



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

**Public Hearing Agenda  
Electronic Meeting**

**Monday, December 18, 2023 – 7 p.m.**

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

**OPENING STATEMENT**

**Page**

**1. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10498  
(RZ 21-945869)**

(File Ref. No. RZ 21-945869) (REDMS No. 7401059, 7415915)

**PH-4**

**See Page PH-4 for full report**

**Location:** 8120 and 8140 No.1 Road

**Applicant:** Terra 8120 Number 1 Road Limited Partnership

**Purpose:** To rezone the subject property from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone, to permit development of nine townhouse units with vehicle access from No. 1 Road.

**First Reading:** November 14, 2023

**Order of Business:**

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

Page

3. Submissions from the floor.

**Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10498.



2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10510  
(RZ 22-010976)**

(File Ref. No. RZ 22-010976) (REDMS No. 7409688, 7413963)

PH-37

See Page PH-37 for full report

**Location:** 11831/11833 Seabrook Crescent

**Applicant:** Navreet Gill

**Purpose:** To rezone the subject property from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, in order to subdivide into two single-family lots, each with vehicle access from Seabrook Crescent.

**First Reading:** November 14, 2023

**Order of Business:**

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

**Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10510.



3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10513  
(RZ 22-011080)**

(File Ref. No. RZ 22-011080) (REDMS No. 7404492, 7424368)

PH-56

See Page PH-56 for full report

**Location:** 10511 Lassam Road

**Applicant:** Onyx Premier Homes Ltd.

**Page**

**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 single-family lots with access from Lassam Road.

**First Reading:** November 27, 2023

**Order of Business:**

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

**Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10513.

☐

ADJOURNMENT

☐



# City of Richmond

## Report to Committee

**To:** Planning Committee

**Date:** October 25, 2023

**From:** Wayne Craig  
Director, Development

**File:** RZ 21-945869

**Re:** Application by Terra 8120 Number 1 Road Limited Partnership for Rezoning at 8120 and 8140 No. 1 Road from the "Single Detached (RS1/E)" Zone to the "Low Density Townhouses (RTL4)" Zone

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10498, for the rezoning of 8120 and 8140 No. 1 Road from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone, be introduced and given first reading.

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

WC:cl  
Att. 6

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



## Staff Report

### Origin

Terra 8120 Number 1 Road Limited Partnership (on behalf of Cliff Chun and Kai Shen Hsiung of 1296168 BC Ltd. and Yi Jen Wang and Kai Shen Hsiung of Terra West Properties Ltd.) has applied to the City of Richmond for permission to rezone 8120 and 8140 No. 1 Road from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone, to permit the development of nine townhouse units, with vehicle access from No. 1 Road. A location map and aerial photo of the subject site are provided in Attachment 1.

### Findings of Fact

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

### Existing Site Condition and Context

A survey of the subject site is included in Attachment 3. The subject site consists of two lots located on the east side of No. 1 Road, between Blundell Road and Coldfall Road.

#### Subject Site Existing Housing Profile

The subject site consists of two lots, each containing a single-family dwelling that is tenant occupied. The existing dwellings are proposed to be demolished. The applicant has indicated that the tenants are aware of the redevelopment proposal and the applicant will ensure compliance with the Residential Tenancy Act.

#### Surrounding Development

Existing development immediately surrounding the subject site is as follows:

To the North: Are three lots, two with newer construction zoned “Compact Single Detached (RC1)” and one zoned “Single Detached (RS1/E)”, each containing a single-family dwelling.

To the South: Is a lot zoned “Single Detached (RS1/E)”, containing a single-family dwelling. Beyond that is a large lot zoned “Low Density Townhouses (RTL4)”, containing 28 townhouses.

To the East: Are lots zoned “Single Detached (RS1/B)”, each containing a single-family dwelling fronting Corless Place.

To the West: Across No. 1 Road are compact lots zoned “Single Detached (RS1/K)” and “Compact Single Detached (RC1)”, each containing a single-family dwelling.

## **Related Policies & Studies**

### Official Community Plan

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

### Arterial Road Land Use Policy

#### *Land Use Designation*

The Arterial Road Land Use Policy designation for the subject properties is “Arterial Road Townhouse”, subject to the development criteria in the Policy. This redevelopment proposal is consistent with this designation.

#### *Lot Width and Residual Lots*

The development criteria for townhouses in the Arterial Road Land Use Policy call for land assembly with a minimum 50 m frontage on a major arterial road and avoiding the creation of residual sites with less than a 50 m frontage. The Policy also recognizes that land assembly with existing narrow lots or on lots containing newer dwellings will be difficult to redevelop. The Policy provides flexibility for the minimum frontage in these circumstances provided the application can meet other guidelines and requirements. This includes the ability to consolidate vehicle access points and securing shared access by means of a Statutory Right-of-Way (SRW) agreement to adjacent properties to enable their potential redevelopment in the future.

Although this redevelopment proposal involves land assembly with a frontage less than 50 m on No. 1 Road (i.e., 40 m), staff support the application for the following reasons:

- The applicant has provided documentation indicating that efforts have been made in 2021 and 2023 to acquire the property to the south at 8180 No. 1 Road in order to achieve the minimum arterial road frontage width of 50 m, but that the owner is not interested in redeveloping their property at this time.
- Due to existing newer development and unique lot geometry immediately north of the subject site, the applicant has indicated that it is not financially feasible to pursue land assembly with those properties as part of this redevelopment proposal.
- The applicant has submitted a preliminary concept plan to show how the neighbouring properties to the north and south could redevelop in the future with shared vehicle access through the subject site (a copy of which is on file).
- Prior to final adoption of the rezoning bylaw, the applicant must register a SRW agreement on Title for public right-of-passage over the entire drive-aisle and on-site truck turnaround area opposite the site entry to secure future shared access to sites to the south and north. The SRW agreement is to contain language to indicate that the on-site truck turnaround area opposite the site entry can be removed from the SRW area and used as additional outdoor amenity space for the sole use of the subject development when the adjacent property to the south is redeveloped for townhouses and on-site truck turnaround is accommodated by creating a T-intersection of the drive-aisles on the lots.

### Floodplain Management Implementation Strategy

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

### **Public Consultation**

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

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

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

### **Analysis**

#### Site Planning and Open Space

The proposed development consists of nine townhouse units on a site that would be approximately 1,801.3 m<sup>2</sup> (19,389 ft<sup>2</sup>) in area after the required 0.91 m wide road dedication along No. 1 Road. Conceptual development plans proposed by the applicant are included in Attachment 4.

The proposed site layout consists of:

- One three-storey building along the west side of the site facing No. 1 Road, which steps down to two-storeys at its north end along the interface with existing single-family housing to the north.
- Two two-storey duplex buildings along the east side of the site along the interface with existing single-family housing fronting Corless Place.
- An internal drive-aisle that runs north-south between the front and rear buildings.

Consistent with the design guidelines for Arterial Road Townhouses, a wider setback is proposed from the east property line along the interface with existing single-family housing.

All units have an east-west orientation, with the main unit entries facing either No. 1 Road or the internal drive-aisle.

Private outdoor space for the units fronting No. 1 Road is proposed primarily in the form of front yards at ground level with secondary decks on the upper levels facing either No. 1 Road or the internal drive-aisle. Private outdoor space for the two-storey units is proposed primarily in the form of rear yards at ground level with secondary decks on the second floor facing the internal drive-aisle.

Additional design development is to be undertaken as part of the Development Permit (DP) application review process to refine the location of the secondary upper decks consistent with the townhouse design guidelines.

Common outdoor amenity space is proposed in the southeast corner of the site opposite the main site entry and its preliminary size meets the minimum guidelines in the OCP. Opportunities exist to further examine the design of the common outdoor amenity space on-site as part of the DP application review process. In addition, the opportunity exists for the common outdoor amenity space to be expanded for use by the subject development when the adjacent property to the south is redeveloped for townhouses and the truck turnaround area immediately adjacent to the amenity area could be removed from the subject site as a result of the T-intersection of the drive-aisles on the lots.

Consistent with the OCP, the applicant proposes to submit a contribution to the City prior to final adoption of the rezoning bylaw in lieu of providing common indoor amenity space on-site. The current rate for this nine-unit townhouse proposal is \$2,066.00/unit for a total contribution of \$18,594.00 to the City's Leisure Facilities Reserve Fund. In the event that the contribution is not received within one year of the rezoning bylaw receiving third reading, the contribution shall be recalculated based on the rate in effect at the time of payment, as updated periodically and published in a City bulletin.

#### Existing Legal Encumbrances

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

#### Housing Type and Tenure

This proposal is for nine townhouse units that are intended to be strata-titled. Consistent with the OCP policy respecting townhouse development projects and in order to maximize potential rental and housing opportunities throughout the City, the applicant has agreed to register a restrictive covenant on Title prior to final adoption of the rezoning bylaw, prohibiting: (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.

#### Site Access and Parking

Vehicle access to the subject site is proposed off No. 1 Road. As identified previously in this report, the applicant must register a SRW agreement on Title for public-right-of-passage prior to rezoning bylaw adoption to enable potential future shared access to sites to the south and north upon their redevelopment.

Pedestrian access from the public sidewalk along No. 1 Road to each of the street-fronting units is proposed via individual pathways, and pedestrian access to the internal units is proposed from the drive-aisle. The opportunity exists to further refine pedestrian connectivity on-site as part of the DP application review process.

On-site parking is proposed consistent with the requirements in Richmond Zoning Bylaw 8500, as follows:

- Resident parking spaces are proposed to be provided within each unit's garage (in either a side-by-side or tandem arrangement). For the spaces proposed in a tandem arrangement, the applicant is required to register a restrictive covenant on Title prohibiting the conversion of the tandem parking area into a habitable space.
- Two visitor surface parking spaces are proposed off of the internal drive-aisle at the north end of the site.
- Resident bike parking is proposed to be located within each unit's garage, and a visitor bike rack is proposed within the common outdoor amenity space.

### 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:

- 13 bylaw-sized (Trees #233-235 and 238-247) and two undersized trees (Trees # 236 and 237) on the subject property.
- One tree located in the unconstructed lane to the east of 8100 No. 1 Road on City-owned property (Tree # N02).
- Six trees located on neighbouring lots to the north and east (Trees # N01, N03-N07).

Undersized hedges are also identified on-site and on the neighbouring lots to the north and east (Tree # H01 at 8100 No. 1 Road, # H02 at 8131 Corless Place, and # H03 on-site).

Although not assessed in the Arborist's Report, two undersized fig trees (unnumbered) were also identified by the Arborist and the Surveyor, which are proposed for removal.

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

- The project Arborist has confirmed that two bylaw-sized trees on-site are in an advanced state of decline with 10 to 20 per cent dieback in the crown, respectively (Trees # 234 and 235). The Arborist has indicated that recovery of these trees is not expected. On this basis, these trees should be removed and replaced.
- 11 bylaw-sized trees (Tree #233 and 238-247) and two undersized trees (Tree #236 and 237) located on-site are either dead, dying, in very poor condition with fungal blight infection or exhibiting structural defects such as cavities at the main branch union and co-dominant stems with inclusions. These trees are not good candidates for retention and should be removed and replaced.
- One undersized hedge on-site is in conflict with the required frontage improvements and vehicle access to the site, and is proposed to be removed (Tree # H03).

- The six trees and two hedges on neighbouring properties to the north and east are to be retained and protected (Trees # N01, N03-N07 and H01-H02).
- Tree # N02 in the unconstructed City lane dedication is not in conflict with the proposed development and must be retained as per the project Arborist's recommendation and to City standard.
- Replacement trees are required at a 2:1 ratio as per the OCP and the City's Tree Protection Bylaw 8057.

### *Tree Protection*

To summarize, the following trees are required to be retained and protected:

- Six trees and two hedges on neighbouring properties to the north and east (Trees # N01, N03-N07 and H01-H02); and
- One tree in the unconstructed City lane dedication to the north (Tree # N02).

The applicant has submitted a tree management drawing showing the trees to be retained, the required tree protection areas and the measures to be 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.
  - A tree survival security in the amount of \$5,000.00 for Tree # N02. The applicant must also enter into a legal agreement to accompany the tree survival security, which sets the terms for use and release of the security.
- 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.

### *Tree Replacement*

A total of 13 bylaw-sized trees on-site are proposed to be removed (Trees # 233-235 and 238-247). In accordance with the 2:1 replacement ratio in the OCP and Tree Protection Bylaw 8057, 26 replacement trees are required to be planted and maintained on-site for the 13 bylaw-sized trees removed (minimum 8 cm caliper deciduous or 4 m high conifer).

The applicant's preliminary Landscape Plan illustrates that 17 trees of a variety of species and sizes are proposed. The Landscape Plan will be reviewed further as part of the DP application review process. To satisfy the 2:1 replacement ratio, the applicant proposes to contribute \$6,750.00 (\$750/tree) to the City's Tree Compensation Fund prior to final adoption of the rezoning bylaw in-lieu of planting the remaining nine replacement trees that cannot be accommodated on the subject property with redevelopment.

To ensure that the replacement trees and landscaping is planted and maintained on-site, the applicant is required to submit a Landscaping Security prior to DP issuance in the amount of 100 per cent of a cost estimate for the works prepared by the Registered Landscape Architect (including installation and a 10 per cent contingency).

### Variance Requested

The conceptual development plans are generally in compliance with the "Low Density Townhouses (RTL4)" zone of Richmond Zoning Bylaw 8500, with the exception that variance requests will be sought to:

- reduce the minimum required lot width from 50.0 m to 40.0 m; and
- allow six small vehicle parking spaces.

Staff is supportive of the variance requests for the following reasons:

- The variance to the minimum required lot width is a technical variance as the redevelopment proposal involves a land assembly with a 40.23 m frontage. A functional site plan that meets the design guidelines in the OCP is achievable for this townhouse proposal, and as identified previously in this report the opportunity exists for the remaining residential lots to the north and south to redevelop in the future with the potential for shared vehicle access via the subject site to be secured through a SRW agreement for public-right-of-passage that is to be registered on Title of the subject site prior to final adoption of the rezoning bylaw.
- The Zoning bylaw permits small vehicle parking spaces on a site where the total resident parking requirement is 31 or more spaces. Due to the small size of the proposed development (i.e., nine townhouse units), the total on-site resident parking requirement is only 18 spaces. The variance request to allow six small vehicle parking spaces (i.e., approximately 33 per cent) enables the majority of the spaces to be provided within the garages of each unit in a side-by-side arrangement, as well as providing for a more functional and efficient use of the livable space on the ground floor of those units. The City's Transportation Department has reviewed this redevelopment proposal and is in support of the variance request. They are also supportive of the applicant's proposal to increase the amount of resident bike parking spaces from 1.25 spaces/unit to 2.00 spaces/unit for a total of 18 resident bike parking spaces as a Transportation Demand Management measure.



### Affordable Housing Strategy

The City's Affordable Housing Strategy requires that all townhouse rezoning applications provide a cash-in-lieu contribution to the Affordable Housing Reserve Fund. Consistent with the Strategy, the applicant proposes to submit a cash-in-lieu contribution to the Affordable Housing Reserve fund in the amount of \$12.00 per buildable square foot (for sites outside of the City Centre Area Plan) for a total contribution of \$139,601.03 prior to final adoption of the rezoning bylaw.

### Market Rental Housing Policy

The City's Market Rental Housing Policy requires that all townhouse rezoning applications of five or more units (and less than 60 units) provide a cash-in-lieu contribution to the Affordable Housing Reserve Fund. Consistent with the Policy, the applicant proposes to submit a cash-in-lieu contribution to the Affordable Housing Reserve fund in the amount of \$2.65 per buildable square foot (for sites outside of the City Centre Area Plan) for a total contribution of \$30,828.56 prior to final adoption of the rezoning bylaw.

### Energy Step Code

Consistent with the City's Energy Step Code requirements, the project architect has confirmed that the applicable Energy Step Code performance targets have been considered in the proposed design. The proposal is anticipated to achieve Step 3 of the Energy Step Code with the use of a Low Carbon Energy System. Further details on how the proposal will meet this commitment will be reviewed as part of the DP and Building Permit (BP) application review processes.

### Accessibility

Consistent with the OCP guidelines regarding accessible housing, the applicant proposes to provide aging-in-place features in all units (e.g., stairwell handrails, lever-type handles for plumbing fixtures and door handles, and solid blocking in washroom walls for future grab bar installation beside toilet, bathtub and shower). In addition, the applicant proposes one Convertible Unit in the building fronting No. 1 Road. Further review of the Convertible Unit design will be undertaken as part of the Development Permit (DP) application review process.

### Frontage Improvements and Site Servicing

Prior to BP issuance, the applicant is required to enter into a Servicing Agreement (SA) for the design and construction of a frontage improvements, including (but not limited to) a new 2.0 m wide concrete sidewalk and 1.5 m wide treed/grass boulevard along No. 1 Road, complete with transitions to the existing conditions to the north and south. To accommodate the frontage improvements, the applicant is required to provide a 0.91 m road dedication prior to final adoption of the rezoning bylaw.

