



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

Tuesday, September 7, 2021 – 7 p.m.

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

OPENING STATEMENT

Page

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10281 (RZ 20-896900)**
(File Ref. No. 12-8060-20-010281; RZ 20-896900) (REDMS No. 6698906; 2458296; 6700996)

PH-5

[See Page PH-5 for full report](#)

Location: 3220/3240 Blundell Road

Applicant: Rav Bains

Purpose: To rezone the subject property from the “Single Detached (RS1/E)” zone to a “Single Detached (RS2/C)” zone to permit the property to be subdivided to create two single-family lots, each with a secondary suite and vehicle access from Blundell Road.

First Reading: July 26, 2021

Order of Business:

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

Page

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10281.



2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10282 (RZ 20-910360)**

(File Ref. No. RZ 20-910360; 12-8060-20-010282) (REDMS No. 6699177; 3370153; 6702771)

PH-26

See Page PH-26 for full report

Location: 10726/10728 River Drive

Applicant: Madan Aheer, Chalinder Aheer, Khial Aheer & Harbakhas Aheer

Purpose: To rezone the subject property from the “Two-Unit Dwellings (RD1)” zone to a “Single Detached (RS2/B)” zone to permit the property to be subdivided to create two single-family lots.

First Reading: July 26, 2021

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 10282.



3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9292 (RZ 15-691744)**

(File Ref. No. RZ 15-691744; 12-8060-20-009282) (REDMS No. 6706204; 4737969; 280115; 4505130; 4737623)

PH-48

See Page PH-48 for full report

Location: 7220 Railway Avenue

Applicant: Gary Aujla and Navin Sidhu

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

First Reading: October 26, 2015

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 rescinding third reading of Richmond Zoning Bylaw 8500, Amendment Bylaw 9292.

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2. Action on third reading, as amended, of Richmond Zoning Bylaw 8500, Amendment Bylaw 9292.

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4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10279**
(File Ref. No. 08-4050-10; 12-8060-20-010279) (REDMS No. 6690742; 6692186; 6692173)

PH-84

[See Page PH-84 for full report](#)

Location: City-wide

Applicant: City of Richmond

Purpose:

- To amend the Assembly (ASY) zone permitted and secondary uses for sites located in the Agricultural Land Reserve, but outside of the No. 5 Road Backlands Policy area.
- To amend the Assembly (ASY) zone to permit education as a site-specific allowance at 20451 Westminster Highway.
- To amend the Religious Assembly (ZIS7) – No. 5 Road zone to revise the purpose statement in the zone.

First Reading: July 12, 2021

Page

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 10279.

☐

2. Adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10279.

☐

ADJOURNMENT

☐



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: June 30, 2021

File: RZ 20-896900

Re: Application by Rav Bains for Rezoning at 3220/3240 Blundell Road from the
"Single Detached (RS1/E)" Zone to the "Single Detached (RS2/C)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10281, for the rezoning of 3220/3240 Blundell Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/C)" zone, be introduced and given first reading.

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

WC:na
Att. 6

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

Staff Report

Origin

Rav Bains has applied to the City of Richmond, on behalf of the owners Trivia Homes Ltd. and Avjot Construction Co. Ltd, to rezone the properties at 3220/3240 Blundell Road (Attachment 1) from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/C)” zone in order to permit the properties to be subdivided into two single-family lots, each with vehicle access from Blundell Road (see Attachment 2). There is currently an existing strata-titled duplex on the subject site, which will be demolished.

Findings of Fact

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

Subject Site Existing Housing Profile

There is an existing legal non-conforming duplex on the subject site, with each unit occupied by tenants.

Surrounding Development

The subject site is located on the south side of Blundell Road, between Seafair Drive and Dalemore Road, in an established residential neighbourhood consisting mainly of single detached housing and duplexes.

To the North: Across Blundell Road, single-family residential lots zoned “Single Detached (RS1/E)”.

To the South: Directly behind the subject site, single-family residential lots zoned “Single Detached (RS1/E)” fronting Newmore Avenue.

To the East: A single-family dwelling on a lot zoned “Single Detached (RS2/C)” that was part of a rezoning and subdivision from duplex to single-family dwellings (RZ 15-690340 and SD 15-690342).

To the West: A single-family dwelling on a lot zoned “Single Detached (RS1/C)”.

Related Policies & Studies

Official Community Plan

The 2041 OCP Land Use Map designation for the subject site is “Neighbourhood Residential”. This redevelopment proposal is consistent with this designation.

Lot Size Policy 5474

The subject site is located within the area covered by Lot Size Policy 5474, adopted by City Council in 2008 (Attachment 4). The Lot Size Policy permits existing duplexes to rezone and subdivide into two (2) equal lots. This redevelopment proposal is consistent with Lot Size Policy 5474, and would permit a subdivision to create two lots, each approximately 14.33 m wide and 465 m² in area.

Floodplain Management Implementation Strategy

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

Public Consultation

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

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Existing Legal Encumbrances

There is currently a covenant registered on the title of the subject properties, restricting the use of the site to one two-family dwelling only (charge #RD201958). Prior to final adoption of the rezoning bylaw, the applicant must discharge the covenant from title of both subject strata properties. The applicant must also wind up and cancel the strata plan (NWS2187) for the site prior to subdivision.

There is an existing 3.0 m-wide statutory right-of-way (SRW) for BC Hydro registered on title within the rear yard of the subject lot, which will not be impacted by the proposed rezoning and subdivision. Additionally, the City has a 3.0 m-wide statutory right-of-way (SRW) that provides permission to BC Hydro for the use of the 3.0 m-wide SRW that runs the length of southern portion of the lot. The applicant is aware that encroachment and construction works are not permitted in the SRW.

Transportation and Site Access

Vehicle access to the proposed lots will be via two driveways to Blundell Road. The siting of existing sidewalk, boulevard, and driveway locations along Blundell Road development frontage can be maintained with upgrades to City standard specifications provided via a City Work Order at Subdivision stage.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses five bylaw-sized trees (tag# 794, 797, 798, 799, 800) two undersized trees (tag# 796 and a 19 cm caliper untagged Weeping Birch) on the subject property, and one street tree on City property (tag# ci795).

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

- Three trees, tag# 794 (a 70 cm caliper multi-stem Boulevard Cypress) located along the Blundell Rd frontage, tag# 798 (a 21 cm caliper multi-stem Mountain Ash) located in the rear yard, and tag# 799 (a 39 cm caliper multi-stem Hazelnut) located in the rear yard, are all in good condition and are to be retained and protected. A Tree Survival Security of \$25,000.00 for the three trees is required.
- Four trees, tag# 797 (a 28 cm caliper multi-stem Birch), tag# 800 (a 20 cm caliper multi-stem Fruit Plum), and two undersized trees - tag#796 (an undersized 19 cm caliper Weeping Birch), and an untagged 19 cm caliper Weeping Birch, located on-site are all in very poor condition due to sparse foliage, historical topping, and cavities at main unions. They are to be removed and replaced.
- One tree, tag# ci795 (a 22 cm caliper multi-stem Hinoki Cypress) located on City property is in good condition and is to be retained and protected. A \$5,000.00 Tree Survival Security is required.
- Replacement trees are to be specified at 2:1 ratio as per the Official Community Plan (OCP).

Tree Replacement

The applicant wishes to remove four on-site trees, of which, two trees are bylaw-sized (Tree tags# 797 and 800) which require replacement trees. The 2:1 replacement ratio would require a total of four replacement trees. The applicant has agreed to plant two trees on each lot proposed; for a total of four trees. Prior to final adoption of the rezoning bylaw, the applicant is required to submit a Landscape Plan for both lots 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. A portion of the security will be released after construction and landscaping of the subject site is completed and a landscape inspection by City staff has been passed. The City may retain the balance of the security for a one-year maintenance period to ensure the landscaping survives. The required replacement trees are to be of the following minimum sizes and in accordance with Tree Protection Bylaw No. 8057.

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

Tree Protection

Four trees (tag# 794, 798, 799 and ci795) on-site and on City property are to be retained and protected. The applicant has submitted a Tree Protection Plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 5). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a certified arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission of a Tree Survival Security in the amount of \$30,000.00 for the four trees to be retained (3 on-site trees (\$25,000.00) and 1 City tree (\$5,000.00)).
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Affordable Housing Strategy

The Affordable Housing Strategy for single-family rezoning applications requires a secondary suite on 100% of new lots created; a secondary suite on 50% of new lots created together with a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$4.00/ft² of the total buildable area of the remaining lots; or, where a secondary suite cannot be accommodated in the development, a cash-in-lieu contribution to the Affordable Housing Reserve Fund of \$4.00/ft² of the total buildable area of the development.

Consistent with the Affordable Housing Strategy, the applicant has proposed to provide a one-bedroom secondary suite of minimum 43.3 m² (466.4 ft²) in each of the dwellings to be constructed on the new lots, for a total of two suites. Prior to final adoption of the rezoning bylaw, the applicant must register a legal agreement on title to ensure that no final Building Permit inspection is granted until a minimum one-bedroom secondary suite of approximately 43.3 m² (466.4 ft²) is constructed on each of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Site Servicing and Frontage Improvements

At the subsequent Subdivision stage, the applicant will be required to pay servicing costs for engineering servicing as outlined in Attachment 6 and costs associated with driveway and sidewalk upgrades to City standards via a City Work Order.

Financial Impact or Economic Impact

None.

Conclusion

This rezoning application to permit the subdivision of the subject site into two lots zoned "Single Detached (RS2/C)" is consistent with the applicable policies and land use designations outlined within the Official Community Plan (OCP) and with Single-Family Lot Size Policy 5474.

The applicant has agreed to the list of rezoning considerations (signed concurrence on file) outlined in Attachment 6.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10281 be introduced and given first reading.



Nathan Andrews
Planning Technician
(604-247-4911)

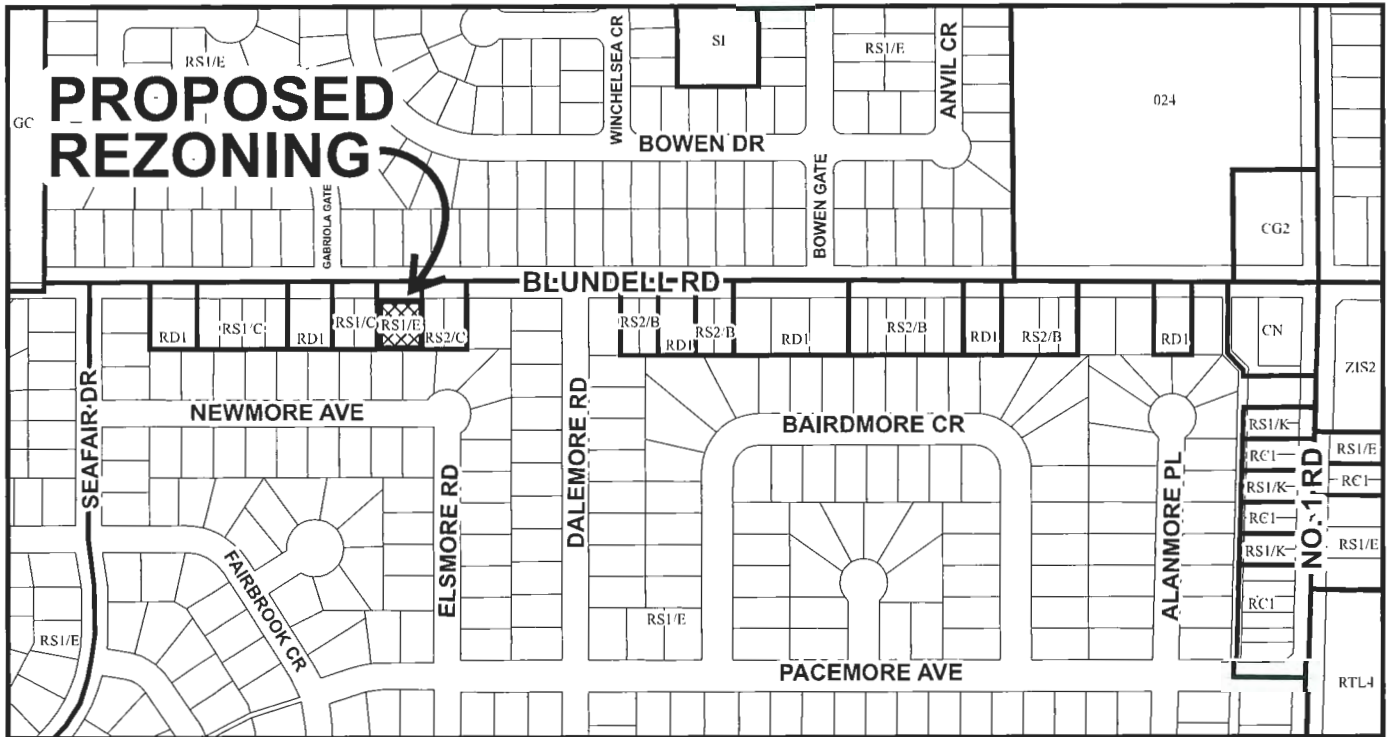
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- Attachment 1: Location Map
- Attachment 2: Survey and Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Lot Size Policy 5474
- Attachment 5: Tree Retention Plan
- Attachment 6: Rezoning Considerations



City of Richmond

ATTACHMENT 1



3151 75	3171 21.34		3211 21.34	3231 18.29	3251 18.29	3271 18.29	3291 18.29	3311 18.2
BLUNDELL RD								
14.33 3120	28.65	14.33 3180	14.33 3200	28.65 3220 3240	14.33 3260	14.33 3280	28.65	3300 3320
32.46	32.46	32.48	32.48	32.48	32.47	32.47		
14.33	28.65	14.33	14.33	28.65	14.33	14.33	28.65	
20.12	20.12	20.12	20.12	22.25		39.62		



RZ 20-896900

PH - 11

Original Date: 04/07/20

Revision Date:

Note: Dimensions are in METRES



City of Richmond



RZ 20-896900

PH - 12

Original Date: 04/07/20

Revision Date:

Note: Dimensions are in METRES

TOPOGRAPHIC SURVEY OF STRATA PLAN NWS2185

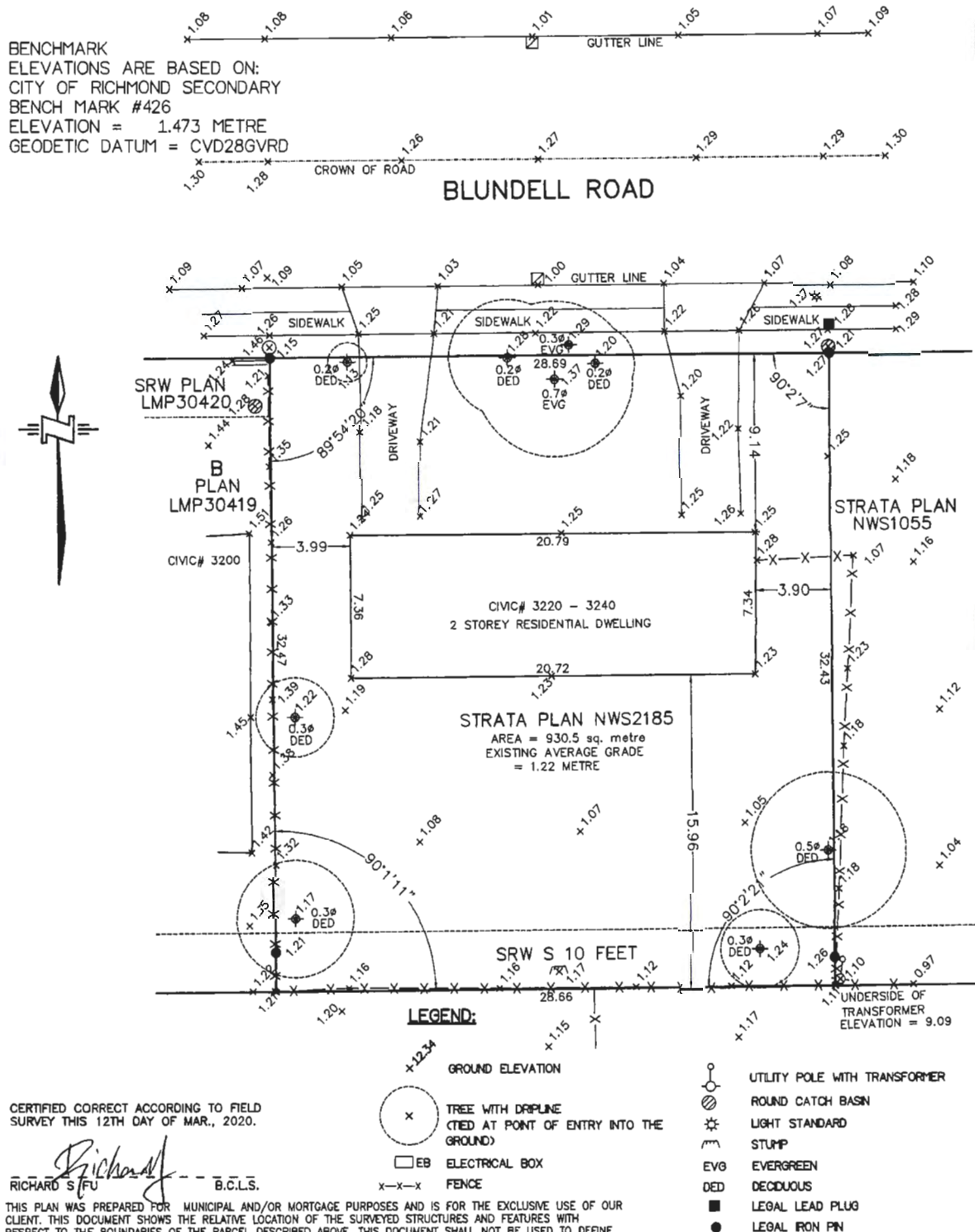
SCALE 1 : 200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

CIVIC ADDRESS: 3220 BLUNDELL ROAD, RICHMOND, BC PID: 000-781-037 STRATA LOT 1
 3240 BLUNDELL ROAD, RICHMOND, BC PID: 000-781-045 STRATA LOT 2

BENCHMARK
 ELEVATIONS ARE BASED ON:
 CITY OF RICHMOND SECONDARY
 BENCH MARK #426
 ELEVATION = 1.473 METRE
 GEODETIC DATUM = CVD28GVRD



CERTIFIED CORRECT ACCORDING TO FIELD
 SURVEY THIS 12TH DAY OF MAR., 2020.

Richard Fu
 RICHARD S. FU B.C.L.S.

