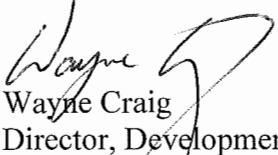




To: Planning Committee **Date:** August 24, 2018
From: Wayne Craig **File:** RZ 17-785443
Director, Development SC 17-775125
Re: **Application by 1105061 B.C. Ltd. for Rezoning at 11480 and 11482 King Road
from Single Detached (RS1/E) to Two-Unit Dwellings (RD1)**

Staff Recommendation

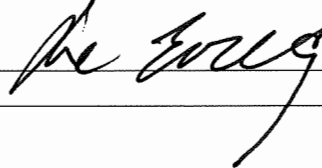
1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9918, for the rezoning of 11480 and 11482 King Road from “Single Detached (RS1/E)” to “Two-Unit Dwellings (RD1)”, be introduced and given first reading.
2. That the application for a Strata Title Conversion by 1105061 B.C. Ltd. for the property located at 11480 and 11482 King Road be approved on fulfillment of the following conditions:
 - a) Adoption of Bylaw No. 9918, rezoning the subject property from “Single Detached (RS1/E)” to “Two-Unit Dwellings (RD1)”.
 - b) Payment of all City utility charges and property taxes up to and including the year 2018.
 - c) Submission of appropriate plans and documents for execution by the Approving Officer within 180 days of the date of this resolution.
3. That the City, as the Approving Authority, delegate the Approving Officer, the authority to execute the strata conversion plan on behalf of the City, as the Approving Authority, on the basis that the conditions set out in Recommendation 2 have been satisfied.


Wayne Craig
Director, Development

WC:sds
Att. 7

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

1105061 B.C. Ltd. has applied to the City of Richmond for permission to rezone the properties at 11480 and 11482 King Road from the “Single Detached (RS1E)” zone to the “Two-Unit Dwellings (RD1)” zone, in order to legitimize the existing legal non-conforming duplex and facilitate a Strata Title Conversion (Attachment 1). A site survey, showing the existing duplex to remain, is included in Attachment 2. The applicant has also submitted a Strata Title Conversion application for the existing duplex (SC 17-775125). The applicant wishes to strata-title the duplex in order to sell each unit to future owners.

Findings of Fact

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

Existing Housing Profile

The proposal will retain the existing duplex on-site, no demolition is proposed. More information regarding the status of the existing duplex is provided in the Analysis section of this report.

Surrounding Development

Development immediately surrounding the subject site as follows:

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

To the South: Single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting Seaport Avenue.

To the East: Single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting King Road.

To the West: Two-unit dwelling on a lot zoned “Two-Unit Dwellings (RD1)” fronting King Road.

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation for the subject site is “Neighbourhood Residential (NRES)”. The proposal would comply with this designation.

Single-Family Lot Size Policy 5409

The subject property is located within the area governed by Single-Family Lot Size Policy 5409 (adopted by Council on April 10, 1989 and last amended in 2013) (Attachment 4). The Policy permits identified properties to be rezoned and subdivided in accordance with specific single-family zones. As discussed further in the Analysis section of this report, the proposed rezoning and Strata Title Conversion does not preclude future rezoning and subdivision potential.

Council Policy 5042

The proposal is subject to Council Policy 5042 “Rezoning Applications for Two-Family Housing Districts, Involving Existing Non-Conforming Two-Family Dwellings” (adopted by Council on March 29, 2005 and last amended in 2018) (Attachment 5). The Policy establishes a protocol to guide staff in the review of applications of this nature. A summary of this review is provided in the Analysis section of this report.

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

Existing Legal Encumbrances

There is an existing 3.0 m (10 ft.) wide utility Statutory Right-of-Way (SRW) located along the rear property line for sanitary sewer services. The SRW will not be impacted by the proposal.

Proposed Rezoning and Strata Title Conversion

The applicant is proposing to rezone the subject property from the “Single Detached (RS1/E)” zone to the “Two-Unit Dwellings (RD1)” zone in order to legitimize the existing non-conforming duplex and facilitate a Strata Title Conversion. The applicant has also submitted a Strata Title Conversion application for the existing duplex. No new buildings, structures or demolition is proposed. Existing vehicular access to each unit of the duplex is via separate driveways from King Road, which will be maintained.

There is one existing tree on the property in the rear yard and a significant hedge in the front yard. No tree removal is proposed as part of this application. Council Policy #5032 for Tree Planting (Universal) (adopted by Council on July 10, 1995 and amended in 2015) encourages a minimum of two trees to be planted and maintained on every lot. The applicant has agreed to plant one additional tree in the front yard. In order to ensure the tree is planted, a Landscaping Security in the amount of \$500 is required prior to final adoption of the rezoning bylaw.

The application has been reviewed in accordance with Council Policy 5042 “Rezoning Applications for Two-Family Housing Districts, Involving Existing Non-Conforming Two-Family Dwellings” (Attachment 5). Based on this review, the following information is provided:

- The applicant has submitted a legal survey plan (Attachment 2) indicating that the existing duplex complies with all regulations of the proposed zone.
- On November 21, 2017, Building Approvals staff conducted an inspection of the existing duplex and found minor interior alterations completed without a Building Permit. The applicant has since submitted Building Permit applications (P7 18-798149 & P7 18-798150) to legitimize the existing construction, which have been issued and received final inspection. The applicant has also submitted Building Permits for interior renovations, which have also been issued.
- A written statement has been provided by the applicant, which indicates that the side-by-side duplex is 44 years old, currently existing non-conforming, and is in livable condition. The applicant is proposing renovations to update the interior space with a more modern design.
- The existing duplex is currently vacant and not rental housing at this time. The proposed conversion does not impact the availability of rental units. The duplex has been vacant since the owners acquired the property in July 2017. The duplex was previously rented prior to acquisition.
- The purpose of the Strata Title Conversion is to sell each unit of the duplex independently.
- The external building condition of the duplex appears to be in original condition, is generally consistent with the neighbouring dwellings, and is in good condition. No external renovations are proposed, other than repainting.
- Engineering and servicing improvements have been identified and are included in Attachment 7. In order to ensure the works are completed, the applicant is required to provide a contribution amount based on 100% of the cost estimate for the works, prior to final adoption of the rezoning bylaw.
- Lot Size Policy 5409 permits duplexes to be rezoned and subdivided into two single-family lots (approximately 12 m wide). The proposed rezoning and Strata Title Conversion of the existing duplex would not preclude future development potential.
- The applicant has submitted a preliminary strata plan (Attachment 6). The proposed plan meets City requirements, and is in a form acceptable to the City’s Approving Officer.
- The applicant is aware that Council’s endorsement of the Strata Title Conversion will lapse in 180 days, and has committed to meet all requirements within this time period.

