



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

**Monday, May 16, 2016 – 7 p.m.**

**Council Chambers, 1<sup>st</sup> Floor**

**Richmond City Hall**

**6911 No. 3 Road**

**Richmond, BC V6Y 2C1**

**Note:**

Please be advised that Richmond Official Community Plan Bylaw 7100 and Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9489, originally scheduled for this meeting has been deferred to the next Public Hearing to be held on June 20, 2016.

## OPENING STATEMENT

**Page**

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9519**

(File Ref. No. 12-8060-20-009519; RZ 15-710997) (REDMS No. 4888822)

**PH-6**

[See Page PH-6 for full report](#)

**Location:** 10231 and 10251 Ruskin Road

**Applicant:** Casa Mia Projects

**Purpose:** To rezone the subject properties from “Single Detached (RS1/E) Zone” to “Single Detached (RS2/B) Zone” to permit the properties to be subdivided to create three (3) lots with drive access from Ruskin Road.

**First Reading:** April 11, 2016

**Order of Business:**

1. Presentation from the applicant.

Page

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 9519.

2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9531**  
(File Ref. No. 12-8060-20-009531; 10-6125-07-01) (REDMS No. 4905885 v. 11)

PH-22

[See Page PH-22 for full report](#)

**Location:** City-wide

**Applicant:** City of Richmond

**Purpose:** The purpose of the proposed amendment is to improve energy efficiency in buildings connected to the City owned district energy systems by providing a floor area ratio exemption to allow developers to install more energy efficient equipment without affecting their sellable floor area.

**First Reading:** April 11, 2016

**Order of Business:**

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

**Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9531.

2. Adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9531.

3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9540**  
(File Ref. No. 12-8060-20-009540; RZ 15-700202) (REDMS No. 4964527)

PH-29

[See Page PH-29 for full report](#)

Page

**Location:** 10420/10440 Odlin Road  
**Applicant:** Jan W. Knap  
**Purpose:** To rezone the subject property from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/B)”, to permit the property to be subdivided to create two (2) lots.

**First Reading:** April 11, 2016

**Order of Business:**

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

**Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9540.



4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9541**  
(File Ref. No. 12-8060-20-009541; RZ 15-697899; HA 15-697904) (REDMS No. 4964828)

PH-44

See Page PH-44 for memorandum – Director, Development

PH-47

See Page PH-47 for full report

**Location:** 3735, 3751, 3755 and 3771 Chatham Street  
**Applicant:** Tien Sher Chatham Development Ltd.  
**Purpose:** To create a new “Commercial Mixed Use (ZMU32) – Steveston Village” zoning district and to rezone the subject property from “Steveston Commercial (CS3)” to “Commercial Mixed Use (ZMU32) – Steveston Village”, to permit development of a mixed use building containing commercial units and supporting parking on the ground floor and residential uses on the 2<sup>nd</sup> and 3<sup>rd</sup> levels.

**First Reading:** April 11, 2016

**Order of Business:**

1. Presentation from the applicant.

Page

2. Acknowledgement of written submissions received by the City Clerk since first reading.

PH-44

- (a) Memorandum from Director, Development
3. Submissions from the floor.

**Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9541.



5. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9542**  
(File Ref. No. 12-8060-20-009542; RZ 15-697843) (REDMS No. 4963560)

PH-76

See Page PH-76 for memorandum and revised rezoning conditions – Director, Development

PH-82

See Page PH-82 for full report

**Location:** 8480/8500 No. 3 Road

**Applicant:** Pargat S. Tatla

**Purpose:** To rezone the subject property from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone, to permit the property to be subdivided to create two (2) lots fronting Bowcock Road.

**First Reading:** April 25, 2016

**Order of Business:**

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

PH-76

- (a) Memorandum and revised rezoning conditions from Director, Development
3. Submissions from the floor.

**Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9542.



Page

6. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9545**  
(File Ref. No. 12-8060-20-009545; RZ 15-703641) (REDMS No. 4971864)

PH-104

[See Page PH-104 for full report](#)

**Location:** 5000 Maple Road

**Applicant:** Ajit Thaliwal and Raman Kooner

**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 three (3) lots, with driveway access from Maple Road.

**First Reading:** April 25, 2016

**Order of Business:**

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

**Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9545.

ADJOURNMENT



# City of Richmond

## Report to Committee Planning and Development Division

**To:** Planning Committee

**Date:** March 31, 2016

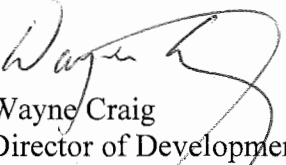
**From:** Wayne Craig  
Director of Development

**File:** RZ 15-710997


**Re:** **Application by Casa Mia Projects Ltd. to rezone the properties at 10231 and 10251 Ruskin Road from Single Detached (RS1/E) to Single Detached (RS2/B)**

### Staff Recommendations

1. That Richmond Zoning Bylaw 8500 Amendment Bylaw 8871 be abandoned.
2. That Richmond Zoning Bylaw 8500 Amendment Bylaw 9519 for the rezoning of the properties at 10231 and 10251 Ruskin Road from Single Family Detached (RS1/E) to Single Detached (RS2/B) be introduced and given first reading.

  
Wayne Craig  
Director of Development

WC: hc  
Att.

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

## Staff Report

### Origin

Casa Mia Projects Ltd. has applied to the City of Richmond for permission to rezone the properties at 10231 and 10251 Ruskin Road (Attachment 1) in order to construct three (3) single family dwellings from the “Single-Detached (RS1/E)” Zone to the “Single Detached (RS2/B)” Zone (Attachment 2).

### Background

Prior to this application, Council considered an earlier proposal (RZ 11-591786) and Richmond Zoning Bylaw 8500 Amendment Bylaw 8871 (Attachment 3) was introduced and given first, second and third reading. As the applicant has withdrawn RZ 11-591786, the current rezoning application includes abandonment of Richmond Zoning Bylaw 8500 Amendment Bylaw 8871.

### Findings of Fact

A Development Application Data Sheet, providing the technical details of the proposed development, is attached (Attachment 4).

### Surrounding Development

Development that immediately surrounds the subject property includes:

- To the north and south along Ruskin Road, parcels are zoned “Single Detached (RS1/E)”.
- To the east along Ruskin Road, parcels are zoned “Single Detached (RS1/E) Zone”, “Single Detached (RS1/B)” and “Single Detached (RS2/B)”.
- To the west along Leonard Road, parcels are zoned “Single Detached (RS1/E)”.

### Related Policies and Studies

#### Official Community Plan

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

#### Single Family Lot Size Policy 5469

The subject site is located within Single Family Lot Size Policy Area 5469 that Council adopted on February 19, 2001 (Attachment 5). The Single Family Lot Size Policy permits those properties along Ryan Road, Leonard Road, Ruskin Road and Ruskin Place to rezone to the Single Detached (R1/B) Zone. However, the Single Detached (R1/B) Zone was subsequently replaced with the Single Detached (RS2/B) Zone, as per Richmond Zoning Bylaw 8500 Section 2.3.8, where the minimum lot size is 360 m<sup>2</sup> and minimum lot width is 12 m. Given the proposed subdivision is three lots of 491 m<sup>2</sup> with lot width of 13.41m, this rezoning complies with RS2/B zoning standards and Single Family Lot Size Policy 5469.

### Flood Plain Designation and Protection Bylaw 8204

The development proposal is required to comply with the City's Flood Plain Designation and Protection Bylaw 8204. Registration on property title of a restrictive covenant for the purpose of flood indemnity is required prior to the adoption of the Richmond Zoning Bylaw 8500 Amendment Bylaw 9519.

### **Public Consultation**

A rezoning sign is installed on the subject properties. To date the City has not received any comments from the public about the proposal. Should Council introduce and give first reading to the Richmond Zoning Bylaw 8500 Amendment Bylaw 9519, this application would then proceed to a Public Hearing.

### **Analysis**

#### Tree Retention and Replacement

The applicant has submitted a Certified Arborist Report, which identifies on-site and off-site tree species, assesses their condition and provides recommendations on tree retention and removal in relation to the proposed development. Specifically, the Report assesses five (5) trees on the subject parcels and two (2) trees near the east property line that are sited within the City Right-of-Way along Ruskin Road.

The City's Tree Preservation Coordinator and Parks Department Arborist have reviewed the Arborist Report, conducted visual tree assessments and provide the following comments, which are consistent with the Arborist Report submitted:

- Two (2) trees (tags #1 and #2) in City Right-of-Way should be removed.
- Three (3) trees (tags #3, #4 and #5) located on the development site should be removed.
- One (1) tree (tag #6) 90cm caliper Pine to be retained and protected.
- One (1) tree (tag #7) 18m caliper Holly to be retained and protected.

#### *Tree Retention*

Two (2) trees (tags #6 and #7) are required to be retained and protected as identified in the Tree Retention and Removal Plan (Attachment 6).

To ensure the protection of these trees, the applicant must complete the following items prior to adoption of Richmond Zoning Bylaw 8500 Amendment Bylaw 9519:

- Submit a contract with a Certified Arborist for supervision of all works conducted within close proximity to the tree protection zone. The contract must include the scope of work, including the number of monitoring inspections at specified stages of construction, and specific measures to ensure tree protection, and a provision for the Arborist to submit a post-construction impact assessment to the City for Review.
- Submit a Survival Security in the amount of \$2,000.



Prior to demolition of the existing buildings on the subject site, the applicant is required to install tree protection fencing around the Pine and Holly trees at a minimum radius of 3 m from the base of these trees. Tree protection fencing must be installed to City standards in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site and must remain in place until the construction and on-site landscaping works are completed.

### *Tree Replacement*

A total of three (3) trees are recommended for removal from the subject site. The OCP tree replacement ratio of 2:1 requires that six (6) replacement trees be planted and retained on-site. Two (2) trees are also recommended to be removed from the City Right-of-Way.

To ensure that the required replacement trees are planted at construction stage and maintained, the applicant is required to submit a Landscape Security of \$500 per tree, or \$3,000 total, for the trees on the subject site. To cover the costs associated with the removal and replacement, the Parks Department requires the applicant to contribute to the City's Tree Compensation Fund in the total amount of \$2,600. Both the Landscape Security and the City Tree Fund contributions must be secured prior to adoption of Richmond Zoning Bylaw 8500 Amendment Bylaw 9519.

### Affordable Housing Strategy

The City's Affordable Housing Strategy policy for single-family rezoning applications received prior to September 14, 2015 requires a secondary suite or coach house on 50% of new lots, or a cash-in-lieu contribution of \$2/ft<sup>2</sup> of total buildable area towards the City's Affordable Housing Reserve Fund.

The applicant proposes to construct a legal secondary suite in 2 (two) single family dwellings. To ensure that the secondary suites are built to the satisfaction of the City, in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement to be registered on title stating that no final Building Permit inspection will be granted until 2 (two) secondary suites are constructed to the satisfaction of the City in accordance with the BC Building Code and the Zoning Bylaw. Registration of this legal agreement is required prior to adoption of Richmond Zoning Bylaw 8500 Amendment Bylaw 9519.

### Site Servicing and Frontage Improvements

Prior to approval of subdivision, the applicant is required to secure the design and construction of off-site improvements along Ruskin Road through a Work Order or a Servicing Agreement, as stated in Attachment 7.

### **Financial Impact**

This rezoning would result in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure, such as road works, waterworks, storm sewers, sanitary sewers, street lights, street trees, and/or traffic signals.

**Conclusion**

The proposal to rezone is consistent with the OCP land use designation and Single-Family Lot Size Policy 5469 and the applicant has consented to all Rezoning Considerations. It is recommended that Richmond Zoning Bylaw 8500 Amendment Bylaw 8871 be abandoned and that Richmond Zoning Bylaw 8500 Amendment Bylaw 9519 be introduced and given first reading.

*Helen Cain*

Helen Cain  
Planner 2

HC:cas

- Attachment 1: Location Map/Aerial Map
- Attachment 2: Land Survey of Proposed Subdivision
- Attachment 3: Richmond Zoning Bylaw 8500 Amendment Bylaw 8871
- Attachment 4: Development Application Data Sheet
- Attachment 5: Lot Size Area Policy 5469
- Attachment 6: Tree Retention and Removal Plan
- Attachment 7: Rezoning Considerations



City of  
Richmond



RZ 15-710997

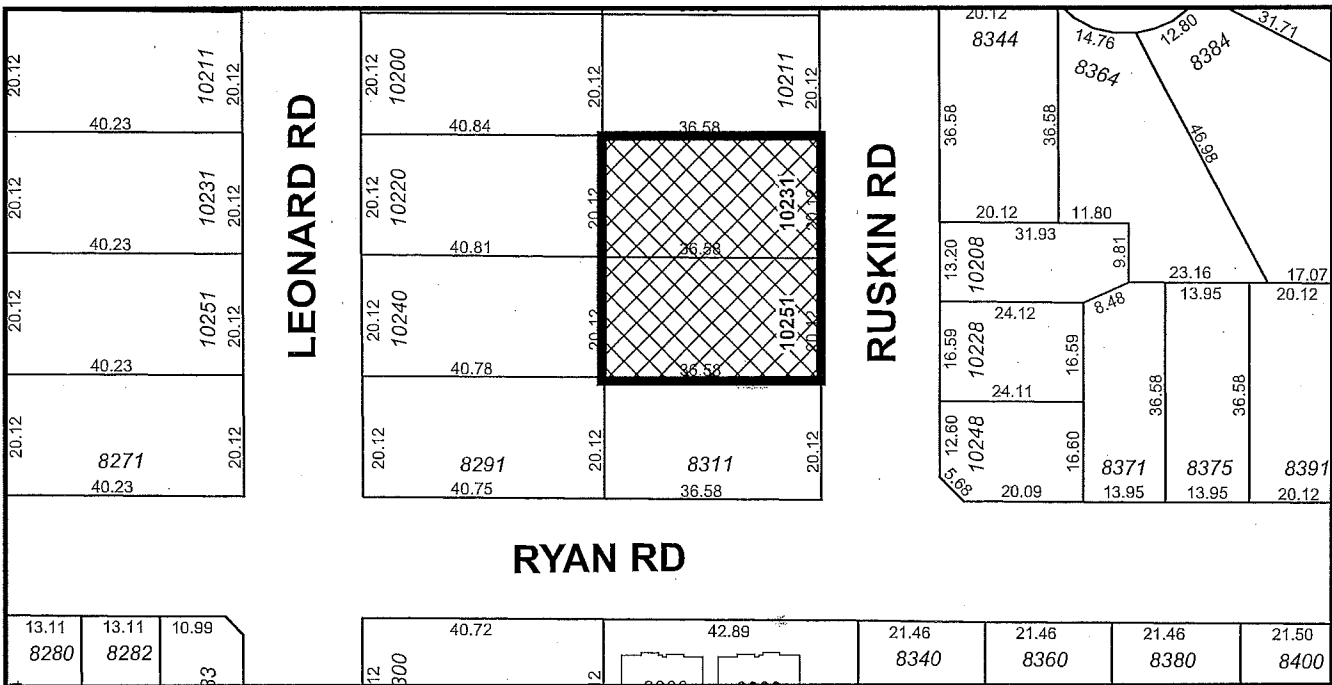
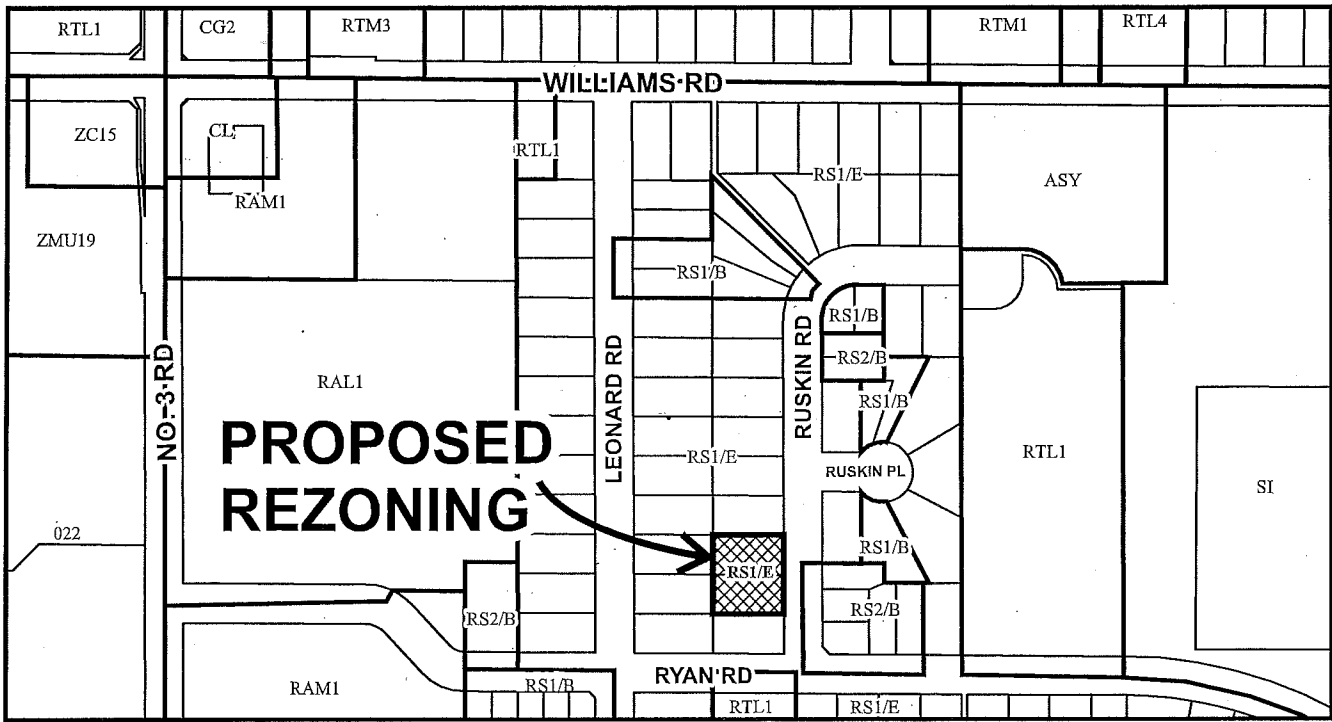
Original Date: 10/05/15

Revision Date: 03/24/16

Note: Dimensions are in METRES



# City of Richmond

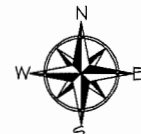


	<h2>RZ 15-710997</h2>	<p>Original Date: 10/05/15</p> <p>Revision Date: 03/24/16</p> <p>Note: Dimensions are in METRES</p>
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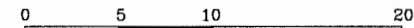
**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOTS 18 AND 19  
BOTH OF SECTION 33 BLOCK 4 NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT PLAN 18353**

#10231 RUSKIN ROAD, (LOT 18)  
RICHMOND, B.C.  
P.I.D 010-379-801

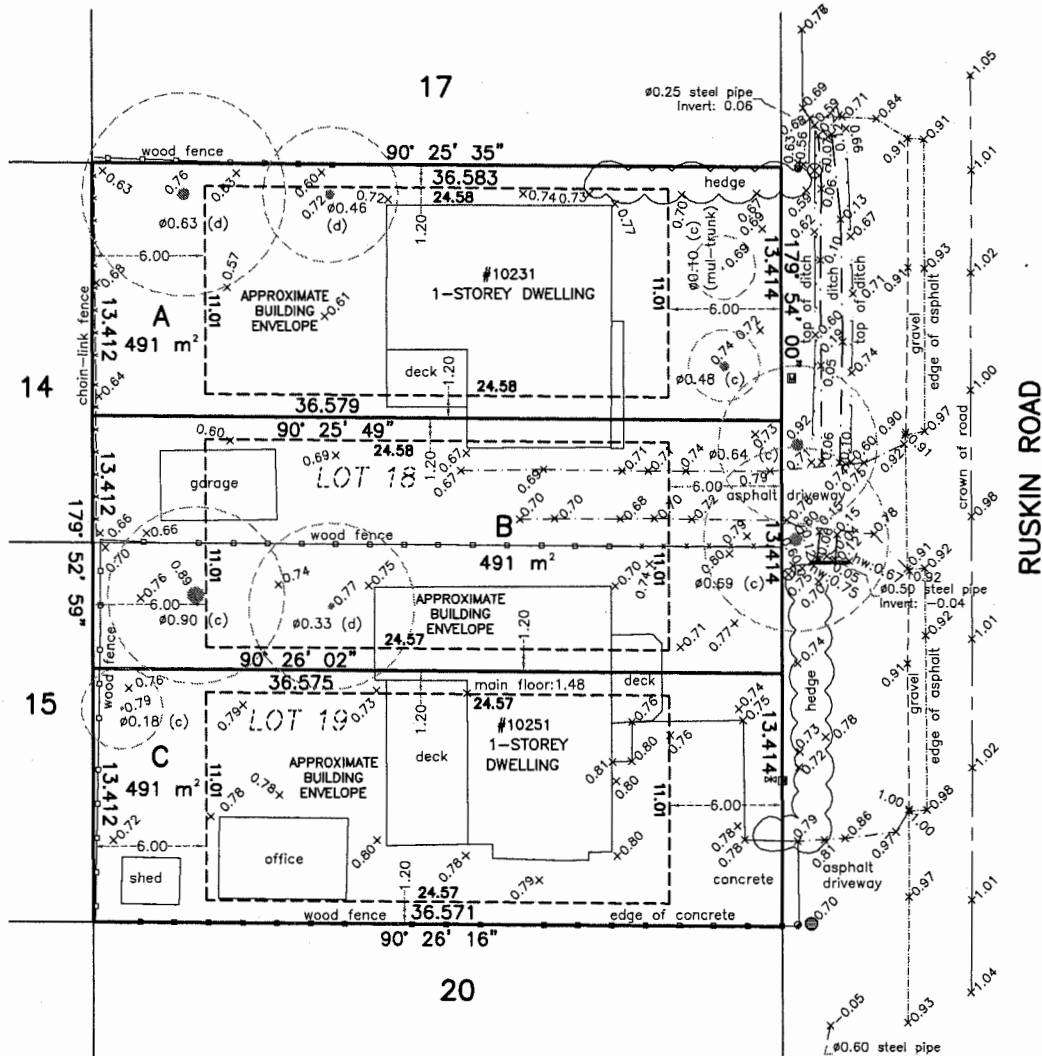
#10251 RUSKIN ROAD, (LOT 19)  
RICHMOND, B.C.  
P.I.D 003-554-988



SCALE: 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED



- LEGEND:**
- (c) denotes coniferous
  - (d) denotes deciduous
  - denotes power pole
  - ⊙ denotes round catch basin
  - ⊗ denotes inspection chamber
  - denotes water meter
  - ⊕ denotes water valve
  - HW denotes headwall

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J. C. Tam and Associates  
Canada and B.C. Land Surveyor  
115 - 8833 Odlin Crescent  
Richmond, B.C. V6X 3Z7  
Telephone: 214-8928  
Fax: 214-8929  
E-mail: office@jctam.com  
Website: www.jctam.com  
Job No. 4592  
FB-188 P124-126  
Drawn By: TH/10

**NOTE:**  
Elevations shown are based  
on City of Richmond HPN  
Benchmark network.  
Benchmark: HPN #204,  
Control Monument 02H2452  
Located at In grassy area @  
SW corner No.3 Road &  
Steveston Highway  
Elevation = 1.559 metres

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

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

AUGUST 11th, 2015.

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

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

AUGUST 31st, 2011



# City of Richmond

## Bylaw 8871

### Richmond Zoning Bylaw 8500 Amendment Bylaw 8871 (RZ 11-591786) 10231 AND 10251 RUSKIN 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. 010-379-801

Lot 18 Section 33 Block 4 North Range 6 West New Westminster District Plan 18353

P.I.D. 003-554-988

Lot 19 Section 33 Block 4 North Range 6 West New Westminster District Plan 18353

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 8871”**.

FIRST READING

MAR 26 2012

A PUBLIC HEARING WAS HELD ON

APR 16 2012

SECOND READING

APR 16 2012

THIRD READING

APR 16 2012

OTHER REQUIREMENTS SATISFIED

ADOPTED



\_\_\_\_\_  
MAYOR

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



**RZ 15-710997**

**Attachment 4**

Address: 10231 and 10251 Ruskin Road

Applicant: CASA MIA PROJECTS LTD

Planning Area(s): Broadmoor

	Existing	Proposed	
<b>Owner:</b>	Casa Mia Projects Ltd. Inc. No. BC0795203	N/A	
<b>Site Size (m<sup>2</sup>):</b>	10231 Ruskin Road – 735 m <sup>2</sup> 10251 Ruskin Road – 735 m <sup>2</sup> Entire site – 1470 m <sup>2</sup>	Lots 1, 2 and 3 – 490m <sup>2</sup> Entire site – 1470m <sup>2</sup>	
<b>Land Uses:</b>	Single Family Dwelling	Single Family Dwelling	
<b>OCP Designation:</b>	Neighbourhood Residential	Neighbourhood Residential	
<b>Area Plan Designation:</b>	None	None	
<b>702 Policy Designation:</b>	5469	5469	
<b>Zoning:</b>	RS1/E	RS2/B	
<b>Number of Units:</b>	2 single family dwellings	3 single family dwellings and 3 secondary suites	
<b>Other Designations:</b>	None	None	
<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Density (units/lot):	One principal dwelling	One principal dwelling	none permitted
Floor Area Ratio:	0.55	0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	360 m <sup>2</sup>	491 m <sup>2</sup>	none
Setback – Front Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Side & Rear Yards (m):	Min. 1.2 m (side) Min. 6.0 m (rear)	Min. 1.2 m (side) Min. 6.0 m (rear)	none
Height (m):	Max. 2 ½ storeys, or Max. 7.5 m for a flat roof	Max. 2 ½ storeys, or Max. 7.5 m for a flat roof	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R)	2 (R)	none
Off-street Parking Spaces – Total:	2	2	none
Tandem Parking Spaces:	permitted	permitted	none
Amenity Space – Indoor:	N/A	N/A	none



# City of Richmond

# Policy Manual

Page 1 of 2

Adopted by Council: February 19, 2001

**POLICY 5469**

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION 33-4-6

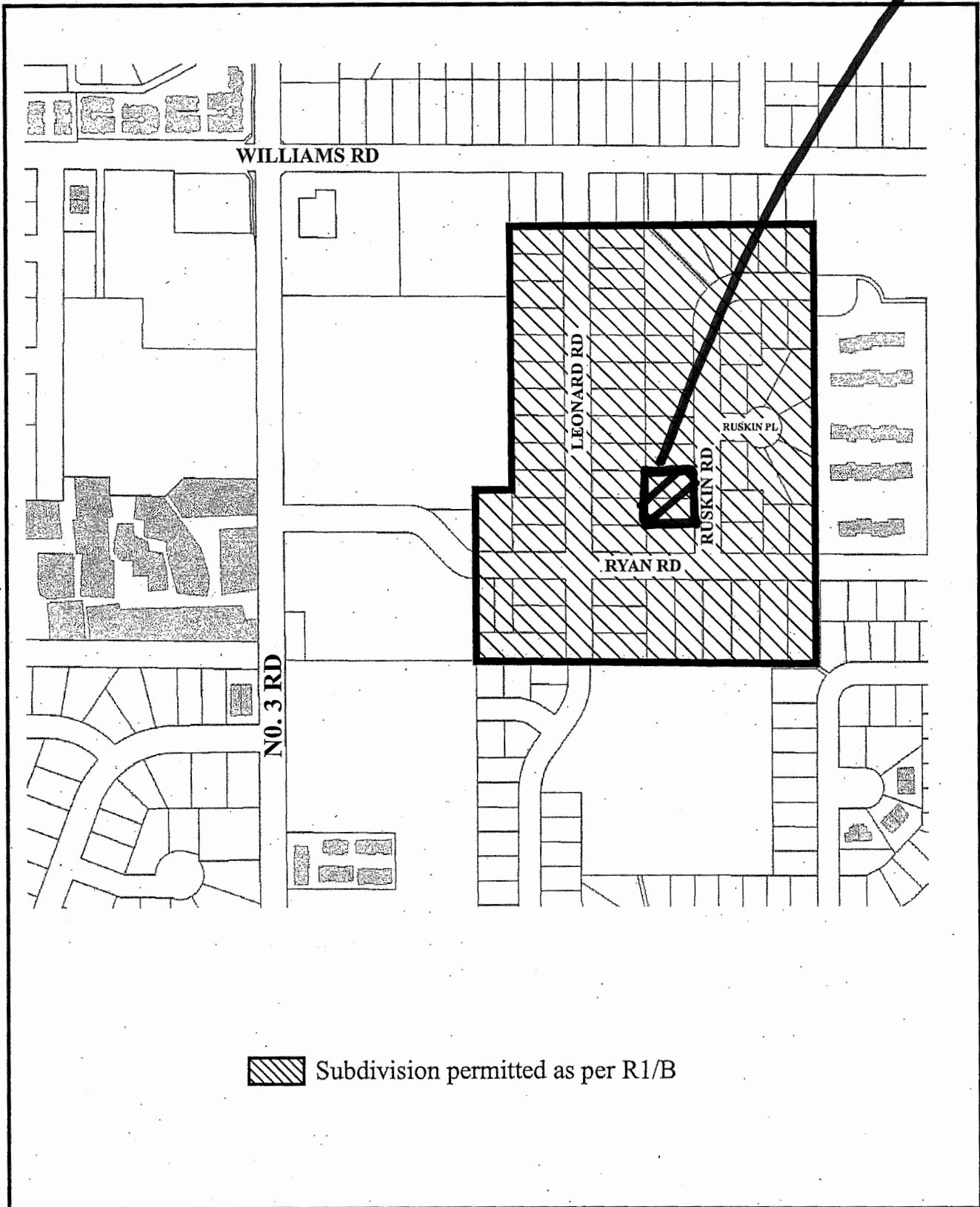
## **POLICY 5469:**


The following policy establishes lot sizes in a portion of Section 33-4-6, for the properties generally located along **Ryan Road, Leonard Road, Ruskin Road and Ruskin Place**, as shown on the attached map:

That properties along Ryan Road, Leonard Road, Ruskin Road and Ruskin Place (in a portion of section 33-4-6) as shown on the attached map, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) as per the Zoning and Development Bylaw 5300 and that this policy be used to determine the disposition of future rezoning applications in this area for a period of not less than five years, except as per the amending procedures in the Zoning and Development Bylaw 5300.



**SUBJECT  
PROPERTIES**



 Subdivision permitted as per R1/B



**POLICY 5469**  
**SECTION 33,4-6**

Adopted Date: 02/19/01  
Amended Date:

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOTS 18 AND 19  
BOTH OF SECTION 33 BLOCK 4 NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT PLAN 18353**

#10231 RUSKIN ROAD, (LOT 18)  
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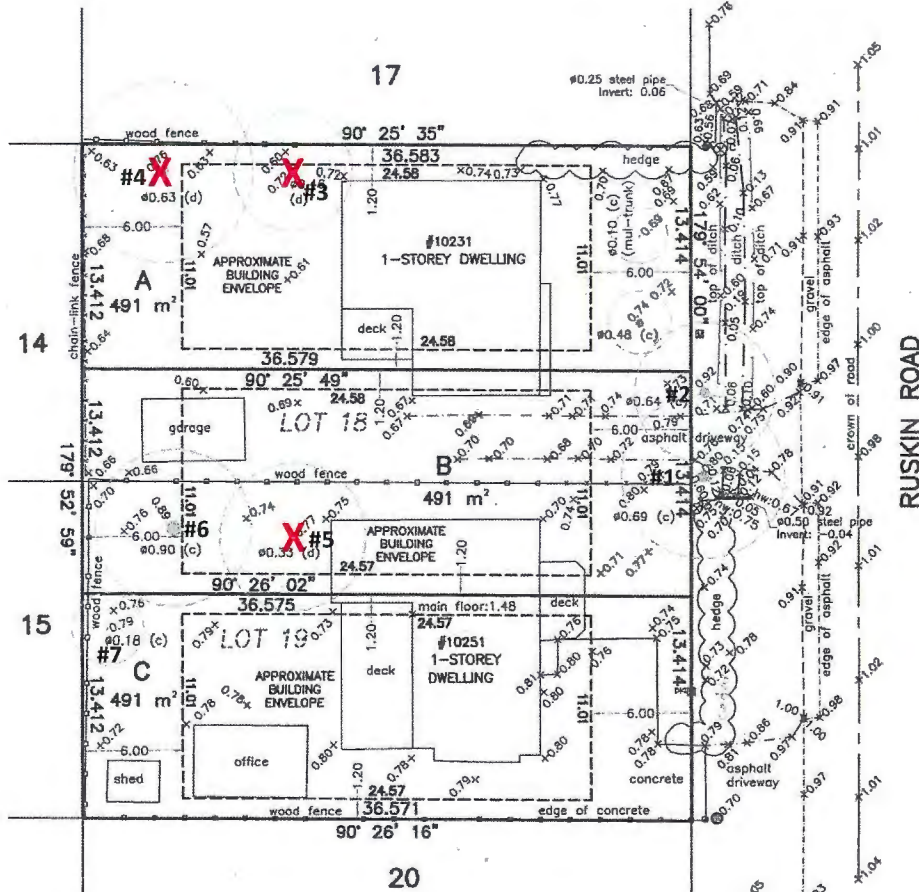
#10251 RUSKIN ROAD, (LOT 19)  
RICHMOND, B.C.  
P.I.D 003-554-988



SCALE: 1:250

0 5 10 20

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



- LEGEND:**
- (c) denotes coniferous
  - (d) denotes deciduous
  - ⊙ denotes power pole
  - ⊙ denotes round catch basin
  - ⊙ denotes inspection chamber
  - ⊙ denotes water meter
  - denotes water valve
  - HW denotes headwall

**NOTE:**  
Elevations shown are based on City of Richmond HPN Benchmark network.  
Benchmark: HPN #204, Control Monument 02H2452 Located at In grassy area @ SW corner No.3 Road & Steveston Highway  
Elevation =1.559 metres

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J. C. Tam and Associates  
Canada and B.C. Land Surveyor  
115 - 8833 Odlin Crescent  
Richmond, B.C. V6X 3Z7  
Telephone: 214-8928  
Fax: 214-8929  
E-mail: office@jctam.com  
Website: www.jctam.com  
Job No. 4592  
FB-188 P124-126  
Drawn By: TH/IO

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

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

AUGUST 11th, 2015.

