



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

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

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

Staff Recommendation

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

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

WC:na
Att. 6

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

Staff Report

Origin

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

Findings of Fact

Background

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

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

Subject Site Existing Housing Profile

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

Surrounding Development

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

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

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

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

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

Related Policies & Studies

Official Community Plan/ Bridgeport Area Plan

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

Lot Size Policy 5448

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

While the subject site does not have access from a lane, subdivision can be considered given that the subject site contains a legal duplex. Section 2.3.7 of Richmond Zoning Bylaw 8500 provides that the Lot Size Policy does not apply to a rezoning application on a site that contains a legal duplex and that is intended to be subdivided into no more than two single detached housing lots. This redevelopment proposal would result in a subdivision to create two single-family lots; each approximately 635.5 m² (6,840 ft²) in area. Further, the proposed subdivision would comply with the minimum lot dimensions and size identified in the “Single Detached (RS2/B)” zone.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Discharge of the existing flood indemnity covenant (CA5422301) and registration of a replacement flood indemnity covenant on title is required prior to final adoption of the rezoning bylaw.

Aircraft Noise Sensitive Development Policy

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

Public Consultation

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

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

Analysis

Existing Legal Encumbrances

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

Transportation and Site Access

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

Tree Retention and Replacement

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

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

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

Tree Replacement

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

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

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

Tree Protection

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

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

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

Affordable Housing Strategy

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

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

Site Servicing and Frontage Improvements

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

Financial Impact or Economic Impact

None.

Conclusion

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

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

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



Nathan Andrews
Planning Technician
(604-247-4911)

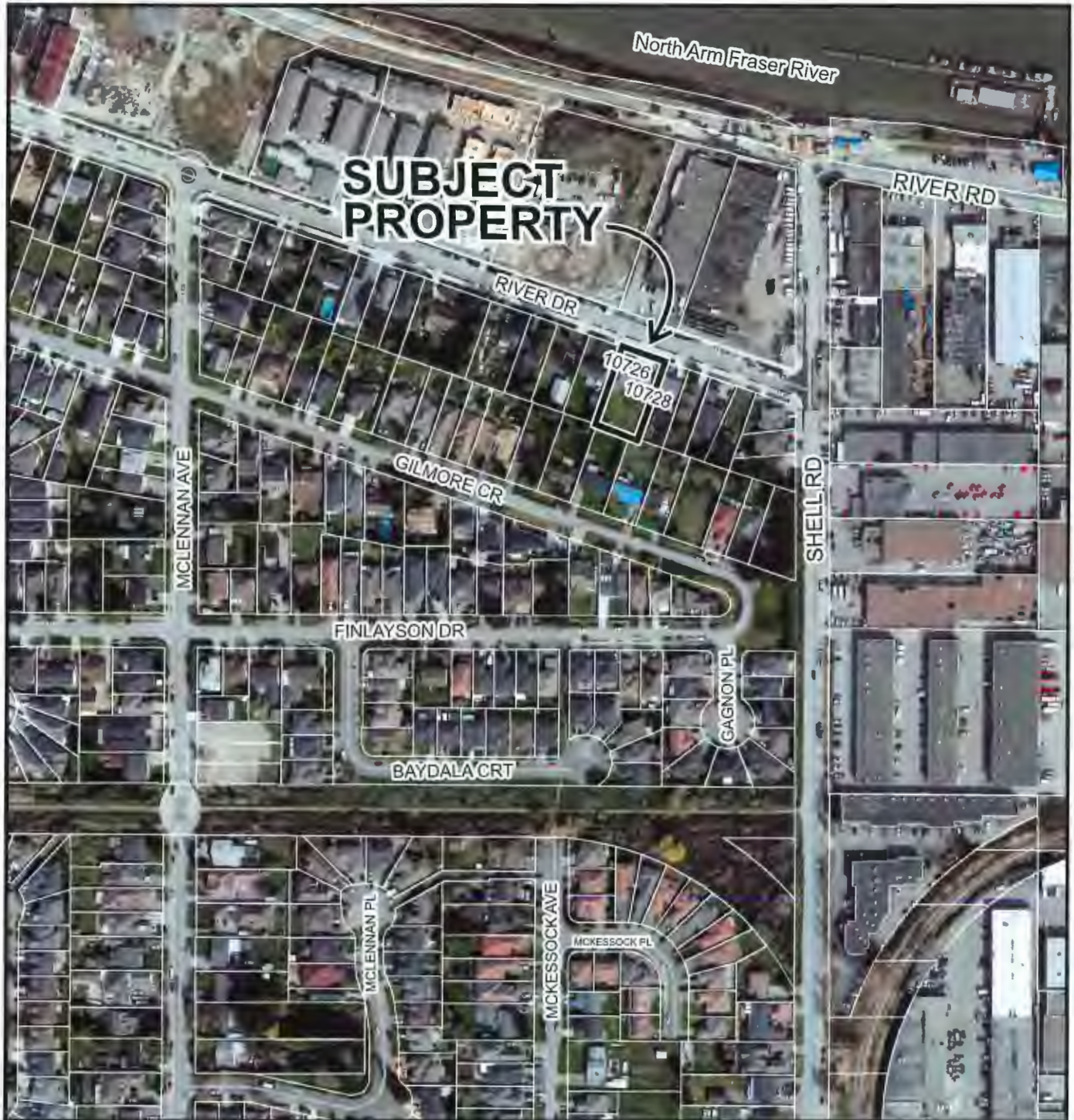
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Attachments

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



City of
Richmond



RZ 20-910360

Original Date: 11/16/20

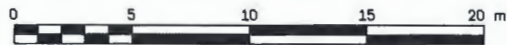
Revision Date: 11/19/20

Note: Dimensions are in METRES

PLN - 85

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF STRATA PLAN EPS3601

SCALE 1 : 200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

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

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

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



209
PLAN 35068

CIVIC# 10726
CIVIC# 10728
2 STOREY RESIDENTIAL DUPLEX

2
PLAN 76587

LEGEND:

x12.34
GROUND ELEVATION

⊕ TREE WITH DRIPLINE
(TIED AT POINT OF ENTRY INTO THE
GROUND)

WM WATER METER

x-x-x FENCE

⊙ ROUND CATCH BASIN

⊙ LIGHT STANDARD

EVG EVERGREEN

DED DECIDUOUS

● LEGAL IRON PIN

⊠ CATCH BASIN

⊕ SIGNAGE

PROPOSED LOT 1

AREA = 635.6 sq. metre
EXISTING AVERAGE GRADE
= 1.48 METRE

PROPOSED LOT 2

AREA = 635.6 sq. metre
EXISTING AVERAGE GRADE
= 1.48 METRE

STRATA PLAN EPS3601

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

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

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

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

Allowable Areas				
Name	Lot Area	Allowable FSR	Allowable Covered / Open Porch Area	Allowable Lot Coverage
	6842 SF	3303 SF	1350 SF	45% FSR

Proposed Lot Coverage	
Name	Total Areas
FIRST FLOOR	2,000 SF
GARAGE FLOOR	423 SF
Grand Total	2,423 SF

FSR	
	3303 SF

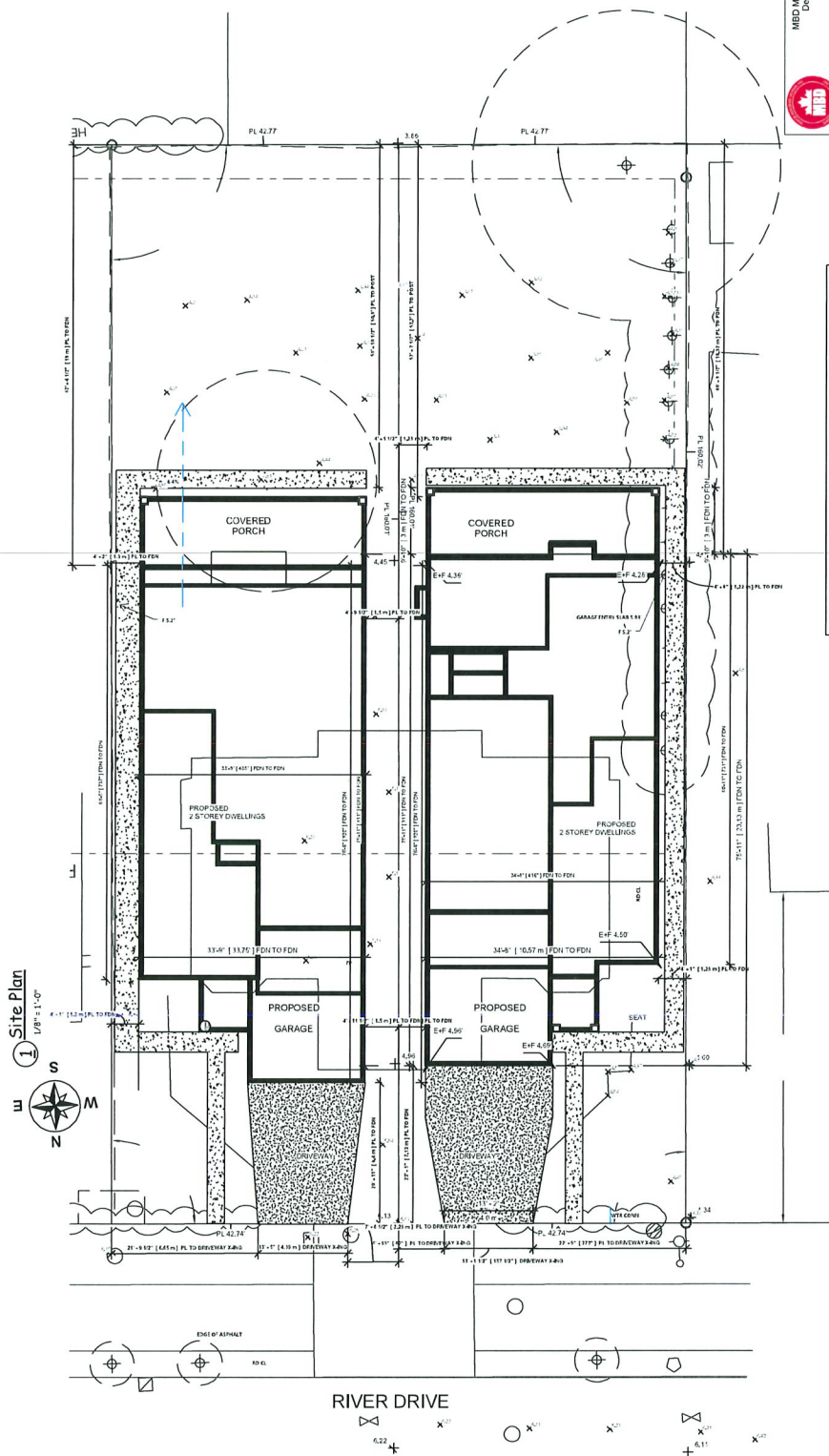
Garage1	
Name	Areas
GARAGE FLOOR	423 SF

Proposed Levels	
Name	Elevation
Second Slab	7.21'
First Slab	7.66'
Shed Ceiling	17.21'
Second Floor	18.66'
Second Floor	19.95'
Second Floor	27.66'
Roof Peak	32.97'

FSR (Listed)	
Name	Areas
FIRST FLOOR	2,000 SF
SECOND FLOOR EXCLUDING STAIRCASE	1,283 SF
Grand Total	3,283 SF

Proposed Covered Porch Area	
Name	Proposed Areas
COVERED PORCH	56.3 SF
COVERED PORCH 2	327.5 SF
Grand Total	383.8 SF

Imperiousness Calculations	
Name	Areas
COVERED PORCH	56.3 SF
COVERED PORCH 2	327.5 SF
STAIRCASE	Not Included
COVERED PORCH 1	328 SF
FIRST FLOOR	2,000 SF
GARAGE FLOOR	423 SF
Grand Total	2,806 SF



ZONING: R01
LEGAL DESCRIPTIONS: PROPOSED SUBDIVISION OF STRATA PLAN EPS3801

MBC Made Building Design Inc.
6088 Main Street, Vancouver, BC V6P 3K2 Canada
Tel: 604-273-2572
Fax: 604-273-2573
www.mbc-design.com
www.mbc-buildingdesign.com