Site Servicing

Prior to final adoption of the rezoning bylaw, the applicant is required to pay a contribution amount for the engineering and servicing improvements identified in Attachment 7. The works are to be done at the developer's sole cost via City Work Order.

Financial Impact or Economic Impact

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

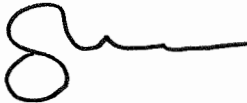
Conclusion

The purpose of this rezoning application is to rezone the property at 11480 and 11482 King Road from the "Single Detached (RS1E)" zone to the "Two-Unit Dwellings (RD1)" zone, in order to legitimize the existing legal non-conforming duplex and facilitate a Strata Title Conversion.

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

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

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9918 be introduced and given first reading, and that the application for Strata Title Conversion be approved.



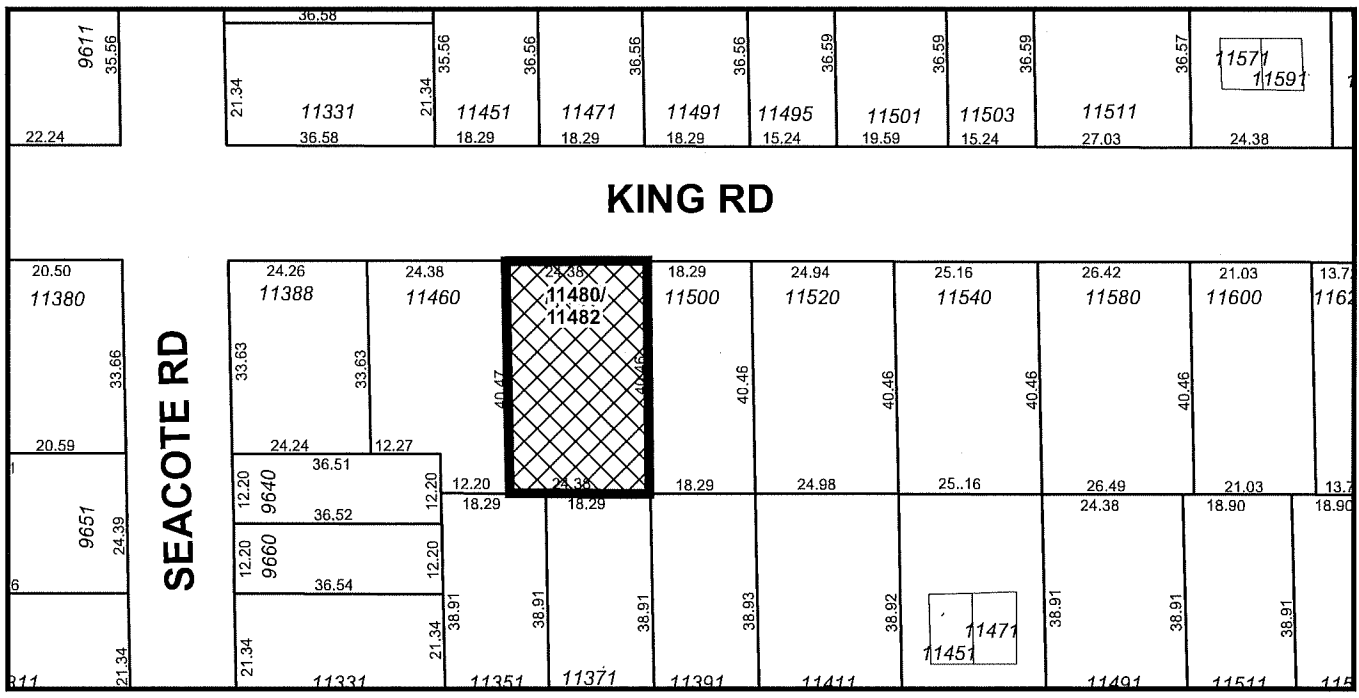
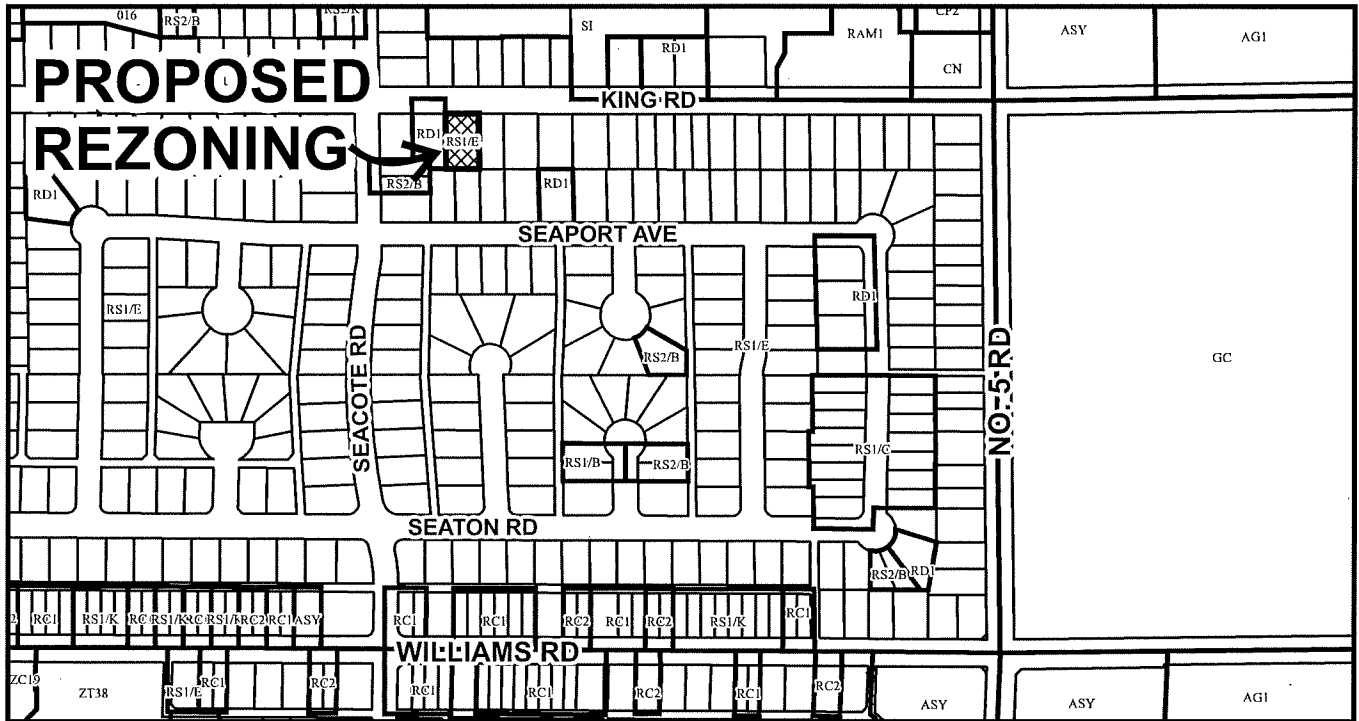
Steven De Sousa
Planner 1

SDS:cas

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Legal Survey Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Single-Family Lot Size Policy 5409
- Attachment 5: Council Policy 5042
- Attachment 6: Preliminary Strata Plan
- Attachment 7: Rezoning Considerations



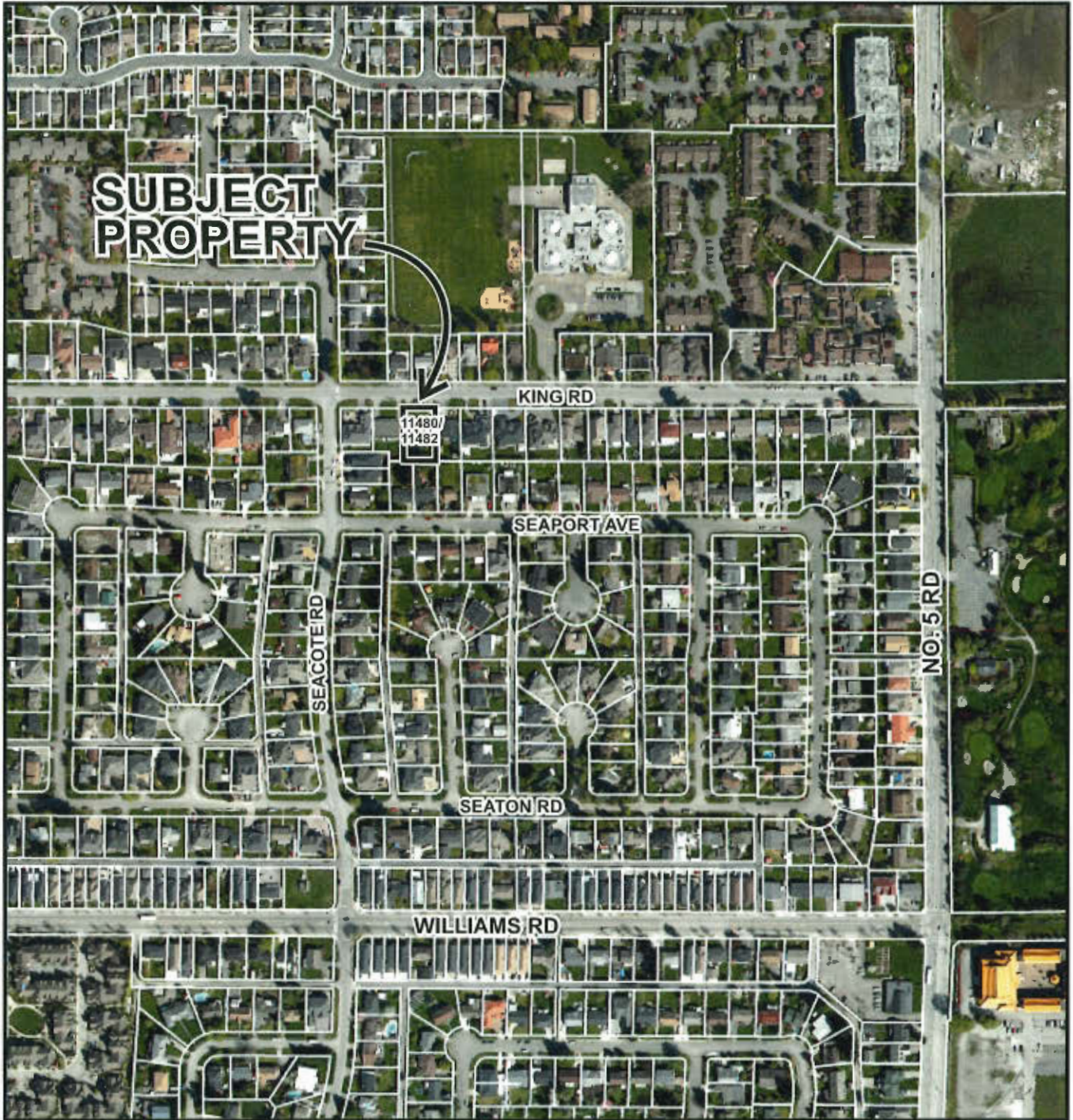
City of
Richmond



	<h1 style="margin: 0;">RZ 17-785443</h1>	Original Date: 09/29/17 Revision Date: Note: Dimensions are in METRES
--	--	---



City of
Richmond



RZ 17-785443

Original Date: 09/29/17

Revision Date:

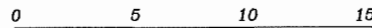
Note: Dimensions are in METRES

CNCL - 293

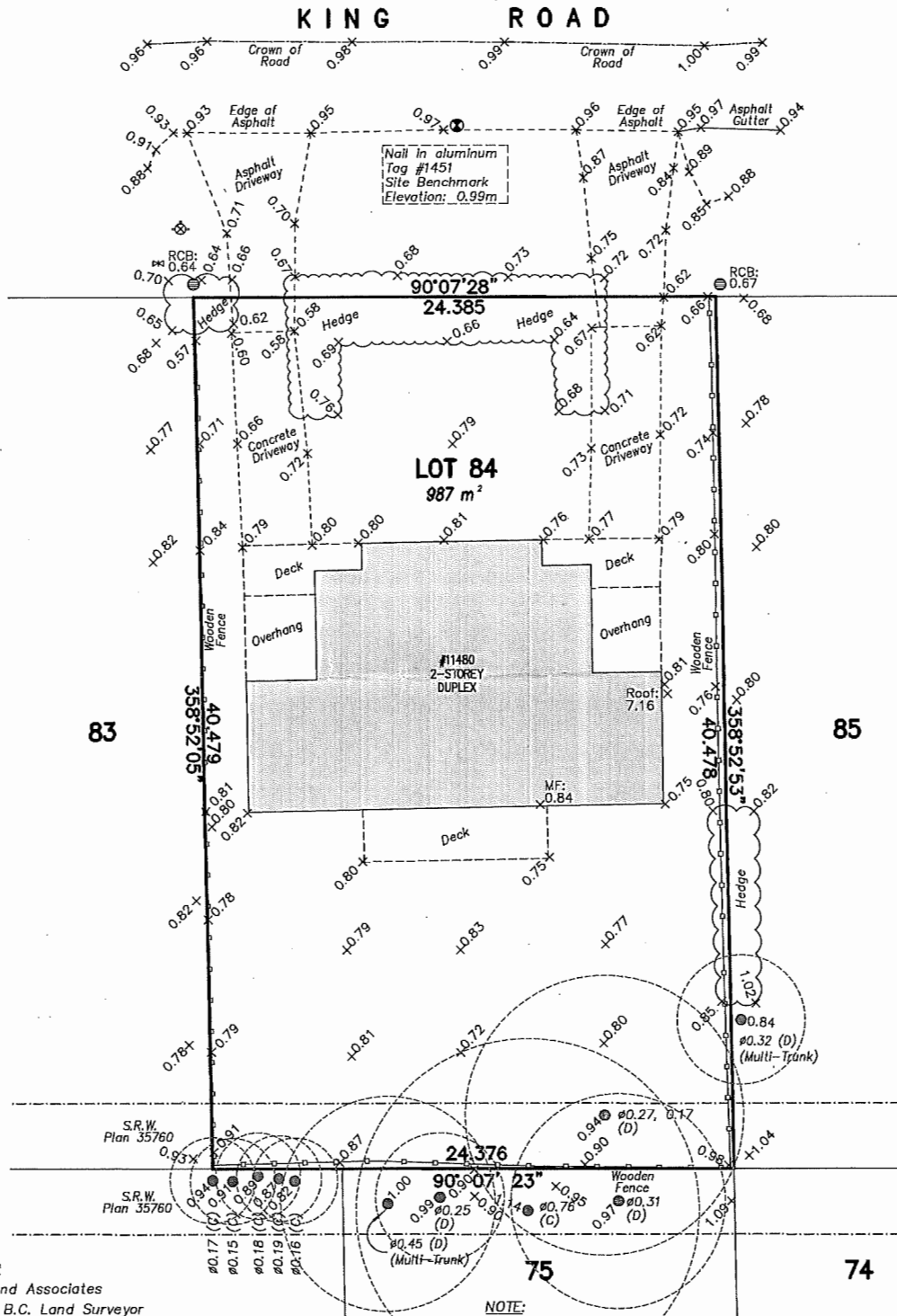
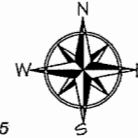
TOPOGRAPHIC SURVEY OF LOT 84
SECTION 25 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 35759

#11480 KING ROAD,
 RICHMOND, B.C.
 P.I.D. 007-178-328

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
 THEREOF UNLESS OTHERWISE INDICATED



© copyright
 J. C. Tam and Associates
 Canada and B.C. Land Surveyor
 115 - 8833 Odlin Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: 214-8928
 Fax: 214-8929
 E-mail: office@jctam.com
 Website: www.jctam.com
 Job No. 7012
 FB-338 P121-124
 Drawn By: IO

NOTE:
 Elevations shown are based on
 City of Richmond HPN
 Benchmark network.
 Benchmark: HPN #190
 Control Monument 94H1624
 Elevation: 2.353m
 Benchmark: HPN #191
 Control Monument 02H2453
 Elevation: 1.664m

NOTE:
 Use site Benchmark Tag #1451
 for construction elevation
 control.

LEGEND:
 (C) denotes conifer
 (D) denotes deciduous
 e denotes round catch basin
 v denotes water valve
 f denotes fire hydrant
 MF denotes main floor

CERTIFIED CORRECT:
 LOT DIMENSION ACCORDING TO
 FIELD SURVEY.

Johnson C. Tam
 JOHNSON C. TAM, B.C.L.S., C.L.S.
 JULY 25th, 2017.



RZ 17-785443

Attachment 3

Address: 11480 and 11482 King Road

Applicant: 1105061 B.C. Ltd.

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	1105061 B.C. Ltd.	To be determined
Site Size:	987 m ² (10,624 ft ²)	No change
Land Uses:	Two-family residential	No change
OCP Designation:	Neighbourhood Residential	No change
702 Policy Designation:	Permitted to be rezoned and subdivided into two lots	No change
Zoning:	Single Detached (RS1/E)	Two-Unit Dwellings (RD1)
Number of Units:	2	No change

	Bylaw Requirement	Existing	Variance
Floor Area Ratio:	Max. 0.55 for 929 m ² of lot area plus 0.3 for remainder	0.40	None permitted
Buildable Floor Area:	Max. 528 m ² (5,687 ft ²)	399.2 m ² (4,297 ft ²)	None permitted
Lot Coverage:	Building: Max. 45% Non-porous: Max. 70% Landscaping: Min. 30%	Building: 27% Non-porous: 35% Landscaping: 65%	None
Lot Size:	Min. 864.0 m ²	987 m ²	None
Lot Dimensions:	N/A	Width: 24.3 m Depth: 40.4 m	None
Setbacks:	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	Front: 11.2 m Rear: 14.2 m Side: 2.0 m	None
Height :	Max. 2 ½ storeys	2 ½ storeys	None

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

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



City of Richmond

Policy Manual

Page 1 of 2

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

POLICY 5409

File Ref: 4045-00

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

POLICY 5409:

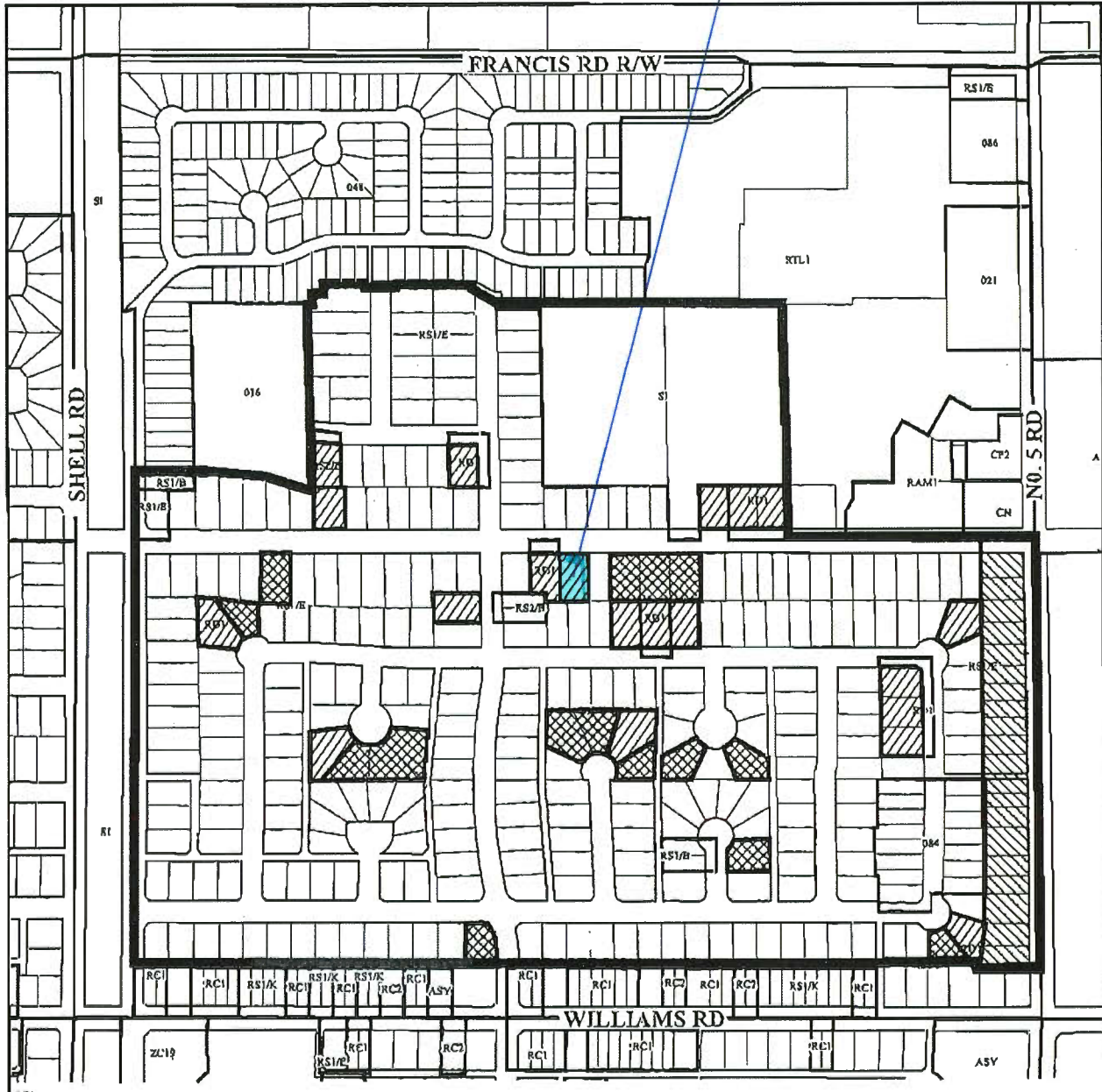
The following policy establishes lot sizes for the area generally bounded by **Shell Road, King Road, No. 5 Road** and properties fronting onto **Seaton Road**, in a portion of Section 25-4-6:





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

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

* Original Adoption Date In Effect

SUBJECT PROPERTY



-  Rezoning and Subdivision permitted as per RS2/C
-  Rezoning and Subdivision permitted as per RS2/E
-  Duplexes eligible to be rezoned and subdivided into two lots.
-  Rezoning and subdivision permitted as per RS2/B



Policy 5409 Section 25,4-6

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



Page 1 of 1	Rezoning Applications for Two-Family Housing Districts – Involving Existing Non-Conforming Two-family Dwellings	Policy 5042
Adopted by Council: March 29, 2005 Amended by Council: May 14, 2018		

POLICY 5042:

It is Council policy that:

Rezoning applications seeking a rezoning to “Two-Unit Dwellings Zone (RD1)”, involving existing non-conforming two-family dwellings, must be supported with adequate information to assist Council assess all potential impacts arising from the rezoning application in the following areas:

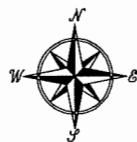
1. A certificate prepared by a registered B.C. Land Surveyor showing the location, dimensions, and setbacks of all buildings and structures presently on the property, together with a floor area ratio calculation is required to verify Zoning Bylaw compliance.
2. An inspection of the existing structure by City Staff is required to confirm no alterations have been made without a Building Permit.
3. The property owner shall provide a written statement on the following items:
 - a) The building's age, quality, general conditions and any measures proposed to upgrade or alter the buildings appearance; and
 - b) The occupancy of the existing structure and what impact the proposed rezoning may have on the existing residents of the two-family dwelling.
4. Where as a result of the normal rezoning process, the public has raised concerns over the design of an existing structure or construction of a new two-family dwelling on the subject site, staff will present to Council a summary of the public concerns along with options available to address the concerns.
5. Each application shall be reviewed to determine if there are any off-site improvements required to bring the site up to City standards. Should any off-site improvements be required, such improvements are required as a condition of final adoption of a rezoning bylaw.
6. Where a Council approved 702 Single Family Lot Size Policy would permit the subject site to be subdivided, Council will be advised of the site's future subdivision potential.
7. Rezoning applications intended to facilitate a strata title conversion of the existing structure shall be accompanied by a Strata Title Conversion Application and such application forwarded to Council concurrently with the rezoning proposal.

**STRATA PLAN OF LOT 84 SECTION 25
BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 35759**

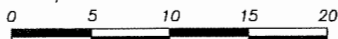
SHEET 1 OF 4 SHEETS
FIRST SHEET
STRATA PLAN EPS4734

BCGS 92G.015
CITY OF RICHMOND

#11480 KING ROAD, (STRATA LOT 1)
#11482 KING ROAD, (STRATA LOT 2)
RICHMOND, B.C.
P.I.D. 007-178-328



The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1 : 300



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

LEGEND:

- ⊙ Control Monument Found
- Iron post placed
- Lead plug placed
- L.C.P. denotes limited common property
- PT.S.L. denotes part strata lot
- Wt. denotes witness

77H4969
UTM Zone 10 coordinates
Datum: NAD83(CSRS) 4.0.0.BC.1.GVRD
UTM Northing 5443503.979
UTM Easting 492843.861
Point combined factor: 0.9996036
Estimated Horizontal Positional Accuracy: 0.009m

77H4954
UTM Zone 10 coordinates
Datum: NAD83(CSRS) 4.0.0.BC.1.GVRD
UTM Northing 5443495.818
UTM Easting 493151.579
Point combined factor: 0.9996035
Estimated Horizontal Positional Accuracy: 0.009m

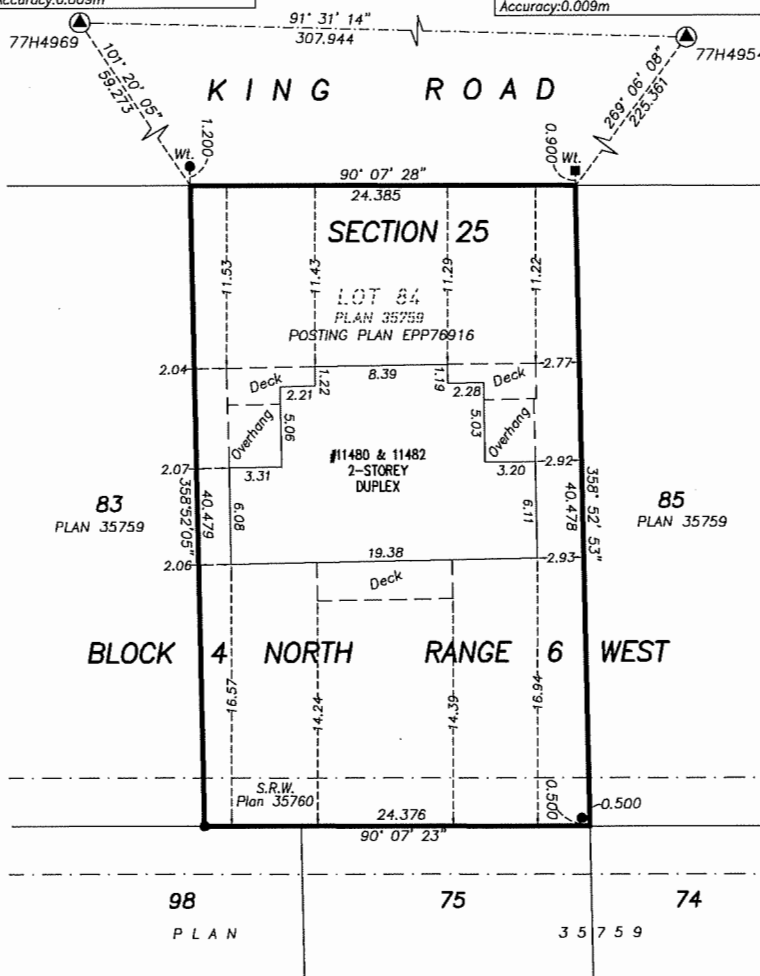
Integrated Survey Area No. 18 (Richmond), NAD83(CSRS) 4.0.0.BC.1.GVRD.
Grid bearings are derived from observations between geodetic control monuments 77H4954 and 77H4969.
The UTM coordinates and estimated horizontal positional accuracy achieved are derived from the MASCO published coordinates and standard deviations for geodetic control monuments 77H4954 and 77H4969.
This plan shows horizontal ground level distance except where otherwise noted. To compute grid distance, multiply ground-level distance by the combined factor of 0.99960355 which has been derived from 77H4954 and 77H4969.

This plan lies within the City of Richmond.
This plan lies within the Greater Vancouver Regional District.
The building included in this strata plan has been previously occupied.
The building shown hereon is within the external boundaries of the land that is the subject of the strata plan.

NOTE:
Offsets shown are to exterior of foundation wall unless otherwise noted.
All angles deflect by multiples of 45 degrees unless otherwise indicated.

Note:
This plan shows one or more witness posts which are set along the production of the property boundary unless otherwise noted.

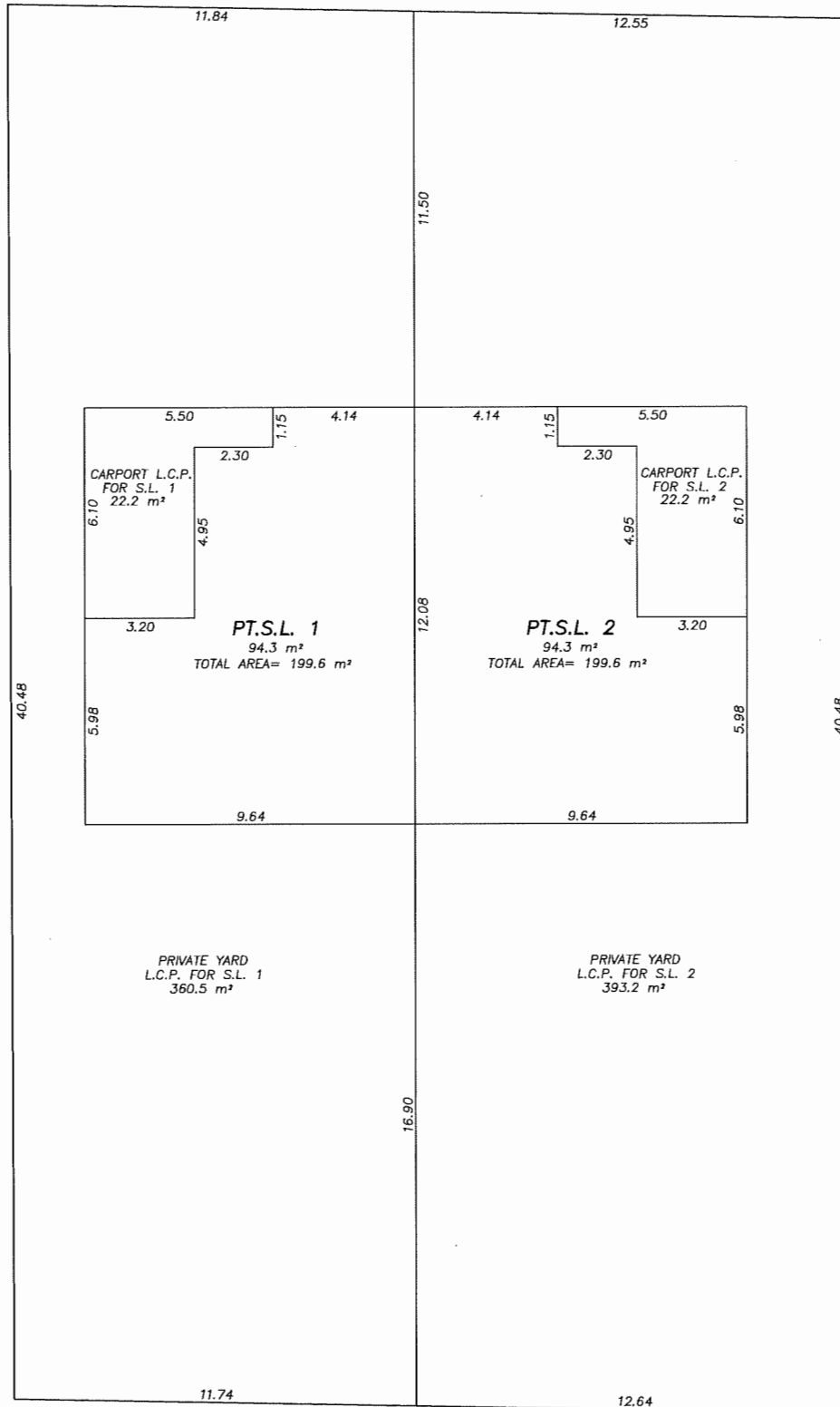
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
File: 7012-FS



MAIN FLOOR

PART STRATA LOTS 1 AND 2

1B



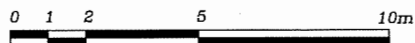
1A

1A

1B

J. C. Tam and Associates
 Canada and B.C. Land Surveyor
 115 - 8833 Odlin Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: 214-8928
 Fax: 214-8929
 E-mail: office@jctam.com
 Website: www.jctam.com
 File: 7012-FS

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1 : 125



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

NOTE:
 Dimensions are shown to centreline of all walls except where otherwise noted.

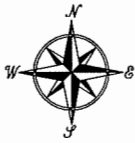
Section arrows on this plan point in the direction of view.

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

November 28th, 2017.

SECOND FLOOR

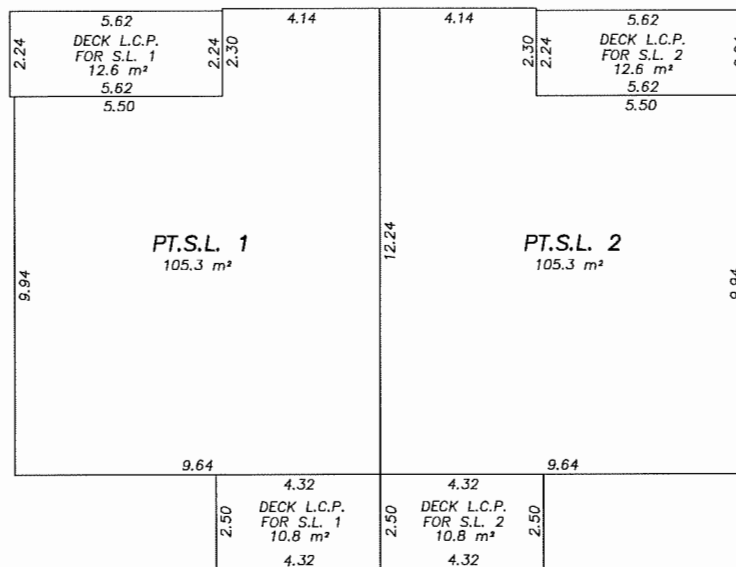
PART STRATA LOTS 1 AND 2



1B

1A

1A

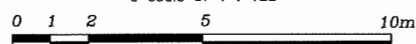


1B

NOTE:
Dimensions are shown to centreline of all walls except where otherwise noted.
Section arrows on this plan point in the direction of view.