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

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

AUGUST 31st, 2011

DWG No. 4592--TOPO--02

Site Survey - Not to Scale



# City of Richmond

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

**Address:** 10231/10251 Ruskin Road

**File No.:** RZ 15-710997

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9519, the developer is required to complete the following:**

1. Submission of a Landscape Security in the amount of \$3,000 for the planting and maintenance of a total of six (6) replacement trees on the subject site. If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting is required.
2. City acceptance of the developer's offer to voluntarily contribute \$2,600 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 \$2,000 for the two trees to be retained.
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 secondary suite is constructed on two (2) of the three (3) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

**Prior to Subdivision approval, the developer must complete the following requirements:**

- The applicant must identify and commit to design and/or provision of the following required water, storm and sanitary sewer connections, and utility works, as secured through a Work Order or a Servicing Agreement:

*Water Works:*

- Using the OCP Model, there is 123 L/s of water available at a 20 psi residual at No. 1 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- The Developer is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
- At Developer's cost, the City will (a) cut and cap at main the existing water service connections along the Ruskin Road frontage; and (b) install three (3) new water service connections complete with meters and meter boxes along the Ruskin Rod frontage.

*Storm Sewer Works:*

- A ditch infill may be required to facilitate future driveway construction. This may require a watercourse crossing permit.
- At Developer's cost, the City will (a) install one new storm service connection complete with IC located at the sites north property line fronting Ruskin Road; and (b) install one new storm service connection complete with IC and dual connections located at the adjoining property line of two southern lots along the Ruskin Road frontage.

*Sanitary Sewer Works:*

- The Developer is required to retain two existing sanitary service connections along Ruskin Road frontage.
- At Developers cost, the City will install a new sanitary IC service connection located at the southeast corner of the newly subdivided property

*Utility Works:*

- The Developer is required to coordinate with BC Hydro, Telus and other private communication service providers in order to (a) underground Hydro service lines; (b) relocate or modify any existing power poles and/or guy wires within the property frontages and (c) to determine if above ground structures are required and coordinate locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**Note:**

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

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

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

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

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Signed

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Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9519 (RZ 15-710997)
10231 and 10251 Ruskin 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 areas and by designating them "SINGLE DETACHED (RS2/B)".

P.I.D. 010-379-801
Lot 18 Section 33 Block 4 North Range 6 West New Westminster District Plan 18353

and

P.I.D. 003-554-988
Lot 19 Section 33 Block 4 North Range 6 West New Westminster District Plan 18353

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9519".

FIRST READING

APR 11 2016

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED



MAYOR

CORPORATE OFFICER



# City of Richmond

## Report to Committee

**To:** General Purposes Committee

**Date:** March 30, 2016

**From:** John Irving, P.Eng. MPA  
Director, Engineering

**File:** 10-6125-07-01/2016-Vol  
01

**Re:** Improved Energy Efficiency In District Energy Connected Buildings

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9531 be introduced and given first reading.

John Irving, P.Eng. MPA  
Director, Engineering  
(604-276-4140)

Att. 2

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Development Applications	<input checked="" type="checkbox"/>	
<b>REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE</b>	<b>INITIALS:</b> DW	<b>APPROVED BY CAO</b> 

March 30, 2016

## Staff Report

### Origin

This report supports Council's 2014-2018 Term Goal #4 Leadership in Sustainability:

*Continue advancement of the City's sustainability framework and initiatives to improve the short and long term livability of our City, and that maintain Richmond's position as a leader in sustainable programs, practices and innovations.*

- 4.1. *Continued implementation of the sustainability framework.*
- 4.2. *Innovative projects and initiatives to advance sustainability.*

### Background

In consultation with the City's consultants and local developers, staff have identified an opportunity to improve energy efficiency in district energy (DE) connected buildings within the City Centre Area. Improvements in energy efficiency can be achieved based on the type of mechanical heating and cooling system installed in the building. Developers have been installing water source heat pumps (WSHPs) to extract and transfer heat into buildings through the district energy system. Although water source heat pumps are cheaper to install, they operate vapour compressors in heating mode, which requires greater electricity use than other technologies and are therefore less energy efficient.

The proposed zoning bylaw amendment would provide a floor area ratio (FAR) exemption to allow developers to install more energy efficient equipment without adversely affecting their sellable area. This report summarizes the analysis and industry consultation and presents the proposed zoning amendment bylaw for Council's consideration.

### Analysis

#### Energy Savings and Occupant Comfort

WSHPs use vapour compressors during heating mode, which require increased electricity usage compared to other technologies. Based on analysis completed by staff, installation of alternative technologies such as hybrid heat pumps, four-pipe fan coil and radiant heaters, could reduce electricity costs for the occupant of an average sized unit by approximately \$138 annually. In a development with 300 units, total savings for all occupants could reach a combined \$41,400 annually. Since other technologies do not use vapour compressors in heating mode, they are also quieter than WSHPs, increasing occupant comfort.

The major factor preventing developers from installing alternative technologies and realizing the above benefits is the higher installation cost. While operating costs are reduced, there is an initial capital cost premium to install these alternative technologies, estimated at approximately 18% over the cost of WSHPs.

March 30, 2016

### Proposed Floor Area Ratio Exemption

The proposed zoning bylaw amendment would provide a FAR exemption of 1 m<sup>2</sup> (11 ft<sup>2</sup>) per dwelling unit that contains alternative (more energy efficient) district energy compatible heating equipment in-building. Based on a typical development connected to the district energy system in Richmond (approximately 323,000 ft<sup>2</sup> of floor area with 300 units), this would result in approximately 3,300 ft<sup>2</sup> of exempted sellable floor area for the developer.

### Stakeholder Consultation

City staff consulted local developers throughout the technical analysis process. Staff met with UDI representatives in April 2015 and again in March 2016. In addition, a memorandum (Attachment 1) clarifying the proposed amendment to the Zoning Bylaw has been distributed to the stakeholder group for review and comment. The stakeholder group was supportive of the proposed FAR exemption and the only question posed was whether this exemption would apply to developments within the City owned district energy systems only. Staff indicated that there are currently no privately owned district energy systems within City regulated DE service areas.

### **Recommended Zoning Bylaw Amendment (Bylaw 9531)**

The proposed amendment to Zoning Bylaw 8500 will insert a FAR exemption into the General Development Regulations of 1 m<sup>2</sup> per dwelling unit for units that contain heating equipment, where vapour compressors are not being used to deliver heating in buildings committed to connect to a district energy system. The proposed bylaw amendment encourages the installation of more energy efficient technologies without affecting sealable floor area for the developer. It is also expected to reduce energy cost and increase comfort for the occupant.

### **Financial Impact**

None.

### **Conclusion**

The proposed bylaw amendment would provide a floor area exemption to developments that are committed to connecting to district energy in City Centre, and install more efficient in-building mechanical equipment. It is recommended that Richmond Zoning Bylaw No. 8500 Amendment Bylaw 9531 be introduced and given first, second and third reading.



Alen Postolka  
Manager, District Energy  
(604-276-4283)

- Att. 1: Richmond Zoning Bylaw 8500, Amendment Bylaw 9531  
2: Memo to Urban Development Institute (UDI)





**Richmond Zoning Bylaw 8500, Amendment Bylaw 9531**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended, as follows:
2. (a) by adding the following as section 4.19:

“4.19 District Energy

4.19.1 Notwithstanding a provision for **floor area ratio** established in a **zone**:

  - a) if a **dwelling unit** contains mechanical, heating, ventilation and air conditioning equipment where a **vapour compressor** is not being used to provide heating; and
  - b) if for which **dwelling unit** the owner has entered into a written agreement with the **City** to connect to the **district energy utility**;

then 1 m<sup>2</sup> is exempted from the **floor area ratio** calculation for that **dwelling unit**.”
3. (b) by adding, in the proper alphabetical order, the following definitions to section 3.4:

“**District Energy Utility** means the **City** owned district energy utility system for the generation, storage, transmission, and distribution of energy for heating and cooling of space and water at any designated property within the service area;

**Vapour Compressor** means equipment using liquid refrigerant as the medium which draws heat from a source and subsequently rejects that heat into the conditioned space.”
4. This Bylaw may be cited as “Richmond Zoning Bylaw 8500, Amendment Bylaw 9531”

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

APR 11 2016

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CITY OF RICHMOND
APPROVED
by

APPROVED
by Director
or Solicitor


\_\_\_\_\_  
MAYOR

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



# City of Richmond

6911 No. 3 Road,  
Richmond, BC V6Y 2C1  
www.richmond.ca

March 22, 2016  
File: 10-6125-07-01/2016-Vol 01

Engineering  
Telephone: 604-276-4289  
Fax: 604-276-4197

Mr. Jeff Fisher  
Urban Development Institute  
Suite 200 - 602 West Hastings Street  
Vancouver, BC V6B 1P2

Dear Mr. Fisher:

**Re: District Energy Equipment Floor Area Ratio Exemption**

In April 2015, City staff met with Urban Development Institute (UDI) members where a representative from Trane Canada provided a presentation comparing a range of different in-building mechanical systems that can use energy from the district energy system. The representative compared the installation cost, energy consumption, impacts on occupant comfort, noise impacts and other aspects of different technologies. During discussion between UDI members and City staff following the presentation, UDI members suggested that the City should consider a possibility to provide a FAR exemption for developments that utilize technology that does not use vapour compressors to deliver heating, in order to offset initial higher installation cost to developers.

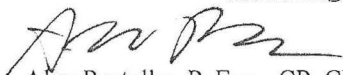
Water source heat pumps (WSHPs) are frequently used by developers in the Richmond City Centre area due to their relatively lower cost compared to other technologies. However, WSHPs can use only approximately 80% of the District Energy Utility (DEU) energy for space heating and for the remaining energy they have to use electricity (to run the vapour compressors). Other technologies, such as hybrid heat pump, hydronic perimeter heater and 4-pipe fan coil system, do not need to use electricity to provide space heating, which reduces overall heating energy cost to the user.


City staff are bringing forward a zoning bylaw amendment to Council for consideration that will provide a FAR exemption of up to 1 m<sup>2</sup> of floor space for buildings which are not using vapour compressors in heating mode and commit to connect to the district energy system. Based on a typical development in Richmond with two towers (29,700 m<sup>2</sup> of gross floor area and 293 units) this would result in approximately 225 m<sup>2</sup> of additional sellable space for the developer. At the same time, the owner of a 100 m<sup>2</sup> unit in this building would save approximately \$138 in electricity costs annually. Other benefits of the proposed bylaw amendment include:

- Marketability as a more efficient building
- Increased occupant comfort (no compressor noise)
- Compliance with the Oval Village District Energy Utility Bylaw requirement to use 100% of the annual space heating energy from the DEU

Staff are planning to bring forward the bylaw amendment to Council for consideration at General Purposes Committee on April 18, 2016. We are seeking feedback from UDI members prior to April 4, 2016.

For further information please contact Alen Postolka at [apostolka@richmond.ca](mailto:apostolka@richmond.ca) or 604-276-4283 or Steven De Sousa at [sdesousa@richmond.ca](mailto:sdesousa@richmond.ca) or 604 204 8529.

  
Alen Postolka, P. Eng., CP, CEM  
Manager, District Energy

  
FOR, Steven De Sousa  
Corporate Support

AP:kdl



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

**Date:** March 24, 2016  
**File:** RZ 15-700202

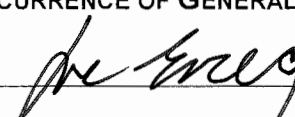
**Re:** Application by Jan W. Knap for Rezoning at 10420/10440 Odlin Road from Two-Unit Dwellings (RD1) to Single Detached (RS2/B)

**Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9540 for the rezoning of 10420/10440 Odlin Road from "Two-Unit Dwellings (RD1)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.

  
Wayne Craig  
Director, Development

WC:jr  
Att.

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

## Staff Report

### Origin

Jan W. Knap has applied to the City of Richmond for permission to rezone 10420/10440 Odlin Road from the “Two-Unit Dwellings (RD1)” zone to the “Single Detached (RS2/B)” zone to permit a subdivision to create two (2) single family lots (Attachment 1). The property is currently occupied by a strata-titled duplex, which will be demolished. A site survey showing the proposed subdivision plan is included in Attachment 2.

### Findings of Fact

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

### Surrounding Development

Development immediately surrounding the site is as follows:

- To the North, South, and East are dwellings on lots zoned “Single Detached (RS1/B)”.
- To the West is a church on a lot zoned “Assembly (ASY)”, beyond which are dwellings on lots zoned “Single Detached (RS1/B)”.

### Related Policies & Studies

#### Official Community Plan/West Cambie Area Plan

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

The subject property is located in the Odlinwood Neighbourhood of the West Cambie Area Plan (Attachment 4). The Area Plan land use designation for the subject property is “Residential (Single-Family only)” (Attachment 5). The proposed rezoning and subdivision are compliant with this designation.

The Odlinwood Neighbourhood was primarily developed during the 1990’s and into the early 2000’s, and includes both multi-family and single-family housing at a range of densities and lot sizes. The Area Plan provides for infill residential development that is compatible with the character of existing development in the neighbourhood. This proposal to rezone the subject property to the “Single Detached (RS2/B)” zone is consistent with the policies and land use designation contained in the Area Plan.

### Zoning Bylaw

This rezoning application is also consistent with the amendment procedures contained in Section 2.3 of Richmond Zoning Bylaw 8500, which indicates that rezoning applications may be

considered to permit the subdivision of a lot containing a duplex into no more than two (2) single-family lots. Each lot proposed at the subject site will be approximately 12.8 m (42 ft) wide and approximately 437 m<sup>2</sup> (4,703 ft<sup>2</sup>) in area.

### **Aircraft Noise Sensitive Development Policy**

The subject site is located within the Aircraft Noise Area 2. In accordance with the Aircraft Noise Sensitive Development Policy (ANSD) in the OCP, applications involving rezoning from one (1) single-family sub-zone to another may be considered in this aircraft noise sensitive area.

There are existing covenants registered on title of the strata lots to address public awareness and to ensure aircraft noise mitigation is incorporated into dwelling design and construction (BW234193 and BW234194).

### **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.

### **Ministry of Transportation and 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). Confirmation has been received from MOTI indicating that they have no objections to the proposed redevelopment and that preliminary approval has been granted for a period of one (1) year. Formal approval from MOTI 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 this application advance to a Public Hearing, any interested parties will have the opportunity to address council directly.

### **Analysis**

#### **Site Access**

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

Prior to rezoning, the applicant is required to register a legal agreement on title to ensure that the driveway crossings to the proposed lots are located either next to each other or at opposite ends of the lots to maximize on-street parking opportunities.

### **Tree Retention and Replacement**

Consistent with Council Policy 5032, the applicant has agreed to plant two (2) trees on each lot proposed [for a total of four (4) trees]. Prior to final adoption of the rezoning bylaw, the applicant must submit a landscaping security in the amount of \$2,000 (\$500/tree) to ensure that the trees are planted and maintained.

### **Existing Legal Encumbrances**

There is an existing covenant (registered on title of each of the two strata lots) that restrict the property to a duplex (charge numbers BW227812 and BW227813). These covenants must be discharged from title prior to subdivision approval.

There is an existing 6.0 m wide statutory right-of-way registered on title for the sanitary sewer within the rear yard of the subject lot, which will not be impacted by the proposed rezoning and subdivision. The applicant is aware that encroachment into the right-of-way is not permitted.

### **Affordable Housing Strategy**

As per the City's Affordable Housing Strategy, single-family rezoning applications received prior to September 14, 2015 require a secondary suite or coach house on 50% of new lots, or a cash-in-lieu contribution of \$1.00/ft<sup>2</sup> of total buildable area towards the City's Affordable Housing Reserve Fund.

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

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

At future development stage, the applicant must complete the required servicing works as described in Attachment 6.

The applicant is also required to complete the following road improvements along Odlin Road:

- Improve the current boulevard along the Odlin Road frontage to the City's current standard, to include (but is not limited to), curb and gutter, minimum 2 m wide treed/grass boulevard, and a 1.5 m wide concrete sidewalk at the property line, to be consistent with the road cross-section that is already established immediately to the east;
- Remove the metal guardrail within the boulevard on Odlin Road in front of the northeast corner of the subject site;



- Install a metal guardrail or alternative to transition to the existing boulevard and roadway to the west of the subject site.

**Financial Impact**

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

**Conclusion**

The purpose of this rezoning application is to rezone 10420/10440 Odlin Rd from the "Two-Unit Dwellings (RD1)" zone to the "Single Detached (RS2/B)" zone, to permit a subdivision to create two (2) lots.

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

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 Zoning Bylaw 8500, Amendment Bylaw 9540 be introduced and given first reading.



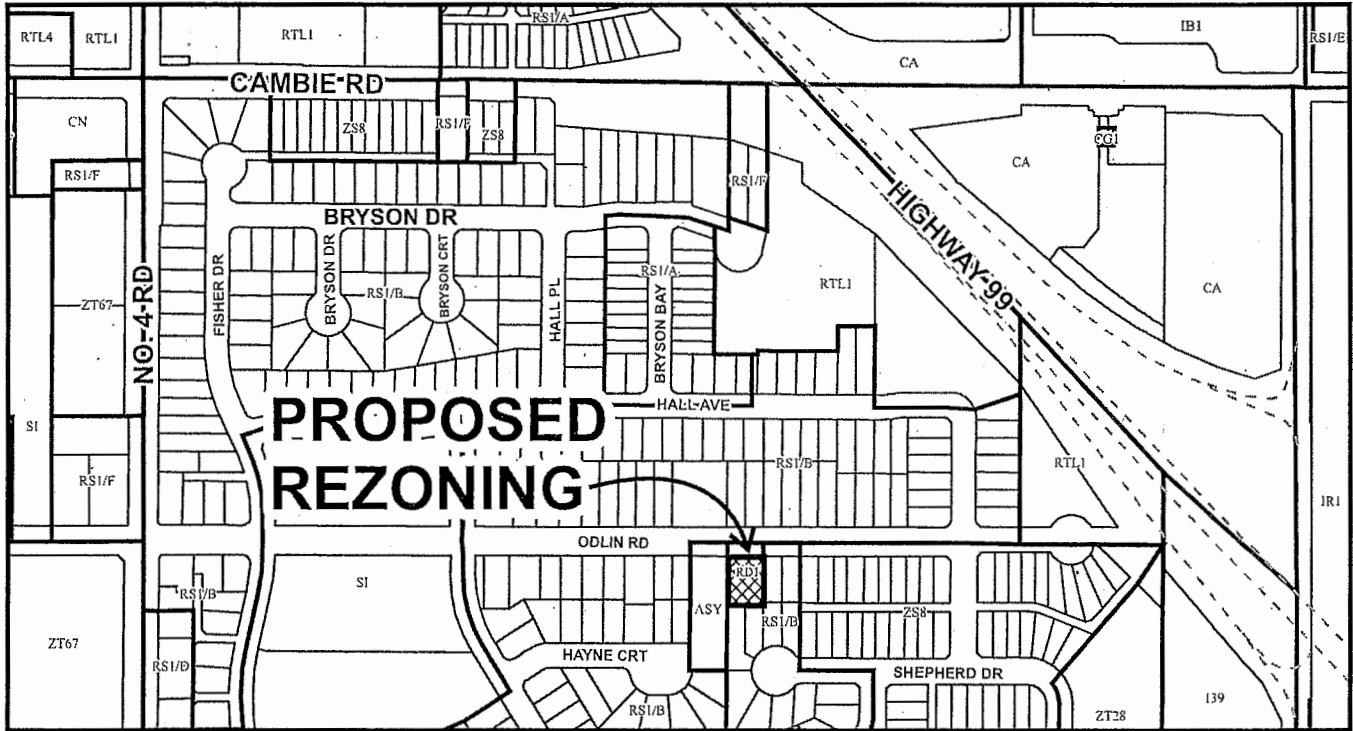
Jordan Rockerbie  
Planning Technician

JR:rg

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Survey showing the proposed subdivision plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: West Cambie Neighbourhood Map
- Attachment 5: West Cambie Land Use Map
- Attachment 6: Rezoning Considerations



City of  
Richmond



10377	10391	10411	10431	10451	10455	10471	10491	10511	10520
12.84	38.53	12.87	12.87	12.85	12.85	13.00	12.70	12.85	12.85

**ODLIN RD**

12.87	12.87	25.72	25.73	12.87	12.87	13.00	11.00	9.00	12.00
10360	10366	10380	10440	10462	10468	10482	10488	10500	10520
30.00	30.00		34.00	31.48	31.48	31.48	32.07	32.07	32.07
12.87	12.87		10420	12.87	12.87	13.00	11.00	9.00	12.00
0.00	0.00	78.68	12.87	12.87		12.00	11.00	11.00	10.00



RZ 15-700202

Original Date: 07/07/15

Revision Date:

Note: Dimensions are in METRES



City of  
Richmond



RZ 15-700202

Original Date: 07/07/15

Revision Date:

Note: Dimensions are in METRES

**TOPOGRAPHIC SITE PLAN OF PROPOSED SUBDIVISION OF STRATA PLAN NWS782, EXCEPT PLAN BCP25965 AND PART DEDICATED ROAD SECTION PLAN LMP44303 SECTION 35 BLOCK 5 NORTH RANGE 6 WEST NWD**

19420 & 10440 Odlin Road, Richmond  
 EDB-001-522-442 & 001-522-451

SCALE 1:250

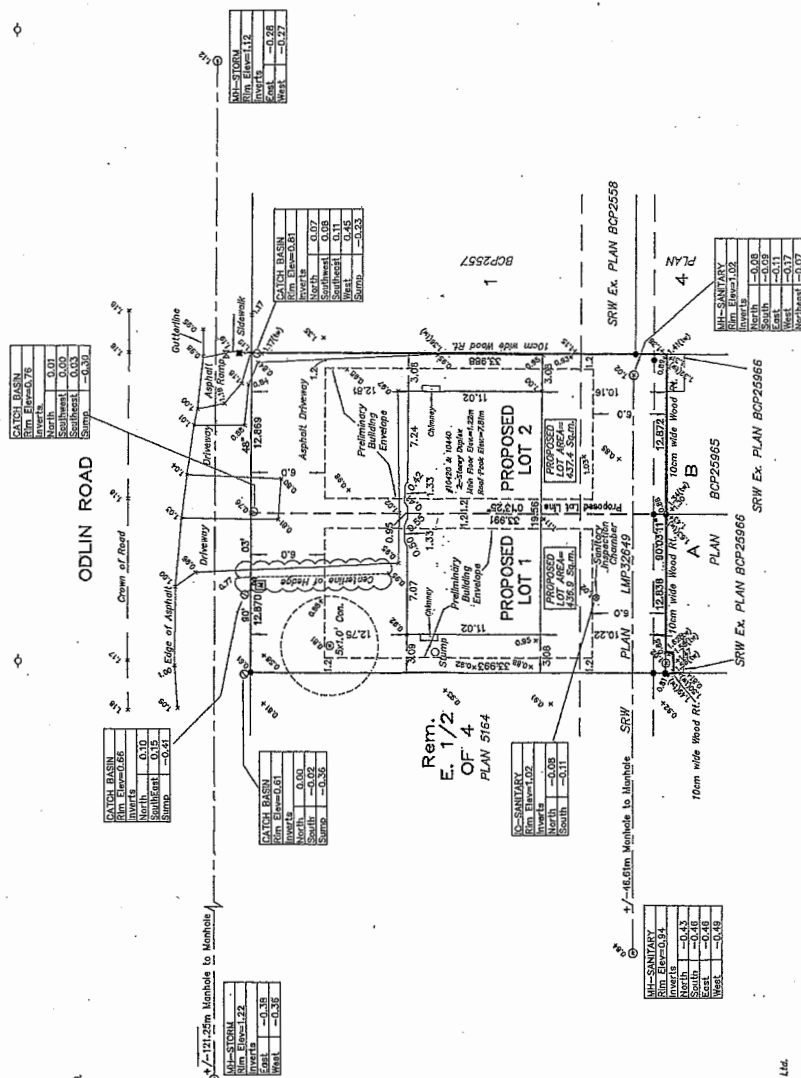
ALL DISTANCES ARE IN METRES

The intended plot size of this plan is 500mm in width and 435mm in height (A3 size) when plotted at a scale of 1:250.

**LEGEND**

- DENOTES LEAD PIPES FOUND
- DENOTES STANDARD IRON POST FOUND
- DENOTES SQUARE METRES
- DENOTES CATCH BASIN - ROUND
- DENOTES POWER POLE
- DENOTES WATER VALVE
- DENOTES WATER METER
- DENOTES SANITARY MANHOLE
- DENOTES STORM MANHOLE
- DENOTES TREE AND CANOPY EXTENT
- DENOTES GROUND ELEVATION
- DENOTES SWAMP
- DENOTES TOP OF WALL ELEVATION
- RL DENOTES RETAINING WALL

**REMARKS**  
 1. All dimensions are subject to approval by City of Richmond  
 2. Measurements are taken from Reference Plan EPP50807.  
 3. Elevations are Grades (0020 0000-2000 - IN METERS)  
 4. Locations of the Intersection of Brown Road and Brown Circle Elevation = 1.750m.  
 5. All elevations and heights of catches from property lines are taken from municipal records and field survey. Contractor to verify all service locations and heights prior to construction.  
 6. Specifications along curb are taken in grid.  
 7. This plan is based on original form, Target Land Surveying (TNS) Ltd. All measurements are responsibility of information, extent shown on original certificate drawing.  
 8. The information contained in this plan is for information only and does not constitute a contract.  
 9. This plan was prepared for architectural design and all services, including engineering, are the responsibility of the architect. The engineer's responsibility is limited to the design of the sanitary and storm sewer systems and the design of the catchment basins and manholes.  
 10. The engineer's responsibility is limited to the design of the sanitary and storm sewer systems and the design of the catchment basins and manholes.



THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED BY THE REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT AS SHOWN ON THIS PLAN AND MAY BE USED TO REPRODUCER PROPERTY UNDER NO CIRCUMSTANCES.



**RZ 15-700202**

**Attachment 3**

Address: 10420/10440 Odlin Rd

Applicant: Jan W. Knap

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

	Existing	Proposed
<b>Owner:</b>	Jan Wladyslaw Knap Krystyna Jadwiga Dittmer-Knap Rafal Peter Knap	To be determined
<b>Site Size (m<sup>2</sup>):</b>	875 m <sup>2</sup> (9,418 ft <sup>2</sup> )	Two (2) lots, each approximately 437 m <sup>2</sup> (4,703 ft <sup>2</sup> )
<b>Land Uses:</b>	One (1) duplex	Two (2) residential lots
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Area Plan Designation:</b>	Residential (Single Family Only)	No change
<b>Zoning:</b>	Two-Unit Dwellings (RD1)	Single Detached (RS2/B)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	45%	none
Lot Size (min. dimensions):	360 m <sup>2</sup>	Each approx. 437 m <sup>2</sup>	none
Setback – Front & Rear Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height:	2 ½ Storeys	2 ½ Storeys	none

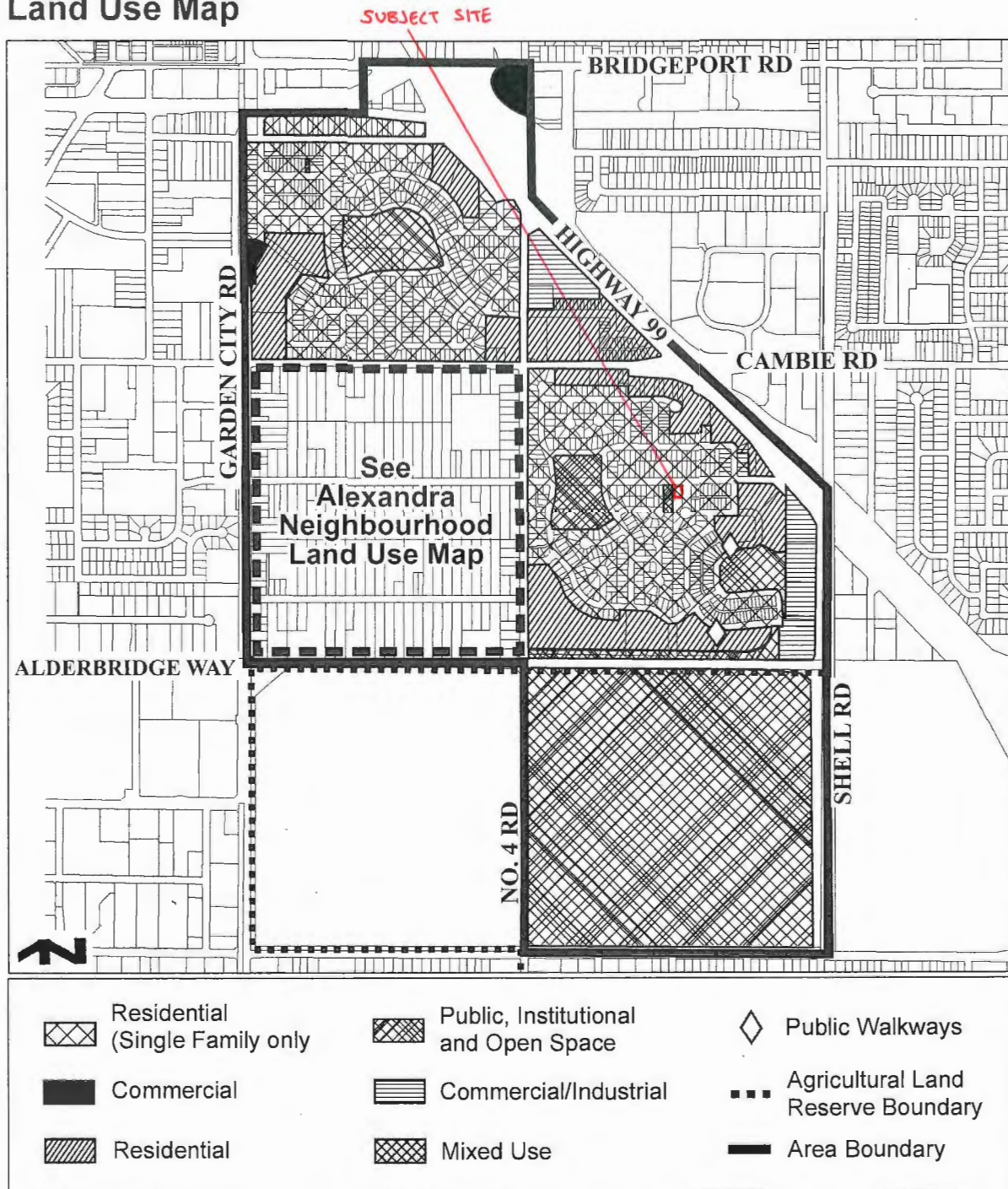
Other: Tree replacement compensation required for loss of bylaw-sized trees.