The applicant is also required to design and construct the required site servicing works, including (but not limited to) providing new site servicing connections for water, storm and sanitary services and removing of the existing driveway letdowns.



Complete details on the scope of the frontage improvements and site servicing requirements are included in Attachment 6.

### **Future Development Permit Application Considerations**

A DP application is required to be processed to a satisfactory level prior to final adoption of the rezoning bylaw. The DP application will involve further review the of form and character of the proposed development to ensure it is consistent with the design guidelines for multi-family development contained within the OCP and further refinements may be made to the drawings as part of the review. This includes, but is not limited to:

- Refining the Site Plan and Landscape Plan to minimize the visual impact of the hydro kiosk, to optimize the location of the visitor bike rack within the common outdoor amenity space and to explore opportunities to improve pedestrian connectivity and spacing between buildings on-site.
- Refining the Architectural Plans to clarify the proposed lot grading.
- Investigating alternate locations for the secondary decks on upper floors of the buildings, consistent with the townhouse design guidelines in the OCP.
- Refining the Landscape Plan to explore additional planting opportunities throughout the site and to explore potential improvements to the design of the common outdoor amenity space, including illustrating a concept for how the expanded space can be treated in the future when the adjacent on-site truck turnaround area is able to be removed.
- Refining the third-storey setback of the building along No. 1 Road to reduce the apparent building mass consistent with the guidelines for Arterial Road Townhouses in the OCP.
- Reviewing and finalizing the proposed exterior building material and colour palette, and exploring improvements to the architectural design and details to ensure consistency with the townhouse guidelines in the OCP.
- Confirming that all Aging-in-Place and Convertible Unit Features have been incorporated into dwelling design.
- Reviewing the applicant's design response to the principles of Crime Prevention Through Environmental Design (CPTED).
- Refinement of the environmental sustainability features to be incorporated into the project, and confirmation of compliance with the applicable Energy Step Code.

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

### **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**

This application is to rezone the properties at 8120 and 8140 No. 1 Road from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone, to permit the property to be developed for nine townhouse units with vehicle access to No. 1 Road.

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

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10498 be introduced and given first reading.



Cynthia Lussier  
Planner 2  
(604-276-4108)

CL:js

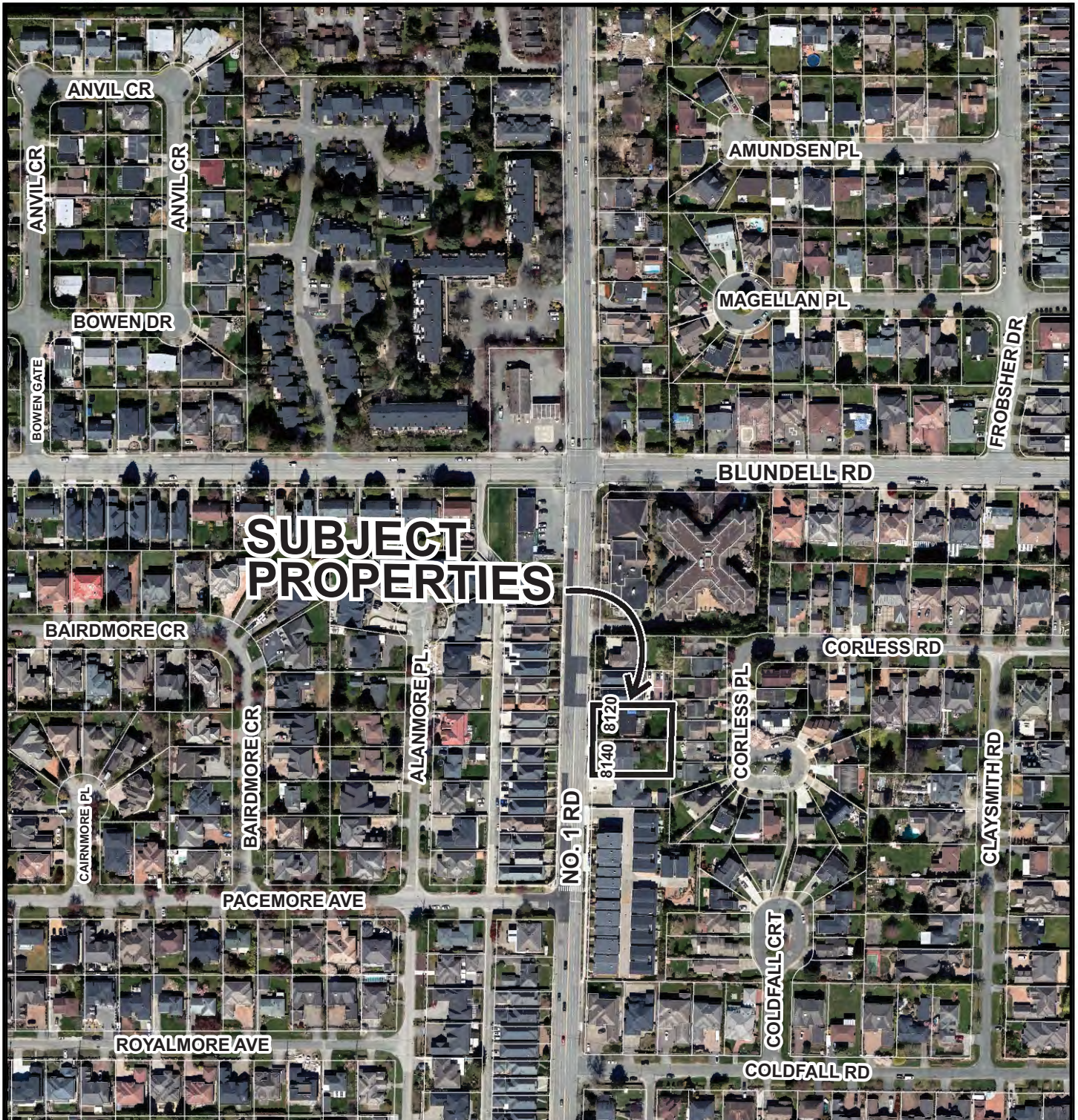
- Att.    1: Location Map/Aerial Photo  
         2: Development Application Data Sheet  
         3: Site Survey  
         4: Conceptual Development Plans  
         5: Tree Management Drawing  
         6: Rezoning Considerations







City of  
Richmond



RZ 21-945869

PH - 16

Original Date: 01/25/22

Revision Date:

Note: Dimensions are in METRES





**RZ 21-945869**

Address: 8120 and 8140 No. 1 Road

Applicant: Terra 8120 Number 1 Road Limited Partnership

Planning Area(s): Seafair

	Existing	Proposed
<b>Owner:</b>	1296168 BC Ltd.	To be determined
<b>Site Size (m<sup>2</sup>):</b>	1,838 m <sup>2</sup>	1,801.3 m <sup>2</sup>
<b>Land Uses:</b>	Single-family housing	Townhousing
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
<b>Number of Units:</b>	2	9

On FutureLot	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60	None permitted
Buildable Floor Area:	1,080.78 m <sup>2</sup> (11,633.41 ft <sup>2</sup> )	1,080.70 m <sup>2</sup> (11,633 ft <sup>2</sup> )	None permitted
Lot Coverage – Buildings:	Max. 40%	37.4%	None
Lot Coverage – Buildings, Structures and Non-porous Surfaces:	Max. 65%	58.4%	None
Lot Coverage – Live Landscaping:	Min. 25%	25.1%	None
Setback – Front Yard:	Min. 6.0 m	6.0 m	None
Setback – North Interior Side Yard:	Min. 3.0 m	3.0 m	None
Setback – South Interior Side Yard:	Min. 3.0 m	7.7 m	None
Setback – Rear Yard:	Min. 3.0 m	4.5 m to ground floor 6.0 m to second floor	None
Lot Dimensions:	Min. Width: 50 m Min. Depth: 35 m	Width: 40.22 m Depth: approximately 44.78 m	<b>Variance Requested</b>
Building Height:	Max. 12.0 m (3 storeys)	West Buildings – 11.19 m East Buildings – 7.31 m to 8.77 m from average finished site grade	None

On FutureLot	Bylaw Requirement	Proposed	Variance
Parking Spaces – Resident:	Min. 2/unit (Min. 18 spaces)	18 spaces	None
Parking Spaces – Visitor:	Min. 0.2/unit (Min. 2 spaces)	2 spaces	None
Total:	20 spaces	20 spaces	None
Tandem Parking Spaces:	Max. 50% (9 spaces)	33% (6 spaces)	None
Standard Parking Spaces:	100%	Approx. 67% (12 spaces)	<b>Variance Requested</b>
Small Parking Spaces:	Not permitted	Approx. 33% (6 spaces)	
Bike Parking Spaces:	1.25 spaces/unit (12 spaces)	2 spaces/unit (18 spaces)	None
Common Amenity Space – Indoor:	Min. 50 m <sup>2</sup> or Cash-in-lieu	Cash-in-lieu	N/A
Common Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> /unit (54 m <sup>2</sup> )	80 m <sup>2</sup> (with potential future expansion up to 142 m <sup>2</sup> )	N/A
Private Outdoor Space:	Min. 30 m <sup>2</sup> /unit	32 m <sup>2</sup> to 41 m <sup>2</sup>	N/A

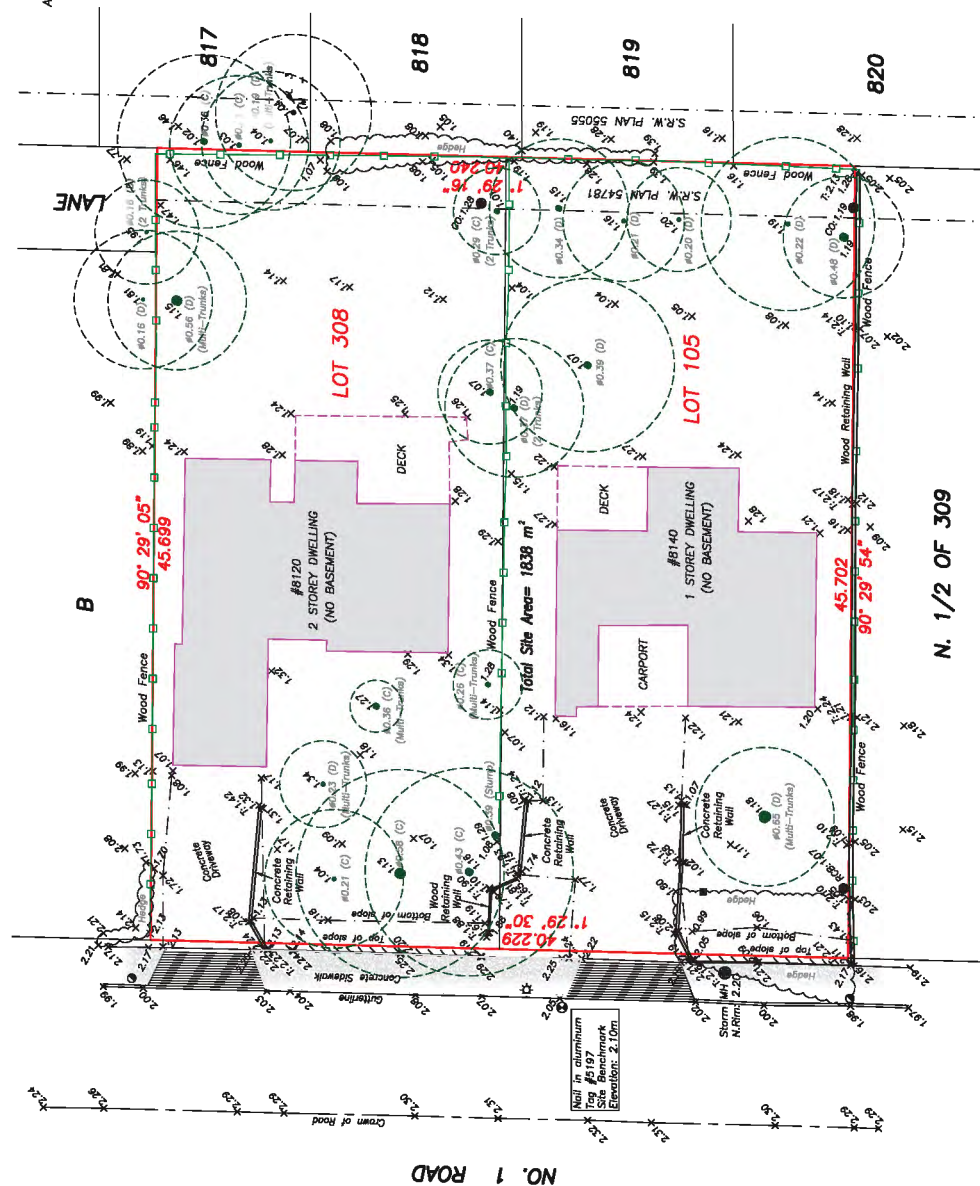
**TOPOGRAPHIC SURVEY OF LOT 308 PLAN 52748 AND LOT 105 PLAN 39706 BOTH OF SECTION 23 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT**

#8120 NO. 1 ROAD,  
RICHMOND, B.C.  
P.I.D. 003-629-708 (LOT 308)  
#8140 NO. 1 ROAD,  
RICHMOND, B.C.  
P.I.D. 008-652-007 (LOT 105)



SCALE: 1:200

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



N. 1/2 OF 309

**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 corner  
(w) denotes deciduous  
(d) denotes deciduous  
(m) denotes manhole  
(p) denotes power post  
(m) denotes meter  
(c) denotes cleanout  
(b) denotes round manhole basin  
r: denotes top of retaining wall

**Copyright**  
J. C. Tam and Associates  
Canada and B.C. Land Surveyor  
115 - 8933 Odlin Crescent  
Richmond, B.C. V6X 3Z7  
Telephone: 214-8928  
Fax: 214-8929  
E-mail: office@jctam.com  
Website: www.jctam.com  
Job No. 7689  
PS-400 P75-60  
Drawn By: KA

**CERTIFIED CORRECT:**  
ON BEHALF OF THE  
FIELD SURVEYOR  
Johnson Tam  
U8489  
Date: 2021.05.13 14:25:59  
JOHNSON C. TAM, B.C.L.S., C.L.S.  
APRIL 22nd, 2021.

**NOTE:**  
Use site Benchmark Tag #5197 for  
construction elevation control.

DWG No. 7689-TOPO





ERIC LAW ARCHITECT

1000 WEST 10TH AVENUE, SUITE 200  
 VANCOUVER, BC V6H 1T5  
 TEL: (604) 552-2000

PROJECT NO. 21-945869  
 1/F SITE PLAN  
 10/24/2023

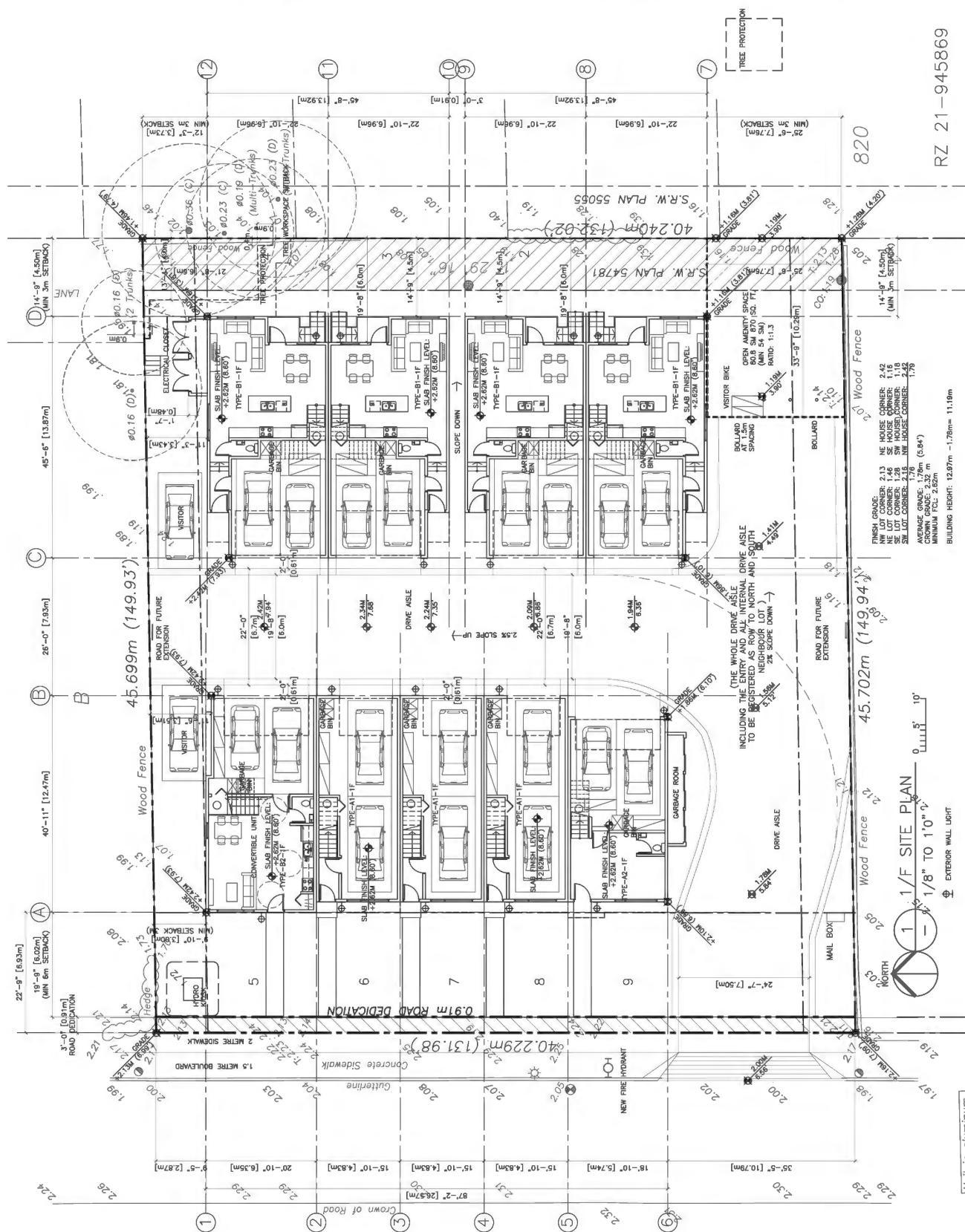
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TOWNHOUSE  
 AT 8120-8140  
 NO.1 ROAD  
 RICHMOND BC  
 1/F SITE PLAN