J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctom.com
Website: www.jctom.com
File: 7012-FS

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1 : 125

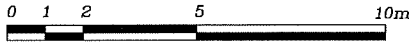


ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

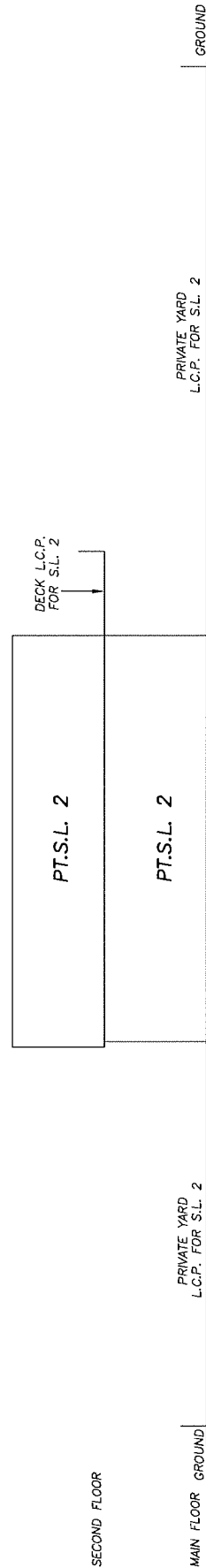
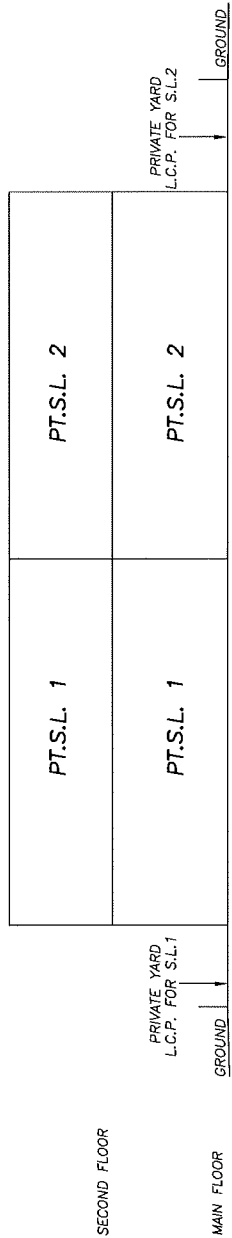
JOHNSON C. TAM, B.C.L.S.
November 28th, 2017.

BUILDING SECTIONS

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1 : 125



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



J. C. Tam and Associates
 Canada and B.C. Land Surveyor
 115 - 8833 Odlin Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: 214-8928
 Fax: 214-8929
 E-mail: office@jctam.com
 Website: www.jctam.com
 File: 7012-FS

CNCL - 302

JOHNSON C. TAM, B.C.L.S.
 November 28th, 2017.



Address: 11480 and 11482 King Road

File No.: RZ 17-785443 / SC 17-775125

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9918, the developer is required to complete the following:

1. Registration of a flood indemnity covenant on title.
2. Submission of a Landscaping Security in the amount of \$500 to ensure one tree is planted in the front yard (minimum size of 6 cm dbh minimum). The security will not be released until a landscaping inspection is passed by City staff.
3. Submission of a contribution amount based on 100% of the cost estimate for the following servicing works and off-site improvements via a City Work Order:

Water Works:

- Using the OCP Model, there is 127.0 L/s of water available at a 20 psi residual at the King Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
- At Developer's cost, the City is to:
 - Install 2 new water service connections to serve the proposed development, complete with meters and meter boxes.
 - Cut and cap, at main, the existing water service connection to the development site.

Storm Sewer Works:

- The Developer is required to:
 - Video inspect the existing storm service connections and inspection chambers to confirm condition and adequate capacity. If a connection is acceptable to the City, that connection may be retained. If a connection is not acceptable to the City, the service connection and inspection chamber shall be replaced by the City at the Developer's cost, as described below. If one of the existing connections is not in use by the existing development, that connection shall be capped at the inspection chamber.
- At Developer's cost, the City is to:
 - If one or more storm connection is not in a condition to be reused, replace that connection with a new service connection and inspection chamber. Reconnect service to 11460 or 11500 King Road, as appropriate.

Sanitary Sewer Works:

- The Developer is required to:
 - Video inspect the existing sanitary service connection and inspection chamber to confirm condition and adequate capacity to serve the proposed development. If the connection is acceptable to the City, that connection may be retained. If the connection is not acceptable to the City, the service connection and inspection chamber shall be replaced by the City at the Developer's cost, as described below.
- At Developer's cost, the City is to:
 - If the existing sanitary connection is not in a condition to be reused, replace that connection with a new service connection and inspection chamber. Reconnect service to 11500 King Road.

Frontage Improvements:

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

- Complete other frontage improvements as per Transportation’s requirements.

General Items:

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

Prior to approval of a Strata Title Conversion, the developer must complete the following:

1. Adoption of Zoning Bylaw 8500, Amendment Bylaw 9918, rezoning the subject property from “Single Detached (RS1/E)” to “Two-Unit Dwellings (RD1)”.
2. Payment of all City utility charges and property taxes up to and including the year 2018.
3. Submission of appropriate plans and documents for execution by the Approving Officer within 180 days of the date of this resolution.

Note:

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

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

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

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

[Signed copy on file]

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9918 (RZ 17-785443)
11480 and 11482 King 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 "TWO-UNIT DWELLINGS (RD1)".

P.I.D. 007-178-328

Lot 84 Section 25 Block 4 North Range 6 West New Westminster District Plan 35759

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9918".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Horizontal lines for signatures and dates corresponding to the reading stages.

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

MAYOR

CORPORATE OFFICER