# West Cambie Neighbourhood Map



City of Richmond

Land Use Map





**Address:** 10420/10440 Odlin Rd

**File No.:** RZ 15-700202

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9540, the applicant is required to complete the following:**

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Submission of a Landscape Security in the amount of \$2,000.00 (\$500/tree) to ensure that a total of two (2) replacement trees are planted and maintained on each lot proposed [for a total of four (4) trees; minimum 6 cm deciduous caliper or 3 m high conifers].
3. Registration of a flood indemnity covenant on title.
4. Registration of a legal agreement on title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
5. Registration of a legal agreement on title ensuring that the principal dwelling and any secondary suite cannot be stratified.
6. Registration of a legal agreement on title to ensure that the driveway crossings to the proposed lots are located either next to each other or at opposite ends of the lots to maximize on-street parking opportunities.

**At Subdivision\* and Building Permit\* stage, the following items must be completed:**

- Discharge of covenants BW227812 and BW227813 from the title of the Strata Lots, which restrict the subject site to a duplex.
- The following servicing works and off-site improvements may be completed through either: a) a Servicing Agreement\* entered into by the applicant to design and construct the works to the satisfaction of the Director of Engineering; or b) a cash contribution (based on the City's cost estimate for the works) for the City to undertake the works at development stage.

*Water Works:*

- Using the OCP Model, there is 306.0 L/s of water available at a 20 psi residual at the Odlin Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95L/s.
- The developer is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations at Building Permit stage to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
- At the developer's cost, the City is to:
  - Cut and cap the existing water service connection at the watermain, along the Odlin Rd frontage.
  - Install two (2) new 25 mm water service connections complete with meters and meter boxes along the Odlin Rd frontage away from proposed driveways.

*Storm Sewer Works:*

- The developer is required to retain the existing storm service connection located at the mid-point of the subject site's Odlin Rd frontage.
- At the developer's cost, the City is to:



- Determine if the existing storm service connections and inspection chambers at the northeast and northwest corners of the subject site are active. If so, remove and cap service. If not, cap the site's service connection.
- Relocate as required and, if necessary, upgrade the existing inspection chamber to the adjoining property line of the proposed lots.
- Remove the inspection chamber and cap the service connection located in the centre of the north property line of proposed Lot 1.

*Sanitary Sewer Works:*

- The developer is required to retain the existing sanitary service connection to service the proposed west lot (Lot 1).
- At the developer's cost, the City is to:
  - Install a new sanitary service connection and inspection chamber, located within the statutory right-of-way along the south property line of the subject site to service the proposed east lot. Tie-in service connection to the existing sanitary manhole (SMH7182).

*Frontage Improvements:*

- Improve the current boulevard along the Odlin Road frontage to the City's current standard, to include (but is not limited to), curb and gutter, minimum 2 m wide treed/grass boulevard, and a 1.5 m wide concrete sidewalk at the property line, to be consistent with the road cross-section that is already established immediately to the east;
- Remove the metal guardrail within the boulevard on Odlin Road in front of the northeast corner of the subject site;
- Install a metal guardrail or alternative to transition to the existing boulevard and roadway to the west of the subject site.

Note: to maximize opportunities for on-street parking, the two (2) driveway crossings to the proposed lots (each 4 m wide) should be located either next to each other or at opposite ends of the lots.

*General Items:*

- The developer is to coordinate with BC Hydro, Telus and other private communication service providers:
  - To underground proposed hydro service lines;
  - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
  - Determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
- The developer is required to submit a Construction Parking and Traffic Management Plan to the Transportation Department (if applicable). The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Obtain a Building Permit for any construction hoarding. If construction 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.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Building Permit(s) to the satisfaction of the Director of Engineering 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.

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

(signed original on file)

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9540 (RZ 15-700202)
10420/10440 Odlin Road

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

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

P.I.D. 001-522-442

Strata Lot 1 Section 35 Block 5 North Range 6 West New Westminster District Strata Plan NW782 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1.

P.I.D. 001-522-451

Strata Lot 2 Section 35 Block 5 North Range 6 West New Westminster District Strata Plan NW782 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1.

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9540".

FIRST READING

APR 11 2016

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



---

**To:** Mayor and Councillors  
**From:** Wayne Craig  
Director, Development  
**Date:** May 13, 2016  
**File:** RZ 15-697899  
**Re:** 3735, 3751, 3755 and 3771 Chatham Street (RZ 15-697899)

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### Background

This memo responds to an April 5, 2016, Planning Committee referral made in relation to a rezoning application for a mixed use development (commercial and parking at grade with residential uses on the second and third storey) in Steveston Village:

*That staff:*

- (1) review options to install a solar roof on the proposed development at 3735, 3751, 3755 and 3771 Chatham Street; and
- (2) review utilizing developer contributions as incentives for the installation of a solar roof on the proposed development at 3735, 3751, 3755 and 3771 Chatham Street, in keeping with the forthcoming staff report on solar roofs in new developments, and report back.

Staff have met a number of times with the applicant regarding this referral. As a result of these meetings, the applicant has submitted their proposal contained in Attachment 1. The applicant's response is summarized as follows:

- The applicant has decided not to pursue implementation of a solar photovoltaic or other alternative renewable energy system in this project.
- A package of building efficiency measures has been identified by the developer to implement in this project to:
  - Increase the effective wall insulation to R22 levels.
  - Increase air-tightness to an unspecified level.
  - Install low-flow water efficiency devices on faucets and showerheads
  - Install water efficient front-loading washing machines.
  - The applicant estimates the total cost of these measures at \$78,250.
- The applicant has stated that implementation of building efficiency measures is contingent on reducing various amenity contributions identified in the rezoning considerations, which are summarized as follows:
  - Public Art – \$18,335
  - Cash in lieu of indoor amenity – \$16,000
  - Cash in lieu of On-site tree removals – \$20,000
  - Affordable Housing – \$83,892
  - Steveston Village Conservation Grant Program – \$213,167

### Analysis

In response to the applicant's start-up costs to implement the noted building efficiency measures, staff have estimated that the total construction costs associated with this building will be in excess

of \$4.1 M based on construction industry guidelines and comparable developments. As a result, the \$78,250 cost of building efficiency measures identified by the applicant represents approximately 2% of total estimated construction value of the project, which does not take into account the economic benefits that arise from implementing efficiency measures by reducing costs to the owners of the building and residential units.

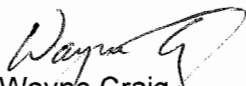
Staff advise that while the measures proposed by the proponent will reduce overall energy demand compared with the same building built to minimum code standards, these gains shall fall short of the approximate 20% energy efficiency performance gains achieved by new townhouse developments in Richmond under the City's Official Community Plan (OCP) townhouse energy efficiency rezoning policy. No compensation is provided to applicants that implement energy efficiency measures in accordance with this OCP policy.

In response to the applicant's request to reduce the amenity contributions associated with the rezoning, staff note that the Affordable Housing (AH) and Steveston Village Conservation Grant Program (SVCGP) contributions are secured through density bonus provisions contained in the proposed new zoning district (Commercial Mixed Use (ZMU32) – Steveston Village) and cannot be revised on a case-by-case basis. If Council wished to revise AH and/or SVCGP contribution amounts, the following would need to occur in coordination with the subject rezoning application (RZ 15-697899) on Chatham Street:

- Council resolutions to revise the Affordable Housing Strategy and Steveston Village Heritage Conservation Grant Program (Policy 5900) specific to this project;
- Amend the Steveston Area Plan Official Community Plan to adjust the Steveston Village Heritage Conservation Area Plan density provision; and
- Revise Richmond Zoning Bylaw 8500, Amendment Bylaw 9541.

The above would require Richmond Zoning Bylaw 8500, Amendment Bylaw 9541 to be referred back to staff for further review of the identified issues.

Other amenity contributions (Public Art, Indoor Amenity Space, On-site trees) could be revised at the direction of Council without having to refer the Richmond Zoning Bylaw, Amendment Bylaw 9541 to staff for further review.

  
Wayne Craig  
Director, Development

WC:ke

pc: Joe Erceg, MCIP, General Manager, Planning and Development  
John Irving, P.Eng. MPA, Director, Engineering  
Peter Russell, Senior Manager, Sustainability and District Energy  
Kevin Eng, Planner 2



**T I E N S H E R**  
G R O U P O F C O M P A N I E S

**T I E N S H E R C H A T H A M D E V E L O P M E N T L T D .**

Unit #185 – 4631 Shell Road  
Richmond, BC V6X 3M4  
Tel: 604.207.4633 Fax: 604.273.0685

**Policy Planning**  
City of Richmond  
6911 No.3 Road  
Richmond, BC

May 11, 2016

Dear Sir/Madam:

**Re: Lot 4 to 7, BL 22, Section 3 Block 3N Range 7W NWD Plan 249  
3735,3751,3755,3771 Chatham Street  
Energy Modelling for Mixed Use Development**

We have completed our review on the feasibility of energy efficiency measures with taking a great deal of consideration to implement renewable energy for this project regardless of the Heritage design constriction and lack of space. We opted to propose and implement better and higher standards of construction than BC Building Code requirements. The measures we plan on incorporating are:

1. Improve air tightness and thermal performance of the North and South facades from the standard rating of effective R17.89 to effective R22.
2. Improve air tightness and thermal performance of the East and West faces from the effective R11.4 to effective R22.
3. Reconfigure DHW (Domestic Hot Water) operating conditions to establish energy improvements in the residential units with the use of low flow faucets, showerheads and front load washing machines. This will establish energy improvements for the system connected to a central boiler.

The cost for the above proposed measures to be implemented are \$78,250.00. We look forward to offsetting measures in a reduction of the voluntary contributions as outlined in the Rezoning Considerations from the City of Richmond and discussed at the Planning Committee.

If we are unable to come to an agreement of a reduction or exchange for these improvements we are unable to proceed with the energy efficiency measures noted above due to financial constraints, however we are still committed to the voluntary contributions as follows:

- \$20,000.00 Tree Compensation Fund for the planting of replacement trees
- \$7,800.00 Tree Compensation Fund for the planting of replacement trees on City Land
- \$18,335.00 Public Art Reserve Fund
- \$83,892.00 Affordable Housing Fund
- \$213,167.00 Density Increase for the Steveston Village Conservation Grant Program
- \$343,194.00**

Yours truly,  
T I E N S H E R C H A T H A M D E V E L O P M E N T G R O U P L T D

  
Franco Gimenez  
VP of Construction



# City of Richmond

## Report to Committee Planning and Development Division

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

**Date:** March 24, 2016  
**File:** RZ 15-697899  
HA 15-697904

**Re:** Application by Tien Sher Chatham Developments Ltd. for a Rezoning at 3735, 3751, 3755 and 3771 Chatham Street from Steveston Commercial (CS3) to Commercial Mixed Use (ZMU32) - Steveston Village and a Related Heritage Alteration Permit

### Staff Recommendations

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9541 to create the "Commercial Mixed Use (ZMU32) - Steveston Village" zone, and to rezone 3735, 3751, 3755 and 3771 Chatham Street from "Steveston Commercial (CS3)" to "Commercial Mixed Use (ZMU32) - Steveston Village", be introduced and given first reading.
2. That a Heritage Alteration Permit be issued subject to Council granting third reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 9541 to authorize the following alterations and works at 3735, 3751, 3755 and 3771 Chatham Street for the proposed redevelopment:
  - a. Demolition and removal of any existing structures and buildings;
  - b. Tree and landscaping removal, land clearing, excavation and any necessary site preparation activities.
  - c. Site investigation and preparation activities related to the proposed redevelopment and necessary City servicing and infrastructure works.
  - d. Deposit of a consolidation plan at the Land Title Office for the consolidation of the four lots into one development parcel.

*Wayne Craig*  
Wayne Craig  
Director, Development

WC:ke

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

## Staff Report

### Origin

Tien Sher Chatham Developments Ltd. has applied to the City of Richmond for permission to:

- a. Rezone 3735, 3751, 3755 and 3771 Chatham Street from “Steveston Commercial (CS3)” to a new “Commercial Mixed Use (ZMU32) - Steveston Village” zoning district in order to redevelop the site into a three-storey mixed use building containing approximately 281 sq. m. (3,026 sq. ft.) of commercial space on the ground floor and 16 residential units on the 2<sup>nd</sup> and 3<sup>rd</sup> floors (totalling approximately 1,025 sq. m or 11,038 sq. ft.).
- b. Obtain a Heritage Alteration Permit on the subject site to allow for site preparation activities, works, investigations and lot consolidation related to the proposed redevelopment.

A location map is contained in Attachment 1

### Findings of Fact

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

### Surrounding Development

The subject site consists of four separate lots located on the north side of Chatham Street in Steveston. The site contains an existing house. The remainder of the land is generally vacant with existing landscaping and trees.

To the North: Across an existing lane allowance, a church on a site zoned “Assembly (ASY)”.

To the South: Across Chatham Street, existing commercial developments zoned “Steveston Commercial (CS3)” and under Land Use Contract (LUC70).

To the East: An existing two-storey medical building under Land Use Contract (LUC92).

To the West: A former church building currently being used for commercial activities on a site zoned “Steveston Commercial (CS3)”. This existing building is the former “Steveston Methodist Church” and is an identified heritage resource building in the Steveston Village Conservation Strategy.

### Related Policies & Studies

#### Official Community Plan/ Steveston Area Plan

The subject site is located in the Steveston Village Core Area of the Steveston Area Plan Official Community Plan (OCP) and is designated “Heritage Mixed Use”. This designation allows for commercial/industrial uses on the ground floor with residential uses above. The proposed mixed-use development proposing street fronting commercial at grade and residential on the second and third levels is consistent with the Steveston Area Plan land use designation for the site.



### *Steveston Village Heritage Conservation Area and Steveston Village Conservation Strategy*

The subject site is also located in the Steveston Village Conservation Area, as identified in the Steveston Area Plan OCP. Any construction activity or modification to buildings or land in the Conservation Area (including subdivision), requires approval of a Heritage Alteration Permit (HAP) in conjunction with the normal development applications required for redevelopment. The HAP application being considered in this report to allow for demolition, land clearing/excavation, tree removals, site preparation and lot consolidation complies with requirements in the Steveston Village Conservation Area. A second Heritage Alteration Permit application will be required as part of the forthcoming Development Permit application process to allow for construction of the project.

The Steveston Village Conservation Area references the importance of the historical subdivision pattern and lot lines associated with the 1892 survey plan and overall heritage character of the area. The proposed development on the subject site generally complies with the heritage character of historic lot lines as the mixed use development is designed to appear as four distinct buildings based on the historic subdivision pattern in Steveston.

### **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 Planning Committee endorse this application and should Council grant 1<sup>st</sup> reading to the rezoning bylaw, the rezoning application will be referred to a Public Hearing where any interested party will have the opportunity to address Council directly.

### **Richmond Heritage Commission**

The proposed redevelopment was presented to the Richmond Heritage Commission on July 15, 2015, and was supported. Please refer to Attachment 3 for an excerpt of the Richmond Heritage Commission minutes.

### **Analysis**

#### **Built Form and Architectural Character**

The development will feature a three-storey building placed at zero lot line to the front and side yards, which is consistent with Development Permit guidelines in the Steveston Village Conservation Area. Ground floor elevation will match the elevation of the existing sidewalk consistent with the plan (Attachment 4 – Conceptual Development Plans).

The exterior design and architectural detailing suggests four different design approaches for the purpose of reflecting the existing property line boundaries, a character defining element of the Steveston Village Conservation Area. The detailing of the four different design approaches also draws architectural references to four existing buildings in the Steveston Village Conservation Area that are identified heritage resources, including the Steveston Methodist Church located on the neighbouring site to the west.

### **Proposed Commercial Mixed Use (ZMU32) – Steveston Village Zoning District**

The new zone proposes similar permitted uses as compared to other mixed use zones in Steveston Village that generally includes retail and commercial services, personal and financial services, industrial/manufacturing activities and residential uses that are consistent with the surrounding area.

The new proposed zoning district has specific provisions to take into account:

- General base density of 1.0 FAR.
- Additional density related to affordable housing and Steveston Heritage Conservation Grant Program provisions up to 1.6 FAR.
- A maximum building height of 12 m (3 storeys) – Variance is being requested for rooftop access structures.
- Other regulations specific to permitted lot coverage and shared commercial and visitor residential parking.

### **Tree Retention and Replacement**

The City's Tree Preservation Coordinator has reviewed the submitted report prepared by a Certified Arborist. Parks Department staff have also conducted a review of the report for the trees located on City road/lane allowances. Upon review of the arborist report, staff concur with the findings and recommendations of the report. A total of 29 trees are proposed to be impacted as a result of the development. 7 are off-site trees located on City property (road/lane allowances), 20 are on-site trees (17 are hedgerow trees) and 2 are located on or shared with a neighbouring property (See Attachment 5 for a Tree Removal and Retention Plan). The following is a summary of recommendations.

- Remove 7 off-site trees located on City property and provide a cash-in-lieu contribution of \$7,800 as compensation as recommended by City Parks staff.
- Remove 3 on-site trees, which are fruit trees in poor condition and in conflict with the proposed building envelope.
- Remove 1 cedar hedgerow consisting of 17 existing mature evergreen trees, which are in fair condition, but in conflict with the building envelope such that they cannot be retained.
- Remove 2 neighbouring trees along the site's west property line that cannot be retained due to its close proximity to the proposed development. The applicant has obtained written permission from the property owner to the west to remove the two referenced trees.
- Retain 1 neighbouring tree (62 cm caliper Western Red Cedar in good condition) located adjacent to the north east corner of the development site and protect it based on the recommendations of the consulting arborist.

### *Tree Replacement*

A total of 20 bylaw sized on-site trees are proposed to be removed. As the site is not able to accommodate the required 2:1 ratio of replacement trees (40 trees) to be replanted on-site, a cash-in-lieu contribution (to the City's Tree Compensation Fund) to achieve the OCP tree replacement ratio of 2:1 (\$500 per replacement tree) is proposed for this rezoning. As a result, a \$20,000 cash-in-lieu contribution is being secured through the rezoning considerations for bylaw sized on-site tree removal (refer to Attachment 6 for a summary list of rezoning considerations for this project).

For the 7 off-site trees located on City land (road and lane allowances), Parks staff have reviewed these trees and recommend a cash-in-lieu contribution of \$7,800 as compensation for their removal to accommodate the proposed development. This cash-in-lieu contribution will facilitate tree replacement planting by the City at or near the subject site and is a rezoning consideration for this development.

For the 2 bylaw sized trees on a neighbouring site to the west, an appropriate tree permit is required for removal, with appropriate compensation determined through the review of the tree removal application. Through this rezoning, the applicant has obtained written permission from the property owner for tree removals.

### *Tree Protection*

Prior to demolition of the existing dwelling on the subject site, the applicant is required to install tree protection fencing around the tree to be retained on the adjacent site (north east). Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site are completed.

### **Transportation and Site Access**

Vehicle access will be through an extension of the existing lane across the entire north edge of the site. The entrance to the parkade structure containing all of the residential parking for this development is proposed at the north east corner of the site. Shared commercial and residential visitor parking for this development will be provided directly off the lane. To enable ease of pedestrian access from the parking area off the lane to the commercial uses or residential entrance along Chatham Street, the proposal includes provisions for a pedestrian connection through the parkade structure and building to a dedicated access to the street.

Off-street parking and bicycle parking requirements are being met in accordance with the zoning bylaw regulations, with no reductions requested by the applicant. The development contains 26 parking spaces for the residential units and 9 spaces to be shared between the commercial and residential visitor parking uses. A legal agreement will be secured to prevent the assignment of the commercial/residential visitor parking to be shared.

The proposal also includes electrical vehicle charging features to ensure a minimum of 20% of parking stalls are serviced by a 120V receptacle to accommodate electrical vehicle charging equipment and an additional 25% of parking stalls that are designed to allow conversion through

pre-ducting. A legal agreement will be a rezoning consideration to secure the electrical vehicle infrastructure.

### **Variations Requested**

The mixed-use project has been developed to comply with the proposed regulations contained in the zone, with the exception of the maximum building height of 12 m (39.37 ft.). The majority of the proposed flat roof line meets the maximum 12 m (39.37 ft.) height. A small 0.8 m (2.6 ft.) high parapet projection over a small portion of the overall roof line of the development to incorporate a historic design element referenced by the architect will require a variance to be reviewed as part of the Development Permit application.

Two additional building elements are proposed above the 12 m (39.37 ft.) maximum building height. These over height areas are required to provide access to the proposed incorporation of a rooftop outdoor amenity space. The variances would allow the rooftop area to be universally accessible for all users. The requested variances are:

- 1.1 m (3.5 ft.) height increase for two stair enclosures for access/exit purposes from the rooftop amenity area. Due to the size of the rooftop deck, BC Building Code requires a secondary means of exiting from the rooftop deck and these exits must be designed to meet exiting requirements (i.e., full height doors).
- 2.8 m (9.2 ft.) height increase for elevator and related mechanical equipment. The elevator to the rooftop amenity would enable the rooftop amenity to be universally accessible.

In considering the proposed variances to increase height as outlined above, staff note the following:

- The development of an amenity space is encouraged to benefit the development and residents by providing access to additional outdoor areas.
- The programming of the outdoor amenity includes opportunities for urban agriculture for all users.
- The number of access/egress points to the rooftop amenity is kept to a minimum and the rooftop deck area is situated in a manner that mitigates impacts (shadowing, overlook) to surrounding areas.
- Only two stairway structures are proposed in order to meet BC Building Code requirements.
- No trees or high level landscaping is proposed on the rooftop amenity area.
- The rooftop amenity area would be universally accessible with the inclusion of the elevator servicing the rooftop deck area.

The proposed building height variances will be reviewed as part of the forthcoming Development Permit application, should the zoning amendment bylaw proceed to Public Hearing.

### **Affordable Housing Strategy**

The residential floor area of the proposed mixed-use project is subject to a cash-in-lieu contribution in accordance with the City's Affordable Housing Strategy. As the subject rezoning

application was in-stream at the time rate increases were approved in September 2015, the 2015 rate of \$4.00 per sq. ft. applies, for a total cash-in-lieu contribution of \$83,892, secured as a rezoning consideration for this development.

### **Steveston Village Heritage Conservation Grant Program**

The Steveston Area Plan and Steveston Village Conservation Strategy provides additional density if developers provide voluntary financial contributions, to the Steveston Village Heritage Conservation Grant Program. The contribution amount is applicable to all developable floor area over 1.2 FAR density up to a maximum of 1.6 FAR. All buildable floor area above 1.2 FAR, up to a maximum of 1.6 FAR, is charged at \$47 per sq. ft. for contribution to the heritage grant program. In developments that also require an affordable housing response (i.e., cash-in-lieu at the applicable rates), the heritage grant program allows for the contribution to be reduced by the amount of the cash-in-lieu contribution required by the Affordable Housing Strategy.

Under this formula, the proposed developer contributions in accordance with the Steveston Village Heritage Conservation Grant Program is \$213,167, which reflects the \$83,892 affordable housing contribution, to be secured as a rezoning consideration.

### **Public Art Program**

In accordance with the City's Public Art Program, this project is proposing to participate in the program by providing a voluntary cash contribution of \$18,335 to the City's Public Art Reserve fund, to be secured as a rezoning consideration.

### **Amenity Space**

In accordance with the City's Cash In Lieu of Indoor Amenity Space Policy 5041, a voluntary contribution is being made in the amount of \$1,000 per residential unit (i.e., \$16,000).

A rooftop outdoor amenity space, which exceeds the OCP requirements of 6 sq. m. per residential unit, is proposed as part of this development. The proposed total area of 127 sq. m. (1,367 sq. ft.) is situated generally in the centre of the building to minimize overlook, shadowing and visibility of rooftop structures from the street. Generally, programming for this amenity area includes seating/benches, multi-use open space and low level planters proposed for urban agriculture.

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

Engineering and Transportation staff have identified the following works and upgrades along Chatham Street and the lane to the north.

- Along Chatham Street – Frontage upgrades involving the installation of a new 2.5 m wide grass and treed boulevard behind the existing curb and new concrete sidewalk between the boulevard and existing property line.
- In the lane – Install a new lane across the subject site's north frontage that will include 5.4 m wide pavement, curb and gutter, storm drainage and street lighting. Works will also include approximately 74 m of 200 mm storm main upgrade within the existing lane

from the development site's west property line to 1<sup>st</sup> Avenue and installation of a new driveway crossing to access the existing lane at the 1<sup>st</sup> Avenue entrance.

- As part of the staff streetscape review being undertaken for Chatham Street, should Council adopt streetscape visions for Chatham Street that differ from the frontage works identified as part of this rezoning, the above frontage works shall be adjusted to be consistent with the Council approved streetscape visions for Chatham Street.
- The above Chatham Street frontage and lane works are at the developers cost and will be completed through a Servicing Agreement required to be completed as a rezoning consideration.

### **Heritage Alteration Permit**

A Heritage Alteration Permit on the subject site is being considered in conjunction with this rezoning application in order to allow for modification to building and lands involving demolition of existing buildings/structures, land clearing/excavation, tree removals, site preparation and lot consolidation. These works and lot consolidation are related to the rezoning application on the site. The Council issuance of the Heritage Alteration Permit should be subject to Council granting third reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 9541 (RZ 15-697899)

A second Heritage Alteration Permit application will be required as part of the forthcoming Development Permit application process to allow for construction of the project.

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

The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure.

### **Conclusion**

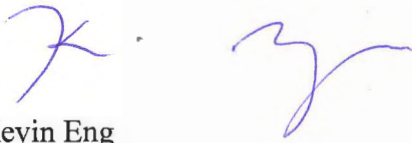
The purpose of this rezoning application is to create a new "Commercial Mixed Use (ZMU32) – Steveston Village" zoning district and rezone 3735, 3751, 3755 and 3771 Chatham Street to this new zoning district. The proposed application will allow for development of a mixed use project, accessed through a new lane at the north (rear) portion of the site with street fronting commercial space at-grade and 16 residential units on the 2<sup>nd</sup> and 3<sup>rd</sup> levels of a three-storey development.

The subject site is also located in the Steveston Village Conservation Area, which requires Heritage Alteration Permits for any works or modification to land (including subdivision) in Steveston Village. As a result, a Heritage Alteration Permit is also being brought forward in conjunction with the rezoning application to allow for specific works, modification of land and lot consolidation to be done related to the rezoning application and proposed redevelopment.

Staff supports to the rezoning application and related Heritage Alteration Permit application as it is consistent with land use, density and design guidelines for development in the Steveston Village Conservation Area. This development also improves the overall viability of Steveston Village by allowing for a range of commercial activities and introduces additional residential development to the area that will help support all commercial businesses in the area.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9541 be introduced and given first reading.

It is further recommended that Heritage Alteration Permit (HA 15-697904) be issued subject to Council granting third reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 9541 to authorize demolition of existing buildings/structures, land clearing/excavation, tree removals, site preparation and lot consolidation on the subject site.



Kevin Eng  
Planner 2

KE:cas

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

Attachment 3: Excerpt of Richmond Heritage Commission Minutes (July 15, 2015)

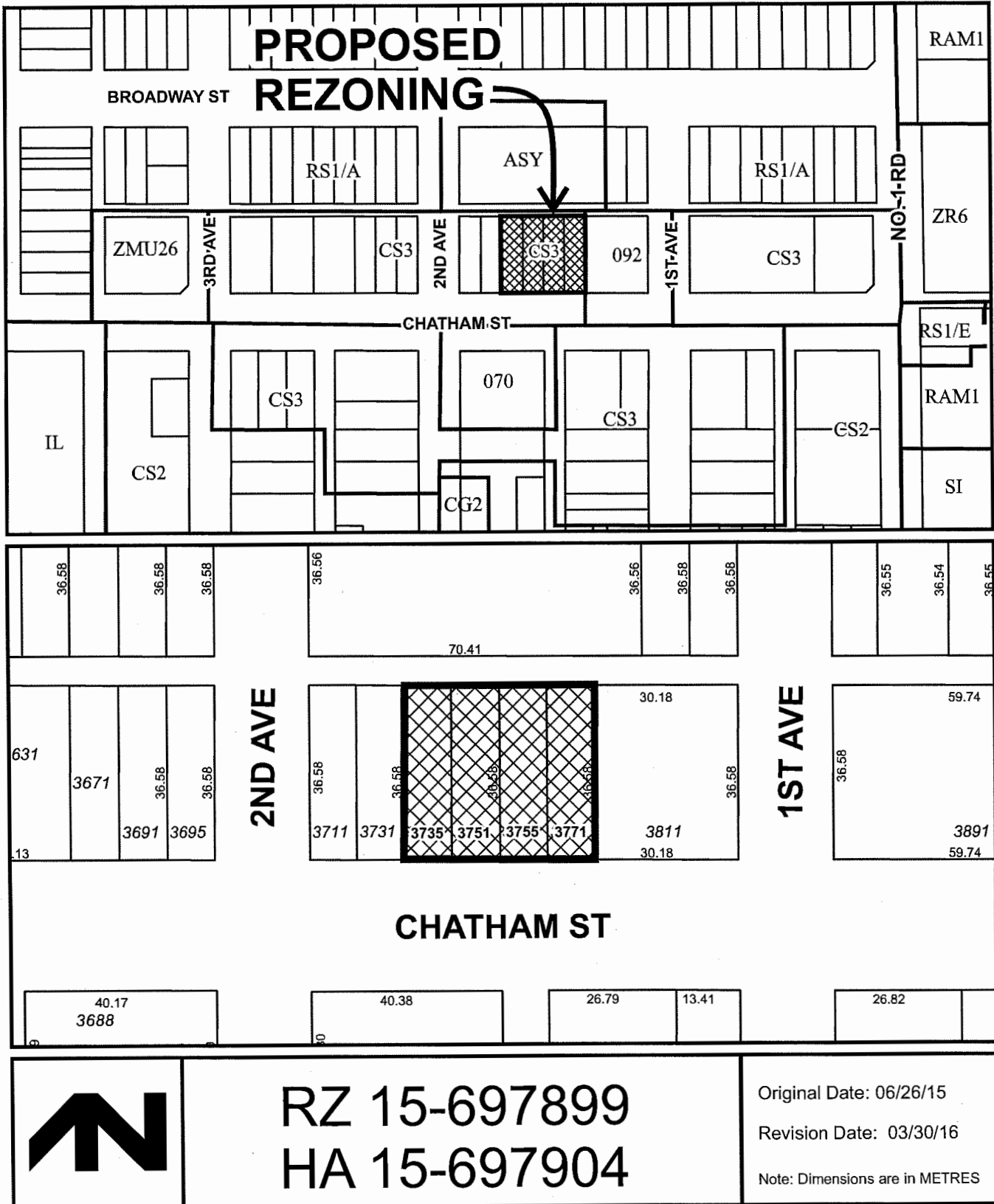
Attachment 4: Conceptual Development Plans

Attachment 5: Tree Removal and Retention Plan

Attachment 6: Rezoning Considerations



City of  
Richmond







City of  
Richmond



**SUBJECT  
PROPERTIES**

RICHMOND ST

BROADWAY ST

CHATHAM ST

3RD AVE

2ND AVE

1ST AVE

NO. 1 RD

3735 3751 3755 3771



RZ 15-697899  
HA 15-697904

Original Date: 06/26/15

Revision Date: 03/30/16

Note: Dimensions are in METRES



**RZ 15-697899**

**Attachment 2**

Address: 3735, 3751, 3755 and 3771 Chatham Street

Applicant: Tien Sher Chatham Developments Ltd.

Planning Area(s): Steveston Area Plan

	<b>Existing</b>	<b>Proposed</b>
<b>Owner:</b>	Tien Sher Chatham Developments Ltd.	No change
<b>Site Size (m<sup>2</sup>):</b>	Four lots each at 367 m <sup>2</sup>	One consolidated development site at 1,468 m <sup>2</sup>
<b>Land Uses:</b>	Existing single-family residential dwelling. Remaining area vacant with existing landscaping	Mixed-use commercial/residential development with access through a new lane.
<b>Steveston Area Plan Designation:</b>	Heritage Mixed Use (Commercial-Industrial with Residential and Office Above).	No change – complies
<b>Zoning:</b>	Steveston Commercial (CS3)	Commercial Mixed Use (ZMU32) – Steveston Village
<b>Number of Units:</b>	None	Approximately 4 commercial retail units and 16 residential units.