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3817 McKAY PLACE
 RICHMOND BC V6X 3R6
 TEL: 604-313-2883
 FILE: 2003-001

PH-13



RZ 20-896900

Attachment 3

Address: 3220/3240 Blundell Road

Applicant: Rav Bains

Planning Area(s): Seafair

	Existing	Proposed
Owner:	Trivia Homes Ltd. Avjot Construction Co. Ltd.	To be determined
Site Size (m²):	929 m ² (10,000 ft ²)	Two lots, each approximately 465 m ² (5,005 ft ²)
Land Uses:	Two-family residential (duplex)	Single-family residential
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	N/A	No change
702 Policy Designation:	Single-Family Lot Size Policy 5474	Complies
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/C)
Number of Units:	One duplex (two units)	Two units plus two suites
Other Designations:	N/A	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Buildable Floor Area (m ²)*:	Max. 255.75 m ² (2753 ft ²)	Max. 255.75 m ² (2753 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Total: Max. 25%	Building: Max. 45% Non-porous Surfaces: Max. 70% Total: Max. 25%	none
Lot Size:	Min. 360 m ²	Approx. 465 m ² each	none
Lot Dimensions (m):	Width: Min. 12 m Depth: Min. 24 m	Width: 14.33 m Depth: 32.47 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.5 m Side: Min. 1.2 m	Front: Min. 6.0 m Rear: 8.10 m Side: Min. 1.2 m	none
Height (m):	Max. 2.5 storeys or 9.0 m	Max. 2.5 storeys or 9.0 m	none

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

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



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: May 20, 2008

Policy 5474

File Ref: 4430

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTIONS 21-4-7 & 22-4-7

Policy 5474:

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

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

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

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

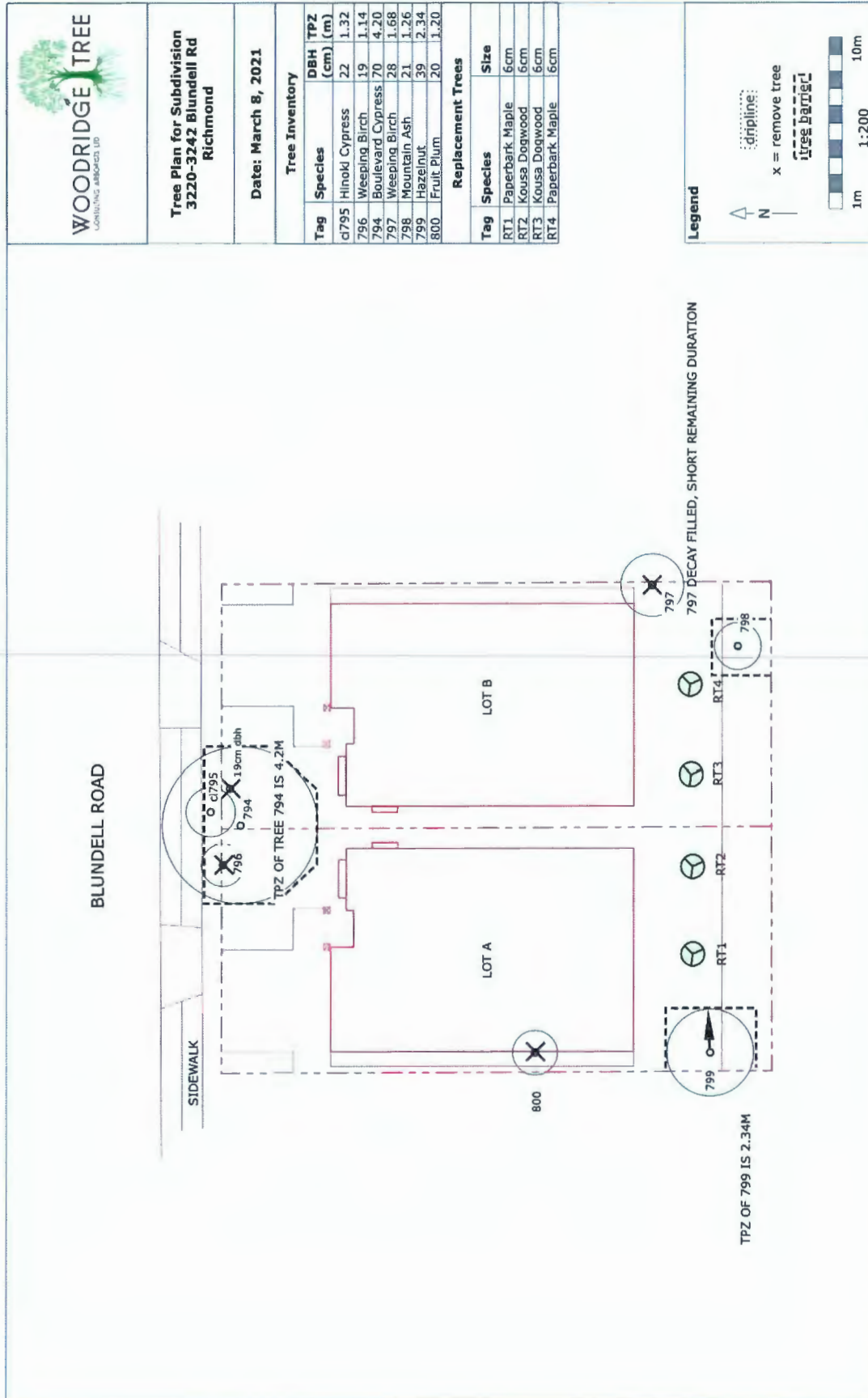
2. Multiple-family residential development shall not be permitted.

The map displays a complex network of streets and lots. Key features include:

- Streets:** BLUNDELL RD. runs horizontally across the upper middle; FRANCIS RD. runs horizontally across the lower middle; NO. 1 RD. runs vertically along the right edge.
- Zoning Labels:** Various codes are scattered throughout, including R1/E, R1/C, R1/B, R1/A, R2, R3, R4, R5, R6, R7, C2, C3, G2, and G3.
- Subject Property:** An arrow points from the handwritten text "SUBJECT PROPERTY" at the top center to a small rectangular lot located between Blundell Rd. and Francis Rd., near the intersection with another street.
- Hatched Area:** A large, irregularly shaped area covering most of the central part of the map is filled with diagonal hatching, indicating where subdivision is permitted according to R1/E regulations.



Note: Dimensions are in METRES





Address: 3220/3240 Blundell Road

File No.: RZ 20-896900

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10281, the developer is required to complete the following:

1. Registration of a flood indemnity covenant on title.
2. Registration of a new 1.5 m wide Statutory Right-of-Way along the entire north property line for service connections, water meters and inspection chambers.
3. Discharge of existing covenant RD201958 registered on title of the strata lots, which restricts the use of the property to a duplex.
4. Discharge of existing Strata Plan (NWS2187).
5. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - include the four (4) required replacement trees with the following minimum sizes:

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

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$750/tree to the City's Tree Compensation Fund for off-site planting is required.

6. 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.
7. Submission of a Tree Survival Security to the City in the amount of \$30,000.00 for the 4 trees to be retained (3 on-site trees (\$25,000.00) and 1 City tree (\$5,000.00)).
8. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a one bedroom secondary suite of approximately 43.3 m² (466.4 ft²) is constructed on both future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

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

1. Pay servicing costs for the design and construction of frontage and engineering infrastructure improvements via City Work Order. Works include, but may not be limited to:

Water Works:

- a) Using the OCP Model, there is 250 L/s of water available at a 20 psi residual at the Blundell Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 95.0 L/s.
- b) The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations

must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.

c) At the Developers cost, the City is to:

- Cut and cap at main the existing water service connections.
- Install two new 25mm diameter service connections complete with water meters to service the two lots that will be created. The water meters shall be placed within a new 1.5m wide right of way along the north property line.

Storm Sewer Works:

d) The Developer is required to:

- Renew portions of the AC watermain that will be exposed from the installation of storm service connections. Details to be finalized in the service connection design.

e) At the Developers cost, the City is to:

- Cut and cap the existing storm service connections and remove the existing inspection chamber.
- If the existing tree at the common property line will be retained, install 2 new storm service connections complete with separate inspection chambers to service the two lots that will be created. Otherwise, a new single storm lead at the common property line complete with an inspection chamber with dual connection is acceptable. The inspection chambers shall be placed within a new 1.5m wide right of way along the north property line.

Sanitary Sewer Works:

f) At the Developers cost, the City is to:

- Cut and cap the existing sanitary service connection at the northwest corner of the subdivision site.
- If the existing tree at the common property line will be retained, install 2 new storm service connections complete with separate inspection chambers to service the two lots that will be created. Otherwise, a new single sanitary lead at the common property line complete with an inspection chamber with dual connection is acceptable. The inspection chambers shall be placed within a new 1.5m wide right of way along the north property line.

Frontage Improvements:

g) Developer 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.
- To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
- Complete other frontage improvements as per Transportation's requirements:
 - Along the Blundell Road site frontage, construct a new concrete sidewalk and grass boulevard. The new sidewalk and boulevard are to transition to meet the existing frontage treatments to the east and west of the subject site. The behind-the-curb frontage improvements are to have the following cross-section (measuring from the fronting property line of the site):
 - 1.5m wide concrete sidewalk.
 - Minimum 1.5m grass boulevard with street trees over the remaining width between the new sidewalk and the fronting road curb.
 - 0.15 m wide curb.
 - (Note: The exact dimensions of the frontage works are to be determined based on legal surveys and the Work Order process).
 - Reinstate/back-fill street signage and pavement marking affected by the frontage works.

- The two existing driveway locations can be maintained with upgrades to City standard specifications for Arterial roads driveways. The Developer is responsible for the removal of existing driveway let-downs and pathways and replaced with new driveway construction.
- Consult Parks on the requirements for tree protection.
- Consult Engineering on lighting and other utility requirements as part of the frontage works.
- All above ground hydro/telephone kiosks and other third party equipment must not be placed within any frontage works area including sidewalk and boulevard. On-site SRW's are to be secured for the placement of this equipment.

General Items:

- h) 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.
- i) The existing 3m BC Hydro SRW along the southern property line shall remain.

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

2. 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.

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

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10281 (RZ 20-896900)
3220/3240 Blundell Road**

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

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

P.I.D. 000-781-037

Strata Lot 1 Section 22 Block 4 North Range 7 West New Westminster District Plan NW2187 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. 000-781-045

Strata Lot 2 Section 22 Block 4 North Range 7 West New Westminster District Plan NW2187 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 10281"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

JUL 26 2021



MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: June 30, 2021
File: RZ 20-910360

Re: Application by Madan Aheer, Chalinder Aheer, Khial Aheer and Harbakhas Aheer for Rezoning at 10726/10728 River Drive from the "Two-Unit Dwellings (RD1)" Zone to the "Single Detached (RS2/B)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10282 for the rezoning of 10726/10728 River Drive from the "Two-Unit Dwellings (RD1)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.

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

WC:na
Att. 6

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

Staff Report

Origin

Madan Aheer, Chalinder Aheer, Khial Aheer & Harbakhas Aheer have applied to the City of Richmond to rezone the properties at 10726/10728 River Drive (Attachment 1) from the “Two-Unit Dwellings (RD1)” zone to the “Single Detached (RS2/B)” zone in order to permit the properties to be subdivided into two single-family lots, each with vehicle access from River Drive (see Attachment 2). There is currently an existing strata-titled duplex on the subject site, which will be demolished.

Findings of Fact

Background

A Rezoning (RZ 16-723542) application was approved in October 2016 to rezone from the “Single Detached (RS1/D)” zone to the “Two-Unit Dwellings (RD1)” zone to facilitate the stratification of the existing duplex on the subject property. The duplex was stratified following adoption of the rezoning bylaw. In 2016, staff also noted that rezoning of the subject site and existing duplex to the RD1 zone would not preclude future subdivision of the subject site. The owners of the property are proposing to redevelop the site into single detached houses with secondary suites to ensure their living needs are met as the current 33 year old structure is in need of plumbing, electrical, and exterior repairs. The current owners have been living at the subject site since 1993 and intend to continue living at the property in the future.

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

Subject Site Existing Housing Profile

There is an existing duplex on the subject site, which is proposed to be removed, and both units are owner occupied.

Surrounding Development

The subject site is located on the south side of River Drive, between McLennan Avenue and Shell Road, in an established residential neighbourhood consisting mainly of single detached housing and duplexes.

To the North: Across River Drive, existing industrial buildings on a lot zoned “Industrial Storage (IS)” that is currently being reviewed for rezoning to multi-family residential development consisting of townhouses and apartment units in two-storey and three- storey buildings (RZ 15-708599 and DP 15-708607).

To the South: Directly behind the subject site, single-family residential lots zoned “Single Detached (RS1/D)” and “Single Detached (RS2/B)” fronting Gilmore Crescent.

To the East: A single-family dwelling on a lot zoned “Single Detached (RS1/D)”.

To the West: A single-family dwelling on a lot zoned “Single Detached (RS1/D)”.

Related Policies & Studies**Official Community Plan/ Bridgeport Area Plan**

The 2041 OCP Land Use Map designation for the subject site is “Neighbourhood Residential” and the Bridgeport Area Plan land use designation for the subject site is “Residential (Single Family)”. This redevelopment proposal is consistent with this designation.

Lot Size Policy 5448

The subject site is located within the area governed by Single-Family Lot Size Policy 5448 (adopted by Council September 16, 1991 and amended in 2012) (Attachment 4). The Policy permits properties to be subdivided in accordance with “Single Detached (RS1/B)” or “Single Detached (RS1/C)”. Properties along River Drive are restricted to “Single Detached (RS1/C)” unless there is lane or internal road access in which case “Single Detached (RS1/B)” is permitted.

While the subject site does not have access from a lane, subdivision can be considered given that the subject site contains a legal duplex. Section 2.3.7 of Richmond Zoning Bylaw 8500 provides that the Lot Size Policy does not apply to a rezoning application on a site that contains a legal duplex and that is intended to be subdivided into no more than two single detached housing lots. This redevelopment proposal would result in a subdivision to create two single-family lots; each approximately 635.5 m² (6,840 ft²) in area. Further, the proposed subdivision would comply with the minimum lot dimensions and size identified in 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. Discharge of the existing flood indemnity covenant (CA5422301) and registration of a replacement flood indemnity covenant on title is required prior to final adoption of the rezoning bylaw.

Aircraft Noise Sensitive Development Policy

The subject site is located within the Aircraft Noise Sensitive Development (ANSD) Policy Area 2. Registration of an aircraft noise sensitive use covenant on title was completed as part of the previous rezoning application (RZ 16-723542).

Public Consultation

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

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Existing Legal Encumbrances

There is currently a covenant registered on the title of the subject properties, restricting the use of the site to a two-family dwelling only (CA5422303). Prior to final adoption of the rezoning bylaw, the applicant must discharge the covenant from title of both subject strata properties. The applicant must also wind up and cancel the strata plan for the site prior to subdivision.

Transportation and Site Access

Vehicle access to the proposed lots will be via River Drive and reinstatement of the existing off-site works are to be in accordance with the City's Engineering Design Specifications.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses two (tag# 085 and 086) bylaw-sized trees, one Cedar hedge row comprised of 15 trees on the subject property and three (tag# C1, C2, C3) street trees on City property.

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

- Two trees (tag# 085 (a 36 cm caliper *Gleditsia triacanthos* var. *inermis*) located in the rear yard and tag# 086 (an 85 cm caliper *Thuja plicata*) located in the rear yard are identified in good condition and should be retained and protected. Special measures will be required for both trees as detailed in Tree Protection section. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03. A Tree Survival Security of \$20,000.00 will be required for the two trees on-site.
- Three trees (tag# C1, C2 & C3 all 7 cm caliper *Crataegus crus-galli* 'Inermis') located on City property are in good health and condition. Retained trees should be protected as per City of Richmond Tree Protection Information Bulletin Tree-03. A Tree Survival Security of \$15,000.00 is required for the three City trees.
- One hedge comprised of 15 trees (tag# hedgerow) located on-site noted to be partially removed and replaced. The seven southernmost Cedar trees as part of the hedgerow as shown on the Tree Management Plan are to be retained and protected. The nine northernmost Cedar trees as part of the hedgerow are to be removed to accommodate building envelope and walkway access to the rear yard.

Tree Replacement

The applicant wishes to remove zero on-site bylaw-sized trees. The applicant has agreed to plant a minimum of two trees on Lot 1 and a minimum of 4 trees on Lot 2; for a total of 6 new trees.

The new trees are to be of the following minimum sizes:

No. of NewTrees	Minimum Caliper of Deciduous Tree	Minimum Height of Coniferous Tree
6	8 cm	4 m

- Prior to final adoption of the rezoning bylaw, submission to the City of a Landscape Security in the amount of \$4,500.00 for six new trees to be provided on the subject property.

Tree Protection

Two trees (tag# 085 and 086) and seven of the 15 Cedar hedgerow trees on the subject property are to be retained and protected, and three trees (tag# C1, C2, C3) on City property are to be retained and protected. The applicant has submitted a tree management plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 5). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a Tree Survival Security in the amount of \$35,000.00 for the trees to be retained and protected (\$20,000.00 for on-site trees and \$15,000.00 for City trees).
- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review. The special measures of note for tree protection are that:
 - the Project Arborist must approve and supervise the construction of the deck or patio area as the posts for the construction of the rear deck on proposed Lot 2 must accommodate the Critical Root Zone (CRZ) of tree tag # 085 and be excavated via AirSpade;
 - No excavation or trenching is permitted within the Tree Protection buffer of tree tag# 085 and 086. All root pruning for the lot excavation around tree tag# 085 and 086 must be documented and performed with clean, sanitized hand tools; and
 - The cedar hedgerow trees identified for removal in close proximity to the retained cedar hedge trees must be done by hand or stump grinder in order to prevent damage to retained trees.

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

Affordable Housing Strategy

The Affordable Housing Strategy for single-family rezoning applications requires a secondary suite on 100% of new lots created; a secondary suite on 50% of new lots created together with a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$4.00/ft² of the total buildable area of the remaining lots; or, where a secondary suite cannot be accommodated in the development, a cash-in-lieu contribution to the Affordable Housing Reserve Fund of \$4.00/ft² of the total buildable area of the development.

Consistent with the Affordable Housing Strategy, the applicant has proposed to provide a two-bedroom secondary suite of minimum 46 m² (495 ft²) in each of the dwellings to be constructed on the new lots, for a total of two suites. Prior to final adoption of the rezoning bylaw, the applicant must register a legal agreement on title to ensure that no final Building Permit inspection is granted until a minimum two-bedroom secondary suite of approximately 46 m² (495 ft²) is constructed on each of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Site Servicing and Frontage Improvements

At future Subdivision stage, the applicant will be required enter into a City Work Order for servicing, utility and frontage improvements as outlined in Attachment 6 and costs associated with driveway construction, which will include sidewalk panel replacement and sidewalk letdown alterations.

Financial Impact or Economic Impact

None.

Conclusion

This rezoning application to permit the subdivision of the subject site into two lots zoned “Single Detached (RS2/B)” is consistent with the applicable policies and land use designations outlined within the Official Community Plan (OCP) and with Single-Family Lot Size Policy 5448.

The applicant has agreed to the list of rezoning considerations (signed concurrence on file) outlined in Attachment 6.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10282 be introduced and given first reading.