PROJECT NUMBER: 21-11  
 ISSUED: 10/24/2023  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILENAME: 21-11-DRG-2101-01-1F-01.DWG

**A2**  
 REZONE



RZ 21-945869

NO. 1 ROAD  
21 - PH

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ISSUED	
02/21/12	FOR REZONING APPLICATION
02/23/07	FOR CITY REZONING REVIEW
02/23/10	SITE PLAN FOR CITY STREET PATH REVIEW
02/23/10	FOR CITY REZONING REVIEW

PROJECT NUMBER:21-11
ISSUED: 10/24/2023
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 21-11_ENO_231024-RZ.DWG

REZONE

ALL RESIDENTIAL PARKING (EXCLUDING VISITOR) SHALL HAVE LEVEL 2 EV CHARGING OUTLETS Level 2 EV charging (208V TO 240V AC AND CURRENT OF 16A TO 80A)

20

GARBAGE NOTES

☒ G= GARBAGE

☒ FS= FOOD SCRAPS

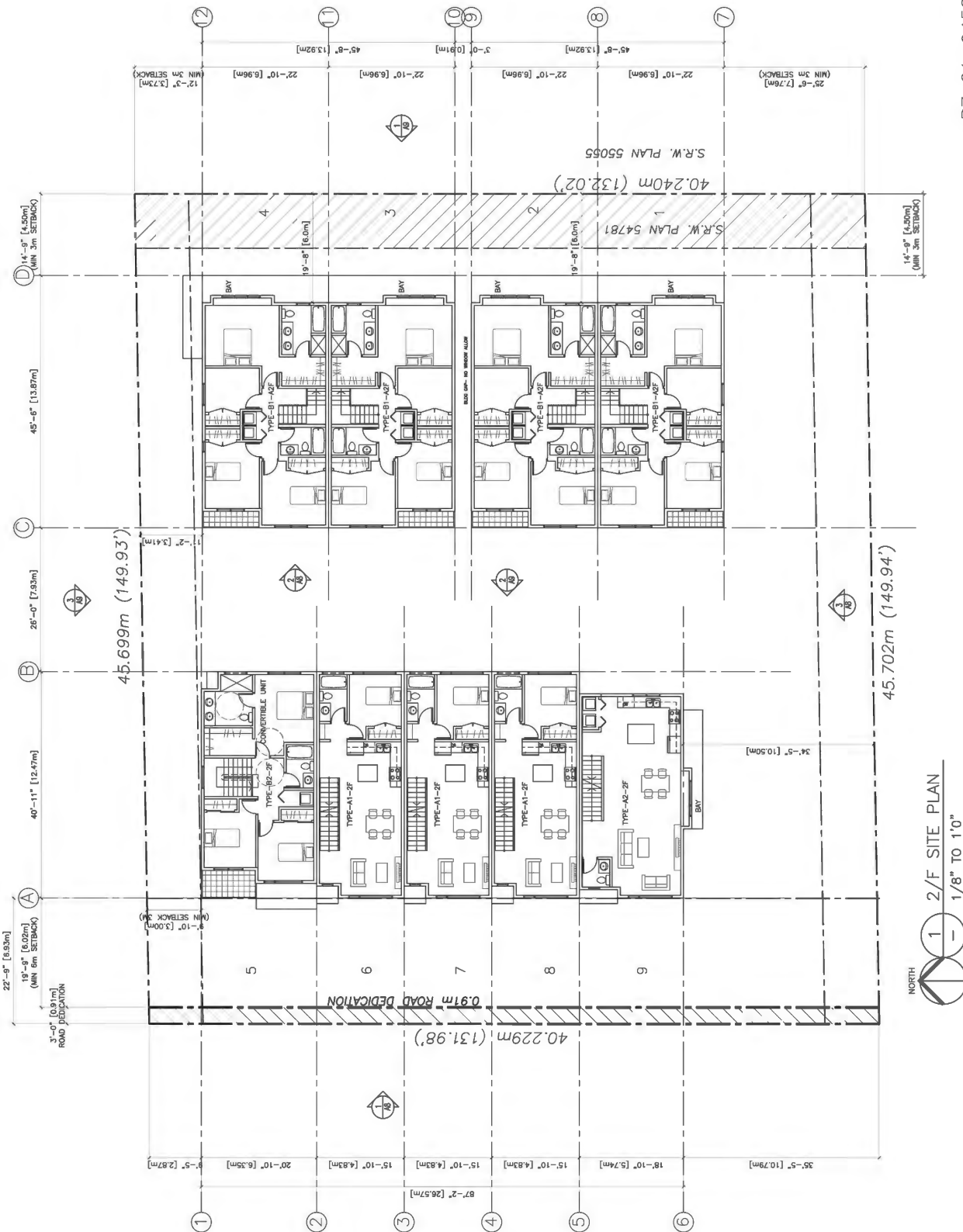
☒ GB= GLASS JARS & BOTTLES

☒ MC= MIXED CONTAINER

☒ MP= MIXED PAPER

PARKING PLAN  
1/8" TO 1'-0"

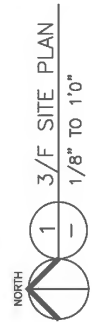
**PH - 22**



4.	2023.10.24	UPDATE LAYOUT & ELEVATIONS WITH WHEEL DRIVE ASSESSMENT
3.	2023.10.23	REVISED DRIVE ASSESSMENT
2.	2023.10.12	REVISED PER CITY STAFF COMMENTS
1.	2023.07.24	REVISED PER CITY STAFF COMMENTS
		REVISION

PROJECT NUMBER: 21-11
ISSUED: 10/24/2023
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 21-11_ENO_231024-RZ.DWG

REZONE



**PH - 24**









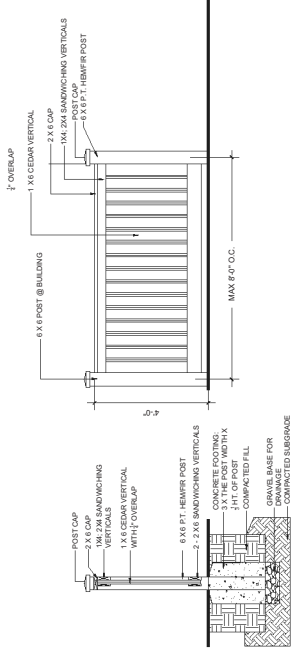
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**pmg8**  
LANDSCAPE  
ARCHITECTS  
Suite C100 - 4185 8th Street Drive  
Richmond, BC V6X 2A6  
P: 604 294-0011 | F: 604 294-0022

SEAL:

NOTES:

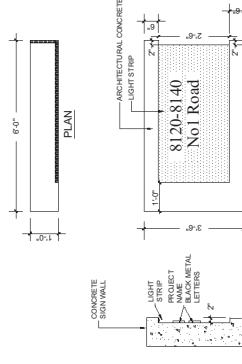
1. METAL GALVANIZED ALUMINUM PICKETS
2. TREATED WITH PRESERVATIVE
3. ALL OTHER MEMBERS TO BE CEDAR #2 CONSTRUCTION GRADE MINIMUM.
4. ALL HARDWARE HOT DIPPED GALVANIZED
5. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
6. ALL FENCES TO BE LEVEL, CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX).
7. GAPS TO FOLLOW FINISH GRADE, GAP TO BE 3/8"



2 4'-0" HEIGHT WOOD FENCE  
1/2" = 1'-0"

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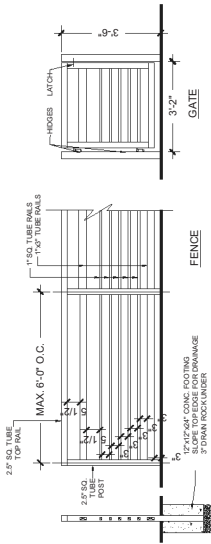
1. LETTERS TO BE GALVANIZED METAL AND POWDER COATED WITH BLACK FINISH



4 42" HT SIGN WALL  
1/2" = 1'-0"

NOTES:

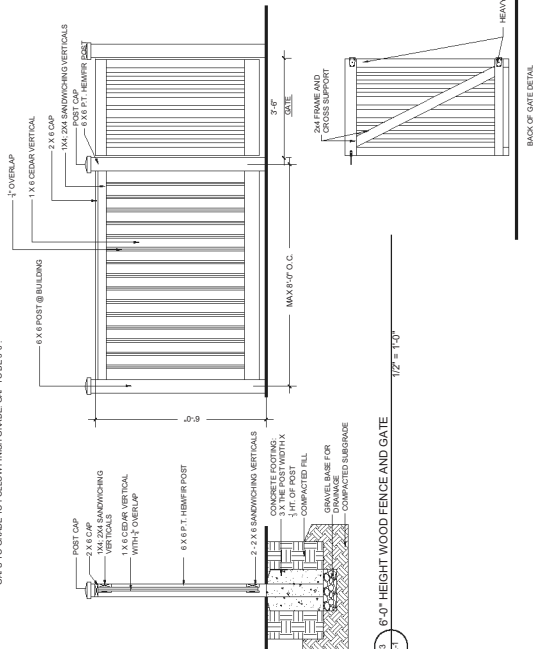
1. METAL GALVANIZED ALUMINUM PICKETS
2. TREATED WITH PRESERVATIVE
3. ALL OTHER MEMBERS TO BE CEDAR #2 CONSTRUCTION GRADE MINIMUM.
4. ALL HARDWARE HOT DIPPED GALVANIZED
5. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
6. ALL FENCES TO BE LEVEL, CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX).
7. GAPS TO FOLLOW FINISH GRADE, GAP TO BE 3/8"



1 42" HT ALUMINUM FENCE AND GATE  
1/2" = 1'-0"

NOTES:

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE
2. ALL OTHER MEMBERS TO BE CEDAR #2 CONSTRUCTION GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION.
5. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
6. ALL FENCES TO BE LEVEL, CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX).
7. GAPS TO FOLLOW FINISH GRADE, GAP TO BE 3/8"



3 6'-0" HEIGHT WOOD FENCE AND GATE  
1/2" = 1'-0"

PROJECT:  
**8 UNIT TOWNHOUSE  
DEVELOPMENT**  
8120-8140 NO. 1 ROAD  
RICHMOND

DRAWING TITLE:

**LANDSCAPE DETAILS  
LIVE PLANT AREA**

DATE: November 16, 2021

DRAWING NUMBER:

SCALE:

DRAWN: DD

DESIGN: DD

CHECK: PAM

PMO PROJECT NUMBER:

21-191

2191-7.2P







**Address:** 8120 and 8140 No. 1 Road

**File No.:** RZ 21-945869

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10498, the applicant is required to complete the following:**

1. Approximately 0.91 m wide road dedication along the entire No. 1 Road frontage. The exact measurement of the required road dedication is to be confirmed through legal surveys as part of the Servicing Agreement (SA) design review process.
2. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
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 (Trees # N01-N07 and H01-H02 located off-site). The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security to the City in the amount of \$5,000.00 for the retention of Tree # N02 located in the City-owned unconstructed lane dedication to the north of the site. The City may release up to 90% of the security following substantial completion of construction and landscaping subject to a landscape inspection to the City's satisfaction, and may release 10% of the security following a one-year maintenance period if the tree has survived. The applicant must also enter into a legal agreement to accompany the tree survival security, which sets the terms for use and release of the security.
5. City acceptance of the applicant's voluntary contribution in the amount of \$6,750.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City in-lieu of planting the balance of required replacement trees on-site.
6. City acceptance of the applicant's voluntary contribution in the amount of \$2,066.00 per dwelling unit (e.g. \$18,594.00) to the City's Leisure Facilities Reserve Fund in-lieu of the provision of on-site indoor amenity space. Note: the rate will be adjusted for inflation using the Stats Can Vancouver Construction Cost Index – Institutional rate with revised rates to be published in a City Bulletin. In the event that the contribution is not paid to the City within one year of the rezoning bylaw having received third reading by Council (i.e., Public Hearing), the contribution shall be recalculated based on the rate in effect at the time of payment, as per the Bulletin.
7. City acceptance of the applicant's voluntary contribution in the amount of \$14.65 per buildable square foot (e.g. \$170,429.46) to the City's Affordable Housing Reserve Fund (i.e., \$12.00/ft<sup>2</sup> consistent with the City's Affordable Housing Strategy and \$2.65/ft<sup>2</sup> consistent with the City's Market Rental Policies).
8. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
9. Registration of a flood indemnity covenant on title.
10. Registration of a restrictive covenant prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.
11. Registration of a Statutory Right-of-Way (SRW) agreement, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the internal drive-aisle and truck turnaround area to provide potential shared access to properties to the north and south of the subject site, including the installation of way-finding and other appropriate signage on the subject property, and requiring a covenant that the owner provide written notification of this through the disclosure statement to all initial purchasers, provide an acknowledgement of the same in all purchase and sale agreements, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.

The SRW agreement is to contain language to indicate that the on-site truck turnaround area opposite the site entry can be removed from the SRW area and used as additional outdoor amenity space for the sole use of the subject development when the adjacent property to the south is redeveloped for townhouses and truck turnaround would be accommodated by way of the resulting T-intersection of the drive-aisles on the lots. The SRW agreement is also to contain language indicating that maintenance and liability within the SRW area are the responsibility of the property owner.

Any works essential for public access within the required SRW area are to be included in the SA and the maintenance & liability responsibility by the property Owner is to be clearly noted. The design must be prepared in accordance with good engineering practice with the objective to optimize public safety and after completion of the works, the Owner is required to provide a certificate of inspection for the works, prepared and sealed by the Owner's Engineer in a form and content acceptable to the City, certifying that the works have been constructed and completed in accordance with the accepted design.

12. Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.
13. The submission and processing of a Development Permit\* application completed to a level deemed acceptable by the Director of Development.

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

- Installation of tree protection fencing around all trees to be retained as per the Arborist's Report and tree management drawing. 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

**Prior to Building Permit (BP)\* issuance, the applicant must complete the following requirements:**

- Enter into a SA\* for the design and construction of frontage improvements along No. 1 Road and the required water, storm, and sanitary service works. A Letter of Credit or cash security for the value of the SA works, as determined by the City, will be required as part of entering into the SA. The works are to include (but are not limited to) the following:

*Frontage Improvements*

- Across the entire No.1 Road frontage, construct new 2.0 m wide concrete sidewalk at the new property line after road dedication and a minimum 1.5 m wide treed/grass boulevard over the remaining width between the sidewalk and the east curb of No. 1 Road. The cross-section of the frontage improvements (east to west) is to include:
  - New east property line of the subject site.
  - 2.0 m wide concrete sidewalk.
  - 1.5 m wide landscaped boulevard with street trees.
  - 0.15 m wide curb.
- The new sidewalk and boulevard are to have a transition section to connect to the existing frontage conditions immediately north and south of the subject site. The suggested sidewalk ramp connections to the north and south show grades of 7.09% and 6.99% respectively. Per TAC standards, the maximum permitted grade for wheelchair accessibility is set at 6%. The sidewalk transitions are to be redesigned as follows:
  - To the north: On the subject site's side of the common property line, construct the sidewalk connection based on a reverse curve design (e.g. 3 m x 3 m).
  - To the south: Put the top of ramp as far back into the subject site's side of the common property line to meet the maximum permitted grade of 6%.
- All existing driveway crossing along the subject site's No. 1 Road frontage are to be closed permanently. The Applicant is responsible for the removal of the existing driveway crossings and replacement with barrier curb/gutter, treed/grass boulevard and concrete sidewalk as per the frontage upgrade standards described above. Site vehicular access is to be provided via a single driveway at the site's No. 1 Road frontage, to be constructed to meet the following City standards (refer to Engineering Design Specifications R-9-DS):

- Driveway is to be a minimum of 7.5 m wide at the property line (plus 0.35 m on either side of the drive-aisle).
  - 0.9 m flares at the curb.
  - 45° offsets to meet existing grade of sidewalk/boulevard.
  - Maximum 2.0 m deep letdown.
  - Maximum 8% letdown grade.
  - Continuous sidewalk is to be provided at the back of the driveway letdown and at the new property line after road dedication.
  - Per Engineering Design Specifications, a minimum separation of 1.0 m (flare to flare at the curb) between two adjacent residential driveways is required.
- All aboveground hydro/telephone kiosks and other third party equipment must not be placed within any frontage. On-site third party SRWs are to be secured for the placement of this equipment.
- At the Applicant's cost, the Applicant is to:
  - Coordinate with BC Hydro, Telus and other private communication service providers:
    - To pre-duct for future hydro, telephone and cable utilities along all road frontages.
    - Before relocating/modifying any of the existing power poles and/or guy wires along the frontages and within the proposed site.
  - Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the development site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., SRW dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
    - BC Hydro Vista – confirm dimensions with BC Hydro.
    - BC Hydro PMT – 4.0 x 5.0 m
    - BC Hydro LPT – 3.5 x 3.5 m
    - Street light kiosk – 1.5 x 1.5 m
    - Traffic signal kiosk – 2.0 x 1.5 m
    - Traffic signal UPS – 1.0 x 1.0 m
    - Shaw cable kiosk – 1.0 x 1.0 m
    - Telus FDH cabinet – 1.1 x 1.0 m
  - Review street lighting levels along all road and lane frontages, and upgrade as required.

#### *Water Works*

- Using the OCP Model, there is 448.0 L/s of water available at a 20 psi residual at the No 1 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- At the Applicant's cost, the Applicant is required to:
  - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on BP stage building designs.
  - Provide a SRW for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact SRW dimensions to be finalized during the BP process (or via the SA process, if one is required).
  - Review hydrant spacing on all frontages and install new fire hydrants as required to meet City spacing requirements for multi-family land use. The existing fire hydrants are located at the west side of No. 1 Road. This project (located at the east side of No. 1 Road) requires a hydrant at its frontage to service the proposed development. Subject to the approval of the City's fire department, a new fire hydrant is required at the development's frontage and the east side of No. 1 Road.



- At the Applicant's cost, the City will:
  - Complete all tie-ins for the proposed works to existing City infrastructure.
  - Cut and cap the two existing water service connections along No 1 Road.
  - Install a new water service connection complete with water meter and water meter box to service the lot as per standard City specifications.

#### *Storm Sewer Works*

- At the Applicant's cost, the City will:
  - Cut and cap all existing storm service connections located at the No 1 Road frontage.
  - Install a new storm service connection complete with inspection chamber to service the lot. Tie-in shall be to the existing manhole. Sizing of the new storm service connection to be finalized during the SA process.

#### *Sanitary Sewer Works*

- The Applicant is required to not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
- At the Applicant's cost, the City will:
  - If required, replace the portions of the existing AC sanitary force main at No 1 Road that may be exposed and impacted to facilitate installation of water service connection and fire hydrant connection.
  - Complete all tie-ins for the proposed works to existing City infrastructure.
  - Cut and cap the two existing sanitary service connections located at the southeast corner of 8120 No. 1 Road and southeast corner of 8140 No 1 Rd respectively.
  - Install a new sanitary service connection complete with inspection chamber to service the lot. Location of sanitary service connection to be finalized during the SA process. Note: existing on-site trees near the location of the proposed service connection are proposed to be removed as per the Tree Management Drawing included as Attachment 5 to the Rezoning Staff Report (i.e., Trees # 238-246).

#### *General Items*

- At the Applicant's cost, the Applicant is to not encroach into City SRWs with any proposed trees, retaining walls, or other non-removable structures.
- Submit 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.
- Incorporate accessibility measures in BP plans as determined via the Rezoning and/or Development Permit processes (e.g., Aging-in-Place Features in all units, and Convertible Unit Features in the north unit of the building along No. 1 Road).
- If applicable, pay latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
- Obtain a 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.

#### **Notes:**

- \* 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)

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Signed

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Date



Regular Council  
Tuesday, November 14, 2023

22. APPLICATION BY TERRA 8120 NUMBER 1 ROAD LIMITED PARTNERSHIP FOR REZONING AT 8120 AND 8140 NO. 1 ROAD FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “LOW DENSITY TOWNHOUSES (RTL4)” ZONE

(File Ref. No. 12-8060-20-010498 RZ 21-945869) (REDMS No. 7401059, 7415915)

R23/19-12

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10498, for the rezoning of 8120 and 8140 No. 1 Road from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone, be introduced and given first reading.*

The question on the motion was not called as discussion ensued with respect to tree retention and replacement and increase in density.

The question on the motion was then called and **CARRIED** with Cllrs. Gillanders and Wolfe opposed.



# City of Richmond

## Bylaw 10498

### Richmond Zoning Bylaw 8500 Amendment Bylaw 10498 (RZ 21-945869) 8120 and 8140 No. 1 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 **“LOW DENSITY TOWNHOUSES (RTL4)”**.

P.I.D. 003-629-708

Lot 308 Section 23 Block 4 North Range 7 West New Westminster District Plan 52748

P.I.D. 008-652-007

Lot 105 Section 23 Block 4 North Range 7 West New Westminster District Plan 39706

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10498”**.

FIRST READING

NOV 14 2023

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

\_\_\_\_\_  
MAYOR

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





# City of Richmond

## Report to Committee

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

**Date:** October 23, 2023  
**File:** RZ 22-010976

**Re:** Application by Navreet Gill for Rezoning at 11831/11833 Seabrook Crescent from the "Single Detached (RS1/E)" Zone to the "Single Detached (RS2/B)" Zone

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10510, for the rezoning of 11831/11833 Seabrook Crescent from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.

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

WC:le  
Att. 6

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

## **Staff Report**

### **Origin**

Navreet Gill has applied on behalf of the property owners, 1303287 B.C. Ltd. (Balraj Singh Sanghera and Rajbir Kaur Chatha), to rezone 11831/11833 Seabrook Crescent from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone in order to permit the property to be subdivided into two single-family lots, each with vehicle access from Seabrook Crescent. A location map and aerial photo are provided in Attachment 1. The proposed subdivision plan and draft site plan are provided in Attachment 2.

### **Findings of Fact**

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

#### Subject Site Existing Housing Profile

The subject site contains an existing un-stratified non-conforming duplex (two-unit dwelling), which will be demolished prior to subdivision. Both dwelling units are currently tenant occupied and do not contain any secondary suites. The applicant has indicated that the tenants are aware of the redevelopment proposal and the applicant will ensure compliance with the Residential Tenancy Act.

### **Surrounding Development**

Development immediately surrounding the site is as follows:

To the North: A single-family houses on a lot zoned “Single Detached (RS1/E)”.

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

To the East: Across the lane, an existing duplex on a lot zoned “Single Detached (RS1/E)” fronting onto No. 5 Road. There is a Rezoning application and Development Permit (RZ 22-019002/DP 23-028942) at 10111/10113 No. 5 Road to permit the development of three front-back duplex lots. The rezoning application received third reading on October 16, 2023.

To the West: Across Seabrook Crescent, an existing duplex on a lot zoned “Single Detached (RS1/E)”.

### **Related Policies & Studies**

#### Official Community Plan

The subject site is designated as “Neighbourhood Residential” in the Official Community Plan (OCP). This proposal is consistent with this OCP designation.

### Single-Family Lot Size Policy 5434/ Zoning Bylaw 8500

The subject property is located within the area covered by Lot Size Policy 5434, adopted by City Council in 1990, amended in 1991 and 2006 (Attachment 4). The Policy permits a majority of lots within the Policy Area (including the subject property) to be rezoned and subdivided in accordance with the provisions of the “Single Detached (RS1/E)” zone.

The subject site is currently occupied by a legal duplex. Section 2.3.7 of Richmond Zoning Bylaw 8500 provides that the Lot Size Policy does not apply to a rezoning that a legal duplex and which are intended to be subdivided into no more than two single-family lots. The proposed rezoning and subdivision complies with Section 2.3.7 and would result in the creation of two single-family lots being 444.9 m<sup>2</sup> and 450.2 m<sup>2</sup> in area. Further, the proposed rezoning and subdivision would comply with the minimum lot dimensions and size applicable to the “Single Detached (RS2B)” zone.

### Ministry of Transportation & Infrastructure Approval

As the subject site is located within 800 m of an intersection of a Provincial Limited Access Highway and a City road, this redevelopment proposal was referred to the Ministry of Transportation and Infrastructure (MOTI) for review and comment. Preliminary confirmation has been received from MOTI indicating that they have no objections to the proposed redevelopment. Final approval from MOTI is required prior to final adoption of the rezoning bylaw.

### Floodplain Management Implementation Strategy

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

### **Public Consultation**

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

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

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

## **Analysis**

### **Proposed Rezoning and Subdivision**

The applicant is proposing to rezone the subject site and subdivide it into two single-family lots, each with a secondary suite, with access from Seabrook Crescent. The proposed subdivision plan and site plan are shown in Attachment 2.

### **Existing Legal Encumbrances**

There is an existing Statutory Right-of-Way (SRW) for City sanitary service services, BC Hydro and the BC Telephone Company that extends 3.0 m from the southern property line of the subject site. The applicant has been advised that no encroachment of buildings, trees or obstructions into the SRW is permitted. The applicant has been provided an opinion that the proposed development does not conflict with the legal encumbrances on Title.

### **Transportation and Site Access**

Vehicle access is proposed to be from Seabrook Crescent for both of the proposed lots. The existing driveways will be removed and new driveways will be constructed as detailed in the Site Servicing and Frontage Improvements sub-section of this report.

### **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 (Attachment 5). The Report assesses two bylaw-sized trees on the subject property and two trees on neighbouring properties. There are no street trees on City property adjacent to the subject property.

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

- One tree (tag# 892 – 40 cm caliper crab apple) is in poor condition (large limb removed and a cavity is visible at the historic removal site). In addition, there is evidence of a second cavity developing on the other co-dominant limb, just above an inclusion seam joining the two limbs together. Removal and replacement is recommended.
- One tree (tag# 893 – 40 cm caliper crab apple) is in poor condition (historically topped) and in conflict with the proposed development. Topping results in structural defects in the upper canopy. Removal and replacement is recommended.
- Two trees (tag# os1 & os2) located on neighbouring property will not be impacted by development.
- Replacement trees to be provided at 2:1 ratio as per the OCP (Min 4 m high conifer or 8 cm caliper deciduous).

### *Tree Replacement*

The applicant wishes to remove two on-site trees (Trees # 892 and 893). The 2:1 replacement ratio would require a total of four replacement trees. The applicant has agreed to plant three trees on each lot proposed; for a total of six 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
6	8 cm	4 m

To ensure that the three new trees are planted and maintained on each new lot, the applicant is required to submit a Landscaping Security in the amount of \$4,500.00 (\$750/tree) prior to the final adoption of the rezoning bylaw. Securities will be held 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-year maintenance period to ensure that the landscaping survives. To accompany the landscaping security, a legal agreement that sets the terms for release of the security must be entered into between the applicant and the City.

### *Tree Protection*

Two trees (Tree tags # os1 and os2) on neighbouring properties are to be retained and protected. The applicant has submitted a tree management plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 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 City's Affordable Housing Strategy for single-family rezoning applications requires a secondary suite or coach house on 100 per cent of new lots created through single-family rezoning and subdivision applications; a secondary suite or coach house on 50 per cent of new lots created and a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of the

total buildable area of the remaining lots; or a cash-in-lieu contribution of the total buildable area of all lots where a secondary suite cannot be accommodated in the development.

Consistent with the Affordable Housing Strategy, the applicant has proposed to provide a one-bedroom secondary suite in each of the dwellings to be constructed on the new lots, for a total of two suites. The applicant proposes to build a minimum one-bedroom secondary suite with a minimum size of 37 m<sup>2</sup> [400 ft<sup>2</sup>] on proposed Lot A and a minimum one-bedroom secondary suite with a minimum size of 39 m<sup>2</sup> [422 ft<sup>2</sup>] on proposed Lot B.

Prior to the adoption of the rezoning bylaw, the applicant must register a legal agreement on Title to ensure that no Building Permit inspection is granted until a minimum one-bedroom secondary suite of 37 m<sup>2</sup> [400 ft<sup>2</sup>] is constructed on proposed Lot A and a minimum one-bedroom secondary suite of 39 m<sup>2</sup> [422 ft<sup>2</sup>] is constructed on proposed Lot B to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

#### Site Servicing and Frontage Improvements

At Subdivision stage, the applicant must enter into a servicing agreement for the design and construction of the required site servicing and off-site improvements, as described in Attachment 6, including:

- Providing new site servicing connections for water, sanitary, and storm sewer servicing for each new lot.
- Removal of the existing sidewalk and installation of a new 1.5 m concrete sidewalk and landscaped boulevard. The new sidewalk is to be connected to the existing sidewalks to the north and south of the subject site with a transition section based on a reverse curve design.

At the Subdivision stage, the applicant is also required to pay:

- \$25,421.22 for cost recovery of rear lane drainage upgrades previously constructed by the City as part of a City Capital Works Program in accordance with Works and Services Cost Recovery Bylaw 8752.

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

- The current year's taxes, Development Cost Charges (City, Metro Vancouver and TransLink), School Site Acquisition Charges, Address Assignment Fees and the costs associated with the completion of the site servicing and other 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**

Navreet Gill has applied on behalf of the property owners, 1303287 B.C. Ltd. (Balraj Singh Sanghera and Rajbir Kaur Chatha), to rezone 11831/11833 Seabrook Crescent from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone in order to permit the property to be subdivided into two single-family lots, each with vehicle access from Seabrook Crescent.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10510 be introduced and given first reading.



Laurel Eyton  
Planning Technician  
(604-276-4262)