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Floor Area Ratio:	Max. 1.6	1.6	none permitted
Lot Coverage – Building:	Max. 85%	76%	none
Setback – Front Yard and Side Yard (m):	No minimum setback	0 m	none
Setback – Rear Yards (m):	Min. 6.5 m	Min. 6.8 m	none
Height (m):	12 m	12 m (top of parapet) 12.8 m to 14.8 m for access/egress related rooftop structures to the outdoor amenity area	variance requested
Off-street Parking Spaces – Commercial Residential Shared Commercial Residential Visitor	9 stalls (Commercial) 24 stalls (Residential) 9 stalls (Shared Commercial/Residential visitors)	9 stalls (Commercial) 26 stalls (Residential) 9 stalls (Shared Commercial/Residential visitors)	none
Off-street Parking Spaces – Total:	33 stalls	35 stalls	none
Amenity Space – Indoor:	Min 50 m <sup>2</sup>	Cash in lieu	none
Amenity Space – Outdoor:	6 m <sup>2</sup> per residential unit	127 m <sup>2</sup>	none

**Excerpt of Richmond Heritage Commission Meeting Minutes  
July 15, 2015**

**Development Proposal - 3735, 3751, 3755, 3771 Chatham Street**

Charan Sethi joined the Committee to present on the preliminary review of a rezoning proposal for 3735, 3751, 3755, 3771 Chatham Street. This will be a 3-storey commercial and residential mixed-use development in the Steveston Village Conservation Area.

Committee members provided comments to Mr. Sethi with respect to the roof, respecting the 1892 historical property lines (corresponds to current property lines) and details to the streetscape and façade finishes.

Mr. Sethi noted that he has consulted with other Steveston groups (like Steveston 2020) as well as city staff feedback in this project.

Commission members noted that they liked the idea of the staggered individual fronts to break up the façade as it gives the feeling of individual side by side buildings. Commission members also noted that they like the idea of a roof deck for use by residents of the development.

It was noted that the colours for the building have not been decided upon yet, but they will be consistent with the heritage palette. It was also noted that there will be different cladding materials and treatments on all building elevations.

Discussion ensued on the proximity to the protected united church building to the west, exterior lighting, potential for wall gardens, materials used, a public art contribution, affordable housing, and the Sakamoto guidelines. Discussion further ensued on the parking issue and having an adequate number of usable parking spaces with respect to the zoning bylaws.

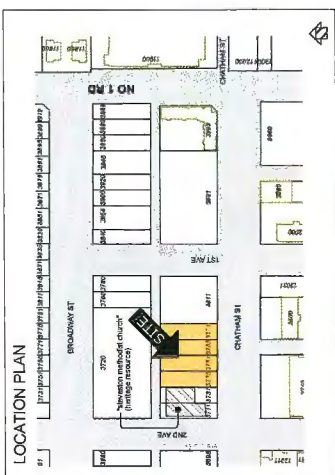
It was noted that this project requires a Development Permit application to address the external form and character of the development, which will be forwarded to the Richmond Heritage Commission for review and comment sometime in the future.

The developer will make a contribution to the Steveston Village Conservation Fund for this project based on the provisions of the Steveston Village Conservation Strategy.

It was moved and seconded

***That the Richmond Heritage Commission support, in principle, the redevelopment of this site in the Steveston Village Conservation Area to allow for a commercial/residential mixed-use project, as presented.***

**CARRIED**



PROJECT DESCRIPTION

THE PROPOSER IS ASKING FOR ZONING VARIANCE FROM COM TO A SITE SPECIFIC ZONE (SEE STEVENSON CONSERVATION STRATEGY FOR THE INTERIOR PARCEL IN THE STEVENSON VILLAGE CONSERVATION AREA). THE SITE IS LOCATED ALONG THE APPROXIMATELY 152 X 127 FEET LOTS. PERMITS UP TO 4 STORIES IN A 3-STORY BUILDING. THE SITE IS LOCATED BETWEEN:

1. THE STEVENSON METHODIST CHURCH AT 371-373 CHATHAM STREET, WHICH IS A HERITAGE BOUNDARY. NOW USED AS THE RICHMOND HOSPITAL ADJUTANT QUARTERS (REHAB);
  2. A 3-STORY MEDICAL OFFICE BUILDING AT 371 CHATHAM STREET;
  3. TWO STEVENSON VILLAGE CONSERVATION BUILDINGS (PLANNING 5) AND TWO OUTRIERS (THE KEY PLANNING 5) AND REQUIREMENTS FOR DEVELOPMENT APPROVALS. FOR THIS PROJECT, THE PROPOSER:
  1. CONSIDER IMPACT AND RELATIONSHIP TO THE ADJACENT HERITAGE RESOURCES, WHICH IS ONE OF THE 17 KEY PLANNING 5 BUILDINGS.
  2. REFLECT THE SMALL FOOTPRINT FROM THE ORIGINAL 1870 VILLAGE SURVEY PLAN.
  3. OBTAIN A HERITAGE ALIENATION PERMIT, IN ADDITION TO THE NORMAL APPROVALS AND PERMITS.
  4. HERITAGE CODE (PROTECTING HERITAGE VALUE OF THE ADJACENT HERITAGE RESOURCES AND HERITAGE CODES (PROTECTING HERITAGE VALUE OF THE ADJACENT HERITAGE RESOURCES)).
- REGARDS TO THE HERITAGE CONSERVATION AREA, THE PROPOSER IS REQUESTING VARIANCE TO REFLECT FOUR OF THE IDENTIFIED HERITAGE BOUNDARIES. THE PROPOSER IS REQUESTING A VARIANCE TO REFLECT THE HERITAGE RESOURCES AS THE IDENTIFIED HERITAGE BUILDINGS.

ZONING SUMMARY

NOTE: ZONING VARIANCE MAY BE REQUIRED

CIVIC ADDRESS: 375, 376, 375, 377 CHATHAM STREET, RICHMOND, BC  
 PARCEL ID: 00846378 375, P.I.D. 01-483208  
 AREA PLAN/CDP: 375, P.I.D. 01-483208

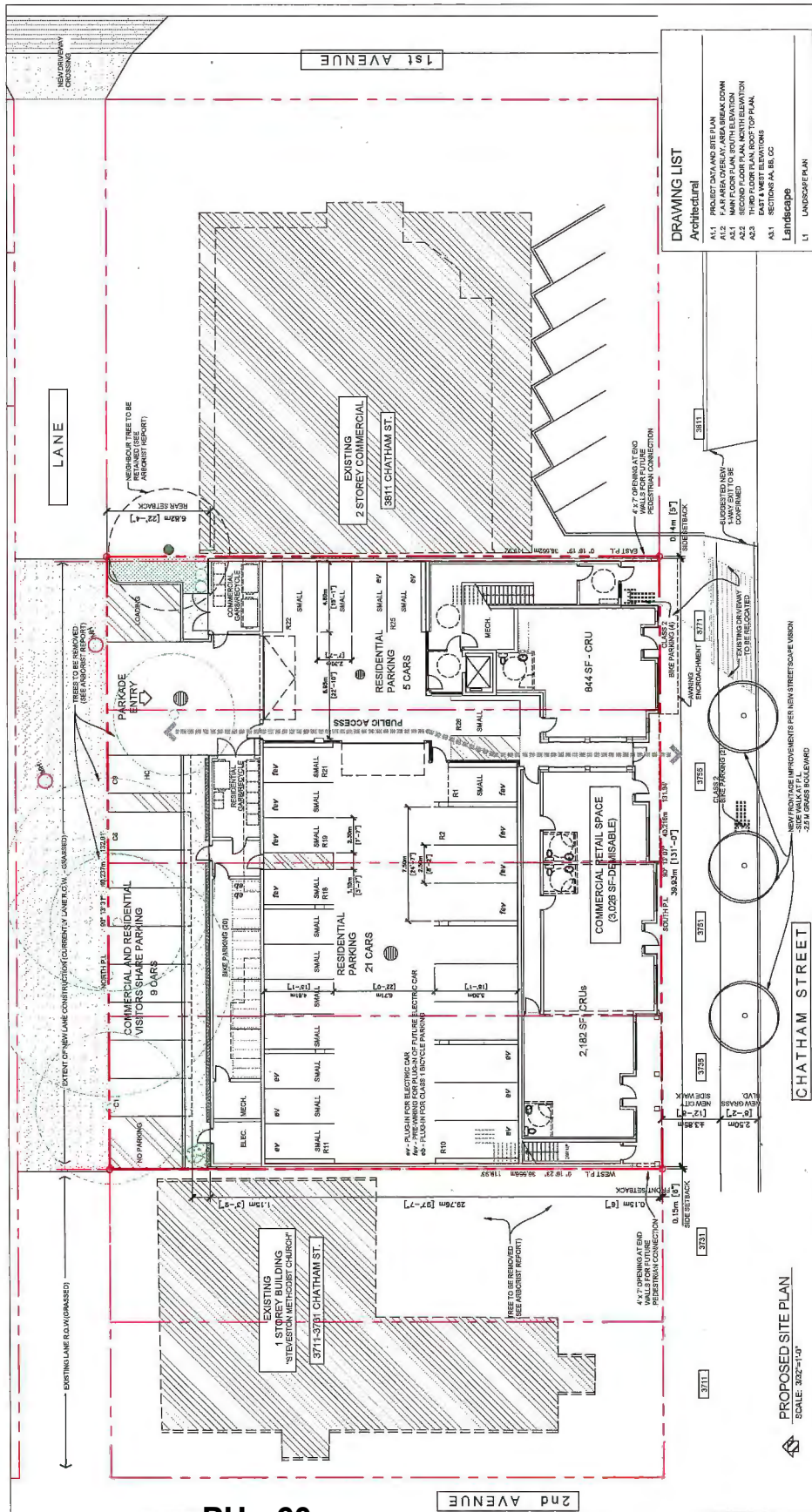
PERMITTED/REQUIRED	PROJECT SPECIFIC (PROPOSED)	PERMITTED/REQUIRED	PROJECT SPECIFIC (PROPOSED)
ON-SITE PARKING 37 SPACES (REQUIRED TOTAL) 100 MAX PER BLOCK	375, 376, 375, 377 CHATHAM STREET 100 MAX PER BLOCK	ON-SITE PARKING 37 SPACES (REQUIRED TOTAL) 100 MAX PER BLOCK	375, 376, 375, 377 CHATHAM STREET 100 MAX PER BLOCK
COMMERICAL CYCLE PARKING RESIDENTIAL CLASS 1 RESIDENTIAL CLASS 2 COMMERICAL CLASS 2 2 SPA/2 BY SIDE WALK	100 MAX PER BLOCK 0.14 M (0.39) 0.14 M (0.39) 0.14 M (0.39) 0.14 M (0.39)	ON-SITE PARKING 37 SPACES (REQUIRED TOTAL) 100 MAX PER BLOCK	375, 376, 375, 377 CHATHAM STREET 100 MAX PER BLOCK
GARAGE/RECYCLE BAY COURTYARD FOOD SCRAP GLASS COSMETIC CONTAINER	375, 376, 375, 377 CHATHAM STREET 100 MAX PER BLOCK	ON-SITE PARKING 37 SPACES (REQUIRED TOTAL) 100 MAX PER BLOCK	375, 376, 375, 377 CHATHAM STREET 100 MAX PER BLOCK

REVISIONS	DATE	DESCRIPTION
	MAR 24, 2016	RZ RE-SUBMISSION
	NOV 20, 2015	RZ RE-SUBMISSION
	JULY 07, 2015	RZ RE-SUBMISSION
	APR 21, 2015	RZ APPLICATION
		CONSULTANTS

4800 Highway 10 West, Suite 200  
 11900 Cambie Road  
 Canada V6X 3Z6  
 T: 604 871 1162  
 F: 604 871 1166  
 www.interfacebc.com

PROJECT: 16 UNIT COMMERICAL MIXED-USE BUILDING  
 3755 / 3751 / 3753 / 3771  
 Chatham Street  
 Richmond, B.C.

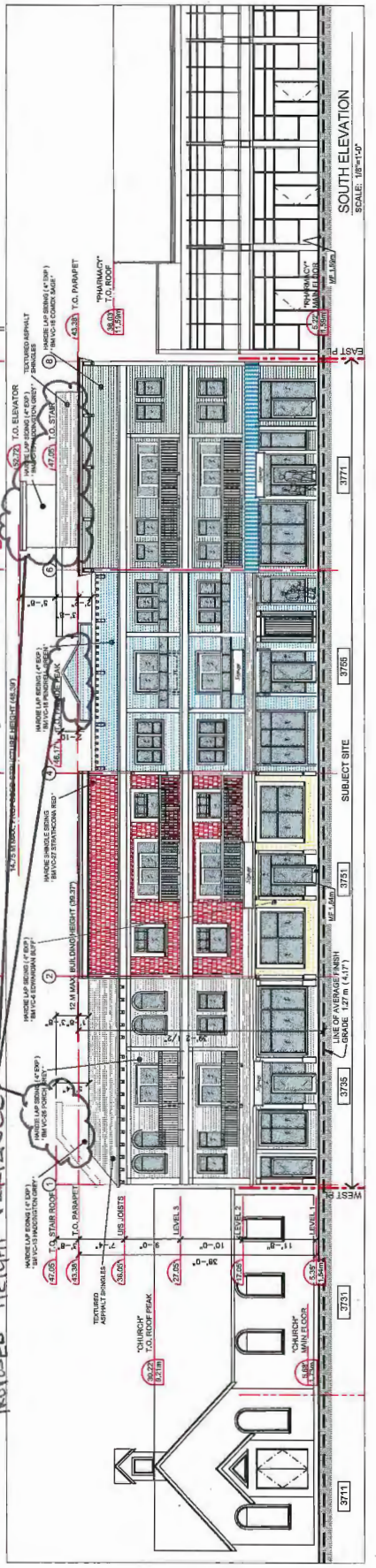
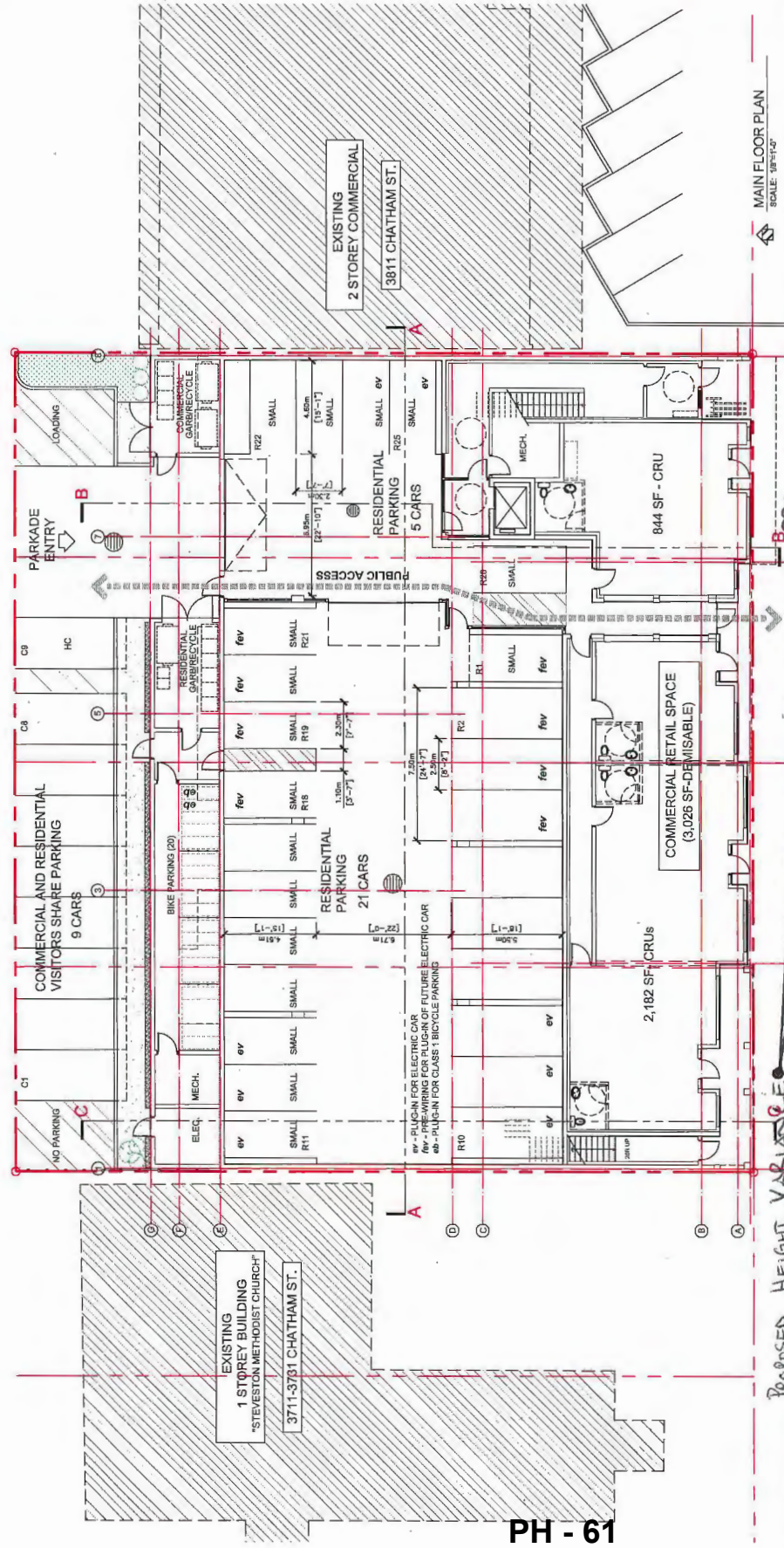
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 DATE: MARCH 23, 2016  
 DRAWN BY: KIC RKS, VT  
 CHECKED BY: KIC  
 SHEET TITLE: PROJECT DATA, SITE PLAN  
 DRAWING: A1.1  
 L1: LANDSCAPE PLAN



REVISIONS
MAR 24, 2016 RZ RE-Submission
NOV 20, 2015 RZ RE-Submission
JULY 07, 2015 RZ RE-Submission
APR 21, 2015 RZ Application
CONSULTANTS

**INTERFACE:**  
 Suite 200  
 11899 Cambie Road  
 Canada, B.C. V2C 2Z5  
 T 604.521.1182  
 F 604.521.1186  
 www.interfacearchitects.com

PROJECT	16 UNIT COMMERCIAL MIXED-USE BUILDING
NO.	3725 / 3731 / 3735 / 3771
ADDRESS	Chatham Street Richmond, B.C.
PROJECT NO.	150270
SCALE	AS NOTED
DATE	MARCH 23, 2016
DRAWN BY	KYC, RLV, VT
CHECKED BY	KYC
SHEET TITLE	MAIN FLOOR PLAN, SOUTH ELEVATION
DRAWING	A2.1



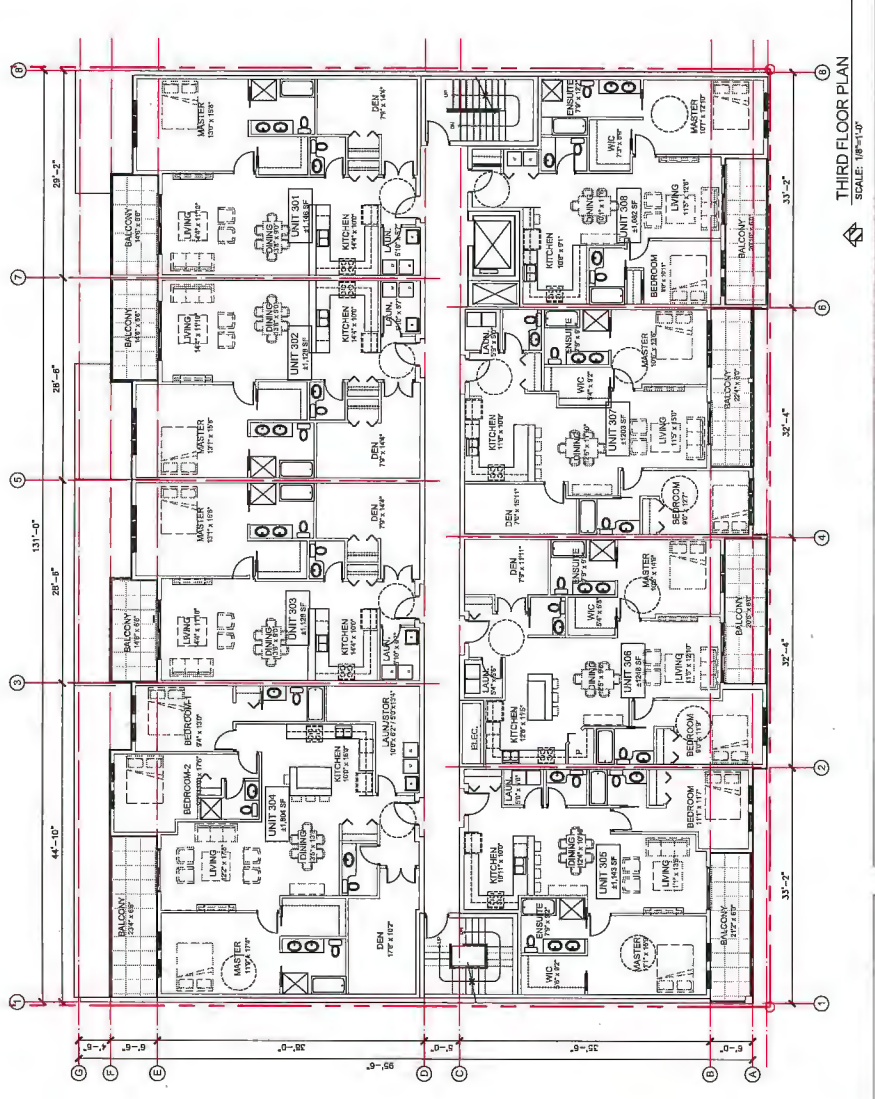
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REVISIONS
MAR 24, 2016 RZ REC Submission
MAY 20, 2016 RZ REC Submission
JULY 07, 2016 RZ REC Submission
APR 21, 2016 RZ Application
CONSULTANTS

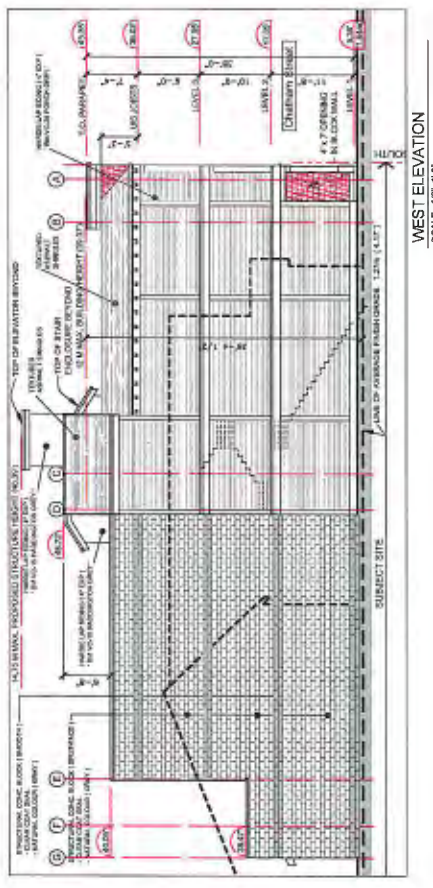
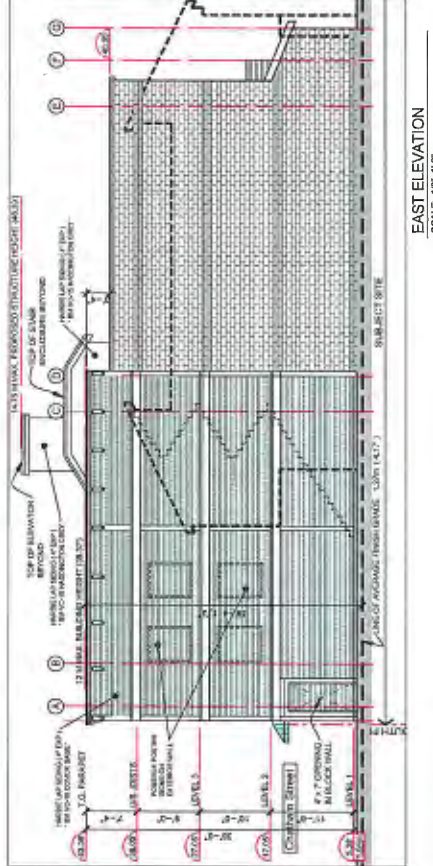
**INTERFACE**  
 750  
 11600 Lakeside Road  
 Richmond BC  
 Canada V6X 2S5  
 F 604 821 1142  
 www.interfaceinteriors.com

**PROJECT**  
 16-UNIT COMMERCIAL  
 MIXED-USE BUILDING  
 3735 / 3751 / 3755 / 3771  
 Richmond, B.C.  
**PROJECT NO.**  
 16-00137M  
**SCALE**  
 AS NOTED  
**DATE**  
 MARCH 23, 2016  
**DRAWN BY**  
 KJC, BS, VT  
**CHECKED BY**  
 KJC  
**SHEET TITLE**  
 THIRD FLOOR PLAN,  
 ROOF TOP FLOOR PLAN,  
 EAST & WEST ELEVATION  
**DRAWING**  
 A2.3



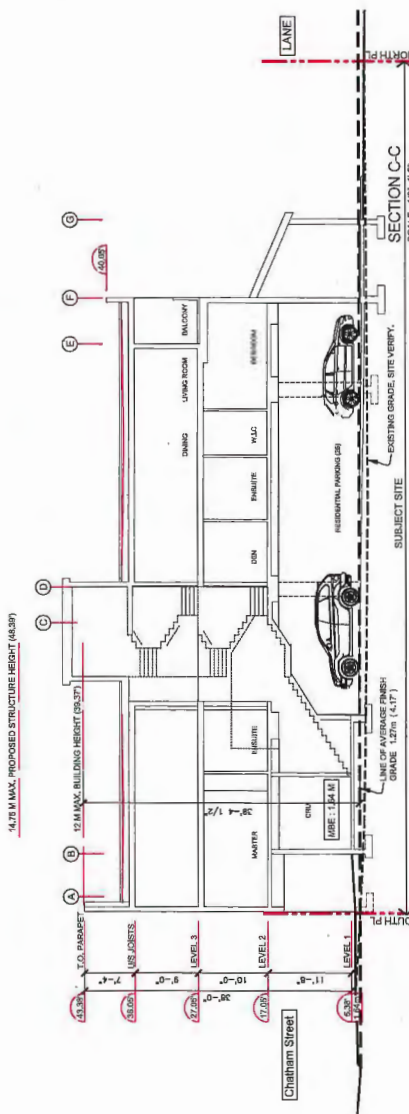
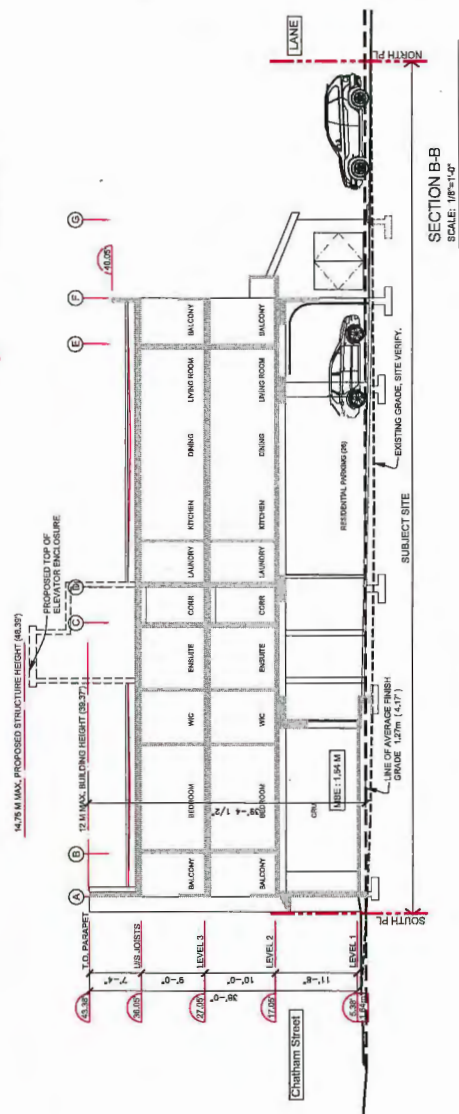
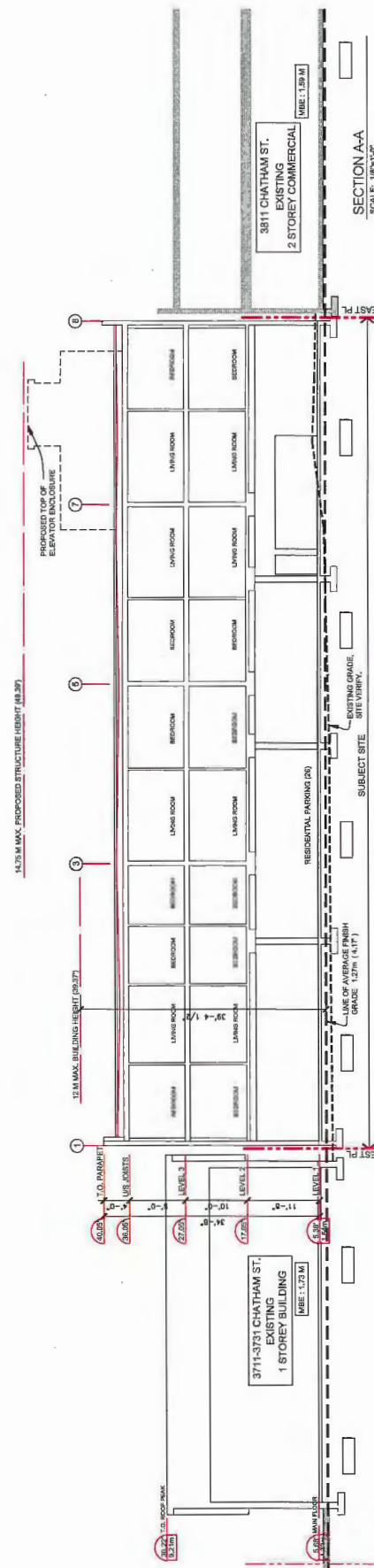
**MATERIALS LEGEND**

1	HARDIE LAP SIDING (4" EXP.)
2	'BM VC-25' PUNCH GREY
3	HARDIE SHINGLE SIDING
4	'BM VC-27' STRATHCONA RED
5	HARDIE LAP SIDING (4" EXP.)
6	'BM VC-5' EDWARDIAN BUFF
7	HARDIE 'S' SIDING (4" EXP.)
8	'BM VC-16' PENNELL GREEN
9	HARDIE LAP SIDING (4" EXP.)
10	'BM VC-16' CONOX SAGE
11	HARDIE LAP SIDING (4" EXP.)
12	'BM VC-15' HADDINGTON GREY
13	HARDIE SHINGLE SIDING
14	'BM VC-16' PENNELL GREEN
15	Floor Concrete (or Vetro) Trim
16	COLOUR: BM VC-1 OXFORD MORY
17	Bulkhead / Mezzanine Corridor Trim
18	COLOUR: BM VC-1 OXFORD MORY
19	Mezz Floor Guardrails
20	COLOUR: Charcoal Black
21	Finished Metal Flashing
22	COLOUR: Charcoal Black
23	Finished Vinyl-Framed Windows
24	or Double Glazing, Divided Lites
25	COLOUR: Charcoal Black









REVISIONS

NO.	DATE	DESCRIPTION
1	MAR 24, 2015	RD RECALC/DRAWING
2	JULY 07, 2015	RD RECALC/DRAWING
3	APR 21, 2015	RD APPROVAL
CONSULTANTS		

**INTERFACE:**  
 Suite 205  
 11890 Cambria Road  
 Chatham, Vt. 05705  
 T 804 821 1142  
 F 804 821 1144  
 www.interfacearchitect.com

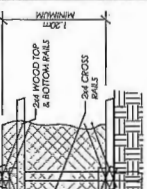
PROJECT

16 UNIT COMMERCIAL MIXED-USE BUILDING
3735 / 3751 / 3755 / 3771 Chatham Street
Richmond, B.C.
PROJECT NO. 14-NORTH
SCALE AS NOTED
DATE MARCH 23, 2015
DRAWN BY KVC, H.S., VT
CHECKED BY NYC
SHEET TITLE SECTIONS A-A, B-B
DRAWING A3.1

**TREE PROTECTION GUIDELINES:**

1. THE PROTECTION ZONE ATTACHEE: The protection zone shall be established by the effect of the site, or as a fence or other protective device. The protection zone shall be established on the site and shall be maintained throughout the project. The protection zone shall be established on the site and shall be maintained throughout the project. The protection zone shall be established on the site and shall be maintained throughout the project.
2. THE PROTECTION ZONE ATTACHEE: The protection zone shall be established by the effect of the site, or as a fence or other protective device. The protection zone shall be established on the site and shall be maintained throughout the project. The protection zone shall be established on the site and shall be maintained throughout the project. The protection zone shall be established on the site and shall be maintained throughout the project.
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Note that appropriate for leaving chips or large woody debris created by the work of these operations on the site will be investigated. The protection zone shall be established by the effect of the site, or as a fence or other protective device. The protection zone shall be established on the site and shall be maintained throughout the project. The protection zone shall be established on the site and shall be maintained throughout the project. The protection zone shall be established on the site and shall be maintained throughout the project.



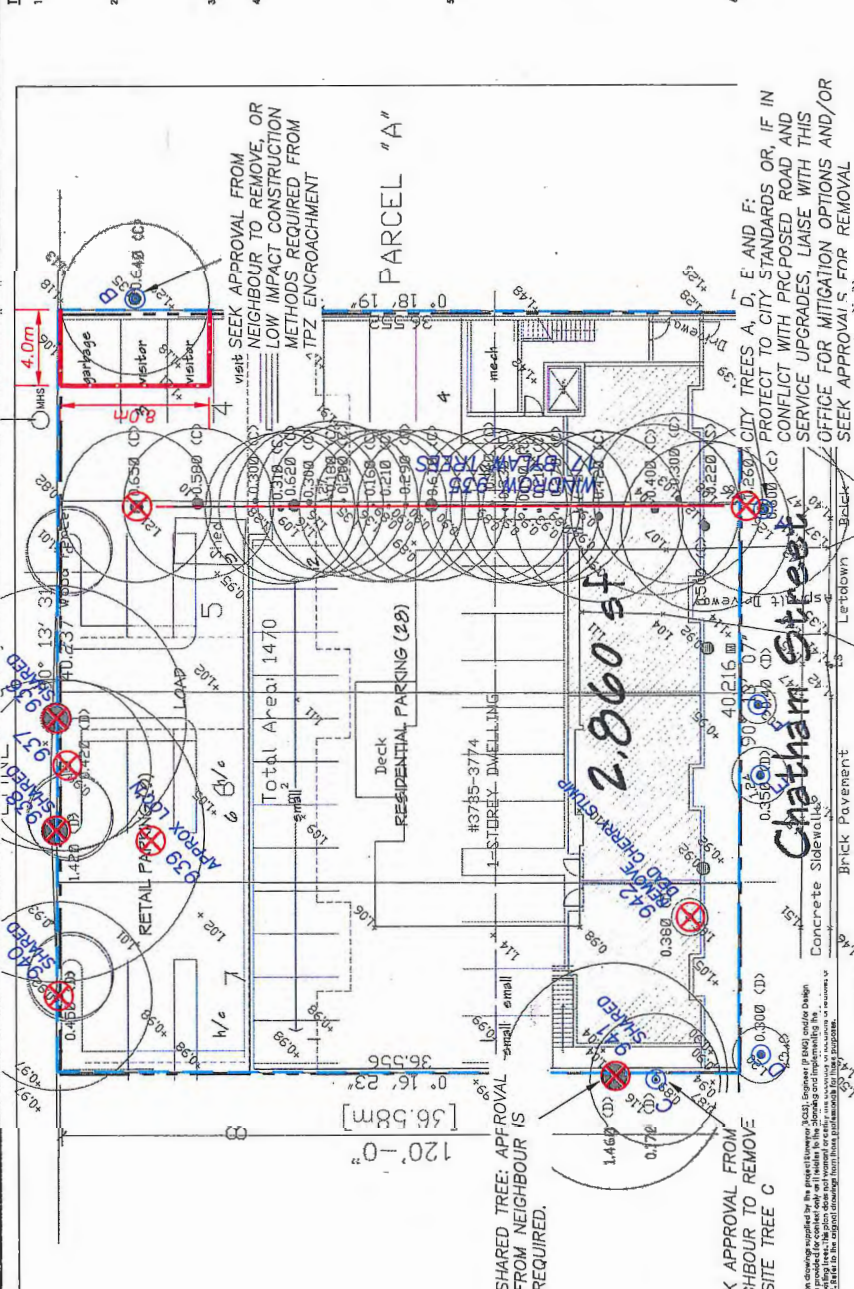
REV.#	DATE	COMMENTS
0	NOV 20, 2014	INITIAL SUBMISSION

**TREE MANAGEMENT DRAWING**  
 PROJECT: PROPOSED MIXED USE DEVELOPMENT  
 ADDRESS: 3735 TO 3771 CHATHAM ST, RICHMOND  
 CLIENT: TIEN SHER CHATHAM DEV  
 ACL FILE: 14367  
 SHEET: 1 OF 1



**LEGEND:**

- ⊗ (H) denotes tree TAG NUMBER or ID REFERENCE.
- ⊗ (D) denotes DIMENSION (spread of the branches etc. (diameter) of the tree.
- ⊗ (C) denotes the trunk location of tree proposed to be REMOVED and protected.
- ⊗ (R) denotes trunk location of HIGH RISK tree (not owner to obtain permit and REMOVE as soon as possible.
- ⊗ (O) denotes trunk location of OFF-SITE tree to be protected.
- ⊗ (M) denotes NON-MULM undisturbed trees (preserved by project activities).
- ⊗ (L) denotes TREE PROTECTION ZONE setback alignment.



Tag #	H	Sp	DBH (cm)	Tree Type	Health Condition	Species & Worth	Action
504	39	7	141	recreational	poor	Cypress & Western Redcedar	Remove
507	20	4	4	Firm	poor	Western Redcedar	Remove
508	20	4	120-70-28	Lombardy poplar	poor	Lombardy poplar	Remove
509	6	5	30	Apple	poor	Apple	Remove
510	20	4	20-30	Apple	poor	Apple	Remove
511	7	143	31-55	Western Redcedar	poor	Western Redcedar	Protect
512	3	3	18	Apple	poor	Apple	Protect
513	3	3	18	Apple	poor	Apple	Protect
514	3	3	18	Apple	poor	Apple	Protect
515	3	3	18	Apple	poor	Apple	Protect
516	3	3	18	Apple	poor	Apple	Protect
517	3	3	18	Apple	poor	Apple	Protect
518	3	3	18	Apple	poor	Apple	Protect
519	3	3	18	Apple	poor	Apple	Protect
520	3	3	18	Apple	poor	Apple	Protect

**TREE INVENTORY AND ASSESSMENT LIST:**

- H and Sp denote the height and spread (width) of the tree in metres or measured or estimated by the assessor (if applicable). Height and Spread are not applicable for low trees.
- DBH denotes the diameter of the trunk measured at 1.4m above grade or as per crown/ground standards (i.e. for multi-trunk trees).
- Tree Type denotes the species of the tree.
- Health Condition denotes the health of the tree based on the assessment criteria.
- Species & Worth denotes the species of the tree and its relative value to the site.
- Action denotes the recommended action for the tree.

**PLAN NOTES:**

1. All trees shown on drawings are to be protected unless otherwise indicated.
2. All trees shown on drawings are to be protected unless otherwise indicated.
3. All trees shown on drawings are to be protected unless otherwise indicated.
4. All trees shown on drawings are to be protected unless otherwise indicated.
5. All trees shown on drawings are to be protected unless otherwise indicated.

arborgroup.ca  
**ARBORTECH CONSULTING**  
 HEAD OFFICE: SERVING METRO VANCOUVER  
 SUITE 200 - 3740 CHATHAM STREET, RICHMOND, BC CANADA V7E 2Z3  
 P. 604.275.5484  
 FRASER VALLEY REGIONAL OFFICE: SUITE 109 - 1528 MCCALLUM ROAD, ABBOTSFORD, BC CANADA V2S 8A3  
 P. 604.255.7152



# City of Richmond

## Rezoning Considerations

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

**Address:** 3735, 3751, 3755 and 3771 Chatham Street

**File No.:** RZ 15-697899

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9541, the developer is required to complete the following:**

1. Consolidation of all the lots into one development parcel (which will require the demolition of any existing dwellings).
2. City acceptance of the developer's offer to voluntarily contribute \$20,000 (removal of 20 trees at 2:1 replacement or \$500 per replacement tree) to the City's Tree Compensation Fund for the planting of replacement trees within the City (for on-site tree removals).
3. City acceptance of the developer's offer to voluntarily contribute \$7,800 to the City's Tree Compensation Fund for the planting of replacement trees within the City (for tree removals on City land).
4. The applicant is required to install tree protection fencing around the tree to be retained on the adjacent site (north east). Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site are completed.
5. Registration of a legal agreement on title that identifies the building as a mixed use building indicating that they are required to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw and noise generated from rooftop HVAC units will comply with the City's Noise Bylaw.
6. Registration of a flood indemnity covenant on title.
7. Registration of a legal agreement on title to prohibit the conversion of the bicycle parking area into habitable space and requiring that the rooms remain available for shared common use for the sole purpose of bicycle parking.
8. Registration of a legal agreement on title ensuring the provision of electric vehicle charging features: a minimum of 20% of parking stalls to be provided with a 120V receptacle to accommodate electric vehicle charging equipment; and an additional 25% of parking stalls to be constructed to accommodate the future installation of electric vehicle charging equipment (e.g. pre-ducted for future wiring).
9. Registration of a legal agreement on title ensuring the shared use of the commercial and residential visitor parking spaces and prohibiting assignment of any of these parking spaces to a particular unit or user.
10. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
11. City acceptance of the developer's offer to voluntarily contribute \$18,335 to the City's public art reserve fund.
12. Contribution of \$16,000 (e.g. \$1,000 per dwelling unit) in accordance with the City's Cash In-Lieu of Indoor Amenity Space Policy 5041.
13. City acceptance of the developer's offer to voluntarily contribute \$4 per buildable square foot (e.g. \$83,892) to the City's affordable housing fund.
14. City acceptance of the developer's offer to voluntarily contribute \$47 per buildable square foot for the density increase from 1.2 to 1.6 FAR (e.g. \$297,059) minus the applicable affordable housing contribution for the development (\$83,892) in accordance with the Steveston Village Conservation Grant Program (Policy 5900). The total required amount being \$213,167.
15. Enter into a Servicing Agreement\* for the design and construction of the following works (all works are at the developers cost):
  - a) Along the Chatham Street frontage

- Installation of a new 2.5 m wide grass and treed boulevard behind the existing curb and a new concrete sidewalk to occupy the remaining space between the boulevard and existing property line (Note: Should Council adopt streetscape visions for Chatham Street prior to the adoption of the rezoning, the above frontage works shall be adjusted, if necessary, to be in keeping with streetscape visions for Chatham Street as approved by Council).
- Removal of existing driveway crossings and reinstallation of concrete barrier curb.
- These frontage works will also need to adjust a driveway crossing (currently extends over the east portion of the subject site's street frontage) that services the medical building to the east to accommodate the above frontage works and also allows for the reconfiguration of this existing driveway crossing to a functional crossing directly servicing the neighbouring site to the east.
- Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs. If adequate flow is not available, the Developer shall be required to upgrade the existing water system that may extend beyond the development site frontage.
- Cut and cap existing storm and water connections to the subject site (including removal of any inspection chambers) and install new storm and water (meter and meter box) connections along Chatham Street (including securing any necessary statutory right-of-ways).
- Assess lighting levels on Chatham Street and relocate/upgrade lighting as required.

b) Lane works

- Install a new lane across the subject site's north frontage that will include 5.4 m wide pavement, curb and gutter, storm drainage and street lighting.
- Lane works will also include approximately 74 m of 200 mm storm main upgrade within the existing lane from the development site's west property line to 1st Avenue.
- Installation of a new driveway crossing to access the existing lane along 1st Avenue.
- Cut and cap the existing sanitary sewer connections to the subject site (including removal of any existing inspection chambers) along the site's lane frontage and install a new sanitary connection, inspection chamber and tie-in to the existing sanitary manhole (SMH5499) c/w external drop.

c) General

- The Developer is required to coordinate with BC Hydro, Telus and other private communication service providers:
  - To underground overhead service lines.
  - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
  - To determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
- 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.

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

1. Complete an acoustical and mechanical report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

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

2. Provide a landscaping security and contingency for proposed on-site landscaping.

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

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

**Note:**

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

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

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

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

-Signed Copy on File-

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date



Richmond Zoning Bylaw 8500  
Amendment Bylaw 9541 (RZ 15-697899)  
3735, 3751, 3755 and 3771 Chatham Street

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

- 1. Richmond Zoning Bylaw 8500 is amended by:
  - a. Inserting the following table into the existing table contained in Section 5.15.1:

Zone	Sum Per Buildable Square Foot of Permitted <b>Principal Building</b>
ZMU32	\$4.00

- b. Insert the following into Section 20 – Site Specific Mixed Use Zones, in numerical order:

“20.32 **Commercial Mixed Use (ZMU32) – Steveston Village**

20.32.1 **Purpose**

The **zone** provides for a combination of commercial, industrial and residential **uses** in the Steveston Village Conservation Area.

20.32.2 **Permitted Uses**

- **animal grooming**
- **broadcasting studio**
- **child care**
- **education**
- **education, commercial**
- **government service**
- **health service, minor**
- **housing, apartment**
- **industrial, general**
- **liquor primary establishment**
- **manufacturing, custom indoor**

- **microbrewery, winery and distillery**
- **office**
- **parking, non-accessory**
- **recreation, indoor**
- **recycling depot**
- **restaurant**
- **retail, convenience**
- **retail, general**
- **retail, second hand**
- **service, business support**
- **service, financial**
- **service, household repair**
- **service, personal**
- **studio**
- **veterinary service**

#### 20.32.3 Secondary Uses

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

#### 20.32.4 Permitted Density

1. The maximum **floor area ratio** is 1.0.
2. Notwithstanding Section 20.32.4.1, the reference to “1.0” **floor area ratio** is increased to a higher **density** of “1.2” **floor area ratio** if the **owner** pays into the **affordable housing reserve** the sum specified in Section 5.15.1 of this bylaw, at the time **Council** adopts a zoning amendment bylaw to include the **site** in the ZMU32 **zone**.
3. Notwithstanding Section 20.32.4.2, the reference to “1.2” **floor area ratio** is increased to a higher **density** of “1.6” **floor area ratio** if the **owner** pays into the **City’s** Heritage Trust Account, Steveston Village Heritage Conservation Grant Program the sum of \$213,167 (calculated at \$47/sq. ft. multiplied by the “0.4” **floor area ratio density** increase from “1.2” to “1.6” **floor area ratio** multiplied by the **lot** area less the sum paid into the **affordable housing reserve** in accordance with Section 20.32.4.2.)
4. There is no maximum **floor area ratio** for **non-accessory parking** as a **principal use**.

#### 20.32.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 85% for **buildings**.

**20.32.6 Yards & Setbacks**

1. The minimum **rear yard setback** is 6.5 m.
2. There is no minimum **front yard** or **side yard setback**.

**20.32.7 Permitted Heights**

1. The maximum **building height** is 12.0 m (not to exceed 3 **storeys**).

**20.32.8 Subdivision Provisions/Minimum Lot Size**

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

**20.32.9 Landscaping & Screening**

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

**20.32.10 On-Site Parking**

1. **On-site vehicle** and bicycle parking and loading shall be provided according to the standards set-out in Section 7.0 except that:
  - a) Required **parking spaces** for residential **use** visitors and non-residential **uses** may be shared.

**20.32.11 Other Regulations**

1. For **apartment housing**, no portion of the first **storey** of a **building** within 9.0 m of the **lot line** abutting a **road** shall be used for residential purposes.
  2. For **apartment housing**, an entrance to the residential **use** or parking area above or behind the commercial space is permitted if the entrance does not exceed 6.0 m in width.
  3. Signage must comply with the City of Richmond's Sign Bylaw No. 5560, as it applies to **development** in the Steveston Commercial (CS3) **zone**.
  4. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply."
2. 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 **“COMMERCIAL MIXED USE (ZMU32) – STEVESTON VILLAGE”**.

P.I.D. 011-483-041

Lot 7 Block 22 Section 3 Block 3 North Range 7 West New Westminster District Plan 249

P.I.D 011-483-016

Lot 5 Block 22 Section 3 Block 3 North Range 7 West New Westminster District Plan 249

P.I.D 011-483-024

Lot 6 Block 22 Section 3 Block 3 North Range 7 West New Westminster District Plan 249

P.I.D 003-643-719

Lot 4 Block 22 Section 3 Block 3 North Range 7 West New Westminster District Plan 249

- 3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9541”**.

FIRST READING

APR 11 2016

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



\_\_\_\_\_  
MAYOR

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



File No.: HA 15-697904

To the Holder: Tien Sher Chatham Developments Ltd.  
 Property Address: 3735, 3751, 3755 and 3771 Chatham Street  
 Legal Description: PID: 011-483-041  
 LOT 7 BLOCK 22 SECTION 3 BLOCK 3 NORTH RANGE 7 WEST  
 NEW WESTMINSTER DISTRICT PLAN 249  
 PID: 011-483-016  
 LOT 5 BLOCK 22 SECTION 3 BLOCK 3 NORTH RANGE 7 WEST  
 NEW WESTMINSTER DISTRICT PLAN 249  
 PID: 011-483-024  
 LOT 6 BLOCK 22 SECTION 3 BLOCK 3 NORTH RANGE 7 WEST  
 NEW WESTMINSTER DISTRICT PLAN 249  
 PID: 003-643-719  
 LOT 4 BLOCK 22 SECTION 3 BLOCK 3 NORTH RANGE 7 WEST  
 NEW WESTMINSTER DISTRICT PLAN 249

(s.972, *Local Government Act*)

1. (Reason for Permit)
  - Designated Heritage Property (s.967)
  - Property Subject to Temporary Protection (s.965)
  - Property Subject to Heritage Revitalization Agreement (s.972)
  - Property in Heritage Conservation Area (s.971)
  - Property Subject to s.219 Heritage Covenant
2. The purpose of the Heritage Alteration Permit is to permit the following activities on the subject site:
  - a. Demolition and removal of any existing structures and buildings;
  - b. Tree and landscaping removal, land clearing, excavation and any necessary site preparation activities.
  - c. Site investigation and preparation activities related to the proposed redevelopment and necessary City servicing and infrastructure works.
  - d. Deposit of a consolidation plan at the Land Title Office for the consolidation of the four lots into one development parcel.
4. This Heritage Alteration Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
5. This Heritage Alteration Permit is issued subject to Council granting third reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 9541 (RZ 15-697899).

6. If the alterations authorized by this Heritage Alteration Permit are not completed within 24 months of the date of this Permit, this Permit lapses.

AUTHORIZING RESOLUTION NO.    ISSUED BY THE COUNCIL THE DAY OF  
DELIVERED THIS                  DAY OF                                  , 2016

\_\_\_\_\_  
MAYOR

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

IT IS AN OFFENCE UNDER THE *LOCAL GOVERNMENT ACT*, PUNISHABLE BY A FINE OF UP TO \$50,000 IN THE CASE OF AN INDIVIDUAL AND \$1,000,000 IN THE CASE OF A CORPORATION, FOR THE HOLDER OF THIS PERMIT TO FAIL TO COMPLY WITH THE REQUIREMENTS AND CONDITIONS OF THE PERMIT.



---

**To:** Mayor and Councillors  
**From:** Wayne Craig,  
Director, Development  
**Date:** May 12, 2016  
**File:** RZ 15-697843  
**Re:** **Richmond Zoning Bylaw 8500, Amendment Bylaw 9542 (RZ 15-697843)**  
**8480/8500 No. 3 Road**

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Background

On April 25, 2016, City Council granted 1<sup>st</sup> reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 9542 associated with the application by Pargat S. Tatla to rezone 8480/8500 No. 3 Road from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone (RZ 15-697843).

Amendment Bylaw 9542 is scheduled to be considered for 2<sup>nd</sup> and 3<sup>rd</sup> reading at the Public Hearing to be held on Monday May 16, 2016.

This memo serves to advise City Council that the rezoning considerations associated with the off-site improvements along No. 3 Road adjacent to the subject site need to be revised slightly, and that the revised conditions are being brought forward prior to Council’s consideration of 3<sup>rd</sup> reading of Amendment Bylaw 9542.

Revised off-site improvements

Attached is a copy of the revised conditions associated with the off-site improvements along No. 3 Road, which the applicant has agreed to. The nature of the revisions is that:

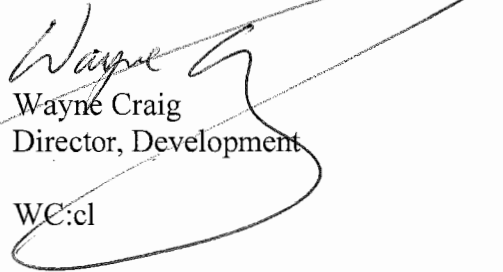
- Item 6 of the Rezoning Considerations included in the original staff report to Council, which relates to the granting of a 1.0 m x 9.0 m Statutory Right-of-Way for a future bus pad on No. 3 Road and relocation of a bus stop, has been deleted and replaced with the granting of a 0.5 m-wide Statutory Right-of-Way for public right-of-passage along the entire west property line of the subject site for sidewalk purposes; and,
- The second bullet under *Frontage Improvements* required at future development stage has been revised to reflect that the width of the concrete sidewalk along the No. 3 Road frontage be increased from 2.0 m to 2.5 m, and the treed/grass boulevard be decreased from 2.0 m to 1.5 m

These revisions are intended to accommodate some improvements to the City-wide cycling network.

May 12, 2016

- 2 -

If you have any questions about the revised conditions associated with this rezoning application prior to Council's consideration of 3<sup>rd</sup> reading of Amendment Bylaw 9542, please contact me directly at 604-247-4625



Wayne Craig  
Director, Development

WC:cl

Attachment 1: Rezoning Considerations

cc: Victor Wei, Director, Transportation



City of  
Richmond

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

**Address:** 8480/8500 No. 3 Road

**File No.:** RZ 15-697843

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9542, the applicant is required to complete the following:**

1. Dedication of a 4 m x 4 m wide corner cut at southwest corner of the subject site where No. 3 Road intersects Bowcock Road.
2. Submission of a Landscape Plan for the front and exterior side yard of the proposed corner lot, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including all materials, fencing, any retaining walls, hard surfaces, installation, and a 10% contingency). The Landscape Plan should:
  - be consistent with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front and exterior side lot lines;
  - should include low fencing (max. 1.2 m high) outside of the rear yard;
  - include a mix of coniferous and deciduous trees;
  - include the required three (3) replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
1	10 cm		5.5 m
2	11 cm		6 m

The landscaping security will not be released until construction and landscaping on the subject site is completed and a landscape inspection has been passed by City staff. The City may retain a portion of the security for a one-year maintenance period from the date of the landscape inspection to ensure that the landscaping survives.

3. Submission of a landscaping security in the amount of \$1,500 (\$500/tree) to ensure that the three (3) required replacement trees are planted and maintained on the proposed each lot [min. 10 cm deciduous or 5.5 m high conifer). The landscaping security will not be released until construction and landscaping on the subject site is completed and a landscape inspection has been passed by City staff. The City may retain a portion of the security for a one-year maintenance period from the date of the landscape inspection to ensure that the replacement trees survive.
4. City acceptance of the applicant's voluntary contribution in the amount of \$4,000 (\$500/tree) to the City's Tree Compensation Fund in-lieu of planting the balance of required replacement trees on-site.
5. City acceptance of the applicant's voluntary contribution in the amount of \$1,300 to the City's Tree Compensation Fund for the removal of Tree # 284 from the boulevard on City-owned property on No. 3 Road, to enable the planting of replacement trees within the City.
6. The granting of a 0.5 m-wide Statutory Right-of-Way for public right-of-passage along the entire west property line of the subject site for sidewalk purposes.
7. Registration of a flood indemnity covenant on title.
8. Registration of a legal agreement on title to ensure that:
  - Upon subdivision of the property, vehicular access to the proposed lots is via a single shared driveway crossing (6 m wide at the back of the new sidewalk at the property line and 9 m wide at the new curb), centered on the proposed shared property line; and,
  - At Building Permit stage, the buildings and driveway on the proposed lots be designed to accommodate on-site vehicle turnaround capability to prevent vehicles from reversing onto Bowcock Road.

9. Registration of a legal agreement on title ensuring that the principal dwelling and any secondary suite cannot be stratified.
10. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

**Prior to Tree Removal\* stage, the applicant is required to:**

- Obtain written authorization from the neighbouring property owner at 8440/8460 No. 3 Road to remove the shared Apple tree located on the north property line of the subject site (Tree # 286). If written authorization is not obtained by the applicant, this tree must be retained and protected in accordance with the City's Tree Protection Information Bulletin Tree-03.
- Contact the City's Parks Department a minimum of four (4) days in advance to enable signage to be posted for the removal of the two (2) trees in the boulevard on No. 3 Road and on Bowcock Road on City-owned property (Trees # 282, 284).

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

- Register a cross-access easement on title prior to subdivision centered on the proposed shared property line to enable vehicles to pass over the common lot line to enter and exit the proposed lots (e.g., 6 m w x 9 m l).
- Complete the following servicing works and off-site improvements. The following servicing works and off-site improvements may be completed through either: a) a Servicing Agreement\* entered into by the applicant to design and construct the works to the satisfaction of the Director of Engineering; or b) a cash contribution (based on the City's cost estimate for the works) for the City to undertake the works at development stage.

*Water Works:*

- The developer is required to:
  - Submit fire flow calculations signed and sealed by a Professional Engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) to confirm that there is adequate available flow for on-site fire protection. Calculations must be based on Building Permit Stage building designs.
  - Retain the existing water service connection to service the proposed west lot (Lot A).
- At the developer's cost, the City is to:
  - Install one (1) additional water service connection complete with meter and meter box.

*Storm Sewer Works:*

- At the developer's cost, the City is to:
  - Cut and cap the existing storm service connection at the No. 3 Road frontage and remove the existing storm inspection chamber.
  - Retain the existing storm service connections along the Bowcock Road frontage, upgrade the existing inspection chambers and relocate the new inspection chambers within a new 1.5 m wide statutory right-of-way (SRW) along the Bowcock Road frontage.

*Sanitary Sewer Works:*

- The Developer is required to:
  - Remove the existing manhole (SMH2208) located along the Bowcock frontage and extend the existing sanitary sewer main approximately 12.0 m west of the east property line of the subject site complete with manholes as required. Note: If this work conflicts with the required shared driveway crossing, an alternative scenario will be examined.

- Install a new sanitary service connection complete with inspection chamber located within the new SRW along the Bowcock Road frontage.
- Reconnect the existing sanitary service connection to Lot 8011 Bowcock Road to the new sanitary sewer main.
- At the developer's cost, the City is to:
  - Cut and cap the existing sanitary service connection located at the southeast corner of the subject site.
  - Tie-in the new sanitary sewer main to the existing 150 mm sanitary sewer located along Bowcock Road.

*Frontage Improvements:*

- Remove the existing driveway crossing to the subject site on No. 3 Road.
- Install a 1.5 m-wide treed/grass boulevard next to the existing road curb and a 2.5 m-wide concrete sidewalk along No. 3 Road from the north property line of the site to the intersection of Bowcock Road
- Transition the new sidewalk and boulevard to the existing sidewalk on No. 3 Road north of the subject site.
- Road widening to 5.6 m from the existing centre line of Bowcock Road.
- Install a standard 0.15 m wide road curb, a minimum 2.0 m wide treed/grass boulevard, and a 1.5 m wide concrete sidewalk along Bowcock Road from the east property line of the subject site to the intersection at No. 3 Road.
- Transition the new sidewalk and boulevard to the existing boulevard on Bowcock Road east of the subject site.

*General Items:*

- The developer is to coordinate with BC Hydro, Telus and other private communication service providers:
  - To underground hydro service lines;
  - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
  - Determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).
- The developer is to
  - Complete a roadway lighting assessment and recommend lighting upgrades as required.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**Note:**

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

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

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



- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or 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 \_\_\_\_\_  
Applicant: Pargat S. Tatla

Date May 12, 2016



# City of Richmond

## Report to Committee Planning and Development Division

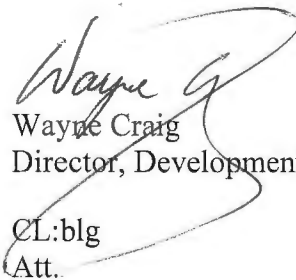
**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

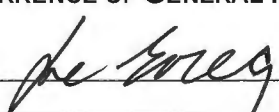
**Date:** April 11, 2016  
**File:** RZ 15-697843

**Re:** Application by Pargat S. Tatla for Rezoning at 8480/8500 No. 3 Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)"

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9542, for the rezoning of 8480/8500 No. 3 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  
CL:blg  
Att.

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

## Staff Report

### Origin

Pargat S. Tatla has applied to the City of Richmond for permission to rezone the property at 8480/8500 No. 3 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 (2) lots oriented north-south, with vehicle access from Bowcock Road (Attachment 1). The site currently contains an existing non-conforming duplex, which will be demolished. A site survey showing the proposed subdivision plan is included in Attachment 2.

### Findings of Fact

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

### Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the north, is an existing duplex on a lot zoned “Two-Unit Dwellings (RD1)”.
- To the south, immediately across Bowcock Road, is an eight (8)-unit townhouse complex on a lot zoned “Medium Density Townhouses (RTM2)”.
- To the east, is a single-family dwelling on a lot zoned “Single Detached (RS1/C)”;
- To the west, immediately across No. 3 Road, is a single-family dwelling on a lot zoned “Single Detached (RS1/E)”;

### Related Policies & Studies

#### Official Community Plan

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

#### Arterial Road Policy & Single-Family Lot Size Policy 5423

The subject site is currently undesignated on the Arterial Road Development Map.

The subject site is located within the area governed by Single-Family Lot Size Policy 5423, adopted by Council on November 20, 1989, and subsequently amended in 2003 and 2004 (Attachment 4). The Single-Family Lot Size Policy permits properties with duplexes to be rezoned and subdivided into two (2) equal halves, provided that each lot created meets the requirements of the “Single Detached (RS2/B)” or “Single Detached (RS2/C)” zone. This redevelopment proposal would allow for the creation of two (2) lots that of 13.3 m and 15 m in width, and a minimum of 534 m<sup>2</sup> (5,748 ft<sup>2</sup>) in area, consistent with the requirements of the “Single Detached (RS2/B)” zone.

## **Floodplain Management Implementation Strategy**

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

## **Public Consultation**

As the subject property is a corner lot, two (2) rezoning signs have been installed on-site, one of which fronts No. 3 Road, and the other fronts Bowcock Road. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning signs on the property.

Should the Planning Committee endorse this application and Council grant 1<sup>st</sup> reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

## **Analysis**

### **Conceptual Development Plans**

As the subject property is a corner lot, the applicant has submitted conceptual plans showing the proposed architectural elevations of the dwelling on the proposed corner lot at the intersection of No. 3 Road and Bowcock Road (Attachment 5).

The proposed elevation plans show that the west façade is articulated through the use of window openings and building projections.

Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on title specifying that the Building Permit application and ensuing development of the corner lot must be generally consistent with the plans included in Attachment 5. The Building Permit application process includes coordination between Building Approvals and Planning Department staff to ensure that the covenant is adhered to.

Plans submitted at Building Permit application stage must also demonstrate compliance with Richmond Zoning Bylaw 8500 and all City regulations.

### **Site Access**

In accordance with Residential Lot (Vehicular) Access Regulation Bylaw 7222, vehicle access from the proposed lots to No. 3 Road is not permitted. Vehicle access to the proposed lots is required through a single shared driveway crossing (6 m wide) along Bowcock Road, centered on the proposed shared property line.

Prior to rezoning, the applicant is required to register a legal agreement on Title to ensure that:

- Upon subdivision of the property, vehicular access to the proposed lots is via a single shared driveway crossing (6 m wide at the back of the sidewalk at the property line and 9 m wide at the curb), centered on the proposed shared property line.

- At Building Permit stage, the buildings and driveways on the proposed lots be designed to accommodate on-site vehicle turn-around capability to prevent vehicles from reversing onto Bowcock Road.

Prior to subdivision, the applicant will be required to register a cross-access easement on Title (e.g., 6 m x 9 m) centered on the proposed shared property line to enable vehicles to pass over the common lot line to enter and exit the properties.

### **Tree Retention and Replacement**

A Certified Arborist's Report has been submitted by the applicant, which identifies tree species, assesses their structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses the following bylaw-sized trees on or adjacent to the subject site:

- Six (6) trees on the subject site.
- One (1) fruit tree located on the north property line of the subject site, which is shared with the adjacent site at 8440/8460 No. 3 Road.
- Two (2) trees located off-site within the boulevard on No. 3 Road and on Bowcock Road, on City-owned property.

The City's Tree Preservation Coordinator and Parks Department staff have conducted visual tree assessment, and concur with the Arborist's recommendations to:

- Remove six (6) trees (Trees # 283, 285, 287, 288, 289, 290) from the subject site due to poor condition and structure (e.g., unbalanced canopy, basal cavity, disease, previous topping).
- Remove the Apple tree located on the north property line of the subject site (Tree # 286) due to poor condition from bacterial blight and canker. Since this tree is shared with the adjacent site at 8440/8460 No. 3 Road, removal is subject to the applicant submitting written authorization for its removal from the neighbouring property owner. If written authorization is not obtained by the applicant, this tree must be retained and protected.
- Remove the two (2) trees in the boulevard on No. 3 Road and on Bowcock Road on City-owned property (Trees # 282, 284) due to poor condition and conflict with required frontage improvements (i.e., the Birch tree is over 60% dead, and the Chestnut tree has been previously topped for hydro line clearance, has poor structure and decay). Note: prior to tree removal, the applicant must contact the Parks Department a minimum of four (4) days in advance to enable tree removal signage to be posted.

The proposed Tree Management Drawing is included in Attachment 6.

Consistent with the OCP tree replacement ratio of 2:1, the applicant is required to plant and maintain 14 replacement trees on the proposed lots. The Tree Management Drawing indicates that a total of six (6) replacement trees can be accommodated on the future lots [three (3) per lot], with the following minimum sizes:

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

To ensure that the three (3) replacement trees are planted and maintained on the proposed east lot, the applicant is required to submit a landscaping security in the amount of \$1,500 (\$500/tree) prior to final adoption of the rezoning bylaw.

To ensure that the three (3) replacement trees are planted and maintained on the proposed corner lot and that the front and exterior side yards are enhanced, the applicant is required to submit a Landscape Plan, prepared by a Registered Landscape Architect, along with a cost estimate for the works (including all materials, fencing, installation, and a 10% contingency). The Landscape Plan: a) must be consistent with the landscape guidelines of the Arterial Road Policy in the OCP; b) should not include hedges along the front or exterior side lot lines; c) should include low fencing (max. 1.2 m high) outside of the rear yard; and d) should include a mix of coniferous and deciduous replacement trees. In addition, the applicant must submit a landscaping security for the works on the proposed corner lot, based on 100% of the cost estimate provided by the Landscape Architect.

The landscaping securities will not be released until construction and landscaping on the subject site is completed and a landscape inspection has been passed by City staff. The City may retain a portion of the security for a one-year maintenance period from the date of the landscape inspection.

The applicant is also required to submit a cash-in-lieu contribution in the amount of \$4,000 (\$500/tree) to the City’s Tree Compensation Fund for the balance of required replacement trees not planted on the proposed lots.

For removal of Tree # 284 from the boulevard on No. 3 Road on City-owned property, the applicant is required to provide a cash-in-lieu contribution in the amount of \$1,300 to the City’s Tree Compensation Fund prior to final adoption of the rezoning bylaw (Note: no compensation is required for Tree # 282 as it is over 60% dead).

**Affordable Housing Strategy**

The City’s Affordable Housing Strategy for single-family rezoning applications received prior to September 14, 2015 requires a secondary suite or coach house on 50% of new lots, or a cash-in-lieu contribution of \$1.00/ft<sup>2</sup> of total buildable area towards the City’s Affordable Housing Reserve Fund.

The applicant proposes to provide a legal secondary suite on one (1) of the two (2) lots proposed at the subject site. To ensure that the secondary suite is built to the satisfaction of the City in accordance with the City’s Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with

the BC Building Code and Richmond Zoning Bylaw 8500. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw. This agreement will be discharged from Title (at the initiation of the applicant) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.

Prior to rezoning, the applicant is also required to register a legal agreement on Title to ensure that the principal dwelling and the secondary suite cannot be stratified.

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

Prior to rezoning, the applicant is required to:

- Provide a 4.0 m x 4.0 m corner cut road dedication at the southwest corner of the subject site.
- Grant a 1.0 m x 9.0 m statutory right-of-way along the west property line of the subject site adjacent to No. 3 Road for public passage for the future installation of a bus shelter for the northbound bus stop (currently located south of Bowcock Road). The location of the future bus shelter is to be determined in consultation with Coast Mountain Bus Company.

There are no servicing concerns with rezoning. At future subdivision and Building Permit stage, the applicant is required to pay the current year's taxes in full and complete the required service connection works as described in Attachment 7.

Prior to subdivision, the applicant will be required to register a cross-access easement on Title (e.g., 6 m w x 9 m l) centered on the proposed shared property line to enable vehicles to pass over the common lot line to enter and exit the proposed lots.

At future construction stage, the applicant is required to complete the following road and transportation-related improvements along both the No. 3 Road and Bowcock Road frontages:

- Remove the existing driveway crossing to the subject site on No. 3 Road.
- Install a minimum 2.0 m wide treed/grass boulevard next to the existing road curb and a 1.5 m wide concrete sidewalk at the property line along No. 3 Road from the north property line of the subject site up to the intersection with Bowcock Road.
- Transition the new sidewalk and boulevard to the existing sidewalk on No. 3 Road north of the subject site.
- Road widening to 5.6 m from the existing centre line of Bowcock Road.
- Install a standard 0.15 m wide road curb, a minimum 2.0 m wide treed/grass boulevard, and a 1.5 m wide concrete sidewalk along Bowcock Road from the east property line of the subject site to the intersection at No. 3 Road.
- Transition the new sidewalk and boulevard to the existing boulevard on Bowcock Road east of the subject site.

**Financial Impact**

This rezoning application results in insignificant Operational Budget Impacts (OBI) for off-site City infrastructure (such as road works, waterworks, storm sewers, sanitary sewers, streetlights, street trees, and traffic signals).

**Conclusion**

The purpose of this application is to rezone the property at 8480/8500 No. 3 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 (2) lots fronting Bowcock Road.

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

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9542 be introduced and given first reading.



Cynthia Lussier  
Planner 1  
(604-276-4108)

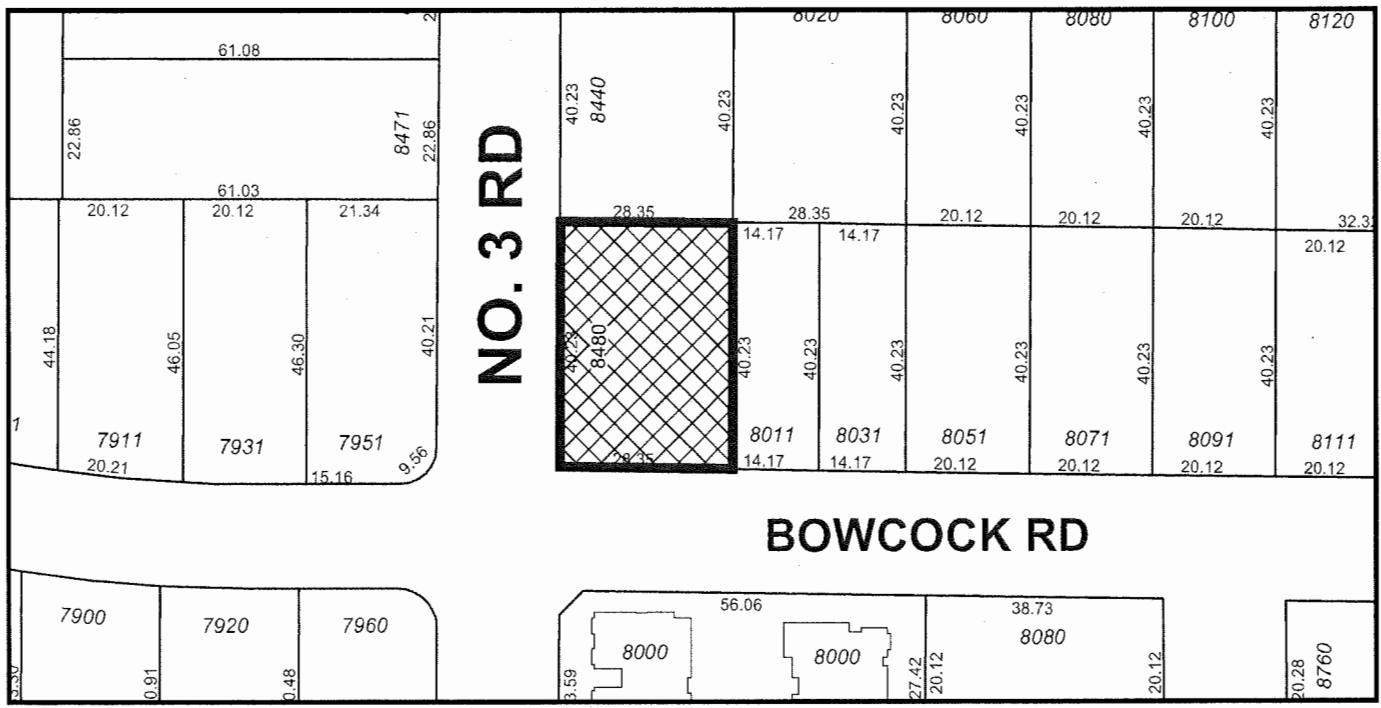
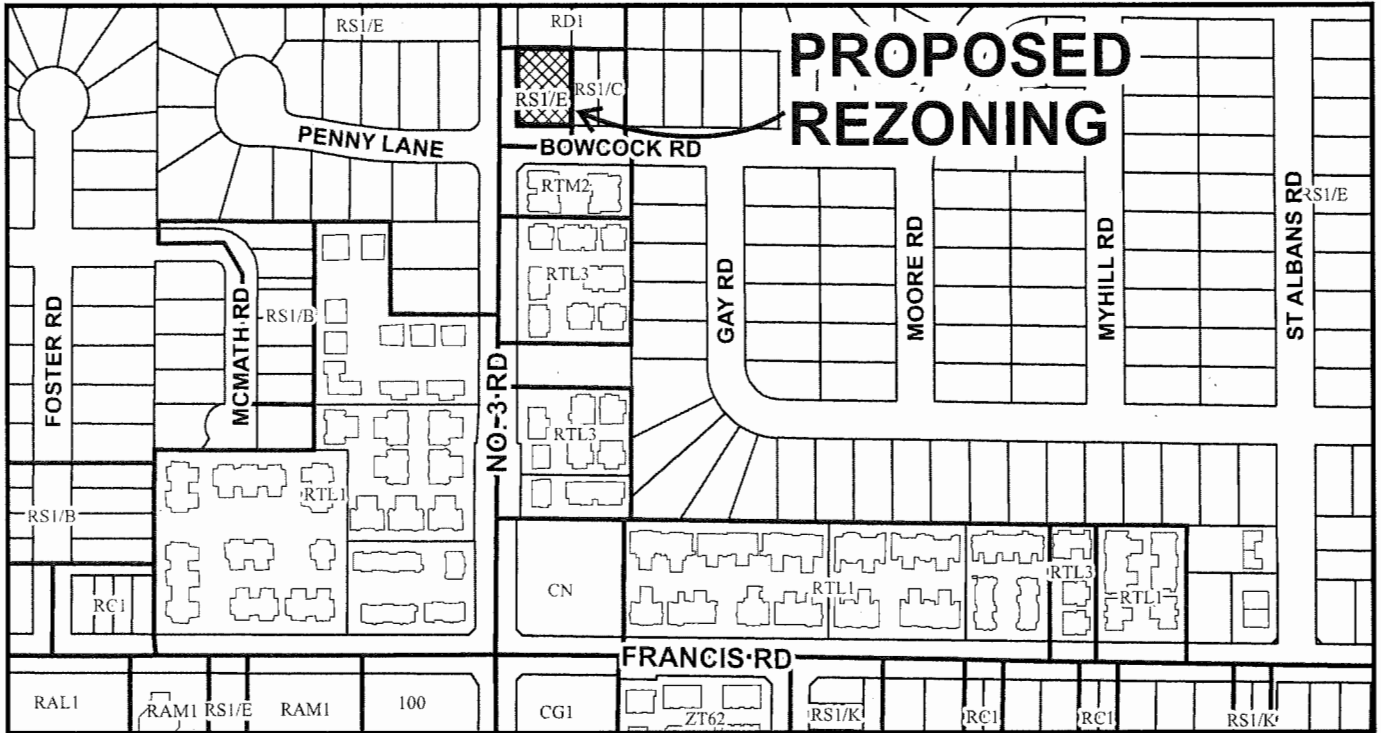
CL:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Site Survey showing the proposed subdivision plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Lot Size Policy 5423
- Attachment 5: Conceptual Architectural Elevation Plans – Corner Lot
- Attachment 6: Proposed Tree Retention Plan
- Attachment 7: Rezoning Considerations





City of  
Richmond



	<h1>RZ 15-697843</h1>	<p>Original Date: 07/06/15</p> <p>Revision Date:</p> <p>Note: Dimensions are in METRES</p>
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City of  
Richmond



RZ 15-697843

Original Date: 07/06/15

Revision Date:

Note: Dimensions are in METRES

**B.C. LAND SURVEYOR'S PROPOSED  
SUBDIVISION AND TOPOGRAPHIC SURVEY OF:**

WEST HALF LOT 46, SECTION 21, BLOCK 4  
NORTH, RANGE 6 WEST, NEW WESTMINSTER  
DISTRICT, PLAN 14746

**SCALE:**  
0 1:250 10  
All distances are in metres.  
The plan is 432mm in width  
and 280mm in height (B size) when plotted at a scale of 1:250

Parcel Identification Number (PID)  
009-996-346

PROPOSED LOT A SITE AREA  
606 m<sup>2</sup>  
1983 sq. ft.

PROPOSED LOT B SITE AREA  
534 m<sup>2</sup>  
1752 sq. ft.

CIVIC ADDRESS  
8480 No 3 Road,  
Richmond, BC.

CURRENT ZONING  
RS/VE

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reproduce, transmit or alter this document  
in whole or in part without the written  
consent of the signatory

This document was prepared for the exclusive  
use of our client, THOMAS ANTHONY MOFFAT

This document is intended for use as a topographic plan.  
It is based on Land Title Office records, and does not  
represent a boundary survey. Official lot dimensions  
and areas must be confirmed by a proper cadastral survey.

Explorer Land Surveying Inc., accepts no responsibility  
or liability for any damages that may be suffered  
by a third party as a result of any decisions  
made or actions taken based on this document.

FILE: 1404  
ISSUE DATE: 1994-04-06 No. 5 (Rev. 2015-04-09)

**Explorer**  
Land Surveying Inc  
250 - 12300 Clark Road  
Richmond, BC V6V 2H1  
Tel: (604) 270-9272  
email: hanson@explorersurveying.com

**LEGEND**

Elevations are geodetic based on Integrated survey  
monument 77H4800 in the City of Richmond at elevation  
0.758 m.  
Note: Only trees with Trunk greater than 0.20m are identified.  
Consult Arborist to verify tree species

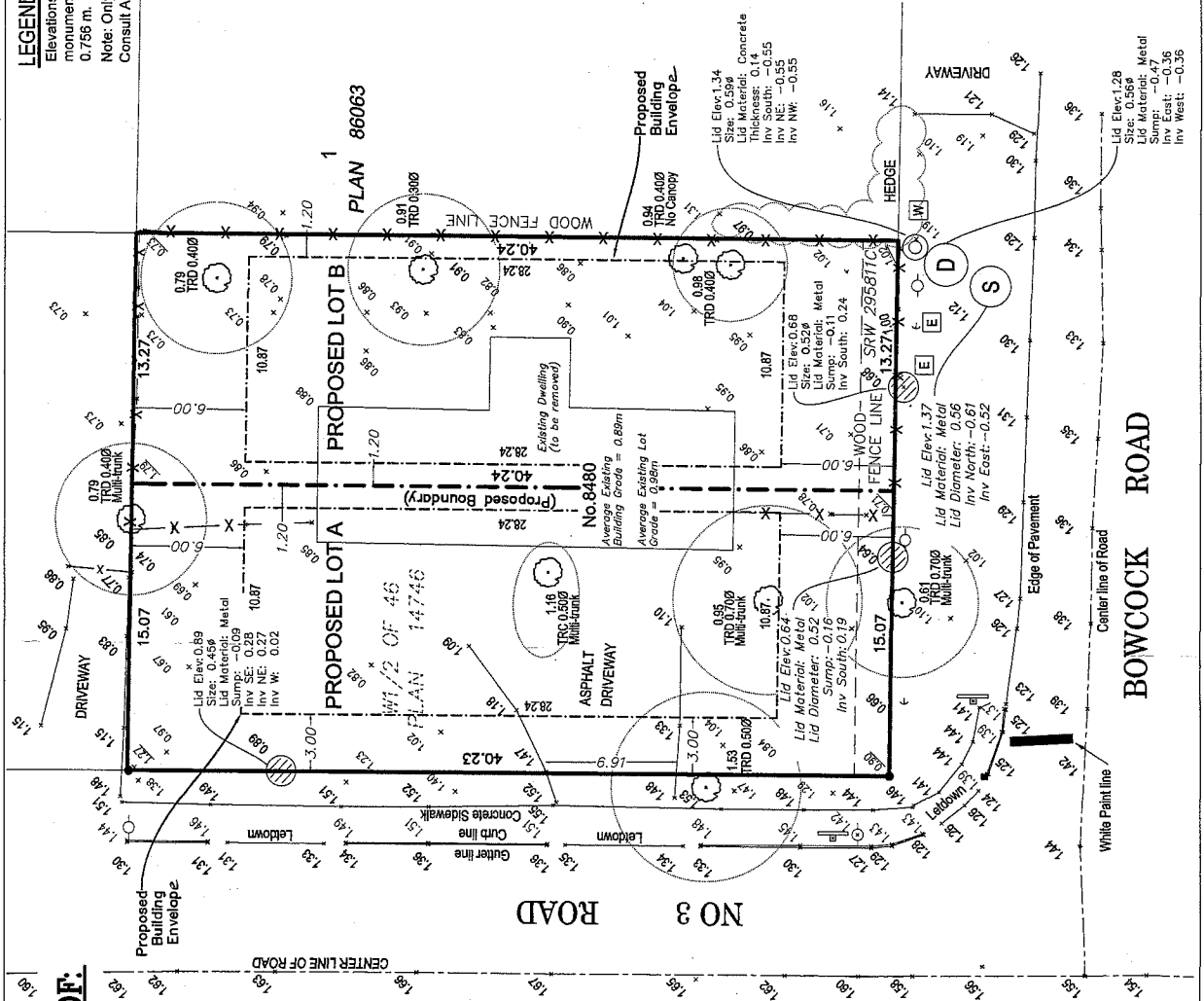
- denotes Iron Post Found
- denotes Lead Plug Found
- denotes Deciduous Tree type
- denotes Coniferous Tree type
- denotes Power pole
- denotes Pole Anchor
- denotes Water meter
- denotes electrical Kiosk / Box
- denotes Unmarked Manhole
- denotes catchbasin manhole
- denotes storm manhole
- denotes sanitary manhole
- denotes sign

FLAT LOT, UNABLE TO CONTOUR  
(Lot dimensions and areas subject to  
change after final subdivision survey)



**CERTIFIED CORRECT**  
Lot dimensions are correct  
according to Land Title Office  
records.

Kenneth KC Ng, BCLS  
Field Survey - 1 April, 2015  
Dated this 6th of April, 2015.  
This document is not valid unless originally signed  
and sealed or digitally signed with Junbert digital signature.  
http://www.jrccert.com





**RZ 15-697843**

**Attachment 3**

Address: 8480 No. 3 Road

Applicant: Pargat S. Tatla

Planning Area(s): Broadmoor

	Existing	Proposed
<b>Owner:</b>	Gurbax K. Grewal Ranjit S. Grewal Satpal K. Grewal Jagroop S. Bring	To be determined
<b>Site Size (m<sup>2</sup>):</b>	1,140 m <sup>2</sup> (12,270 ft <sup>2</sup> )	Proposed west lot - 606 m <sup>2</sup> (6,522 ft <sup>2</sup> ) Proposed east lot – approx. 525 m <sup>2</sup> (5,651 ft <sup>2</sup> ) after road dedication
<b>Land Uses:</b>	Existing non-conforming duplex	Two (2) single family lots
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Lot Size Policy Designation:</b>	Lot Size Policy 5423 permits properties with duplexes to rezone and subdivide into two lots as per Single Detached (RS2/B)	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Single Detached (RS2/B)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Coverage – Buildings, Structures, and Non-Porous Surfaces:	Max. 70%	Max. 70%	none
Lot Coverage – live plant material:	Min. 25%	Min. 25%	none
Lot Size:	Min. 360 m <sup>2</sup>	Proposed west lot - 606 m <sup>2</sup> Proposed east lot - approx. 525 m <sup>2</sup> (5,651 ft <sup>2</sup> ) after road dedication	none
Setback – Front & Rear Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Interior Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Setback – Exterior Side Yard (m):	Min. 3.0 m	Min. 3.0 m	none
Height (m):	2 ½ storeys	2 storeys	none

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



# City of Richmond

# Policy Manual

Page 1 of 2	Adopted by Council: November 20, 1989 Amended by Council: November 17 <sup>th</sup> , 2003 Amended by Council: March 15 <sup>th</sup> , 2004	<b>POLICY 5423</b>
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 21-4-6	

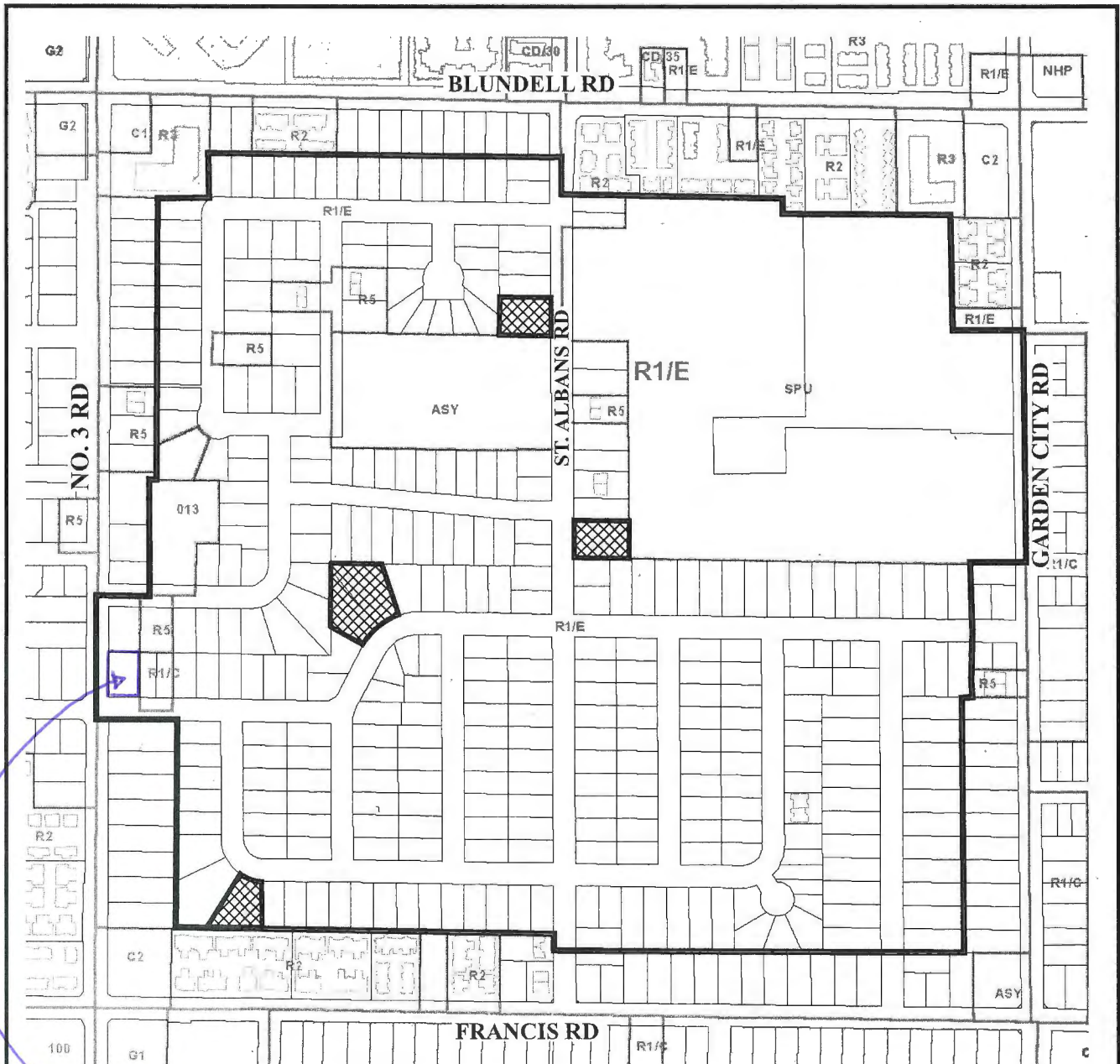
## **POLICY 5423:**

The following policy establishes lot sizes within the area generally bounded by **Blundell Road, No. 3 Road, Francis Road and Garden City Road** (in a portion of Section 21-4-6):



That properties within the area generally bounded by Blundell Road, No. 3 Road, Francis Road and Garden City Road, in a portion of Section 21-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw 5300, with the exception that:

- a) properties with duplexes be permitted to subdivide into two equal halves, provided that each lot created meets the requirements of the Single-Family Housing District (R1/B) or (R1/C).
- b) five properties highlighted on the map be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area H (R1/H) in Zoning and Development Bylaw 5300.

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



SUBJECT SITE

-  Lots which can be subdivided under R1/E (Existing Policy)
-  Lots which can subdivide under R1/H



Policy 5423  
Section 21, 4-6

Adopted Date: 11/20/89  
Amended Date: 03/15/04

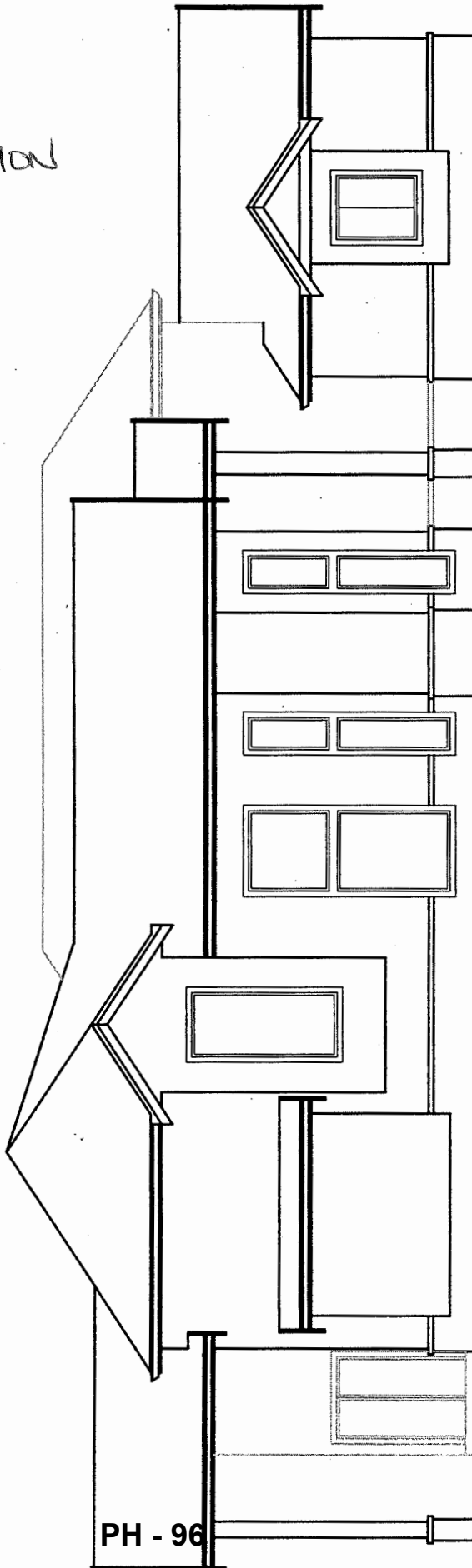
PRELIMINARY ELEVATION  
PLANS



SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

Note: At Building Permit  
stage, all plans are  
to comply with all City  
Regulations / Bylaws.

PRELIMINARY ELEVATION  
PLANS



Notes: At  
Building Permit  
stage, all plans  
are to comply  
with all City  
regulations/By laws.

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

PH - 96



**PLANTING GUIDELINES:**

**CROWN BRUSH:** Following approval to completed schematic of replacement tree planting recommendations in context to music pod elements, selection of species and the timing of trees must conform to the music pod standards.

6. Newly new trees should be planted at least 2.0m from any property line and at least 3.0m from any roads, signs, catch basins, drains and other infrastructure, and of a minimum setbacks from buildings on following: 4.0m for most category, 6.0m for medium category and 8.0m for large category trees.

7. The species and construction site of the planting shall be as specified on the drawings. The species shall be selected such that the tree is fully compatible with the site conditions and the proposed planting schedule. The species shall be selected such that the tree is fully compatible with the site conditions and the proposed planting schedule. The species shall be selected such that the tree is fully compatible with the site conditions and the proposed planting schedule.

**SOIL:** Trees are to conform to Current BC Landscape Standards as published and updated from time to time by BCSA/BCNA per a specification for quality, selection, the preparation, handling, planting methods, watering and establishment requirements.

8. Species choices are for consideration only. If alternate species are desired by the owner, the species must conform to the current standards, and should conform to a comparable size and form of the tree species that was conceptually specified for their location. The species must be of a minimum trunk diameter of 100mm (4 inches) at 1.3m above ground level.

**SOIL IMPACT MITIGATION:** Any planting area shall be prepared in accordance with the following specifications:

9. The soil surrounding the base of planted trees is to be prepared by hand or machine to a depth of 1.5m (5 feet) around the tree to a minimum of 100mm (4 inches) diameter. The soil shall be amended with a minimum of 25% compost (1.5m x 1.5m x 0.15m) around the tree to a minimum of 100mm (4 inches) diameter. The soil shall be amended with a minimum of 25% compost (1.5m x 1.5m x 0.15m) around the tree to a minimum of 100mm (4 inches) diameter.

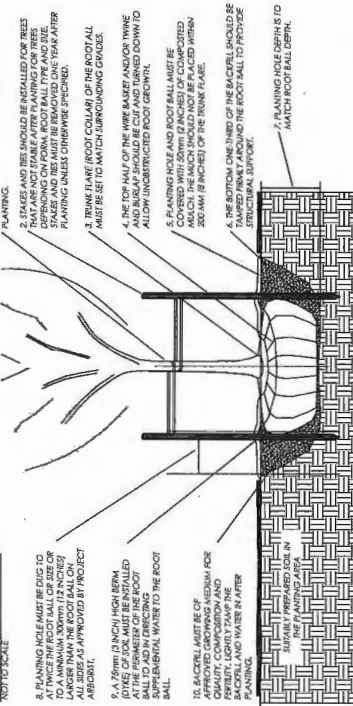
**IRRIGATION:** The species and most landscape conditions will require permanent irrigation after establishment. However, within watering requirements, the species shall be selected such that the tree is fully compatible with the site conditions and the proposed planting schedule. The species shall be selected such that the tree is fully compatible with the site conditions and the proposed planting schedule.

10. The species shall be selected such that the tree is fully compatible with the site conditions and the proposed planting schedule. The species shall be selected such that the tree is fully compatible with the site conditions and the proposed planting schedule. The species shall be selected such that the tree is fully compatible with the site conditions and the proposed planting schedule.

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**IRRIGATION:** The species and most landscape conditions will require permanent irrigation after establishment. However, within watering requirements, the species shall be selected such that the tree is fully compatible with the site conditions and the proposed planting schedule. The species shall be selected such that the tree is fully compatible with the site conditions and the proposed planting schedule.

**TREE PLANTING DETAIL**



**SEE SHEET 2 FOR DRAWING DETAILS**

acigroup.ca



SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 P 604-275-3454

REV #	DATE	COMMENTS
0	APR 12, 2015	INITIAL SUBMISSION
<b>TREE MANAGEMENT DRAWING</b>		
PROJECT: PROPOSED 2-Lot SUBDIVISION		
ADDRESS: 8084 NO. 3 ROAD, RICHMOND		
CLIENT: IMPERIAL CONSTRUCTION		
ACL FILE#: 16181		
SHEET: 1 OF 2		

**Tag #** denotes the tag affixed to the tree for reference in report and on drawing. See drawing or figure for locations.  
**Ht and Sp** denote the height and spread (radius of crown) of the tree in metres as measured or estimated by the assessor if applicable.  
**Dbh** denotes the diameter of the trunk measured at 1.4m above grade or as per arboricultural standards (i.e. for multi stem trees).  
**Code** denotes health and structural rating using Visual Tree Assessment (VTA) procedures. U denotes unsatisfactory, M denotes marginal, S denotes suitable. See report for details.  
**Lec** denotes the ownership of the tree: City, OR-Site (private), or Park (includes ESA), based on the survey provided.  
**Action** denotes the proposed treatment of the tree within the current development design. See report and drawing for details.

Tag #	Ht	Sp	Dbh (cm)	Tree Type	Code	Lec	Action
282			35-27-22	European birch	U	CITY	REMOVE - REFERRAL REQUIRED
283			57-42	European birch	U	ON	REMOVE
284			66	Horseshoebark	M	CITY	REMOVE - REFERRAL REQUIRED
285			33-23	White cedar	U	ON	REMOVE
286			EST. 60	Apple	U	ON	REMOVE
287	10	6	54	Flowering cherry	U	ON	REMOVE
288			37	Mountain ash	U	ON	REMOVE
289			41	European birch	U	ON	REMOVE
290			50	European birch	U	ON	REMOVE

Additional Observations (based on VTA only):  
 - This tree is in a mortal decline beyond reasonable expectation of recovery.  
 - This tree has extensive dieback throughout the crown and is thought to be dying due to bronze birch borer infestation and is recommended to be removed.  
 - Multiple stems connected as one with a long bark inclusion extending from 1.5m above grade to 1.5m below grade.  
 - Historically pruned via heading cuts for BC Hydro safety setback and has developed a poor, asymmetrical crown structure.  
 - Severe sweep to the west from base connected at 1.0m above grade.  
 - This tree is located within the building envelope and is proposed to be removed.  
 - Shared tree.  
 - Multiple divergent leaders horizontally topped at 2.0m above grade, resulting in decayed pruning wounds and poor crown structure prone to failure.  
 - Wood structure nailed into the stem at multiple locations between base and 2.0m above grade.  
 - Historic crown misse pruning to 3.0m above grade has resulted in large decayed pruning wounds.  
 - Extensively decayed stem at the base on the east side.  
 - Sounding suggests significant internal column of decay in stem at base. This is a significant structural defect, and this tree is recommended to be removed and replaced concurrently with this development.  
 - Multiple co-dominant leaders narrowly attach at 2.0m above grade with a long bark inclusion.  
 - Dead central leaders and dieback throughout the crown (125%).  
 - This tree is located within the construction envelope for the new building and is proposed to be removed.  
 - Fully horizontally topped at 8.0m above grade, resulting in an essentially decayed pruning wound and poor crown structure prone to failure.  
 - This tree is also located within the building envelope and design revisions to accommodate protection measures are not warranted due to its very poor condition and this tree is proposed to be removed.

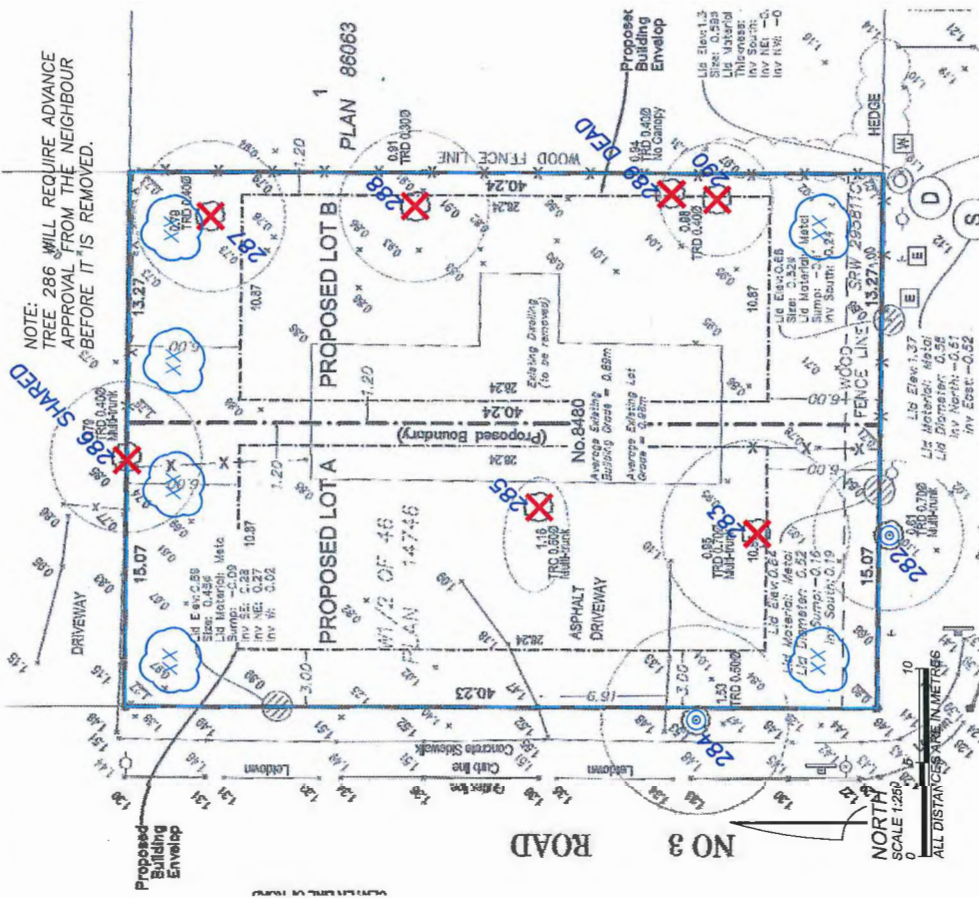
**SUGGESTED PLANT LIST: REPLACEMENT TREES**

Please use botanical name when ordering.  
 Current arboricultural best management practices and BCSLA/BCLNA standards apply to: quality, root ball, health form, handling, planting, guying/staking and establishment care.

CODE	QTY	Size	BOTANICAL NAME	COMMON NAME
<b>BROADLEAF - SMALL TO MEDIUM SCALE:</b>				
ACA		6cm C	Acer campestre	Field maple
AG		6cm C	Acer griseum	Paperbark maple
ARB		6cm C	Acer rubrum 'Bowhall'	Bowhall maple
ARRS		6cm C	Acer rubrum 'Red Sunset'	Red sunset maple
DI		6cm C	Davidia involucreta	Dove tree
FSD		6cm C	Fagus sylvatica 'Dawyck'	Dawyck beech
FSP		6cm C	Fagus sylvatica 'Pendula'	Weeping European beech
MSO		3.5m H	Magnolia soulangeana	Saucer magnolia
SP		6cm C	Stewartia pseudocamellia	Japanese Stewartia
AP		6cm C	Acer palmatum	Japanese maple
AU		6cm C	Arbutus unedo	Strawberry tree
CC		3.5m H	Cercis canadensis	Redbud
MGR		6cm C	Magnolia grandiflora	Southern magnolia (evergreen)
MST		6cm C	Magnolia stellata	Star magnolia
PSAR		6cm C	Prunus sargentii 'Rancho'	Sargent cherry
PY		6cm C	Prunus x yedoensis	Yoshino cherry
SJ		6cm C	Styrax japonicus	Japanese snowbell
<b>EVERGREEN - SMALL SCALE:</b>				
APC		3.5m H	Abies procera 'Glauca'	Noble fir
PO		3.5m H	Picea omorika	Serbian spruce

**LEGEND:**

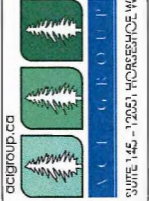
- denotes TAG NUMBER or ID REFERENCE.
- denotes ALDER or COTTONWOOD TREE (untagged by law sized).
- denotes DRIPLINE (spread of the branches and foliage) of the tree.
- denotes RETENTION tree (proposed).
- denotes REMOVAL tree (proposed).
- denotes HIGH RISK REMOVAL tree (proposed).
- denotes OFF-SITE tree (to be protected and/or owner contacted as noted).
- denotes NON-BYLAW under size tree (as measured by project arborist).
- denotes SITE or STUDY AREA BOUNDARY.
- denotes TREE PROTECTION ZONE (TPZ) setback alignment as specified by project arborist.
- denotes REPLACEMENT TREE proposed (conceptual location - see plant list for details).



NOTE: TREE 286 WILL REQUIRE ADVANCE APPROVAL FROM THE NEIGHBOUR BEFORE IT IS REMOVED.

SEE SHEET 1 FOR TREE DATA AND SPECIFICATIONS

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**ARBORTECH CONSULTING**  
 SUITE 145 - 12051 HORSBROUCE WAY, RICHMOND, BC V7A 4V4  
 P: 604.275.3464

REV #	DATE	INITIAL SUBMISSION	COMMENTS
0	APR 12, 2016		
<b>TREE MANAGEMENT DRAWING</b>			
PROJECT: PROPOSED 2-LOT SUBDIVISION			
ADDRESS: 8084 NO. 3 ROAD, RICHMOND			
CLIENT: IMPERIAL CONSTRUCTION			
ACL FILE: 16181			
SHEET: 2 OF 2			

**PLAN NOTE:**  
 The plan is based on drawings provided by the project Surveyor (ICLS), together with existing design information and field data. The plan does not warrant to certify the accuracy of locations of features or measurements presented. Errors on the original drawings from these professionals are those presented.



**Address:** 8480 No. 3 Road

**File No.:** RZ 15-697843

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9542, the applicant is required to complete the following:**

1. Dedication of a 4 m x 4 m wide corner cut at southwest corner of the subject site where No. 3 Road intersects Bowcock Road.
2. Submission of a Landscape Plan for the front and exterior side yard of the proposed corner lot, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including all materials, fencing, any retaining walls, hard surfaces, installation, and a 10% contingency). The Landscape Plan should:
  - be consistent with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front and exterior side lot lines;
  - should include low fencing (max. 1.2 m high) outside of the rear yard;
  - include a mix of coniferous and deciduous trees;
  - include the required three (3) replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
1	10 cm		5.5 m
2	11 cm		6 m

The landscaping security will not be released until construction and landscaping on the subject site is completed and a landscape inspection has been passed by City staff. The City may retain a portion of the security for a one-year maintenance period from the date of the landscape inspection to ensure that the landscaping survives.

3. Submission of a landscaping security in the amount of \$1,500 (\$500/tree) to ensure that the three (3) required replacement trees are planted and maintained on the proposed each lot [min. 10 cm deciduous or 5.5 m high conifer). The landscaping security will not be released until construction and landscaping on the subject site is completed and a landscape inspection has been passed by City staff. The City may retain a portion of the security for a one-year maintenance period from the date of the landscape inspection to ensure that the replacement trees survive.
4. City acceptance of the applicant's voluntary contribution in the amount of \$4,000 (\$500/tree) to the City's Tree Compensation Fund in-lieu of planting the balance of required replacement trees on-site.
5. City acceptance of the applicant's voluntary contribution in the amount of \$1,300 to the City's Tree Compensation Fund for the removal of Tree # 284 from the boulevard on City-owned property on No. 3 Road, to enable the planting of replacement trees within the City.
6. The granting of a 1.0 m x 9.0 m statutory right-of-way along the west property line of the subject site adjacent to No. 3 Road for public passage for the future installation of a bus shelter for the northbound bus stop (currently located south of Bowcock Road). The location of the future bus shelter is to be determined in consultation with Coast Mountain Bus Company.
7. Registration of a flood indemnity covenant on title.
8. Registration of a legal agreement on title to ensure that:
  - Upon subdivision of the property, vehicular access to the proposed lots is via a single shared driveway crossing (6 m wide at the back of the new sidewalk at the property line and 9 m wide at the new curb), centered on the proposed shared property line; and,

- At Building Permit stage, the buildings and driveway on the proposed lots be designed to accommodate on-site vehicle turnaround capability to prevent vehicles from reversing onto Bowcock Road.
9. Registration of a legal agreement on title ensuring that the principal dwelling and any secondary suite cannot be stratified.
  10. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

**Prior to Tree Removal\* stage, the applicant is required to:**

- Obtain written authorization from the neighbouring property owner at 8440/8460 No. 3 Road to remove the shared Apple tree located on the north property line of the subject site (Tree # 286). If written authorization is not obtained by the applicant, this tree must be retained and protected in accordance with the City's Tree Protection Information Bulletin Tree-03.
- Contact the City's Parks Department a minimum of four (4) days in advance to enable signage to be posted for the removal of the two (2) trees in the boulevard on No. 3 Road and on Bowcock Road on City-owned property (Trees # 282, 284).

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

- Register a cross-access easement on title prior to subdivision centered on the proposed shared property line to enable vehicles to pass over the common lot line to enter and exit the proposed lots (e.g., 6 m w x 9 m l).
- Complete the following servicing works and off-site improvements. The following servicing works and off-site improvements may be completed through either: a) a Servicing Agreement\* entered into by the applicant to design and construct the works to the satisfaction of the Director of Engineering; or b) a cash contribution (based on the City's cost estimate for the works) for the City to undertake the works at development stage.

*Water Works:*

- The developer is required to:
  - Submit fire flow calculations signed and sealed by a Professional Engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) to confirm that there is adequate available flow for on-site fire protection. Calculations must be based on Building Permit Stage building designs.
  - Retain the existing water service connection to service the proposed west lot (Lot A).
- At the developer's cost, the City is to:
  - Install one (1) additional water service connection complete with meter and meter box.

*Storm Sewer Works:*

- At the developer's cost, the City is to:
  - Cut and cap the existing storm service connection at the No. 3 Road frontage and remove the existing storm inspection chamber.
  - Retain the existing storm service connections along the Bowcock Road frontage, upgrade the existing inspection chambers and relocate the new inspection chambers within a new 1.5 m wide statutory right-of-way (SRW) along the Bowcock Road frontage.

*Sanitary Sewer Works:*

- The Developer is required to:
  - Remove the existing manhole (SMH2208) located along the Bowcock frontage and extend the existing sanitary sewer main approximately 12.0 m west of the east property line of the subject site complete with

manholes as required. Note: If this work conflicts with the required shared driveway crossing, an alternative scenario will be examined.

- Install a new sanitary service connection complete with inspection chamber located within the new SRW along the Bowcock Road frontage.
- Reconnect the existing sanitary service connection to Lot 8011 Bowcock Road to the new sanitary sewer main.
- At the developer's cost, the City is to:
  - Cut and cap the existing sanitary service connection located at the southeast corner of the subject site.
  - Tie-in the new sanitary sewer main to the existing 150 mm sanitary sewer located along Bowcock Road.

*Frontage Improvements:*

- remove the existing driveway crossing to the subject site on No. 3 Road.
- install a minimum 2.0 m wide treed/grass boulevard next to the existing road curb and a 1.5 m wide concrete sidewalk at the property line along No. 3 Road from the north property line of the subject site up to the intersection with Bowcock Road.
- Transition the new sidewalk and boulevard to the existing sidewalk on No. 3 Road north of the subject site.
- road widening to 5.6 m from the existing centre line of Bowcock Road.
- install a standard 0.15 m wide road curb, a minimum 2.0 m wide treed/grass boulevard, and a 1.5 m wide concrete sidewalk along Bowcock Road from the east property line of the subject site to the intersection at No. 3 Road.
- Transition the new sidewalk and boulevard to the existing boulevard on Bowcock Road east of the subject site.

*General Items:*

- The developer is to coordinate with BC Hydro, Telus and other private communication service providers:
  - To underground hydro service lines;
  - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
  - Determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).
- The developer is to
  - Complete a roadway lighting assessment and recommend lighting upgrades as required.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**Note:**

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

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

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

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

(signed original on file)

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9542 (RZ 15-697843)
8480/8500 No. 3 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. 009-996-346

West Half Lot 46 Section 21 Block 4 North Range 6 West
New Westminster District Plan 14746

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9542".

FIRST READING

APR 25 2016

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



# City of Richmond

## Report to Committee Planning and Development Division

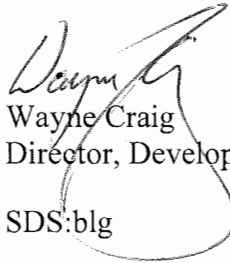
**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

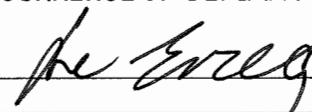
**Date:** April 11, 2016  
**File:** RZ 15-703641

**Re:** Application by Ajit Thaliwal and Raman Kooner for Rezoning at 5000 Maple Road from Single Detached (RS1/E) to Single Detached (RS2/B)

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9545, for the rezoning of 5000 Maple Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

  
Wayne Craig  
Director, Development  
SDS:blg

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



## Staff Report

### Origin

Ajit Thaliwal and Raman Kooner have applied to the City of Richmond for permission to rezone the property at 5000 Maple Road from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone, to permit the property to be subdivided to create three (3) lots, with vehicle access from Maple Road (Attachment 1). A site survey showing the proposed subdivision plan is included in Attachment 2.

### Findings of Fact

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

### Surrounding Development

Development immediately surrounding the subject site is as follows:

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

To the South: Single-family dwelling on a lot zoned “Single Detached (RS1/E)” fronting Railway Avenue.

To the East: Single-family dwelling on a lot zoned “Single Detached (RS1/B)” fronting Maple Road.

To the West: Across Railway Avenue, the City-owned Railway Greenway.

### Previous Development

In 2013, a subdivision was approved for 9180 Railway Avenue to create two (2) single-family lots zoned “Single Detached (RS1/E)”, no rezoning was required. A single-family dwelling was built on 9180 Railway Avenue in 2014. As part of the subdivision approval, a servicing agreement (SA 13-650433) was approved that included off-site works and frontage improvements for both 9180 Railway Avenue and the future redevelopment proposal for 5000 Maple Road. In 2015, a building permit was approved to construct a single-family dwelling on the corner of 5000 Maple Road (B7 15-700103), which is currently under construction. As part of this redevelopment proposal, the applicant is now proposing to subdivide the subject lot into three (3) single-family lots. A map showing the various stages of development of the site is provided in Attachment 4.

### Related Policies & Studies

#### Official Community Plan

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

### **Arterial Road Policy**

The Arterial Road Policy does not identify the subject site for redevelopment potential to compact lots or coach houses and there is no Lot Size Policy designated for the subject site. The application has been considered on its own merits.

The set of proposed amendments to the Arterial Road Policy have been considered by Council, and are proceeding to public consultation starting in April 2016. The proposed amendments include identifying the block of Railway Avenue between Maple Road and Woodward Road for future townhouse development. The recent subdivision which created 9180 Railway Avenue and the subject property, the construction of a new single family house on 9180 Railway Avenue and the house currently under construction on the west of the subject property, limits the potential for townhouse development on the subject property in the near term.

Proceeding with the redevelopment proposal for the subject property does not preclude adjacent sites to the south of Railway Avenue from future townhouse development, as designated in the proposed Arterial Road Policy amendments.

### **Floodplain Management Implementation Strategy**

There is an existing flood indemnity covenant registered on Title of the subject lot through a prior subdivision. The proposed redevelopment meets the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204.

### **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.

### **Analysis**

#### **Proposed Subdivision**

The redevelopment proposal to rezone the subject property proposes lots of approximately 12 m in width fronting Maple Road. There is presence of smaller lots (ranging from 12 m to 13 m in width) in the surrounding neighbourhood; predominately east of the subject property on Maple Road. There are also multiple properties to the east of the subject property zoned "Single Detached (RS1/B)" (24 m or more in width) fronting Maple Road that have the potential to be subdivided. Additionally, land assemblies could occur which would also result in additional redevelopment potential.

A single-family dwelling is already under construction on the corner lot through a previous building permit issued in 2015. To ensure that the front yard of the proposed corner lot is enhanced consistent with the landscape guidelines of the Arterial Road Policy, the applicant is required to submit a Landscape Plan for the corner lot prepared by a Registered Landscape Architect, along with a Landscape Security based on 100% of the cost estimate provided by the Landscape Architect for the proposed works (Attachment 5). A portion of the security (e.g. 70%) will be released after construction and landscaping at the subject site is completed and a landscaping inspection by City staff has been passed. The City will retain the balance of the security for a one-year maintenance period to ensure the landscaping survives.

### **Existing Legal Encumbrances**

There is an existing 6.0 m wide Statutory Right-of-Way (ROW) registered on Title for sanitary sewer within the rear yard of the subject lot, which will not be impacted by the proposed rezoning and subdivision. The applicant is aware that encroachment into the Statutory ROW is not permitted.

There is an existing Road Access Covenant on Title; prohibiting vehicular access to/from Railway Avenue. The proposed redevelopment will have access to/from Maple Road.

There is also an existing Servicing Agreement (SA 13-650433) on Title for a previous subdivision that relates to this rezoning application. Post approval revisions to this SA are required. These revisions are detailed in the rezoning considerations in Attachment 7.

### **Site Access**

Vehicle access to the proposed lots is to be from Maple Road; with no access permitted to Railway Avenue, in accordance with Residential Lot (Vehicular) Access Regulation Bylaw 7222.

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

### **Tree Retention and Replacement**

A Certified Arborist's Report was submitted by the applicant as part of a previous subdivision in 2013; which identified tree species and location, assesses tree structure and condition, and provided recommendations on tree retention and removal relative to the previous subdivision and the proposed rezoning application. The Report assessed 12 bylaw-sized trees on-site and six (6) bylaw-sized trees off-site.

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

- Retain six (6) City trees off-site along the west property line (Railway Avenue) on City property due to their good condition and location outside of the proposed building footprints (Trees # 437 to 442).

- In 2014, Tree Permit (T2 14-657702) was issued for the removal of four (4) trees on-site due to either poor condition or conflict with the previous Building Permit (Trees # 444 to 447).
- In 2014, eight (8) trees on-site were classified as hazard trees by a Certified Tree Risk Assessor and were authorized for removal (Trees 443, 448 to 454). Consistent with the City's Tree Protection Bylaw, replacement trees are not required for cutting or removing a hazard tree.

The proposed Tree Management Drawing is shown in Attachment 6, which outlines the protection of the six (6) trees on City property.

To ensure protection of City Trees # 437 to 442, the applicant must complete the following items prior to final adoption of the rezoning bylaw:

- Submission of a contract with a Certified Arborist for supervision of all works conducted within close proximity to tree protection zones. The contract must include the scope of work, including the number of monitoring inspections at specified stages of construction, the required special measures for tree protection, and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
- Submission of a survival security in the amount of \$11,380. The security will not be released until an acceptable impact assessment report is submitted by the Arborist and a site inspection has been passed by City staff.

The applicant is required to install tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.

The OCP tree replacement ratio goal of 2:1 requires eight (8) replacement trees to be planted and maintained on the proposed lots. However, due to the 6.0 m Statutory Right-of-Way located in the rear yard of the subject site, staff recommend that six (6) replacement trees be required. The applicant has agreed to plant and maintain a minimum of six (6) replacement trees on-site in the front yards of the proposed lots (two (2) per lot).

To ensure that the required six (6) replacement trees are planted and maintained in the front yards, the applicant is required to submit a Landscaping Security in the amount of \$3,000 (\$500/tree) prior to rezoning.

### **Affordable Housing Strategy**

The Affordable Housing Strategy for single-family rezoning applications received prior to September 14, 2015 requires a secondary suite or coach house on 50% of new lots, or a cash-in-lieu contribution of \$1.00/ft<sup>2</sup> of total buildable area towards the City's Affordable Housing Reserve Fund.

The applicant proposes to provide a voluntary contribution to the Affordable Housing Reserve Fund based on \$1.00/ft<sup>2</sup> of total buildable area of the single-family developments (i.e. \$7,175.23) in-lieu of providing a secondary suite on 50% of the new lots.

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

There are no servicing concerns with the proposed rezoning.

At future subdivision stage, the applicant will be required to:

- Fulfill off site works required through SA 13-650433 for the approved 9180 Railway Avenue Subdivision Application, which includes, but is not limited to frontage improvements along Maple Road, including the installation of a curb and gutter, a 1.5 m concrete sidewalk and a grass and treed boulevard near the property line. Additionally, improvements along Railway Avenue include sidewalk restoration.
- Pay Development Cost Charges (City and GVS & DD), Address Assignment fees, current year's taxes and work orders for the costs associated with completion of the required service connection works.

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

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

### **Conclusion**

The purpose of this rezoning application is to rezone the property at 5000 Maple Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create three (3) lots.

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

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

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9545 be introduced and given first reading.



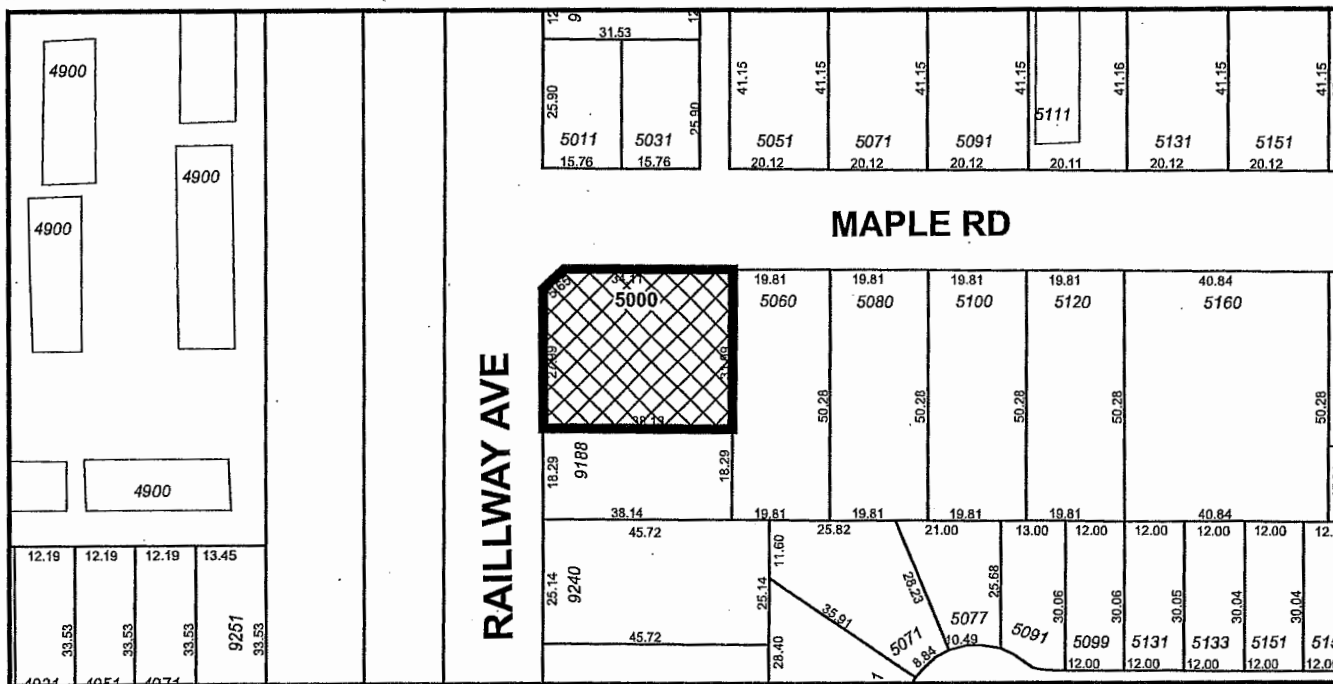
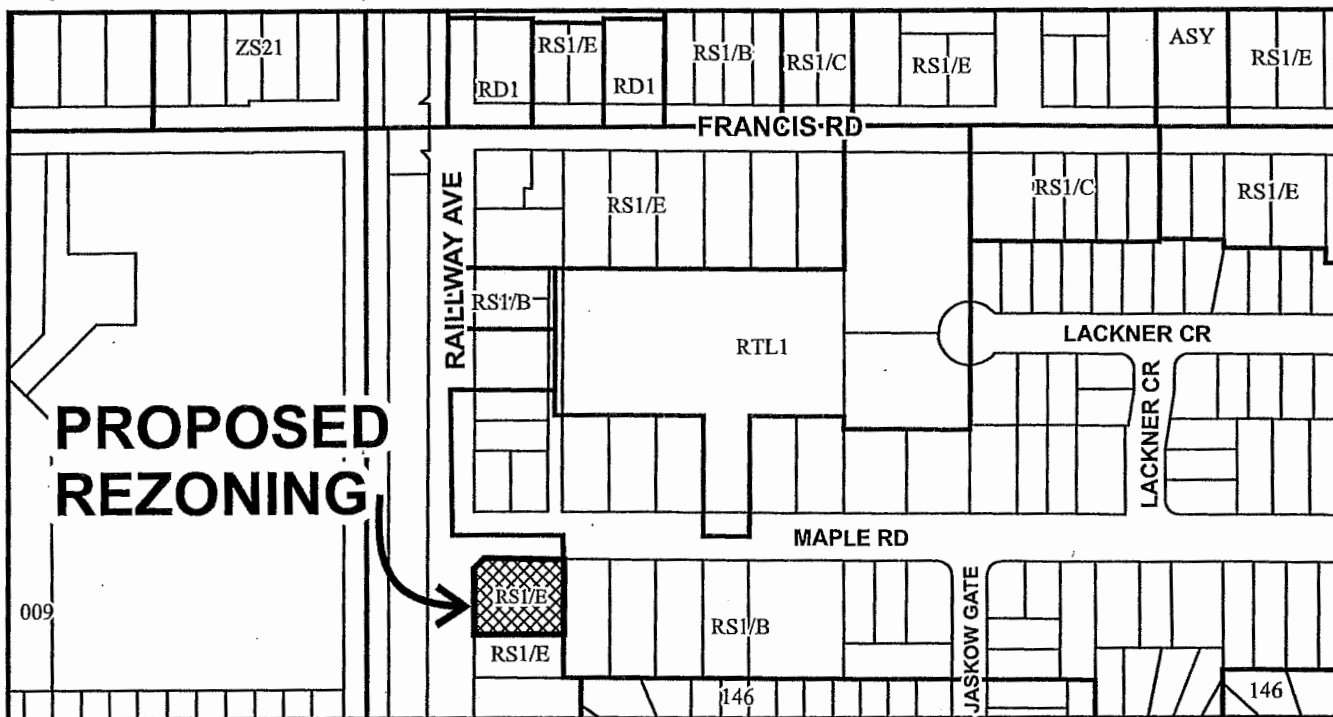
Steven De Sousa  
Planning Technician  
(604-276-8529)

SDS:blg

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Historical Development Map
- Attachment 5: Landscape Plan
- Attachment 6: Tree Management Plan
- Attachment 7: Rezoning Considerations



City of  
Richmond



RZ 15-703641

Original Date: 07/23/15

Revision Date:

Note: Dimensions are in METRES



City of  
Richmond



RZ 15-703641

Original Date: 07/23/15

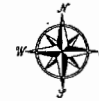
Revision Date:

Note: Dimensions are in METRES



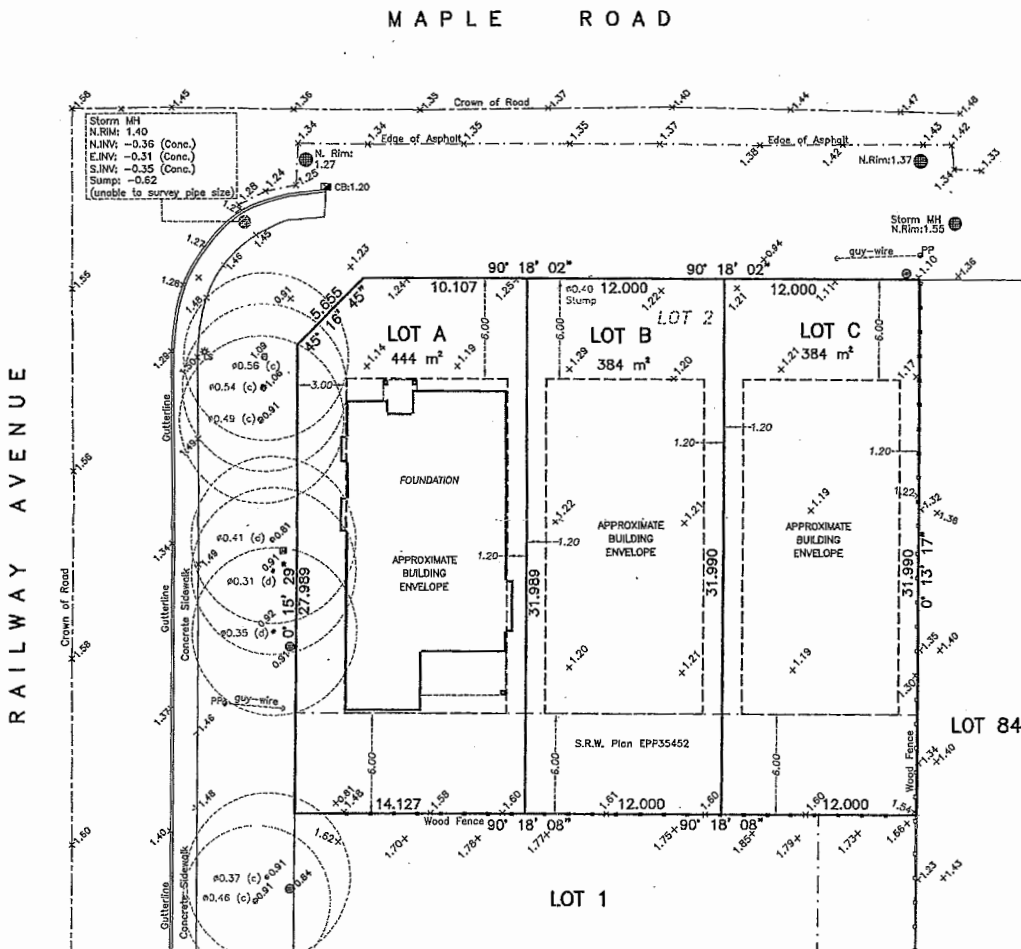
**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 2 SECTION 25 BLOCK 4 NORTH  
RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN EPP35450**

#5000 MAPLE ROAD,  
RICHMOND, B.C.  
P.I.D. 029-512-808



SCALE: 1:200

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



© copyright  
J. C. Tam and Associates  
Canada and B.C. Land Surveyor  
115 - 8833 Odlin Crescent  
Richmond, B.C. V6X 3Z7  
Telephone: 214-8928  
Fax: 214-8929  
E-mail: office@jctam.com  
Website: www.jctam.com  
Job No. 5143  
FB-227 P42; FB-226 P120,124  
FB-279 P60  
Drawn By: TH/10/11

**LEGEND:**  
(c) denotes coniferous  
(d) denotes deciduous  
● denotes power pole  
○ denotes round catch basin  
⊙ denotes manhole  
■ denotes catch basin  
■ denotes water meter  
LS denotes lamp standard

**NOTE:**  
Elevations shown are based on City of Richmond HPN  
Benchmark network.  
Benchmark: HPN #205, Control Monument 77H4827  
Located at CL Railway Ave & Garry St  
Elevation = 1,044 metres

**CERTIFIED CORRECT;**  
LOT DIMENSION ACCORDING TO  
LAND TITLE AND SURVEY  
AUTHORITY RECORDS  
*[Signature]*  
JOHNSON C. TAM, B.C.L.S.  
APRIL 21st, 2015.

PH - 113



**RZ 15-703641**

**Attachment 3**

Address: 5000 Maple Road

Applicant: Ajit Thaliwal and Raman Kooner

Planning Area(s): Blundell

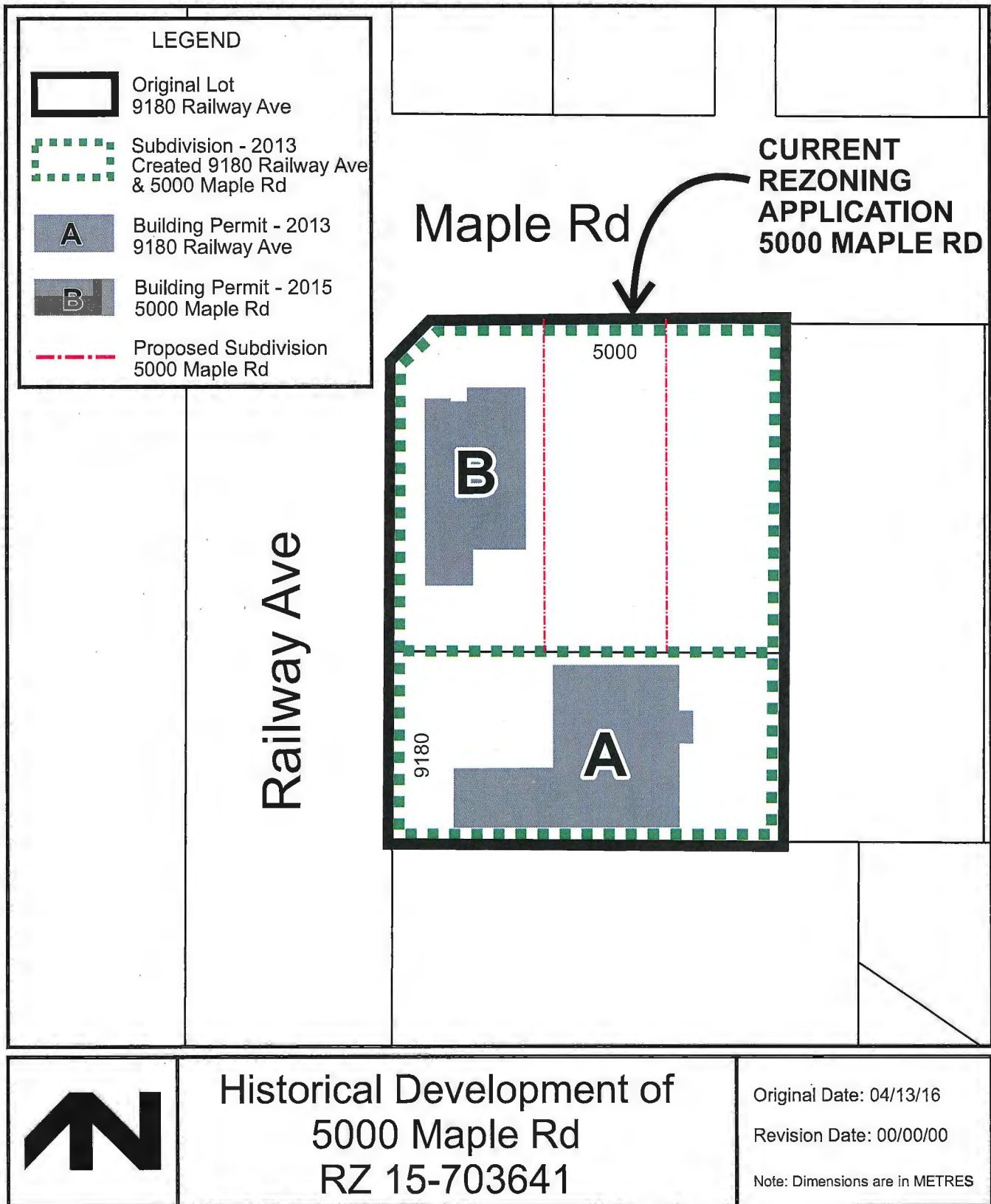
	Existing	Proposed
<b>Owner:</b>	0754913 BC LTD.	To be determined
<b>Site Size (m<sup>2</sup>):</b>	1,210 m <sup>2</sup>	Proposed west lot – 444 m <sup>2</sup> Proposed middle lot – 384 m <sup>2</sup> Proposed east lot – 384 m <sup>2</sup>
<b>Land Uses:</b>	One (1) residential lot	Three (3) residential lots
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Single Detached (RS2/B)

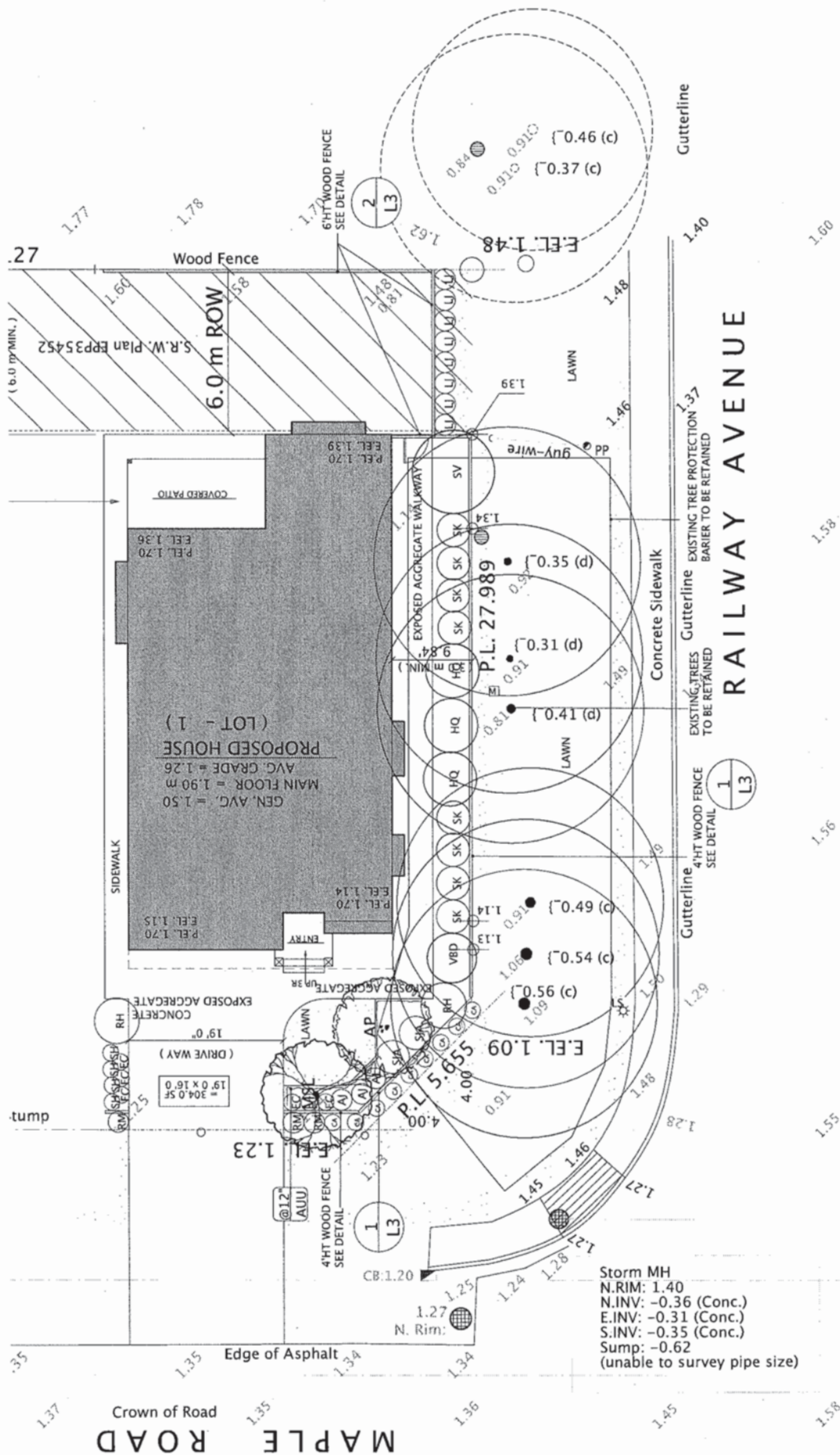
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	0.55	none permitted
Lot Coverage – Building:	Max. 45%	45%	none
Lot Size (min. dimensions):	360 m <sup>2</sup>	Proposed west lot – 444 m <sup>2</sup> Proposed middle lot – 384 m <sup>2</sup> Proposed east lot – 384 m <sup>2</sup>	none
Setback – Front Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Side & Rear Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2 ½ Storeys	2 ½ Storeys	none

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



City of  
Richmond





DESIGNED	MI	DATE	REVISIONS	DESCRIPTION	DATE	REV	REVISIONS	DESCRIPTION	REV
		Mar 6, 2016	ISSUED FOR REZONING						
		Mar 22, 2016	CITY'S COMMENT INCORPORATED						
		Mar 22, 2016	ISSUED FOR REZONING						
DRAWN	TI								

PROJECT	5000 Maple RD. RICHMOND B.C. R215-703641
SCALE:	1/4" = 1'-0"
JOB NO.:	16L01
SHEET:	L1 OF 3



LANDSCAPE PLAN

**PLANT LIST**

PROJECT ADDRESS 5000 MAPLE RD. RICHMOND(RZ15-703641)

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AP	1	ACER PALMATUM	JAPANESE MAPLE	6.0cm Cal. B&B
MSL	1	MAGNOLIA SOULANGIANA 'RUSTIC RUBRA'	PURPLE SAUCER MAGNOLIA	6.0cm Cal. B&B
<b>SHRUBS</b>				
AJ	3	AZALEA JAPONICA **	JAPANESE AZALEA	#2 POT
EC	6	ERICA CARNEA	WINTER HEATHER	#2 POT
HQ	3	HYDRANGEA QUERCIFOLIA	HYDRANGEA	#3 POT
LJ	8	LIGUSTRUM JAPONICUM 'TEXANUM'	JAPANESE PRIVET	#3 POT
RH	2	RHODODENDRON **	RHODODENDRON	#5 POT
RM	3	ROSA MEIDLAND	MEIDLAND ROSE	#1 POT
SH	4	SARCOCOCCA HUMILIS	HIMALAYAN SARCOCOCCA	#2 POT
SK	8	SKIMMIA JAPONICA	SKIMMIA	#2 POT
SJA	2	SPIRAEA JAPONICA 'ANTHONY WATERER'	'ANTHONY WATERER' SPIRAEA	#2 POT
SV	1	SYRINGA VULGARIS	LILAC	1.25m HT.
VEB	1	VIBURNUM X BODNANTENSE 'DAWN'	DAWN VIBURNUM	#3 POT

**GROUND COVERS**

AUU	20	ARCTOSTAPHYLOS UVA URSI	KINNIKINICK	#SP3 POT
-----	----	-------------------------	-------------	----------

**PERENNIALS/ANNUALS/FERNS/GRASSES/AQUATIC PLANTS**

CA	9	CAREX OSHIMIENSIS 'EVERGOLD'	VARIEGATED JAPANESE SEDGE#1 POT
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**NOTES**

\*\* DENOTES SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT.


ALL MATERIALS AND EXECUTION SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIA LANDSCAPE STANDARDS.

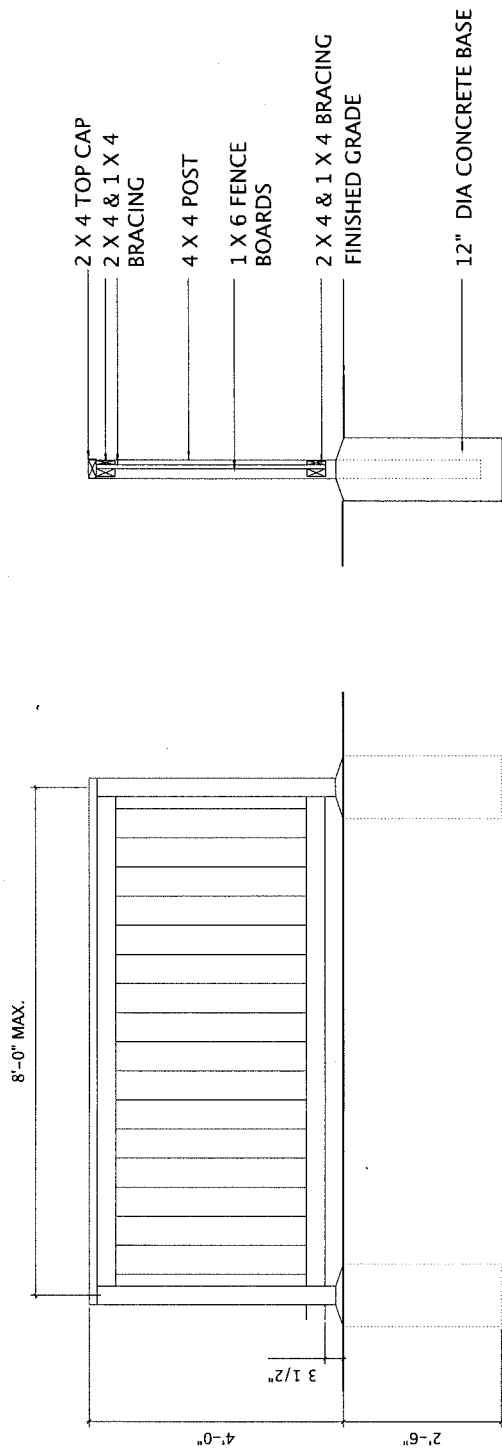
PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CNLA STANDARDS FOR NURSERY STOCK AND THE BCNA STANDARDS FOR CONTAINER GROWN PLANTS.

ALL PLANT QUANTITY DISCREPANCIES BETWEEN PLAN AND PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BIDS.

ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER THE DATE OF SUBSTANTIAL PERFORMANCE. SUBSTANTIAL PERFORMANCE SHALL OCCUR WHEN 95% OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.

THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER.

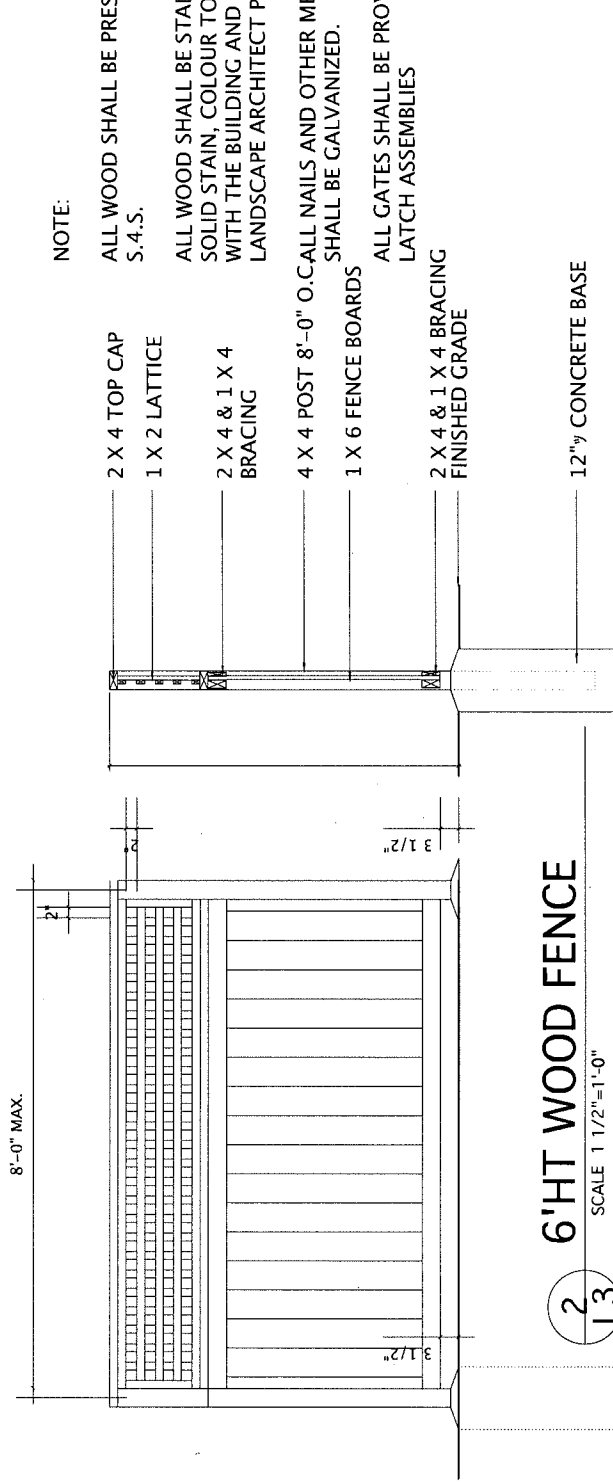
DESIGNED	MI	DATE	REVISIONS DESCRIPTION	REV	DATE	REVISIONS DESCRIPTION	REV
DRAWN	TI	Mar 6, 2016	ISSUED FOR REZONING				
		Mar 22, 2016	CITY'S COMMENT INCORPORATED				
			ISSUED FOR REZONING				
							SCALE: JOB NO.: 16L01 SHEET: L2 OF 3
PROJECT: 5000 Maple RD. RICHMOND B.C. RZ15-703641							PLANT LIST



### 1 4'HT WOOD FENCE

SCALE - 1 1/2"=1'-0"

1  
L3



### 2 6'HT WOOD FENCE

SCALE 1 1/2"=1'-0"

2  
L3

#### NOTE:

ALL WOOD SHALL BE PRESSURE TREATED FIR S.4.S.

ALL WOOD SHALL BE STAINED WITH 2 COATS SOLID STAIN, COLOUR TO BE COORDINATED WITH THE BUILDING AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO APPLICATION.

ALL GATES SHALL BE PROVIDED WITH METAL LATCH ASSEMBLIES

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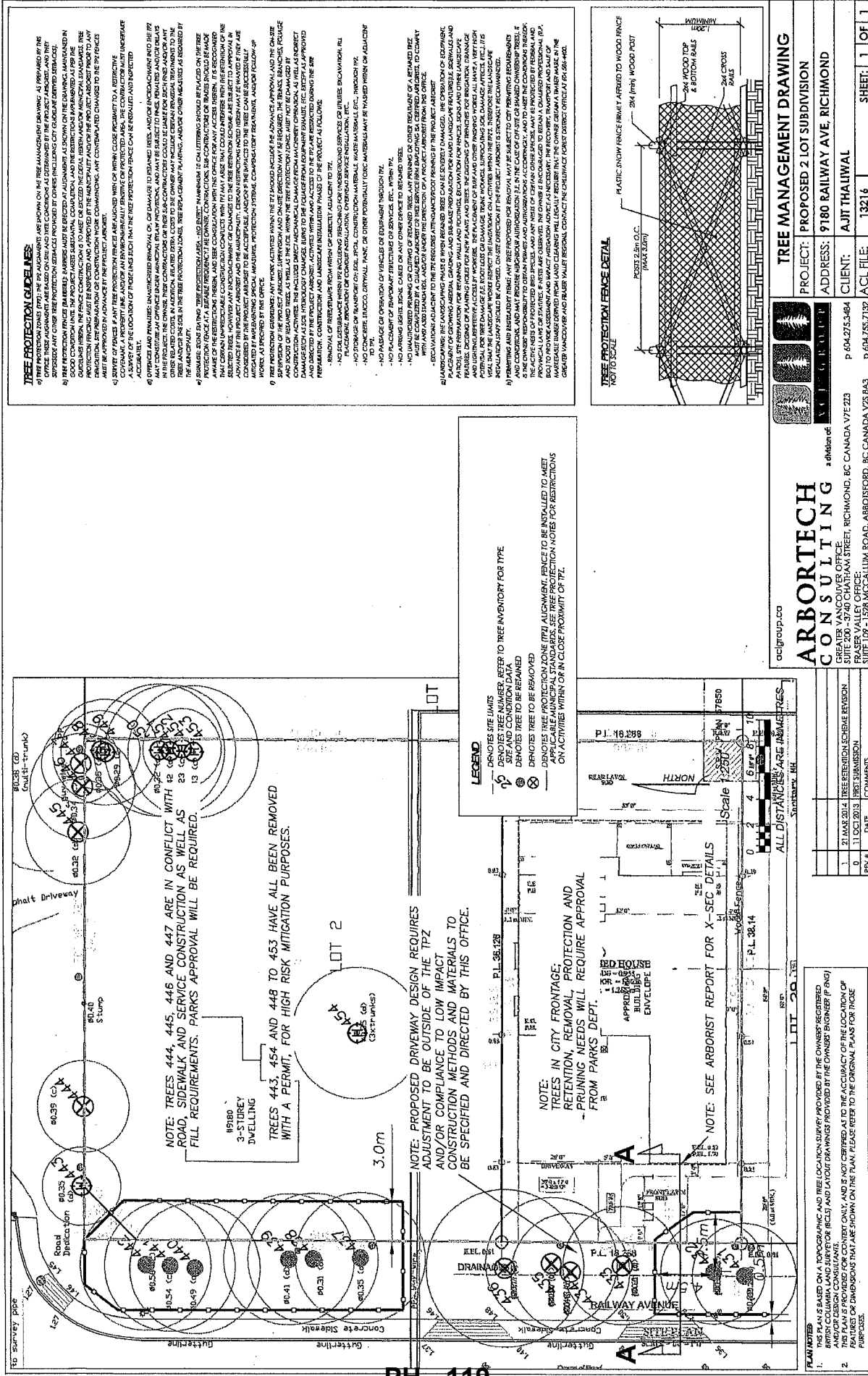
DESIGNED	MI	DATE	REVISIONS DESCRIPTION	REV	DATE	REVISIONS DESCRIPTION	REV
		Mar 6, 2016	ISSUED FOR REZONING				
DRAWN	TI	Mar 22, 2016	CITY'S COMMENT INCORPORATED				
			ISSUED FOR REZONING				

SCALE: 1/4" = 1'-0"	SCALE: 1/4" = 1'-0"
JOB NO.: 16LO1	JOB NO.: 16LO1
SHEET: L3	SHEET: L3
OF 3	OF 3

PROJECT	5000 Maple RD. RICHMOND, B.C. RZ15-703641
ITC ASSOCIATES LANDSCAPE ARCHITECTS INC.	
DETAILS	



**TREE PROTECTION GUIDELINES**

1. TREE PROTECTION GUIDELINES (TPG): THE TPZ ALIGNMENTS ARE SHOWN ON THE TREE MANAGEMENT DRAWING AS PREPARED BY THE CONSULTANT. THESE ALIGNMENTS ARE BASED ON THE TREE SPECIES, SIZE, LOCATION AND THE CONDITION OF THE TREE. THE TPZ ALIGNMENTS ARE BASED ON THE TREE SPECIES, SIZE, LOCATION AND THE CONDITION OF THE TREE. THE TPZ ALIGNMENTS ARE BASED ON THE TREE SPECIES, SIZE, LOCATION AND THE CONDITION OF THE TREE.

2. TREE PROTECTION FENCE: THE TREE PROTECTION FENCE SHALL BE INSTALLED AS SHOWN ON THE TREE MANAGEMENT DRAWING. THE FENCE SHALL BE MADE OF 2x4 WOOD TOP AND BOTTOM RAILS WITH 2x4 WOOD CROSS RAILS. THE FENCE SHALL BE INSTALLED AS SHOWN ON THE TREE MANAGEMENT DRAWING.

3. TREE PROTECTION SIGNAGE: TREE PROTECTION SIGNS SHALL BE INSTALLED AS SHOWN ON THE TREE MANAGEMENT DRAWING. THE SIGNS SHALL BE MADE OF 2x4 WOOD AND SHALL BE INSTALLED AS SHOWN ON THE TREE MANAGEMENT DRAWING.

4. TREE PROTECTION MONITORING: THE CONSULTANT SHALL MONITOR THE TREE PROTECTION FENCE AND SIGNS DURING CONSTRUCTION. THE CONSULTANT SHALL REPORT ANY DAMAGE TO THE TREE PROTECTION FENCE OR SIGNS TO THE OWNER IMMEDIATELY.

5. TREE PROTECTION REMOVAL: IF A TREE IS DAMAGED OR REMOVED DURING CONSTRUCTION, THE CONSULTANT SHALL BE RESPONSIBLE FOR REPLACING THE TREE WITH A SIMILAR SPECIES AND SIZE. THE REPLACEMENT TREE SHALL BE INSTALLED AS SHOWN ON THE TREE MANAGEMENT DRAWING.

6. TREE PROTECTION COSTS: THE COSTS OF TREE PROTECTION SHALL BE THE RESPONSIBILITY OF THE OWNER. THE COSTS SHALL INCLUDE THE COSTS OF THE TREE PROTECTION FENCE, SIGNS, AND MONITORING.

7. TREE PROTECTION SCHEDULE: THE TREE PROTECTION SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE TREE PROTECTION SHALL BE REMOVED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE.

8. TREE PROTECTION APPROVAL: THE TREE PROTECTION PLAN SHALL BE APPROVED BY THE CITY OF RICHMOND AND THE BC ARBORIST ASSOCIATION. THE APPROVALS SHALL BE OBTAINED BEFORE CONSTRUCTION BEGINS.

9. TREE PROTECTION VIOLATIONS: ANY VIOLATION OF THE TREE PROTECTION GUIDELINES SHALL BE REPORTED TO THE CITY OF RICHMOND AND THE BC ARBORIST ASSOCIATION. VIOLATIONS SHALL BE PENALIZED AS PER THE CITY OF RICHMOND BY-LAW AND THE BC ARBORIST ASSOCIATION BY-LAW.

10. TREE PROTECTION RECORD: THE CONSULTANT SHALL MAINTAIN A RECORD OF ALL TREE PROTECTION ACTIVITIES. THE RECORD SHALL INCLUDE THE DATE, TIME, AND LOCATION OF ALL ACTIVITIES. THE RECORD SHALL BE SUBMITTED TO THE OWNER AT THE END OF THE PROJECT.

**ARBORTECH CONSULTING**

Greater Vancouver Office  
Suite 200 - 3740 Chatham Street, Richmond, BC Canada V7E 2Z9  
Fraser Valley Office  
Suite 107 - 1228 McCaulum Road, Abbotsford, BC Canada V2S 8A3

Project: PROPOSED 2 LOT SUBDIVISION  
Address: 9180 RAILWAY AVE, RICHMOND  
Client: AJIT THALIWAL  
A/C File: 132216

Sheet: 1 OF 1

REV#	DATE	COMMENTS
1	21 MAR 2012	TREE PROTECTION SCHEDULE REVISION
0	11 OCT 2013	100% SUBMISSION

**PLAN NOTES**

1. THIS PLAN IS BASED ON A PHOTOGRAPHIC AND TREE LOCATION SURVEY PROVIDED BY THE OWNER'S REGISTERED ARBORIST CONSULTANT. THE CONSULTANT HAS VISITED THE SITE AND HAS OBSERVED ALL OF THE FEATURES OF THE LOCATION OF THE TREES AND HAS NOTICED THAT THE TREE PROTECTION FENCE IS SHOWN ON THE PLAN. PLEASE REFER TO THE ORIGINAL PLANS FOR MORE DETAILS.
2. THE TREE PROTECTION FENCE IS SHOWN ON THE PLAN. PLEASE REFER TO THE ORIGINAL PLANS FOR MORE DETAILS.



# City of Richmond

## Rezoning Considerations

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

**Address:** 5000 Maple Road

**File No.:** RZ 15-703641

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9545, the developer is required to complete the following:**

1. Submission of a Landscape Plan for the front yard and exterior side yard of the proposed corner lot, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
  - not include hedges along the front property line;
  - include a mix of coniferous and deciduous trees;
  - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
  - include the two (2) required replacement trees on the corner lot with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	6 cm		3.5 m

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

2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of \$11,380 for the six (6) trees to be retained.
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. Submission of a Landscape Security in the amount of \$3,000.00 (\$500/tree) to ensure that a total of six (6) replacement trees are planted and maintained on the lots proposed.
6. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$7,175.23) to the City's Affordable Housing Reserve Fund.

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

1. Payment of Development Cost Charges (City and GVS & DD), Address Assignment fees, current year's taxes and work orders for the costs associated with completion of the required service connection works.
2. 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.
3. Completion of off-site works required through the approved Subdivision Application (SA 13-650433) for 9180 Railway.
4. The following servicing works and off-site improvements may be completed through either: a) a Servicing Agreement\* entered into by the applicant to design and construct the works to the satisfaction of the Director of Engineering; or b) a cash contribution (based on the City's cost estimate for the works) for the City to undertake the works at development stage.



**Note:** Servicing Agreement 13-650433 was required of a previous sub-division that relates to this rezoning application. The post approval revision of Servicing Agreement 13-650433 is required for the construction of works described below. Post approval revisions are required to SA 13-650433 for the design of works described below, and SA 13-650433 will not be placed onto its maintenance period until the works described below have been completed.

*Water Works:*

- Using the OCP Model, there is 291.0 L/s of water available at a 20 psi residual at the Maple Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- The Developer is required to:
  - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
  - Retain the existing water service connection along Maple Rd to service the newly subdivided middle Lot, upgrade water meter as required.
- At Developers cost, the City is to install 2 new water service connections complete with meters and meter boxes along the Maple Rd frontage to service the newly subdivided east and west Lots.

*Storm Sewer Works:*

- At Developers cost, the City is to:
  - If not already performed under SA 13-650433, cut and cap all existing service connections and remove all existing IC's along all frontages of the development site.
  - Install a new storm service connection complete with IC and dual connections at the adjoining property line of the newly subdivided west and middle Lots along the Maple Rd frontage.
  - Install a new storm service connection complete with IC along the Maple Rd frontage to service the newly subdivided east Lot.

*Sanitary Sewer Works:*

- The Developer is required to retain the existing sanitary service connection located at the existing manhole (SMH56795).
- At Developers cost, the City is to:
  - Remove the existing IC (SIC56927) and extend the existing 150mm sanitary sewer approximately 7m west.
  - Install a new IC complete with dual connections located at the adjoining property line of the newly subdivided west and middle Lots within the existing south ROW.

*Frontage Improvements:*

- The Developer is required to:
  - Construct new driveways for each property
  - Complete other frontage improvements as per Transportation's requirements.
  - Coordinate with BC Hydro, Telus and other private communication service providers:
    - o Underground Hydro service lines.
    - o When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - o Determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).

*General Items:*

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

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

- 5. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.

**Note:**

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

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

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

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

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Signed

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Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9545 (RZ 15-703641)
5000 Maple 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. 029-512-808

Lot 2 Section 25 Township 4 North Range 7 West New Westminster District Plan EPP35450

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9545".

FIRST READING

APR 25 2016

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

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

MAYOR

CORPORATE OFFICER