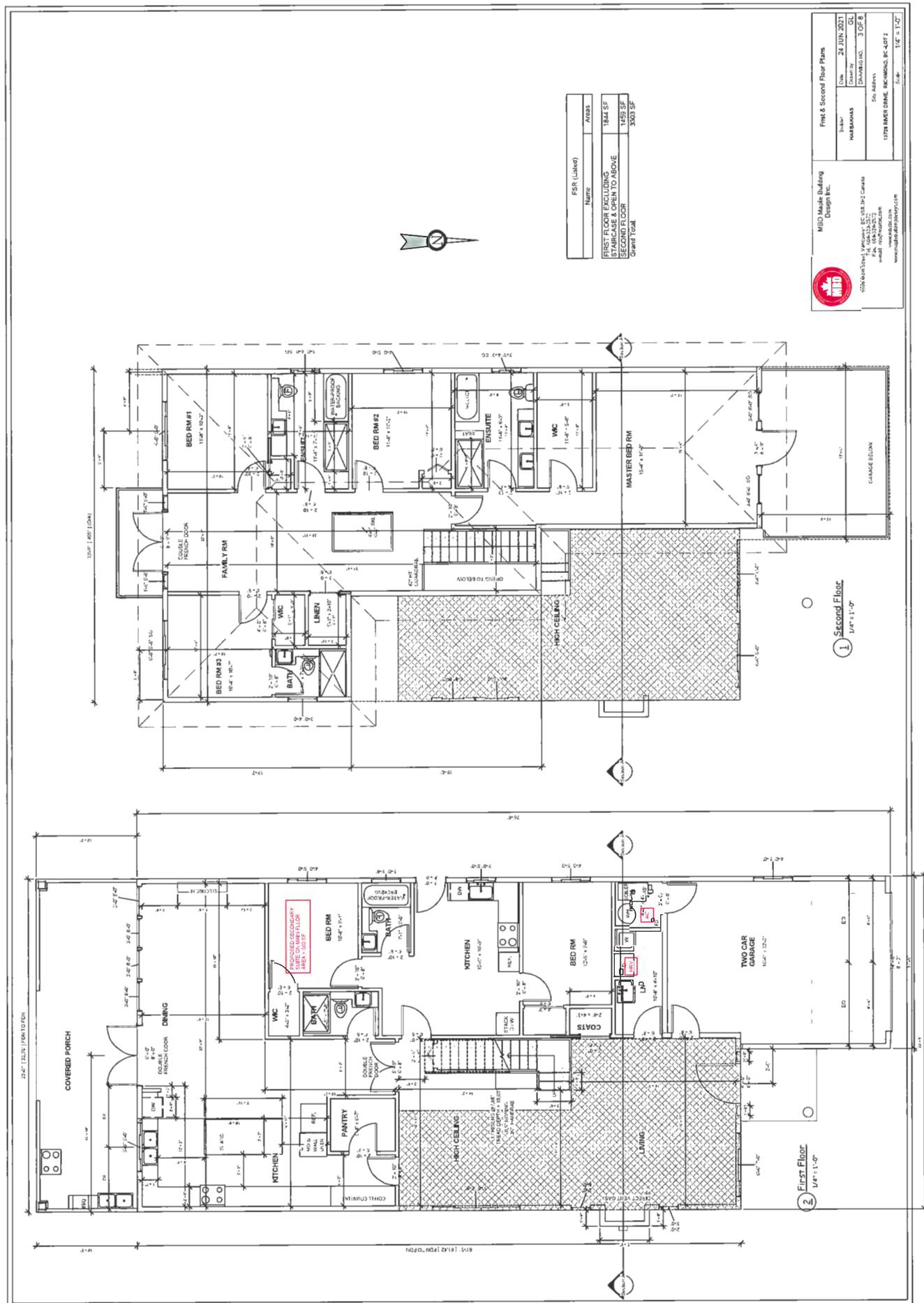
Site Plan

Bladder: CHANDLER ABER

Date: 24 JUN 2021

Drawn by: CHANDLER ABER

Scale: 1/8" = 1'-0"





RZ 20-910360

Attachment 3

Address: 10726/10728 River Drive

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

Planning Area(s): Bridgeport

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

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

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

Other: _____

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



City of Richmond

Policy Manual

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

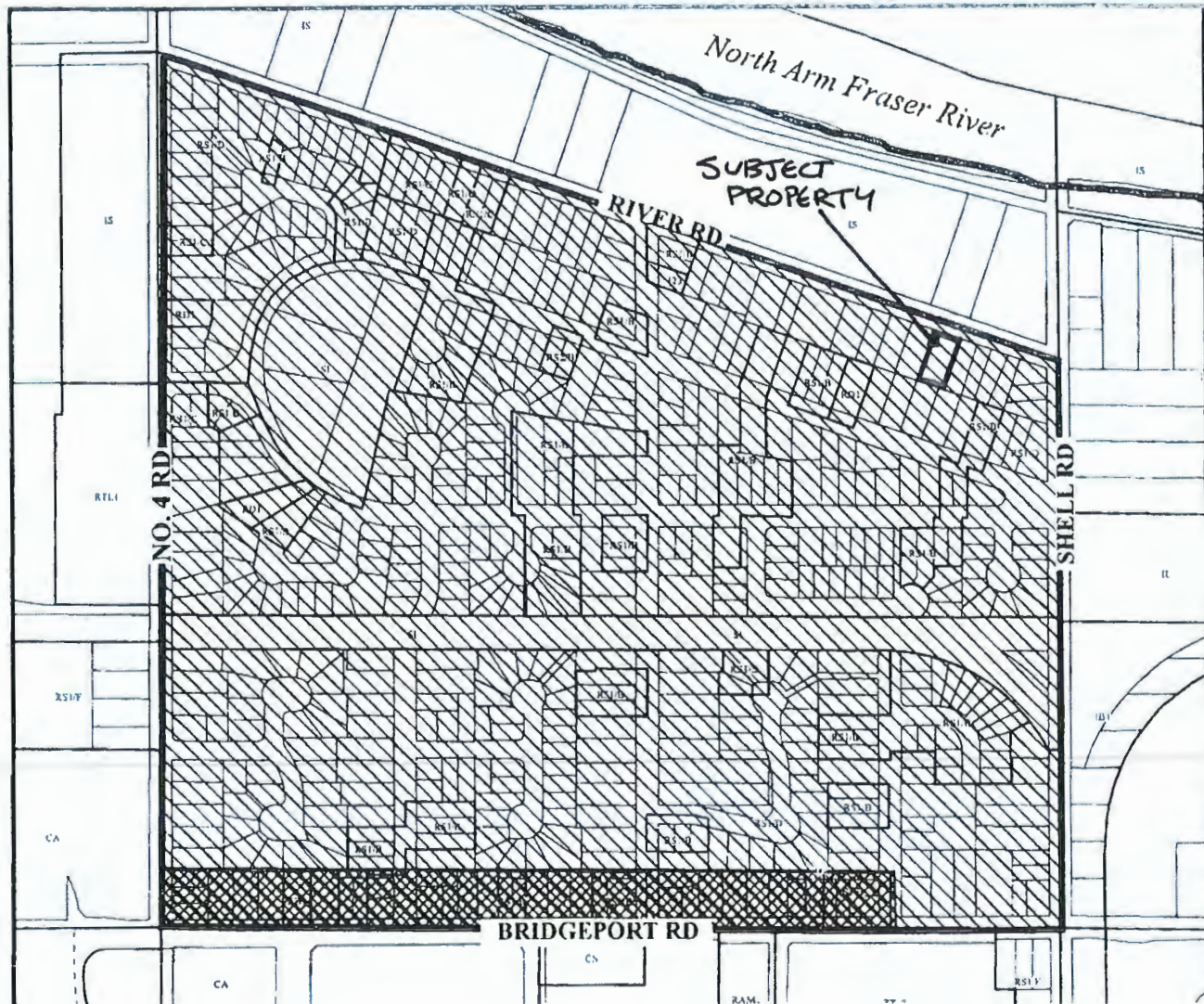
POLICY 5448:

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

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

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

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



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

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



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



Policy 5448 Section 23, 5-6

Adopted Date: 09/16 91

Amended Date: 02/20 12

ATTACHMENT 5





Address: 10726/10728 River Road

File No.: RZ 20-910360

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

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

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

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

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

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

Water Works

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

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

Storm Sewer Works

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

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

Sanitary Sewer Works

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

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

Frontage Improvements

a) Developer to coordinate with BC Hydro, Telus and other private communication service providers:

- To underground proposed Hydro service lines.
- When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
- To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
- Complete other frontage improvements as per Transportation's requirements. Reinstatement of the existing off-site works with the works designed in accordance with the City's Engineering Design Specifications.

General Items

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

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

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

Note:

- * This requires a separate application.

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

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

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

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

Signed

Date



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

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

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

P.I.D. 030-001-846

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

P.I.D. 030-001-854

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

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

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER