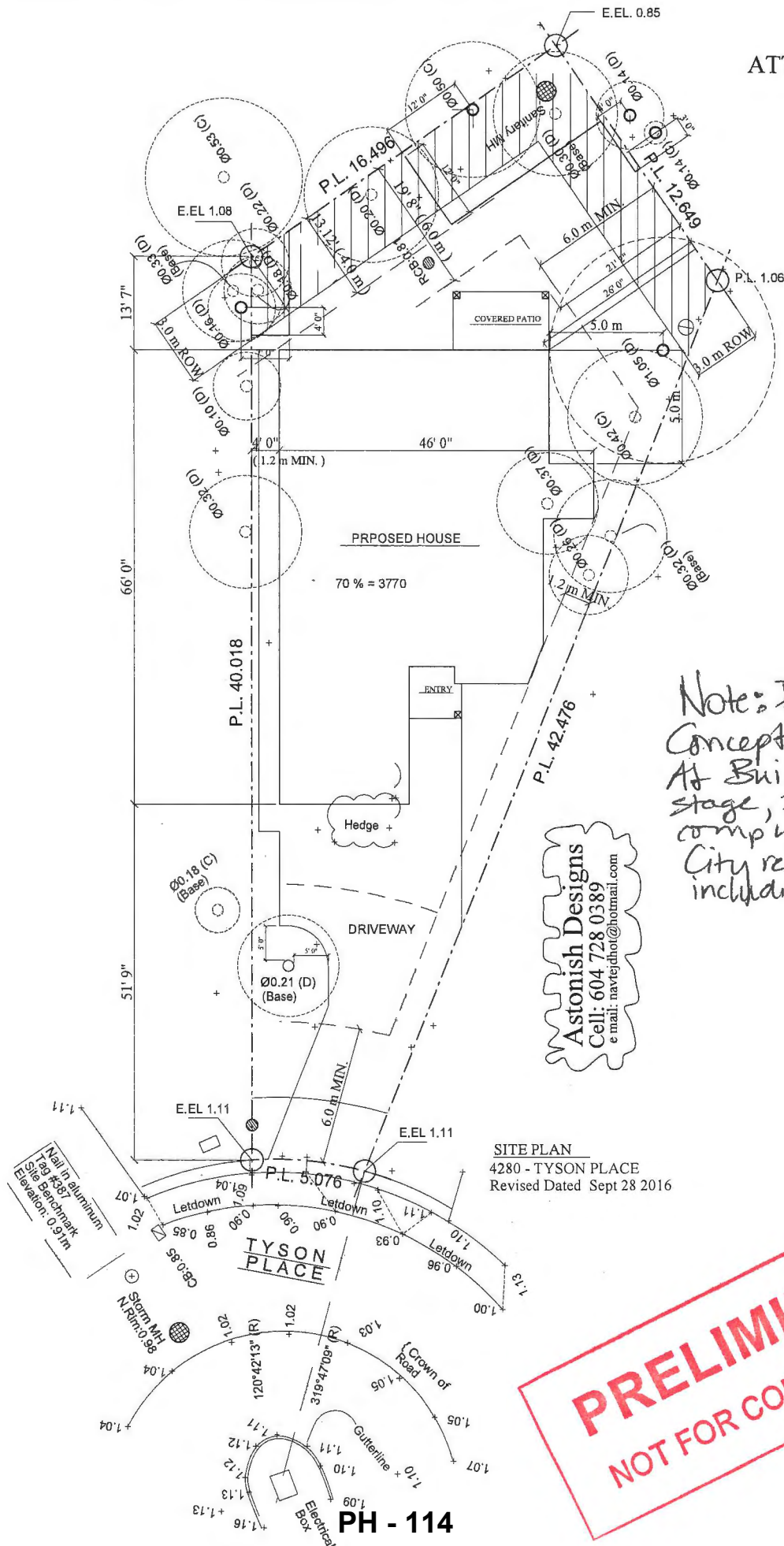
Other: Tree replacement compensation required for loss of bylaw-sized trees.

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





<u>TREE</u> #	<u>SPECIES</u>	<u>DBH</u> (cm)	<u>SPREAD</u> Radius (m) est.
1	Japanese maple ( <i>Acer palmatum</i> )	45 combined (13+12+10+10)	2
2	Cedar ( <i>Thuja sp.</i> )	18 per survey	0.8
3	Birch ( <i>Betula sp.</i> )	35	1.2
4	Cherry ( <i>Prunus sp.</i> )	10 per survey	1.2
5	Cherry ( <i>Prunus sp.</i> )	16 per survey	2
6	Cherry ( <i>Prunus sp.</i> )	33 per survey	2
7	Cherry ( <i>Prunus sp.</i> )	17	1.2
8	Cherry ( <i>Prunus sp.</i> )	21	1.2
9	Cedar ( <i>Thuja plicata</i> )	53 per survey	3.2
10	Plum ( <i>Prunus sp.</i> )	31 combined (17+14)	2.6
11	Cedar ( <i>Thuja plicata</i> )	57	2.8
12	Plum ( <i>Prunus sp.</i> )	52 combined (19+17+16)	2.6
13	Japanese inaple ( <i>Acer palmatum</i> )	14 per survey	1.2
14	Pine ( <i>Pinus sp.</i> )	11 per survey	0.2
15	London Plane ( <i>Platanus acerifolia</i> )	111	5.2
16	Cedar ( <i>Thuja plicata</i> )	49	2.6
17	Cherry ( <i>Prunus sp.</i> )	42	2
18	Cherry ( <i>Prunus sp.</i> )	49 combined (25+15+9)	2.1
19	Cherry ( <i>Prunus sp.</i> )	33	1.4



**PRELIMINARY**  
 NOT FOR CONSTRUCTION

STONE PER  
OWNER'S SPEC



**PRELIMINARY**  
**NOT FOR CONSTRUCTION**



## Rezoning Considerations

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

**Address:** 4280 Tyson Place

**File No.:** RZ 16-726011

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9601, the developer is required to complete the following:**

1. Submission of a Landscape Security in the amount of \$1,000 (\$500/tree) to ensure that a total of two (2) replacement trees are planted and maintained (with the following minimum sizes as per **Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees**):

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
2	10 cm	5.5 m

2. City acceptance of the developer's offer to voluntarily contribute \$3,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
3. Submission of a Contract entered into between the applicants and a Certified Arborist for supervision of any on-site works conducted within or in close proximity to the tree protection zone of Trees # 1, 2, 5, 6, 9, 11, 13, 14, 15 on-site and off-site. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections (at specified stages of construction), the special measures required to ensure tree protection, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security to the City for the three (3) on-site trees to be retained (Trees # 1, 11, and 15). The City will accept either: a security in the amount of \$20,000, as determined by the City's Tree Preservation Coordinator; or a security based on the International Society of Arboriculture's appraisal technique of the true value of the trees, to be provided by a Certified Arborist prior to final adoption of the rezoning bylaw. The security will be held until construction and landscaping on-site is completed, the post-construction impact assessment report is received, and a site inspection is conducted to ensure that the trees have not been negatively impacted by the development. The City may retain a portion of the security for a one-year maintenance period to ensure the trees have survived.
5. Submission of signed written authorization from all registered property owners on title of the neighbouring lot at 4300 Tyson Place, that they have no objections to the proposed rezoning, and that they understand that it will result in an exposed façade to their dwelling, which must be repaired/finished at the sole cost of the rezoning applicants.
6. Submission of a restoration plan indicating how the applicants intend to address the exposed façade at 4300 Tyson Place resulting from demolition of the dwelling at 4280 Tyson Place (including its' appearance as well as any Building Code and City requirements, including but not limited to fire resistance ratings and the prevention of water intrusion).
7. Submission of a Letter of Credit in the amount of a contractor's cost estimate for the complete scope of the works associated with repairing/finishing the exposed façade at 4300 Tyson Place resulting from demolition of the dwelling at 4280 Tyson Place (including its' appearance, as well as any Building Code and City requirements, including but not limited to fire resistance ratings and the prevention of water intrusion).
8. Registration of a flood indemnity covenant on Title.
9. Registration of a cross-access easement over the proposed driveway, which is currently shared with the neighbouring property to the west at 4260 Tyson Place. Note: the exact dimensions of the easement are to be determined prior to final adoption of the rezoning bylaw.

10. Registration of a legal agreement on title to ensure that the Building Permit application and ensuing development at the subject site is generally consistent with the preliminary conceptual plans included in Attachment 4 to this staff report.
11. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on the subject property, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
12. Discharge from title of "Land Use Contract 042" (having Charge Number RD34261) entered into pursuant to "Lulu Island Holdings Ltd. Land Use Contract Bylaw No. 3234, 1976", as it affects 4280 Tyson Place.

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

- Installation of tree protection fencing around 1, 2, 5, 6, 9, 11, 13, 14, 15 on-site and off-site, which are to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed. Tree protection fencing must be installed at a minimum of:
  - 1.5 m out from the base of Tree # 1; Design development of the driveway in order to retain this tree.
  - 4.0 m out from the base of Tree # 11.
  - 5.0 m out from the base of Tree # 15; Design development to the rear of the proposed house to demonstrate a 5.0 m tree protection zone.
  - as shown on the proposed Tree Retention Plan for Trees # 2, 5, 6, 9, 13, 14, as per the Arborist Report recommendation.

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

- Submit Building Permit plans that are generally consistent with the preliminary conceptual plans included in Attachment 4 to this staff report.
- Incorporate the scope of works to repair/finish the exposed façade at 4300 Tyson Place into the Building Permit application for the subject site at 4280 Tyson Place (including addressing any Building Code and City requirements, as well as the appearance of the exposed façade).
- Pay Servicing Costs for the following works (including but not limited to):

*Water Works*

- a) Using the OCP Model, there is 117.0 L/s of water available at a 20 psi residual at the lot frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s. At Building Permit stage, the developer is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the 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 and Building designs.
- b) At the developer's cost, the City is to:
  - Cut and cap at the main, the existing 20 mm water service connection at the lot frontage.
  - Install a new 25 mm water service connection complete with meter and meter box off of the existing 150 mm AC watermain on Tyson Place.

*Storm Sewer Works*

- a) The developer is required to retain the existing storm service connection at the lot frontage.



### *Sanitary Sewer Works*

- a) At the developer's cost, the City is to:
  - Plug the existing sanitary service connection at the southwest corner of the subject lot (note: A tree will be impacted if the existing sanitary connection is re-used).
  - Install a new service connection and tie-in to the northwest face of existing manhole SMH4799 located at the southeast corner of the subject lot.
- b) All sanitary works to be completed prior to any on-site building foundation construction.

### *Frontage Improvements*

- a) At the developer's cost, the City is to upgrade or replace any sidewalk/driveway crossing (max. 4.0 m wide), as required.
- b) The developer is required to coordinate with BC Hydro, Telus and other private communication service providers:
  - To underground Hydro service lines.
  - 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.).

### *General Items*

- a) The Developer is required to enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(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.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department (if applicable). The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
  - Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals 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 original on file)

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Signed

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Date



# City of Richmond

## Memorandum

Finance and Corporate Services Division  
City Clerk's Office

**To:** Mayor and Councillors

**Date:** November 17, 2016

**From:** David Weber  
Director, City Clerk's Office

**File:** 12-8060-20-009601/Vol 01

**Re: Recommended Amendment to Richmond Zoning Amendment Bylaw No. 9601  
(4280 Tyson Place)**

The purpose of this memo is to advise that an inadvertent error was noticed in Richmond Zoning Amendment Bylaw No. 9601 after first reading. Specifically, the Land Use Contract that is to be discharged from the subject property as part of the rezoning was misidentified in section 3 of the Bylaw.

A simple amendment to the Bylaw will therefore be required at the Public Hearing on November 21, 2016 in order to make this important house-keeping correction. The appropriate wording for this amendment appears on the Public Hearing agenda cover sheet under Item 3, "Council Consideration."

Please note that the statutory notices for this item were accurate and unaffected by this oversight.

David Weber  
Director, City Clerk's Office  
(604-276-4098)



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9601 (RZ 16-726011)  
4280 Tyson Place**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by:
  - a. Inserting the following into the end of the table contained in Section 5.15.1 regarding affordable housing density bonusing provisions:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
"ZS27	\$2.00"

- b. Inserting as Section 15.27 thereof the following:

**15.27 Single Detached (ZS27) – Tyson Place**

**15.27.1 Purpose**

The zone provides for **single detached housing** with a range of compatible **secondary uses**.

**15.27.2 Permitted Uses**

- **housing, single detached**

**15.27.3 Secondary Uses**

- **boarding and lodging**
- **community care facility, minor**
- **home business**
- **secondary suite**

**15.27.4 Permitted Density**

1. The maximum **density** is one **principal dwelling unit** per lot.
2. The maximum **floor area ratio** (FAR) is 0.40 applied to a maximum of 464.5 m<sup>2</sup> of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m<sup>2</sup>.
3. Notwithstanding Section 15.27.4.2, the reference to "0.4" is increased to a higher **density** of "0.55" if:

- a) the building contains a secondary suite; or
- b) the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the **ZS27 zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.

#### 15.27.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surface**.
3. 30% of the **lot area** is restricted to **landscaping** with live plant material.

#### 15.27.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. The minimum **interior side yard** is 1.2 m
3. The minimum **exterior side yard** is 3.0 m.
4. The minimum **rear yard** is 6.0 m

#### 15.27.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

#### 15.27.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows:

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
4.5 m	9.0 m	24.0 m	270.0 m <sup>2</sup>

#### 15.27.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

**15.27.10 On-Site Parking and Loading**

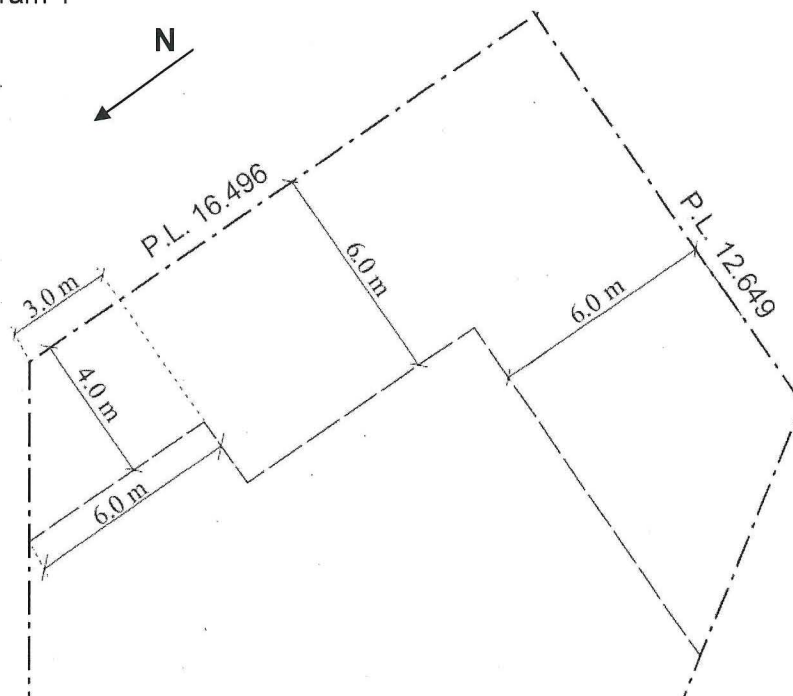
1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0.

**15.27.11 Other Regulations**

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.
2. Section 15.27.6.4 shall not apply to the lot identified in Section 15.27.11.2.a), which shall have a minimum rear yard setback as shown in Diagram 1 in Section 15.27.11.2.b):

- a) 4280 Tyson Place  
P.I.D. 003-718-239  
Lot 475 Section 14 Block 4 North Range 7 West New Westminster District Plan 51405

- b) Diagram 1





2. 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 (ZS27) – TYSON PLACE"**.

P.I.D. 003-718-239

Lot 475 Section 14 Block 4 North Range 7 West New Westminster District Plan 51405

3. That the Mayor and Clerk are hereby authorized to execute any documents necessary to discharge "Land Use Contract 042" (having Charge Number RD34261) from the following area:

P.I.D. 003-718-239

Lot 475 Section 14 Block 4 North Range 7 West New Westminster District Plan 51405

4. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9601"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

\_\_\_\_\_  
MAYOR

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





# City of Richmond

## Report to Committee Planning and Development Division


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


**Date:** September 6, 2016  
**File:** RZ 16-738201

**Re:** Application by Gurpreet Bains for Rezoning at 9660 Seameadow Court from  
Single Detached (RS1/E) to Single Detached (RS2/B)

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9618, for the rezoning of 9660 Seameadow Court from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

  
Wayne Craig  
Director, Development  
WC:acr  
Att. 6

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

## **Staff Report**

### **Origin**

Gurpreet Bains has submitted a rezoning application to the City of Richmond for permission to rezone the property at 9660 Seameadow Court from Single Detached (RS1/E) zone to Single Detached (RS2/B) zone, to permit the property to be subdivided to create two (2) lots, with vehicle access from Seameadow Court (Attachment 1). The site is currently occupied by a single family dwelling, which will be demolished. A site survey showing the proposed subdivision plan is included in Attachment 2.

### **Findings of Fact**

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

### **Surrounding Development**

The subject property is located in a cul-de-sac south of Seaport Avenue and is surrounded by single detached housing, on lots zoned “Single Detached (RS1/E)” to the north, south, east and west.

### **Related Policies & Studies**

#### **Official Community Plan/Shellmont Area Plan**

The OCP designation of the property is Neighbourhood Residential, where principal uses are single family, two-family and multiple family housing (specifically townhouses). The subject property is consistent with Richmond’s *2041 Official Community Plan Bylaw 9000* (OCP) by protecting single family neighbourhoods outside the City Centre.

The subject property is designated for Neighbourhood Residential within the Shellmont Area Plan and the proposed development is consistent with the Area Plan.

#### **Single Family Lot Size Policy 5409/Zoning Bylaw 8500**

The subject property is located within the area governed by Single-Family Lot Size Policy 5409 (adopted by Council on April 10, 1989 and last amended in 2013) (Attachment 4). The Lot Size Policy permits the property to be rezoned and subdivided in accordance with the provisions of the “Single Detached (RS1/B)” zone. The proposed rezoning and subdivision would comply with the requirements of the “Single Detached (RS2/B)” zone and the Lot Size Policy 5409.