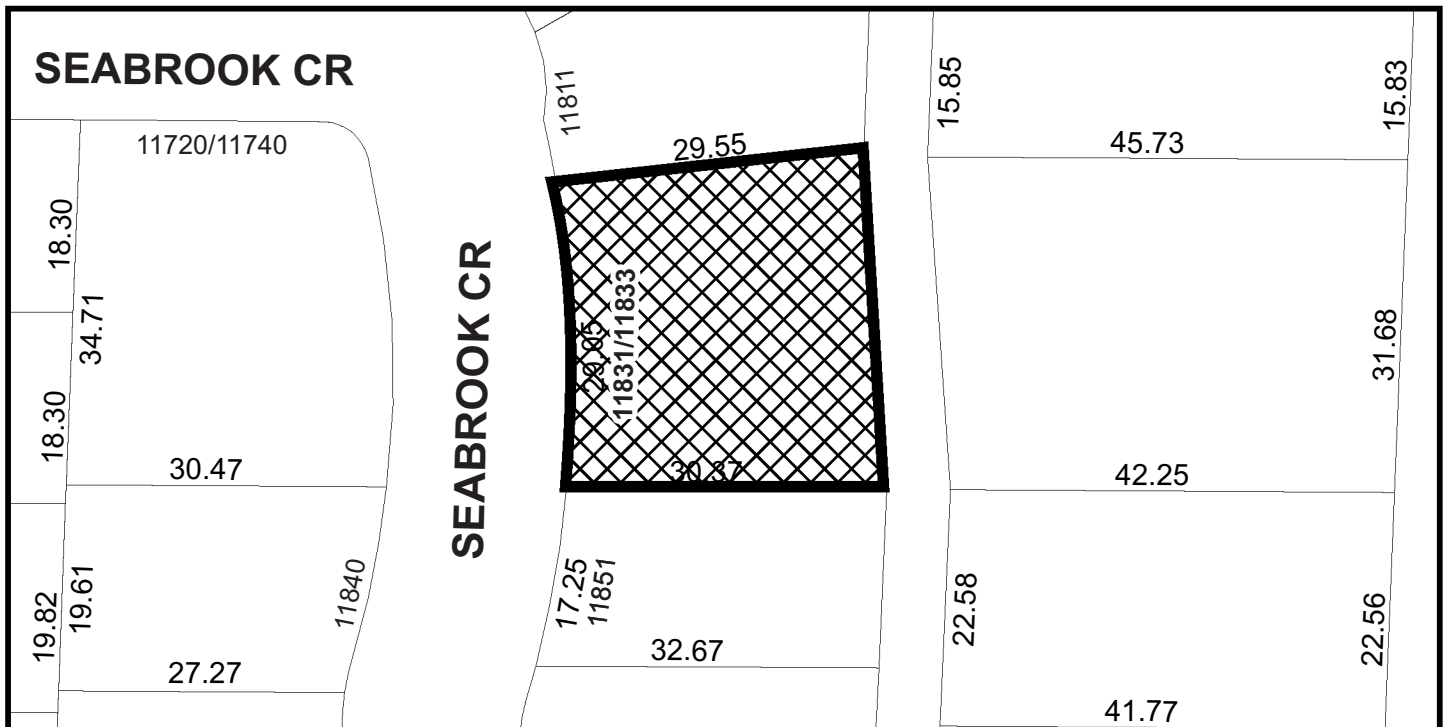
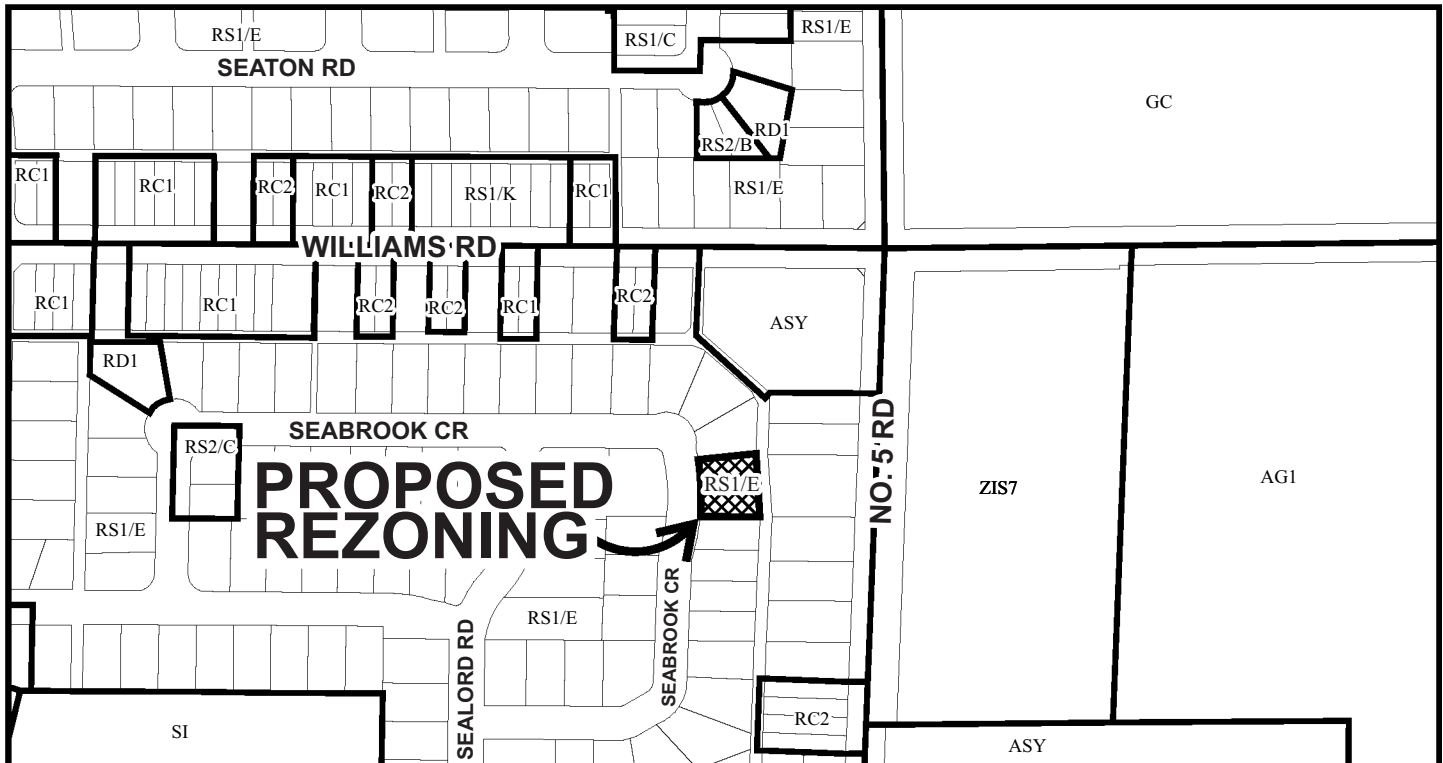
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- Att.    1: Location Maps  
         2: Subdivision Plan and Site Plan  
         3: Development Application Data Sheet  
         4: Single Family Lot Size Policy  
         5: Tree Management Plan  
         6: Rezoning Considerations





# City of Richmond



## RZ 22-010976

PH - 44

Original Date: 05/06/22

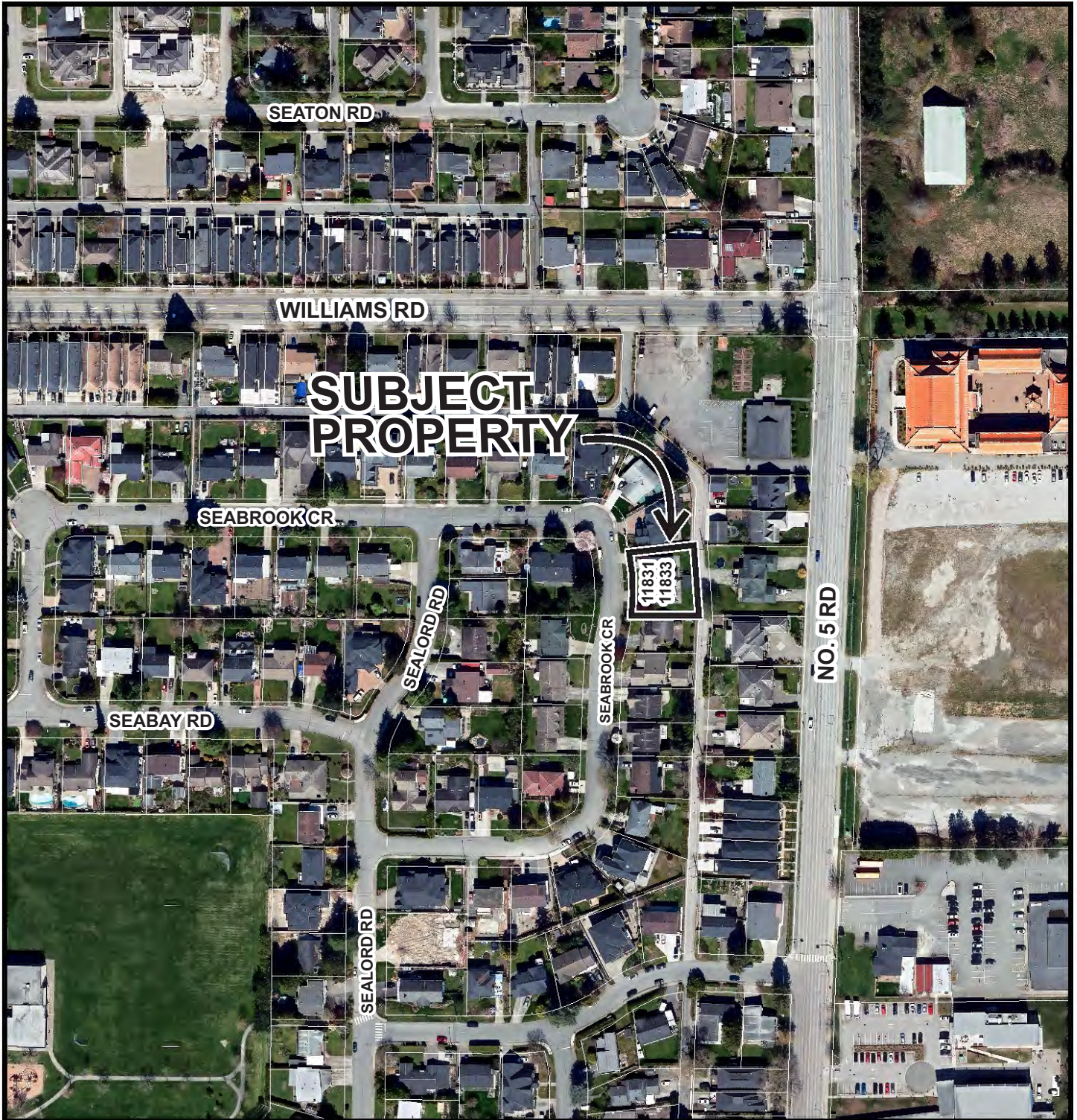
Revision Date

Note: Dimensions are in METRES





City of  
Richmond



RZ 22-010976

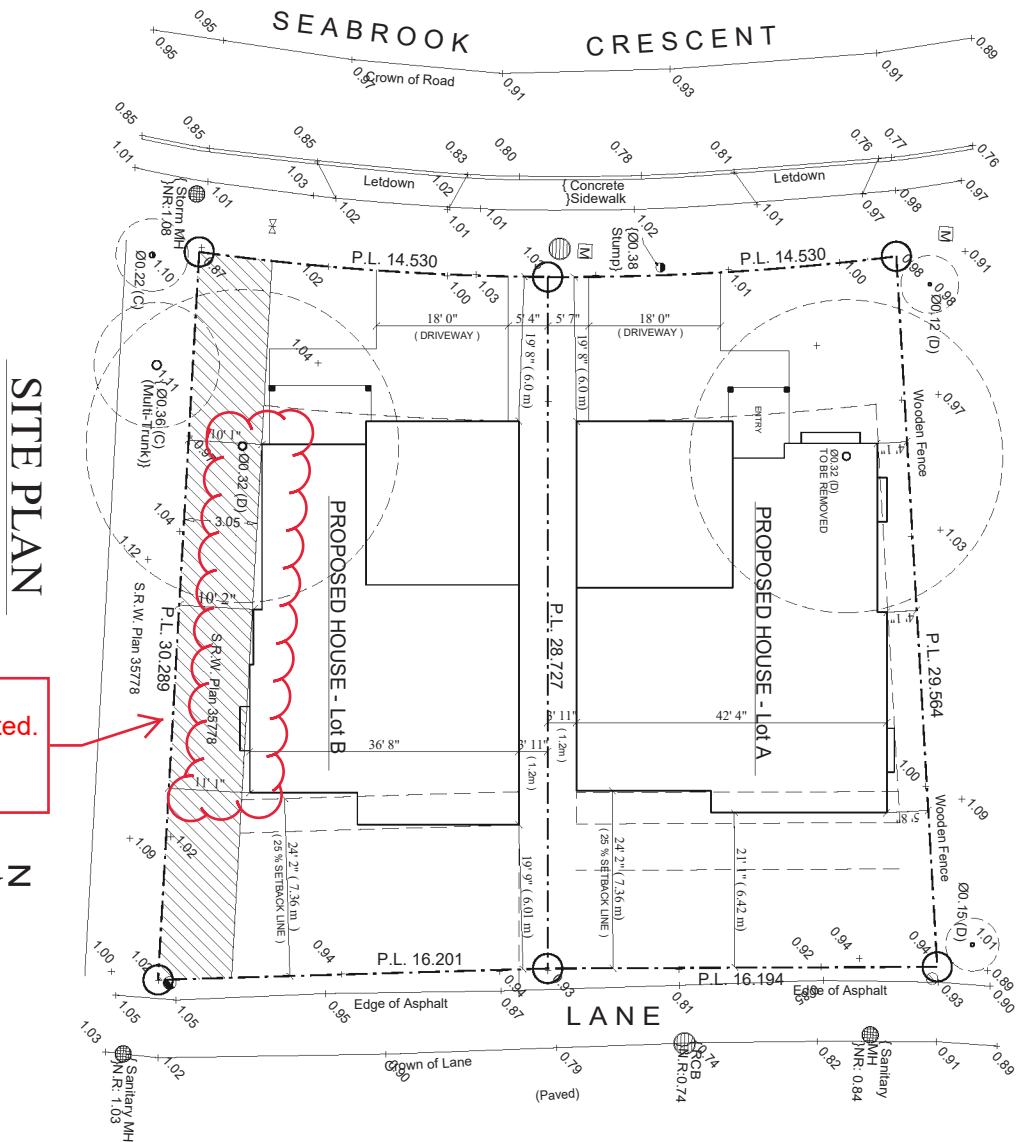
PH - 45

Original Date: 05/06/22

Revision Date:

Note: Dimensions are in METRES





Projection into the  
S.R.W. is not permitted.  
Final building plans  
must comply.

Lot A, 444.9 m<sup>2</sup> = 4789.0 SF

ZONE: RS I/E

LOT AREA = 4789.0 S.F. (444.90 m<sup>2</sup>)  
PER F.A.R. 55 % = 2634.0 S.F. (244.69 m<sup>2</sup>)  
PLUS 2 % BONUS 53.0 sf (4.92 m<sup>2</sup>) FOR 2 x 8 WALLS  
TOTAL FAR ALLOWED = 2687.0 SF (249.62 m<sup>2</sup>)  
PLUS 25.0 SF (2.32 m<sup>2</sup>) FOR AC UNIT CLOSET  
PLUS 538.0 S.F. (50.0 m<sup>2</sup>) FOR GARAGE

**PROPOSED F.A.R.**

PROPOSED F.A.R.

MAIN FLOOR AREA =	1614.0 S.F. (149.94 m <sup>2</sup> )
SECOND FLOOR AREA =	1066.0 S.F. (99.03 m <sup>2</sup> )
<b>TOTAL =</b>	<b>2680.0 S.F. (248.97 m<sup>2</sup>)</b>

TOTAL = 2680.0 S.F. ( 248.97 m2 )

PLUS 25.0 S.F. ( 2.32 m2 ) OF AC UNIT  
PLUS 485.0 S.F. ( 45.05 m2 ) OF GARAGE

Lot B, 450.2 m<sup>2</sup> = 4846.0 SF

ZONE: RS I/E

LOT AREA = 4846.0 S.F. (450.20 m<sup>2</sup>)  
PER F.A.R. 55 % = 2665.0 S.F. (247.57 m<sup>2</sup>)  
PLUS 2 % BONUS 53.0 sf (4.92 m<sup>2</sup>) FOR 2 x 8 WALLS  
TOTAL FAR ALLOWED = 2718.0 SF (252.50 m<sup>2</sup>)  
PLUS 25.0 SF (2.32 m<sup>2</sup>) FOR AC UNIT CLOSET  
PLUS 538.0 S.F. (50.0 m<sup>2</sup>) FOR GARAGE  
**PROPOSED F.A.R.**

PROPOSED F.A.R.

MAIN FLOOR AREA = 1409.0 S.F. (130.89 m<sup>2</sup>)  
SECOND FLOOR AREA = 1308.0 S.F. (121.50 m<sup>2</sup>)

TOTAL = 2717.0 S.F. ( 252.40 m<sup>2</sup> )

PLUS 18.0 S.F. ( 1.67 m<sup>2</sup> ) OF AC UNIT  
PLUS 452.0 S.F. ( 42.00 m<sup>2</sup> ) OF GARAGE

Sept 08 2023

ASTMISH Design & Detailing Ltd		19752 - 718 Ave Langley BC PH: 604 738 7840 FAX: 1 604 559 1741 CEL: 1 604 728 0369 EMAIL: <a href="mailto:info@astmish.com">info@astmish.com</a>	
TITLE		SITE PLAN	
DATE	1811 - 11613 - Seabrook Crest, Richmond BC	DATE	11/01/2017
DESIGNED BY	NAVED	DATE	11/01/2017
APPROVED BY	NAVED	DATE	11/01/2017
THESE PLANS CONFORM TO B.C. 2018 EDITION		A-01	



