



To: Planning Committee

Date: August 28, 2018

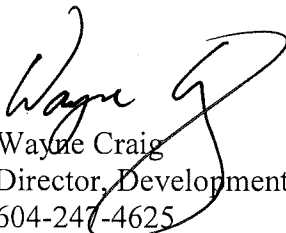
From: Wayne Craig
Director, Development

File: RZ 18-810261

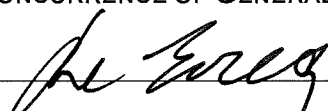
Re: Application by Enrich Custom Homes Ltd. for Rezoning at 10320 Lassam Road
from Single Detached (RS1/E) to Single Detached (RS2/B)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9905, for the rezoning of 10320 Lassam Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.


Wayne Craig
Director, Development
604-247-4625

WC:jr
Att. 6

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

Staff Report

Origin

Enrich Custom Homes Ltd. has applied to the City of Richmond for permission to rezone 10320 Lassam Road from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone, to permit the property to be subdivided to create two single-family lots with vehicle access from Lassam Road (**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 legal non-conforming duplex on the property, which would be demolished. The applicant has indicated that each dwelling unit is currently vacant. The units were previously owner-occupied.

Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: A single-family dwelling on a lot zoned “Single Detached (RS1/E),” fronting Lassam Road.

To the South: Single-family dwellings on lots zoned “Single Detached (RS1/B),” fronting Lassam Road and Wallace Road.

To the East: A single-family dwelling on a lot zoned “Single Detached (RS1/E),” fronting Floyd Road.

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

Related Policies & Studies

Official Community Plan/Steveston Area Plan

The subject property is located in the Steveston planning area, and is designated “Neighbourhood Residential” in the Official Community Plan (OCP). It is designated “Single Family” in the Steveston Area Plan. The proposed rezoning and subdivision are consistent with these designations.

Richmond Zoning Bylaw 8500/Single-Family Lot Size Policy 5420

The subject property is located in the area governed by Single-Family Lot Size Policy 5420, which was adopted on October 16, 1989, and subsequently amended by Council on August 17, 1992, and on August 21, 1995. (**Attachment 4**). The Lot Size Policy permits rezoning and subdivision as per the “Single Detached (RS2/B)” zone. 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

Existing Legal Encumbrances

There is an existing 3.0 m wide statutory right of way (SRW) across the entire rear property line for the existing municipal sewer. The applicant has agreed to provide an additional 3.0 m wide SRW to align with current City standards for rear yard utility SRWs, for a total SRW width of 6.0 m. The applicant is aware that encroachment into the SRW area is not permitted.

Transportation and Site Access

Vehicle access to the proposed new lots is from Lassam Road, via two new driveway crossings located near the centre of the development site. The applicant has agreed to relocate the existing driveway crossings to better ensure the retention of significant trees in the front yard. The existing driveway crossings are to be removed and replaced with concrete curb and gutter, landscaped boulevard, and sidewalk, to current City standards.

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 18 bylaw-sized trees and one hedgerow on the subject property, and one tree on a neighbouring property.

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

- Four trees located in the front yard of the development site, specifically Tree # 312 (115cm cal Silver Maple, southwest corner), Tree # 313 (64cm cal Pine, southwest corner), Tree # 319 (76cm cal Catalpa, northwest corner) and Tree # 320 (64cm caliper Pine, northwest corner) are all identified in very good condition and should be retained and protected.
- 14 trees (Tree # 311, 314, 315, 316, 317, 318, 321, 322, 323, 324, 333, 334, 335, 336) located on the development site have either been historically topped, exhibit large cavities in the upper canopy or are in conflict with the proposed buildings such that they cannot be retained and should be removed and replaced.
- A hedgerow comprised of 8 trees (Tree # 325-332) located on the development site have been historically topped and as a result, are not good candidates for retention. These trees should be removed and replaced.
- One untagged tree on the property to the north will not be impacted by construction and does not require tree protection fencing.
- Replacement trees should be provided at 2:1 ratio as per the OCP unless otherwise determined by City staff.

Tree Protection

Four trees (Trees # 312, 313, 319, and 320) on the subject property are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (**Attachment 5**). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission to the City of a \$40,000 Tree Survival Security for the four 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.