Nathan Andrews
Planning Technician
(604-247-4911)

NA:blg

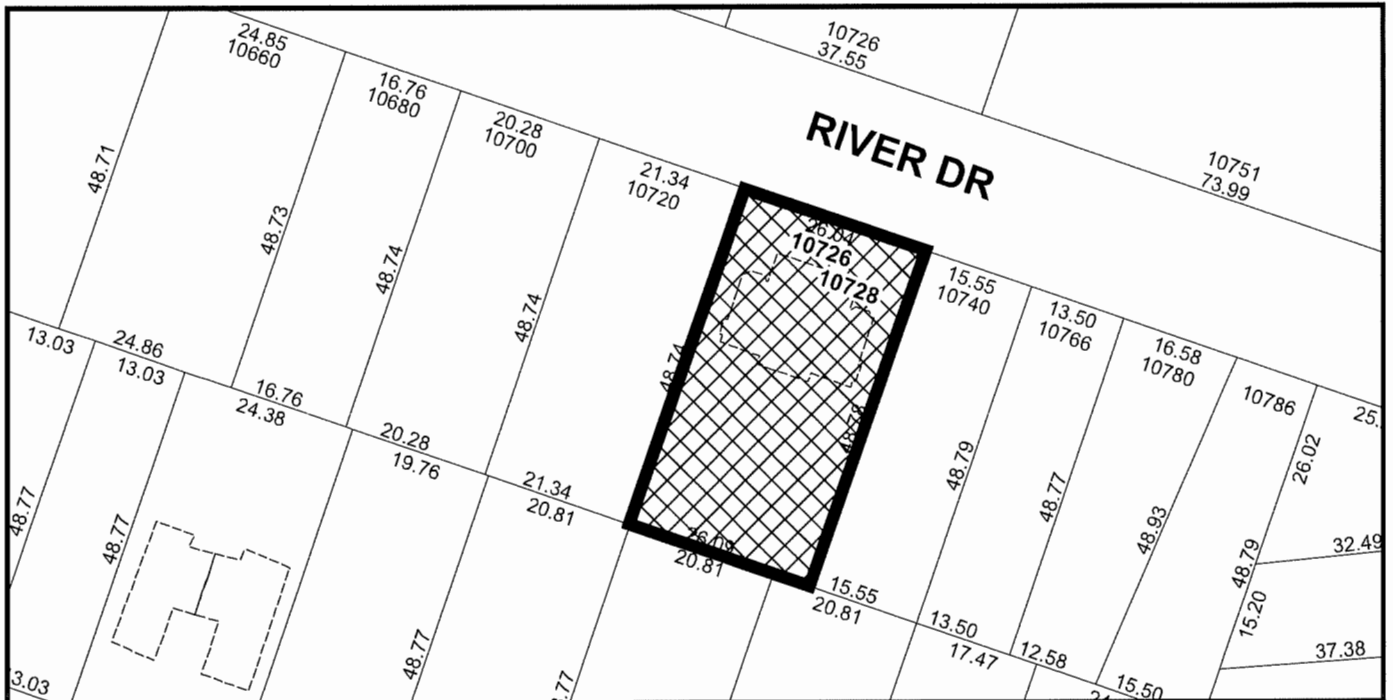
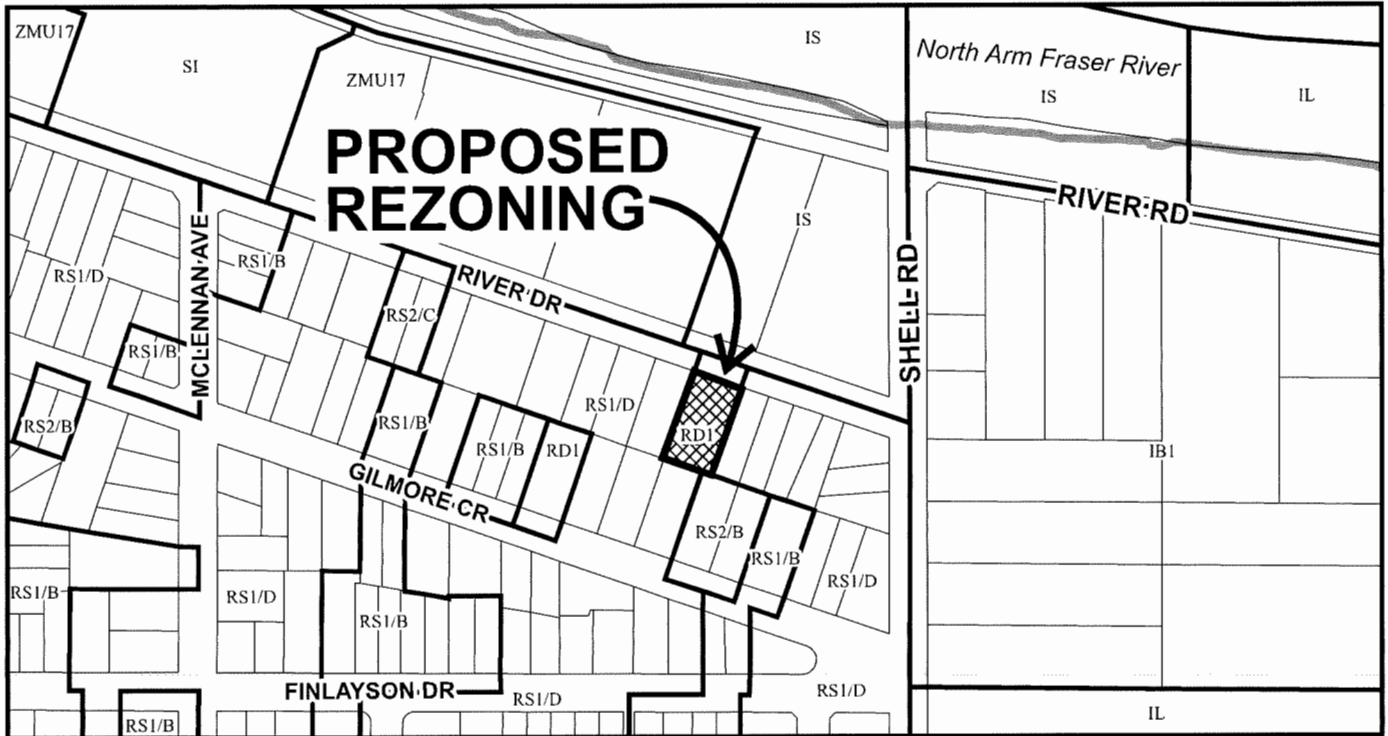
Attachments

- Attachment 1: Location Map
- Attachment 2: Survey and Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Lot Size Policy 5448
- Attachment 5: Tree Management Plan
- Attachment 6: Rezoning Considerations



City of Richmond

ATTACHMENT 1



RZ 20-910360

PH - 33

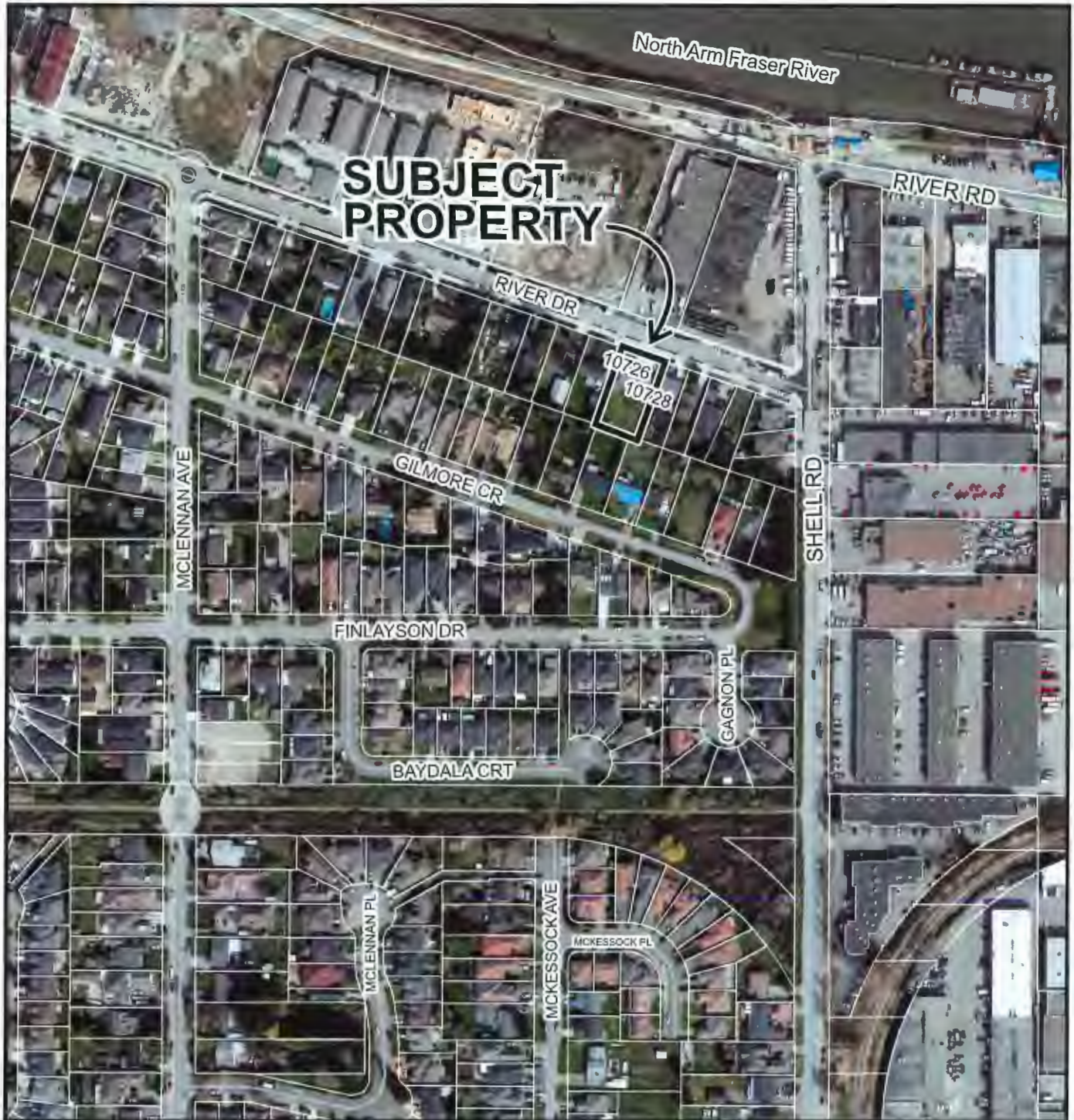
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Revision Date: 11/19/20

Note: Dimensions are in METRES



City of
Richmond



RZ 20-910360

PH - 34

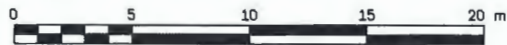
Original Date: 11/16/20

Revision Date: 11/19/20

Note: Dimensions are in METRES

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF STRATA PLAN EPS3601

SCALE 1 : 200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

CIVIC ADDRESS:
10726 RIVER DRIVE, RICHMOND, BC
PID: 030-001-846 STRATA LOT 1

10728 RIVER DRIVE, RICHMOND, BC
PID: 030-001-854 STRATA LOT 2

BENCHMARK
ELEVATIONS ARE BASED ON:
CITY OF RICHMOND CONTROL
MONUMENT 02H2415 (HPN#194)
ELEVATION = 3.337 METRES
GEODETIC DATUM = CVD28GVRD



209
PLAN 35068

CIVIC# 10726
2 STOREY RESIDENTIAL DUPLEX

2
PLAN 76587

LEGEND:

- GROUND ELEVATION
- TREE WITH DRIPLINE
(TIED AT POINT OF ENTRY INTO THE GROUND)
- WM WATER METER
- FENCE
- ROUND CATCH BASIN
- LIGHT STANDARD
- EVG EVERGREEN
- DED DECIDUOUS
- LEGAL IRON PIN
- CATCH BASIN
- SIGNAGE

PROPOSED LOT 1
AREA = 635.6 sq. metre
EXISTING AVERAGE GRADE
= 1.48 METRE

PROPOSED LOT 2
AREA = 635.6 sq. metre
EXISTING AVERAGE GRADE
= 1.48 METRE

STRATA PLAN EPS3601

CERTIFIED CORRECT ACCORDING TO FIELD
SURVEY THIS 17TH DAY OF JULY, 2020.

Richard Fu
RICHARD S. FU B.C.L.S.

THIS PLAN WAS PREPARED FOR MUNICIPAL AND/OR MORTGAGE PURPOSES AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT. THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS. THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

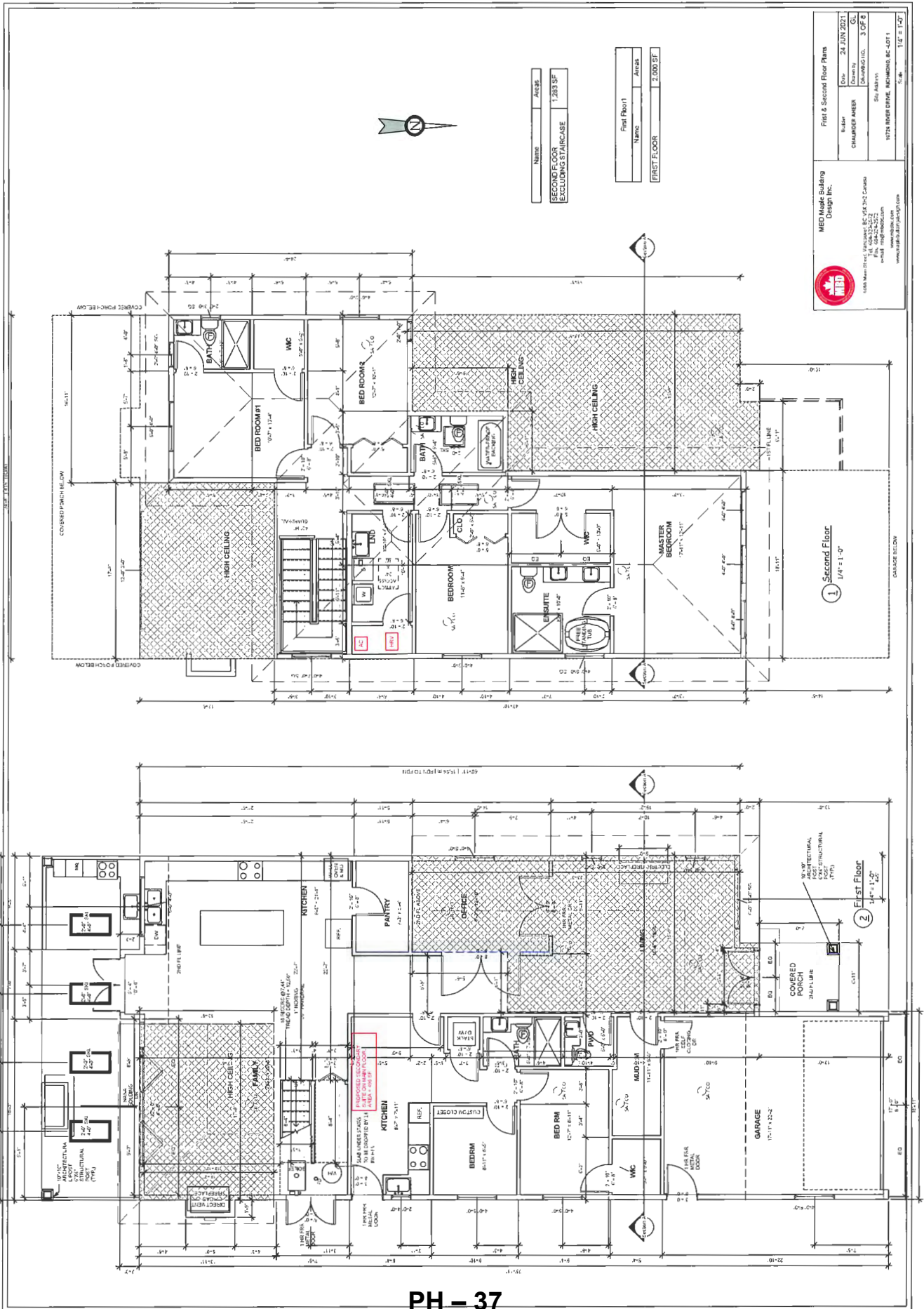
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3817 McKAY PLACE
RICHMOND BC V6X 3R6
TEL: 604-313-2883
FILE: 2007-002

PH-135





RZ 20-910360

Attachment 3

Address: 10726/10728 River Drive

Applicant: Madan Aheer, Chalinder Aheer, Khial Aheer & Harbakhas Aheer

Planning Area(s): Bridgeport

	Existing	Proposed
Owner:	Madan Aheer, Chalinder Aheer, Khial Aheer & Harbakhas Aheer	No change
Site Size (m²):	1,271 m ² (13,681 ft ²)	635.6 m ² (6,841.5 ft ²)/lot
Land Uses:	One legal two-family dwelling	Two single-family dwellings each with 2-bedroom secondary suites
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Residential (Single family)	No change
702 Policy Designation:	Lot Size Policy 5448 permits RS1/B	No change
Zoning:	Two-Unit Dwelling (RD1)	Single Detached (RS2/B)
Number of Units:	Two	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	none permitted
Buildable Floor Area (m ²):*	Lot A: Max. 307 m ² (3,304 ft ²) Lot B: Max. 307 m ² (3,304 ft ²)	Lot A: Max. 307 m ² (3,304 ft ²) Lot B: Max. 307 m ² (3,304 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Total: Max. 25%	Building: Max. 45% Non-porous Surfaces: Max. 70% Total: Max. 25%	none
Lot Size:	360 m ²	635.5 m ²	none
Lot Dimensions (m):	Width: 12.0 m Depth: 24.0 m	Width: 13.03 m Depth: 48.77 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 9.75 m for 60% of the rear wall of the 1 st storey and 10.7 m for 40% of the rear wall and any 2 nd storey Side: Min. 1.2 m	Front: Min. 6.4 m Rear: Min. 15.5 m Side: Min. 1.2 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Height (m):	9.0 m or 2.5 storeys	9.0 m	none
Off-street Parking Spaces – Total:	2	2 per lot plus 1 secondary suite parking	none
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	Permitted – Maximum of 50% of required spaces	none

Other: _____

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



City of Richmond

Policy Manual

Page 1 of 2	Adopted by Council: September 16, 1991 Amended By Council: February 20, 2012	POLICY 5448
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 23-5-6	

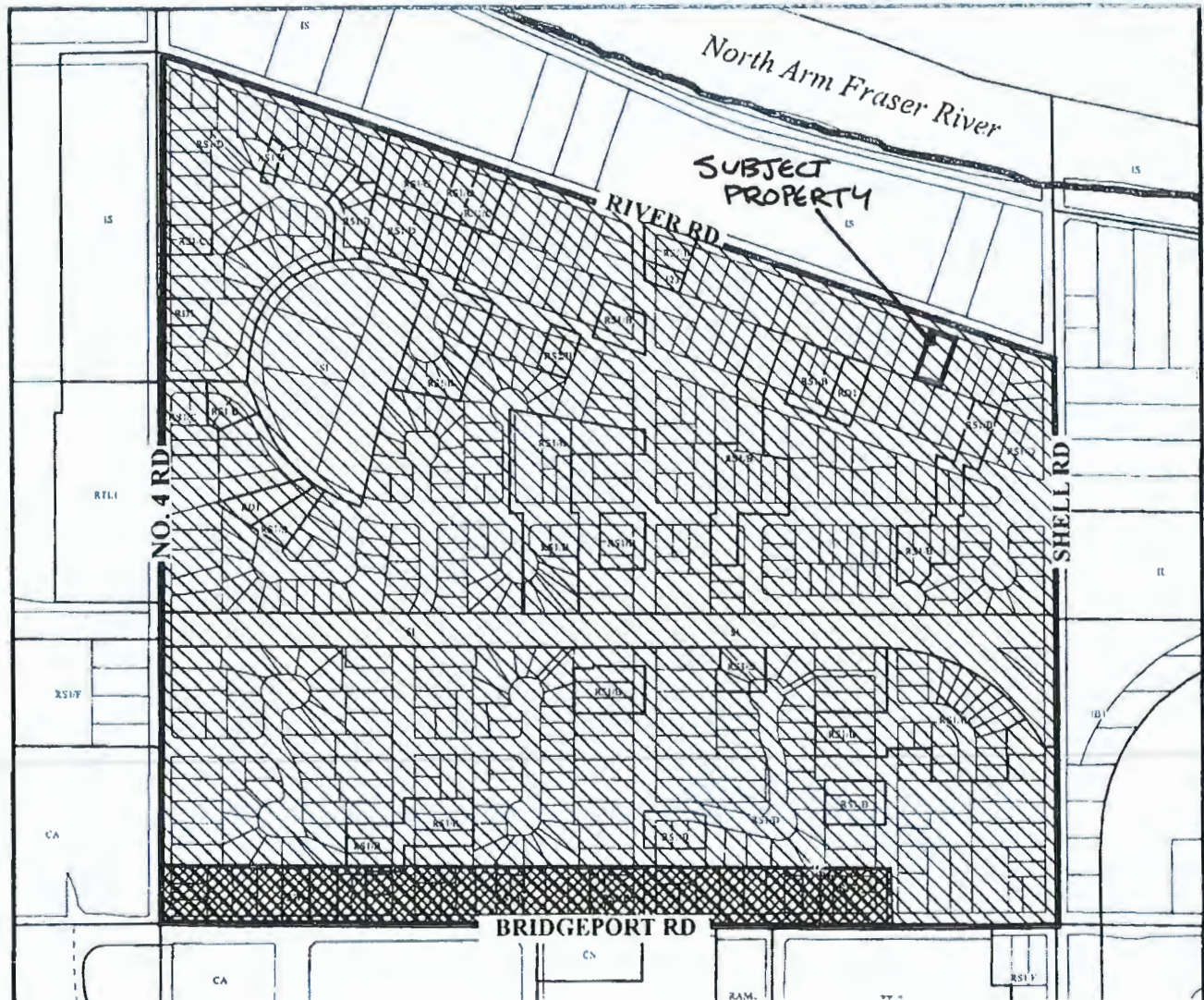
POLICY 5448:

The following policy establishes lot sizes in a portion of Section 23-5-6, bounded by the **Bridgeport Road, Shell Road, No. 4 Road and River Drive:**

That properties within the area bounded by Bridgeport Road on the south, River Drive on the north, Shell Road on the east and No. 4 Road on the west, in a portion of Section 23-5-6, be permitted to rezone and subdivide in accordance with the provisions of Single Detached (RS1/B) in Zoning and Development Bylaw 8500, with the following provisions:

- (a) Properties along Bridgeport Road (between McKessock Avenue and Shell Road) and along Shell Road will be restricted to Single Detached (RS1/D) unless there is lane or internal road access in which case Single Detached (RS1/B) will be permitted;
- (b) Properties along Bridgeport Road between No. 4 Road and McKessock Avenue will be restricted to Single Detached (RS1/D) unless there is lane access in which case Compact Single Detached (RC2) and Coach Houses (RCH) will be permitted;
- (c) Properties along No. 4 Road and River Drive will be restricted to Single Detached (RS1/C) unless there is lane or internal road access in which case Single Detached (RS1/B) will be permitted;

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



Rezoning and subdivision permitted as per **RS1/B** except:

1. River Drive: **RS1/C** unless there is a lane or internal road access, then **RS1/B**.
2. Shell Road: **RS1/D** unless there is a lane or internal road access, then **RS1/B**.
3. No. 4 Road: **RS1/C** unless there is a lane or internal road access then **RS1/B**.
4. Bridgeport Road: **RS1/D** unless there is a lane or internal road access then **RS1/B**.



