



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: March 26, 2019
File: RZ 18-841000

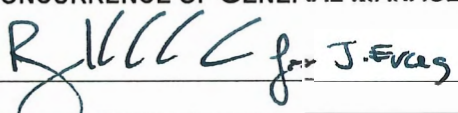
Re: Application by Maryem Ahbib for Rezoning at 11640 Williams Road from the "Single Detached (RS1/E)" Zone to the "Compact Single Detached (RC2)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10007, for the rezoning of 11640 Williams Road from the "Single Detached (RS1/E)" to the "Compact Single Detached (RC2)", be introduced and given First Reading.


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

WC:nc
Att. 6

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

Staff Report

Origin

Maryem Ahbib has applied to the City of Richmond for permission to rezone 11640 Williams Road 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 lot is proposed to have a single detached dwelling with a secondary suite and vehicle access from the rear lane (Attachment 1). The proposed subdivision plan is shown in Attachment 2.

Findings of Fact

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

Subject Site Existing Housing Profile

There is an existing single family dwelling on the property, which will be demolished. The applicant has indicated that the dwelling is currently rented and contains two unauthorized secondary suites; both rented.

Surrounding Development

Development immediately surrounding the subject property is as follows:

To the North: Single family dwellings on lots zoned “Single Detached (RS1/K)” and “Compact Single Detached (RC2)” fronting Williams Road.

To the South: Single family dwellings on lots zoned “Single Detached (RS1/E)” fronting and accessed off of Seabrook Crescent.

To the East: Single family dwellings on lots zoned “Single Detached (RS1/E)” and “Compact Single Detached (RC1, RC2)” fronting Williams Road.

To the West: Single family dwellings on lots zoned “Single Detached (RS1/E)” and “Compact Single Detached (RC1, RC2)” fronting Williams Road.

Related Policies & Studies

Official Community Plan Designation

The 2041 land use designation in the Official Community Plan (OCP) for the subject site is “Neighbourhood Residential.” This designation provides for a range of housing including single family and townhouses. The proposed rezoning and subdivision is consistent with this designation.

Arterial Road Policy

The subject property is designated “Arterial Road Compact Lot Single Detached” on the Arterial Road Housing Development Map. The Arterial Road Land Use Policy requires all compact lot developments to be accessed from the rear lane only. The proposed rezoning and ensuing development are consistent with this Policy.

Prior to final adoption of the rezoning bylaw, the applicant must submit a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director, Development, and deposit 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 Official Community Plan’s (OCP’s) Arterial Road Policy and include any required replacement trees identified as a condition of rezoning.

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

The subject property is located in an area governed by Single Family Lot Size Policy 5434 (Attachment 4). The Policy permits the subject property to be rezoned and subdivided in accordance with the provisions of the R1-0.6 or R9 zones, provided that vehicle access is from the rear lane only. These zoning districts are now reflected by the “Compact Single Detached (RC2)” and the “Coach Houses (RCH1)” zones, respectively. 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 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 are no existing legal encumbrances registered on the title of the subject property.

Transportation and Site Access

Residential Lot (Vehicular) Access Regulation Bylaw No. 7222 restricts vehicle access to properties designated arterial roads to the rear lane only. Vehicle access is proposed from the rear lane via separate driveways to each new lot, consistent with this Bylaw.

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 12 bylaw-sized trees on the subject property, two of which are shared with the neighbouring property to the east; three street trees on City property; and three hedges, one of which is shared with the neighbouring property to the west (Attachment 5). Two trees on site (Tag #8, Mountain Ash, dia. 19"; Tag #18, Douglas fir, dia. 18") are undersized and are recommended to be removed as Tree #8 will be impacted by the demolition of the existing house and both are in poor condition.

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

- Two trees, one Maple (Tag #7, dia. 28") and one Pine (Tag #9, dia. 60") located on the property have been crown raised and are in poor condition. Both will be impacted by the demolition of the existing house and the proposed development and are to be removed and replaced.
- Eight trees (Tags #10 – 17) form a hedgerow on the east side of the property. Six of the trees are Cedars (Tag #10, dia. 63"; Tag #11, dia. 72"; Tag #12, dia. 35"; Tag #13, dia. 55"; Tag #14, dia. 30"; Tag #15, dia. 58"); one is a Western Hemlock (Tag #16, dia. 43"); and one is a Douglas Fir (Tag #17, dia. 61"). These trees are in fair condition and have been crown raised to clear the existing building. However, there is a metal bar imbedded in the stems of Trees #10 and 11, a wood board nailed to the stems of Trees #11 and 14, and a clothesline reel girdling the stem of Tree #17. The existing wood fence adjacent to the east side of the stems of this hedgerow has been cut to accommodate Tree #17 and nailed directly into the stem of the tree. The applicant has noted that the fence will be replaced. In addition, the proposed building would be less than 1 m from each stem and the trees will be impacted by the development. Accordingly, the trees are recommended to be removed and replaced. Two trees (Tag # 10, 17) are joint-owned with the neighbouring property to the east. The applicant has received a Letter of Authorization from the neighbour to remove the two shared trees.
- Two trees (Tags #19, 20) at the back of the property have all been topped for hydro clearance. One Douglas Fir (Tag #19, dia. 29") is in very poor condition and the other tree is dead. Both are to be removed and replaced.
- 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 comment:

- Three Liquidambar trees (Tag #1, dia. 32”; Tag #2, dia. 39”; Tag #3, dia. 30”) located on City property are in good health and condition. There are no conflicts with the work. The removal of the driveway letdown and construction of the new portion of the sidewalk should have minimal impact on the closest tree. All three trees are to be retained and protected.

The hedge along Williams Road (Tag #4) is to be removed in accordance with the Arterial Road Policy, which does not permit continuous hedges in the front yard. A hedge on the west side of the property (Tag #5) is proposed to be removed by the applicant. A second hedge on the west side (Tag #6) is shared with the neighbouring property and the applicant has indicated that they intend to remove the hedge. The applicant has obtained a Letter of Authorization from the neighbour to the west to remove the hedge to enable future site development. The applicant has noted that the hedges will be replaced by a fence.

Tree Replacement

The 2:1 replacement ratio would require a total of 24 replacement trees. The applicant has agreed to plant three trees on each lot proposed for a total of six trees. The required replacement trees are to be of the 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	6 cm	3.5 m
4	11 cm	6 m

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$9,000 to the City’s Tree Compensation Fund in lieu of the remaining 18 trees that cannot be accommodated on the subject property after redevelopment.

Tree Protection

Three trees in the City-owned boulevard 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 \$7,000 Tree Survival Security for the three City-owned trees to be retained.

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

Affordable Housing Strategy

Consistent with the Affordable Housing Strategy, the applicant has proposed to provide a secondary suite 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 secondary suite 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. The applicant has indicated that each suite is proposed to be a one-bedroom unit. As such, the legal agreement will reflect the requirement for each home to contain a one-bedroom secondary suite.

Site Servicing and Frontage Improvements

At Subdivision stage, the applicant is required to pay the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fees, and the costs associated with the completion of the required servicing works and frontage improvements through a City Work Order as described in Attachment 6, including, but not limited to:

- Removal of the existing driveway off Williams Road and reinstatement with a new curb/gutter and an approximately 2.9 m wide concrete sidewalk/boulevard (with new street trees located approximately 0.4 m behind the curb).

At Subdivision stage, the applicant must also pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$33,288 cash-in-lieu contribution for the design and construction of future lane upgrades by the City as set out in Attachment 6.

Financial Impact or Economic Impact

This rezoning application results in an insignificant Operations 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 11640 Williams Road 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 lot is proposed to have a single detached dwelling with a secondary suite and vehicle access from the rear lane.

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

March 26, 2019

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10007 be introduced and given First Reading.



Natalie Cho
Planning Technician – Design
(604-276-4193)

NC:rg/blg

Attachments:

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Single Family Lot Size Policy 5434
- Attachment 5: Tree Retention Plan
- Attachment 6: Rezoning Considerations



City of Richmond



11553	11557	11571	11577	11591	11599	11611	11617	11631	11633	11651	11653	11671	11677	11691	11700
10.07	10.07	10.08	10.08	10.08	10.08	10.07	10.07	10.07	10.07	10.07	10.07	10.07	10.07	10.06	10.06
WILLIAMS RD															
2	20.12	9.15	9.15	18.29	18.29	18.29	18.29	9.15	9.15	18.29	21.8				
560	11580	11600	11606	11620	11640	11660	11680	11688	11700	11700	11700				
33.53	33.53	33.56	33.56	33.56	33.53	33.53	33.52	33.52	33.51	33.53					
2	20.12	9.15	9.15	18.29	18.29	18.29	18.29	9.15	9.15	18.29	21.31				
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RZ 18-841000

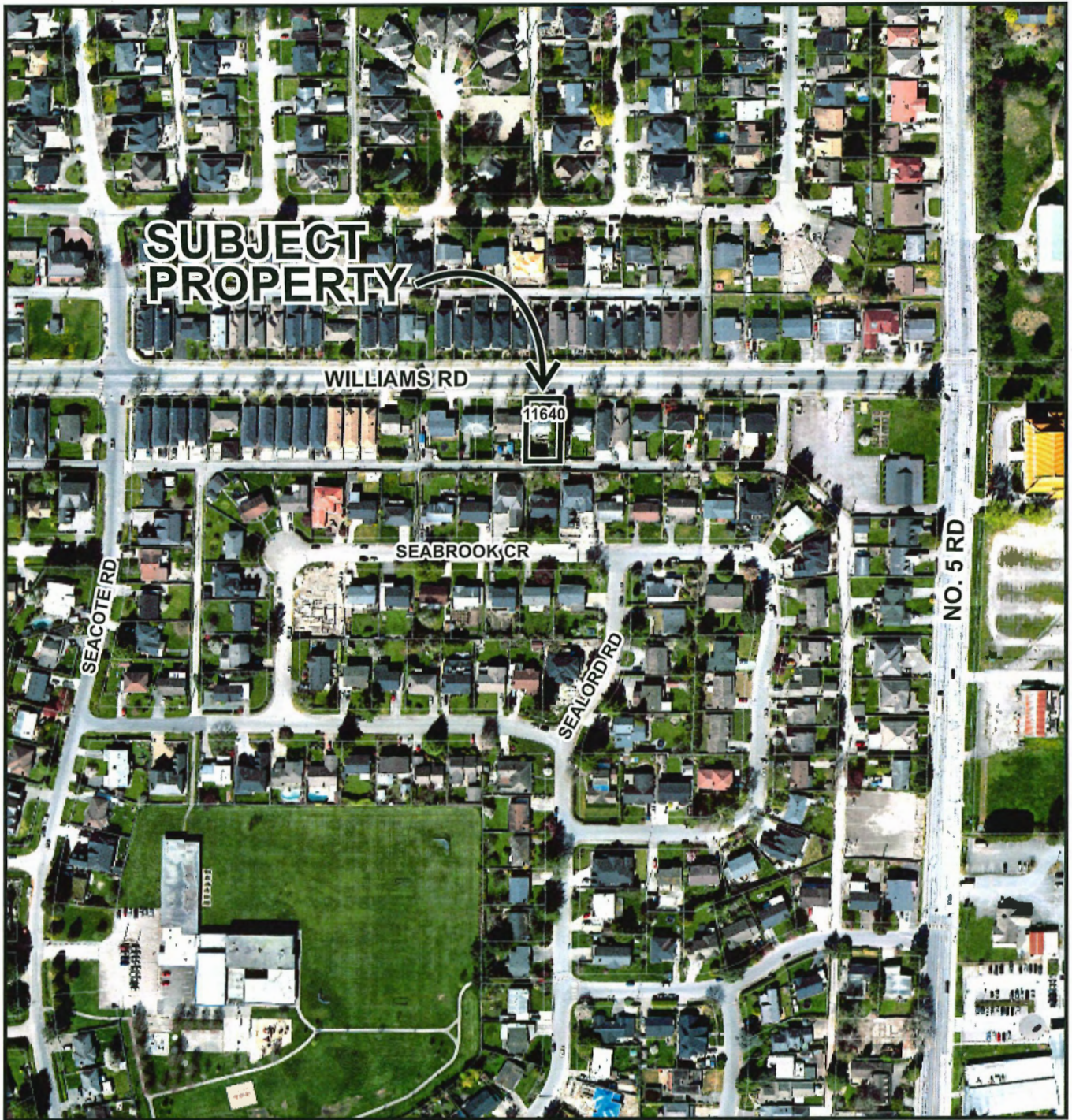
Original Date: 11/26/18

Revision Date: 03/25/19

Note: Dimensions are in METRES



City of
Richmond



RZ 18-841000

Original Date: 11/26/18

Revision Date:

Note: Dimensions are in METRES

SURVEY PLAN OF LOT 51 SECTION 36 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 28788

=> FOR CITY OF RICHMOND REZONING AND SUBDIVISION APPLICATION PURPOSES

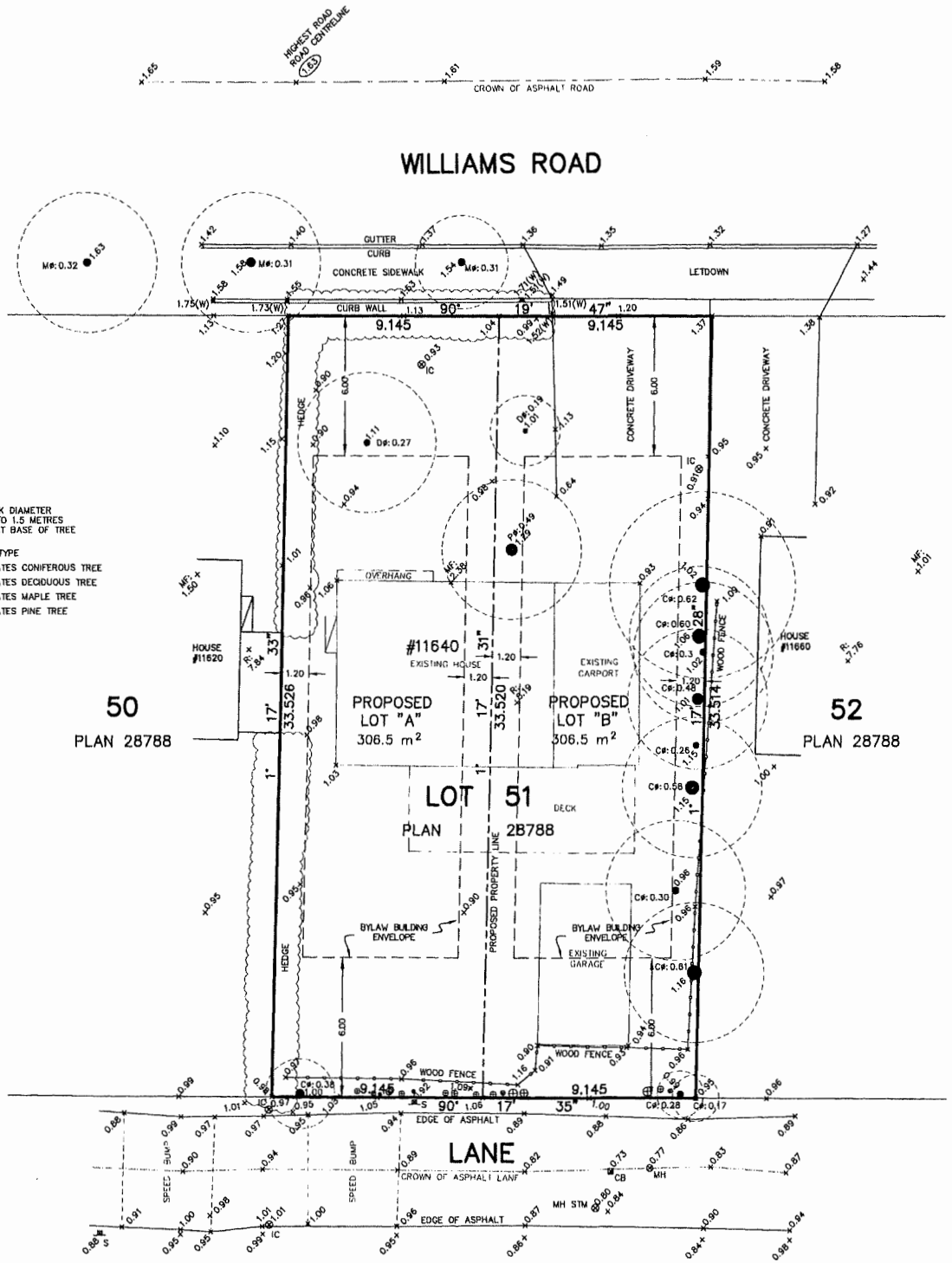
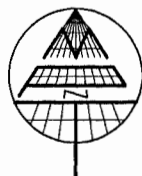
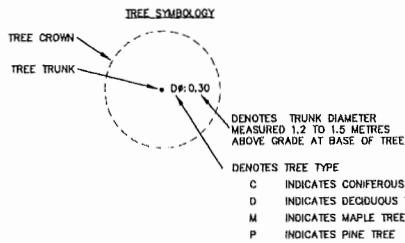
PARCEL IDENTIFIER (PID): 002-754-771

CIVIC ADDRESS
#11640 WILLIAMS ROAD
RICHMOND, B.C.

SCALE 1:125
2 0 2 4 8
ALL DISTANCES ARE IN METRES

LEGEND

- CB INDICATES CATCH BASIN
- IC INDICATES INSPECTION CHAMBER
- MH INDICATES MANHOLE
- S INDICATES SIGN
- MF INDICATES MAIN FLOOR
- R INDICATES ROOF LEVEL
- (W) INDICATES TOP OF WALL
- ⊙ INDICATES TREE STUMP
AVERAGE #±0.3



NOTES:

ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND HPN MONUMENT #190 (94H1624) LOCATED ON THE EASTSIDE OF No. 5 ROAD OPPOSITE CENTRELINE OF GRANVILLE AVENUE WITH AN ELEVATION OF 2.353 METRES GEODETIC DATUM.

PROPERTY LINE DIMENSIONS ARE BASED ON LAND TITLE OFFICE RECORDS AND LEGAL FIELD SURVEYS.

ALL TREES AND STUMPS HAVE BEEN PLOTTED AS REQUIRED BY CITY OF RICHMOND BYLAW No.8057.

BUILDING MEASUREMENTS ARE TAKEN TO OUTSIDE FACE OF WALLS.

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MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
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RICHMOND, B.C., V7A 5H7
PH: 604.270.9331
FAX: 604.270.4137
CADFILE: 18851-001-TPC-001.DWG

PLN - 21



DATE OF SURVEY: OCTOBER 12, 2018

Joe Coelho
B.C. LAND SURVEYOR

"THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED."



RZ 18-841000

Attachment 3

Address: 11640 Williams Road

Applicant: Maryem Ahbib

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Maryem Ahbib Gurdeep Singh Bagri Kulvir Singh Uppal	To be determined
Site Size (m²):	613.2 m ² (6,600.4 ft ²)	Two lots, each 306.5 m ² (3,299.1 ft ²)
Land Uses:	Single-family residential	No change
OCP Designation:	Neighbourhood Residential	No change
702 Policy Designation:	Compact Single Detached (RC2)	No change
Zoning:	Single Detached (RS1/E)	Compact Single Detached (RC2)
Other Designations:	Arterial Road Compact Single Detached	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.60 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):*	Max. 183.9 m ² (1,979.5 ft ²)	Max. 183.9 m ² (1,979.5 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 50% Non-porous Surfaces: Max. 70% Landscaping: Min. 20%	Building: Max. 50% Non-porous Surfaces: Max. 70% Landscaping: Min. 20%	none
Lot Size:	Min. 270 m ²	306.5 m ²	none
Lot Dimensions (m):	Width: Min. 9.0 m Depth: Min. 24.0 m	Width: 9.1 m Depth: 33.5 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	none
Height:	Max. 2 ½ storeys	Max. 2 ½ storeys	none

* 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

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Adopted by Council: February 19, 1990
 Amended by Council: November 18, 1991
 Amended by Council: October 16, 2006

POLICY 5434

File Ref:

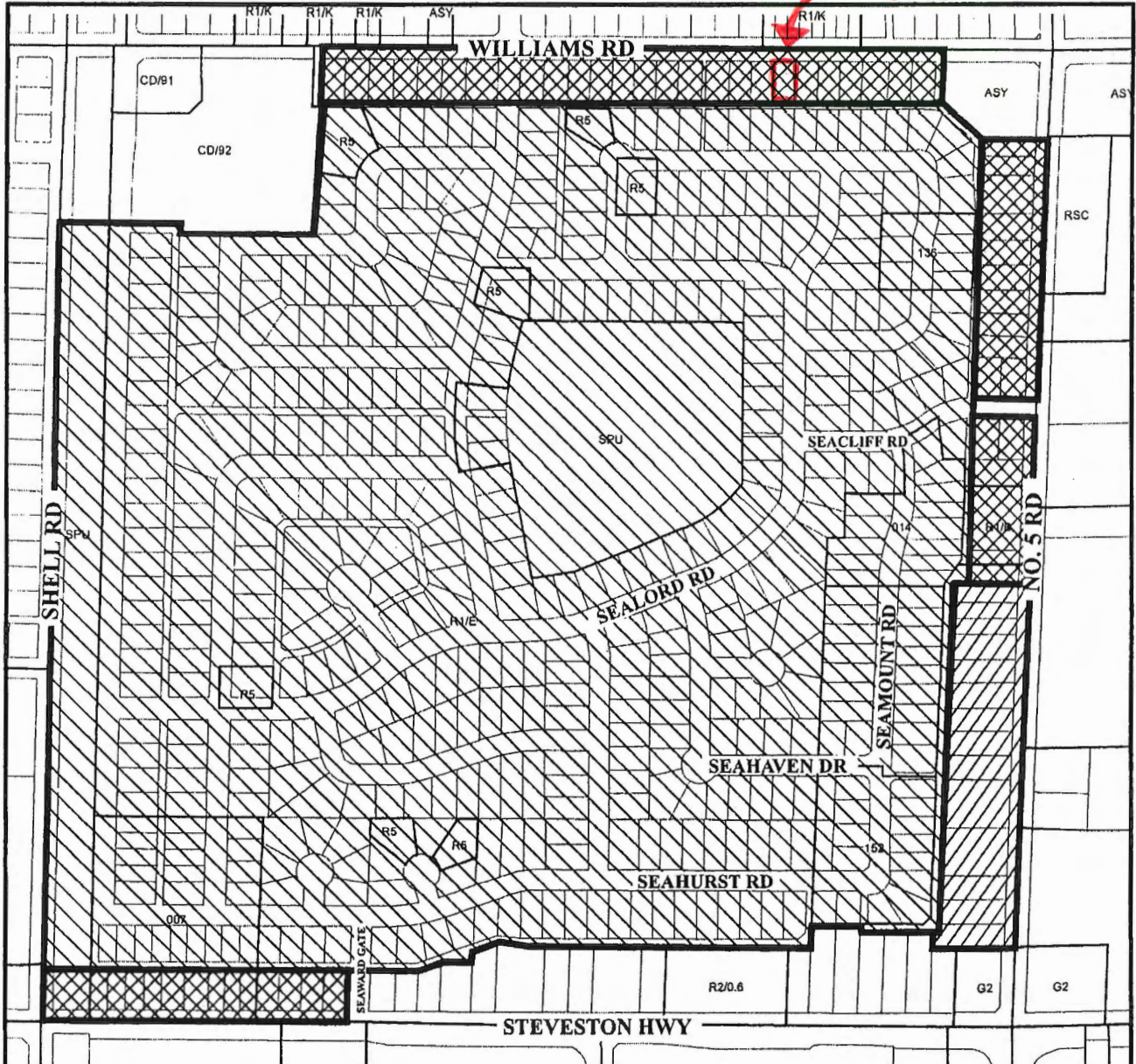
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-6

POLICY 5434:

The following policy establishes lot sizes in a portion of Section 36-4-6, within the area bounded by **Steveston Highway, Shell Road, No. 5 Road, and Williams Road:**

1. That properties within the area bounded by Shell Road, Williams Road, No. 5 Road, and Steveston Highway, in a portion of Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E), with the exception that:
 - a) Properties fronting on Williams Road from Shell Road to No. 5 Road, properties fronting on Steveston Highway from Seaward Gate to Shell Road, and properties fronting on No. 5 Road from Williams Road to approximately 135 m south of Seacliff Road to rezone and subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R/9) provided that vehicle accesses are to the existing rear laneway only. Multiple-family residential development shall not be permitted in these areas.
 - b) Properties fronting on No. 5 Road from Steveston Highway to approximately 135 m south of Seacliff Road be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) provided that vehicle accesses are to the existing rear laneway only.
2. This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.

SUBJECT SITE



Subdivision permitted as per **R1/E** (18 m wide lots)



Subdivision permitted as per **R1-0.6 or R/9**
(access to lane only) (No Multiple-family residential development is permitted.)



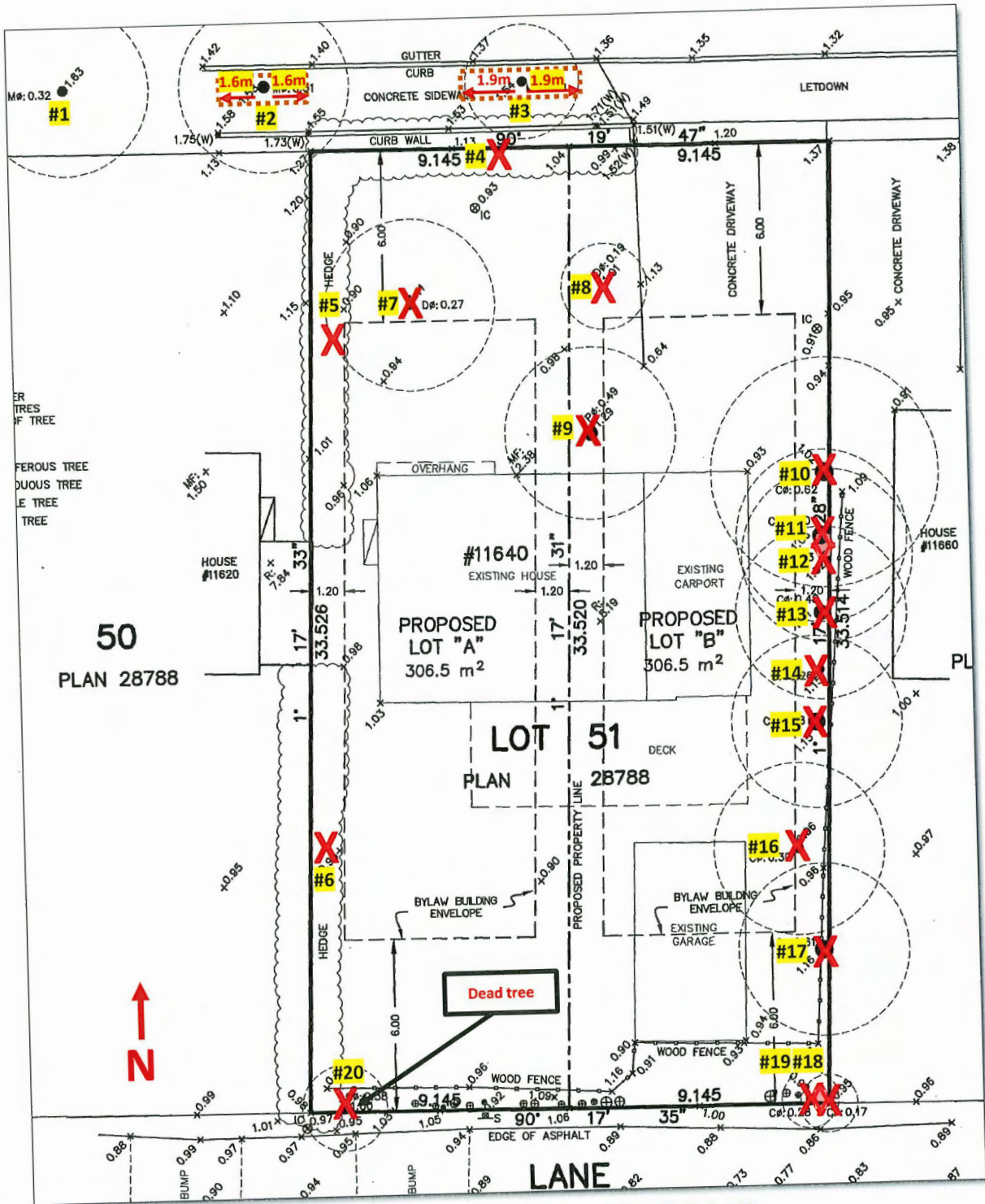
Subdivision permitted as per **R1/B**



Policy 5434 Section 36-4-6

Adopted Date: 02/19/1990

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



Preliminary Tree Retention & Removal Plan, Scale 1:200



Address: 11640 Williams Road

File No.: RZ 18-841000

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10007, 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 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 six required replacement trees with the following minimum sizes:

Table with 3 columns: No. of Replacement Trees, Minimum Caliper of Deciduous Tree, and Minimum Height of Coniferous Tree. It shows two options for replacement trees: 2 trees with 6cm caliper and 3.5m height, or 4 trees with 11cm caliper and 6m height.

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

- 2. City acceptance of the developer's offer to voluntarily contribute \$9,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security to the City in the amount of \$7,000 for the three trees (Tags #1-3) to be retained.
5. Registration of a flood indemnity covenant on title.
6. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on each of the two future lots. The agreement shall stipulate that each secondary suite shall have a minimum of one (1) bedroom, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

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.

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.

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Initial: _____

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

1. Payment of property taxes up to the current year, Development Cost Charges (City and GVSS & DD), School Site Acquisition Charge, Address Assignment Fees, and any other costs or fees identified at the time of Subdivision application, including servicing costs associated with the following works through a City Work Order:

Water Works:

- a. Using the OCP Model, there is 745 L/s of water available at a 20 psi residual at the Williams Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b. At Developer's cost, the Developer is required to:
 - 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 Developer's cost, the City will:
 - Install two new water service connections, off of the existing water main on the Williams Road frontage complete with meter and meter box.
 - Cut and cap, at main, the existing water service connection at the Williams Road frontage.

Storm Sewer Works:

- a. At Developer's cost, the Developer is required to:
 - Provide a 1.5 m-wide right-of-way along the eastern property line extending 8 m south of the north property line, for the existing inspection chamber located onsite that serves 11660 Williams Road.
- b. At Developer's cost, the City will:
 - Install a new storm service connection complete with inspection chamber and dual service leads at the adjoining property line of the newly subdivided lots. The Developer shall provide an additional 1.5 m x 1.5 m utility right-of-way for the inspection chamber, if required.
 - Cut, cap and remove the existing western storm service connection and inspection chamber (STIC48262).
 - Retain the existing eastern storm connection and inspection chamber (STIC100540) to serve 11660 Williams Road.

Sanitary Sewer Works:

- a. At Developer's cost, the City will:
 - Install a new sanitary service connection complete with inspection chamber and dual service leads at the adjoining property line of the newly subdivided lots.
 - Cut and cap, at inspection chamber, the existing sanitary lead at the southwest corner of the subject site. The inspection chamber shall be retained to serve 11620 Williams Road.

Frontage Improvements:

- a. At Developer's cost, the Developer is required to:
 - Remove the existing driveway off Williams Road and reinstate with a new curb /gutter and an approximately 2.9m wide concrete sidewalk/boulevard (with new street trees located approximately 0.4m behind the curb).
 - Pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$33,288 cash-in-lieu contribution for the design and construction of future lane upgrades by the City as set out below:
 - Asphalt/Pavement (EP.0636) \$10,680
 - Drainage (EP.0637) \$10,680
 - Concrete Curb and Gutter (EP.0638) \$7,316
 - Lighting (EP.0639) \$4,759

- 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.

General Items:

- a. At Developer's cost, 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.

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 10007 (RZ 18-841000)
11640 Williams 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 "COMPACT SINGLE DETACHED (RC2)".

P.I.D. 002-754-771

Lot 51 Section 36 Block 4 North Range 6 West New Westminster District Plan 28788

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10007".

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
NC
APPROVED by Director or Solicitor
[Signature]

MAYOR

CORPORATE OFFICER