Tree Replacement

The applicant wishes to remove 14 on-site trees (Trees # 311, 314, 315, 316, 317, 318, 321, 322, 323, 324, 333, 334, 335, 336) and 8 trees in a hedgerow (Tree # 325-332). The 2:1 replacement ratio would require a total of 44 replacement trees. Staff recommend that a 1:1 replacement ratio

be applied to the 8 trees in the hedgerow, resulting in a total of 36 replacement trees. The applicant has agreed to plant four trees on each lot proposed, for a total of eight replacement trees. 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 Replacement Tree | Minimum Height of Coniferous Replacement Tree |
|--------------------------|---|---|
| 4 | 11 cm | 6 m |
| 4 | 10 cm | 5.5 m |

The applicant will contribute \$14,000 to the City’s Tree Compensation Fund in lieu of the remaining 28 trees that cannot be accommodated on the subject property after redevelopment.

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 \$4.00/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 \$4.00/ft² of the total buildable area of the development.

The applicant has proposed to provide a secondary suite in one of the new single-family dwellings, together with a \$12,297.76 contribution to the City’s Affordable Housing Reserve Fund, consistent with the Affordable Housing Strategy.

Site Servicing and Frontage Improvements

At Subdivision stage, the applicant is required to enter into a Servicing Agreement for the completion of site servicing and off-site improvements as described in **Attachment 6**. These works include, but are not limited to:

- Min. 1.5 m wide landscaped boulevard behind the existing curb, 1.5 m wide concrete sidewalk, and new driveway crossings.
- Removal of existing driveway crossings and replacement with curb, boulevard, and sidewalk as described above.
- Rear yard utility works.

Financial Impact

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

Conclusion

The purpose of this application is to rezone 10320 Lassam Road from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone, to permit the property to be subdivided to create two single-family lots.

The proposed rezoning and subdivision are consistent with the applicable plans and policies affecting the subject site.

The list of rezoning considerations is given in **Attachment 6**.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9905 be introduced and given first reading.