### **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 1<sup>st</sup> reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the Local Government Act.

**Analysis****Existing Legal Encumbrances**

A Statutory Right of Way (#H29742) for utilities exists along the southern portion of the subject property. The 4.6 m wide strip as shown on Attachment 2 allows for the sanitary service line to connect to properties to the west. No structures are permitted to encroach into the right of way.

A second Statutory Right-of Way registered on Title of the subject property (#G44845) was registered for a location north of the site, which was once part of plan that included the subject property. It is no longer required for the subject property and must be discharged by the owner prior to rezoning approval.

**Transportation and Site Access**

The two (2) proposed lots would be accessed from Seameadow Court. There are no other transportation requirements for this proposed rezoning and subdivision.

**Tree Retention and Replacement**

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

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

- Retain and protect two trees (Trees #3 and 4) as per Arborist report recommendations
- Remove and replace four trees (Trees # 2, 5, 6, and 8) that are either dead, dying (sparse canopy foliage), are infected with Fungal Blight or exhibit structural defects such as cavities at the main branch union and co-dominate stems with inclusions or are dying as a result of Bronze Birch Borer. These trees are not good candidates for retention.

- Remove and replace one tree (#9) that is within the Statutory Right of Way. The City requires the developer to install approximately 5 m of sanitary sewer along the south property line and trees are not permitted in the required Statutory Right of Way area.
- Replacement trees must be specified at 2:1 ratio as per the OCP.

### *Tree Replacement*

The applicant wishes to remove five (5) on-site trees. The 2:1 replacement ratio would require a total of 10 replacement trees. The applicant has agreed to plant five (5) trees on each lot proposed; for a total of 10 trees. Replacement trees shall not be planted within the proposed Statutory Right of Way. 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
2	11 cm	6 m
6	10 cm	5.5 m
2	8 cm	4 m

Parks Staff has authorized the removal of one (1) Mountain Ash tree in the center of the City frontage because the tree is in poor condition and in conflict with the new driveway and utilities required of the subdivision. The applicant is required to contribute \$1,300 as compensation for the removal of the tree.

### *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).

The arborist report recommends that one large zone protect Trees #3 and #4 both located on the westerly portion of proposed Lot A. Tree Protection Zone fencing spanning 3.2 m from the base of the stem on the northwest side of Tree #3 and 2.5 m from the base of the stem on the northeast side of tree #4 is recommended. No grade changes are to occur within this Zone; retaining walls and perimeter drainage must be installed outside of this Zone. An existing shed is within this Zone; its removal must be supervised by a Certified Arborist. A Tree Survival Security of \$20,000 in the form of a Letter-of-Credit (LoC) to ensure the survival of the two (2) trees to be retained is required.

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.

- Provide a Letter-of-Credit in the amount of \$5,000 for the replacement of 10 trees.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

### **Affordable Housing Strategy**

The Affordable Housing Strategy for single-family rezoning applications requires a secondary suite on 100% of new lots, or a secondary suite on 50% of the new lots created and a cash-in-lieu contribution of \$2.00/ft<sup>2</sup> on the remaining lots, or 100% cash-in-lieu contribution of \$2.00/ft<sup>2</sup> of total buildable area towards the City's Affordable Housing Reserve Fund if the lots are too small to accommodate a secondary suite.

The applicant proposes to provide a secondary suite in the house on each of the new lots. 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 suites are constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw.

### **Site Servicing and Frontage Improvements**

At future subdivision and building permit stage, the applicant is required to complete the payment of the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with completion of the required servicing works 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**

The proposed rezoning would enable the subdivision of the subject property into two lots zoned Single Detached (RS2/B). This rezoning application complies with the land use designations and applicable policies contained in the OCP and the requirements of Single Family Lot Size Policy 5409.



As such, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9618 be introduced and given first reading.



Ada Chan Russell  
Planner 1

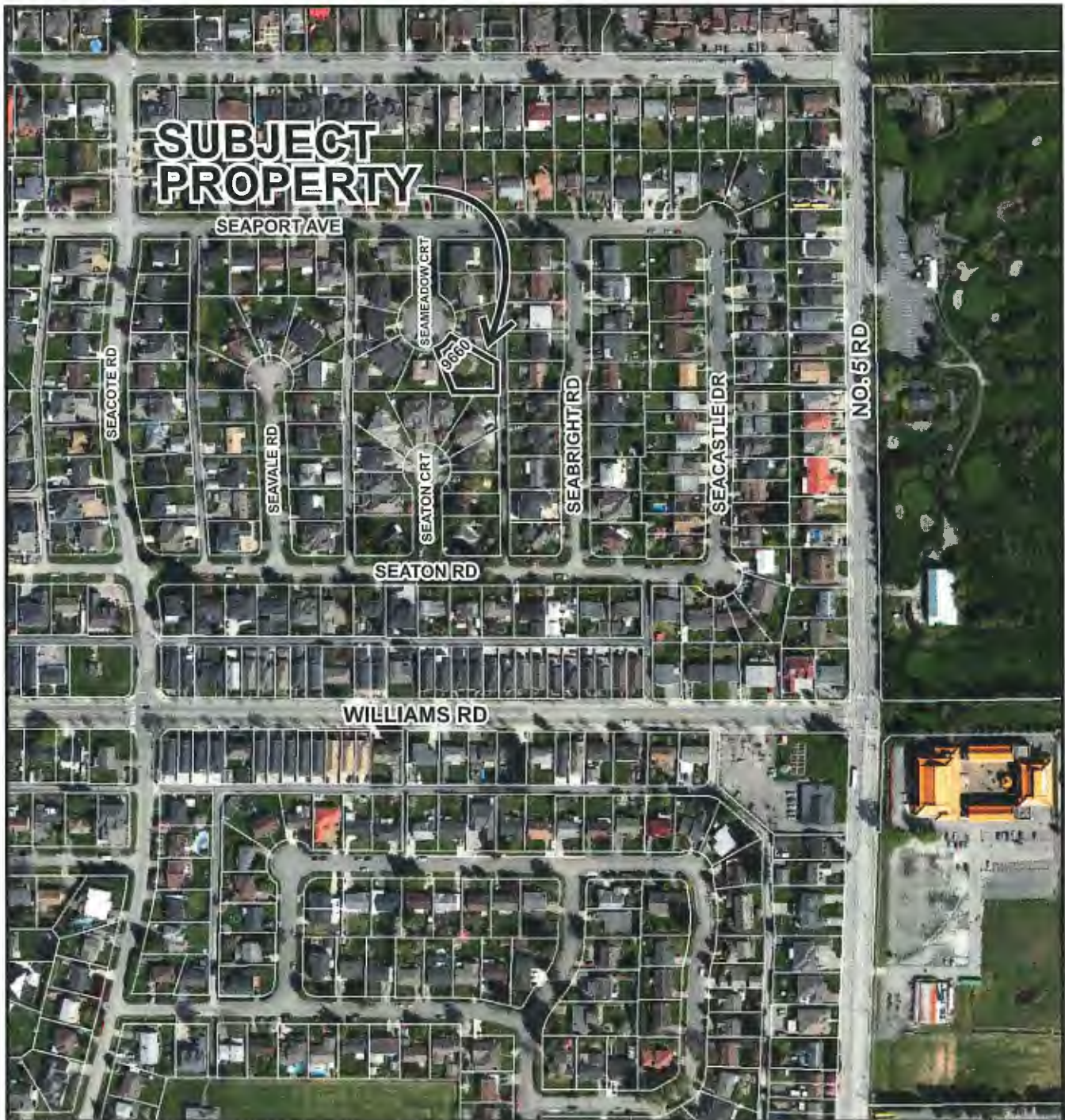
ACR:cas

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Single Family Lot Size Policy 5409
- Attachment 5: Tree Protection Plan
- Attachment 6: Rezoning Considerations

[illegible]



City of  
Richmond



RZ 16-738201

Original Date: 08/09/16

Revision Date: 10/11/16

Note: Dimensions are in METRES



**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 264 SECTION 25  
BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 41169**

#9660 SEAMEADOW COURT,  
RICHMOND, B.C.  
P.L.D. 003-533-280

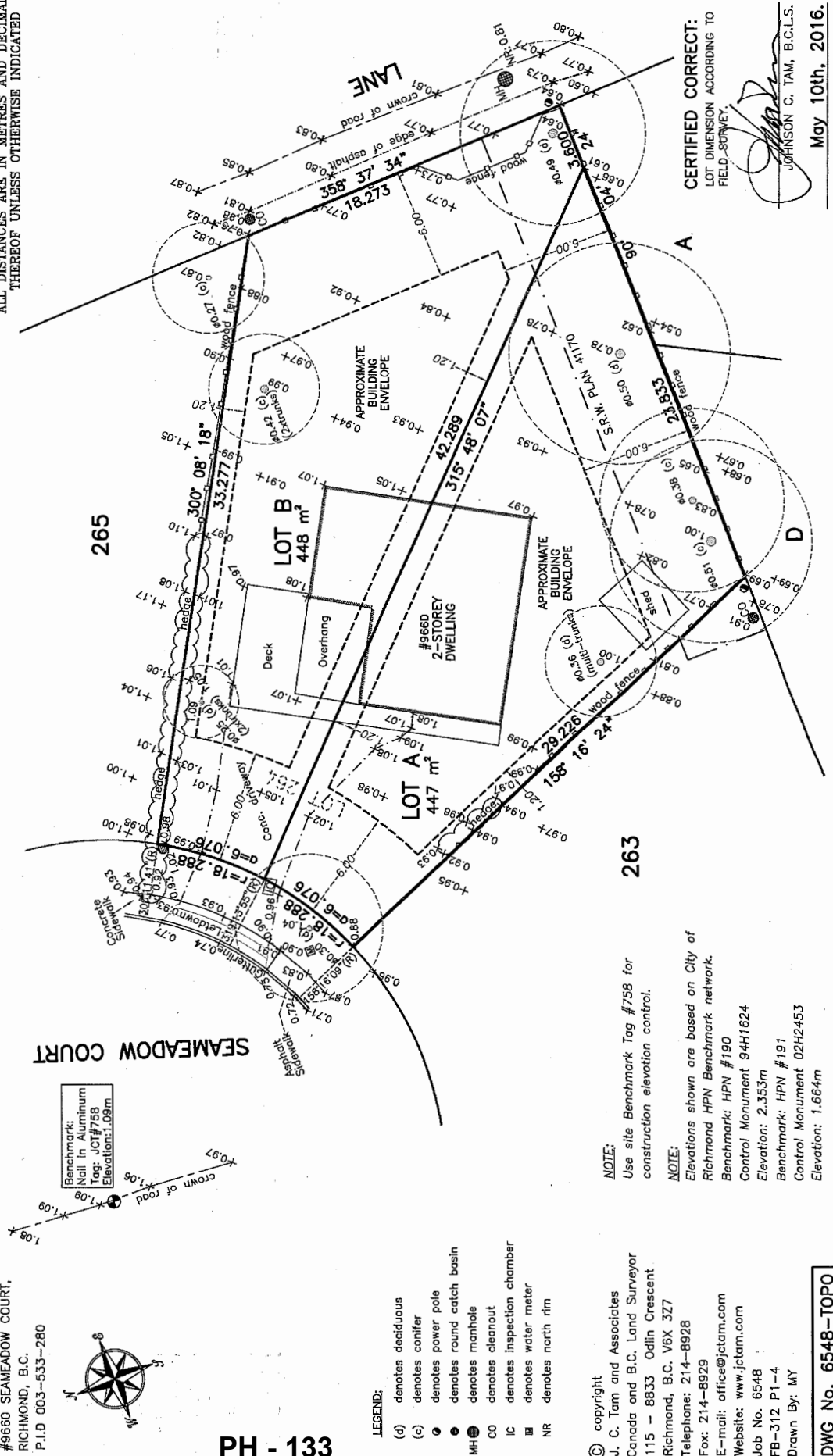


Benchmark:  
Nail in Aluminum  
Tag: JCT#758  
Elevation: 1.09m

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED



PH - 133

DWG No. 6548-TOPO



**RZ 16-738201**

**Attachment 3**

Address: 9660 Seameadow Court

Applicant: Gurpreet Bains

Planning Area(s): Shellmont

	Existing	Proposed
<b>Owner:</b>	Paramvir and Gurpreet Bains Avtar Hamjole-Deol, Saran Hamjole, Gurkirpal Deol	No Change
<b>Site Size (m<sup>2</sup>):</b>	895 m <sup>2</sup> (9,633.7 ft <sup>2</sup> )	Lot A = 447 m <sup>2</sup> (4,811.47 ft <sup>2</sup> ) Lot B = 448 m <sup>2</sup> (4,822.23 ft <sup>2</sup> )
<b>Land Uses:</b>	One (1) single-family dwelling	Two (2) single-family dwellings
<b>OCP Designation:</b>	Neighbourhood Residential	Neighbourhood Residential
<b>Area Plan Designation:</b>	Shellmont	Shellmont
<b>702 Policy Designation:</b>	Policy 5409 permits subdivision to Single Detached (RS2/B)	No Change
<b>Zoning:</b>	Single Detached (RS2/E)	Single Detached (RS2/B)
<b>Number of Units:</b>	1	2

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
<b>Floor Area Ratio:</b>	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
<b>Buildable Floor Area (m<sup>2</sup>):*</b>	Lot A: Max. 245.85 m <sup>2</sup> (2,646.3 ft <sup>2</sup> ) Lot B: Max. 246.4 m <sup>2</sup> (2,652.2 ft <sup>2</sup> )	Lot A: Max. 245.85 m <sup>2</sup> (2,646.3 ft <sup>2</sup> ) Lot B: Max. 246.4 m <sup>2</sup> (2,652.2 ft <sup>2</sup> )	none permitted
<b>Lot Coverage (% of lot area):</b>	Building: Max. 45% Non-porous Surfaces: Max. 25% Total: Max. 70%	Building: Max. 45% Non-porous Surfaces: Max. 25% Total: Max. 70%	none
<b>Lot Size:</b>	Min. 360 m <sup>2</sup>	Lot A: 447 m <sup>2</sup> Lot B: 448 m <sup>2</sup>	none
<b>Lot Dimensions:</b>	Width: Min. 12 m Depth: Min. 24 m	Lot A W: 14.95 m D: 35.76 m Lot B W: 18.62 m D: 37.78 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
<b>Setbacks:</b>	Front: Min. 6 m Rear: Min 6 m Side: Min. 1.2 m	Front: Min. 6 m Rear: Min 6 m Side: Min. 1.2 m	none
<b>Height:</b>	Max. 2.5 storeys and within Residential Vertical Lot Envelopes	Max. 2.5 storeys and within Residential Vertical Lot Envelopes	none

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

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





# City of Richmond

# Policy Manual

Page 1 of 2

Adopted by Council: April 10, 1989  
 Amended by Council: October 16, 1995  
 Amended by Council: July 16, 2001\*  
 Amended by Council: October 21, 2013

POLICY 5409

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 25-4-6

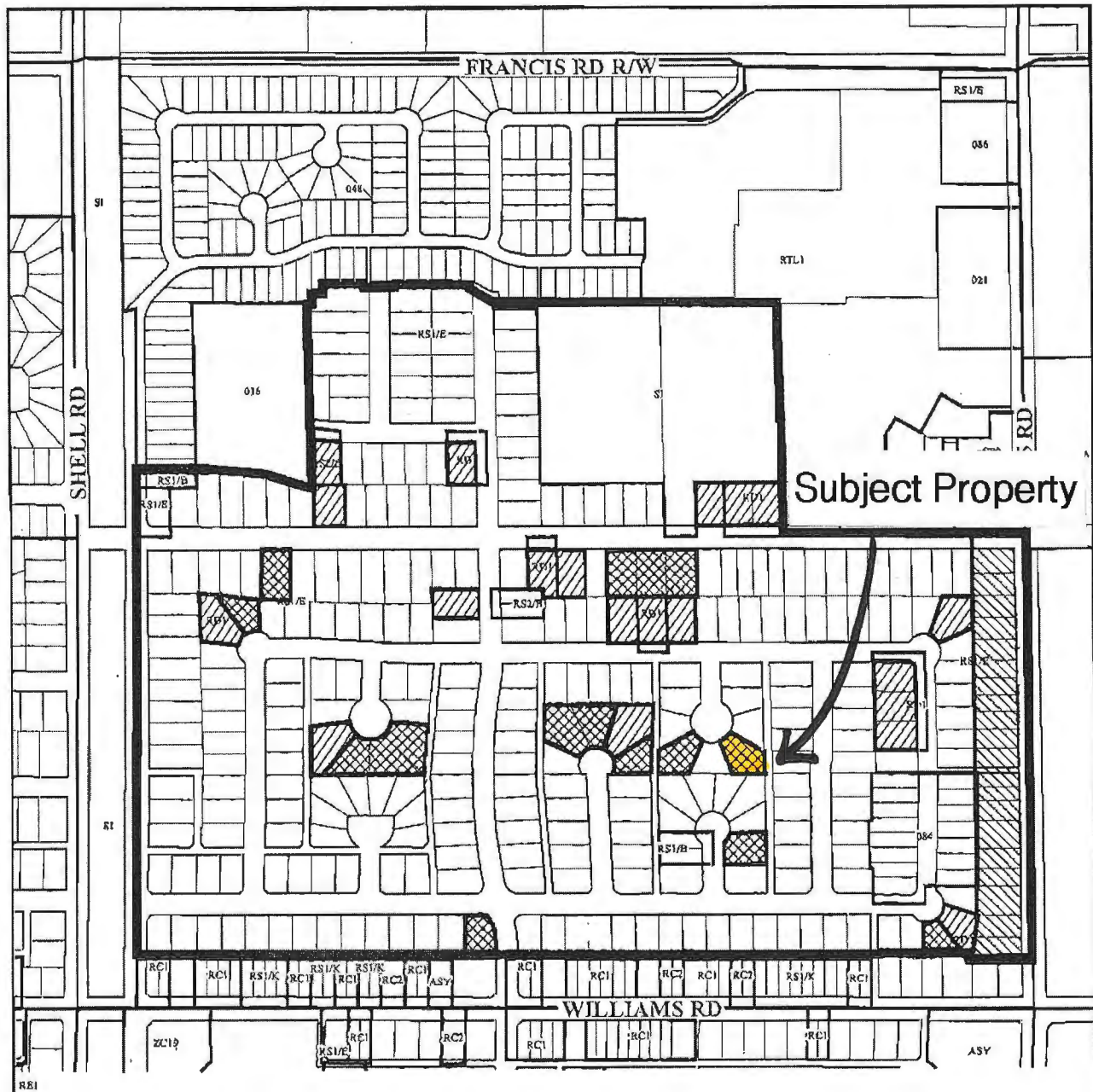
## POLICY 5409:

The following policy establishes lot sizes for the area generally bounded by **Shell Road, King Road, No. 5 Road** and **properties fronting onto Seaton Road**, in a portion of Section 25-4-6:

1. That properties within the area be permitted to rezone and subdivide in accordance with the provisions of Single Detached (RS2/E) in Richmond Zoning Bylaw 8500, with the following exceptions:
  - (a) properties with existing duplexes identified on the accompanying plan may be rezoned and subdivided into a maximum of two lots;
  - (b) properties with frontage on No. 5 Road may be rezoned and subdivided as per Single Detached (RS2/C); and
  - (c) properties shown as "cross-hatched" on the accompanying plan may be rezoned and subdivided as per Single Detached (RS2/B).

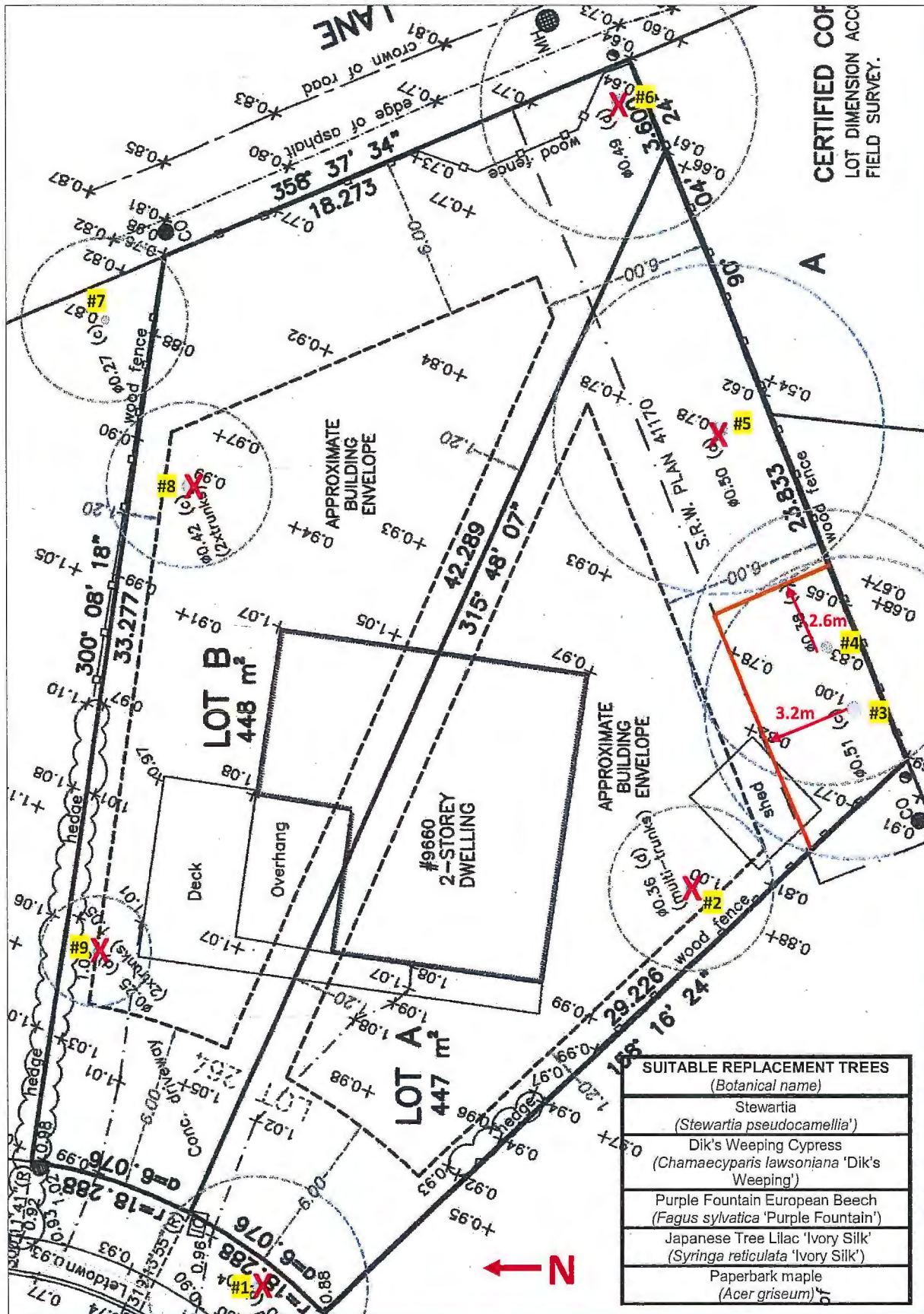
This policy, as shown on the accompanying plan, is to be used to determine the disposition of future single-family rezoning applications in this area for a period of not less than five years, unless changed by the amending procedures contained in Richmond Zoning Bylaw 8500.

\* Original Adoption Date in Effect



## Policy 5409 Section 25,4-6

Adopted Date: 04/10/89  
Amended Date: 07/16/01  
Amended Date: 10/21/13



Preliminary Tree Retention & Removal Plan, Scale 1:200

[illegible]

A = 1, 8cm caliper Purple Fountain European Beech (*Fagus sylvatica* ‘Purple Fountain’)  
 B = 1, 10cm caliper Stewartia (*Stewartia pseudocamellia*)  
 C = 2, 10cm Paperbark Maple (*Acer griseum*)  
 D = 2, 6m Nootka Cypress (*Chamaecyparis nootkatensis*)  
 E = 3, 10cm Kousa Dogwood (*Cornus kousa*)  
 F = 1, 8cm caliper Stewartia (*Stewartia pseudocamellia*)

Page 1 of 1





# City of Richmond

## Rezoning Considerations

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

**Address:** 9660 Seameadow Court

**File No.:** RZ 16-738201

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9618, the developer is required to complete the following:**

1. Submission of a Landscape Security in the amount of \$5,000 (\$500/tree) to ensure that a total of five (5) replacement trees are planted and maintained on each lot proposed (for a total of 10 trees) outside of the proposed Statutory Right of Way with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
2	11 cm	6 m
6	10 cm	5.5 m
2	8 cm	4 m

The security will not be released until an acceptable impact assessment report by the Certified Arborist is submitted and a landscaping inspection has been passed by City Staff. The City may retain a portion of the security for a one-year maintenance period.

2. City acceptance of the developer's offer to voluntarily contribute \$1,300 to the City's Tree Compensation Fund for the planting of replacement trees within the City. (\$1,300/tree for one (1) city tree)
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the 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.
4. Submission of a Tree Survival Security to the City in the amount of \$20,000 for the two (2) on-site trees to be retained. The security will not be released until an acceptable impact assessment report by the Certified Arborist is submitted and a landscaping inspection has been passed by City Staff. The City may retain a portion of the security of a one-year maintenance period.
5. 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.
6. Registration of a flood indemnity covenant on title.
7. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on both of the proposed future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
8. Discharge of existing Statutory Right-of Way registered on Title of the subject property (#G44845).

**At Demolition Permit\* stage, the developer is required to complete the following:**

1. 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 must remain in place until construction and landscaping on-site is completed.

**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 140

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

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

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

1. Payment of City of Richmond Development Cost Charges (\$24,859.53) and GVRD Development Cost Charges (\$1,077.00).
2. The following servicing works and off-site improvements may be completed through either a) a Servicing Agreement\* entered into by the applicant to design and construct the works to the satisfaction of the Director of Engineering; or b) a cash contribution (based on the City's cost estimate for the works) for the City to undertake the works at development stage:

*Water Works:*

- a) Using the OCP Model, 111 L/s of water is available at a 20 psi residual at the hydrant on Seaport Ave. Based on the proposed development, the subject site requires a minimum fire flow of 95 L/s.
- b) The Developer is required to:
  - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
- c) At Developer's cost, the City is to:
  - Install 2 new water service connections complete with meter and meter box off of the existing 150mm AC watermain on Seameadow Crt.
  - Cut and cap at main, the existing water service connection.

*Storm Sewer Works:*

At Developer's cost, the City is to:

- Install a new storm service connection complete with inspection chamber and dual service leads at the adjoining property line of the two newly subdivided lots, off of the existing manhole STMH7562.
- Cut and cap the existing storm service lead at the north corner of the subject site.

*Sanitary Sewer Works:*

At Developer's cost, the City is to:

- Install approximately 5m of sanitary sewer along the south property line of the subject site complete with a new manhole and dual service leads off of the manhole to service the newly subdivided lots. Tie-in to the existing manhole SMH609, and reconnect the existing lateral servicing 9680 Seameadow Crt and 9780 Seaton Crt.
- Cut, cap and remove the existing sanitary service lead at the northeast corner of the subject site.

*Frontage Improvements:*

The Developer is required to:

- a) Coordinate with BC Hydro, Telus and 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.
- b) At Developer's cost, complete other frontage improvements as per Transportation's requirements including concrete works for curb and gutter and new driveway letdown.

*General Items:*

The Developer is required to:

- 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, investigation, testing, monitoring, site preparation, de-

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



watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

**Note:**

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

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

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

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

(Signed concurrence on file) \_\_\_\_\_

Signed

\_\_\_\_\_ Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9618 (RZ 16-738201)  
9660 Seameadow Court**

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

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

P.I.D. 003-533-280

Lot 264 Section 25 Block 4 North Range 6 West New Westminster District Plan 41169

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9618"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

**OCT 24 2016**



\_\_\_\_\_  
MAYOR

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



# City of Richmond

## Report to Committee Fast Track Application Planning and Development Division

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

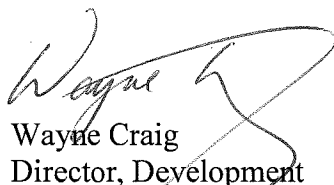
**Date:** September 28, 2016

**File:** RZ 16-735240


**Re:** Application by Trivia Homes Ltd. for Rezoning at 9771 Seality Place from Single Detached (RS1/E) to Single Detached (RS2/B)

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9621, for the rezoning of 9771 Seality Place from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

  
Wayne Craig  
Director, Development

WC:ds  
Att. 6

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

**Staff Report**

Item	Details		
Applicant	Trivia Homes Ltd.		
Location	9771 Seallily Place (Attachment 1)		
Zoning	Existing: Single Detached (RS1/E)		
	Proposed: Single Detached (RS2/B) (Attachment 2)		
Development Data Sheet	Attachment 3		
OCP Designation	Neighbourhood Residential	Complies:	Yes
Lot Size Policy	5049 (Attachment 4)	Complies:	Yes
Affordable Housing Strategy Response	Secondary suites on two (2) of the two (2) lots proposed.	Complies:	Yes
Surrounding Development	North, south, east, west: Single-family dwellings on lots zoned "Single Detached (RS1/E)".		
Rezoning Considerations	Attachment 6		

**Single-Family Lot Size Policy 5409/Zoning Bylaw 8500**

The subject property is located within the area governed by Single-Family Lot Size Policy 5409 (adopted by Council on April 10, 1989 and last amended in 2013) (Attachment 4). The Lot Size Policy permits the property to be rezoned and subdivided in accordance with the provisions of the "Single Detached (RS1/B)" zone. The proposed rezoning and subdivision would comply with the requirements of the "Single Detached (RS2/B)" zone and Lot Size Policy 5409.

**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 1<sup>st</sup> reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the Local Government Act.

**Analysis**

Trivia Homes Ltd. has applied to the City of Richmond for permission to rezone the property at 9771 Seallily Place from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two (2) lots, with vehicle access from Seallily Place (Attachment 1). The site is currently occupied by a single-family dwelling, which

will be demolished. A site survey showing the proposed subdivision plan is included in Attachment 2.

### **Existing Legal Encumbrances**

There is an existing statutory right-of-way (SRW) registered on Title for utilities in the southwest corner of the subject property; which will not be impacted by the proposed development. The applicant is aware that encroachment into the SRW is not permitted.

### **Site Access**

Vehicle access to the proposed lots is to be from Sealily Place via a single shared driveway letdown.

### **Tree Retention and Replacement**

A Certified Arborist's Report was submitted by the applicant, which identifies tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The report assesses eight (8) bylaw-sized trees located on the subject site and three (3) trees located on neighbouring properties.

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

- Retain and protect two (2) trees (tag# 88 & 92) located on the subject property due to good condition (34, 36 cm dbh).
- Retain and protect three (3) trees (tag# OS1, OS2 & OS3) located on neighbouring properties (54, 21, 100 cm dbh).
- Remove three (3) trees (tag# 89, 90, 91) located in the rear yard and within the future statutory right-of-way (30, 41, 30 cm dbh). The Engineering Department has confirmed the trees will need to be removed due to required sanitary sewer works for the proposed lots.
- Remove three (3) trees (tag# 85, 86 & 87) located on the subject property due to either being dead, dying (sparse canopy foliage), previously topped, or exhibiting structural defects such as cavities and co-dominant stems with inclusions (47, 64, 83 cm dbh).

### *Tree Protection*

The proposed Tree Management Diagram is shown in Attachment 5; which outlines the protection of the two (2) trees onsite and three (3) trees on neighbouring properties.

To ensure the protection of the five (5) trees (tag# 88, 92 OS1, OS2 & OS3), the applicant is required to complete the following:

- Prior to final adoption of the rezoning bylaw, submission of a contract with a Certified Arborist for supervision of all works conducted within 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.

- Submission of a Tree Survival Security to the City in the amount of \$20,000 for the two (2) on-site trees to be retained.
- Prior to the demolition of the existing dwelling on the subject site, the applicant is required to install 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 works are completed.

### *Tree Replacement*

For the removal of the six (6) trees on-site, the OCP tree replacement ratio goal of 2:1 requires 12 replacement trees to be planted and maintained on the proposed lots. The applicant has proposed to plant and maintain seven (7) replacement trees onsite, five (5) replacement trees on proposed Lot A, in addition to the one (1) tree to be retained and protected, and two (2) replacement trees on proposed Lot B, in addition to the one (1) tree to be retained and protected.

As per Tree Protection Bylaw No. 8057, based on the sizes of the on-site trees being removed (30-83 cm dbh), replacement trees shall be the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	or	Minimum Height of Coniferous Replacement Tree
3	9 cm		5 m
4	11 cm		6 m

To ensure that seven (7) replacement trees are planted on-site at development stage, the applicant is required to submit a Landscaping Security in the amount of \$3,500 (\$500/tree) prior to final adoption of the rezoning bylaw. Securities will not be released until a landscaping inspection has been passed by City staff after construction and landscaping has been completed. The City may retain a portion of the security for a one (1) year maintenance period from the date of the landscape inspection.

The applicant is also required to submit a cash-in-lieu contribution in the amount of \$2,500 (\$500/tree) to the City's Tree Compensation Fund for the balance of required replacement trees not planted on the proposed lots (five (5) trees).

### **Affordable Housing Strategy**

The City's current Affordable Housing Strategy (adopted by Council September 14, 2015) for single-family rezoning applications requires a secondary suite on 100% of new lots, or a secondary suite on 50% of new lots plus a cash-in-lieu contribution of \$2.00/ft<sup>2</sup> of total buildable area towards the City's Affordable Housing Reserve Fund for the remaining 50% of new lots, or a 100% cash-in-lieu contribution if no secondary suites are provided.



The applicant proposes to provide a legal secondary suite on both of the two (2) lots proposed at the subject site. To ensure that the secondary suites are built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and Richmond Zoning Bylaw 8500. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw.

### **Site Servicing and Frontage Improvements**

Prior to final adoption of the rezoning bylaw, the applicant must provide a new 3.0 m wide utility statutory right-of-way along the south property line of proposed Lot B and a portion of proposed Lot A for sanitary sewer. The applicant is aware that encroachment into the statutory right-of-way is not permitted.

At future subdivision and building permit stage, the applicant is required to complete the following:

- Frontage improvements including, but not limited to, construction of a shared driveway letdown and sidewalk panel replacement at developer's cost.
- Payment of current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the required servicing works and frontage improvements 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**

The purpose of this rezoning application is to rezone the property at 9771 Sealily Place from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", to permit the property to be subdivided to create two (2) lots.

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).

September 28, 2016

- 6 -

RZ 16-735240  
Fast Track Application

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9621 be introduced and given first reading.

A handwritten signature in black ink, consisting of a stylized 'S' followed by a horizontal line.

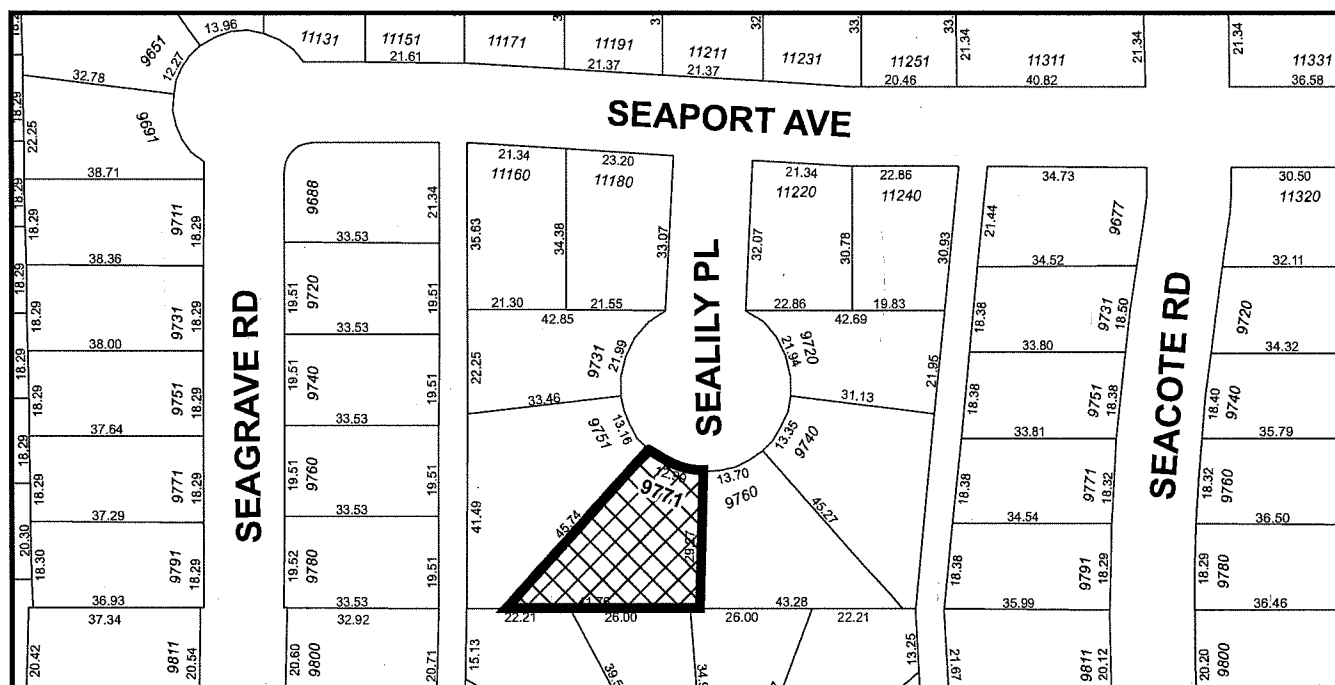
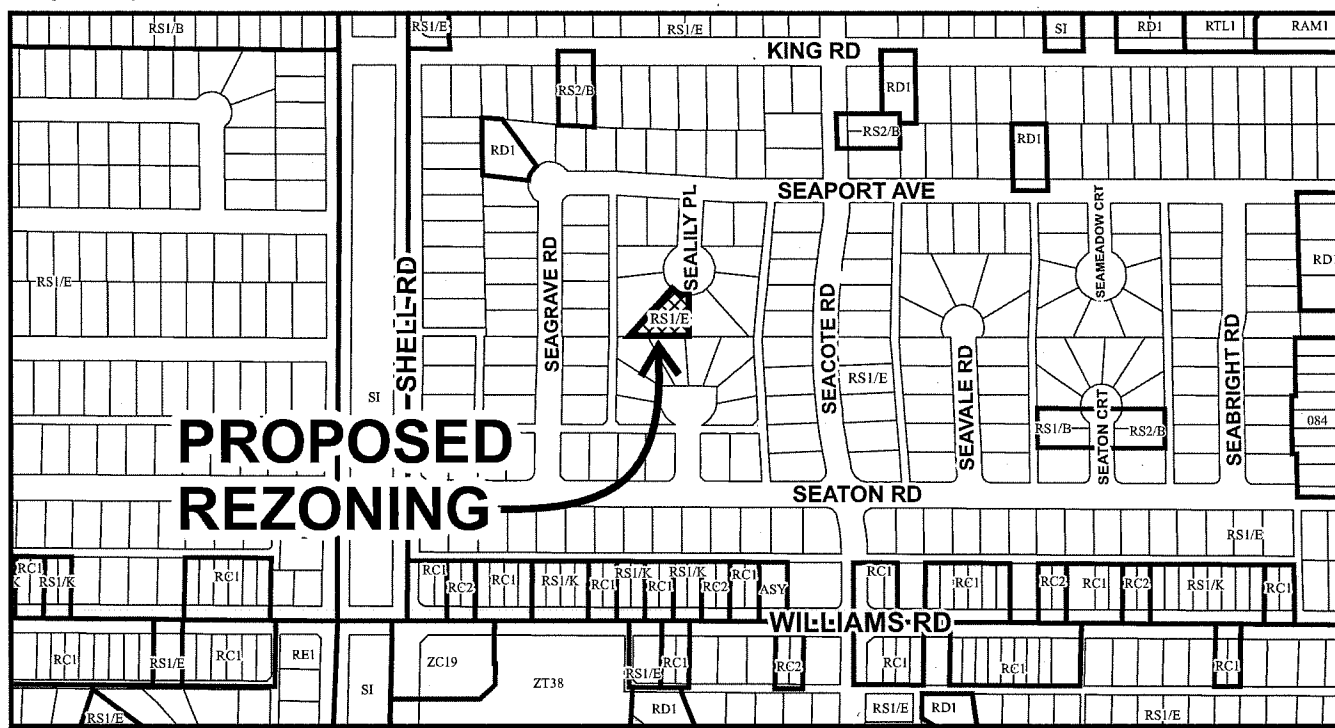
Steven De Sousa  
Planning Technician - Design

SDS:rg

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Single-Family Lot Size Policy 5409
- Attachment 5: Tree Management Plan
- Attachment 6: Rezoning Considerations



City of  
Richmond



RZ 16-735240

Original Date: 07/08/16

Revision Date:

Note: Dimensions are in METRES



City of  
Richmond



RZ 16-735240

Original Date: 07/08/16

Revision Date:

Note: Dimensions are in METRES

# TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 296 SECTION 25 BLK 4 N. RGE 6 W N.W.D. PLAN 42425

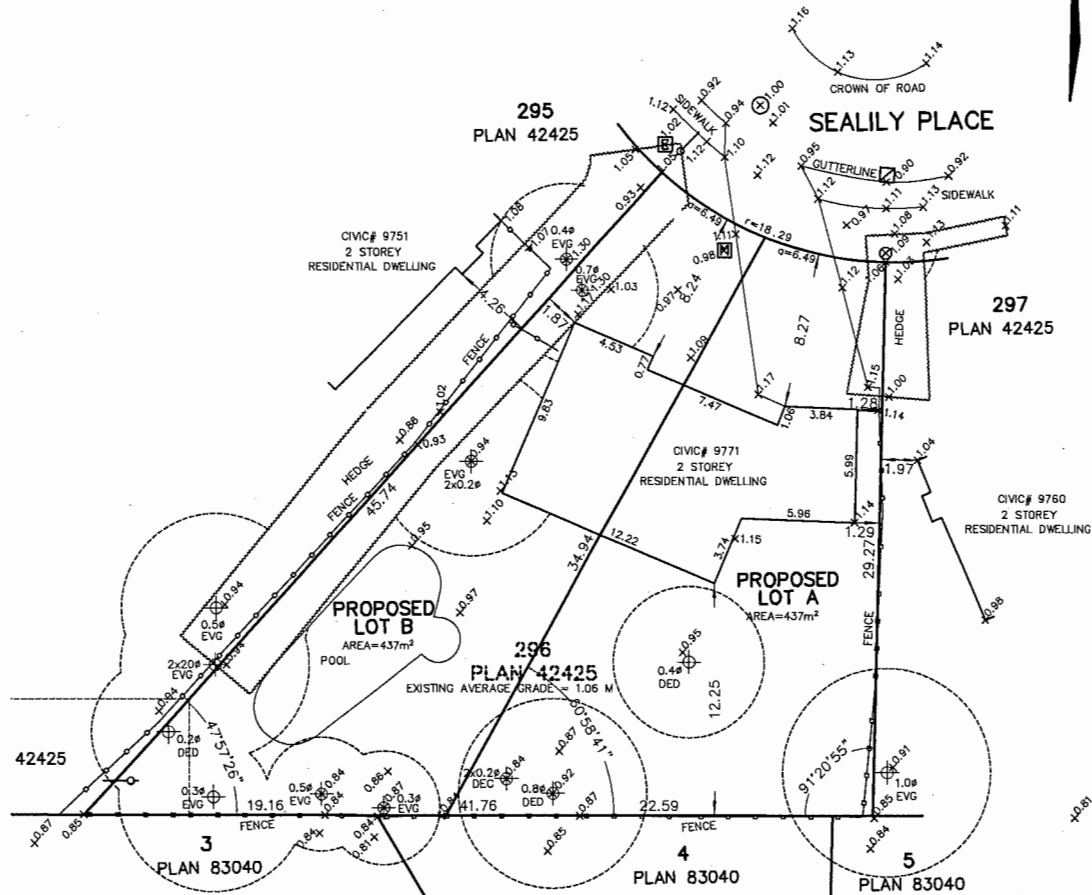
SCALE 1 : 250



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

CIVIC ADDRESS:

9771 SEALILY PLACE., Richmond, B.C.

**LEGEND:**

- GROUND ELEVATION
- TREE WITH DRIPLINE (TIED AT POINT OF ENTRY INTO THE GROUND)
- LEGAL IRON PIN
- FENCE
- MANHOLE
- EVERGREEN
- DECIDUOUS
- CATCH BASIN
- INSPECTION CHAMBER
- LAWN DRAIN
- UTILITY METER
- ELECTRIC MANHOLE

PROPERTY LINE DIMENSIONS BASED ON FIELD SURVEY.

PID: 004-918-355

Elevations are Geodetic (CVD28 GVRD-2012 - IN METERS)  
Derived from HPN#204 Control Monument 02H2452  
located in grassy area at southwest corner  
of No.3 road and Steveston highway. Elevation = 1.559m.

CERTIFIED CORRECT ACCORDING TO FIELD  
SURVEY THIS 16TH DAY OF JUNE, 2016.

RICHARD S FU B.C.L.S.



3817 McKay PLACE  
RICHMOND BC V6X 3R6  
TEL: 604-313-2883  
FAX: 1606-004

THIS PLAN WAS PREPARED FOR MUNICIPAL PURPOSE AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT. THIS DOCUMENT 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. THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

PH-152





# City of Richmond

## Development Application Data Sheet Fast Track Application Development Applications Department

**RZ 16-735240**

**Attachment 3**

Address: 9771 Sealily Place

Applicant: Trivia Homes Ltd.

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	J. Simmonds & L. Cunningham	To be determined
Site Size:	874 m <sup>2</sup> (9,406 ft <sup>2</sup> )	Lot A: 437 m <sup>2</sup> (4,703 ft <sup>2</sup> ) Lot B: 437 m <sup>2</sup> (4,703 ft <sup>2</sup> )
Land Uses:	Single-family residential	No change
OCP Designation:	Neighbourhood Residential	Complies
Lot Size Policy Designation:	Single Detached (RS2/B)	Complies
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)
Number of Units:	1	2

On Future Subdivided Lots	Bylaw Requirement	Proposed		Variance
Floor Area Ratio:	Max. 0.55 for 464.5 m <sup>2</sup> of Lot Area + 0.3 for remainder	Max. 0.55 for 464.5 m <sup>2</sup> of Lot Area + 0.3 for remainder		None permitted
Buildable Floor Area:*	Lot A: Max. 240 m <sup>2</sup> (2,587 ft <sup>2</sup> ) Lot B: Max. 240 m <sup>2</sup> (2,587 ft <sup>2</sup> )	Lot A: Max. 240 m <sup>2</sup> (2,587 ft <sup>2</sup> ) Lot B: Max. 240 m <sup>2</sup> (2,587 ft <sup>2</sup> )		None permitted
Lot Coverage:	Building: Max. 45% Non-porous: Max. 70% Landscaping: Max. 25%	Building: Max. 45% Non-porous: Max. 70% Landscaping: Max. 25%		None
Lot Size:	Min. 360 m <sup>2</sup> (3,875 ft <sup>2</sup> )	Lot A: 437 m <sup>2</sup> (4,703 ft <sup>2</sup> ) Lot B: 437 m <sup>2</sup> (4,703 ft <sup>2</sup> )		None
Lot Dimensions:	Width: Min. 12 m Depth: Min. 24 m	Lot A: Width: 14 m Depth: 32 m	Lot B: Width: 12 m Depth: 40 m	None
Setbacks:	Front: Min. 6 m Rear: Min. 6 m Interior Side: Min. 1.2 m	Front: Min. 6 m Rear: Min. 6 m Interior Side: Min. 1.2 m		None
Height:	Max. 2 ½ storeys	Max. 2 ½ storeys		None

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

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



**City of Richmond****Policy Manual**

Page 1 of 2

Adopted by Council: April 10, 1989  
Amended by Council: October 16, 1995  
Amended by Council: July 16, 2001\*  
Amended by Council: October 21, 2013

**POLICY 5409**

File Ref: 4045-00

**SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 25-4-6****POLICY 5409:**

The following policy establishes lot sizes for the area generally bounded by **Shell Road, King Road, No. 5 Road** and **properties fronting onto Seaton Road**, in a portion of Section 25-4-6:

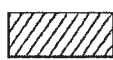
1. That properties within the area be permitted to rezone and subdivide in accordance with the provisions of Single Detached (RS2/E) in Richmond Zoning Bylaw 8500, with the following exceptions:
  - (a) properties with existing duplexes identified on the accompanying plan may be rezoned and subdivided into a maximum of two lots;
  - (b) properties with frontage on No. 5 Road may be rezoned and subdivided as per Single Detached (RS2/C); and
  - (c) properties shown as "cross-hatched" on the accompanying plan may be rezoned and subdivided as per Single Detached (RS2/B).

This policy, as shown on the accompanying plan, is to be used to determine the disposition of future single-family rezoning applications in this area for a period of not less than five years, unless changed by the amending procedures contained in Richmond Zoning Bylaw 8500.

\* Original Adoption Date In Effect



Rezoning and Subdivision  
permitted as per RS2/C



Duplexes eligible to be rezoned  
and subdivided into two lots.



Rezoning and Subdivision  
permitted as per RS2/E



Rezoning and subdivision  
permitted as per RS2/B

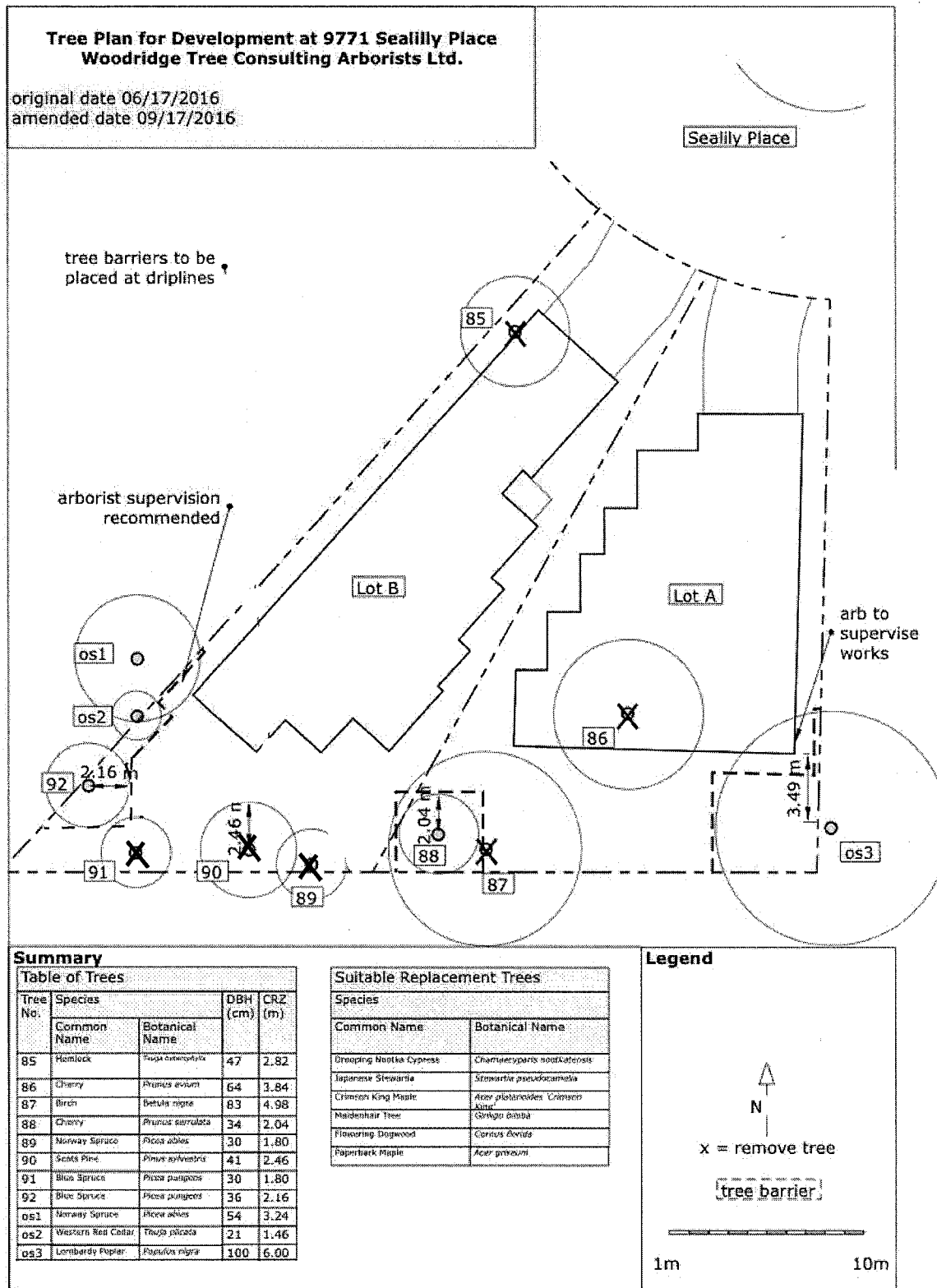


## Policy 5409 Section 25,4-6

Adopted Date: 04/10/89

Amended Date: 07/16/01

Amended Date: 10/21/13



Arborist report for 9771 Seallily Place, September 2016  
Woodridge Tree Consulting Arborists Ltd.

PH - 156



**Address:** 9771 Seality Place

**File No.:** RZ 16-735240

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9621, the developer is required to complete the following:**

1. Submission of a Landscaping Security in the amount of \$3,500 (\$500/tree) to ensure that a total of seven (7) replacement trees are planted and maintained on the proposed lots with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	or	Minimum Height of Coniferous Replacement Tree
3	9 cm		5 m
4	11 cm		6 m

The security will not be released until an acceptable impact assessment report by a Certified Arborist is submitted and a landscaping inspection is passed by City staff. The City may retain a portion of the security for a one-year maintenance period.

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting is required.

2. City acceptance of the developer's offer to voluntarily contribute \$2,500 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the 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.
4. Submission of a Tree Survival Security to the City in the amount of \$20,000 for the two (2) on-site trees to be retained.
5. The registration of a 6 m wide statutory right-of-way along the south property line of proposed Lot B and a portion of proposed Lot A for sanitary sewer, extending 2.0 m east from the edge of the new manhole (approximately 24 m).
6. Registration of a flood indemnity covenant on title.
7. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on two (2) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

**At Demolition Permit\* stage, the developer is required to complete the following:**

1. 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 must remain in place until construction and landscaping on-site is completed.

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

1. Payment of current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the required servicing works and frontage improvements.
2. The following servicing works and off-site improvements may be completed through either a) a Servicing Agreement\* entered into by the applicant to design and construct the works to the satisfaction of the Director of Engineering; or b) a cash contribution (based on the City's cost estimate for the works) for the City to undertake the works at development stage:

*Water Works:*

- Using the OCP Model, there is 98 L/s of water available at a 20 psi residual at the Sealily Pl frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- The Developer is required to:
  - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the 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.
- At Developer's cost, the City is to:
  - Install 2 new water service connections complete with meter and meter box off of the existing 150mm AC watermain on Sealily Pl.
  - Cut and cap at main, the existing water service connection.

#### *Storm Sewer Works:*

- At Developer's cost, the City is to:
  - Install a new storm service connection complete with inspection chamber and dual service leads at the adjoining property line of the two newly subdivided lots.
  - Cut and cap the existing storm service lead at the northeast corner of the subject site.

#### *Sanitary Sewer Works:*

- The Developer is required to:
  - Install approximately 30m of sanitary sewer along the south property line of 9751 & 9771 Sealily Pl complete with tie-in to the existing manhole SMH390. Terminate sewer with a new manhole and dual service leads off of the manhole.
  - Provide additional utility SRW along the south property line for the proposed sanitary sewer.
- At Developer's cost, the City is to:
  - Perform all tie-ins of proposed works to existing City infrastructure.
  - Cut, cap and remove the existing sanitary service connection and inspection chamber at the southwest corner of the subject site.

#### *Frontage Improvements:*

- The Developer is required to:
  - Coordinate with BC Hydro, Telus and 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.
  - Complete other frontage improvements as per Transportation's requirements
- The Developer is required to construct frontage improvements, which include, but are not limited to, the following:
  - Shared driveway letdown and sidewalk panel replacement at developer's cost

#### *General Items:*

- a. The Developer is required to:
  - 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, dewatering, 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.
3. If applicable, submissions of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking 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.
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 original on file]

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Signed

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Date





**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9621 (RZ 16-735240)  
9771 Sealily Place**

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. 004-918-355

Lot 296 Section 25 Block 4 North Range 6 West New Westminster District Plan 42425

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9621"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

OCT 11 2016

CITY OF RICHMOND
APPROVED by <b>BK</b>
APPROVED by Director or Solicitor <b>ul</b>

\_\_\_\_\_  
MAYOR

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



# City of Richmond

## Memorandum Planning and Development Division Development Applications

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

**Date:** November 17, 2016

**File:** RZ 16-735240

**Re:** **Richmond Zoning Bylaw 8500, Amendment Bylaw 9621 (RZ 16-735240)**  
**9771 Seality Place**

### Purpose

The purpose of this memo is to advise City Council of an applicant's request to revise the rezoning considerations regarding Affordable Housing contributions for the rezoning of 9771 Seality Place.

### Background

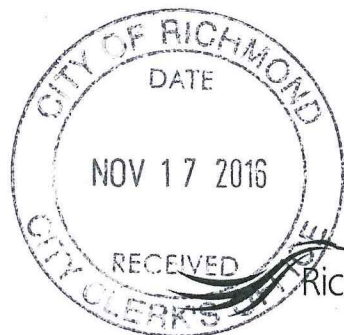
On October 11, 2016, City Council granted first reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 9621 associated with the application by Trivia Homes Ltd. to rezone 9771 Seality Place from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone (RZ 16-735240). In the staff report presented to Planning Committee, the applicant had proposed to provide two secondary suites – one in each of the houses proposed, in response to the City's Affordable Housing Strategy.

Amendment Bylaw 9621 is scheduled to be considered at the Public Hearing to be held on Monday November 21, 2016.

### Revised Rezoning Considerations

The applicant has indicated that after a more detailed assessment of the proposed lot configuration and buildable area, a secondary suite on one of the two lots cannot be accommodated (proposed Lot B). Although the proposed lots are the same size in area, the main floor of the proposed dwelling on Lot B is 292 ft<sup>2</sup> less than the proposed dwelling on Lot A as a result of lot geometry. The applicant has requested to revise the rezoning considerations to provide a suite on Lot A and cash-in-lieu for Lot B. The voluntary contribution to the Affordable Housing Reserve Fund based on \$2.00/ft<sup>2</sup> of total buildable area would be \$5,174.21. This revised proposal complies with the City's Affordable Housing Strategy, which allows a combined response of provision of a secondary suite and a cash-in-lieu contribution.

The proposed revised rezoning considerations are attached. Item #7 and #8 are the two sections proposed for revision.



Richmond

November 17, 2016

- 2 -

If you have any questions about the revised conditions associated with this rezoning application prior to Council's consideration of the Amendment Bylaw 9621 at Public Hearing, please contact me directly at 604-247-4625



Wayne Craig  
Director, Development

SDS:blg

Attachment 1: Rezoning Considerations

pc: Joyce Rautenberg, Affordable Housing Coordinator, Community Services  
Senior Management Team (SMT)





**Address:** 9771 Sealily Place

**File No.:** RZ 16-735240

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9621, the developer is required to complete the following:**

1. Submission of a Landscaping Security in the amount of \$3,500 (\$500/tree) to ensure that a total of seven (7) replacement trees are planted and maintained on the proposed lots with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	or	Minimum Height of Coniferous Replacement Tree
3	9 cm		5 m
4	11 cm		6 m

The security will not be released until an acceptable impact assessment report by a Certified Arborist is submitted and a landscaping inspection is passed by City staff. The City may retain a portion of the security for a one-year maintenance period.

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting is required.

- City acceptance of the developer's offer to voluntarily contribute \$2,500 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
- 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.
- Submission of a Tree Survival Security to the City in the amount of \$20,000 for the two (2) on-site trees to be retained.
- The registration of a 6 m wide statutory right-of-way along the south property line of proposed Lot B and a portion of proposed Lot A for sanitary sewer, extending 2.0 m east from the edge of the new manhole (approximately 24 m).
- Registration of a flood indemnity covenant on title.
- Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
- The City's acceptance of the applicant's voluntary contribution of \$2.00 per buildable square foot of the single-family developments (i.e. \$5,174.21) to the City's Affordable Housing Reserve Fund.

**At Demolition Permit\* stage, the developer is required to complete the following:**

- 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 must remain in place until construction and landscaping on-site is completed.

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

- Payment of current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the required servicing works and frontage improvements.
- The following servicing works and off-site improvements may be completed through either a) a Servicing Agreement\* entered into by the applicant to design and construct the works to the satisfaction of the Director of Engineering; or b) a cash contribution (based on the City's cost estimate for the works) for the City to undertake the works at development stage:

*Water Works:*

- Using the OCP Model, there is 98 L/s of water available at a 20 psi residual at the Sealily Pl frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- The Developer is required to:
  - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the 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.
- At Developer's cost, the City is to:
  - Install 2 new water service connections complete with meter and meter box off of the existing 150mm AC watermain on Sealily Pl.
  - Cut and cap at main, the existing water service connection.

*Storm Sewer Works:*

- At Developer's cost, the City is to:
  - Install a new storm service connection complete with inspection chamber and dual service leads at the adjoining property line of the two newly subdivided lots.
  - Cut and cap the existing storm service lead at the northeast corner of the subject site.

*Sanitary Sewer Works:*

- The Developer is required to:
  - Install approximately 30m of sanitary sewer along the south property line of 9751 & 9771 Sealily Pl complete with tie-in to the existing manhole SMH390. Terminate sewer with a new manhole and dual service leads off of the manhole.
  - Provide additional utility SRW along the south property line for the proposed sanitary sewer.
- At Developer's cost, the City is to:
  - Perform all tie-ins of proposed works to existing City infrastructure.
  - Cut, cap and remove the existing sanitary service connection and inspection chamber at the southwest corner of the subject site.

*Frontage Improvements:*

- The Developer is required to:
  - Coordinate with BC Hydro, Telus and 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.
  - Complete other frontage improvements as per Transportation's requirements
- The Developer is required to construct frontage improvements, which include, but are not limited to, the following:
  - Shared driveway letdown and sidewalk panel replacement at developer's cost

*General Items:*

- a. The Developer is required to:
  - 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.
3. If applicable, submissions of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking 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.



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 copy on file]

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Signed

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Date





# City of Richmond

## Report to Committee Planning and Development Division

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

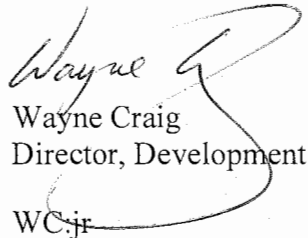
**Date:** October 3, 2016

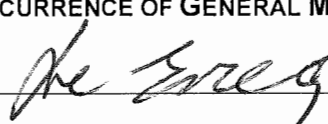
**File:** RZ 16-737446

**Re:** Application by Anuvir Dehal for Rezoning at 8140 Heather Street from Single Detached (RS1/E) to Single Detached (RS2/A)

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9623, for the rezoning of 8140 Heather Street from "Single Detached (RS1/E)" to "Single Detached (RS2/A)", be introduced and given first reading.

  
Wayne Craig  
Director, Development  
WCjr  
Att. 7

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

## **Staff Report**

### **Origin**

Anuvir Dehal has applied to the City of Richmond for permission to rezone 8140 Heather Street from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/A)” zone, to permit the property to be subdivided into two (2) single-family lots with vehicle access from Heather Street (Attachment 1). The proposed subdivision plan is shown in Attachment 2. There is an existing home on the property, which would be demolished.

### **Findings of Fact**

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

### **Surrounding Development**

Development immediately surrounding the subject site is as follows:

- To the North, one (1) home on a lot zoned “Single Detached (RS2/A),” fronting Heather Place.
- To the South, two (2) homes on lots zoned “Single Detached (RS1/E),” one (1) fronting Heather Place and one (1) fronting Dixon Avenue.
- To the East, a townhouse complex on a lot zoned “Low Density Townhouses (RTL1),” with vehicle access from Ash Street and Blundell Road.
- To the West, across Heather Street, a commercial centre on a lot zoned “Community Commercial (CC).”

### **Related Policies & Studies**

#### **Official Community Plan/Broadmoor Area Plan**

The subject property is located in the Broadmoor planning area. The Official Community Plan (OCP) designation for the subject property is “Neighbourhood Residential” (Attachment 4). The proposed rezoning is consistent with this designation.

The subject property is located within the area governed by the Ash Street Sub-Area Plan contained in the OCP. The land use designation for the subject property is “Low Density Residential” (Attachment 5). The Ash Street Sub-Area Plan permits the development of lands outside of designated infill sites shown on the Land Use Map to be governed by the City’s normal development application process. The City has considered numerous rezoning applications in the area, which have resulted in lots between 9 and 10 metres wide. The proposed rezoning is consistent with the land use designation and policies contained in the Ash Street Sub-Area Plan.

**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 1<sup>st</sup> reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the Local Government Act.

**Analysis****Existing Legal Encumbrances**

There is an existing 3.0 m statutory right-of-way (SRW) across the entire rear (east) property line for the sanitary sewer, which will not be impacted by this development proposal. The applicant is aware that encroachment into the SRW is not permitted.

**Transportation and Site Access**

Vehicle access is proposed to be provided from Heather Street via separate driveway crossings to each new lot.

Prior to the issuance of a Building Permit, the applicant is required to submit a Construction Parking and Traffic Management Plan to the City's Transportation Department for review.

**Tree Retention and Replacement**

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses five (5) bylaw-sized trees on the subject property and one (1) tree on City property.

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

- Two (2) bylaw-sized trees within a Western red cedar hedgerow (Tag # 151) on the subject property have been historically topped and cannot be retained as individual trees due to their suppressed canopies. Remove and replace.

- Four (4) bylaw-sized trees within a Western red cedar hedgerow (Tag # 150) on the subject property have been historically topped and cannot be retained as individual trees due to their suppressed canopies. Remove and replace.
- One (1) untagged Japanese maple tree located on the development site is in direct conflict with the building envelope and cannot be retained. Remove and replace.
- One (1) Deodar cedar tree (Tag # 149) located on City property is in poor condition and recommended for removal. Compensation required at a 2:1 ratio.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

### *Tree Replacement*

The applicant wishes to remove seven (7) on-site trees (Tag # 150, 151) (Attachment 6). The 2:1 replacement ratio would require a total of fourteen (14) replacement trees. The applicant has agreed to plant three (3) trees on each lot proposed; for a total of six (6) 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
4	6 cm	3.5 m
2	10 cm	5.5 m

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$4,000 to the City's Tree Compensation Fund in lieu of the remaining eight (8) trees that cannot be accommodated on the subject property after redevelopment.

The applicant wishes to remove one (1) City-owned tree (Tag # 149) and a hedge in the Heather Street right-of-way. The applicant has agreed to provide compensation of \$1,300 as requested by the Parks Department for the City to plant two (2) trees at or near the subject property.

### **Affordable Housing Strategy**

The City's Affordable Housing Strategy requires a secondary suite or coach house on 100% of new lots created through single-family rezoning and subdivision applications; a secondary suite or coach house on 50% of new lots created and a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$2.00/ft<sup>2</sup> of the total buildable area of the remaining lots; or a cash-in-lieu contribution of \$2.00/ft<sup>2</sup> of the total buildable area of all lots where a secondary suite cannot be accommodated in the development.

The applicant proposes to contribute \$9,803.76 toward the City's Affordable Housing Reserve Fund. This is equivalent to \$2.00/ft<sup>2</sup> of the total buildable area of each lot to be created, and is consistent with the Affordable Housing Policy.

### **Site Servicing and Frontage Improvements**

At a future development stage, the applicant must complete the required servicing works as described in Attachment 7, through either a Servicing Agreement or a work order.

At Subdivision stage, the applicant is required to pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$22,679.60 cash-in-lieu contribution for the design and construction of frontage upgrades as set out in Attachment 7.

### **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**

The purpose of this application is to rezone 8140 Heather Street from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/A)" zone, to permit the property to be subdivided to create two (2) lots.

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

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9623 be introduced and given first reading.



Jordan Rockerbie  
Planning Technician

JR:rg

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Broadmoor Area Plan Land Use Map
- Attachment 5: Ash Street Sub-Area Plan Land Use Map
- Attachment 6: Tree Management Plan
- Attachment 7: Rezoning Considerations







City of  
Richmond



RZ 16-737446

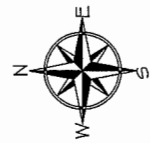
Original Date: 08/04/16

Revision Date:

Note: Dimensions are in METRES

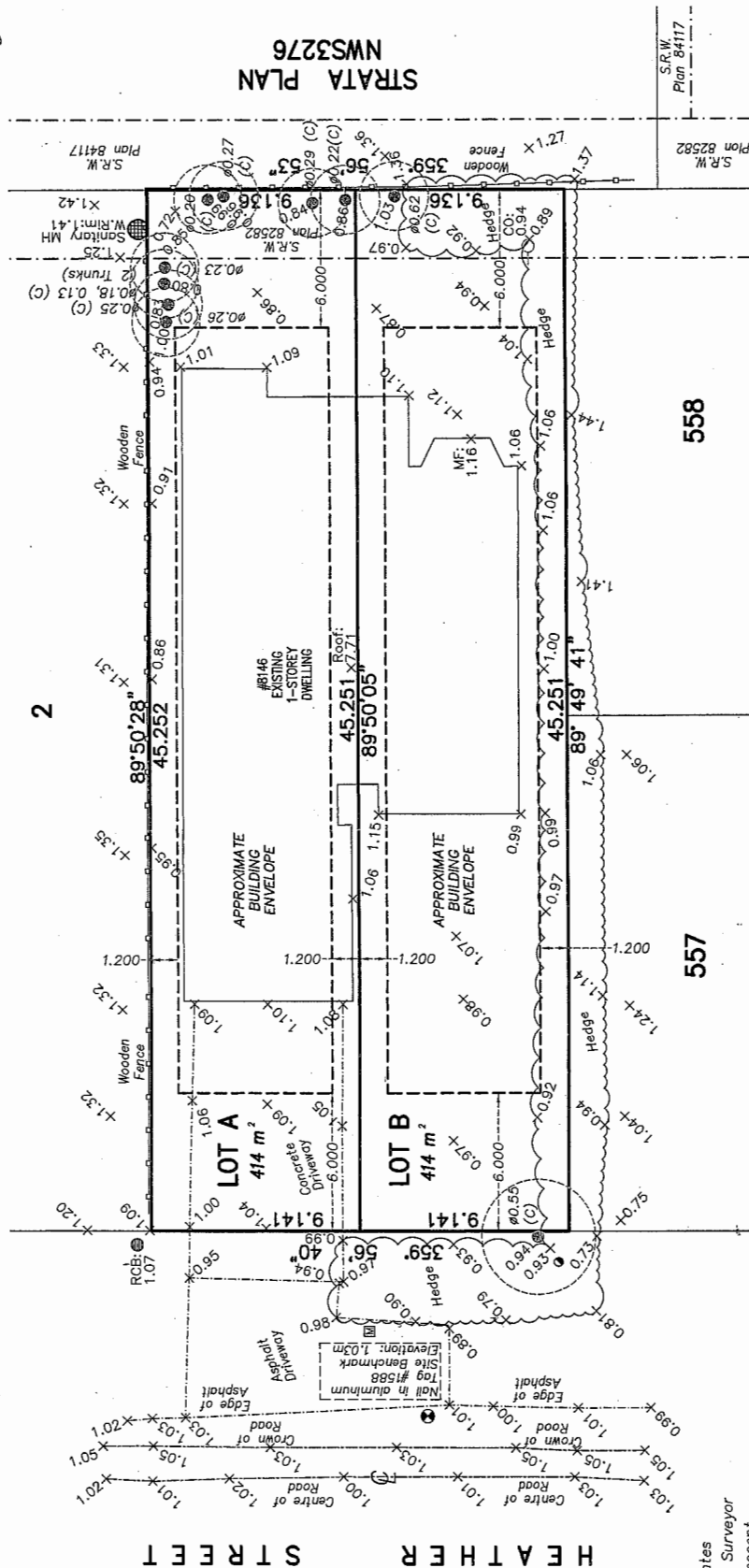
**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 556**  
**SECTION 22 BLOCK 4 NORTH RANGE 6 WEST**  
**NEW WESTMINSTER DISTRICT PLAN 60575**

#8140 HEATHER STREET,  
 RICHMOND, B.C.  
 P.I.D. 002-551-381



SCALE: 1:200

ALL DISTANCES ARE IN METRES AND DECIMALS  
 THEREOF UNLESS OTHERWISE INDICATED



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

LEGEND:

- (C) denotes conifer
- denotes round catch basin
- denotes water meter
- denotes manhole
- denotes cleanout
- denotes power post
- MF denotes main floor

copyright  
 J. C. Tam and Associates  
 Canada and B.C. Land Surveyor  
 115 - 8833 Odlin Crescent  
 Richmond, B.C. V6X 3Z7  
 Telephone: 214-8928  
 Fax: 214-8929  
 E-mail: office@jctam.com  
 Website: www.jctam.com  
 Job No. 6341  
 FB-299 P7-10  
 Drawn By: IO

DWG No. 6341-Topo

CERTIFIED CORRECT:  
 LOT DIMENSION ACCORDING TO  
 FIELD SURVEY.

*[Signature]*  
 JOHNSON C. TAM, B.C.L.S.  
 JANUARY 13th, 2015.

NOTE:  
 Use site Benchmark Tag #1588 for  
 construction elevation control.





**RZ 16-737446**

**Attachment 3**

Address: 8140 Heather Street

Applicant: Anuvir Dehal

Planning Area(s): Broadmoor – Ash Street Sub-Area

	Existing	Proposed
<b>Owner:</b>	Narinderjit Singh Dehal Paramjit Kaur Dehal Anuvir Singh Dehal	To be determined
<b>Site Size (m<sup>2</sup>):</b>	828 m <sup>2</sup>	Lot A: 414 m <sup>2</sup> Lot B: 414 m <sup>2</sup>
<b>Land Uses:</b>	One (1) single-family home	Two (2) single-family homes
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Area Plan Designation:</b>	Low density residential	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Single Detached (RS2/A)

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
Buildable Floor Area (m <sup>2</sup> ):*	Lot A: Max. 227.7 m <sup>2</sup> (2,450.94 ft <sup>2</sup> ) Lot B: Max. 227.7 m <sup>2</sup> (2,450.94 ft <sup>2</sup> )	Lot A: Max. 227.7 m <sup>2</sup> (2,450.94 ft <sup>2</sup> ) Lot B: Max. 227.7 m <sup>2</sup> (2,450.94 ft <sup>2</sup> )	None permitted
Lot Coverage (% of lot area)	Building: Max. 45% Non-porous Surfaces: Max. 70%	Building: Max. 45% Non-porous Surfaces: Max. 70%	None
Lot Size:	Min. 270.0 m <sup>2</sup>	414.0 m <sup>2</sup>	None
Lot Dimensions (m):	Width: Min. 9.0 m Depth: Min. 24.0 m	Width: 9.14 m Depth: 45.25 m	None
Setbacks (m):	Front: Min. 6 m Rear: Min. 6 m Side: Min. 1.2 m	Front: Min. 6 m Rear: Min. 6 m Side: Min. 1.2 m	None
Height (m):	Max. 9.0 m	Max. 9.0 m	None

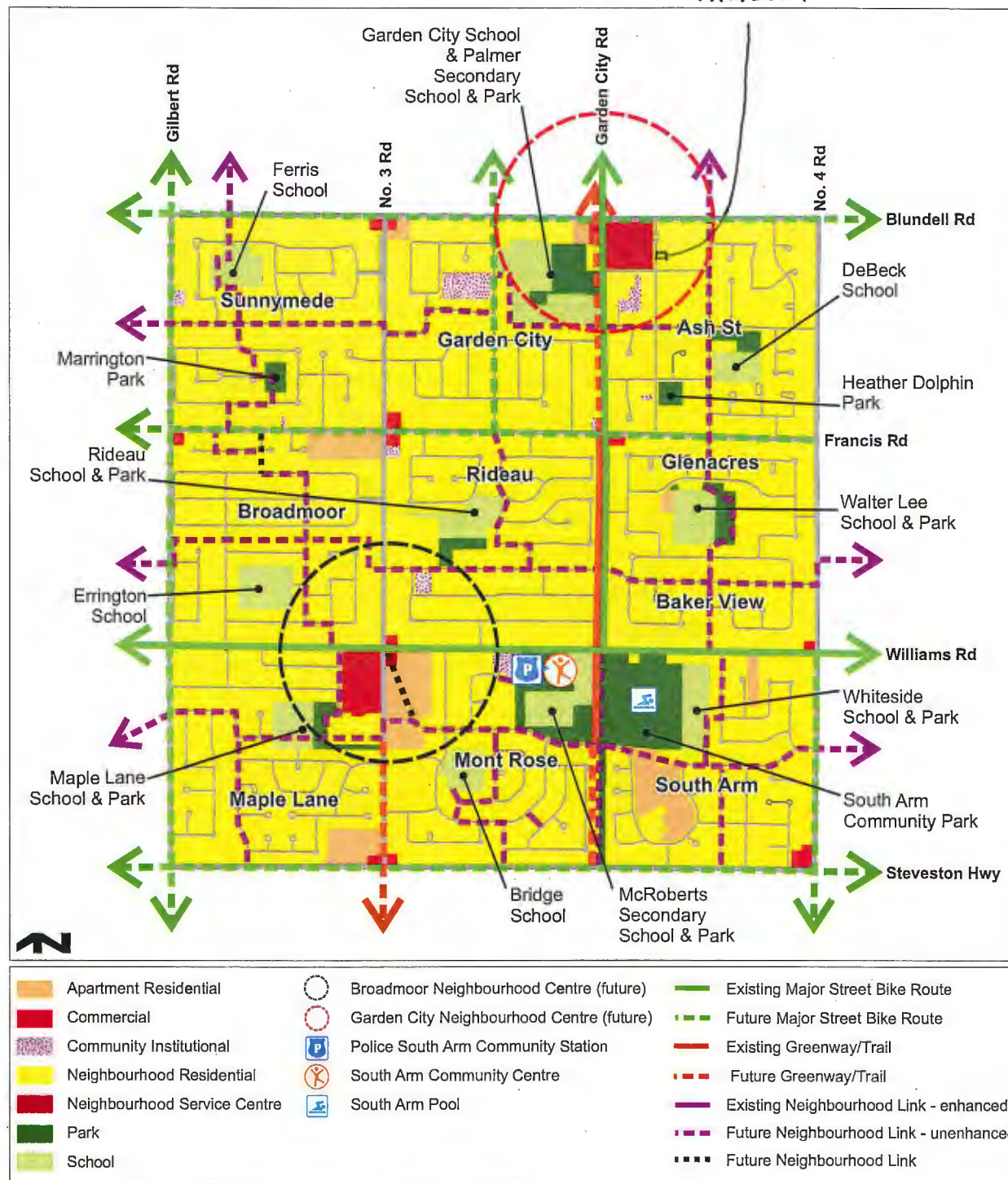
Other: Tree replacement compensation required for loss of significant trees.

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



## 6. Broadmoor

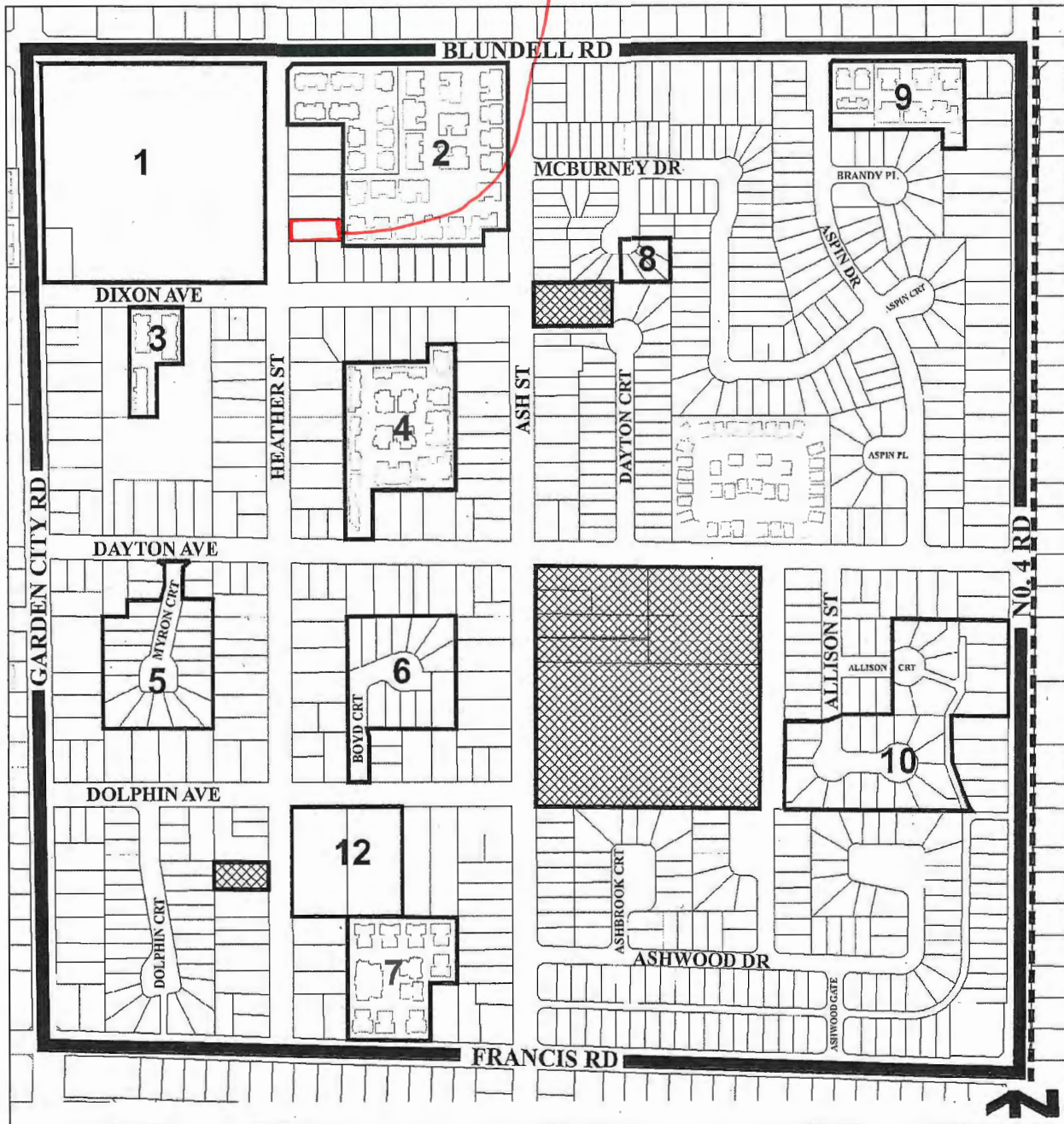
SUBJECT  
PROPERTY





City of Richmond

## Land Use Map

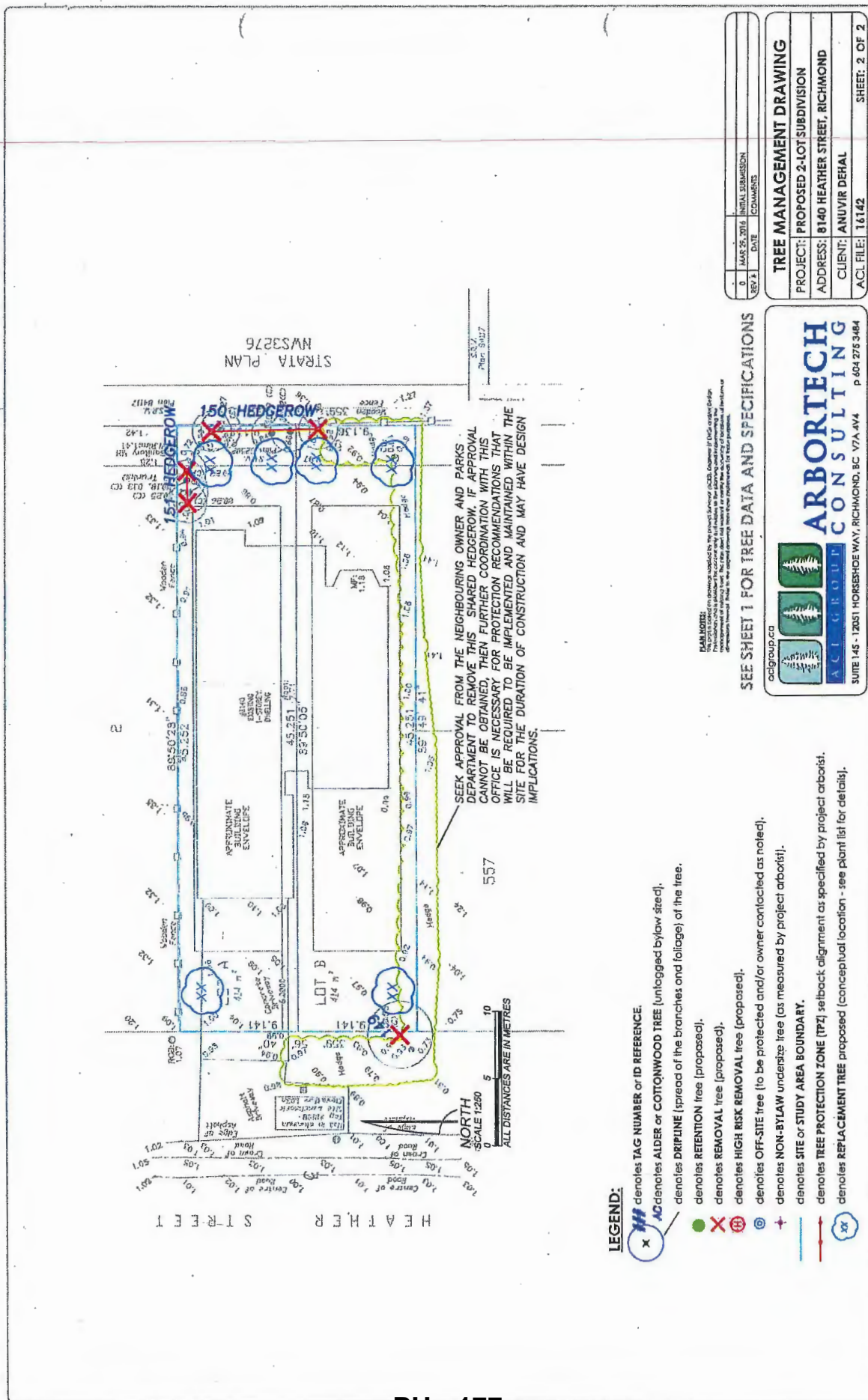
Bylaw 9489  
2016/07/18SUBJECT  
PROPERTY

----- ALR Boundary

— Area Boundary

Public, Institutional &  
Open SpaceLow Density  
ResidentialDesignated Infill  
Areas – Refer to  
Table: 1

PH - 176







**Address:** 8140 Heather Street

**File No.:** RZ 16-737446

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9623, the applicant is required to complete the following:**

1. Submission of a Landscape Security in the amount of \$3,000 (\$500/tree) to ensure that a total of three (3) replacement trees are planted and maintained on each lot proposed (for a total of six (6) trees). Replacement trees should result in a mix of coniferous and deciduous trees on each lot, and must be of the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
Four (4)	6 cm	3.5 m
Two (2)	10 cm	5.5 m

2. City acceptance of the developer's offer to voluntarily contribute \$4,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
3. City acceptance of the Developer's \$1,300 payment as compensation for the one (1) City-owned tree to be removed, so that the City may plant two (2) trees at or near the development site.
4. Registration of a flood indemnity covenant on title.
5. The City's acceptance of the applicant's voluntary contribution of \$2.00 per buildable square foot of the single-family developments (i.e. \$9,803.76) to the City's Affordable Housing Reserve Fund.

**Note:** Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a proposal to build a secondary suite on each of the two (2) future lots at the subject site; or on one (1) of the two (2) future lots with a \$4,901.88 contribution to the City's Affordable Housing Reserve Fund. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.

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

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

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

1. Complete the following servicing works and off-site improvements. These may be completed through a Servicing Agreement\* or a City work order:

*Water Works:*

- Using the OCP Model, there is 260 L/s of water available at a 20 psi residual at the Heather Street frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- The Developer is required to:

- Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the 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.
- At Developer's cost, the City is to:
  - Cut and cap, at main, existing water service connection.
  - Install 2 new water service connections, complete with meter and meter box, off of the existing 150 mm water main along the west property line.

*Storm Sewer Works:*

- The Developer is required to:
  - Retain the existing storm service connection at the northeast corner of the lot.
- At Developer's cost, the City is to:
  - Install a new storm service connection, complete with inspection chamber, off of the existing 450 mm storm sewer along the west property line.

*Sanitary Sewer Works:*

- The Developer is required to:
  - Not start onsite foundation construction prior to completion of rear yard sanitary works by City crews.
- At Developer's cost, the City is to:
  - Install 2 new sanitary service connections, complete with inspection chambers, off of the existing 250 mm PVC sanitary sewer main along the west property line.
  - Cut, cap, and remove, at main, existing sanitary service connection and inspection chamber SIC15280 at southeast corner of the subject site.

*Frontage Improvements:*

- The Developer is required to:
  - Coordinate with BC Hydro to underground Hydro service lines.
  - Coordinate with BC Hydro, Telus and 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.
  - Pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$22,679.60 cash-in-lieu contribution for the design and construction of frontage upgrades as set out below:

• Concrete Curb and Gutter (EP.0641)	\$3,658.00
• Concrete Sidewalk (EP.0642)	\$5,304.10
• Pavement Widening (EP.0643)	\$6,401.50
• Roadway Lighting (EP.0644)	\$2,011.90
• Boulevard Landscape/Trees (EP.0647)	\$5,304.10

*General Items:*

- The Developer is required to:
  - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other

activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

**Note:**

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

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

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

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

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Signed

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Date



# City of Richmond

## Bylaw 9623

### Richmond Zoning Bylaw 8500 Amendment Bylaw 9623 (RZ 16-737446) 8140 Heather Street

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

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

P.I.D. 002-551-381

Lot 556 Section 22 Block 4 North Range 6 West New Westminster District Plan 60575

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9623"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

OCT 24 2016

CITY OF RICHMOND
APPROVED by <i>BK</i>
APPROVED by Director or Solicitor <i>il</i>

\_\_\_\_\_  
MAYOR

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



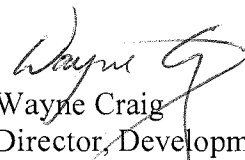
# City of Richmond

## Report to Committee Planning and Development Division


**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development  
**Date:** October 3, 2016  
**File:** RZ 15-712886  
**Re:** Application by Mukhtiar Sian for Rezoning at 3760/3780 Blundell Road from Two-Unit Dwellings (RD1) to Single Detached (RS2/B)

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9627, for the rezoning of 3760/3780 Blundell Road from the "Two-Unit Dwellings (RD1)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.

  
Wayne Craig  
Director, Development

WC:cl  
Att:6

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



## **Staff Report**

### **Origin**

Mukhtiar Sian has applied to the City of Richmond for permission to rezone the property at 3760/3780 Blundell Road from the “Two-Unit Dwellings (RD1)” zone to the “Single Detached (RS2/B)” zone, to permit the property to be subdivided to create two (2) lots with vehicle access to/from Blundell Road (Attachment 1). A survey of the subject site is included in Attachment 2. The site currently contains a duplex, which will be demolished at future development stage.

### **Findings of Fact**

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

### **Surrounding Development**

Existing development immediately surrounding the subject site is as follows:

- To the North, immediately across Blundell Road, is a single-family dwelling on a lot zoned “Single Detached (RS1/E)” at 3651 Blundell Road, and a multi-family complex on a lot under LUC 024 at the corner of Blundell Road and No. 1 Road at 7871 No. 1 Road.
- To the South, fronting Bairdmore Crescent is a single-family dwelling on a lot zoned “Single Detached (RS1/E)” at 8820 Bairdmore Crescent.
- To the East are two (2) new single-family dwellings on lots zoned “Single Detached (RS2/B)” at 3800 and 3820 Blundell Road.
- To the West is an existing duplex on a lot zoned “Two-Unit Dwellings (RD1)” at 3720/3740 Blundell Road.

### **Related Policies & Studies**

#### **Official Community Plan**

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

#### **Single-Family Lot Size Policy 5474**

The subject property is located within the area covered by Single-Family Lot Size Policy 5474, adopted by City Council in 2008 (Attachment 4). The Lot Size Policy permits existing duplexes to rezone and subdivide into two (2) equal lots. This redevelopment proposal is consistent with Lot Size Policy 5474, and would result in a subdivision to create two (2) lots, each approximately 12 m wide and 446 m<sup>2</sup> in area.

**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 1<sup>st</sup> reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the Local Government Act.

**Analysis****Site Access**

Vehicle access to the proposed lots is to be from Blundell Road via separate driveway crossings.

**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 seven (7) bylaw-sized trees and two (2) undersized trees on the subject property.

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

- Four (4) trees on-site are in good condition and should be retained and protected (Trees # 33, 35, 37, and 38).
- Five (5) trees 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 [Trees # 34 (undersized), 36 (undersized), 39, 40, and 41]. As a result, these trees are not good candidates for retention and should be removed and replaced. Replacement trees for the removal of bylaw-sized trees are specified at a 2:1 ratio as per the OCP.
- A total of five (5) trees located on the adjacent neighbouring properties at 3720/3740 Blundell Road and at 8820 Bairdmore Crescent are identified to be retained and protected.

*Tree Protection*

A total of four (4) trees on-site and five (5) trees on neighbouring properties are to be retained and protected as per City of Richmond Tree Protection Information Bulletin TREE-03. The applicant has submitted a tree retention 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 to the City of:
  - A contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to Trees # 33, 35, 37, and 38. 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.
  - A survival security in the amount of \$15,000 for Trees # 33, 35, 37, and 38. The security will be held until construction and landscaping on-site is completed, the post-construction impact assessment report from the Arborist is received, and a site inspection is conducted to ensure that the tree has not been negatively impacted by the development. The City may retain a portion of the security for a one-year maintenance period to ensure the tree has survived.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained, as shown in the Tree Retention Plan included in Attachment 5 to this report. 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.

*Tree Replacement*

The applicant wishes to remove three (3) bylaw-sized trees on-site (Trees # 39, 40, 41), and two (2) undersized trees on-site (Trees # 34, 36). The 2:1 replacement ratio for bylaw-sized trees would require a total of six (6) replacement trees. Due to the size of the future lots, the effort required by the applicant to retain four (4) on-site trees, and the requirement that replacement trees cannot be planted within on-site utility rights-of-ways, staff recommend that only four (4) replacement trees be required. The applicant has agreed to plant and maintain a total of two (2) replacement trees on each lot proposed; for a total of four (4) trees (minimum 10 cm deciduous caliper or 5.5 m high conifers, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057).

To ensure that the four (4) replacement trees are planted and that the front yards of the proposed lots are enhanced, the applicant is required to submit the following prior to final adoption of the rezoning bylaw:

- A Landscape Plan and cost estimate, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development. The Landscape Plan should:

- Not include hedges along the front property line;
- Include a mix of deciduous and coniferous replacement trees (which must be planted outside of any rights-of-way registered on title);
- Include the dimensions of tree protection fencing as identified in the Tree Retention Plan attached to this report;
- A Landscaping Security based on 100% of the cost estimate for the landscape works, prepared by the Registered Landscape Architect (including all trees, soft and hard materials proposed, any front yard fencing, installation costs, and a 10% contingency).

### **Affordable Housing Strategy**

The City's Affordable Housing Strategy for single-family rezoning applications requires:

a) secondary suite(s) on 100% of new lots proposed; b) secondary suite(s) on 50% of new lots proposed and a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund based on \$2.00/ft<sup>2</sup> of the total buildable area on the remaining lots; or c) in cases where a secondary suite cannot be accommodated, a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund based on \$2.00/ft<sup>2</sup> of the total buildable area on 100% of new lots proposed.

Consistent with the Affordable Housing Strategy, the applicant proposes a secondary suite on one (1) of the two (2) lots proposed and a cash-in-lieu contribution based on \$2.00/ft<sup>2</sup> of the total buildable area on the remaining lot (e.g. \$5,280). Prior to rezoning, the applicant is required to register a legal agreement 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 Richmond Zoning Bylaw 8500. This agreement will be discharged from title (at the initiation of the applicant) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.

### **Site Servicing and Frontage Improvements**

There are no servicing concerns with rezoning.

At future Subdivision stage, the applicant is required to pay the costs associated with the future service connections and boulevard improvements as described in Attachment 5.

Adjacent to the Blundell Road frontage, there are four (4) trees on-site that are required to be retained and protected (Trees # 33, 35, 37, and 38). The retention of these trees may have implications on the design and construction of required frontage improvements, which include widening of the sidewalk and boulevard (as described in Attachment 5). At future Subdivision stage, the applicant is required to provide a work order with sufficient funds to design and construct the sidewalk and boulevard for the purpose of tree retention, to the satisfaction of the City.

### **Existing Legal Encumbrances**

There is an existing covenant registered on title of each strata lot, which restrict the use of the property to a duplex (i.e., BF103199, BF103201), which must be discharged from title by the applicant prior to subdivision approval.

There are also existing City and third-party rights-of-ways registered on title (e.g., BC Hydro and Telus). Encroachment into rights-of-ways is not permitted. The owner is aware of the charges on title and no encroachment into the rights-of-ways are anticipated as they are located outside of the building envelope.

### **Financial Impact**

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

### **Conclusion**

The purpose of this application is to rezone the property at 3760/3780 Blundell Road from the "Two-Unit Dwelling (RD1)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two (2) lots with vehicle access to/from Blundell Road.

This rezoning application complies with the land use designations and applicable policies for the subject site that are contained within the OCP and Single-Family Lot Size Policy 5474.

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 9627 be introduced and given first reading.



Cynthia Lussier  
Planner 1

CL:rg

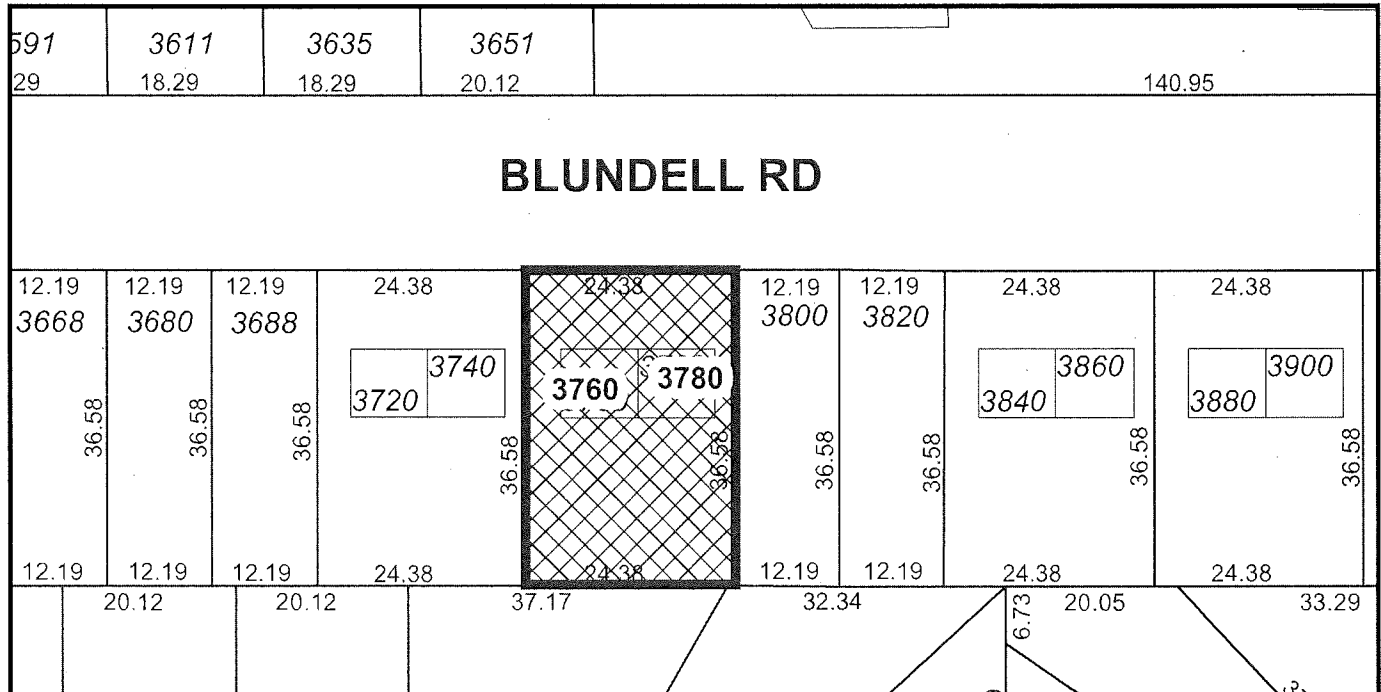
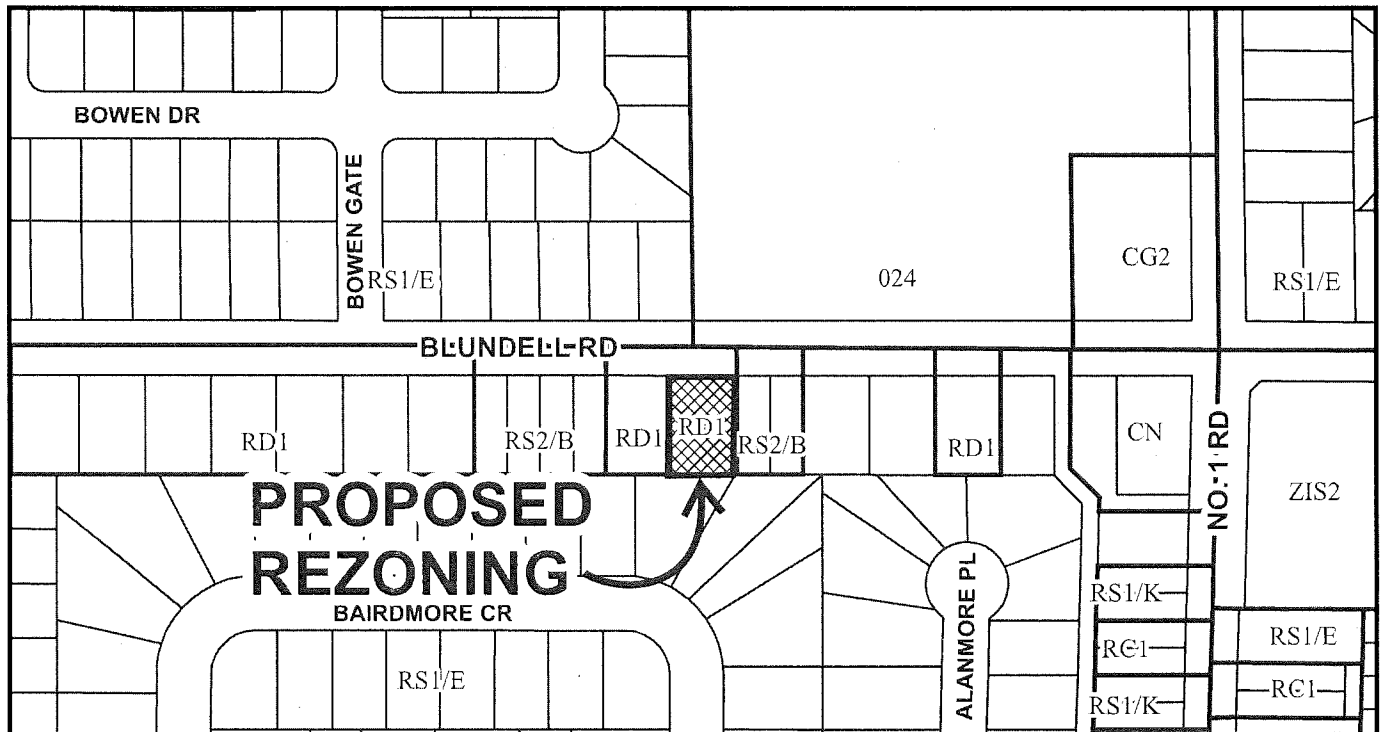
- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Site Survey
- Attachment 3: Development Application Data Sheet
- Attachment 4: Single-Family Lot Size Policy 5474
- Attachment 5: Proposed Tree Retention Plan
- Attachment 6: Rezoning Considerations





# City of Richmond

ATTACHMENT 1



## RZ 15-712886

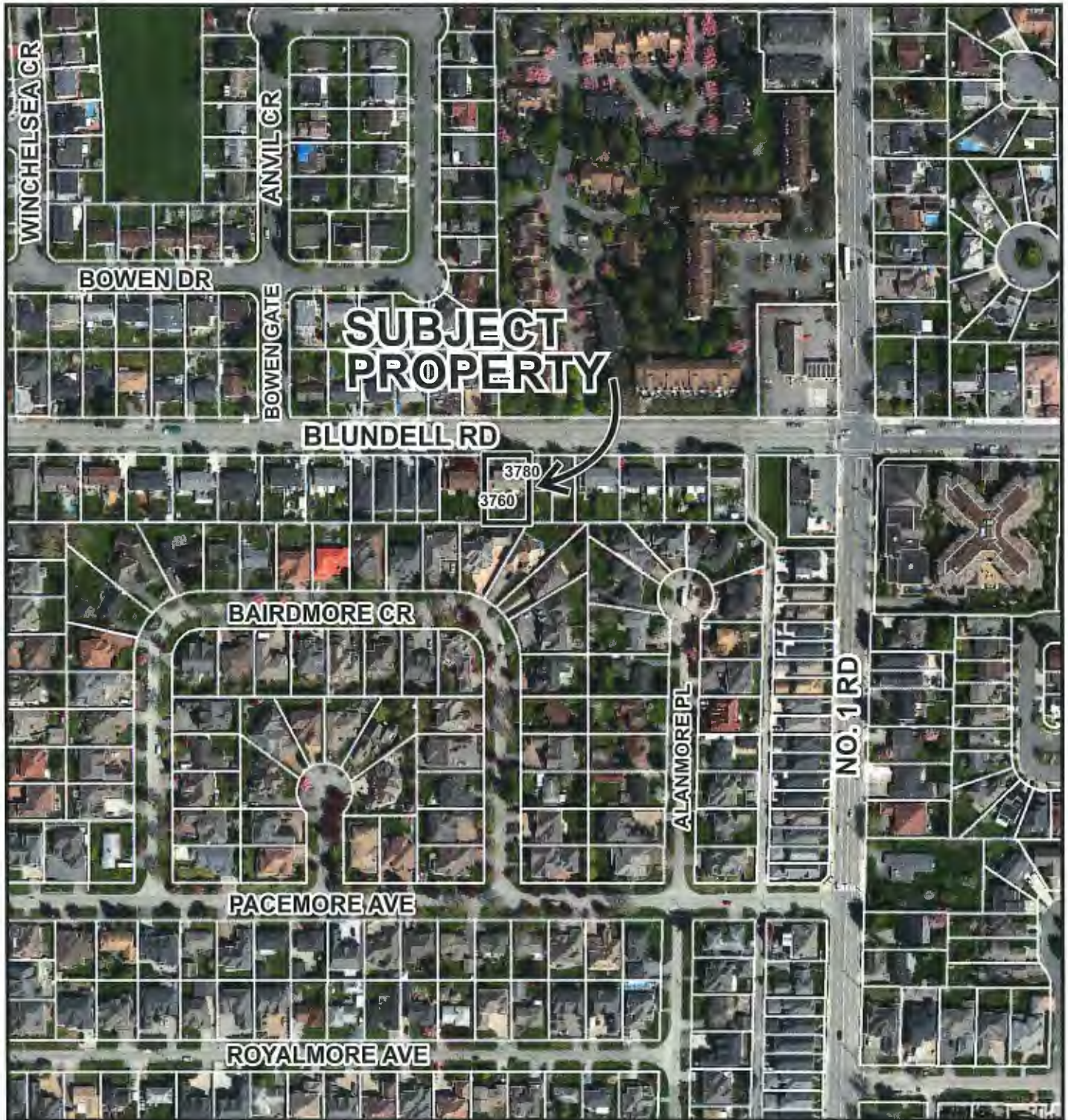
Original Date: 12/11/15

Revision Date: 10/11/16

Note: Dimensions are in METRES



# City of Richmond



RZ 15-712886

PH - 189

Original Date: 12/11/15

Revision Date:

Note: Dimensions are in METRES



# TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF STRATA PLAN

NWS122 SECTION 22 BLOCK 4 NORTH RANGE 7 WEST

NEW WESTMINSTER DISTRICT

#3760 BLUNDELL ROAD, P.I.D. 001-124-251

#3780 BLUNDELL ROAD, P.I.D. 001-124-269

RICHMOND, B.C.

SCALE: 1:200

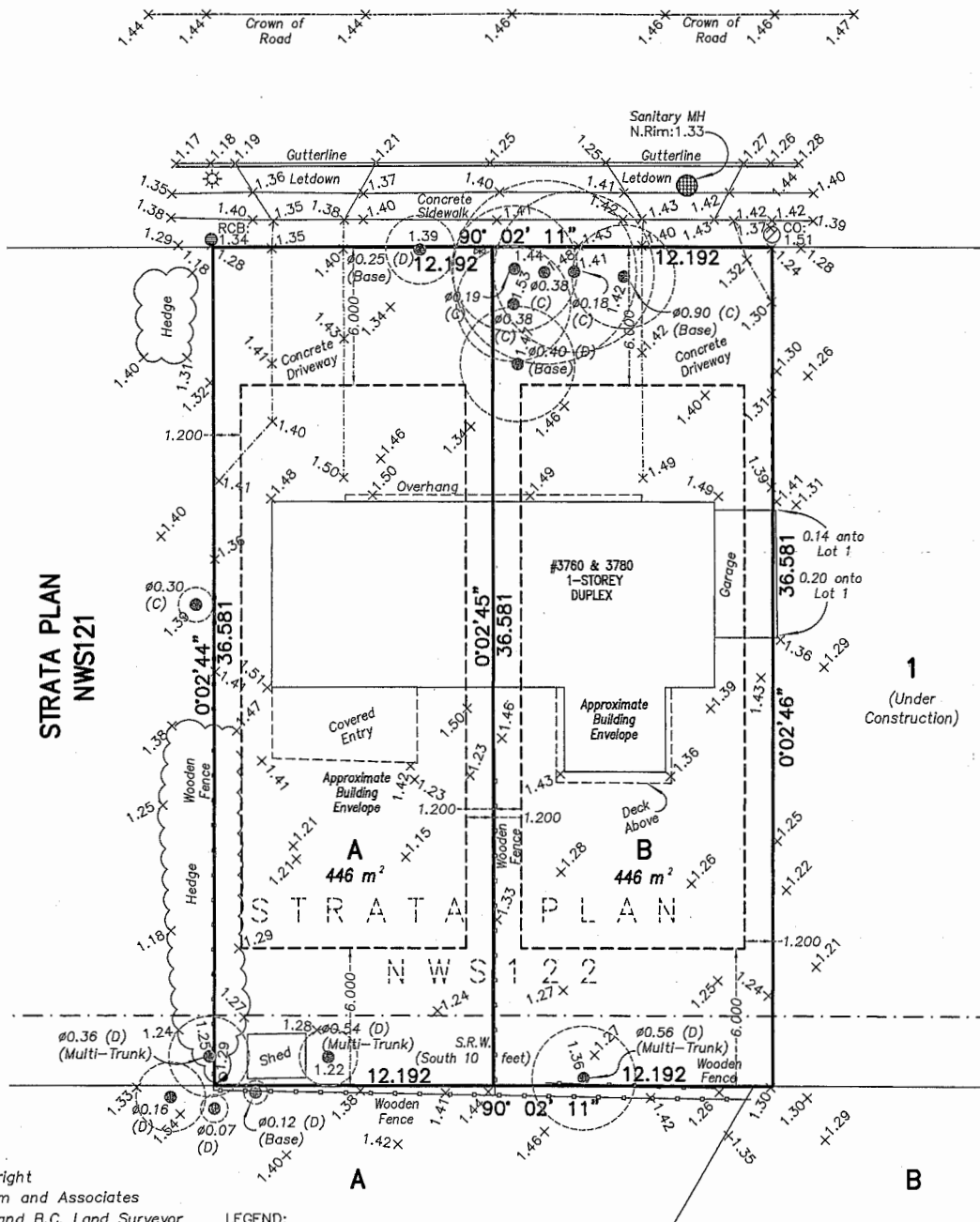


ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

Nail in aluminum  
Tag #458  
Site Benchmark  
Elevation: 1.41m



BLUNDELL ROAD



© copyright  
J. C. Tam and Associates  
Canada and B.C. Land Surveyor  
115 - 8833 Odlin Crescent  
Richmond, B.C. V6X 3Z7  
Telephone: 214-8928  
Fax: 214-8929  
E-mail: office@jctam.com  
Website: www.jctam.com  
Job No. 6195  
FB-287 P93-96  
Drawn By: IO

## LEGEND:

- (c) denotes conifer
- (d) denotes deciduous
- denotes round catch basin
- ⊕ denotes water valve
- ⊙ denotes manhole
- denotes cleanout
- ⊙ denotes lamp standard
- denotes power post

## NOTE:

Use site Benchmark Tag #458 for construction elevation control.

## NOTE:

Elevations shown are based on  
City of Richmond HPN  
Benchmark network.  
Benchmark: HPN #231  
Control Monument 19713  
Elevation: 3.419m  
Benchmark: HPN #235  
Control Monument 77H4885  
Elevation: 3.419m

## CERTIFIED CORRECT:

LOT DIMENSION ACCORDING TO  
FIELD SURVEY

*[Signature]*  
JOHNSON C. TAM, B.C.L.S.

SEPTEMBER 4th, 2015.

DWG No. 6195-Topo

PH - 190



**RZ 15-712886**

**Attachment 3**

Address: 3760/3780 Blundell Road

Applicant: Mukhtiar Sian

Planning Area(s): Seafair

	Existing	Proposed
<b>Owner:</b>	Mukhtiar Sian Resham Singh Sian	To be determined
<b>Site Size (m<sup>2</sup>):</b>	892 m <sup>2</sup> (9,601 ft <sup>2</sup> )	Two (2) lots, each approximately 446 m <sup>2</sup>
<b>Land Uses:</b>	Duplex	Two (2) residential lots
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Single-Family Lot Size Policy Designation:</b>	Single-Family Lot Size Policy 5474 allows properties with existing duplexes to rezone and subdivide into two (2) equal lots.	No change
<b>Zoning:</b>	Two-Unit Dwellings (RD1)	Single Detached (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
Buildable Floor Area (m <sup>2</sup> ):*	245.3 m <sup>2</sup> (2,640 ft <sup>2</sup> ) per lot	245.3 m <sup>2</sup> (2,640 ft <sup>2</sup> ) per lot	none permitted
Lot Coverage (% of lot area):	Buildings: Max. 45% Non-porous Surfaces: Max. 70% Live Plant Material: Min. 25%	Buildings: Max. 45% Non-porous Surfaces: Max. 70% Live Plant Material: Min. 25%	none
Lot Size:	360 m <sup>2</sup>	446 m <sup>2</sup>	none
Lot Dimensions (m):	Width: 12 m Depth: 24 m	Width: 12.192 m Depth: 36.581 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	none
Height (m):	2 ½ storeys (max. 9.0 m, peaked roof; max. 7.5 m, flat roof)	2 ½ storeys (max. 9.0 m, peaked roof; max. 7.5 m, flat roof)	none

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

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

**Policy 5474:**

The following policy establishes lot sizes in Sections 21-4-7 & 22-4-7, in the area generally bounded by Blundell Road, No. 1 Road, Francis Road, and West Dyke Trail as shown on the attached map:

1. That properties within the area generally bounded by Blundell Road, No. 1 Road, Francis Road, and West Dyke Trail in Section 21-4-7 & 22-4-7, as shown on the attached map, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw No. 5300 with the following exceptions:

That lots with existing duplexes be permitted to rezone and subdivide into two (2) equal halves lots;

and that this policy be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless amended according to Zoning and Development Bylaw No. 5300.

2. Multiple-family residential development shall not be permitted.





**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF STRATA PLAN  
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NEW WESTMINSTER DISTRICT**

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RICHMOND, B.C.

SCALE: 1:200

0 5 10 15



ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED

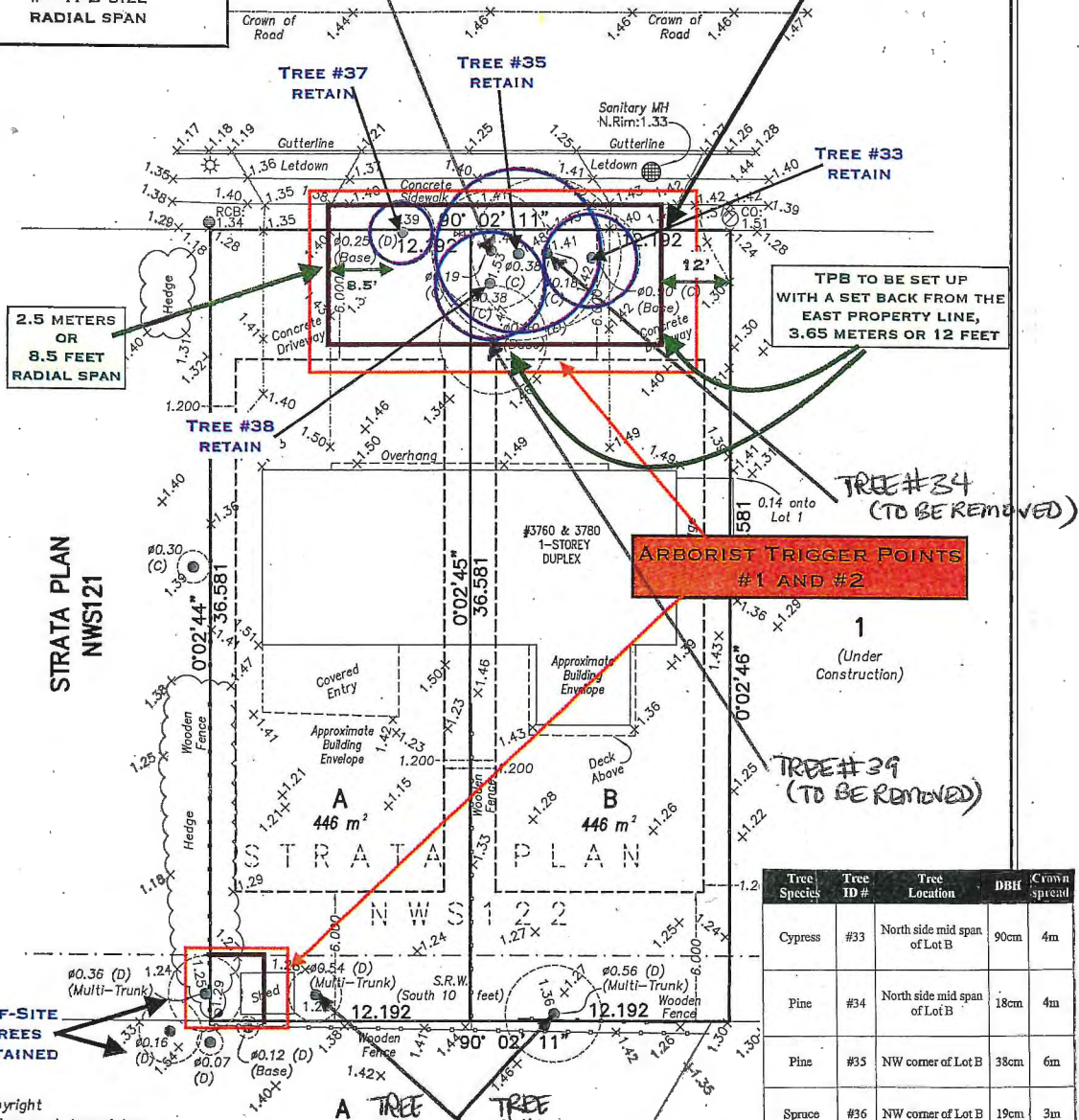
**ARBORIST LEGEND**

- # - TREE ID
- - TPB AREA
- # - TPB SIZE
- RADIAL SPAN

**TREE #36  
(TO BE REMOVED)**

**\*TREE REMOVALS AND STUMP GRIND  
TO BE COMPLETED BY MONKEY TREE SERVICES  
TO ENSURE CONTINUITY OF THE  
SCOPE OF WORK**

**BLUNDELL ROAD**



© copyright  
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115 - 8833 Odlin Crescent  
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**LEGEND:**

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**NOTE:**

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Elevation: 3.419m  
Benchmark: HPN #235  
Control Monument 77H4885  
Elevation: 1.103m

Tree Species	Tree ID #	Tree Location	DBH	Crown spread
Cypress	#33	North side mid span of Lot B	90cm	4m
Pine	#34	North side mid span of Lot B	18cm	4m
Pine	#35	NW corner of Lot B	38cm	6m
Spruce	#36	NW corner of Lot B	19cm	3m
Golden Chain	#37	North side mid span of Lot A	25cm	2.8m
Douglas Fir	#38	NW corner of Lot B	38cm	5m
Cherry	#39	NW quadrant of Lot B	40cm	5.5m
Hazel	#40	SW corner of Lot A	54cm	3m
Birch	#41	South side mid-span of Lot B	56cm	5m



**Address:** 3760/3780 Blundell Road

**File No.:** RZ 15-712886

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9627, the developer is required to complete the following:**

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including all trees, soft and hard materials proposed, any front yard fencing, installation costs, and a 10% contingency). The Landscape Plan should:
  - should not include hedges along the front property line;
  - include a mix of coniferous and deciduous replacement trees (which must be planted outside of any rights-of-way registered on title);
  - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan included in Attachment 5 to this report; and
  - include the four (4) required replacement trees with the following minimum sizes, **as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees:**

# Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
4	10 cm		5.5 m

2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained (Trees # 33, 35, 37, and 38). The Contract must include the scope of work required, including: the proposed number of site 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 assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of \$15,000 for Trees # 33, 35, 37, 38 to be retained. The security will be held until construction and landscaping on-site is completed, the post-construction impact assessment report from the Arborist is received, and a site inspection is conducted by City staff to ensure that the tree has not been negatively impacted by the development. The City may retain a portion of the security for a one-year maintenance period to ensure the tree has survived.
4. Registration of a flood indemnity covenant on title.
5. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) lots proposed, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
6. The City's acceptance of the applicant's voluntary contribution to the City's Affordable Housing Reserve Fund in the amount of \$2.00 per square foot of the total buildable area on the remaining lot proposed (e.g. \$5,280).

**Prior to Demolition Permit\* issuance, the applicant must complete the following requirements:**

- Installation of tree protection fencing around all trees to be retained (Trees # 33, 35, 37, and 38), as shown on the Tree Retention Plan included in Attachment 5 to this report. 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.

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

- Discharge of the existing covenant registered on title of the strata lots (i.e., BF103199 and BF103201), which restricts the use of the property to a duplex.
- Pay Servicing Costs for the scope of works described below, which are to be completed at future development stage (including but not limited to):

*Water Works*

- a) Using the OCP Model, there is 184.0 L/s of water available at a 20 psi residual at the Blundell Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s. At Building Permit stage, the developer is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the 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 and Building designs.
- b) At the developer's cost, the City is to:
  - Cut and cap the existing water service connection along the Blundell Rd frontage.
  - Install two (2) new water service connections complete with meters and meter boxes along the Blundell Rd frontage, outside the tree protection area.

*Storm Sewer Works*

- a) At the developer's cost, the City is to:
  - Cut and cap the existing storm service connection at the northwest corner of the development site.
  - Install two (2) new storm service connections each complete with inspection chambers at the eastern and western edges of the subject site, outside the tree protection area.

*Sanitary Sewer Works*

- a) At the developer's cost, the City is to:
  - Cut and cap the existing sanitary service connection located at the northeast corner of the development site.
  - Install two (2) new sanitary service connections each complete with inspection chambers at the eastern and western edges of the subject site, outside the tree protection area.

*General Items*

- a) The Developer is required to enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(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.
- b) The developer is required to coordinate with BC Hydro, Telus and other private communication service providers:
  - To underground Hydro service lines.
  - 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 on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
- Provide a work order for the City to complete the following boulevard improvements, which are to be completed at future development stage:
  - c) upgrading the boulevard along the Blundell Road frontage to current City standard, including but not limited to providing:
    - A minimum 1.5 m wide treed/grass boulevard (the width of the boulevard is exclusive of the 0.15 m wide top of curb) and a 1.5 m wide concrete sidewalk behind the grass boulevard.

- Driveway crossings that are constructed to current City design standard (4.0 m wide driveway at the property line, with 0.9 m flares at the curb and 45 degree offsets to meet existing grade of sidewalk/boulevard). If the existing driveways need to be reconstructed or relocated, the finished frontage works must conform to the boulevard and sidewalk standards described under item a) above.
- Tree placement including tree species and spacing in the grass boulevard is to be determined by the City's Parks Department as part of the boulevard design review process.

Note: Adjacent to the Blundell Road frontage, there are four (4) trees on the subject site that are required to be retained and protected (Trees # 33, 35, 37, and 38). The retention of these trees may have implications on the design and construction of the required frontage improvements. The applicant is required to provide a work order with sufficient funds to design and construct the sidewalk and boulevard for the purpose of tree retention, to the satisfaction of the City.

**Prior to Building Permit\* issuance, the applicant must complete the following requirements:**

- Submit a Construction Parking and Traffic Management Plan to the Transportation Department (if applicable). The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Obtain a Building Permit for any construction hoarding (if applicable). 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 concurrence on file)

Signed

Date





**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9627 (RZ 15-712886)  
3760/3780 Blundell Road**

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

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

P.I.D. 001-124-251

Strata Lot 1 Section 22 Block 4 North Range 7 West New Westminster District Strata Plan NW122 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. 001-124-269

Strata Lot 2 Section 22 Block 4 North Range 7 West New Westminster District Strata Plan NW122 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 9627**".

FIRST READING

OCT 24 2016

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>BK</i>
APPROVED by Director or Solicitor <i>ll</i>

\_\_\_\_\_  
MAYOR

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