**RZ 22-010976**

**Attachment 3**

Address: 11831/ 11833 Seabrook Crescent

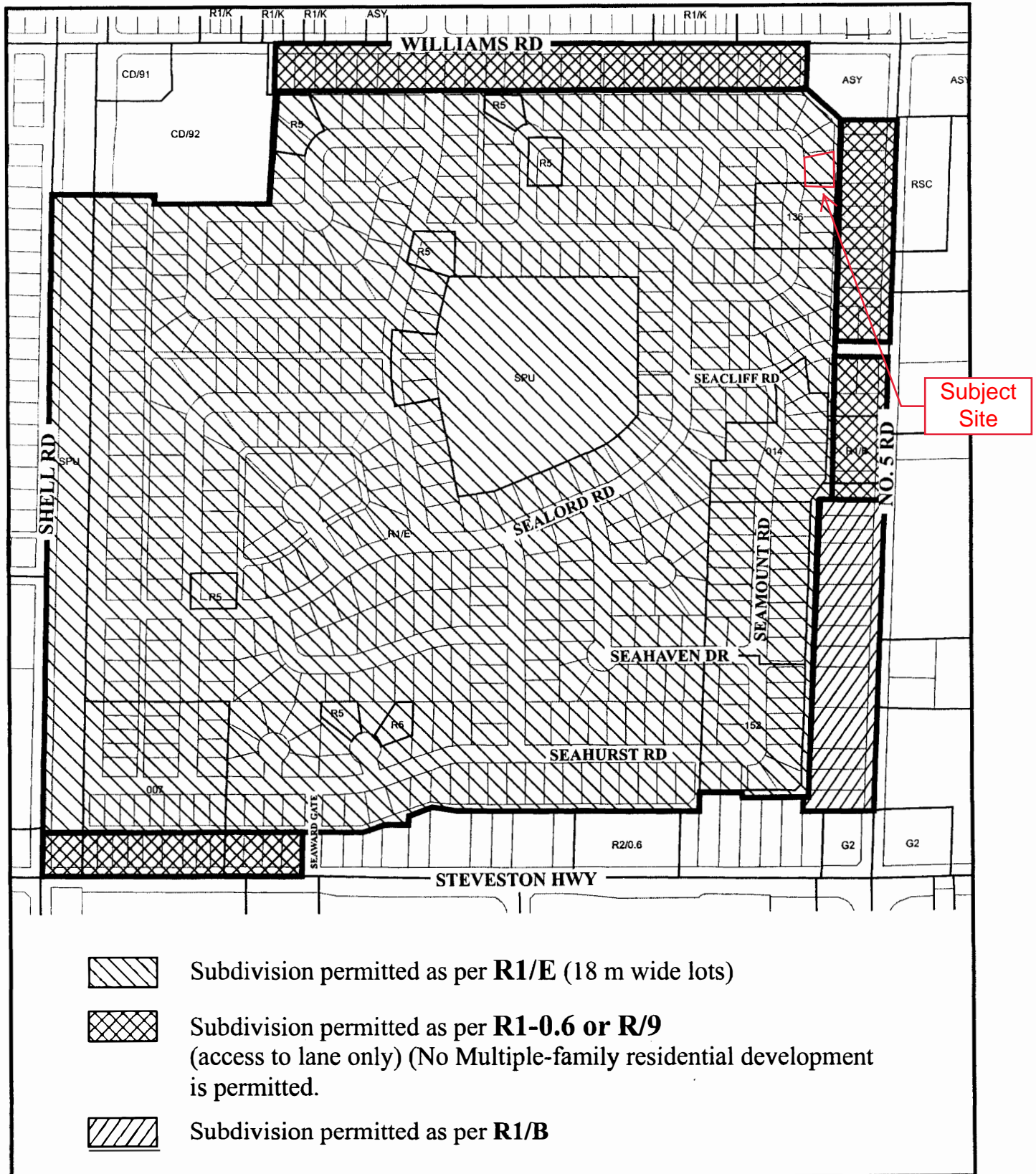
Applicant: Navreet Gill

Planning Area(s): Shellmont

	Existing	Proposed
<b>Owner:</b>	1303287 B.C. Ltd.	Lot A: TBD Lot B: TBD
<b>Site Size (m<sup>2</sup>):</b>	895.1 m <sup>2</sup>	Lot A: 444.9 m <sup>2</sup> Lot B: 450.2 m <sup>2</sup>
<b>Land Uses:</b>	Duplex	Two single family dwellings
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>702 Policy Designation:</b>	Duplex lots can be subdivided	No change
<b>Zoning:</b>	RS1/E	RS2/B
<b>Number of Units:</b>	2 dwelling units	2 single detached houses, each with a secondary suite

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. 244.7 m <sup>2</sup> (2633.9 ft <sup>2</sup> ) Lot B: Max. 247.6 m <sup>2</sup> (2665.1 ft <sup>2</sup> )	Lot A: Max. 244.7 m <sup>2</sup> (2633.9 ft <sup>2</sup> ) Lot B: Max. 247.6 m <sup>2</sup> (2665.1 ft <sup>2</sup> )	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 25%	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 25%	none
Lot Size:	Min. 360 m <sup>2</sup>	Lot A: 444.9 m <sup>2</sup> Lot B: 450.2 m <sup>2</sup>	none
Lot Dimensions (m):	Min. Width: 12.0 m Min. Depth: 24.0 m	Lot A Width: 15.4 m Lot A Depth: 29.2 m Lot B Width: 15.4 m Lot B Depth: 29.5 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m 1 <sup>st</sup> storey; 25% lot depth 2 <sup>nd</sup> storey Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 6.0 m 1 <sup>st</sup> storey; 25% lot depth 2 <sup>nd</sup> storey Side: Min. 1.2 m	none
Height (m):	Max 2.5 storeys	Max 2.5 storeys	none

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



Policy 5434  
Section 36-4-6

**Adopted Date: 02/19/1990**

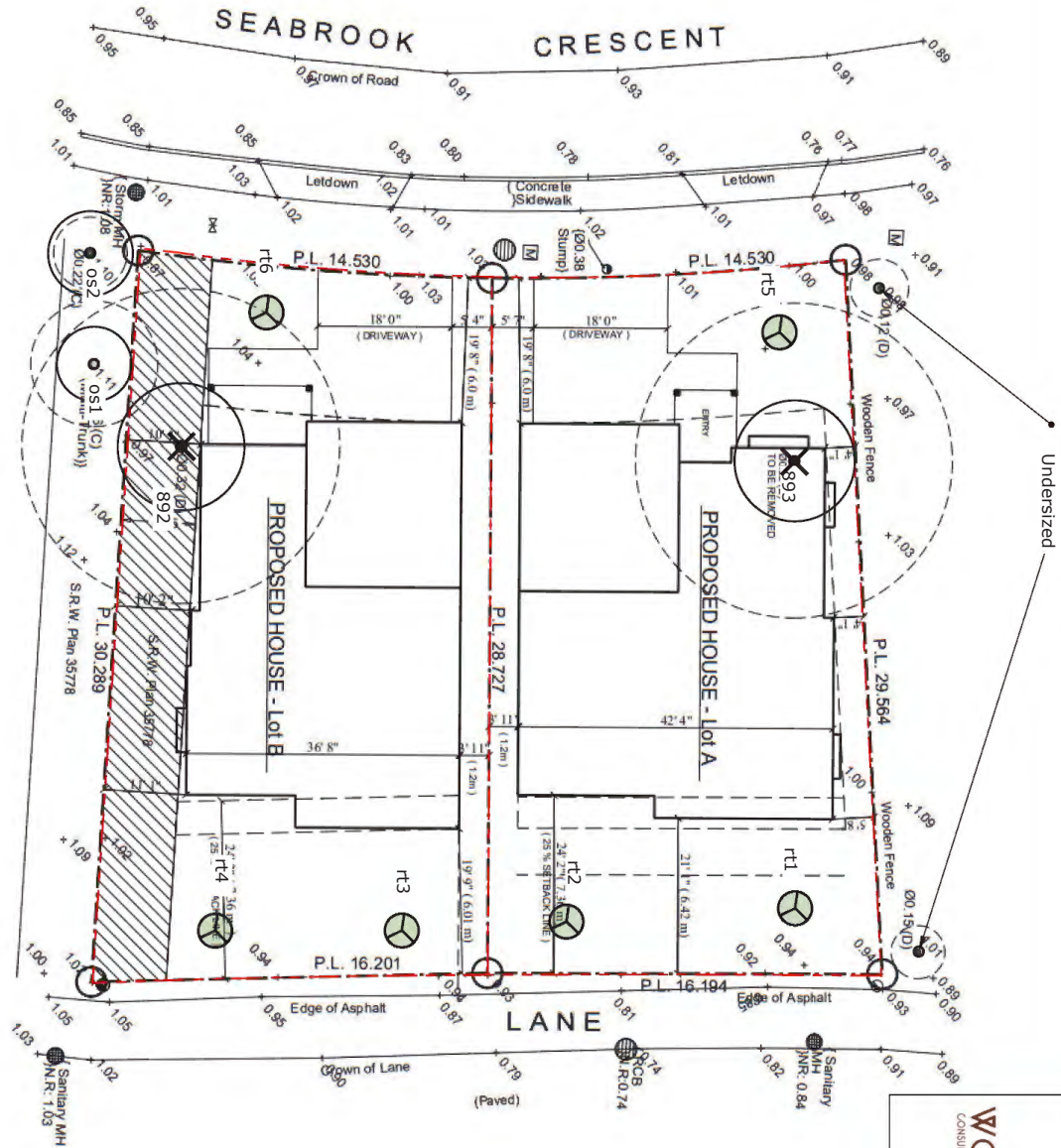
Amended Date: 11/18/1991  
10/16/2006



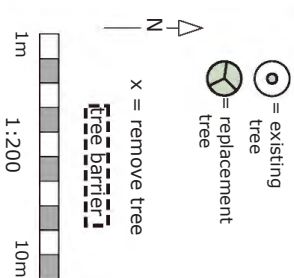
## Updated October 11, 2023

### Replacement Trees

Tag	Species	Size
r11	Pinus strobus	4m
r12	Nyssa sylvatica 'Gundrop'	8cm
r13	Pinus strobus	4m
r14	Nyssa sylvatica 'Gundrop'	8cm
r15	Magnolia 'Elizabeth'	8cm
r16	Magnolia 'Elizabeth'	8cm



### Legend







**Address:** 11831/11833 Seabrook Crescent

**File No.:** RZ 22-010976

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10510, the developer is required to complete the following:**

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Submission of a Landscape Security in the amount of \$4,500.00 (\$750/tree) to ensure that a total of three replacement trees are planted and maintained on each lot proposed (for a total of six trees); minimum 8 cm deciduous caliper or 4.0 m high conifers). **NOTE: minimum replacement size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees.**
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. 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.
5. Registration of a flood indemnity covenant on title.
6. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a minimum one-bedroom secondary suite with a minimum size of 37 m<sup>2</sup> [400 ft<sup>2</sup>] on proposed Lot A, and a minimum one-bedroom secondary suite with a minimum size of 39 m<sup>2</sup> [422 ft<sup>2</sup>] on proposed Lot B; to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
7. Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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

1. Pay property taxes up to the current year, Development Cost Charges (City, TransLink and Metro Vancouver), School Site Acquisition Charges, Address Assignment Fees, etc., and any other fees or costs identified via the subdivision application process.
2. Pay \$25,421.22 towards a cost recovery contribution for the laneway drainage and asphalt improvements previously installed consistent with the City's Works and Services Cost Recovery Bylaw No. 8752.

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

3. Enter into a Servicing Agreement\* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

**Water Works:**

- a) Using the OCP Model, there is 160.0 L/s of water available at a 20 psi residual at the Seabrook Cr frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b) At Developer's cost, the Developer is required to:
  - i) Cut and cap the existing water service connection
  - ii) Install a new 25mm diameter water service connection complete with water meter and water meter box to service the north lot as per standard city specifications.
  - iii) Install a new 25mm diameter water service connection complete with water meter and water meter box to service the south lot as per standard city specifications.

- iv) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
  - v) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process (or via the servicing agreement process, if one is required).
- c) At Developer's cost, the City will:
- i) Complete all tie-ins for the proposed works to existing City infrastructure.

**Storm Sewer Works:**

- d) At Developer's cost, the Developer is required to:
- i) Cut and cap the existing storm service connection along Seabrook Crescent.
  - ii) Install a new 100mm storm service connection complete with inspection chamber to service the north lot.
  - iii) Install a new 100mm storm service connection complete with inspection chamber to service the south lot.
- e) At Developer's cost, the City will:
- i) Complete all tie-ins for the proposed works to existing City infrastructure.

**Sanitary Sewer Works:**

- f) At Developer's cost, the Developer is required to:
- i) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
  - ii) Confirm the condition and capacity of the existing sanitary service connection located at the north east corner of the lot. Reuse if in good condition to service the north lot.
  - iii) Confirm the condition and capacity of the existing storm service connection located near the middle PL. Reuse if in good condition to service the south lot.
- g) At Developer's cost, the City will:
- i) Complete all tie-ins for the proposed works to existing City infrastructure.

**General Items:**

- h) At Developer's cost, the Developer is required to:
- i) Complete other frontage improvements as per Transportation requirements:
  - ii) The existing 1.2m wide concrete sidewalk (at the curb) is to be widened to 1.5m across the subject site's entire road frontage to meet minimum design standards.
  - iii) The remaining width between the sidewalk and the road fronting property line is to be treated as a landscaped boulevard with street trees.
  - iv) All existing driveways at the subject site's Seabrook Road frontage are to be closed permanently and backfilled with barrier curb/gutter, sidewalk and boulevard per standards described above. Two new driveways, one for each subdivided lot, are to be provided.
  - v) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.

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

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

**Note:**

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

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

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

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

[signed copy on file]

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Signed

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Date



Regular Council  
Tuesday, November 14, 2023

21. APPLICATION BY NAVREET GILL FOR REZONING AT 11831/11833 SEABROOK CRESCENT FROM THE "SINGLE DETACHED (RS1/E)" ZONE TO THE "SINGLE DETACHED (RS2/B)" ZONE

(File Ref. No. 12-8060-20-10510, RZ 22-010976) (REDMS No. 7409688, 7413963)

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10510, for the rezoning of 11831/ 11833 Seabrook Crescent from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.*

ADOPTED ON CONSENT



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 10510 (RZ 22-010976)  
11831/ 11833 Seabrook Crescent**

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. 007-179-405

Lot 292 Section 36 Block 4 North Range 6 West New Westminster District Plan 35777

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10510"**.

FIRST READING

NOV 14 2023

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND  
INFRASTRUCTURE APPROVAL

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

\_\_\_\_\_  
MAYOR

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



# City of Richmond

## Report to Committee

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

**Date:** November 6, 2023  
**File:** RZ 22-011080

**Re:** Application by Gurjit Pooni for Rezoning at 10511 Lassam Road from the "Single Detached RS1/E" Zone to the "Single Detached (RS2/B)" Zone

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10513, for the rezoning of 10511 Lassam Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.

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

WC:ac  
Att.6

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



## **Staff Report**

### **Origin**

Onyx Premier Homes Ltd. (Directors: Amar Gill and Jasdeep Uppal) have applied to the City of Richmond for permission to rezone 10511 Lassam Road from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone, to permit the property to be subdivided to create two single-family lots with access from Lassam Road. A map and aerial photograph showing the location of the subject site is included in Attachment 1. The proposed subdivision is provided in Attachment 2.

### **Findings of Fact**

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

#### Subject Site Existing Housing Profile

There is an existing single-family dwelling on the subject property which is currently vacant and proposed to be demolished. There are no existing secondary suites in the dwelling.

### **Surrounding Development**

Development immediately surrounding the subject site is as follows:

To the North: A school (James McKinney Elementary School) on a lot zoned “School & Institutional Use (SI)”, accessed from Lassam Road.

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

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

To the West: The parking area for a school (James McKinney Elementary School on a lot zoned “School & Institutional Use (SI)”, accessed from Lassam Road.

### **Related Policies & Studies**

#### Official Community Plan/Steveston Planning Area

The subject property is located in the Steveston planning area and is designated as “Neighbourhood Residential” in the Official Community Plan (OCP). The property is designated for “Single Family” use in the Steveston Area Plan. The proposed rezoning and subdivision are consistent with these designations.

### Single Family Lot Size Policy 5420/Zoning Bylaw 8500

The subject property is located within the area covered by Lot Size Policy 5420, adopted by City Council in 1989, and subsequently amended by Council on August 7, 1992, and on August 21, 1995 (Attachment 4). The Policy permits properties along Lassam Road to be rezoned and subdivided in accordance with the provisions of the “Single Detached (RS2/B)” zone (minimum 12 m wide lots). Each proposed lot at the subject site will be approximately 12.6 m (41 ft.) wide and approximately 575 m<sup>2</sup> (6,189.25 ft<sup>2</sup>) in area which conforms to the RS2/B zone. The proposed rezoning complies with the Lot Size Policy.

### Floodplain Management Implementation Strategy

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

### **Public Consultation**

In accordance with the City’s Early Public Notification Policy No. 1316, a notice of the development proposal was provided to residents within 100 metres of the subject site. In addition, a rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the early public notification or placement of the rezoning sign on the property.

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

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

### **Analysis**

This redevelopment proposes to rezone and subdivide an existing single-family lot into two new single-family lots with vehicular access for both new lots off Lassam Road. This rezoning and subdivision is consistent with the emerging lot fabric and vehicular access along Lassam Road.

### Existing Legal Encumbrances

There is an existing 3 m wide Statutory Right-of-Way (SRW) for City sanitary service that covers a small portion of the property in the southwest corner which will be expanded and widened northward with utility upgrades. The applicant has been advised that no building encroachment into the SRW is permitted.

### Transportation and Site Access

The subject site currently has vehicular access from a driveway letdown along Lassam Road. In accordance with the Residential Lot (Vehicular) Access Regulation Bylaw 7222, vehicle access to proposed Lot 1 and proposed Lot 2 will be from Lassam Road.

Two new driveway crossings are to be constructed to meet the requirements of the City of Richmond's Engineering Design Specifications Driveway and to ensure retention of a City tree in the frontage (tag # CT-2). This work is to be designed and constructed as part of the required Servicing Agreement to be entered into prior to subdivision.

### Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses nine bylaw-sized trees on the subject property, no trees on neighbouring properties, and two trees on City property (Attachment 5).

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

- Two trees tag# 373 (Common fig, 21 cm caliper) and tag# 374 (Common fig, 21 cm caliper) located at the rear of the property are both identified as being in good condition and are to be retained and protected.
- Five trees on site along the north and southwest portions of the lot, tag# 369 (Cherry plum, 21 cm caliper), tag# 370 (Japanese cherry, 53 cm caliper), tag# 371 (crabapple, 21 cm caliper), tag#372 (Persian walnut, 42 cm caliper), tag# 375 (crabapple) are all in poor condition exhibiting sparse and predominately dead canopies, splits in the main trunk or extensive basal cavities. Tree tag# 369 was topped and limbed in July of 2022 as a result of safety concerns following a storm event. These trees are not good candidates for retention and should be replaced.
- One tree on-site in the northeast corner, tag# 368 (crabapple, 21 cm caliper) has experienced significant snow-loading damage leading to horizontal stress fractures. This tree is recommended for removal and replacement.
- One tree tag# 376 (common fig, 28 cm caliper) is identified as not being a good candidate for retention due to its poor co-dominant stem structure and presence of included bark, which is an indicator of branch failure. The tree also conflicts with the rear and side portions of the proposed building footprint.
- One City tree tag# CT-1 (crabapple, 21 cm caliper) located on city property is in poor condition with an altered canopy and is not a good candidate for retention. As such, the tree is recommended for removal with compensation provided.
- One City tree tag# CT-2 (Cherry plum, 27 cm caliper) is in good health and fair condition. It is to be retained and protected. A tree survival security of \$5,000.00 will be required for the City tree.

### *Tree Replacement*

The applicant wishes to remove seven bylaw-sized trees on-site trees (Trees #368, 369, 370, 371, 372, 375, 376). The 2:1 replacement ratio would require a total of 14 replacement trees.

The applicant has agreed to plant six trees on-site. The applicant will submit a Landscape Security of \$4,500.00 (\$750.00/tree) to ensure that a total of six trees (three on each lot) are planted and maintained. 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
6	8 cm	4 m

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$6,000.00 to the City's Tree Compensation Fund in lieu of the remaining eight trees that cannot be accommodated on the subject property after redevelopment. In addition, the applicant will contribute \$1,500.00 to the City's Tree Compensation Fund to compensate for the removal of one City tree.

### *Tree Protection*

Two trees (tag #373 and #374) on the subject property and one tree (tag #CT-2) on City property 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. Specifically, providing sanitary service to the northern proposed lot will require onsite supervision and special construction measures to trench through the Tree Protection Zone.
- Prior to final adoption of the rezoning bylaw, submission to the City of a \$15,000.00 Tree Survival Security for two on-site trees (tag #373 and #374) and one City tree (tag# CT-2) to be retained.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

### Affordable Housing Strategy

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

Consistent with the Affordable Housing Strategy, the applicant has proposed to provide a one-bedroom secondary suite of a minimum of 46.5 m<sup>2</sup> (500 ft<sup>2</sup>) in each of the dwellings to be constructed on the new lots, for a total of two suites. Prior to the adoption of the rezoning bylaw, the applicant must register a legal agreement on Title to ensure that no Building Permit inspection is granted until a minimum one-bedroom secondary suite of approximately 46.5 m<sup>2</sup> (500 ft<sup>2</sup>) is constructed on each of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

### Site Servicing

At subdivision stage, the applicant must enter into a Servicing Agreement for the design and construction of the required site servicing and off-site improvements as described in attachment 6, including:

- Design and construction of the required servicing connection works (water, sanitary and drainage).
- Removal of the existing driveway crossing and installation of two new driveway crossings, as outlined in Attachment 6.
- Creation of an expanded 3.0 m wide right-of-way for the sanitary line that will extend 7.5 m north from the existing right-of-way.

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

- Payment of the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees.

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

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

### **Conclusion**

This rezoning application is to rezone the property at 10511 Lassam Road from "Single Detached RS1/E" Zone to "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two single-family lots with both lots to be accessed from Lassam Road.

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

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10513 be introduced and given first reading.



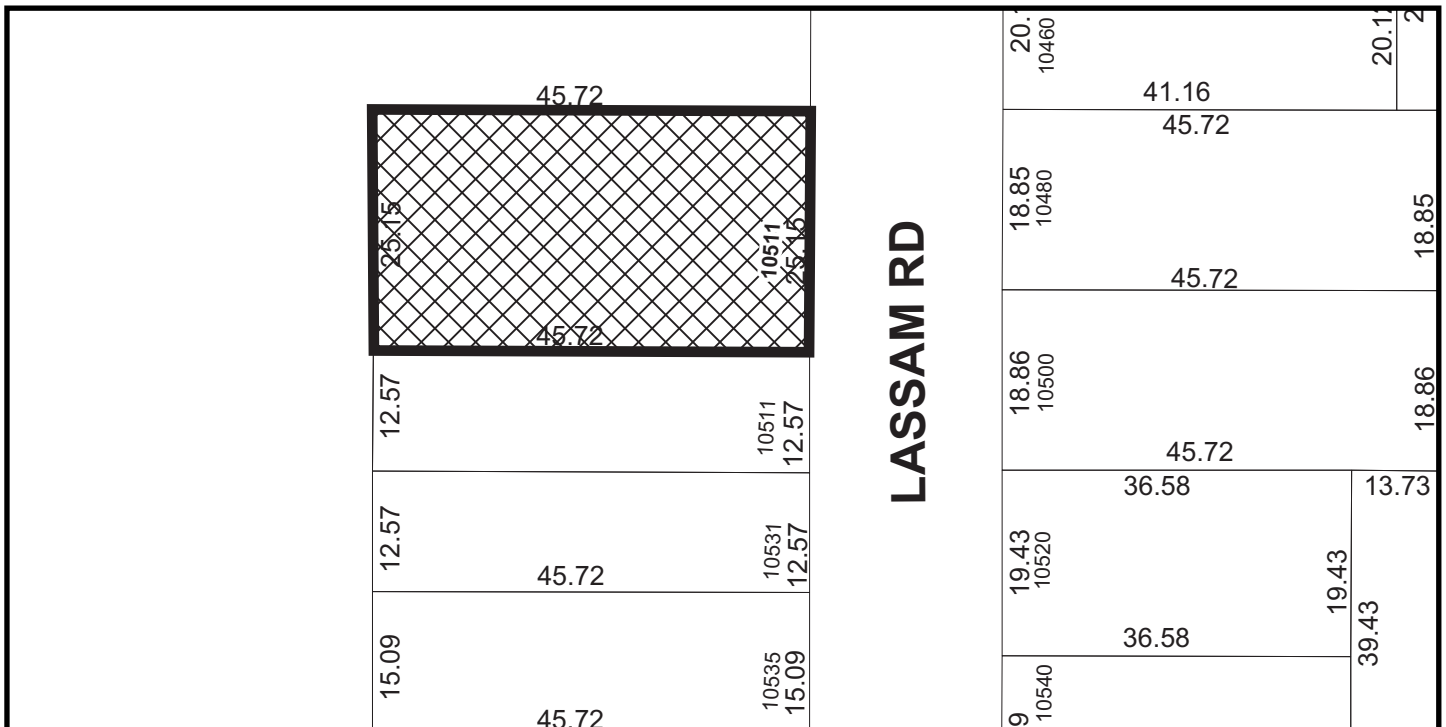
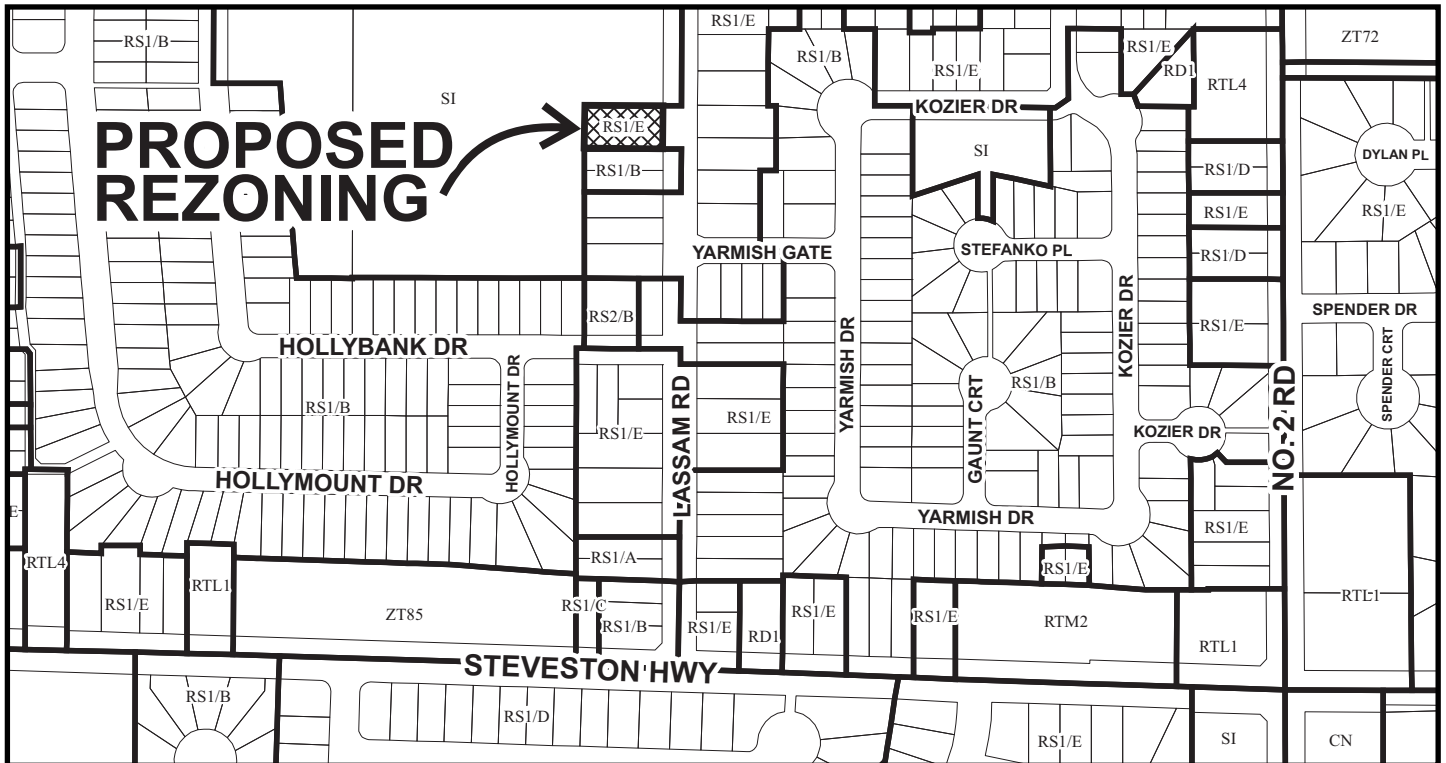
Alexander Costin  
Planning Technician – Design  
(604-276-4200)

AC:js

- Att.    1: Location Map/Aerial Photo  
         2: Survey and Proposed Subdivision Plan  
         3: Development Application Data Sheet  
         4: Single Family Lot Size Policy 5420  
         5: Tree Management Plan  
         6: Rezoning Considerations



City of  
Richmond



RZ 22-011080

**PH - 63**

Original Date: 05/03/22

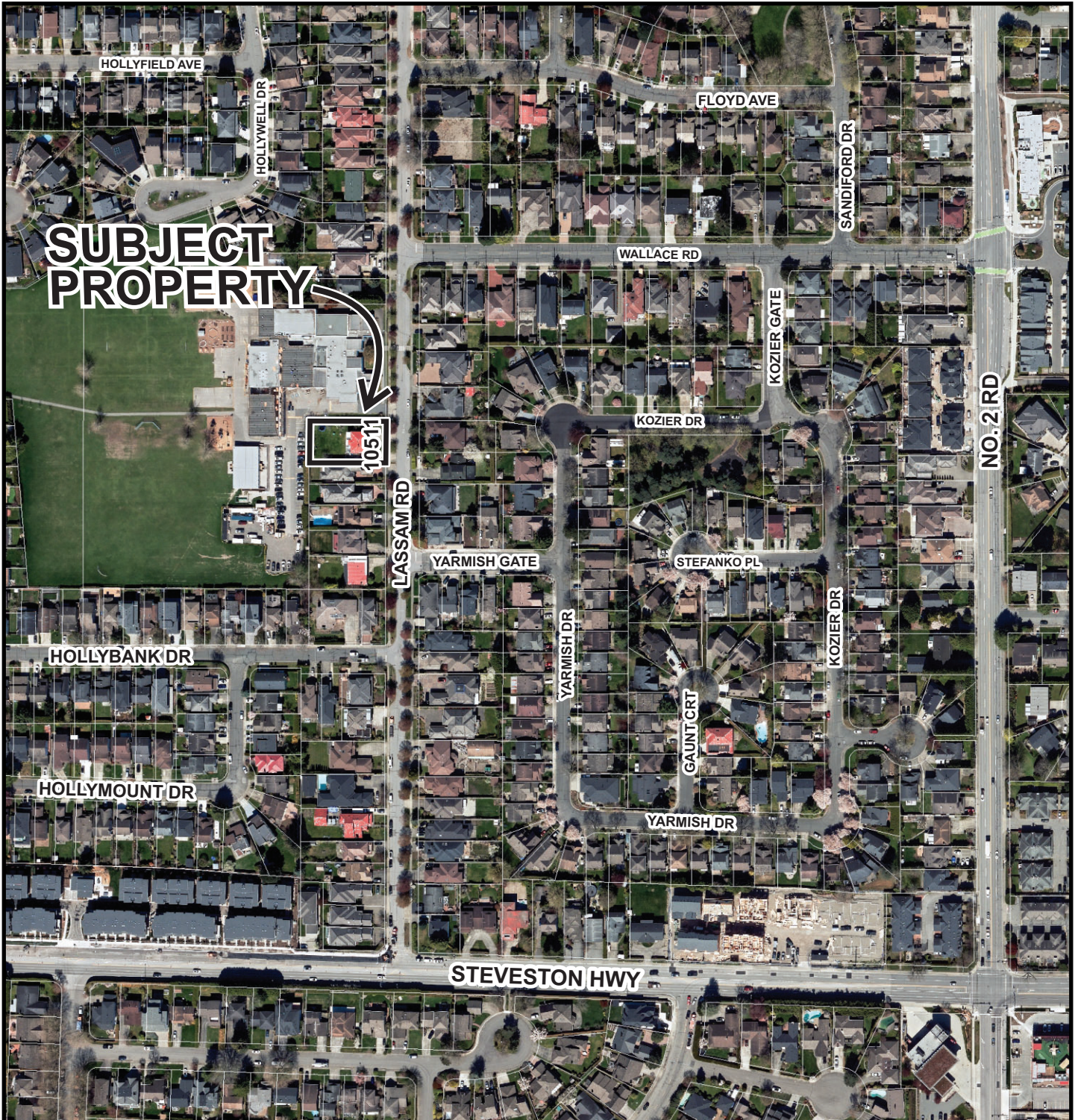
Revision Date:

Note: Dimensions are in METRES





# City of Richmond



RZ 22-011080

PH - 64

Original Date: 05/03/22

Revision Date:

Note: Dimensions are in METRES



**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF EAST 150 FEET OF THE NORTH HALF OF LOT 12  
SECTION 36 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 1748**

#10511 LASSAM ROAD,  
RICHMOND, B.C.  
P.I.D. 014-413-141  
ZONING: RS/E

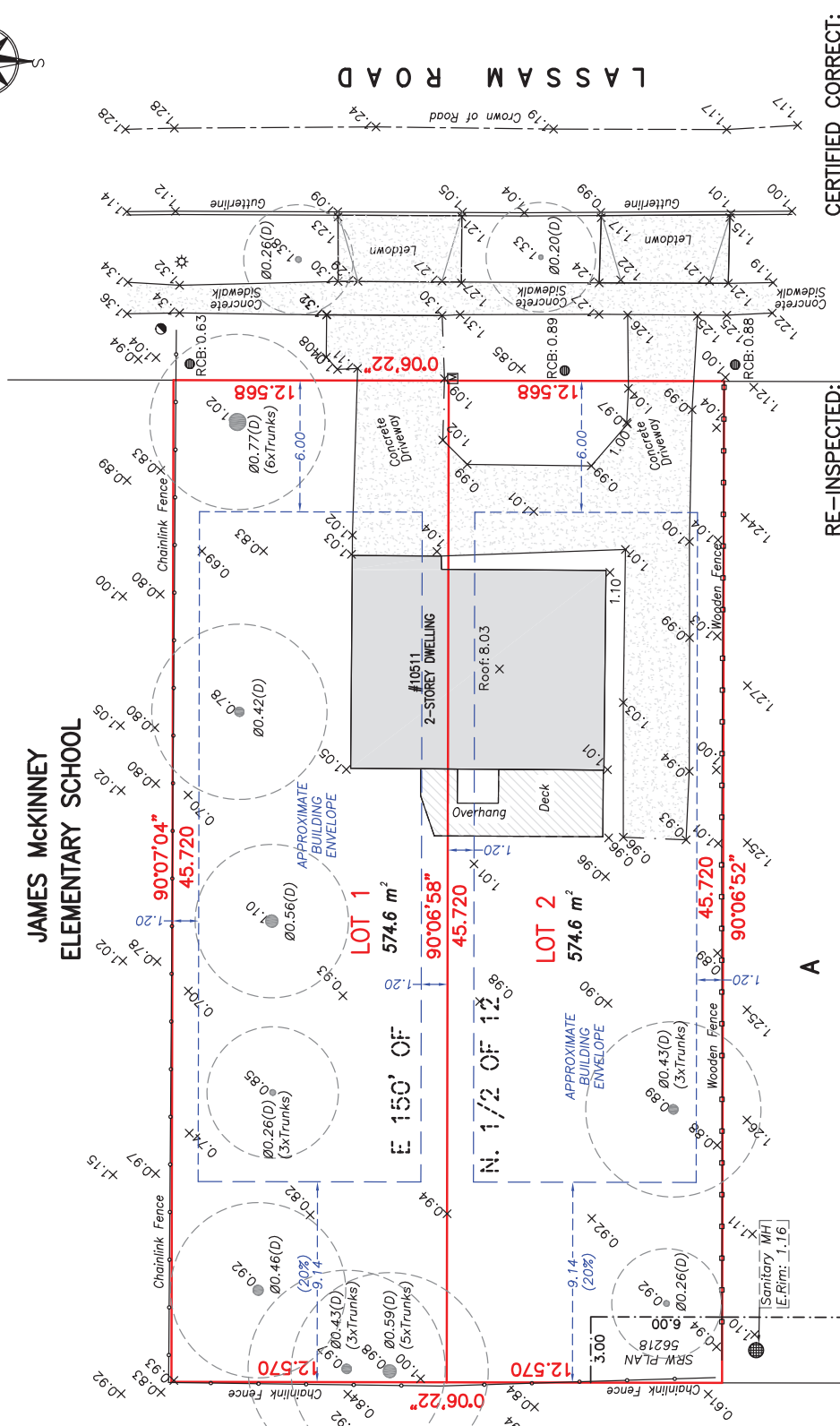
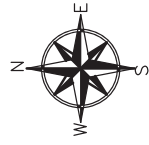
**NOTE:**  
Elevations shown are based on  
City of Richmond HPN  
Benchmark network.  
Benchmark: HPN #204  
Control Monument 02H2452  
Elevation: 1.563m  
Benchmark: HPN #196  
Control Monument 77H4983  
Elevation: 1.001m

**JAMES MCKINNEY  
ELEMENTARY SCHOOL**  
- 65

- LEGEND:**
- (D) denotes deciduous
  - denotes round catch basin
  - ⊠ denotes water meter
  - ⊕ denotes manhole
  - ☆ denotes lamp standard

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J. C. Tam and Associates  
Canada and B.C. Land Surveyor  
115 - 8833 Odlin Crescent  
Richmond, B.C. V6X 3Z7  
Telephone: (604) 214-8928  
Fax: (604) 214-8929  
E-mail: office@jctam.com  
Website: www.jctam.com  
Job No. 7839  
FB-409 P1-3; FB409 23-26  
Drawn By: TH

**DWG No. 7839-TOPO-01**



A

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED

RE-INSPECTED:

CERTIFIED CORRECT:  
LOT DIMENSION ACCORDING TO  
FIELD SURVEY.

*[Signature]*  
JOHNSON C. TAM, B.C.L.S., C.L.S.  
JANUARY 14th, 2022.

JOHNSON C. TAM, B.C.L.S., C.L.S.  
OCTOBER 18th, 2023.



**RZ 22-011080**

**Attachment 3**

Address: 10511 Lassam Road

Applicant: Onyx Premier Homes Ltd

Planning Area(s): Steveston

	Existing	Proposed
<b>Owner:</b>	Onyx Premier Homes Ltd.	To be determined
<b>Site Size (m<sup>2</sup>):</b>	1149 m <sup>2</sup>	Lot 1: 574.6 m <sup>2</sup> Lot 2: 574.6 m <sup>2</sup>
<b>Land Uses:</b>	Single-family home	Two single-family homes
<b>OCP Designation:</b>	Neighbourhood Residential	No Change
<b>Area Plan Designation:</b>	N/A	No Change
<b>702 Policy Designation:</b>	N/A	N/A
<b>Zoning:</b>	Single Detached (RS1/E)	Single Detached (RS2/B)
<b>Number of Units:</b>	1	2

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 area up to 464.5 m <sup>2</sup> plus 0.3 for area in excess of 464.5m <sup>2</sup>	none permitted
Buildable Floor Area (m <sup>2</sup> ):*	Lot 1: Max. 288.5 m <sup>2</sup> (3105.4 ft <sup>2</sup> ) Lot 2: Max. 288.5 m <sup>2</sup> (3105.4 ft <sup>2</sup> )	Lot 1: Max. 288.5 m <sup>2</sup> (3105.4 ft <sup>2</sup> ) Lot 2: Max. 288.5 m <sup>2</sup> (3105.4 ft <sup>2</sup> )	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Total: Max. 20%	Building: Max. 45% Non-porous Surfaces: Max. 70% Total: Max. 20%	none
Lot Size:	Min. Lot Size: 360 m <sup>2</sup>	Lot 1: 574.6 m <sup>2</sup> Lot 2: 574.6 m <sup>2</sup>	none
Lot Dimensions (m):	Min. Width: 10 m Min. Depth: 24 m	Lot 1 Width: 12.6 m Depth: 45.7 m  Lot 2 Width: 12.6 m Depth: 45.7 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setbacks (m):	<p>Front: Min. 6.0 m</p> <p>Rear: Min. Greater of 6.0 m or 20% of the total lot depth, for a maximum of 60% of the rear wall of the first storey; and 25% of the total lot depth for the remaining 40% of the rear wall of the first storey and any second storey, or half (<math>\frac{1}{2}</math>) storey above, up to a maximum required setback of 10.7 m</p> <p>Side: Min. 1.2 m</p>	<p>Front:</p> <p>Min. 6.12 m</p> <p>Rear: Min. 9.1 m for a maximum width of 60% of the rear wall of the first storey; and Min. 11.4 m for the remaining 40% of the rear wall of the first storey and any second storey, or half (<math>\frac{1}{2}</math>) storey above.</p> <p>Side: Min. 1.2 m</p>	none
Height (m):	Max 2½ storeys or 9.0 m	Max 2½ storeys or 9.0 m	none
Off-street Parking Spaces – Total:	2	2	none

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



# City of Richmond

# Policy Manual

Page 1 of 2

Adopted by Council: October 16, 1989  
 Amended by Council: August 17, 1992  
 Lassam Rd. Adopted by Council: August 21, 1995

**POLICY 5420**

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-7

**POLICY 5420:**

The following policy establishes lot sizes for the area, bounded by **Steveston Highway, Railway Avenue, Williams Road and the rear of the properties located along No. 2 Rd.** in Section 36-4-7:

That properties within the area bounded by Steveston Highway, Railway Avenue, Williams Road and the rear property lines of the properties located along No. 2 Rd. (Section 36-4-7), be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300, with the following provisions:

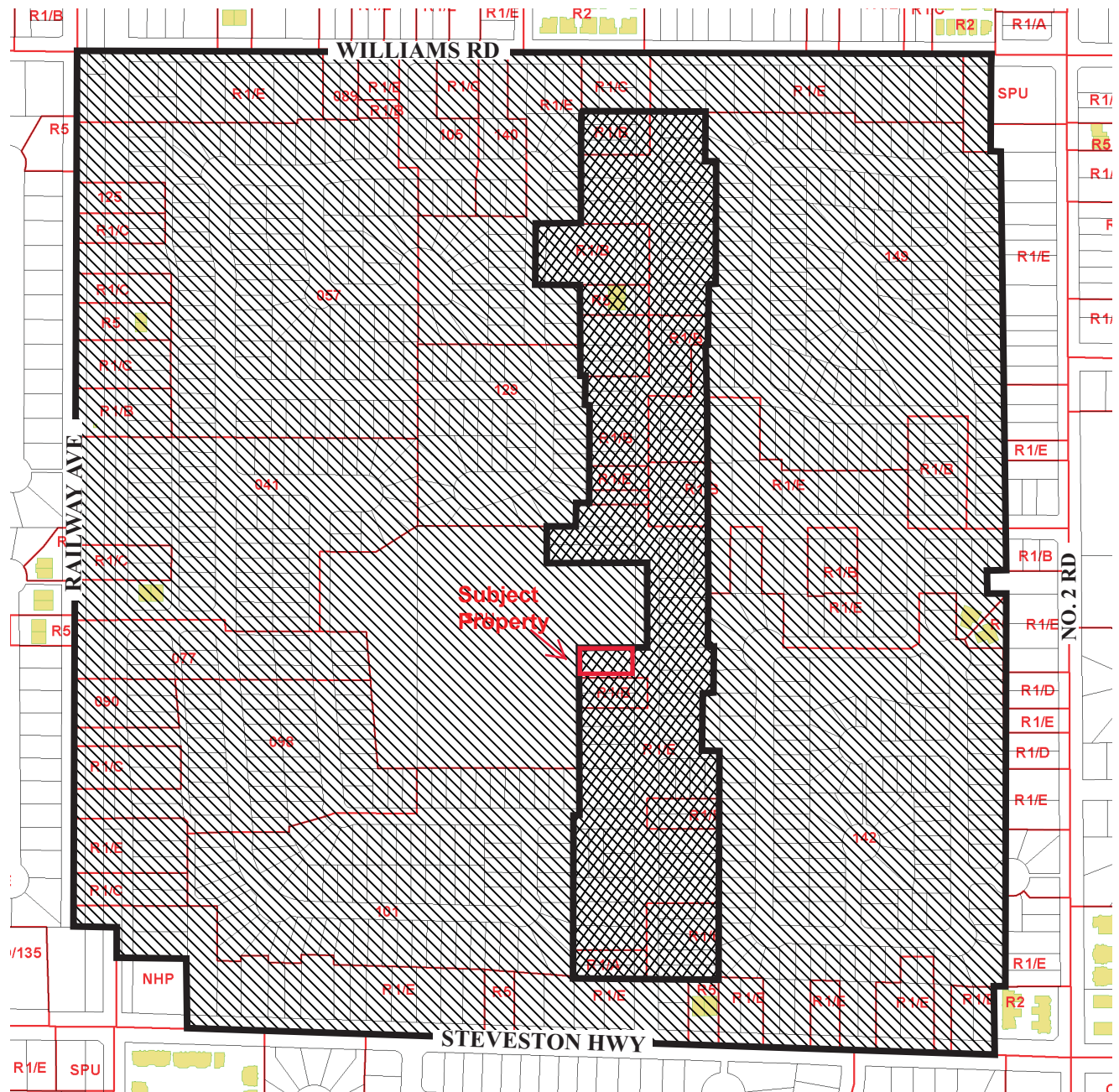
- (a) If there is no lane or internal road access, then properties along Railway Avenue and Steveston Highway will be restricted to Single-Family Housing District (R1/E);
- (b) Properties along Williams Road will be permitted Single-Family Housing District (R1/C) unless there is lane or internal road access in which case Single-Family Housing District (R1/B) will be allowed;
- (c) The Policy for the properties along Lassam Rd. (as cross-hatched on the attached map) was adopted on August 21, 1995;

and that this policy, as shown on the accompanying plan, 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 the Zoning and Development Bylaw.

**Note:** Council adopted the above noted Single-Family Lot Size Policy, with an amendment clarifying that the western boundary of the policy area is the middle of Railway Avenue.

**Note:** There are two adoption dates for two separate portions of Policy 5420.





Subdivision permitted as per **R1/B** (date of adoption 08/21/95).



Subdivision permitted as per **R1/B** (date of adoption 10/16/89).

1. Williams Road - R1/C unless there is a lane or internal access then R1/B
2. Railway Avenue & Steveston Highway - R1/E unless there is lane or internal access then R1/B.



# Policy 5420 Section 36-4-7

Adopted Date: 10/16/89  
Amended Date: 08/17/92  
Lassam Rd.  
Adopted Date: 08/21/95  
Note: Dimensions are in METRES





**Address:** 10511 Lassam Road

**File No.:** RZ 22-011080

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10513, the developer is required to complete the following:**

1. Submission of a Landscape Security in the amount of \$4,500.00 (\$750/tree) to ensure that three (3) trees on proposed Lot 1 and three (3) trees on proposed Lot 2 for a total of six (6) trees are planted and maintained on each; minimum 8 cm deciduous caliper or 4 m high conifers).
2. City acceptance of the developer's offer to voluntarily contribute \$7,500 (\$6,000.00 for on-site tree replacement and \$1,500 for City tree replacement) 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 \$15,000.00 (\$10,000.00 for two on-site trees and \$5,000.00 for one city tree) for the trees to be retained.
5. Registration of a flood indemnity covenant on title (2.9 m GSC – Area A).
6. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a 1-bedroom secondary suite of minimum 46.5 m<sup>2</sup> (500 ft<sup>2</sup>) is constructed on both future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw No 8500.
7. Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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

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

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

1. At Subdivision stage, the applicant is required to pay the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the required servicing and other improvements.
2. Enter into a Servicing Agreement for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

**Water Works**

- a) Using the OCP model with the water main upgrades proposed, there will be 257 L/s of water available at a 20 psi residual along Lassam Road. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- a) At the Developer's cost, the Developer is required to:

- i) Install a new 25mm diameter water service connection complete with water meter and meter box to service the north lot as per standard City specifications.
  - ii) Cut and cap the existing water service connection located at the south east corner of the lot and install a new 25mm diameter water service connection complete with water meter and meter box for the south lot as per standard City specifications.
  - iii) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the service connection design process.
- c) At Developers cost, the City will:
- i) Complete all tie-ins for the proposed works to existing City infrastructure.

### **Storm Sewer Works:**

- a) At Developer's cost, the Developer is required to:
- i) Confirm the condition and capacity of existing dual chamber storm service connection located along the Lassam frontage to be 100mm. Cut and cap the north branch and retain the south branch if in good condition to service the south lot.
  - ii) Confirm the condition and capacity of existing storm service connection located at the north east corner of the lot to be 100mm. Retain if in good condition to service the north lot.
  - iii) Complete all tie-ins for the proposed works to existing City infrastructure.
- a) At Developer's cost, the City will:
- i) Complete all tie-ins for the proposed works to existing City infrastructure.

### **Sanitary Sewer Works:**

- a) At Developer's cost, the Developer is required to:
- i) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
  - ii) Create a new 3m wide ROW that extends 7.5m north from the existing ROW. In addition, ensure the newly proposed manhole has additional 3m SRW clearance.
  - iii) Install a new 200mm diameter sanitary main approximately 15m long that extends north from the existing manhole located at the North West corner of 10515 Lassam Rd. Install a new manhole at the end of the proposed sanitary main.
  - iv) Install a new 100mm sanitary service lead to service the north lot extending from the newly proposed sanitary manhole
  - v) Confirm the condition and capacity of existing sanitary service connection located at the south west corner of the lot. Retain if in good condition to service the south lot.
- b) At Developer's cost, the City will:
- i) Complete all tie-ins for the proposed works to existing City infrastructure.

### **Frontage Improvements**

- a) The following frontage upgrades will be required at the applicant's cost as part of the Servicing Agreement:
- o The existing frontage improvements (1.5 m wide concrete sidewalk between two landscaped boulevards) are to be retained.

- To maximize frontage improvements and on-street parking, driveways for adjacent properties are required to be paired with a minimum 1.65 m separation from the common property line.
- Per Bylaw 7222 and Design Specifications (R-7a-SD), the two existing driveways are to be reconstructed per the following design standards:
  - Minimum 1.65 m separation measured from the driveway flare (at the back of the letdown) to the closest common property line with the immediate neighbouring site.
  - The width of each driveway is to be set at 4.0 m between the property line and the site fronting road curb.
  - Maximum 2.0 m letdown depth (8% maximum slope). (Note: The existing driveways have letdown depth far exceeding the 2.0 m limit and are to be reconstructed).

## General Items

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

- i) Complete other frontage improvements as per Transportation requirements.
- ii) Conduct pre-construction and post-construction elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost.
- vi) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.

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

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

### Note:

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

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

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

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

that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

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Signed

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Date

(Signed copy on file)





**Regular Council**  
**Monday, November 27, 2023**

**11. APPLICATION BY GURJIT POONI FOR REZONING AT 10511  
LASSAM ROAD FROM THE “SINGLE DETACHED RS1/E” ZONE  
TO THE “SINGLE DETACHED (RS2/B)” ZONE**

(File Ref. No. 12-8060-20-0105-13, RZ 22-011080) (REDMS No. 7404492, 7424368, 280220)

Staff noted the existing hedges on the north and west side of the property have not been identified for removal.

R23/20-6

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10513, for the rezoning of 10511 Lassam Road from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone, be introduced and given first reading.*

**CARRIED**

Opposed: Cllr. Wolfe





# City of Richmond

## Bylaw 10513

### Richmond Zoning Bylaw 8500 Amendment Bylaw 10513 (22-011080) 10511 Lassam 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. 014-413-141

Lot 12 Section 36 Block 4 North Range 7 West New Westminster District Plan 1748

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10513"**.

FIRST READING

NOV 27 2023

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>Ac</i>
APPROVED by Director or Solicitor <i>J. H.</i>

\_\_\_\_\_  
MAYOR

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