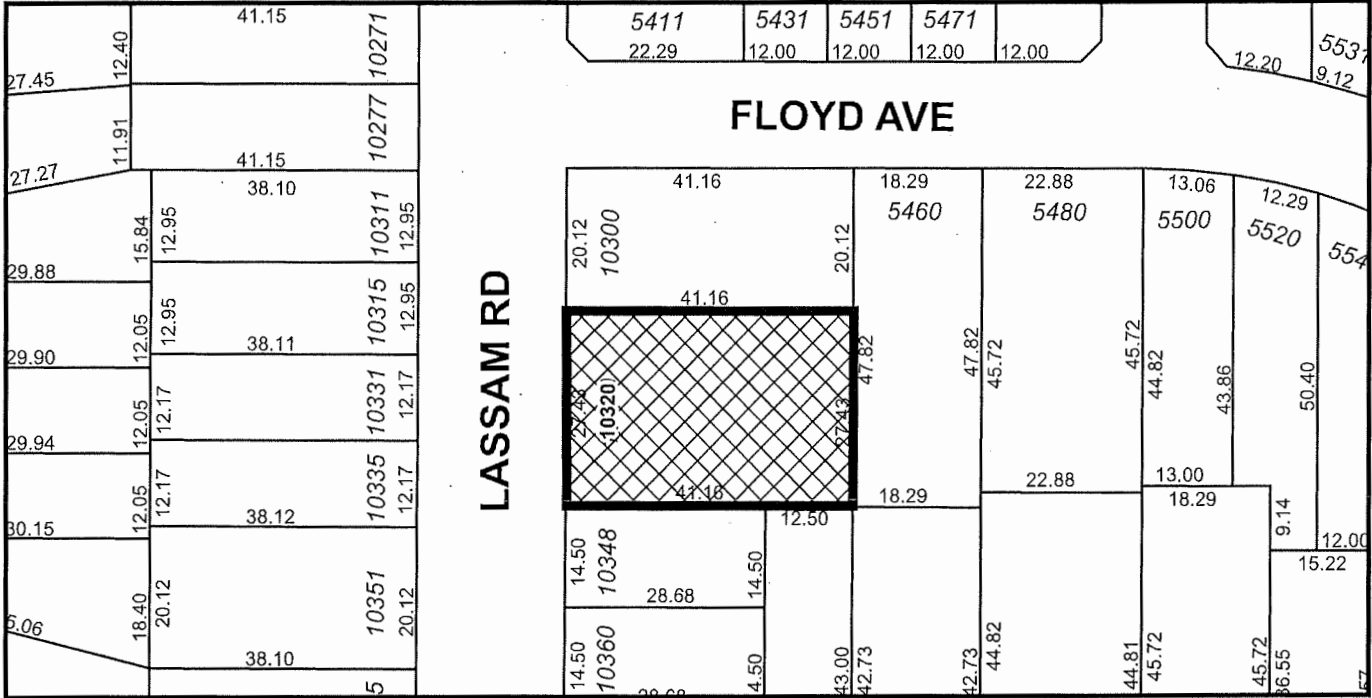
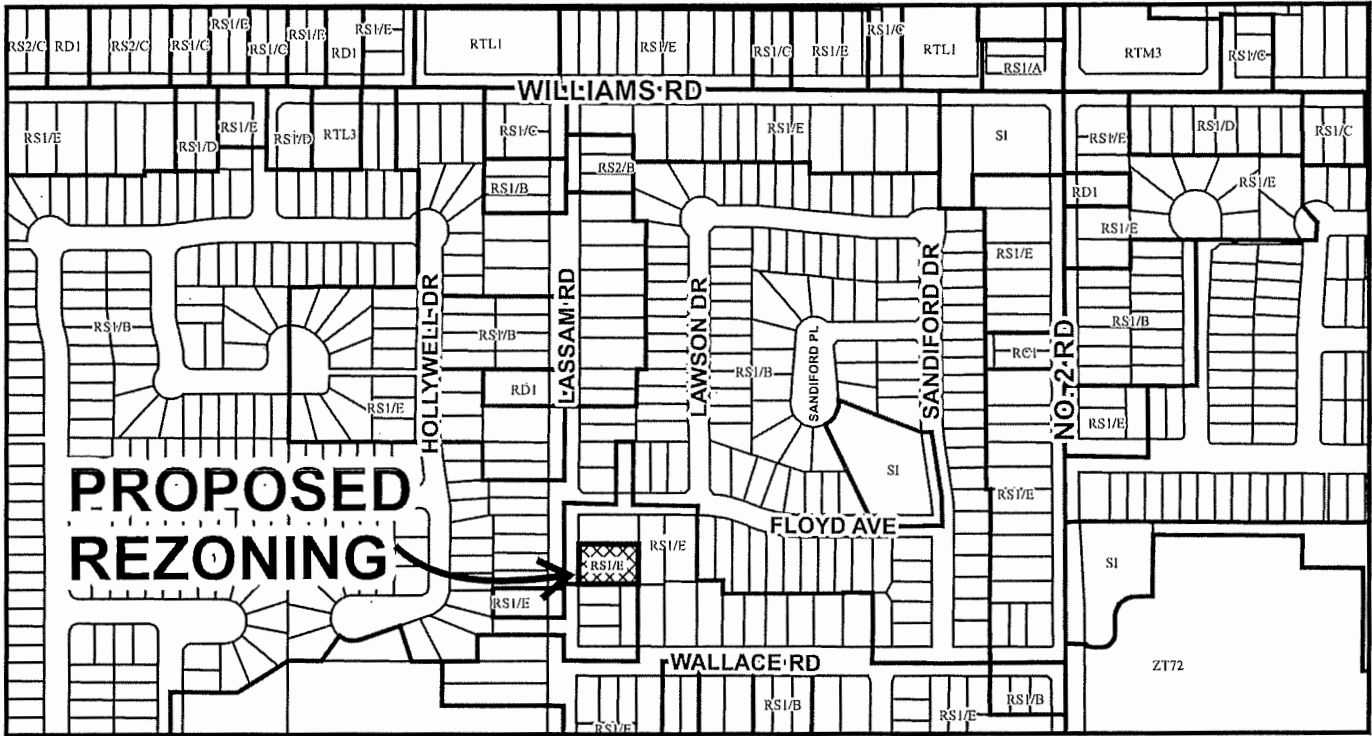
Jordan Rockerbie
Planning Technician
604-276-4092


JR:as

- 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 5420
- Attachment 5: Tree Retention Plan
- Attachment 6: Rezoning Considerations



City of Richmond



| | | |
|---|-----------------------|--------------------------------|
|  | <h2>RZ 18-810261</h2> | Original Date: 03/01/18 |
| | | Revision Date: |
| | | Note: Dimensions are in METRES |



City of Richmond



RZ 18-810261

Original Date: 03/01/18

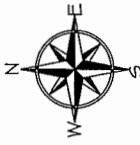
Revision Date:

Note: Dimensions are in METRES

PLN - 67

**OGRAPHC SURVEY AND PROPOSED SUBDIVISION OF
LOT 120 SECTION 36 BLOCK 4 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT PLAN 35792**

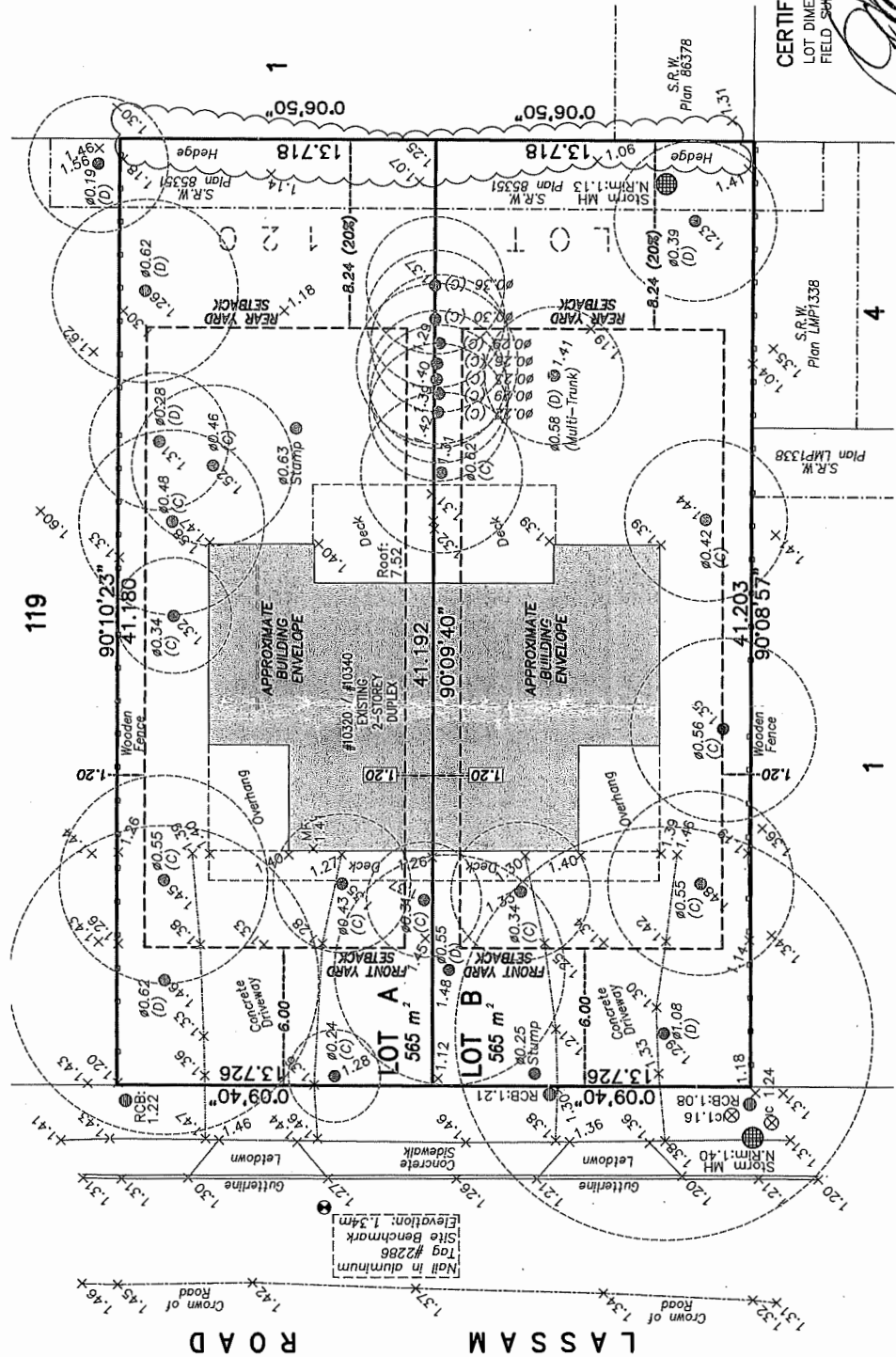
#10320 LASSAM ROAD,
RICHMOND, B.C.
P.I.D. 007-244-665



SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



LASSAM ROAD

PIN 68

- (C) denotes conifer
- (D) denotes deciduous
- denotes round catch basin
- denotes manhole
- denotes cleanout
- ⊗ denotes inspection chamber
- MF denotes main floor

NOTE:
Elevations shown are based on City of Richmond HPN Benchmark network.
Benchmark: HPN #204
Control Monument 02H2452
Elevation: 1.559m
Benchmark: HPN #234
Control Monument 77H4891
Elevation: 1.125m

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J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 7130
FB-342 P121-126
Drawn By: IO

NOTE:
Use site Benchmark Tag #2286
for construction elevation control.

DWG No. 7130-Topo

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

John C. Tam
JOHNSON C. TAM, B.C.L.S., C.L.S.
DECEMBER 12th, 2017.



RZ 18-810261

Attachment 3

Address: 10320 Lassam Road

Applicant: Enrich Custom Homes Ltd.

Planning Area(s): Steveston

| | Existing | Proposed |
|-----------------------------------|---------------------------|--|
| Owner: | Xin Ye | To be determined |
| Site Size (m²): | 1,130 m ² | Lot A: 565 m ² Lot B: 565 m ² |
| Land Uses: | One duplex dwelling | Two single-family dwellings |
| OCP Designation: | Neighbourhood Residential | No change |
| Area Plan Designation: | Single Family | No change |
| 702 Policy Designation: | Single Detached (RS2/B) | No change |
| Zoning: | Single Detached (RS1/E) | Single Detached (RS2/B) |

| 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):* | Max. 285 m ² (3,074 ft ²) | Max. 285 m ² (3,074 ft ²) | none permitted |
| Lot Coverage (% of lot area): | Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 25% | Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 25% | none |
| Lot Size: | Min. 360 m ² | 565 m ² | none |
| Lot Dimensions (m): | Width: Min. 12.0 m Depth: Min. 24.0 m | Width: 13.73 m Depth: 41.18 m | none |
| Setbacks (m): | Front: Min. 6.0 m Side: Min. 1.2 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 Rear: Min. 8.2 for up to 60% of principal dwelling, 10.3 for remainder | none |
| Height (m): | 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

Page 1 of 2

Adopted by Council: October 16, 1989
 Amended by Council: August 17, 1992
 Lassam Rd. Adopted by Council: August 21, 1995

POLICY 5420

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-7

POLICY 5420:

The following policy establishes lot sizes for the area, bounded by **Steveston Highway, Railway Avenue, Williams Road and the rear of the properties located along No. 2 Rd.** in Section 36-4-7:

That properties within the area bounded by Steveston Highway, Railway Avenue, Williams Road and the rear property lines of the properties located along No. 2 Rd. (Section 36-4-7), be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300, with the following provisions:

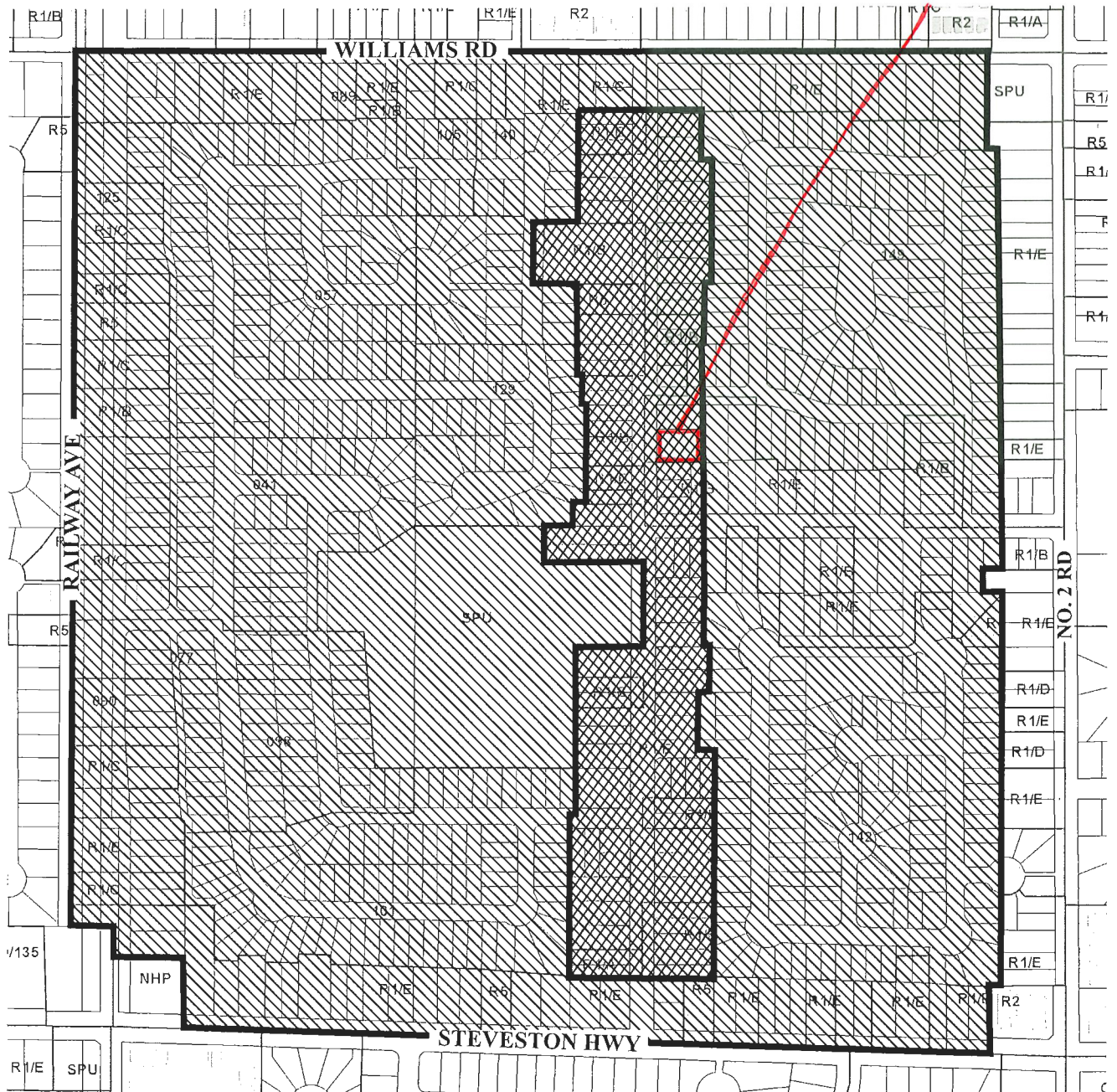
- (a) If there is no lane or internal road access, then properties along Railway Avenue and Steveston Highway will be restricted to Single-Family Housing District (R1/E);
- (b) Properties along Williams Road will be permitted Single-Family Housing District (R1/C) unless there is lane or internal road access in which case Single-Family Housing District (R1/B) will be allowed;
- (c) The Policy for the properties along Lassam Rd. (as cross-hatched on the attached map) was adopted on August 21, 1995;

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

Note: Council adopted the above noted Single-Family Lot Size Policy, with an amendment clarifying that the western boundary of the policy area is the middle of Railway Avenue.

Note: There are two adoption dates for two separate portions of Policy 5420.

SUBJECT PROPERTY



Subdivision permitted as per **R1/B** (date of adoption 08/21/95).



Subdivision permitted as per **R1/B** (date of adoption 10/16/89).

1. Williams Road - R1/C unless there is a lane or internal access then R1/B
2. Railway Avenue & Steveston Highway - R1/E unless there is lane or internal access then R1/B.



Policy 5420

Section 36-4-7

PLN - 71

Adopted Date: 10/16/89
 Amended Date: 08/17/92
 Lassam Rd.
 Adopted Date: 08/21/95
 Note: Dimensions are in METRES

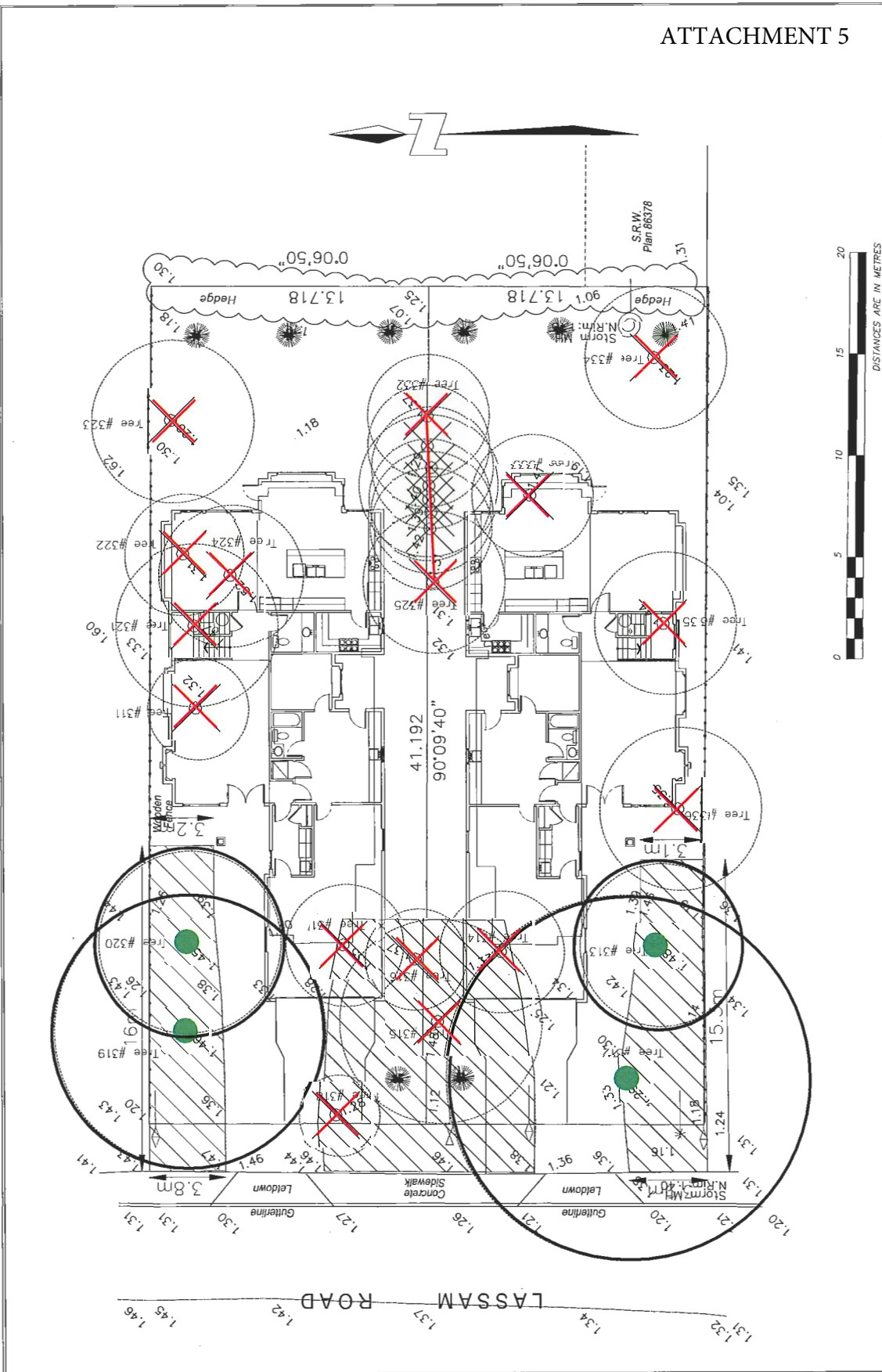
LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- ROOT PROTECTION ZONE (RPZ)
- TREE PROTECTION BARRIER (TPB)
- TREE CANOPY AREA (TCA)
- REPLACEMENT TREE
- BC HYDRO CONNECTION
- SANITARY CONNECTION
- STORM WATER CONNECTION
- GAS CONNECTION
- WATER CONNECTION

ABBREVIATIONS
 S = Shared tree C = City tree O = Off-site tree

ARBORIST NOTES & RECOMMENDATIONS

- All replacement trees should conform to and meet BCLMARBCLIA landscaping & ISA Standards.
- Replacement coniferous trees must be 3m in height and deciduous trees must be 8cm in caliper size.
- Small growing trees should not be planted within 3m of foundations, fences or outbuildings. Large growing species should be planted 4m away from buildings and outbuildings.
- Replacement trees should also be planted 1m away from property lines and 3m away from another tree and not planted in a hedge like manner.
- Trees with mature heights greater than 5m should not be planted under overhead utility lines and within 3m of the power lines.
- Grass changes are not recommended within any tree protection barrier.
- Arborist supervision is required any time work is carried out within any tree protection barrier.
- Tree stumps are not to be removed by excavator around retained onsite and neighboring trees. Remove stumps with a stump grinder.



| | |
|---------------|-----------------------------|
| SITE ADDRESS: | 10320 Lassam Road, Richmond |
| PROJECT #: | 232 |
| DATE: | June 6, 2018 |
| ARBORIST: | Stuart Goode |
| SCALE: | See above |
| REVISION #: | 1 |

GOODE ARBORICULTURE CONSULTING

161 172nd Street, Surrey B.C.
 7783174360
 info@goodearboriculture.com

GOODE
 ARBORICULTURE CONSULTING



Address: 10320 Lassam Road

File No.: RZ 18-810261

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9905, the developer is required to complete the following:

1. Submission of a Landscape Security in the amount of \$4,000 (\$500/tree) to ensure that a total of 4 replacement trees are planted and maintained on each lot proposed (for a total of 8 trees); minimum 6 cm deciduous caliper or 3.5 m high conifers). **NOTE: minimum replacement size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees.**

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

2. City acceptance of the developer's offer to voluntarily contribute \$14,000 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 \$40,000 for the 4 trees to be retained.
5. Registration of a flood indemnity covenant on title.
6. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on 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 \$4.00 per buildable square foot of the single-family developments (i.e. \$12,297.76) to the City's Affordable Housing Reserve Fund.

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. 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 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, if applicable.

2. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to, the following:

Water Works:

- Using the OCP Model, there is 217.0 L/s of water available at a 20 psi residual at the Williams 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 two new 25 mm water service connections to serve each of the two newly subdivided lots at the proposed development, complete with meters and meter boxes.
 - Cut and cap, at main, the existing water service connection serving the development site.

Storm Sewer Works:

- The Developer is required to:
 - Confirm which property the service connection STCN32407, which is located at the south property line of the development, is serving. Retain this service connection if it is serving the neighboring property, 10348 Lassam Road. If this connection is serving the proposed development, the City at the Developer's cost shall cut and cap this service connection at the inspection chamber STIC57905 and remove the service lateral and the inspection chamber STIC50193.
- At Developer's cost, the City is to:
 - Install a new storm service connection complete with inspection chamber and dual service laterals at the adjoining property line of the newly subdivided lots.
 - Cut, cap, and remove the existing service connections that are serving the development site.

Sanitary Sewer Works:

- The Developer is required to:
 - Widen the rear-yard sanitary SRW to 6.0 m.
 - Not start onsite excavation or foundation construction prior to completion of rear yard sanitary works by City crews.
 - Replace approximately 14.0 m of existing sanitary lateral with a new 200 mm sanitary sewer from the existing manhole SMH6630, complete with a new manhole at the adjoining property line of the newly subdivided lots.
 - Install new dual service connections off of the new manhole located at the adjoining property line of the newly subdivided lots.
- At Developer's cost, the City is to:
 - Cut and cap the existing sanitary service connection serving the development site at manhole SMH6630.
 - Tie-in all the existing systems to the new system being installed.

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, guy wires and above ground structures within the property frontages.
- To determine if additional above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc). These should be located on site.
- Complete frontage improvements including:
 - Construct new concrete curb and gutter as required, minimum 1.5 m wide landscaped boulevard behind the curb, and 1.5 m wide concrete sidewalk.
 - Removal of existing driveways crossings and replacement with frontage works as described above.
 - Construct two new driveway crossings at the centre of the development site to City standards.

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.
 - Not encroach into the rear yard sanitary SRW with proposed trees, retaining walls, non-removable fences, or other non-removable structures.

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 9905 (RZ 18-810261)
10320 Lassam Road

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

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

P.I.D. 007-244-665

Lot 120 Section 36 Block 4 North Range 7 West New Westminster District Plan 35792

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9905".

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.



MAYOR

CORPORATE OFFICER