



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee

Date: September 5, 2017

From: Wayne Craig
Director, Development

File: RZ 16-745791

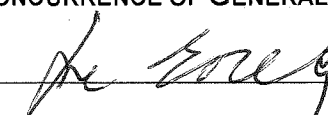
Re: Application by Timothy Tse for Rezoning at 9200/9220 Glenallan Drive from Two-Unit Dwellings (RD1) to Single Detached (RS2/C)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9758, for the rezoning of 9200/9220 Glenallan Drive from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/C)", be introduced and given first reading.


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

WC:jr
Att. 7

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

Staff Report

Origin

Timothy Tse has applied to the City of Richmond for permission to rezone 9200/9220 Glenallan Drive from the “Two-Unit Dwellings (RD1)” zone to the “Single Detached (RS2/C)” zone, to permit the property to be subdivided to create two single family lots with vehicle access from Glenacres Drive (Attachment 1). The proposed subdivision plan is provided in Attachment 2. There is an existing duplex on the property, which would be demolished.

Findings of Fact

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

Surrounding Development

Development immediately surrounding the subject property is as follows:

- To the North: single family dwellings on lots zoned “Single Detached (RS1/E),” fronting Glenallan Drive.
- To the South: a multi-family complex on a lot split-zoned “Low Density Townhouses (RTL1)” and “Low Density Low Rise Apartments (RAL1),” with vehicle access from Glenallan Drive and Glenacres Drive.
- To the East: single family dwellings on lots zoned “Single Detached (RS1/E),” fronting Glenacres Drive.
- To the West: single family dwellings on lots zoned “Single Detached (RS1/E),” fronting Glenallan Drive.

Related Policies & Studies

Official Community Plan/Broadmoor Area Plan

The subject property is located in the Broadmoor planning area, and is designated in the Official Community Plan (OCP) as Neighbourhood Residential (Attachment 4). The proposed rezoning and subdivision is consistent with this designation.

Single-Family Lot Size Policy

The subject property is not located in an area governed by a Single-Family Lot Size Policy. Amendment procedures in Section 2.3 of Richmond Zoning Bylaw 8500 allow staff to consider a rezoning application to allow a property containing an existing duplex to subdivide into no more than two lots. The proposed rezoning and subdivision are consistent with this policy.

Floodplain Management Implementation Strategy

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

Public Consultation

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

Should the Planning Committee endorse this application and Council grant 1st reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Built Form and Architectural Character

The proposed rezoning and subdivision will result in a new corner lot. The applicant has submitted conceptual development plans showing the proposed architectural elevations for the dwelling on Proposed Lot A (Attachment 5).

Both proposed single family dwellings will be accessed from Glenacres Drive. The building on the proposed corner lot (Lot A) has a modern design, with large south and west facing windows, strong horizontal lines, and stone cladding on the ground floor.

Prior to final adoption of the rezoning bylaw, the applicant must:

- Submit a Landscape Plan for Proposed Lot A, prepared by a Registered Landscape Architect, that is consistent with the landscaping requirements contained in Richmond Zoning Bylaw 8500. The Landscape Plan must include a cost estimate prepared by the Landscape Architect for the works (including all trees, soft and hard landscaping materials, fencing, installation costs, and a 10% contingency).
- Submit a Landscape Security based on the cost estimate provided, above.
- Register a legal agreement on Title to ensure that the Building Permit application and ensuing development at the site is generally consistent with the proposed conceptual plans included in Attachment 5.

The Building Permit application process includes coordination between Building Approvals and Planning Department staff to ensure that the covenant is adhered to. The final plans submitted at Building Permit stage must comply with all City regulations, including zoning, at the time of application.

Existing Legal Encumbrances

There is an existing 3.0 m wide Statutory Right-of-Way (SRW) across the north portion of the property for municipal services (Charge E26159). This SRW will not be impacted by the proposed development. The applicant is aware that encroachment into the SRW is not permitted.

There is an existing SRW agreement registered on Title that was registered for a previous subdivision, and no longer applies to the subject property (Charge D65286). Discharge of this SRW is required prior to final adoption of the rezoning bylaw.

There is an existing covenant on Title that restricts the property to a duplex only. Discharge of this covenant is required prior to final adoption of the rezoning bylaw.

The property is occupied by a stratified duplex. Cancellation of the existing strata plan (NWS390) is required prior to subdivision approval. The two strata lots have one owner, who agrees to the proposal, including cancellation of the existing strata.

Transportation and Site Access

Vehicle access is proposed from separate driveways to each new lot from Glenacres Drive. The existing driveway crossings on Glenallan Drive will be removed.

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 on the subject property, and one tree on City property.

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

- Five trees (Tag # 2, 5, 6, 8, and 9) between 20 and 48 cm DBH located on the development site are either dead, dying, are infected with Fungal Blight, or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be replaced.
- One cedar hedge (Tag # 7) is in fair condition and proposed to be retained. Install tree protection fencing as per Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

The City's Parks Department has reviewed the Arborist's Report and supports the Arborist's findings, with the following comments:

- Two hedges (Tag # 3 and 4) in the City-owned boulevard can be removed. No replacement is required for hedge species.
- One tree (Tag # 1) in the City-owned boulevard is in poor condition, and should be removed. A \$1,300 contribution to the City's Tree Compensation Fund is required prior to final

adoption of the rezoning bylaw, for the replanting of two trees at or near the development site.

Tree Replacement

The applicant wishes to remove all five on-site trees (Tag # 2, 5, 6, 8, and 9). The 2:1 replacement ratio would require a total of ten replacement trees. The applicant has agreed to plant three trees on each lot proposed; for a total of six trees, as the lots are not sufficiently large to accommodate the required ten replacement trees. The replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
2	8 cm	4 m
4	9 cm	5 m

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

Tree Protection

One hedge (Tag # 7) on the shared north property line is proposed to be retained. The applicant has submitted a tree protection plan showing the hedge to be retained and the measures taken to protect it during development stage (Attachment 6). To ensure that the hedge identified for retention is protected at development stage, the applicant is required to complete the following items:

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

Affordable Housing Strategy

The Affordable Housing Strategy for single family rezoning applications requires a secondary suite or coach house on 100% of new lots created; a suite or coach house on 50% of new lots created together with a cash-in-lieu contribution to the City’s Affordable Housing Reserve Fund of \$2.00/ft² of the total buildable area of the remaining lots; or, where secondary suites cannot be

accommodated in the development, a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$2.00/ft² of the total buildable area of the development.

The applicant has proposed to provide a secondary suite on proposed Lot B, and a contribution of \$5,408.41 in lieu of a suite of proposed Lot A. This proposal satisfies the Affordable Housing Strategy requirement.

Site Servicing and Frontage Improvements

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

- Upgrades to both street frontages, including, but not limited to, removal and replacement of concrete sidewalk panels as necessary, removal of the two driveway crossings to Glenallan Drive, installation of two new driveway crossings to Glenacres Drive, and installation of a 1.5 m concrete sidewalk on the Glenallan Drive frontage.
- Payment of the current year's taxes, School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the required servicing works as described in Attachment 7.

Financial Impact

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

Conclusion

The purpose of this application is to rezone 9200/9220 Glenallan Drive from the "Two-Unit Dwellings (RD1)" zone to the "Single Detached (RS2/C)" zone, to permit the property to be subdivided to create two single family lots with vehicle access from Glenacres Drive.

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

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9758 be introduced and given first reading.



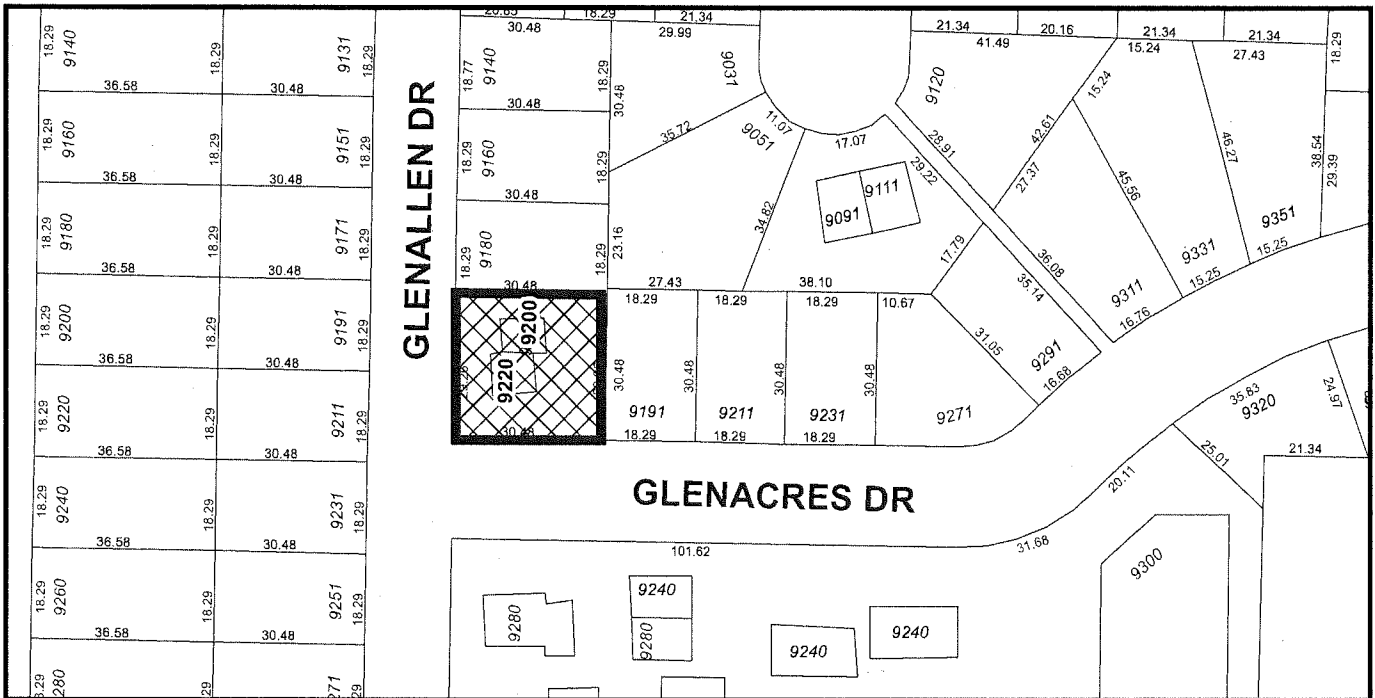
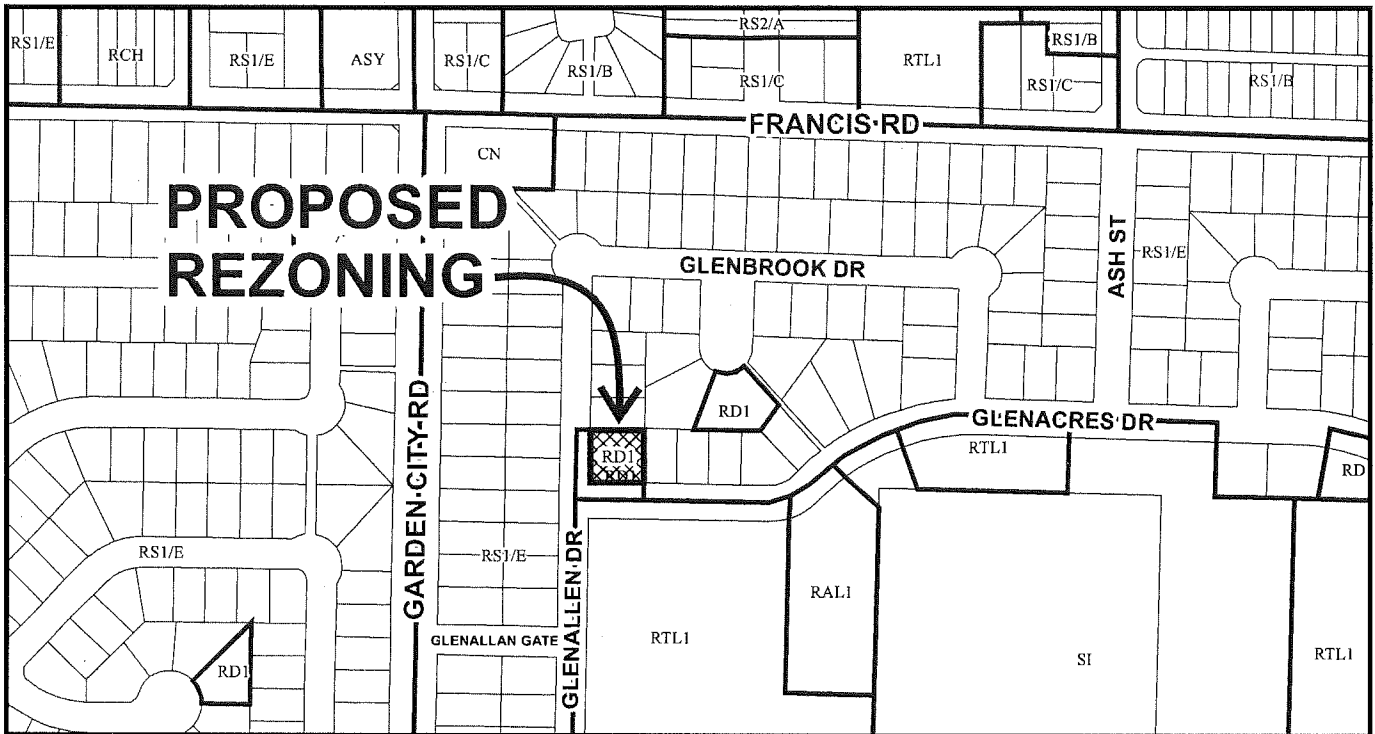
Jordan Rockerbie
Planning Technician
(604-276-4092)

JR:rg

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Broadmoor Land Use Map
- Attachment 5: Conceptual Development Plans
- Attachment 6: Tree Retention Plan
- Attachment 7: Rezoning Considerations



City of Richmond



RZ 16-745791

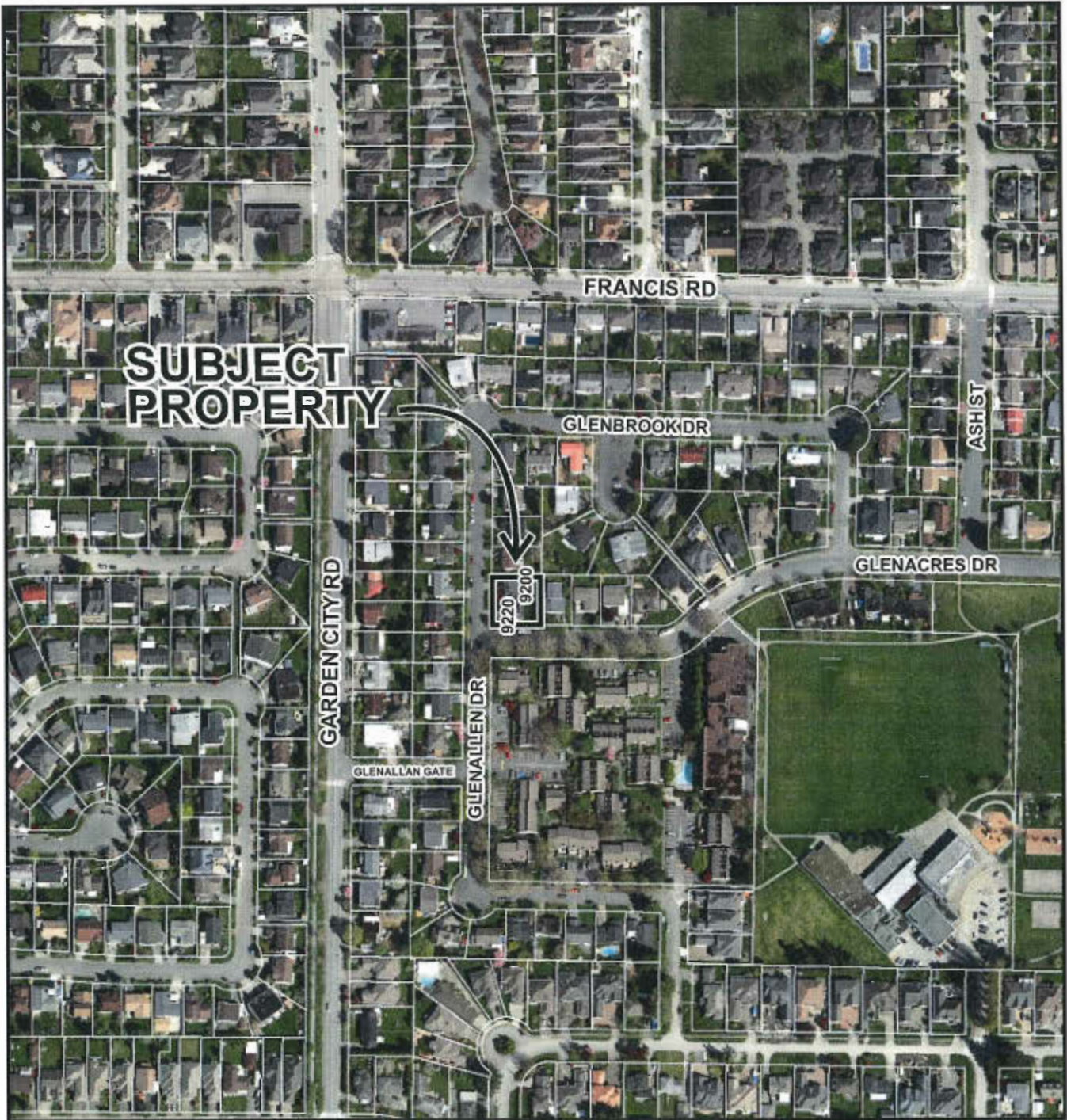
Original Date: 09/30/16

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 16-745791

Original Date: 09/30/16

Revision Date:

Note: Dimensions are in METRES



PROPOSED REZONING and SUBDIVISION

PROJECT DATA
 CURRENT ADDRESS: 9200, 9220 GLENALLAN DRIVE
 RICHMOND, B.C.

LEGAL DESCRIPTION:
 STRATA LOT 1 & LOT 2
 SECTION 27 BLOCK 4 NORTH RANGE 6 WEST
 NEW WESTMINSTER DISTRICT STRATA PLAN NWS390

ZONING:
 EXISTING: R01
 PROPOSED: RS2/G

LOT BEFORE SUBDIVISION
 WIDTH (NORTH) 99.95 ft (30,466 m)
 WIDTH (SOUTH) 99.92 ft (30,455 m)
 DEPTH (WEST) 96.00 ft (29,260 m)
 DEPTH (EAST) 96.01 ft (29,264 m)
 LOT AREA 9590.64 sq ft (881 sq m)

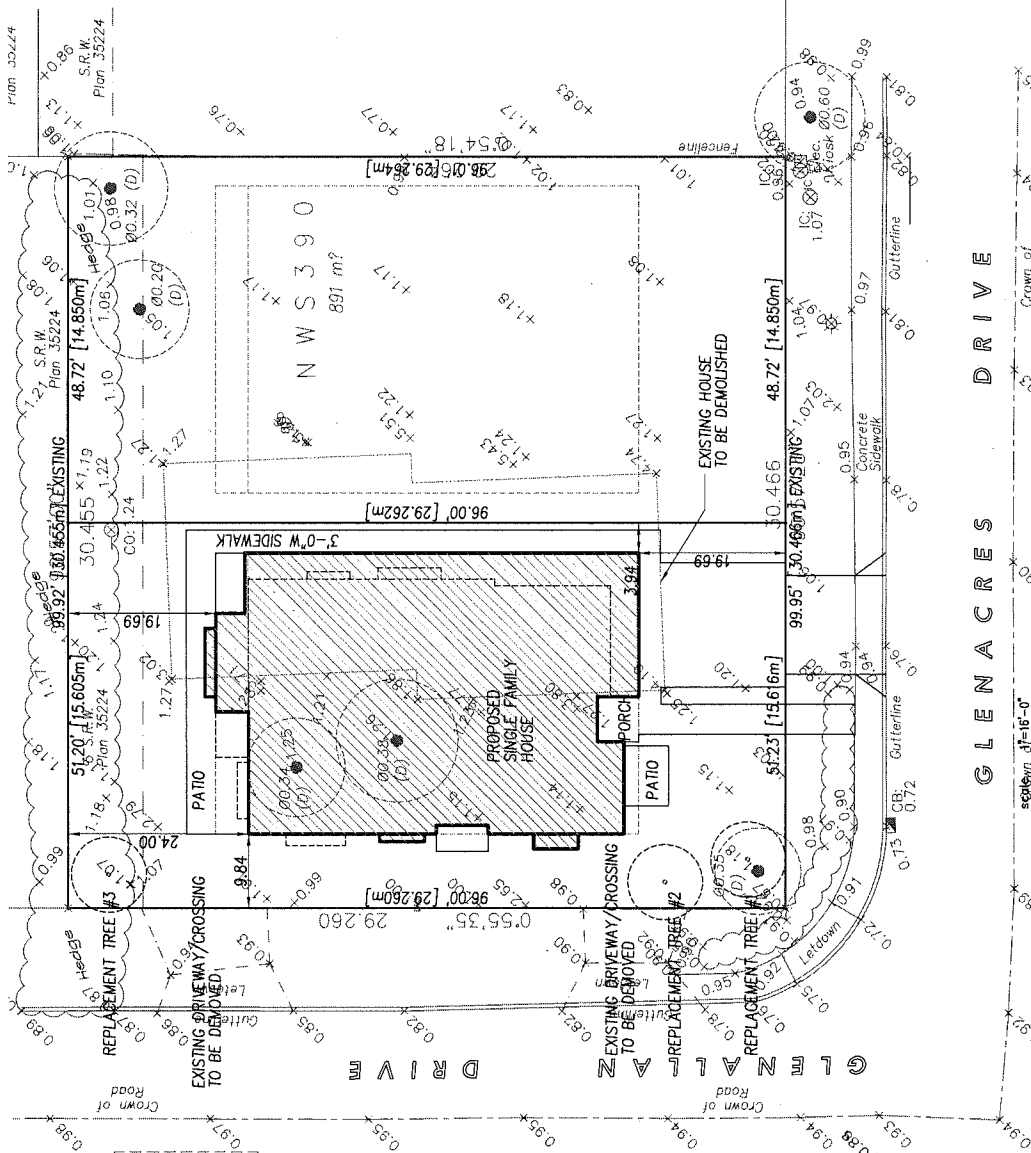
LOTS AFTER SUBDIVISION

WEST LOT
 WIDTH (NORTH) 51.20 ft (15,605 m)
 WIDTH (SOUTH) 51.23 ft (15,616 m)
 DEPTH (WEST) 96.00 ft (29,260 m)
 DEPTH (EAST) 96.00 ft (29,260 m)
 LOT AREA 4816.74 sq ft (446.78 sq m)

FLOOR SPACE RATIO
 MAX. ALLOWED: 2704.21 sq ft
 SITE COVERAGE: 2212.53 sq ft
 MAX. ALLOWED: 270.42 sq ft
 COVERED PORCHES & DECKS: 1229.18 sq ft
 LIVE PLANT AREA: 4677.54 sq ft (434.56 sq m)

EAST LOT
 WIDTH (NORTH) 48.72 ft (14,850 m)
 WIDTH (SOUTH) 48.72 ft (14,850 m)
 DEPTH (WEST) 96.00 ft (29,260 m)
 DEPTH (EAST) 96.01 ft (29,264 m)
 LOT AREA 4677.54 sq ft (434.56 sq m)

FLOOR SPACE RATIO
 MAX. ALLOWED: 2572.65 sq ft
 SITE COVERAGE: 2104.89 sq ft
 MAX. ALLOWED: 257.26 sq ft
 COVERED PORCHES & DECKS: 1169.38 sq ft
 LIVE PLANT AREA: 4677.54 sq ft (434.56 sq m)



SITE PLAN

9200 & 9220 GLENALLAN DRIVE, RICHMOND, B.C.
PROPOSED REZONING AND SUBDIVISION

RZ1

Project no. H1621
 revision
 date 2017-06-29



RZ 16-745791

Attachment 3

Address: 9200/9220 Glenallan Drive

Applicant: Timothy Tse

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	Ya Bin Chen	To be determined
Site Size (m²):	891.34 m ²	Lot A: 456.78 m ² Lot B: 434.56 m ²
Land Uses:	One duplex dwelling	Two single-family dwellings
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Two-Unit Dwellings (RD1)	Single Detached (RS2/C)

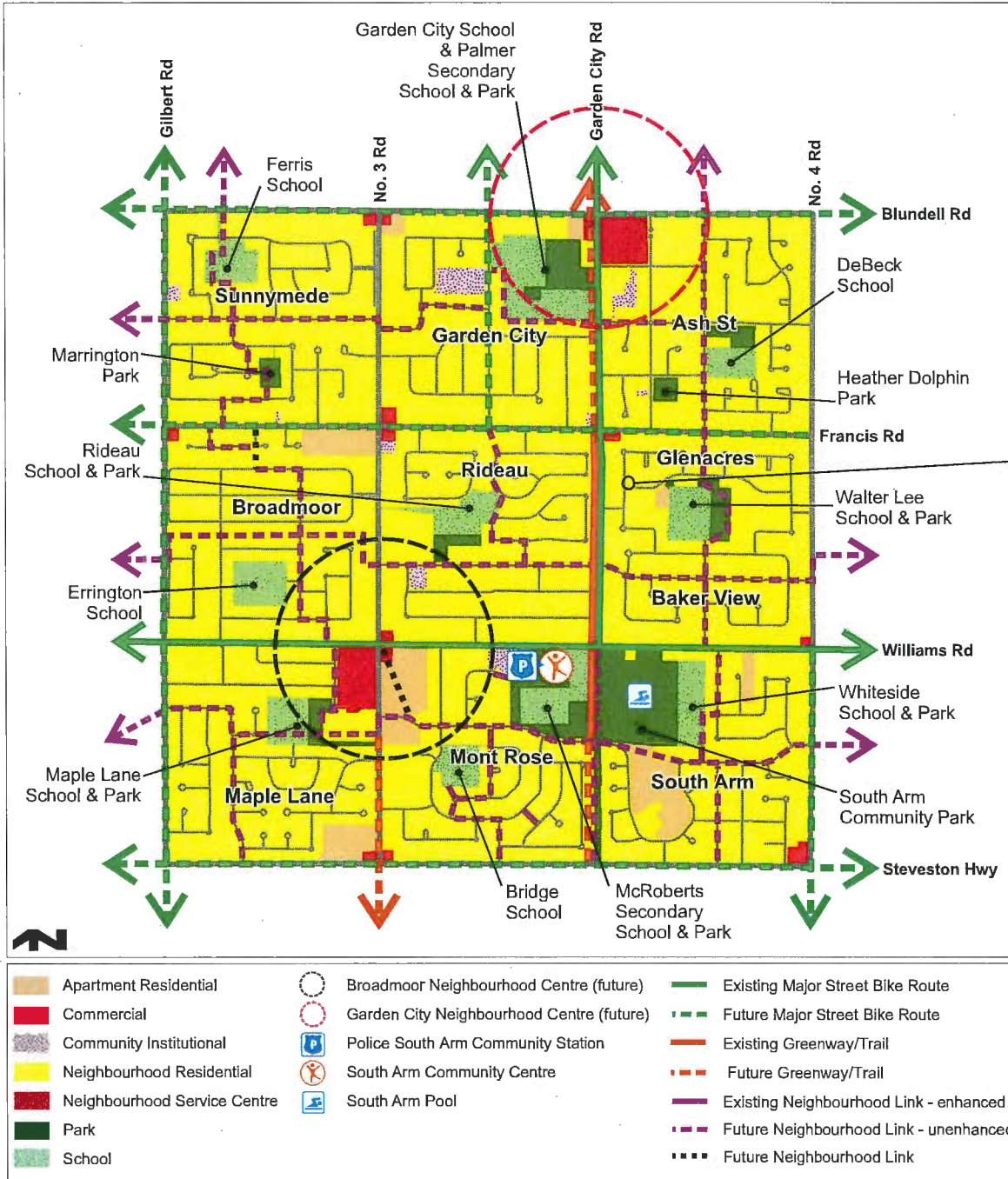
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	none permitted
Buildable Floor Area (m ²):*	Lot A: Max. 251.23 m ² (2,704 ft ²) Lot B: Max. 239.01 m ² (2,572 ft ²)	Lot A: Max. 251.23 m ² (2,704 ft ²) Lot B: Max. 239.01 m ² (2,572 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70%	Building: Max. 45% Non-porous Surfaces: Max. 70%	none
Lot Size:	Min. 360.0 m ²	Lot A: 456.78 m ² Lot B: 434.56 m ²	none
Lot Dimensions (m):	Lot A (Corner) Min. Width: 15.5 m Lot B Min. Width 13.5 m Min. Depth: 24.0 m	Lot A (Corner) Width: 15.6 m Lot B Width: 14.85 m Depth: 29.26 m	none
Setbacks (m):	Front: Min. 6.0 m Side: Min. 1.2 m Exterior Side: Min. 3.0 m Rear: Min. 20% of lot depth for up to 60% of principal dwelling, 25% of lot depth for remainder, up to 10.7 m	Front: Min. 6.0 m Side: Min. 1.2 m Exterior Side: Min. 3.0 m Rear: Min. 6.0 m for up to 60% of principal dwelling, 7.3 m for remainder	none
Height (m):	Max. 9.0 m	Max. 9.0 m	none

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

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

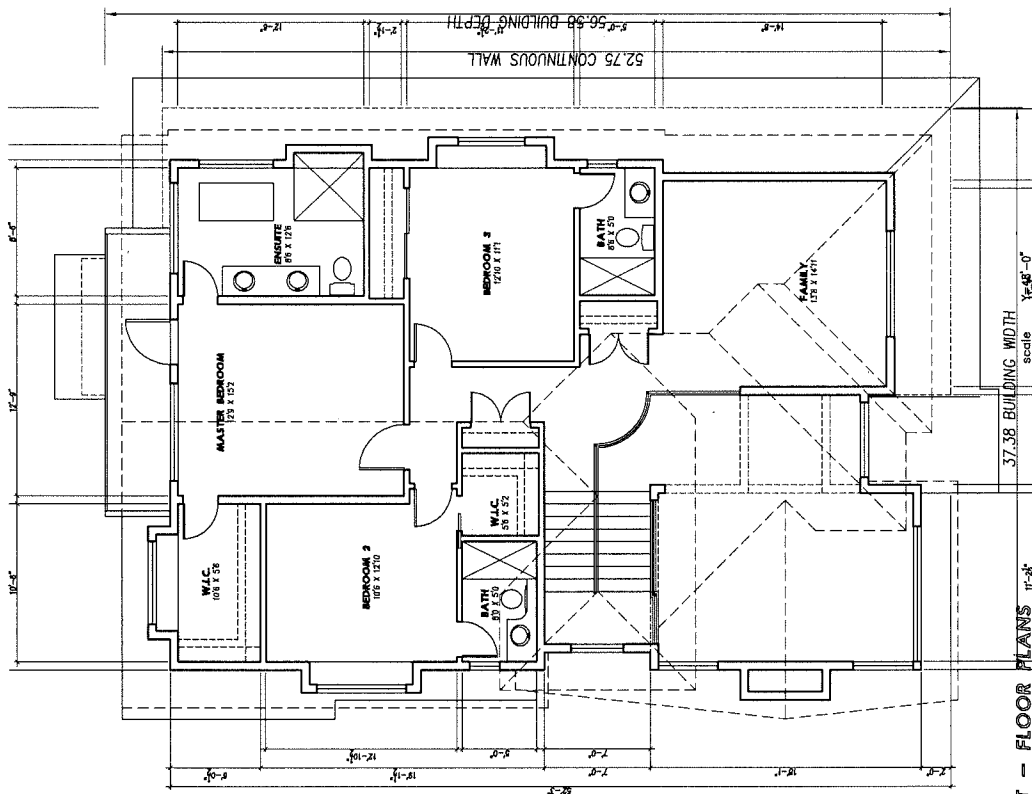
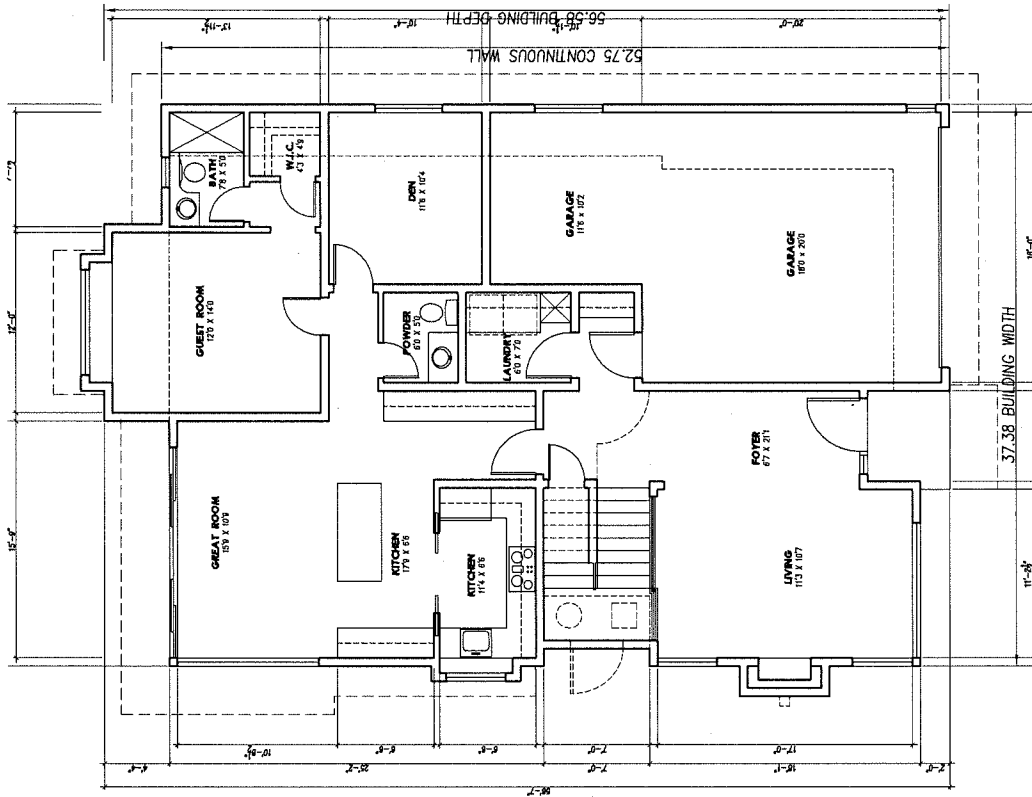


6. Broadmoor



SUBJECT PROPERTY

LOT A

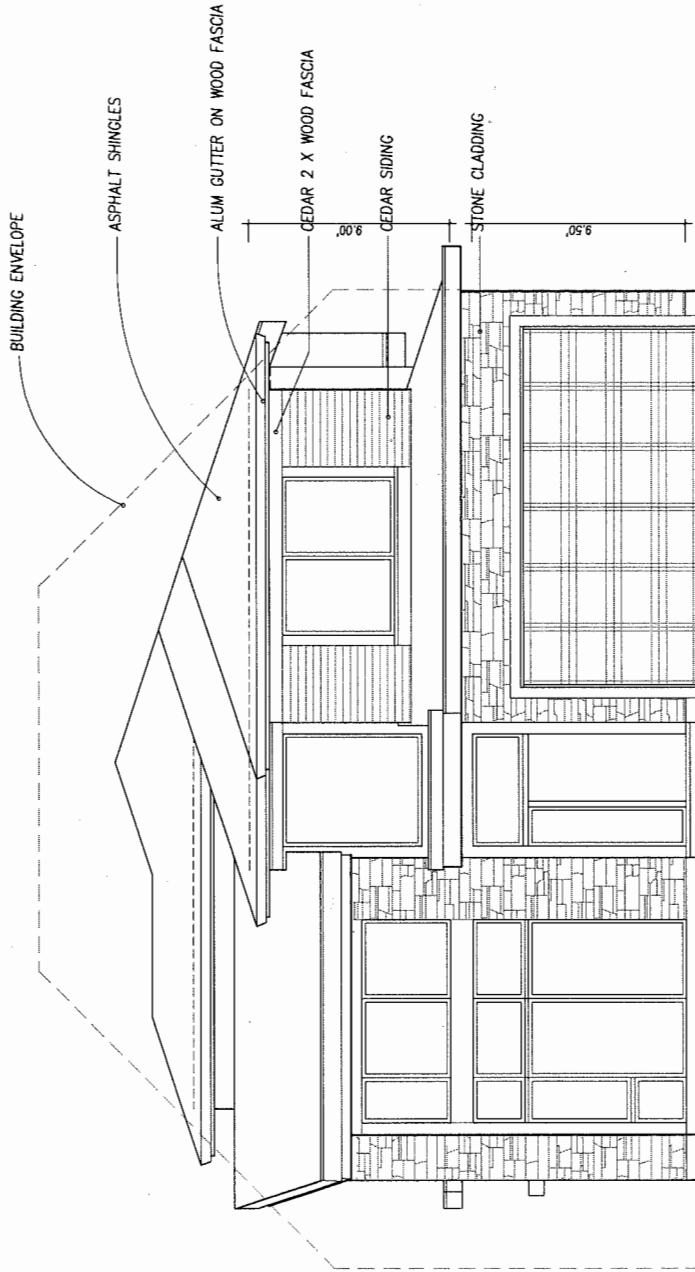


CADLAB

WEST LOT - FLOOR PLANS 11'-0" scale 37.38 BUILDING WIDTH
 9200 & 9220 GLENALLAN DRIVE, RICHMOND, B.C.
 PROPOSED REZONING AND SUBDIVISION

CNCL - 229

project no. H162T
 RZ2
 revision b
 date 2017-08-29

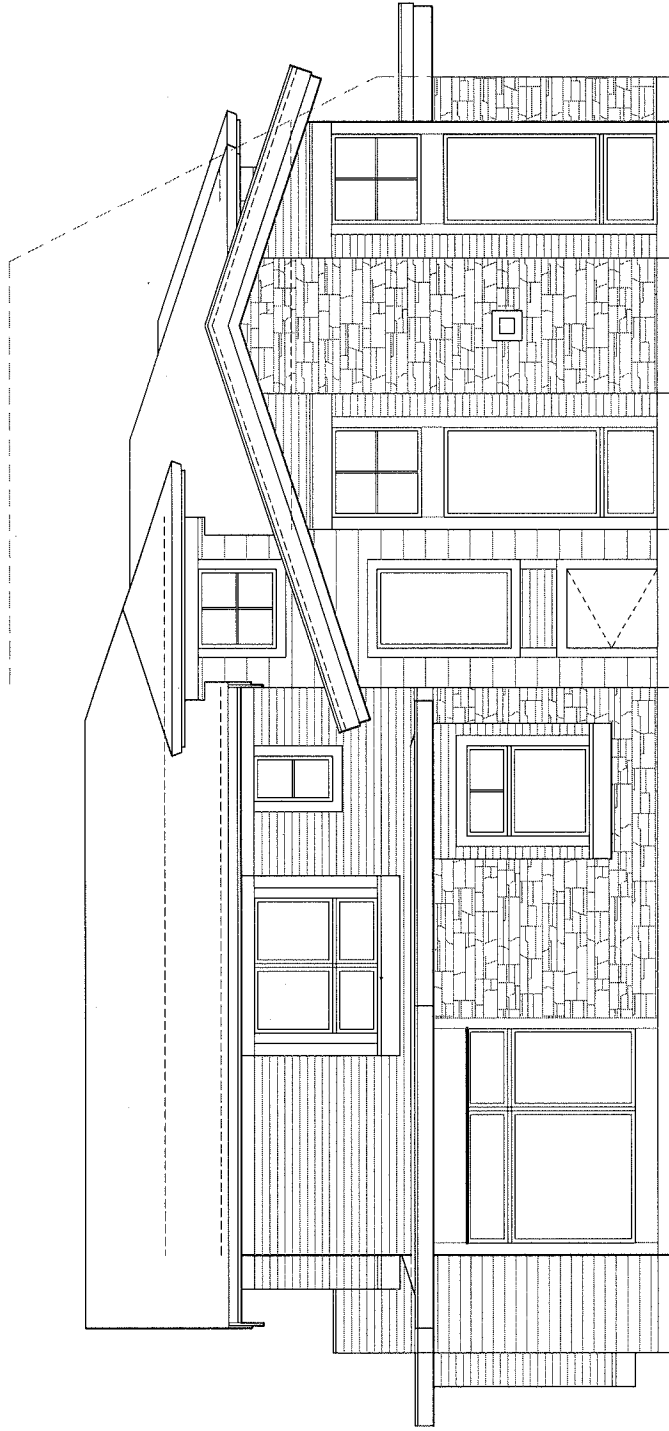


CNCL - 230

WEST LOT -- SOUTH ELEV. (GLENACRES DRIVE) scale 3/16"=1'-0"
 9200 & 9220 GLENALLAN DRIVE, RICHMOND, B.C.
 PROPOSED REZONING AND SUBDIVISION

PROJECT no. H16221
RZ3
 revision b
 date 2017-06-29

CADLAB



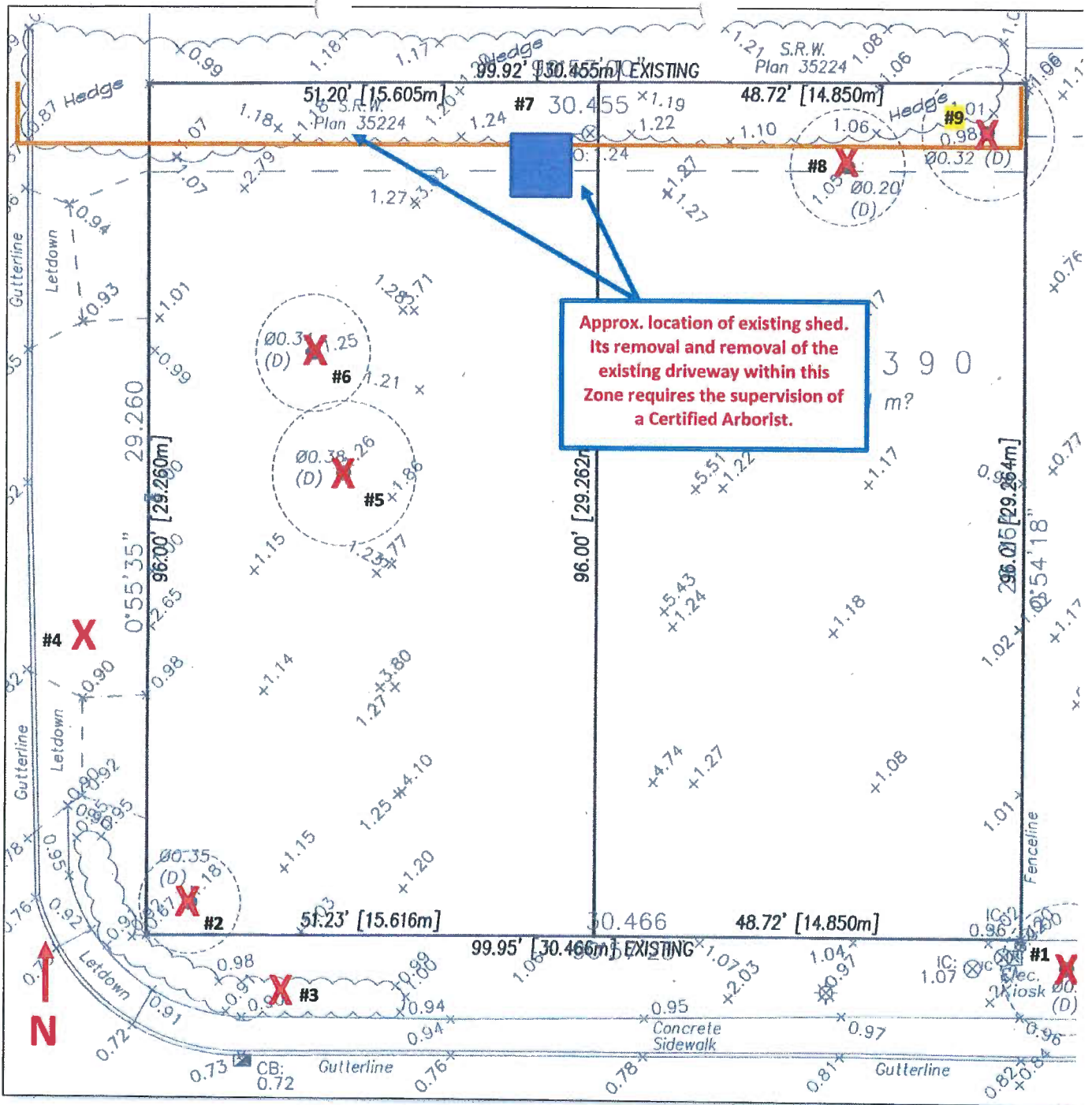
CNCL - 231

WEST LOT - WEST ELEV. (GLENALLAN DRIVE) scale 3/16"=1'-0"
project no. H16ZT 9200 & 9220 GLENALLAN DRIVE, RICHMOND, B.C.
PROPOSED REZONING AND SUBDIVISION

RZ4

revision b
date 2017-08-29

CADLAB



Preliminary Tree Retention & Removal Plan, Scale 1/16" = 1'

TREE #	TREE SPECIES (Botanical name)	DBH (cm)	SPREAD (ft.) Radius
1	Birch (<i>Betula sp.</i>)	60 per survey	6.5'
2	Crabapple (<i>Malus sp.</i>)	93 combined (25+21+17+15+15)	5'
3	Cedar (<i>Thuja occidentalis</i>)	-	2'
4	Cedar (<i>Thuja occidentalis</i>)	-	2'
5	Portuguese Laurel (<i>Prunus lusitanica</i>)	38 per survey	7.5'

TREE #	TREE SPECIES (Botanical name)	DBH (cm)	SPREAD (ft.) Radius
6	Beech (<i>Fagus sp.</i>)	46	6'
7	Cedar (<i>Thuja occidentalis</i>) Cedar (<i>Thuja plicata</i>)	-	6' 12'
8	Walnut (<i>Juglans sp.</i>)	-	-
9	Cherry (<i>Prunus sp.</i>)	25 combined (27+18)	6.5'



Address: 9200/9220 Glenallan Drive

File No.: RZ 16-745791

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9758, the developer is required to complete the following:

1. Submission of a Landscape Security in the amount of \$1,500 (\$500/tree) to ensure that a total of three replacement trees are planted and maintained on Proposed Lot B. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	Minimum Height of Coniferous Tree
1	8 cm	4 m
2	9 cm	5 m

2. Submission of a Landscape Plan for Proposed Lot A, 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 landscaping requirements contained in Richmond Zoning Bylaw 8500;
 - 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 three required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	Minimum Height of Coniferous Tree
1	8 cm	4 m
2	9 cm	5 m

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

3. City acceptance of the developer's offer to voluntarily contribute \$3,300 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
4. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
5. Registration of a flood indemnity covenant on title.
6. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
7. The City's acceptance of the applicant's voluntary contribution of \$2.00 per buildable square foot of the single-family development on proposed Lot B (i.e. \$5,408.41) to the City's Affordable Housing Reserve Fund.
8. Discharge of covenant BE77341 from Title, which restricts the property to a duplex only.
9. Cancellation of the existing Strata Plan NWS 390.
10. Discharge of Statutory Right-of-Way D65286 from Title, which does not apply to the property.
11. Registration of a legal agreement on Title, to ensure that the Building Permit application and ensuing development at the site is generally consistent with the preliminary conceptual plans included in Attachment 5 to the staff report.

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

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

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

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

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

1. Payment of the current year's taxes, School Site Acquisition Charge, and Address Assignment Fees.
2. Completion of the following servicing works and off-site improvements. These may be completed through a Servicing Agreement* or a City work order:

Water Works:

- Using the OCP Model, there is 137L/s of water available at a 20 psi residual at the corner of Glenallan Drive and Glenbrook Drive, and 246 L/s of water available at a 20 psi residual at the Glenacres Drive frontage. Based on the proposed development, the site requires a minimum fire flow of 95 L/s.
- The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
- At Developer's cost, the City is to:
 - Install one new 25 mm water service connection, complete with meter and meter box, off of the existing 200 mm PVC water main on Glenacres Drive frontage for the east side lot.
 - Disconnect existing 20 mm water connection along Glenallan Drive and install another 25 mm water connection with meter assembly off of the existing 200 mm PVC main on Glenacres Drive frontage for the west side lot.
 - Both newly installed water meters shall be placed at the boulevard alongside the south property line.
 - Perform all water main tie-ins.
 - If AC water main on west property line is damaged by removal of existing tree, replacement of impacted water main shall be at developer's cost.

Storm Sewer Works:

- At Developer's cost, the City is to:
 - Cut and cap the northwestern service connection at inspection chamber along the frontage of Glenallan Drive.
 - Install a new storm service connection, complete with inspection chamber and dual service leads, at the adjoining property line of the newly subdivided lots off of the existing 300 mm main on Glenacres Drive.

Sanitary Sewer Works:

- The Developer is required to:
 - Not start onsite excavation and/or foundation works until the City has completed the proposed rear yard sanitary connections. Also indicate this as a note on the site plan and sanitary service connection design plans.

- At Developer's cost, the City is to:
 - Remove existing sanitary inspection chamber & cap existing lead at the north property line.
 - Install a new sanitary service connection complete with inspection chamber and dual service leads, at the adjoining property line of the new subdivided lots off of the existing 200 mm sanitary main along the north property line.
 - Shallow sanitary main exists along the north property line of the proposed site. If existing trees located to the north of the property (within the SRW) were to be removed, a video inspection to confirm the current condition of the existing sanitary pipe shall be provided prior to tree removals. After trees have been removed, another video inspection shall be provided to confirm whether the existing sanitary pipe has been impacted by the tree removals.

Frontage Improvements:

- The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers to determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc). These shall be located onsite.
 - Construct the following frontage improvements:
 - Removal of the two driveway letdowns to Glenallan Drive, and replacement with concrete curb and gutter.
 - Install two new driveway letdowns to Glenacres Drive.
 - Install 1.5 m wide concrete sidewalk and landscaped boulevard on the Glenallan Drive frontage.
 - Removal and replacement of existing concrete sidewalk panels as required.

General Items:

- The Developer is required to:
 - Prior to placement of preload (if required), provide a geotechnical assessment indicating possible impacts to the existing AC watermain along the west property line and existing AC sanitary main along the north property line and provide mitigation recommendations to address impacts.
 - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

Note:

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

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

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

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

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9758 (RZ 16-745791)
9200/9220 Glenallan 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/C)"

P.I.D. 001-318-861

Strata Lot 1 Section 27 Block 4 North Range 6 West New Westminster District Strata Plan NW390 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1

P.I.D. 001-318-870

Strata Lot 2 Section 27 Block 4 North Range 6 West New Westminster District Strata Plan NW390 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 9758".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and conditions.

APPROVED by [Signature]
APPROVED by Director or Solicitor
BK

MAYOR

CORPORATE OFFICER