Rezoning and subdivision permitted as per **RS1/B** unless there is a lane access then **RC2** or **RCH**.



Policy 5448 Section 23, 5-6

Adopted Date: 09/16 91

Amended Date: 02/20 12

ATTACHMENT 5





Address: 10726/10728 River Road

File No.: RZ 20-910360

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10282, the developer is required to complete the following:

1. Submission of a Landscape Security in the amount of \$4,500.00 (\$750/tree) to ensure that 6 trees are planted and maintained on the subject property; minimum 8 cm deciduous caliper or 4 m high conifers). **NOTE: minimum size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees.**
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. The special measures of note for tree protection are that:
 - The Project Arborist must approve and supervise the construction of the deck or patio area as the posts for the construction of the rear deck on proposed Lot 2 must accommodate the Critical Root Zone (CRZ) of tree tag # 085 and be excavated via AirSpade;
 - No excavation or trenching is permitted within the Tree Protection buffer of tree tag# 085 and 086. All root pruning for the lot excavation around tree tag# 085 and 086 must be documented and performed with clean, sanitized hand tools; and
 - The cedar hedgerow trees identified for removal in close proximity to the retained cedar hedge trees must be done by hand or stump grinder in order to prevent damage to retained trees.
3. Submission of a Tree Survival Security to the City in the amount of \$35,000.00 for the trees to be retained (\$20,000.00 for on-site trees and \$15,000.00 for City trees).
4. Discharge of the existing CA5422301 and registration of a replacement flood indemnity covenant on title.
5. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a two bedroom secondary suite of a minimum 46 m² (495 ft²) is constructed on both of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
6. Discharge of two-unit only restrictive covenant CA5422303.
7. Discharge of strata title plan EPS3601.

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

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

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

1. The works to be done at the developer's sole cost via City Work Order.

Water Works

- a) Using the OCP Model, there is 600 L/s of water available at a 20 psi residual at the River Drive frontage. Based on your proposed development, your site requires a minimum fire flow of 95.0 L/s.
- b) The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
- c) At the Developers cost, the City is to:

- Install a new 25mm diameter service connections complete with water meters to service the western lot that will be created. The water meter shall be placed within the existing boulevard at the property line.
- Use the existing water service connection to service the eastern lot that will be created. Install a new water meter if the existing connection is not metered. If required, the water meter shall be placed within the existing boulevard at the property line.

Storm Sewer Works

a) At the Developers cost, the City is to:

- Cut and cap the existing storm service connections.
- Install two new storm service connections to service the proposed subdivision. The existing drainage connections are servicing both the boulevard and adjacent properties. Separate drainage connections to service the proposed subdivision are required.

Sanitary Sewer Works

a) At the Developers cost, the City is to:

- Cut and cap the existing sanitary service connection at the northeast corner of the proposed development.
- For the proposed eastern, remove the existing inspection chamber and replace with a new 600mm diameter inspection chamber at the same location. The eastern lot shall be serviced via a stub at the south side of the new inspection chamber. Re-connect the existing sanitary lead to the east to maintain service to 10740 River Drive.
- For the proposed western lot, install a new sanitary service connection complete with inspection chamber in the existing boulevard at the property line.

Frontage Improvements

a) Developer 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.
- To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
- Complete other frontage improvements as per Transportation's requirements. Reinstatement of the existing off-site works with the works designed in accordance with the City's Engineering Design Specifications.

General Items

a) 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 Building Permit Issuance, the developer must complete the following requirements:

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

Note:

- * This requires a separate application.

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

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

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

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

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10282 (RZ 20-910360)
10726/10728 River Drive**

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. 030-001-846

Strata Lot 1 Section 23 Block 5 North Range 6 West New Westminster District Strata Plan EPS3601 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form V

P.I.D. 030-001-854

Strata Lot 2 Section 23 Block 5 North Range 6 West New Westminster District Strata Plan EPS3601 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form V

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10282”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

JUL 26 2021



MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: July 6, 2021
File: RZ 15-691744

Re: Revised Rezoning Considerations for the Application by Rick Sian for Rezoning at 7220 Railway Avenue from the "Single Detached (RS1/E)" Zone to the "Compact Single Detached (RC2)" Zone

Staff Recommendation

1. That Third Reading of Richmond Bylaw 8500, Amendment Bylaw 9292 be rescinded and the rezoning considerations revised in order to comply with the City's current Affordable Housing Policy; and
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9292, as amended, for the rezoning of 7220 Railway Avenue from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone, be forwarded to a Public Hearing.

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

WC:na
Att. 4

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

Staff Report

Origin

New applicants Gary Aujla and Navin Sidhu have applied on behalf of the owner, Rick Sian, to rezone 7220 Railway Avenue from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone to permit subdivision to create two new compact single-family lots fronting Railway Avenue with vehicle access from the rear lane. The original application was referred to Public Hearing on November 16, 2015 and was granted 3rd reading. For the application to proceed at this time the existing rezoning bylaw (at 3rd Reading) must be rescinded and the rezoning considerations revised to meet current Affordable Housing Policy requirements. Staff recommend the proposed rezoning as amended be referred to a new Public Hearing due to this change and the amount of time that has passed since the original Public Hearing.

Background

On October 20, 2015, Council granted first reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 9292. The Bylaw was subsequently granted second and third reading at the Public Hearing held on November 16, 2015. The associated Lot Size Policy 5463 Amendment was approved at that time to exclude four properties (7180, 7200, 7220, and 7240 Railway Avenue), fronting Railway Avenue with existing rear lane access north of Linfield Gate, which enabled the development of compact lots and coach houses in keeping with the Arterial Road redevelopment policy in the Official Community Plan (OCP). The original Staff Report to Council, dated September 23, 2015, is provided in Attachment A.

Through the 2015 proposal, the applicant, agreed to provide one secondary suite on one of the two lots proposed. There was no Affordable Housing contribution provided for the second lot, in keeping with the Affordable Housing policies at the time. As the application and rezoning bylaw did not advance to final approval at the time and the affordable housing policy requirements have since changed, the application has been revised accordingly as discussed in the Affordable Housing Contribution section of this report. The proposed site plan is provided in Attachment B, and the proposed Landscape Plan is provided in Attachment C.

Findings of Fact

Please refer to the original Staff Report dated September 23, 2015 (provided in Attachment A) for detailed information regarding the rezoning application.

The original Staff Report includes information on the relevant City policies and studies, proposed amendment to Single-Family Lot Size Policy 5463, public consultation prior to the original Planning Committee meeting, and staff comments on built form, architectural character, transportation and site access, tree retention and replacement, and site servicing and frontage improvements.

Surrounding Development

The subject site contains an older character single-detached dwelling, which is proposed to be demolished. Existing development immediately surrounding the subject site is as follows:

To the North: Four (4) lots zoned “Coach Houses (RCH1),” which were the subject of rezoning application to permit subdivision to create small lots, each with a principal dwelling and accessory coach house above a detached garage with access from the rear lane (RZ 14-674043 and RZ 15-710175).

To the South: A lot zoned “Single Detached (RS1/E)” that contains an existing non-conforming duplex.

To the East: Across the rear lane, a lot zoned “Single Detached (RS1/E)” fronting Lindsay Road, which contains a single-family dwelling.

To the West: Across Railway Avenue, is the Railway Greenway trail on City-owned property.

Analysis

Affordable Housing Contribution

The original proposal was subject to a previous Affordable Housing policy. As the single-family development proposal was received prior to September 14, 2015, the City’s Affordable Housing Strategy contribution required a secondary suite within a dwelling on 50 per cent of new lots created through rezoning and subdivision, or a cash-in-lieu of \$1.00/ft² of total buildable area towards the City’s Affordable Housing Reserve Fund. The applicant at the time proposed one legal secondary suite on one (1) of the two (2) lots proposed at the subject site.

In order to achieve the full density permitted in the zone, the current Affordable Housing requirements for the “Compact Single Detached (RC2)” zone is that:

- a) 100% of the lots contain secondary suites; or
- b) at least 50% of the lots contain a secondary suite and the owner, at the time Council adopts a zoning amendment bylaw to include the owner’s lot in the RC2 zone, pays into the affordable housing reserve the sum specified in Section 5.15 (\$4.00/ft²) of Richmond Zoning Bylaw 8500 for the floor area permitted on any lot not containing a secondary suite; or
- c) the owner, at the time Council adopts a zoning amendment bylaw to include the owner’s lot in the RC2 zone, pays into the affordable housing reserve the sum specified in Section 5.15 of Richmond Zoning Bylaw 8500

The applicant now proposes to provide a one-bedroom secondary suite on each proposed lot which will be secured by covenant and required as a condition of the attached revised rezoning considerations (Attachment D). Each proposed lot will be providing a single-family dwelling with one-bedroom secondary suite of approximately 36 m² (389 ft²) to comply with the current Affordable Housing Policy requirements.

Landscape Plan

A Landscape Plan was required as part of the original Rezoning Considerations. It was required to ensure the front yards and other areas of the proposed lots are enhanced at future development stage. No bylaw sized trees are on the subject property and two new trees per lot are proposed to be planted as per Attachment C. The proposed Landscape Plan incorporates minimum 20 per cent lot coverage for live landscaping and meets the requirements for provision of private outdoor space in the rear yard. A Landscape Security in the amount of 100 per cent of a cost estimate for the works provided by the Registered Landscape Architect (including 10 per cent contingency, fencing, hard surfaces, trees, soft landscaping, and installation) is also required prior to Rezoning adoption.

Rezoning Considerations

The revised rezoning considerations are provided in Attachment D. Only one item in the rezoning considerations is proposed to be altered:

- Registration of a legal agreement on Title to ensure that no final building inspection is granted until a minimum of one-bedroom secondary suite of approximately 36 m² (389 ft²) is constructed on each of the two lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

No other conditions from the previous rezoning considerations are proposed to change. The revised rezoning considerations are provided in Attachment D.

Public Consultation

Council endorsed the Lot Size Policy Amendment associated with this application at the time it granted Third Reading to the Bylaw at the Public Hearing held on November 16, 2015.

As the Affordable Housing contribution, and associated rezoning considerations have changed from what was presented at the Public Hearing, staff recommend that Council rescind Third Reading of the Bylaw and forward the application to a new Public Hearing. The development presented to the public at that time included only one secondary suite and no cash-in-lieu Affordable Housing contribution. The revised proposal includes construction of two secondary suites, one on each of the two proposed lots which meets Zoning Bylaw 8500 requirements.

Should Council endorse the staff recommendation, the Bylaw would be forwarded to the Public Hearing to be held on September 7, 2021, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Conclusion

Gary Aujla and Navin Sidhu, on behalf of Rick Sian, have requested to revise the rezoning considerations associated with Richmond Zoning Bylaw 8500, Amendment Bylaw 9292, for the rezoning of 7220 Railway Avenue from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone, to modify considerations to meet current affordable housing requirements through the provision of two secondary suites.

On this basis, it is recommended that Council rescind Third Reading of Richmond Zoning Bylaw 8500, Amendment Bylaw 9292, and forward the Bylaw, as amended, to a Public Hearing to be held on September 7, 2021.



Nathan Andrews
Planning Technician
(604-247-4911)

NA:js

Attachment A: Original Report to Council dated January 3, 2018
Attachment B: Proposed Site Plan
Attachment C: Proposed Landscape Plan
Attachment D: Revised Rezoning Considerations (Red-lined Version)



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee **Date:** September 23, 2015
From: Wayne Craig **File:** RZ 15-691744
 Director, Development
Re: Application by Maryem Ahbib for Rezoning at 7220 Railway Avenue from Single Detached (RS1/E) to Compact Single Detached (RC2)

Staff Recommendations:

1. That the following recommendation be forwarded to a Public Hearing:
 - a) That Single-Family Lot Size Policy 5463 for the area generally bounded by Railway Avenue, Blundell Road, and No. 2 Road, in a portion of Section 13 Block 4 North Range 7 West, be amended as shown in the proposed draft Single-Family Lot Size Policy 5463 (Attachment 5).
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9292, for the rezoning of 7220 Railway Avenue from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.

Wayne Craig
 Wayne Craig
 Director, Development

WC:cl
 Att.

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

Staff Report

Origin

Maryem Ahbib has applied to the City of Richmond for permission to rezone the property at 7220 Railway Avenue from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, to permit the property to be subdivided to create two (2) lots with vehicle access to/from the existing operational rear lane (Attachment 1). A survey of the subject site showing the proposed subdivision plan is included in Attachment 2.

In order to consider this rezoning application, an amendment to Single-Family Lot Size Policy 5463 is required to remove the subject site from the Lot Size Policy, along with three (3) other properties fronting Railway Avenue north of Linfield Gate, which have existing lane access. Further discussion on the proposed amendment to Lot Size Policy 5463 is provided below.

Findings of Fact

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

Surrounding Development

The subject site contains an older character single-detached dwelling, which is proposed to be demolished. Existing development immediately surrounding the subject site is as follows:

To the North are two (2) lots zoned “Single Detached (RS1/E)” containing single-family dwellings, which are each the subject of an active rezoning application to the “Coach Houses (RCH1)” zone to permit subdivision to create small lots, each with a principal dwelling and accessory coach house above a detached garage with access from the rear lane (RZ 14-674043 and RZ 15-710175).

To the South is a lot zoned “Single Detached (RS1/E)” that contains an existing non-conforming duplex.

To the East, immediately across the rear lane is a lot zoned “Single Detached (RS1/E)” fronting Lindsay Road, which contains a single-family dwelling.

To the West, immediately across Railway Avenue, is the Railway Greenway trail on City-owned property.

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

Since 2001, the City has encouraged redevelopment to compact lots along arterial roads where access is or can be made available to a rear lane. The Arterial Road Policy identifies the subject site for redevelopment to compact lots or coach house lots, with rear lane access.

Where such conditions exist on lots that are governed by a Lot Size Policy that is older than five (5) years, there is past precedent in place for amending the Lot Size Policy to exclude the properties fronting the arterial road.

It is on this basis that the proposed rezoning application and amendment to the Lot Size Policy are being considered.

Lot Size Policy 5463

The subject site is located within the area governed by Lot Size Policy 5463, adopted by Council on February 19, 1996 (Attachment 4). The Lot Size Policy permits those properties along Railway Avenue with rear lane access to rezone and subdivide in accordance with the "Single Detached (RS2/B)" zone (i.e., 12 m wide lots, 360 m² in area).

Consideration of the rezoning application at the subject site requires an amendment to Lot Size Policy 5463. The proposed amendment to the Lot Size Policy is to exclude four (4) properties fronting Railway Avenue with existing rear lane access north of Linfield Gate from the Lot Size Policy (i.e., 7180, 7200, 7220, and 7240 Railway Avenue). All other provisions of the Lot Size Policy would remain unchanged. The proposed amendment to Lot Size Policy 5463 is shown in Attachment 5.

A letter dated May 27, 2015 (Attachment 6), was sent to the owners and residents of all properties located within the area governed by Lot Size Policy 5463 to describe the proposed amendment to the Lot Size Policy and to advise them of the proposed rezoning application at the subject site. The letter indicated that any comments or concerns with either the proposed amendment to the Lot Size Policy or the proposed rezoning of 7220 Railway Avenue, were to be submitted to the City by June 26, 2015.

In response to the letter, the City received two (2) pieces of email correspondence (see Attachment 7):

- One (1) of which expressed support for the infill development application as it was an optimal location to increase density as the lot is located on an arterial road with a transit stop within a short walk; and
- One (1) of which expressed opposition to the proposal.

An amendment to the Lot Size Policy to enable the subject site and three (3) other lots along this block of Railway Avenue to redevelop for compact lots and coach houses is supported on the basis of: a) consistency with the Arterial Road Policy designation for this block in the OCP; b) locating infill development where there is existing access to transit, parks, community centres

etc.; and c) the ability to utilize the existing operational rear lane in keeping with the Residential Lot (Vehicular) Access Regulation Bylaw No. 7222.

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. Other than the public consultation process described above for the proposed Lot Size Policy amendment, staff have not received any comments from the public about the development proposal in response to the placement of the rezoning sign on the property.

Should the proposed amendment to Lot Size Policy 5463 be endorsed by City Council and the rezoning bylaw associated with this application be granted 1st reading, the rezoning bylaw would proceed to a Public Hearing for consideration, at which time further opportunity for public input into the proposal will be provided.

Analysis

Proposed Site Access

Access to the proposed lots is to be from the existing operational rear lane, with no access permitted to Railway Avenue, in accordance with Residential Lot (Vehicular) Access Regulation Bylaw No. 7222.

Trees & Landscaping

A survey has been submitted by the applicant, which shows that there are no bylaw-sized trees on the subject property (Attachment 2).

To ensure that the front yards of the proposed lot are enhanced at future development stage, the applicant is required to submit a Landscape Plan, prepared by a Registered Landscape Architect, along with a security in the amount of 100% of a cost estimate for the works provided by the Registered Landscape Architect (including 10% contingency, fencing, hard surfaces, trees, soft landscaping, and installation). The Landscape Plan must respond to the guidelines of the Arterial Road Policy, including the planting and maintenance of two (2) trees in the front yard of each lot proposed. The Landscape Plan, Cost Estimate, and Security are required to be submitted prior to final adoption of the rezoning bylaw. The Security will be reduced by 70% after construction and landscaping on the proposed lots is completed and a landscaping inspection has been passed by City staff. The City will retain 30% of the Security for a one (1) year maintenance period to ensure that the landscaping survives.

Affordable Housing Strategy

For single-family development proposals received prior to September 14, 2015, Richmond's Affordable Housing Strategy requires a secondary suite within a dwelling on 50% of new lots created through rezoning and subdivision, or a cash-in-lieu contribution of \$1.00/ft² of total buildable area towards the City's Affordable Housing Reserve Fund. This rezoning application was submitted on January 28, 2015, and is subject to these requirements.

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 the City's Zoning Bylaw. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw. This agreement may 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

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into a Servicing Agreement for the design and construction of off-site improvements along Railway Avenue and the rear lane, as described in Attachment 8.

Financial Impact

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

Conclusion


This proposal is to rezone the property at 7220 Railway Avenue from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone, to permit the property to be subdivided to create two (2) lots, with vehicle access to/from the existing rear lane. Concurrent with the rezoning application, the applicant requests that Council consider an amendment to Lot Size Policy 5463 to exclude the four (4) properties fronting Railway Avenue with existing rear lane access north of Linfield Gate from the Lot Size Policy.

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

The list of Rezoning Considerations associated with this application is included in Attachment 8, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that the proposed amendment to Lot Size Policy 5463 to exclude four (4) properties fronting Railway Avenue with existing rear lane access north of Linfield Gate from the Lot Size Policy be approved.

It is further recommended that Zoning Bylaw 8500, Amendment Bylaw 9292 be introduced and given first reading.

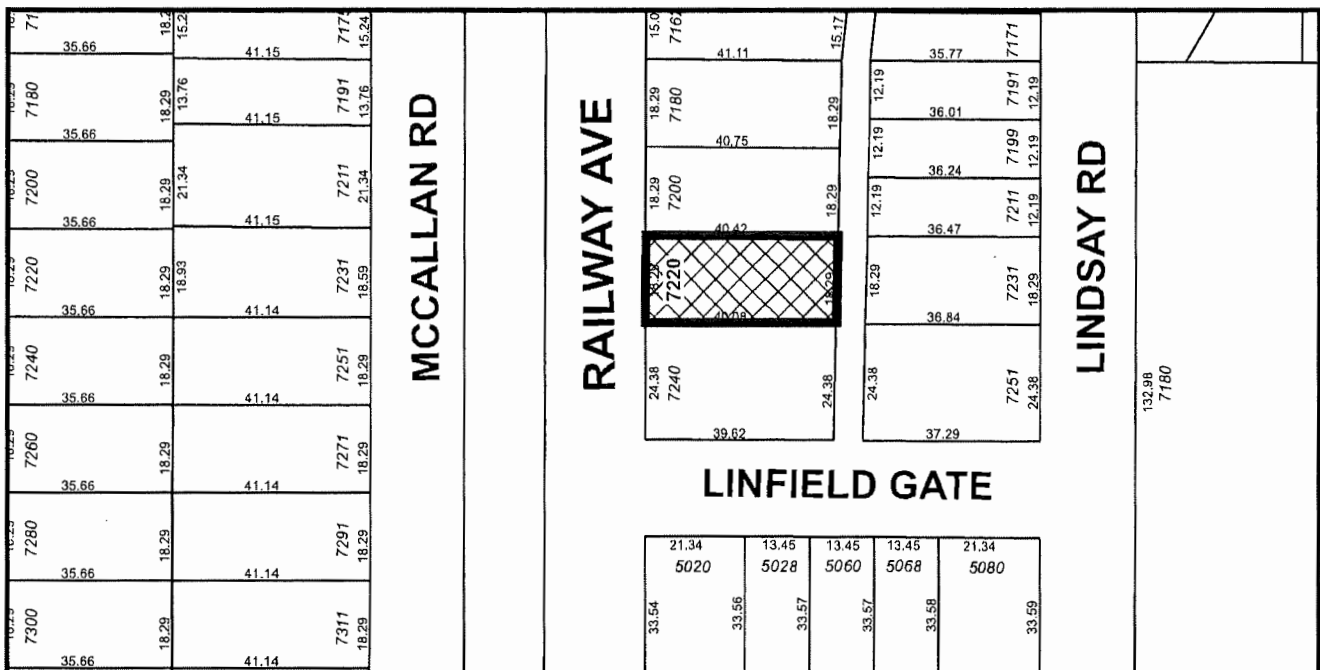
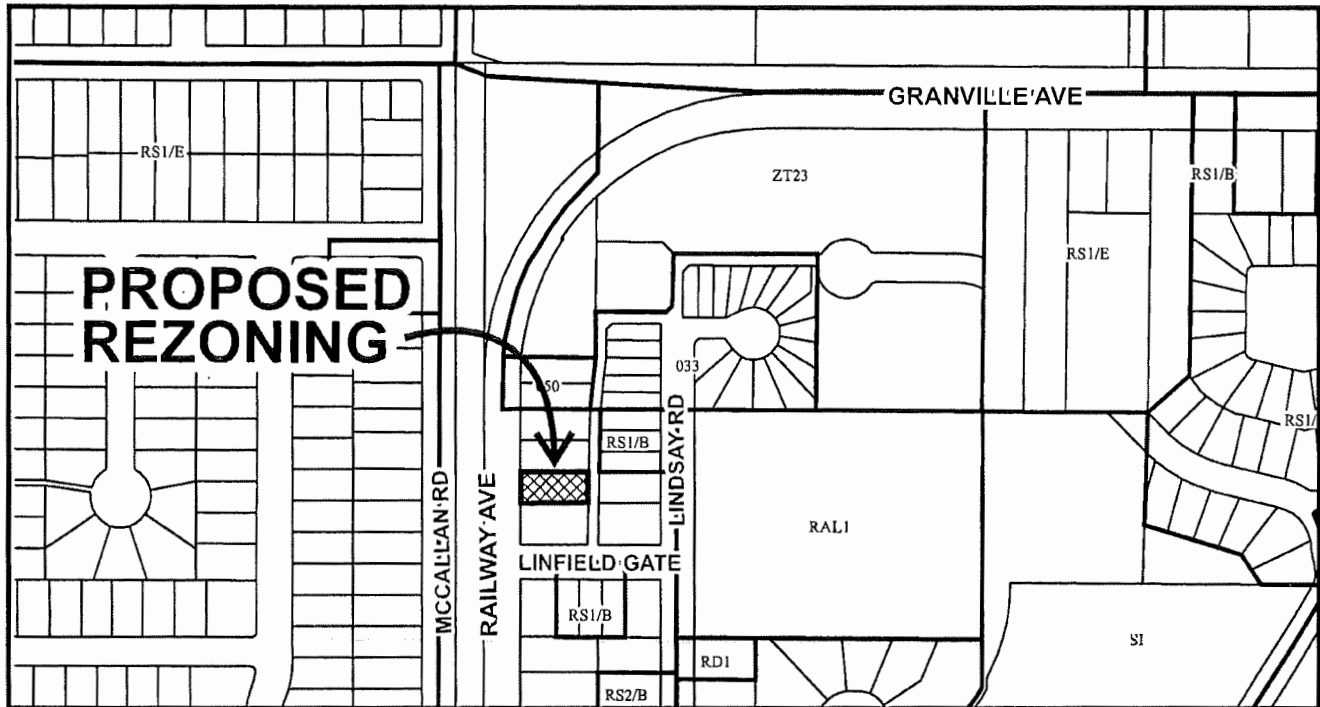

Cynthia Lussier
Planning Technician

CL:rg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Survey showing proposed subdivision plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Lot Size Policy 5463
- Attachment 5: Proposed amendment to Lot Size Policy 5463
- Attachment 6: City's letter dated May 27, 2015
- Attachment 7: Correspondence received from residents
- Attachment 8: Rezoning Considerations



City of
Richmond



RZ 15-691744

Original Date: 02/10/15

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 15-691744

Original Date: 02/10/15

Revision Date

Note: Dimensions are in METRES

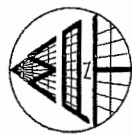
PHN 609

**SURVEY PLAN OF LOT 215 SECTION 13
BLOCK 4 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT PLAN 40948**

FOR SUBDIVISION APPLICATION

PARCEL IDENTIFIER (PID): 004-506-472

CIVIC ADDRESS:
#7220 RAILWAY AVENUE
RICHMOND, B.C.

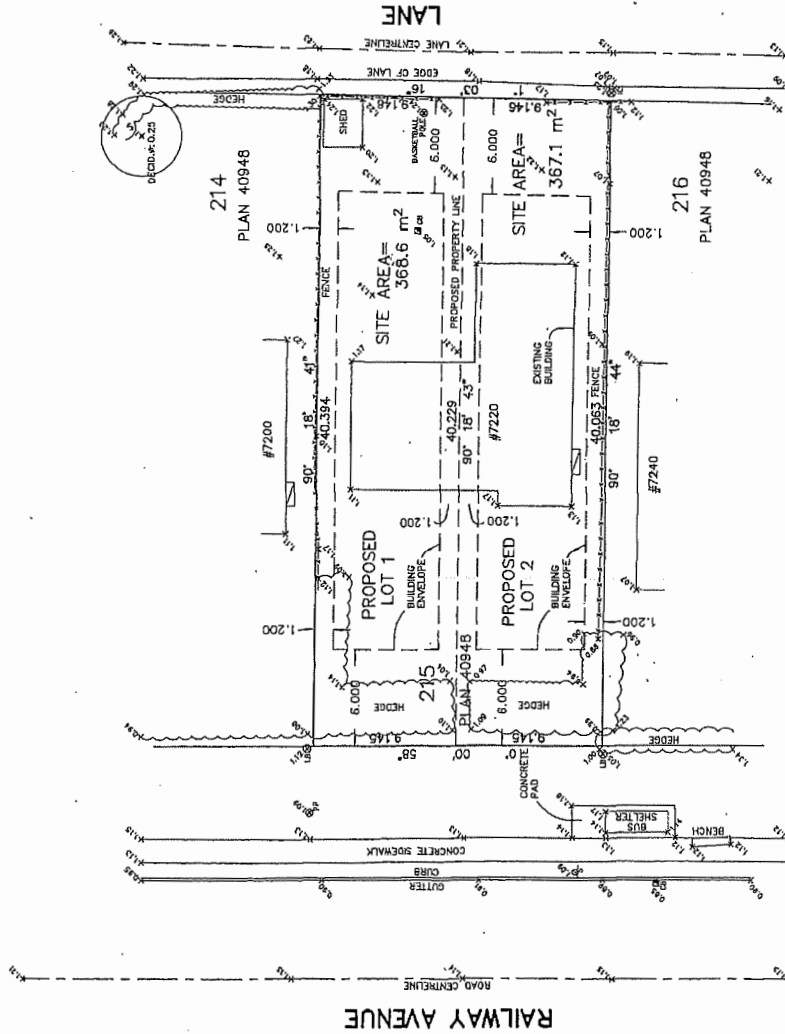


LEGEND

SCALE 1:200



- ALL DISTANCES ARE IN METRES
- INDICATES SPOT ELEVATION
 - CB INDICATES CATCH BASIN
 - PP INDICATES POWER POLE
 - Δ.5 INDICATES SIGN
 - OLB INDICATES LAWN BASH



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WATSON PECK & TOPLESS
SURVEYORS & ENGINEERS
#330 - 11120 HORSERIDGE WAY
RICHMOND, B.C. V7A 5H7
PH: 604-270-9331
FAX: 604-270-4137
CADFILE: 1773-001-TPE-000.DWG

CLIENT REF: BONN PANESAR
R-15-17773-TPC

NOTES:

- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM THE CITY OF RICHMOND DATUM (7714681) WITH AN ELEVATION OF 1.25 METRES.
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE PLAN RECORDS AND LEGAL FIELD SURVEYS.
- ALL DISCONTINUED TREES AS DETECTED BY CITY OF RICHMOND BY-LAW NO. 8057, ARE SHOWN HEREON.

CERTIFIED CORRECT
THIS 21ST DAY OF JANUARY, 2015

[Signature]
B.C.L.S.

DATE OF SURVEY: JANUARY 21, 2015



RZ 15-691744

Attachment 3

Address: 7220 Railway Avenue

Applicant: Maryem Ahbib

Planning Area(s): Blundell

	Existing	Proposed
Owner:	Madan Jhim Poonam Mehay	To be determined
Site Size (m²):	735.7 m ² (7,919 ft ²)	Proposed north lot – 368.6 m ² Proposed south lot – 367.1 m ²
Land Uses:	Single-family residential	No change
OCP Designation:	Neighbourhood Residential	No change
Lot Size Policy Designation:	Lots along Railway Avenue with lane access are permitted to rezone and subdivide in accordance with RS2/B	Proposed amendment to remove the four (4) existing lots fronting Railway Avenue with rear lane access north of Linfield Drive to be excluded from the Lot Size Policy
Zoning:	Single Detached (RS1/E)	Compact Single Detached (RC2)
Other Designations:	The Arterial Road Policy designates the subject site for redevelopment to compact lots and coach houses	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	Max. 0.60	none permitted
Lot Coverage – Buildings:	Max. 50%	Max. 50%	none
Lot Coverage – Non-Porous Surfaces:	Max. 70%	Max. 70%	none
Lot Coverage – Live plant material:	Min. 20%	Min. 20%	none
Lot Size (min. dimensions):	270 m ²	Proposed north lot – 368.6 m ² Proposed south lot – 367.1 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2 ½ storeys	2 ½ storeys	none



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: February 19, 1996

POLICY 5463

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 13-4-7

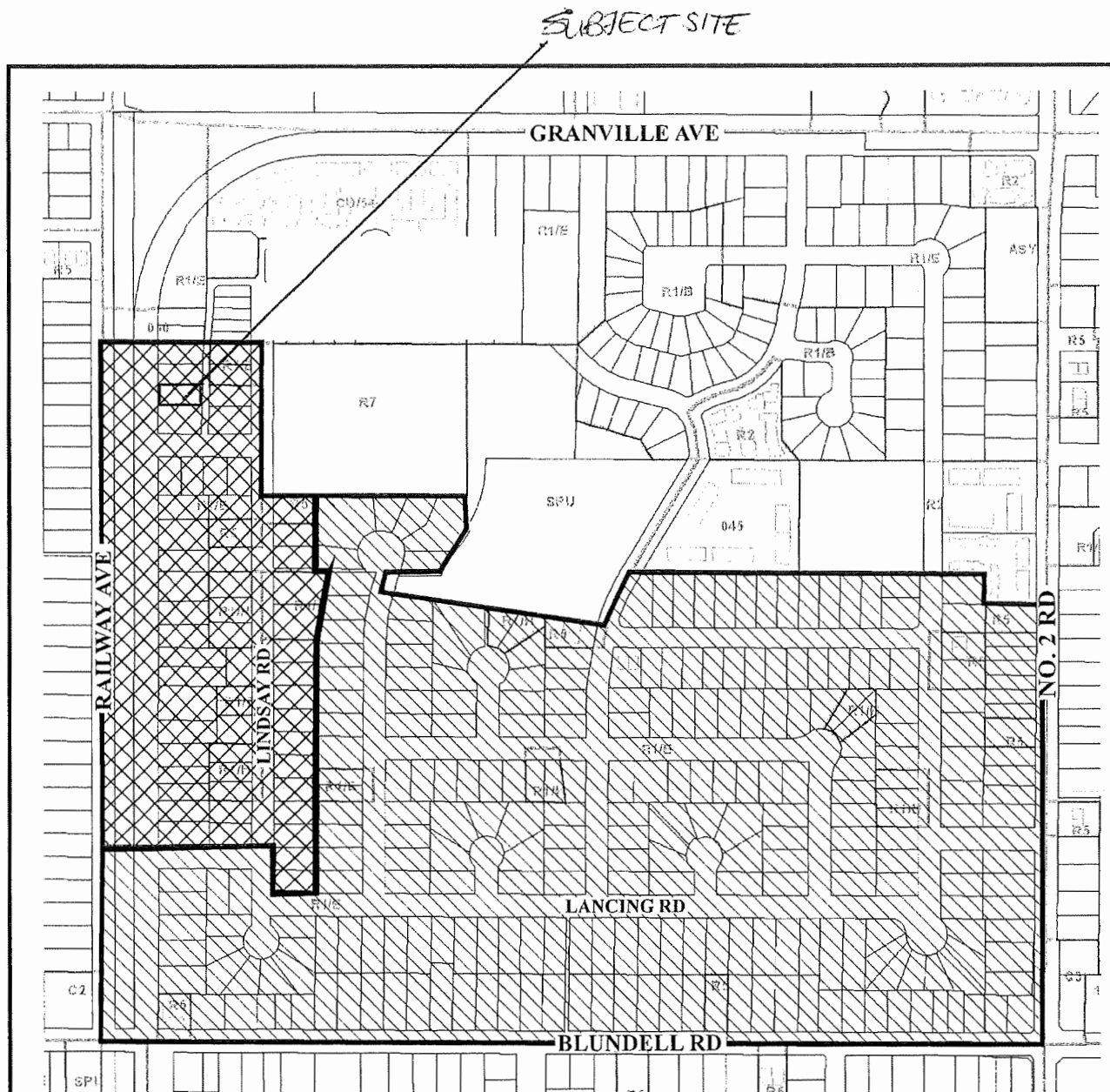
POLICY 5463:

The following policy establishes lot sizes for properties within the area generally bounded by **Railway Avenue, Blundell Road and No. 2 Road**, in a portion of Section 13-4-7 as shown on the attached map:

That properties within the area generally bounded by Railway Avenue, Blundell Road and No. 2 Road, in a portion of Section 13-4-7, be permitted to rezone in accordance with the provisions of Single-Family Housing District, Subdivision Area H (R1/H) in Zoning and Development Bylaw 5300, with the exception that:

1. Single-Family Housing District, Subdivision Area E (R1/E) applies to lots with frontage on No. 2 Road and Blundell Road that do not have a lane or internal road access;
2. Single-Family Housing District, Subdivision Area B (R1/B) applies to properties with duplexes on them with the exception that Single-Family Housing District, Subdivision Area E (R1/E) applies to those properties with frontage on No. 2 Road and Blundell Road that do not have lane or internal road access;
3. Single-Family Housing District, Subdivision Area B (R1/B) applies to properties generally fronting Lindsay Road and Linfield Gate in the western portion of Section 13-4-7; and

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



Subdivision permitted as per **R1/H** with the exception that **R1/B** applies to existing duplexes and **R1/E** applies to lots facing No. 2 Road and Blundell Road that do not have a lane or internal road access.



Subdivision permitted as per **R1/B** with the exception that **R1/E** applies to lots facing Railway Avenue that do not have a lane or internal road access.



POLICY 5463 SECTION 13, 4-7

Adopted Date: 02/19/96

Amended Date:



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council:

DRAFT

PROPOSED POLICY 5463

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 13-4-7

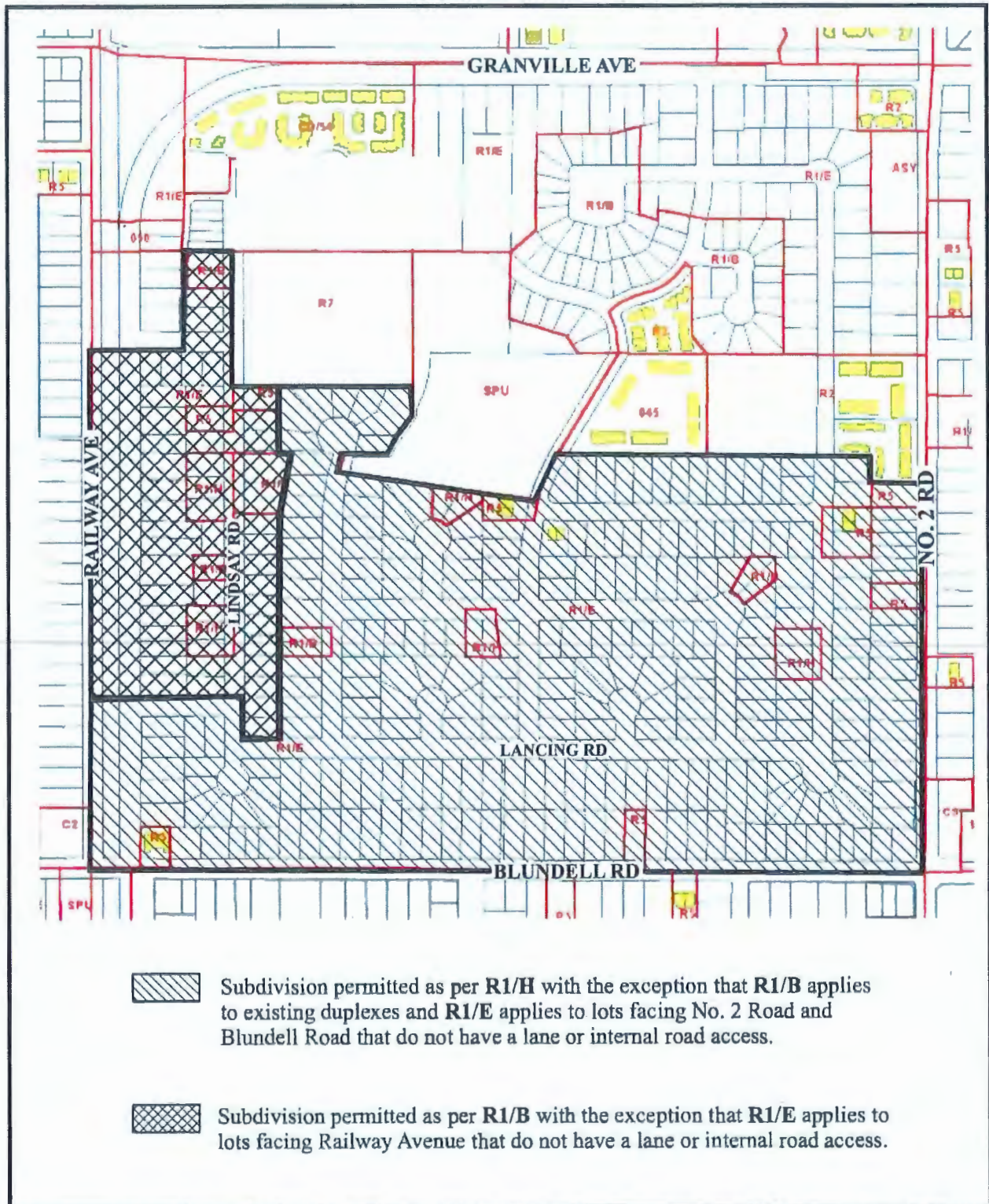
POLICY 5463:

The following policy establishes lot sizes for properties within the area generally bounded by **Railway Avenue, Blundell Road and No. 2 Road**, in a portion of Section 13-4-7 as shown on the attached map:

That properties within the area generally bounded by Railway Avenue, Blundell Road and No. 2 Road, in a portion of Section 13-4-7, be permitted to rezone and subdivide in accordance with the provisions of the "Single Detached (RS2/H)" zone in Richmond Zoning Bylaw 8500, with the exception that:

1. The "Single Detached (RS2/E)" zone applies to lots with frontage on No. 2 Road and Blundell Road that do not have a lane or internal road access;
2. The "Single Detached (RS2/B)" zone applies to properties with duplexes on them with the exception that the "Single Detached (RS2/E)" zone applies to those properties with frontage on No. 2 Road and Blundell Road that do not have lane or internal road access;
3. The "Single Detached (RS2/B)" zone applies to properties generally fronting Lindsay Road and Linfield Gate in the western portion of Section 13-4-7; and

That this policy be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless amended according to Richmond Zoning Bylaw 8500.



PROPOSED POLICY 5463 SECTION 13, 4-7

Adopted Date: 02/19/96

Amended Date: 04/15/15



City of
Richmond

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

May 27, 2015
File: RZ 14-674043
RZ 15-691744

Planning and Development Department
Development Applications
Fax: 604-276-4052

Dear Owner/Resident:

Re: Proposed amendment to Single-Family Lot Size Policy 5463 and proposed rezoning applications at 7180 Railway Avenue and 7220 Railway Avenue

This is to advise you that the City of Richmond has received two (2) rezoning applications for properties in your neighbourhood at 7180 Railway Avenue and 7220 Railway Avenue. These applications also propose an amendment to Single-Family Lot Size Policy 5463 that is established for your neighbourhood. Details on these applications are provided below:

- **Rezoning Application at 7180 Railway Avenue:** Landcraft Homes Ltd. has applied to the City of Richmond for permission to rezone 7180 Railway Avenue from "Single Detached (RS1/E)" to "Coach Houses (RCH1)" to permit subdivision into two (2) lots, each with a principal dwelling and detached coach house with vehicle access to and from the existing rear lane. The application is being processed under City file RZ 14-674043. A location map and proposed subdivision plan of the subject site is included in **Attachment 1**.
- **Rezoning Application at 7220 Railway Avenue:** Maryem Ahbib has applied to the City of Richmond for permission to rezone 7220 Railway Avenue from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)" to permit subdivision into two (2) compact lots with vehicle access to and from the existing rear lane. The application is being processed under City File RZ 15-691744. A location map and proposed subdivision plan of the subject site is included in **Attachment 2**.

Single-Family Lot Size Policy 5463

In 1996, City Council adopted Lot Size Policy 5463 to establish the lot sizes that would be considered on properties generally bounded by Railway Avenue, Blundell Road, and No. 2 Road (see **Attachment 3**). The Lot Size Policy provides the following direction:

- Properties along No. 2 Road, Blundell Road, and Railway Avenue are restricted to the "Single Detached (RS1/E)" zone (i.e., 18 m wide lots, 550 m² in area), with the exception that those lots with lane or internal road access may be permitted to rezone and subdivide in accordance with the "Single Detached (RS2/B)" zone (i.e., 12 m wide lots, 360 m² in area);
- Properties with duplexes in the neighbourhood and along on arterial roads with lane or internal road access may be permitted to rezone and subdivide in accordance with the "Single Detached (RS2/B)" zone;
- Properties fronting Lindsay Road and Linfield Gate may be permitted to rezone and subdivide in accordance with the "Single Detached (RS2/B)" zone; and

- Other remaining lots in the neighbourhood (as shown on the attached map), may be permitted to rezone and subdivide in accordance with the "Single Detached (RS1/H)" zone (i.e., 16.5 m wide lots, 360 m² in area).

Proposed Amendment to Single-Family Lot Size Policy 5463

The Lot Size Policy currently permits the two (2) subject properties (7180 and 7220 Railway Avenue) to rezone and subdivide in accordance with the "Single Detached (RS1/B)" zone.

Consistent with the Arterial Road Policy in Richmond's Official Community Plan, which allows for compact lot and coach house development at a higher density on designated properties along arterial roads with lane access, the applicants at 7180 and 7220 Railway Avenue are requesting permission to amend Lot Size Policy 5463 and to rezone the subject properties to permit a subdivision to create two (2) smaller lots with vehicle access to/from the existing rear lane (note: vehicle access to Railway Avenue is not permitted).

The proposed amendment to Lot Size Policy 5463 is to exclude the four (4) properties fronting Railway Avenue with existing rear lane access north of Linfield Gate from the Lot Size Policy (i.e., 7180, 7200, 7220, and 7240 Railway Avenue). All other provisions of Lot Size Policy 5463 would remain unchanged. The proposed amendment to Lot Size Policy 5463 is shown in **Attachment 4**.

The minimum lot dimensions, area, and density of the zones proposed for 7180 and 7220 Railway Avenue are listed below:

Site Address	Proposed Zone	Min. Width	Min. Depth	Min. Area	Max. FAR	Purpose
7180 Railway Avenue	"Coach Houses (RCH1)"	9.0 m (29.5 ft)	35.0 m (114.8 ft)	315.0 m ² (3,390.6 ft ²)	0.6	Single-detached housing and a detached coach house
7220 Railway Avenue	"Compact Single Detached (RC2)"	9.0 m (29.5 ft)	24.0 m (78.7 ft)	270.0 m ² (2,906.3 ft ²)	0.6 applied to a max. of 464.5 m ² of lot area, together with 0.30 applied to the balance of lot area in excess of 464.5 m ²	Single-Detached housing

Process

Please review the accompanying materials. Please forward any comments or concerns you may have about the proposed amendment to Lot Size Policy 5463, and/or the redevelopment proposals at 7180 Railway Avenue and 7220 Railway Avenue, to my attention at the following address by **Friday June 26, 2015**:

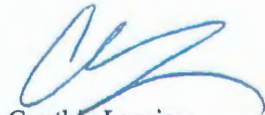
Cynthia Lussier, Planning Technician – Design
Development Applications Department
City of Richmond
6911 No. 3 Road
Richmond BC V6Y 2C1

Staff will complete reports to Planning Committee on the proposed Lot Size Policy amendment and rezoning applications, and will incorporate your feedback as part of the reports. If the applications are supported by the Planning Committee, both applications would then be subsequently considered by Richmond City Council at a Council meeting and a Public Hearing. You will be provided with the opportunity to address Council directly if the proposed amendment to Lot Size Policy 5463 and the rezoning applications at 7180 Railway Avenue and 7220 Railway Avenue proceed to a Public Hearing.

It is emphasized that the proposed amendment to Lot Size Policy 5463 and proposed rezoning applications at 7180 Railway Avenue and 7220 Railway Avenue does not change the zoning permitted on other properties in the area. Any future rezoning applications on other properties within the Lot Size Policy area must undergo the standard rezoning application review process, which involves a Public Hearing process.

If you have any questions or require further explanation, please contact me by phone at 604-276-4108, or via email at clussier@richmond.ca.

Sincerely,



Cynthia Lussier
Planning Technician - Design

AY/CL:cl

Attachments:

- Attachment 1: Location Map and Proposed Subdivision Plan of Rezoning Application at 7180 Railway Avenue (RZ 14-674043)
- Attachment 2: Location Map and Proposed Subdivision Plan of Rezoning Application at 7220 Railway Avenue (RZ 15-691744)
- Attachment 3: Existing Single-Family Lot Size Policy 5463
- Attachment 4: Draft Proposed Amendment to Single-Family Lot Size Policy 5463

Lussier, Cynthia

Subject: FW: street address entered twice in database

From: Mike Davison [<mailto:mazzyfan@live.com>]

Sent: Monday, 01 June 2015 5:02 PM

To: Lussier, Cynthia

Subject: RE: street address entered twice in database

Hi Cynthia,

There were 2 Files:

RZ 14-674043

RZ 15-691744

Regarding 7180 & 7220 Railway Ave.

One proposal doubles the # of dwellings on the lot while the other quadruples it but the lots are on an arterial road with a transit stop within a ~2 walk so as optimal a location to increase density as there is.

Regards,
Mike

From: CLussier@richmond.ca

To: mazzyfan@live.com

Subject: RE: street address entered twice in database

Date: Mon, 1 Jun 2015 19:47:01 +0000

Hi Mike

Thank you for your email.

I'm not familiar with which development application your email is associated.

It is my assumption that the envelopes you received contained information about a development proposal in your area. If so, what is the address for the development site?

Once I have an address, I can look into whether there were any other problems with the mailout.

In the meantime, do you have any concerns about the development application?

Please let me know if you do.

Cynthia Lussier
Planning Technician
Development Applications Division
City of Richmond
Tel: 604-276-4108

Email: clussier@richmond.ca
www.richmond.ca

From: Mike Davison [<mailto:mazzyfan@live.com>]
Sent: Friday, 29 May 2015 8:46 PM
To: Lussier, Cynthia
Subject: street address entered twice in database

Hello Cynthia,

Two envelopes with the exact same planning information were delivered to my address and so one should be deleted. Below I give the exact info (including punctuation and whether in upper or lower case) that was on the mailing labels:

OCCUPANT
5111 BLUNDELL RD
RICHMOND, BC V7C 1H3

OCCUPANT,
5111 Blundell Rd
Richmond, BC, V7C 1H3

Thanks,
Mike

Lussier, Cynthia

From: Kerry Starchuk [kerrystarchuk@hotmail.com]
Sent: Wednesday, 24 June 2015 8:31 AM
To: Lussier, Cynthia
Subject: Re Letter May 23, 2015

Re: RZ14-674043
RZ15 -691744

To Whom this may concern,

I received a letter about zoning on Railway Avenue. Why waste my time reading this crap and sending it out to all the residents?

The city is going to do what they want and really couldn't care less about what the residents want. There was a petition on

Railway about development of town houses and it was ignored.

Greed has taken over this city and there will be long term consequences.

**For the City of Richmond to be the most
appealing, livable, and well-managed
community in Canada.**

Have a nice day!

Regards,

Kerry Starchuk

cc: Carol Day - Councillor



Address: 7220 Railway Avenue

File No.: RZ 15-691744

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9292, the developer is required to complete the following:

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including 10% contingency, fencing, hard surfaces, trees, soft landscaping, and installation costs). The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
2. Registration of a flood indemnity covenant on title.
3. 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.
4. Enter into a Servicing Agreement* for the design and construction of off-site improvements along Railway Avenue and the rear lane. The scope of works is to include (but is not limited to) the following:
 - regrading of the rear lane to create a center swale and installation of a 200 mm storm sewer complete with manholes and inspection chambers from the subject site's north property line tying into the existing drainage system on Linfield Gate. The City will fund approximately 31 m of this work, subject to funding approval.
 - upgrading of the existing storm sewer service connection and inspection chamber at the subject site's south corner along the Railway Avenue frontage to City of Richmond standards.
 - installation of a new storm service connection complete with inspection chamber along the Railway Avenue frontage at the subject site's northwest corner.
 - construction of a new 1.5 m wide concrete sidewalk at the property line along Railway Avenue, with connections to the existing sidewalk north and south of the subject site.
 - removal of the existing sidewalk next to the curb and backfilling of the area between the new sidewalk and curb with a grassed boulevard to include trees, lighting, and other utility requirements as determined through the Servicing Agreement review process (note: the sidewalk and boulevard works must not affect the existing bus stop pad and bus shelter located in the development frontage).
 - reconstruction of the existing rear lane along the entire length of the east frontage of the site to the current City lane design standards (5.4 m wide pavement and 0.3 m wide rollover curb on both sides of the lane, along with lane lighting).
 - The Servicing Agreement design is to include the design of the following required water, storm, and sanitary service connection works:

Water Works

- Using the OCP Model, there is 55.4 L/s of water available at a 20 psi residual at the Railway Avenue east frontage and 421.7 L/s of water available at a 20 psi residual at the Railway Avenue west frontage. Based on your proposed development, your site requires a minimum fire flow of 95.0 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 the developer's cost, the City is to a) cut and cap all existing water service connections at the watermain, along Railway Avenue frontage; and b) install two (2) new 25 mm water service connections complete with meters and meter boxes along the Railway Avenue frontage.

Sanitary Sewer Works

- At the developer's cost, the City is to: a) upgrade the existing sanitary service connection and inspection chamber at the site's southeast corner along the rear lane frontage to City of Richmond standards, to service the proposed south lot; and b) install one (1) new sanitary service connection complete with new inspection chamber (approximately 5 m south from the north property line) along the rear lane frontage to service the proposed north lot.
- General Items:
The developer is to coordinate with BC Hydro, Telus and other private communication service providers:
 - for their servicing requirements;
 - to underground proposed Hydro service lines;
 - when relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above-ground structures are required and to coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).

Notes:

Further details on the scope of work associated with the Servicing Agreement to be confirmed during the Servicing Agreement design and review process.

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.

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

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

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

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

Signed

Date



City of
Richmond

Bylaw 9292

**Richmond Zoning Bylaw 8500
Amendment Bylaw 9292 (RZ 15-691744)
7220 Railway Avenue**

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

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

P.I.D. 004-506-472

Lot 215 Section 13 Block 4 North Range 7 West New Westminster District Plan 40948

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9292"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

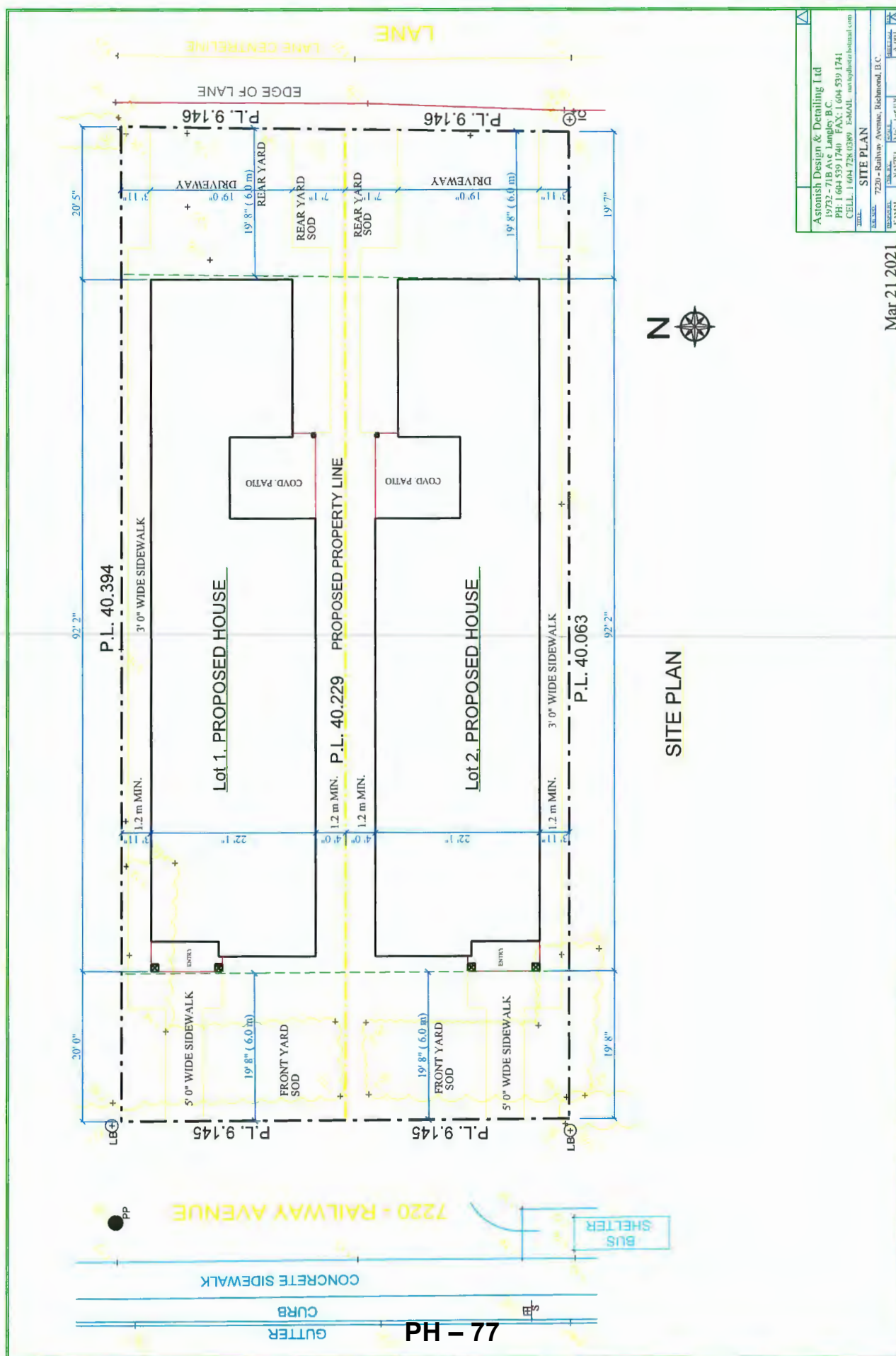
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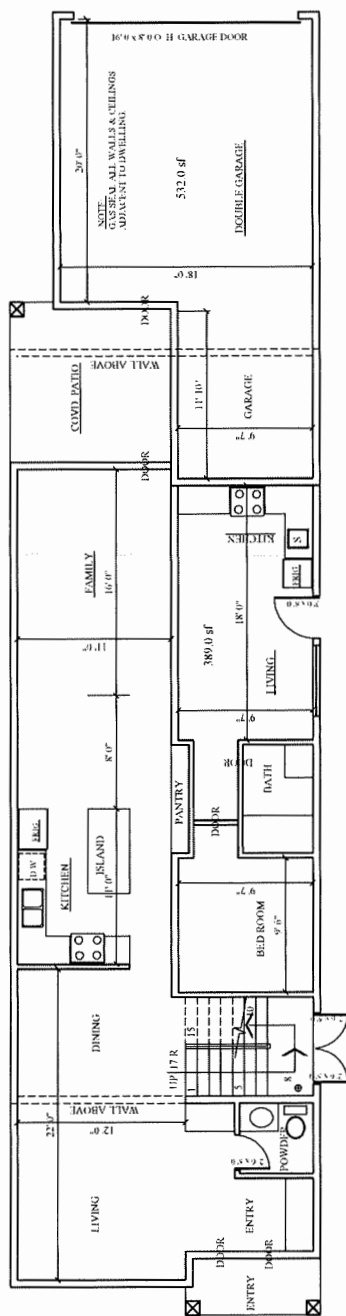
CITY OF RICHMOND
APPROVED by BIL
APPROVED by Director or Solicitor <i>hl</i>

MAYOR

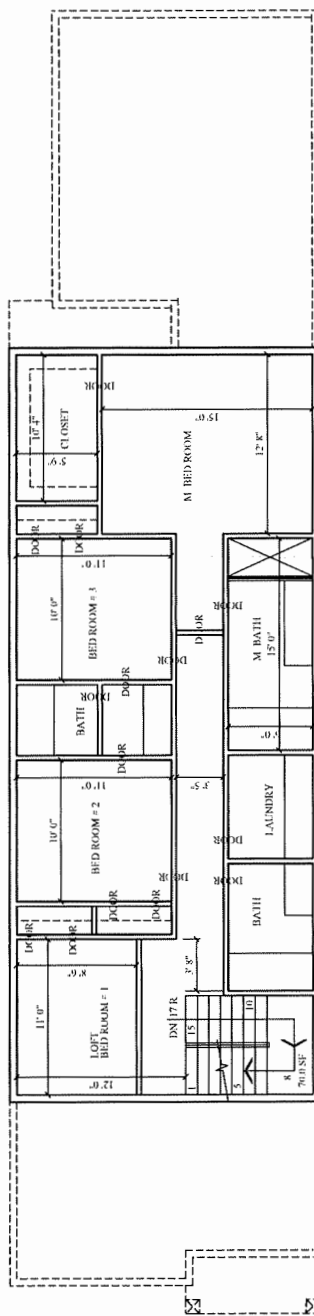
CORPORATE OFFICER

Mar 21 2021





MAIN FLOOR PLAN



SECOND FLOOR PLAN

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p.m.g.
ARCHITECTS
Suite C109 - 4155 Mill Creek Drive
Surrey, BC V3W 2K5
P: 604 294-8811 F: 604 294-0022

SCALE:

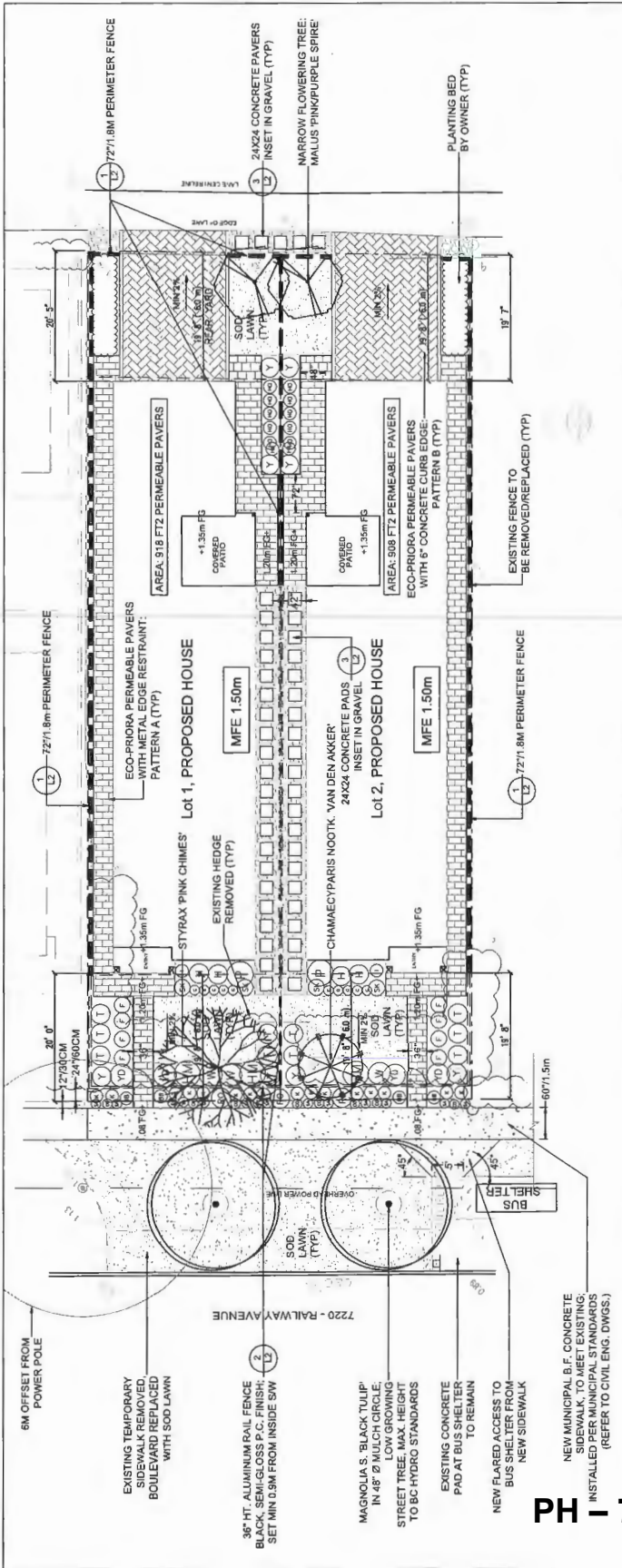
ATTACHMENT C

PROPOSED TWO LOT
SUBDIVISION
7220 RAILWAY AVENUE
SURREY, BC

LANDSCAPE
PLAN

DRAWING TITLE
DATE: 21 MAR 24
SCALE: 1"=10'
DRAWN: IN
DESIGN: PCK
CHECK: OF 2
PNO PROJECT NUMBER: 21-048

21-048



SITE PLAN
SCALE 1/16"=1'-0"

PLANT SCHEDULE	PLANT SPECIFICATIONS
1. STYRAX PINK CHIMES	STYRAX PINK CHIMES
2. MAGNOLIA S. 'BLACK TULIP'	MAGNOLIA S. 'BLACK TULIP'
3. CHAMAECYPARIS NOOTK.	CHAMAECYPARIS NOOTK.
4. MALUS PINK/PURPLE SPIRE	MALUS PINK/PURPLE SPIRE
5. NARROW FLOWERING TREE	NARROW FLOWERING TREE
6. ECO-PRIOR PERMEABLE CURB EDGE	ECO-PRIOR PERMEABLE CURB EDGE
7. 24X24 CONCRETE PADS	24X24 CONCRETE PADS
8. 24X24 CONCRETE PAVERS	24X24 CONCRETE PAVERS
9. 918 FT ² PERMEABLE PAVERS	918 FT ² PERMEABLE PAVERS
10. 908 FT ² PERMEABLE PAVERS	908 FT ² PERMEABLE PAVERS
11. 6" CONCRETE CURB EDGE	6" CONCRETE CURB EDGE
12. 36" HT. ALUMINUM RAIL FENCE	36" HT. ALUMINUM RAIL FENCE
13. SOD LAWN	SOD LAWN
14. BUS SHELTER	BUS SHELTER
15. NEW MUNICIPAL B.F. CONCRETE SIDEWALK	NEW MUNICIPAL B.F. CONCRETE SIDEWALK
16. 8M OFFSET FROM POWER POLE	8M OFFSET FROM POWER POLE
17. EXISTING TEMPORARY SIDEWALK	EXISTING TEMPORARY SIDEWALK
18. BOULEVARD REPLACED WITH SOD LAWN	BOULEVARD REPLACED WITH SOD LAWN
19. 48" POT MAGNOLIA S. 'BLACK TULIP'	48" POT MAGNOLIA S. 'BLACK TULIP'
20. 48" POT STYRAX PINK CHIMES	48" POT STYRAX PINK CHIMES
21. 48" POT CHAMAECYPARIS NOOTK.	48" POT CHAMAECYPARIS NOOTK.
22. 48" POT MALUS PINK/PURPLE SPIRE	48" POT MALUS PINK/PURPLE SPIRE
23. 48" POT NARROW FLOWERING TREE	48" POT NARROW FLOWERING TREE
24. 6" CONCRETE CURB EDGE	6" CONCRETE CURB EDGE
25. 24X24 CONCRETE PADS	24X24 CONCRETE PADS
26. 24X24 CONCRETE PAVERS	24X24 CONCRETE PAVERS
27. 918 FT ² PERMEABLE PAVERS	918 FT ² PERMEABLE PAVERS
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35. EXISTING TEMPORARY SIDEWALK	EXISTING TEMPORARY SIDEWALK
36. BOULEVARD REPLACED WITH SOD LAWN	BOULEVARD REPLACED WITH SOD LAWN
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42. 6" CONCRETE CURB EDGE	6" CONCRETE CURB EDGE
43. 24X24 CONCRETE PADS	24X24 CONCRETE PADS
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45. 918 FT ² PERMEABLE PAVERS	918 FT ² PERMEABLE PAVERS
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50. BUS SHELTER	BUS SHELTER
51. NEW MUNICIPAL B.F. CONCRETE SIDEWALK	NEW MUNICIPAL B.F. CONCRETE SIDEWALK
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53. EXISTING TEMPORARY SIDEWALK	EXISTING TEMPORARY SIDEWALK
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74. 48" POT STYRAX PINK CHIMES	48" POT STYRAX PINK CHIMES
75. 48" POT CHAMAECYPARIS NOOTK.	48" POT CHAMAECYPARIS NOOTK.
76. 48" POT MALUS PINK/PURPLE SPIRE	48" POT MALUS PINK/PURPLE SPIRE
77. 48" POT NARROW FLOWERING TREE	48" POT NARROW FLOWERING TREE
78. 6" CONCRETE CURB EDGE	6" CONCRETE CURB EDGE
79. 24X24 CONCRETE PADS	24X24 CONCRETE PADS
80. 24X24 CONCRETE PAVERS	24X24 CONCRETE PAVERS
81. 918 FT ² PERMEABLE PAVERS	918 FT ² PERMEABLE PAVERS
82. 908 FT ² PERMEABLE PAVERS	908 FT ² PERMEABLE PAVERS
83. 6" CONCRETE CURB EDGE	6" CONCRETE CURB EDGE
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86. BUS SHELTER	BUS SHELTER
87. NEW MUNICIPAL B.F. CONCRETE SIDEWALK	NEW MUNICIPAL B.F. CONCRETE SIDEWALK
88. 8M OFFSET FROM POWER POLE	8M OFFSET FROM POWER POLE
89. EXISTING TEMPORARY SIDEWALK	EXISTING TEMPORARY SIDEWALK
90. BOULEVARD REPLACED WITH SOD LAWN	BOULEVARD REPLACED WITH SOD LAWN
91. 48" POT MAGNOLIA S. 'BLACK TULIP'	48" POT MAGNOLIA S. 'BLACK TULIP'
92. 48" POT STYRAX PINK CHIMES	48" POT STYRAX PINK CHIMES
93. 48" POT CHAMAECYPARIS NOOTK.	48" POT CHAMAECYPARIS NOOTK.
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96. 6" CONCRETE CURB EDGE	6" CONCRETE CURB EDGE
97. 24X24 CONCRETE PADS	24X24 CONCRETE PADS
98. 24X24 CONCRETE PAVERS	24X24 CONCRETE PAVERS
99. 918 FT ² PERMEABLE PAVERS	918 FT ² PERMEABLE PAVERS
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103. SOD LAWN	SOD LAWN
104. BUS SHELTER	BUS SHELTER
105. NEW MUNICIPAL B.F. CONCRETE SIDEWALK	NEW MUNICIPAL B.F. CONCRETE SIDEWALK
106. 8M OFFSET FROM POWER POLE	8M OFFSET FROM POWER POLE
107. EXISTING TEMPORARY SIDEWALK	EXISTING TEMPORARY SIDEWALK
108. BOULEVARD REPLACED WITH SOD LAWN	BOULEVARD REPLACED WITH SOD LAWN
109. 48" POT MAGNOLIA S. 'BLACK TULIP'	48" POT MAGNOLIA S. 'BLACK TULIP'
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122. BUS SHELTER	BUS SHELTER
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124. 8M OFFSET FROM POWER POLE	8M OFFSET FROM POWER POLE
125. EXISTING TEMPORARY SIDEWALK	EXISTING TEMPORARY SIDEWALK
126. BOULEVARD REPLACED WITH SOD LAWN	BOULEVARD REPLACED WITH SOD LAWN
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258. 6" CONCRETE CURB EDGE	6" CONCRETE CURB EDGE
259. 24X24 CONCRETE PADS	24X24 CONCRETE PADS
260. 24X24 CONCRETE PAVERS	24X24 CONCRETE PAVERS
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264. 36" HT. ALUMINUM RAIL FENCE	36" HT. ALUMINUM RAIL FENCE
265. SOD LAWN	SOD LAWN
266. BUS SHELTER	BUS SHELTER
267. NEW MUNICIPAL B.F. CONCRETE SIDEWALK	NEW MUNICIPAL B.F. CONCRETE SIDEWALK
268. 8M OFFSET FROM POWER POLE	8M OFFSET FROM POWER POLE
269. EXISTING TEMPORARY SIDEWALK	EXISTING TEMPORARY SIDEWALK
270. BOULEVARD REPLACED WITH SOD LAWN	BOULEVARD REPLACED WITH SOD LAWN
271. 48" POT MAGNOLIA S. 'BLACK TULIP'	48" POT MAGN



Address: 7220 Railway Avenue

File No.: RZ 15-691744

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9292, the developer is required to complete the following:

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including 10% contingency, fencing, hard surfaces, trees, soft landscaping, and installation costs). The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
2. Registration of a flood indemnity covenant on title.
3. ~~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.~~ Registration of a legal agreement on Title to ensure that no final building inspection is granted until a minimum of one-bedroom secondary suite of approximately 36 m² (389 ft²) is constructed on both of the two lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
4. Enter into a Servicing Agreement* for the design and construction of off-site improvements along Railway Avenue and the rear lane. The scope of works is to include (but is not limited to) the following:
 - regrading of the rear lane to create a center swale and installation of a 200 mm storm sewer complete with manholes and inspection chambers from the subject site's north property line tying into the existing drainage system on Linfield Gate. The City will fund approximately 31 m of this work, subject to funding approval.
 - upgrading of the existing storm sewer service connection and inspection chamber at the subject site's south corner along the Railway Avenue frontage to City of Richmond standards.
 - installation of a new storm service connection complete with inspection chamber along the Railway Avenue frontage at the subject site's northwest corner.
 - construction of a new 1.5 m wide concrete sidewalk at the property line along Railway Avenue, with connections to the existing sidewalk north and south of the subject site.
 - removal of the existing sidewalk next to the curb and backfilling of the area between the new sidewalk and curb with a grassed boulevard to include trees, lighting, and other utility requirements as determined through the Servicing Agreement review process (note: the sidewalk and boulevard works must not affect the existing bus stop pad and bus shelter located in the development frontage).
 - reconstruction of the existing rear lane along the entire length of the east frontage of the site to the current City lane design standards (5.4 m wide pavement and 0.3 m wide rollover curb on both sides of the lane, along with lane lighting).
 - The Servicing Agreement design is to include the design of the following required water, storm, and sanitary service connection works:

Water Works

- Using the OCP Model, there is 55.4 L/s of water available at a 20 psi residual at the Railway Avenue east frontage and 421.7 L/s of water available at a 20 psi residual at the Railway Avenue west frontage. Based on your proposed development, your site requires a minimum fire flow of 95.0 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 the developer's cost, the City is to a) cut and cap all existing water service connections at the watermain, along Railway Avenue frontage; and b) install two (2) new 25 mm water service connections complete with meters and meter boxes along the Railway Avenue frontage.

Sanitary Sewer Works

- At the developer's cost, the City is to: a) upgrade the existing sanitary service connection and inspection chamber at the site's southeast corner along the rear lane frontage to City of Richmond standards, to service the proposed south lot; and b) install one (1) new sanitary service connection complete with new inspection chamber (approximately 5 m south from the north property line) along the rear lane frontage to service the proposed north lot.
- General Items:
The developer is to coordinate with BC Hydro, Telus and other private communication service providers:
 - for their servicing requirements;
 - to underground proposed Hydro service lines;
 - when relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above-ground structures are required and to coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).

Notes:

Further details on the scope of work associated with the Servicing Agreement to be confirmed during the Servicing Agreement design and review process.

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.

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

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

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

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

Signed _____

Date _____



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9292 (RZ 15-691744)
7220 Railway Avenue**

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

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

P.I.D. 004-506-472

Lot 215 Section 13 Block 4 North Range 7 West New Westminster District Plan 40948

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9292"**.

FIRST READING

OCT 26 2015

A PUBLIC HEARING WAS HELD ON

NOV 16 2015

SECOND READING

NOV 16 2015

THIRD READING

~~NOV 16 2015~~

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee
From: John Hopkins
Director, Policy Planning
Date: June 3, 2021
File: 08-4050-10/2021-Vol
01
Re: Assembly (ASY) Zoned Sites in the Agricultural Land Reserve

Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10279, which revises the:
 - a. "Assembly (ASY)" zoning district to restrict the permitted and secondary uses for sites located in the Agricultural Land Reserve and grant a site-specific allowance for an education use; and
 - b. purpose statement in the "Religious Assembly (ZIS7) – No. 5 Road" zoning district, be introduced and granted first reading.

John Hopkins
Director, Policy Planning
(604-276-4279)

Att. 3

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

Staff Report

Origin

This is a companion report to the report titled “Agricultural Land Commission Decision on No. 5 Road Backlands Policy” dated April 8, 2021 from the Director, Policy Planning. The Official Community Plan (OCP) No. 5 Road Backlands Policy and related Zoning Bylaw amendments were adopted by Council at the May 17, 2021 Public Hearing in response to the Agricultural Land Commission (ALC) decision recommending changes to the Backlands policy.

Those amendments addressed the March 3, 2020 referral related to schools/education uses and other accessory uses in the No. 5 Road Backlands Policy area and responded to the ALC’s recommended changes to restrict schools/education uses in the No. 5 Road Backlands Policy.

This report addresses the 9 Assembly (ASY) zoned sites in the Agricultural Land Reserve (ALR) that are located outside of the OCP No. 5 Road Backlands Policy, and proposes changes to land use regulations to be consistent with the Zoning Bylaw amendments adopted on May 17, 2021.

This report supports Council’s Strategic Plan 2018-2022 Strategy #6 Strategic and Well-Planned Growth:

Leadership in effective and sustainable growth that supports Richmond's physical and social needs.

6.1 Ensure an effective OCP and ensure development aligns with it.

Findings of Fact

There are a total of 9 sites located in the ALR that have existing Assembly (ASY) zoning. These 9 sites are outside of and not subject to the No. 5 Road Backlands Policy. A table providing summary information about each site and existing uses is contained in Attachment 1. A map of the 9 Assembly (ASY) zoned sites in the ALR is contained in Attachment 2. Eight (8) sites contain a religious assembly building (church/temple) as the primary use and 1 site contains a school as the primary use. Of the 9 sites, 2 contain a school operation (1 site with a standalone school facility; 1 site has a school that operates in the same building containing religious assembly uses).

Background History – Assembly (ASY) Zoning in the ALR

Prior to 1983, the City’s Zoning Bylaw in place at the time permitted religious assembly uses on agriculturally zoned properties in the ALR. In 1983, the City’s agricultural zoning was amended to remove religious assembly as a permitted use and a comprehensive rezoning bylaw was adopted that rezoned all existing churches and schools to the Assembly (ASY) zone. The ALC reviewed this change and did not object to this rezoning bylaw in 1983 that resulted in the rezoning of existing church sites in the ALR to Assembly (ASY) zoning.

In-Stream Development Applications

There are 2 in-stream development applications that have been submitted for 2 of the 9 Assembly (ASY) zoned sites in the ALR. A summary of each application and their current status is provided below:

- 20451 Westminster Highway (AG 19-881146) – An ALR non-farm use application was submitted by Choice School for Gifted Children to allow the existing school and allow for an expansion for additional classroom space. On January 11, 2021, this application was forwarded to the ALC by Council. The ALR approved the application on April 16, 2021. The impact and approach to this in-stream application is detailed later in this report.
- 11371 No. 3 Road (AG 19-853589) – An ALR non-farm use application was submitted by the Christian & Missionary Alliance to permit an existing school and child care located on the subject site. No expansion or alteration of the existing facility is being proposed. A report providing details and recommendations on the ALR non-farm use application at 11371 No. 3 Road is being brought forward concurrently to the same Planning Committee meeting titled “Application by Christian & Missionary Alliance – Canadian Pacific District for an Agricultural Land Reserve Non-Farm Use at 11371 No. 3 Road” dated June 16, 2021 from the Director, Development. There are no impacts to this in-stream application based on the proposed Zoning Bylaw changes outlined in this report. If the ALR non-farm use application at 11371 No. 3 Road is approved by Council and the ALC, and the proposed zoning amendments in this report are approved by Council, the existing school would be rendered a non-conforming use. Any expansion to the school operation at this site would be subject to the current zoning regulations in place at the time and would require a rezoning application in addition to the required ALR non-farm use approval.

Related Policies and Studies

Official Community Plan

The OCP land use designation for each of these Assembly (ASY) zoned properties in the ALR is “Agriculture”. There is no land use policy in the OCP to support new or expanded assembly related facility development on land designated for “Agriculture” located in the ALR. On this basis, these proposals are reviewed on a case-by-case basis and considered on their own merits.

Assembly (ASY) Zoning

The current Assembly (ASY) zoning applicable to these 9 sites in the ALR permit a range of assembly activities as permitted uses such as religious assembly, education, child care and private club.

Agricultural Land Reserve

These 9 Assembly (ASY) sites are located in the ALR. The *Agricultural Land Commission Act* (ALCA) is the enabling Provincial legislation for land in the ALR. For sites that are subject to the provisions of the ALCA, a non-farm use application and approval is required for new or expanded assembly related development in the ALR. The ALCA includes a provision that allows some properties in the ALR not to be subject to the ALCA legislation if certain criteria

are met (less than 2 acres and on separate certificate of title prior to December 21, 1972). For these properties that are not subject to the ALCA, no application or approval from the ALC would be required for non-farm related development or uses.

Summary of Proposed Amendments to the Assembly (ASY) Zone

The proposed amendments to the Assembly (ASY) zone are administrative in nature and consistent with the recently Council approved amendments to the No. 5 Road Backlands Policy that restricted uses in response to an ALC decision that recommended changes to the Policy. The Zoning Bylaw amendments proposed in this report apply only to the 9 Assembly (ASY) zoned sites in the ALR. The rationale for these proposed amendments is contained in a subsequent section of this report.

The proposed revisions for these 9 Assembly (ASY) zoned sites in the ALR are summarized as follows:

- Amend permitted uses to remove education and private club.
- Amend uses to allow child care as a secondary use
- Include a site specific allowance to permit the school and proposed expansion approved by the previously referenced ALR application at 20451 Westminster Highway (AG 19-881146).
- Minor amendment to revise the purpose statement in the Religious Assembly (ZIS7) – No. 5 Road zone.

Analysis

Approach to In-stream Application at 20451 Westminster Highway (Choice School)

The Choice School ALR application to permit the existing school and classroom expansion on the subject site, currently zoned Assembly (ASY), was approved by the ALC on April 16, 2021. The amendments to the Assembly (ASY) zone proposed in this report would remove education (school) as a permitted use; therefore, a site-specific allowance is proposed to permit an education use at 20451 Westminster Highway to allow the Choice School facility to the extent granted in the recent ALC approval for the site. This zoning approach for a site specific allowance on this site is consistent with the ALC approval. If a site-specific allowance is not granted to 20451 Westminster Highway and the Assembly (ASY) zone is amended to remove schools as a permitted use, a rezoning application would be required for this site.

Expansion Potential and Consultation with Property Owners about Future Needs

The potential expansion to or redevelopment of these 9 Assembly (ASY) sites in the ALR is contingent on a number of factors:

- The current OCP “Agriculture” land use designation that applies to each of these sites and no OCP land use policy that supports new or expanded assembly development. As a result, proposals for assembly development on land designated for Agriculture would be considered on a case-by-case basis.
- Whether Assembly (ASY) zoning applies to all or only a portion of a site.
- Overall size of site to accommodate additional development and supporting off-street parking.

- Site specific factors and context that may include adjacent land uses, Environmentally Sensitive Areas (ESAs) and on-site buildings/uses.

Staff consulted with property owners about plans to develop or expand facilities based on their future needs. A summary of responses received is provided in Attachment 3. Key findings are as follows:

- 4 sites responded that they had no expansion plans.
- 1 site indicated they would like to expand existing church and day care facilities.
- Outside of the 2 in-stream applications identified previously for existing schools, no other property owners indicated plans for future school development.

Rationale for Amending the Assembly (ASY) Zoning

The proposed approach is to undertake Zoning Bylaw amendments that would apply to the 9 Assembly (ASY) zoned sites that are located in the ALR. No amendments to the OCP are required. The proposed changes to the Zoning Bylaw are related to the previous Council approved assembly use restrictions to the No. 5 Road Backlands Policy area to no longer permit schools and only allow religious assembly uses and other related secondary uses. To account for the approved in-stream ALC application for an existing school and proposed classroom expansion, a site specific allowance to permit a school at 20451 Westminster Highway is included in the amendments. Staff recommend making the proposed Zoning Bylaw changes for the following reasons:

- Establishes identical zoning regulations for all sites located in the ALR that have Assembly (ASY) zoning, whether they are located in the No. 5 Road Backlands Policy area or not.
- Applying a consistent set of zoning regulations in the ALR will avoid certain Assembly (ASY) zoned sites in the ALR being targeted for certain types of development (i.e., school facilities). There is a significant risk of this occurring if different zoning regulations exist in the ALR where some sites allow more non-farm uses than others.
- Based on the responses provided by property owners and site-specific allowance to permit a school at 20451 Westminster Highway, no existing schools would be impacted and potential future development would also not likely be impacted as no property owners indicated any plans for new school development.
- If no revisions are made to the Assembly (ASY) zoning, a property with this zoning could potentially build a school and would only be subject to a City building permit application that would not require Council approval under the current zoning bylaw. This scenario could arise for some of the 9 Assembly (ASY) zoned sites in the ALR that may not be subject to the ALCA based on a provision in the legislation (i.e., sites that are less than 2 acres and on separate certificate of title prior to December 21, 1972). Sites in the ALR that fall under this provision are not subject to the ALCA and would not need to go through an ALR non-farm use application.
- The proposed approach and amendments do not impact existing religious assembly facilities that are located on 8 of the 9 sites as religious assembly will remain a permitted use. The recommended approach does not preclude the ability for property owners to make a rezoning application to request a use not permitted in the zone.

- Maintaining the Assembly (ASY) zone without any revisions would not provide Council with the full ability to control and approve certain uses in the ALR (i.e., schools and private clubs).

Consultation

The Zoning Bylaw amendments proposed in this report will be subject to Council review and consideration, which includes a Public Hearing. Prior to the Public Hearing, the 9 Assembly (ASY) zoned property owners in the ALR will be notified and the public will have an opportunity to comment at the Public Hearing.

Financial Impact

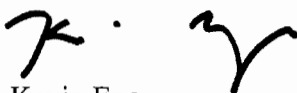
None.

Conclusion

Based on the previous Council approved revisions to the OCP No. 5 Road Backlands Policy and Zoning Bylaw and property owner responses about future development plans, the following administrative amendments are proposed to 9 sites with Assembly (ASY) zoning that are located in the ALR:

- Amend permitted uses to remove education and private club and allow child care as a secondary use.
- Include a site specific allowance to permit the school and proposed expansion approved by the previously referenced ALR application at 20451 Westminster Highway(AG 19-881146).
- Minor amendment to revise the purpose statement in the Religious Assembly (ZIS7) – No. 5 Road zone.

Staff recommend that Richmond Zoning Bylaw, Amendment Bylaw 10279, be granted first reading.



Kevin Eng
Planner 2
(604-247-4626)

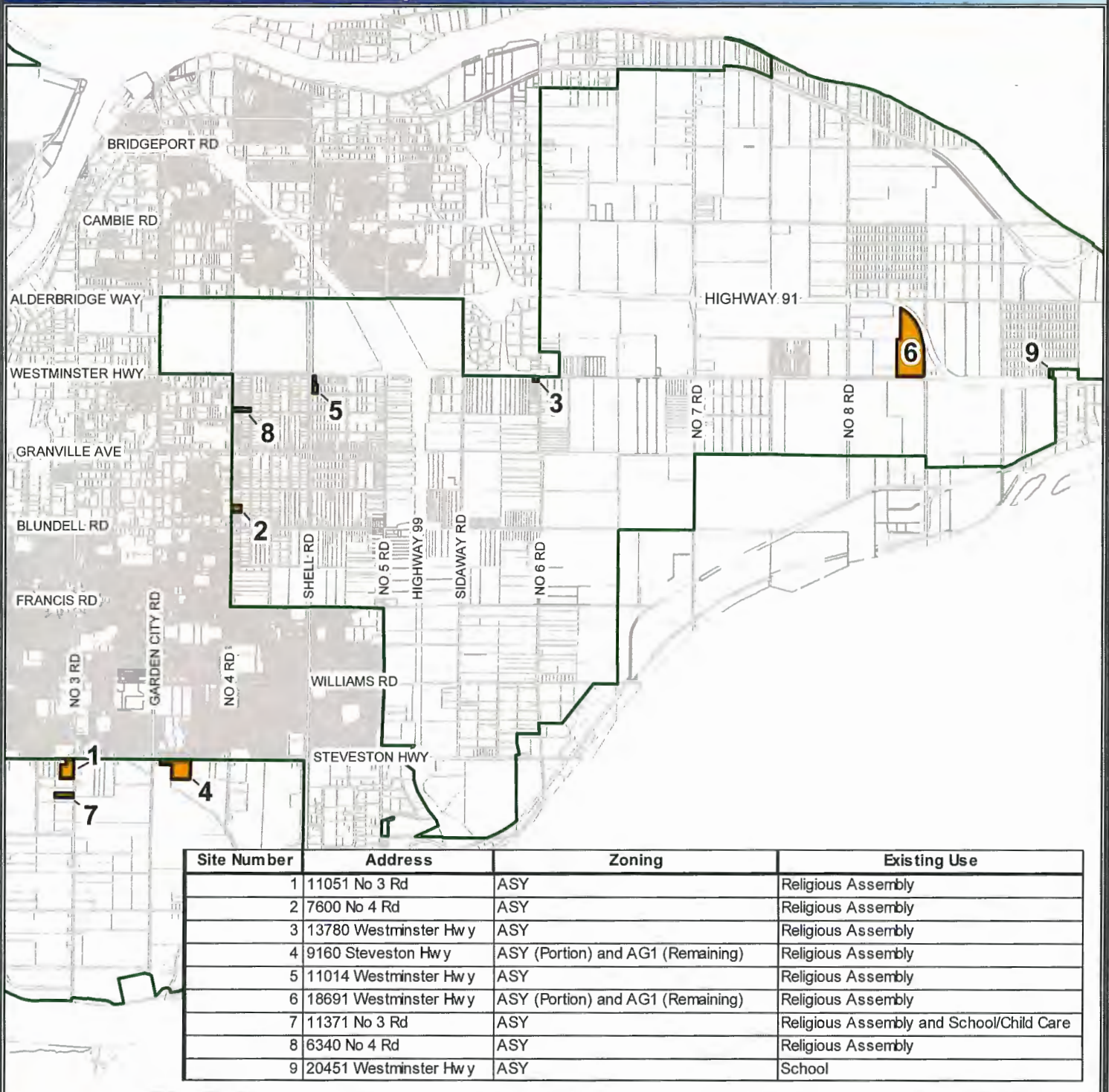
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- Att. 1: Summary Information – 9 Assembly (ASY) Zoned Sites in the ALR
2: Map of 9 Assembly Zoned Sites in the ALR
3: Summary of Public Consultation Responses about Potential Future Development and Uses – 9 Assembly (ASY) Zoned Sites in the ALR



ATTACHMENT 1

Summary Information – 9 Assembly (ASY) Zoned Sites in the ALR

Owner/Site	Zoning	Site Area	Existing Uses	Existing Development Applications
Congregation of the South Arm United Church of Canada 11051 No. 3 Road	ASY	6.3 acres	Primary - Religious Assembly Other/Secondary – Child care	N/A
Immanuel Christian Reformed Church 7600 No.4 Road	ASY	1.79 acres	Primary - Religious Assembly Other/Secondary – Child care and house	N/A
Armenian Apostolic Church of BC 13780 Westminster Hwy	ASY	0.65 acres	Primary - Religious Assembly Other/Secondary – Child care	N/A
International Buddhist Society 9160 Steveston Hwy	ASY (portion) AG1 (remaining)	11 acres	Primary - Religious Assembly	N/A
Lansdowne Congregation of Jehovah's Witnesses 11014 Westminster Hwy	ASY	1.66 acres	Primary - Religious Assembly	N/A
Nanaksar Gurdwara Gursikh Temple 18691 Westminster Hwy	ASY (portion) AG1 (remaining)	41.34 acres	Primary - Religious Assembly	Rezoning application has been granted 3 rd reading for a temple expansion (RZ 02-208277); also approved through ALR application (AG 00-175102) ALR application for agriculture and temple overflow parking (AG 14-668409)
Christian & Missionary Alliance 11371 No. 3 Road	ASY	2.5 acres	Primary – Religious Assembly Other/Secondary – School and child care	In process ALR non-farm use application (AG 19-853589)
Our Saviour Lutheran Church of Richmond 6340 No. 4 Road	ASY	1.75 acres	Primary - Religious Assembly Other/Secondary – Child Care	N/A
Choice School for Gifted Children Society 20451 Westminster Hwy	ASY	0.88 acres	Primary - School	ALR non-farm use application approved to allow school and classroom expansion (AG 19-881146) 20411 Westminster Highway – Future rezoning application required

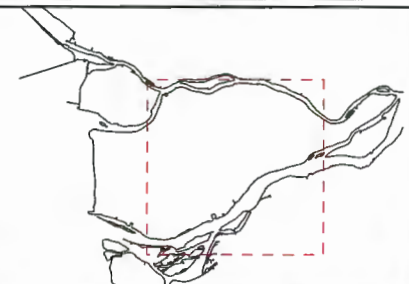
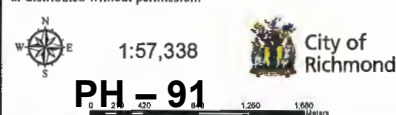


Legend

-  Subject Properties
-  ALR Boundary

NOTE – Assembly (ASY) zoned properties contained in the OCP No. 5 Road Backlands Policy area are not identified on this map.

Note:
The information shown on this map is compiled from various sources and the City makes no warranties, expressed or implied, as to the accuracy or completeness of the information.
Users are reminded that lot sizes and legal description must be confirmed at the Land Title office in New Westminster.
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ATTACHMENT 3

Summary of Public Consultation Responses Received from the 9 Assembly (ASY) Zoned Properties in the ALR on Potential Future Development and Uses

Owner/Site	Consultation Response from Owner/Congregation about Future Development Plans						
	No future plans	School or School expansion	Dormitories	Child Care	Religious Assembly	No response	Other
Congregation of the South Arm United Church of Canada 11051 No. 3 Road						<input checked="" type="checkbox"/>	
Immanuel Christian Reformed Church 7600 No.4 Road				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Armenian Apostolic Church of BC 13780 Westminster Hwy						<input checked="" type="checkbox"/>	
International Buddhist Society 9160 Steveston Hwy	<input checked="" type="checkbox"/>						
Lansdowne Congregation of Jehovah's Witnesses 11014 Westminster Hwy	<input checked="" type="checkbox"/>						
Nanaksar Gurdwara Gursikh Temple 18691 Westminster Hwy					<input checked="" type="checkbox"/>		
Christian & Missionary Alliance 11371 No. 3 Road	<input checked="" type="checkbox"/>						
Our Saviour Lutheran Church of Richmond 6340 No. 4 Road	<input checked="" type="checkbox"/>						
Choice School for Gifted Children Society 20451 Westminster Hwy		<input checked="" type="checkbox"/>					



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10279 (Revisions to the Assembly (ASY) and
Religious Assembly (ZIS7) – No. 5 Road Zoning Districts**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by:
 - a. adding Sections 13.3.11.6 and 13.3.11.7 to the Assembly (ASY) zoning district (13.3) as follows:
 - “6. For any **site** that is located in the **Agricultural Land Reserve**:
 - a) **religious assembly** shall be the only permitted **principal use**;
 - b) **child care** shall only be permitted as a **secondary use**; and
 - c) **education** and **private club** are not permitted.
 7. Notwithstanding Section 13.3.11.6.c), **education** shall be permitted on the following **site** only and subject to the applicable approval granted by the Agricultural Land Commission, in accordance with the *Agricultural Land Commission Act* (as amended), prior to the date of adoption of Amendment Bylaw 10279:

20451 Westminster Highway
PID 003-934-268
Lot 78 Section 4 Block 4 North Range 4 West New Westminster District
Plan 1593”
 - b. deleting Section 24.7.1 of the Religious Assembly (ZIS7) – No. 5 Road zoning district (24.7) and replacing it with the following:

“Purpose

The **zone** provides for **religious assembly** and other limited community **uses**.”
2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10279**”.

FIRST READING


PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

JUL 12 2021

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER