



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

Date: January 23, 2017
File: RZ 16-741244

Re: Application by Westmark Developments Ltd. for Rezoning at 7140/
7160 Marrington Road from Two-Unit Dwellings (RD1) to Single Detached
(RS2/B)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9668, for the rezoning of 7140/
7160 Marrington Road from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", be
introduced and given first reading.

Wayne Craig
Director, Development

WC:jr
Att. 8

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

Staff Report

Origin

Westmark Developments Ltd. has applied to the City of Richmond for permission to rezone 7140/7160 Marrington Road from the “Two-Unit Dwellings (RD1)” zone to the “Single Detached (RS2/B)” zone, to permit the property to be subdivided to create two (2) single-family lots, with vehicle access from Marrington Road (Attachment 1). The proposed subdivision plan is shown in Attachment 2. There is an existing duplex on the property, which would be demolished.

Findings of Fact

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

Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the North: A duplex on a lot zoned “Single Detached (RS1/E)”, with vehicle access from Marrington Road.
- To the South, across Moresby Drive: Single-family dwellings on lots zoned “Single Detached (RS1/E)”, with vehicle access from Moresby Drive.
- To the East: A single-family dwelling on a lot zoned “Single Detached (RS1/C)”, with vehicle access from Moresby Drive.
- To the West, across Marrington Road: A single-family dwelling on a lot zoned “Single Detached (RS1/E)”, with vehicle access from Marrington Road.

Related Policies & Studies

Official Community Plan/Seafair Area Plan

The subject site is located in the Seafair planning area. The Official Community Plan (OCP) designation for the subject site is “Neighbourhood Residential” (Attachment 4). The proposed rezoning and subdivision is consistent with this designation.

Richmond Zoning Bylaw 8500/Single-Family Lot Size Policy No. 5447

The subject site is located in the area governed by Single-Family Lot Size Policy No. 5447, which was adopted by Council on September 16, 1991, and subsequently amended on July 20, 1998, and October 20, 2003 (Attachment 5). The subject property is permitted to subdivide as per the requirements of the “Single Detached (RS2/B)” zoning bylaw only. The proposed rezoning and subdivision is 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

Built Form and Architectural Character

As the subject property is a corner lot, the applicant has submitted conceptual development plans showing the proposed architectural elevations of the dwelling on the south-most proposed corner lot at the intersection of Marrington Road and Moresby Drive (Attachment 6).

The proposed elevation plans show the entrance to the primary dwelling on the south face of the building, fronting Moresby Drive. The west face, fronting Marrington Road, includes the entry to the garage. Both building faces include architectural projections to articulate the façade, and the use of secondary eaves to demarcate the first and second storeys.

Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on Title; specifying that the Building Permit application and ensuing development of the corner lot must be generally consistent with the plans included in Attachment 6. The Building Permit application process includes coordination between Building Approvals and Planning Department staff to ensure that the covenant is adhered to.

Plans submitted at Building Permit application stage must also demonstrate compliance with Richmond Zoning Bylaw 8500 and all City regulations at the time of submission.

Existing Legal Encumbrances

There are two (2) existing statutory right-of-way (SRW) agreements registered on Title. One (1) SRW, with registration number RD48997, is a 1.5 x 6.0 m area in the northwest corner of the property for the sanitary sewer. One (1) SRW, with registration number K99414, no longer applies to this property, and can be discharged from Title. The applicant is aware that encroachment into the SRW is not permitted.

There is an existing covenant registered on each Strata Title that restricts the property use to duplex only (Registration number Z168971). This covenant must be discharged from Title prior to subdivision approval.

Cancellation of the existing Strata Plan NW2680 is required prior to subdivision approval.

Transportation and Site Access

Vehicle access to each lot is proposed from separate driveway crossings to Marrington Road.

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 (2) trees on neighbouring properties and three (3) trees on City property. There are no bylaw-sized trees on the subject property.

The City’s Tree Preservation Coordinator has reviewed the Arborist’s Report and supports the findings of the applicant’s arborist:

- Two (2) trees (Tag # 4 and 5) located on adjacent neighbouring properties are identified to be retained and protected. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.

Parks Department staff have reviewed the Arborist’s Report and support the findings of the applicant’s arborist:

- Three (3) Crab Apple trees (Tag # 1, 2, and 3) located in the City boulevard are in poor condition and should be removed and replaced.

Tree Replacement

The applicant wishes to remove three (3) trees on City property. Compensation of \$3,250 is required for the City to plant five (5) trees at or near the development site, or in other areas of the city.

Council Policy No. 5032 requires the maintenance of at least two (2) trees on each single-family property. The applicant has agreed to plant two (2) trees on each lot proposed; for a total of four (4) trees. The required trees are to be of the following minimum sizes:

No. of Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
4	6 cm	3.5 m

Tree Protection

Two (2) trees (Tag # 4 and 5) on a neighbouring 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 7). 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 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 City's Affordable Housing Strategy requires a secondary suite or coach house on 100% of new lots created through single-family rezoning and subdivision applications, a secondary suite or coach house on 50% of new lots created and a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$2.00/ft² of the total buildable area of the remaining lots, or a cash-in-lieu contribution for all lots created in instances where a secondary suite cannot be accommodated in the development.

To comply with the City's Affordable Housing Strategy, the applicant proposes to contribute \$10,576.93 to the City's Affordable Housing Reserve Fund; which is equal to \$2.00/ft² of the total buildable area for both lots. The applicant has identified the maximum buildable area and the constraints of development on a narrow lot as reasons for not accommodating a secondary suite in the development.

Site Servicing and Frontage Improvements

At future subdivision and Building Permit stage, the applicant is required to complete the following:

- Payment to the City, in accordance with the Subdivision and Development Bylaw No. 8751, a \$32,463.20 cash-in-lieu contribution for the design and construction of frontage improvements to Marrington Road. The frontage improvements, which include road widening, installation of concrete curb and gutter, concrete sidewalk, landscaped boulevard, and road lighting, were completed through a capital works project in 2016.
- Completion of the site servicing requirements as described in Attachment 8.

Financial Impact

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

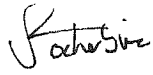
Conclusion

The purpose of this application is to rezone 7140/7160 Marrington Road from the "Two-Unit Dwellings (RD1)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two (2) single-family lots with vehicle access from Marrington Road.

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

The list of rezoning considerations is included in Attachment 8; which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9668 be introduced and given first reading.



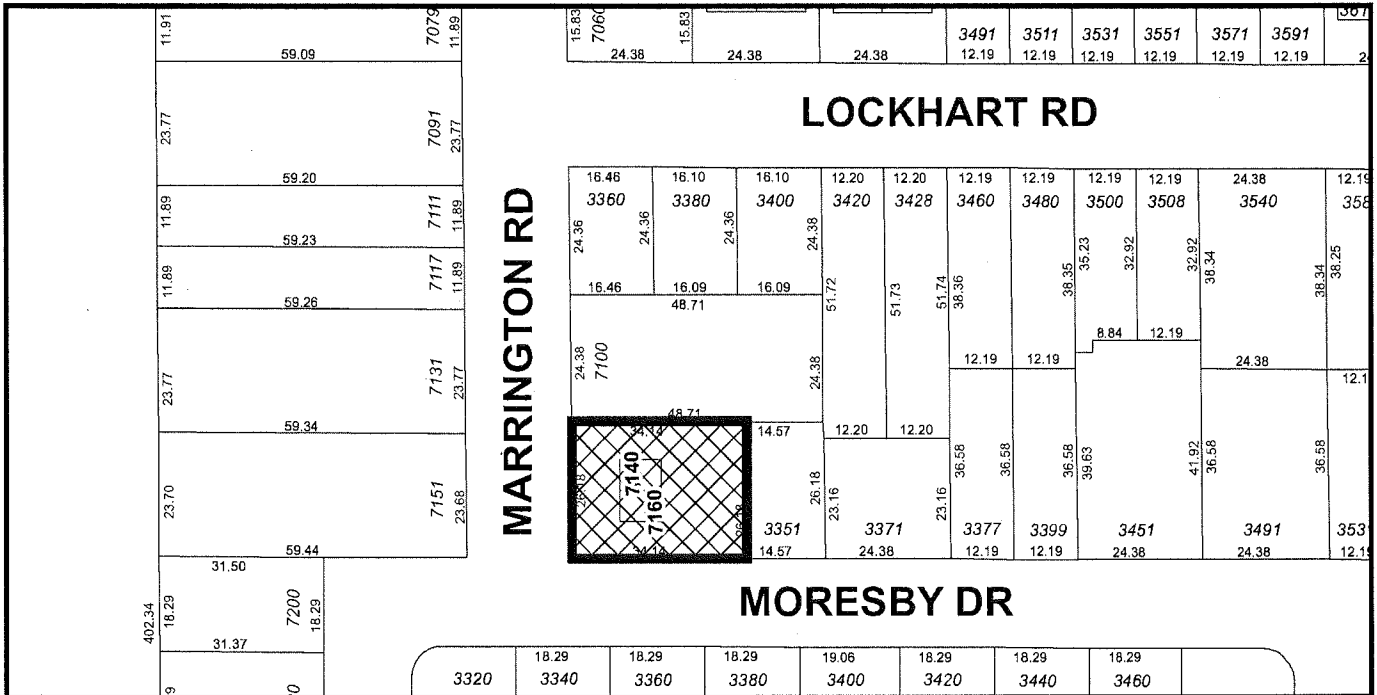
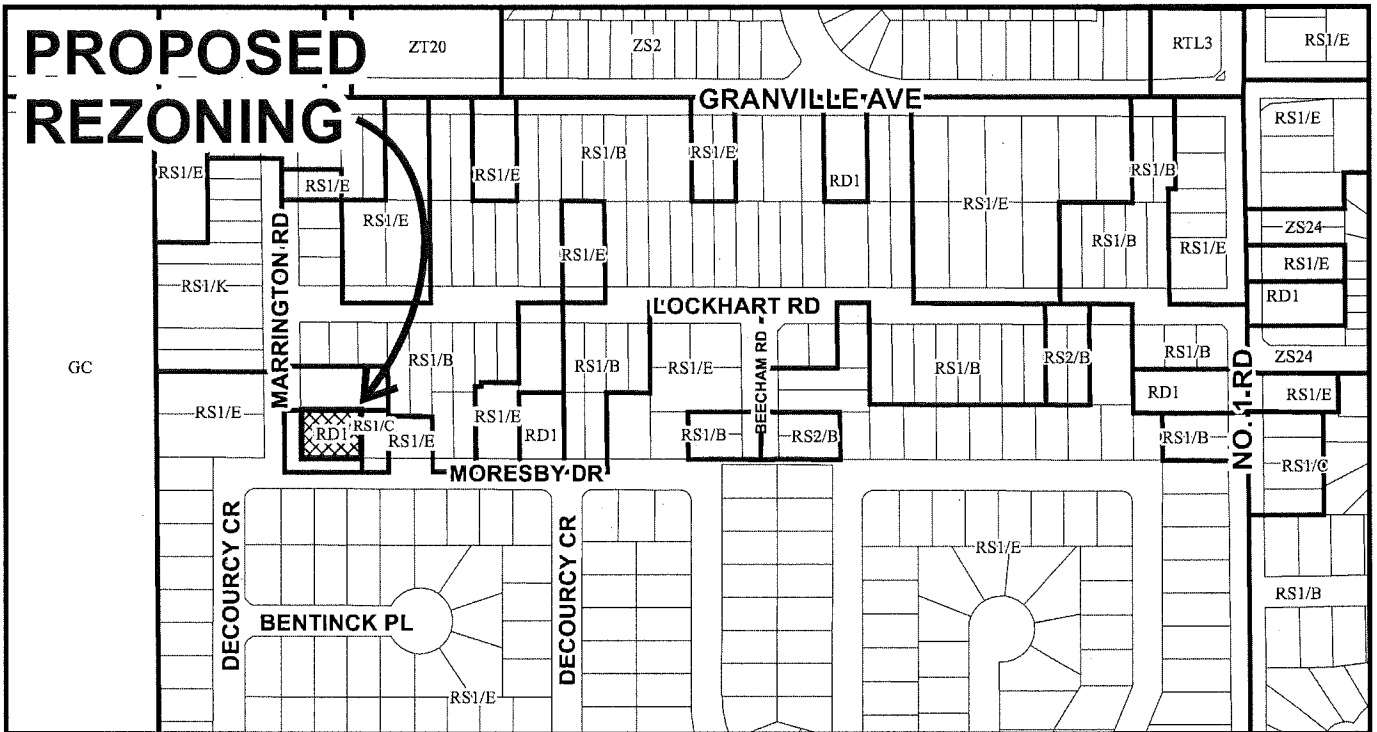
Jordan Rockerbie
Planning Technician
(602-276-4092)

JR:blg

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Seafair Area Land Use Map
- Attachment 5: Single-Family Lot Size Policy 5447
- Attachment 6: Conceptual Development Plans
- Attachment 7: Tree Protection Plan
- Attachment 8: Rezoning Considerations



City of
Richmond



	<h1>RZ 16-741244</h1>	<p>Original Date: 09/16/16 Revision Date: 01/18/17 Note: Dimensions are in METRES</p>
--	-----------------------	---



City of
Richmond



RZ 16-741244

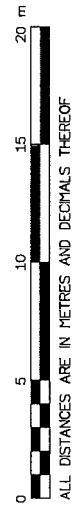
Original Date: 09/16/16

Revision Date:

Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED
SUBDIVISION OF STRATA
PLAN NWS2680**

SCALE 1 : 200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

CIVIC ADDRESS: 7140-7160 MARRINGTON ROAD,
RICHMOND, BC

BENCHMARK
ELEVATIONS ARE BASED ON:
CITY OF RICHMOND
BENCH MARK TAG# 488
ELEVATION=1.237 METRE
DERIVED FROM HPN MONUMENTS
PID: 009-206-434 (CIVIC# 7140)
PID: 009-206-698 (CIVIC# 7160)

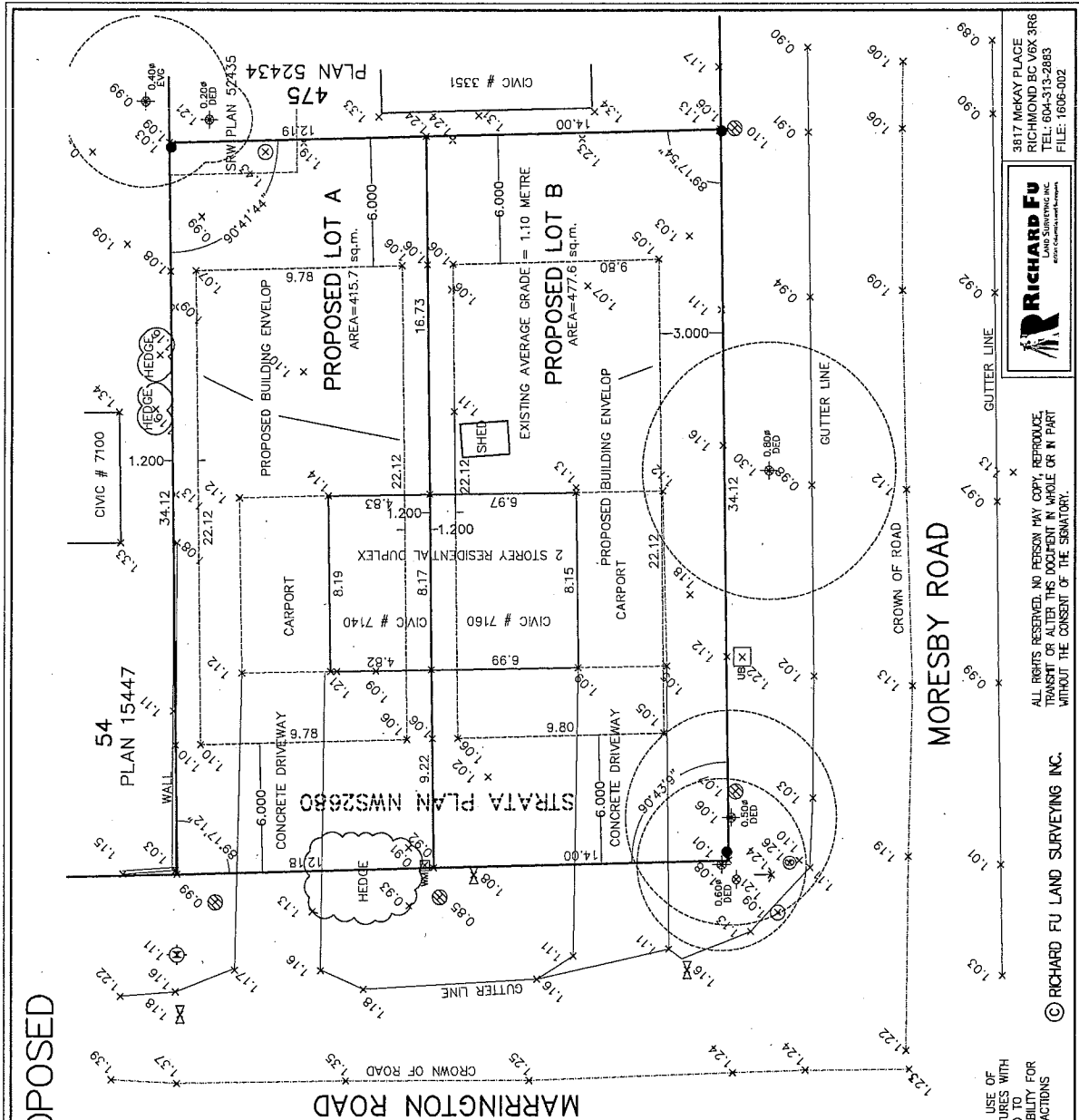


LEGEND:

- GROUND ELEVATION
- TREE WITH DRIFLINE (TIED AT)
- POINT OF ENTRY INTO THE GROUND
- CATCH BASIN (GROUND)
- HYDRO POLE
- MANHOLE
- WATER VALVE
- WOOD FENCE
- WATER METER
- UTILITY BOX
- GAS VALVE
- EVERGREEN
- DECIDUOUS
- ANCHOR

CERTIFIED CORRECT ACCORDING TO FIELD
SURVEY THIS 30TH DAY OF JUNE, 2016.

RICHARD S FU B.C.L.S.



RICHARD FU
LAND SURVEYING INC.
3817 MCKAY PLACE
RICHMOND BC V6X 3R6
TEL: 604-313-2883
FILE: 1606-002

ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE
TRANSMIT OR ALTER THIS DOCUMENT IN WHOLE OR IN PART
WITHOUT THE CONSENT OF THE SURVEYOR.

© RICHARD FU LAND SURVEYING INC.



RZ 16-741244

Attachment 3

Address: 7140/7160 Marrington Road

Applicant: Westmark Developments Ltd.

Planning Area(s): Seafair

	Existing	Proposed
Owner:	Westmark Developments Ltd.	To be determined
Site Size (m²):	893.3 m ²	Lot A: 415.7 m ² Lot B: 477.6 m ²
Land Uses:	One (1) duplex	Two (2) single-family dwellings
OCP Designation:	Neighbourhood Residential	No change
702 Policy Designation:	Single Detached (RS2/B)	Single Detached (RS2/B)
Zoning:	Two-Unit Dwellings (RD1)	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):*	Lot A: Max. 228.6 m ² (2,461.0 ft ²) Lot B: Max. 262.68 m ² (2,827.5 ft ²)	Lot A: Max. 228.6 m ² (2,461.0 ft ²) Lot B: Max. 262.68 m ² (2,827.5 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70%	Building: Max. 45% Non-porous Surfaces: Max. 70%	none
Lot Size:	Min. 360.0 m ²	Lot A: 415.7 m ² Lot B: 477.6 m ²	none
Lot Dimensions (m):	Lot A Width: Min. 12.0 m Lot B Width: Min. 14.0 m Depth: Min. 24.0 m	Lot A Width: 12.8 m Lot B Width: 14.0 m Depth: 34.12 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m Exterior Side: Min. 3.0 m	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m Exterior Side: Min. 3.0 m	none
Height (m):	Max. 9.0 m	Max. 9.0 m	none

Other: Tree replacement compensation required for loss of bylaw-sized trees.

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



3. Seafair

SUBJECT PROPERTY



	Agricultural		Seafair Neighbourhood Centre (future)
	Apartment Residential		West Richmond Community Centre and Pitch & Putt
	Commercial		Existing Major Street Bike Route
	Community Institutional		Future Major Street Bike Route
	Conservation		Existing Greenway/Trail
	Neighbourhood Residential		Future Greenway/Trail
	Neighbourhood Service Centre		Existing Neighbourhood Link - enhanced
	Park		Future Neighbourhood Link - unenhanced
	School		Future Neighbourhood Link

CNCL - 385



City of Richmond

Policy Manual

Page 1 of 2	Adopted by Council: September 16, 1991 Amended by Council: July 20, 1998 Amended by Council: October 20 th . 2003	POLICY 5447
File Ref: 4430-00.		SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 15-4-7

POLICY 5447:

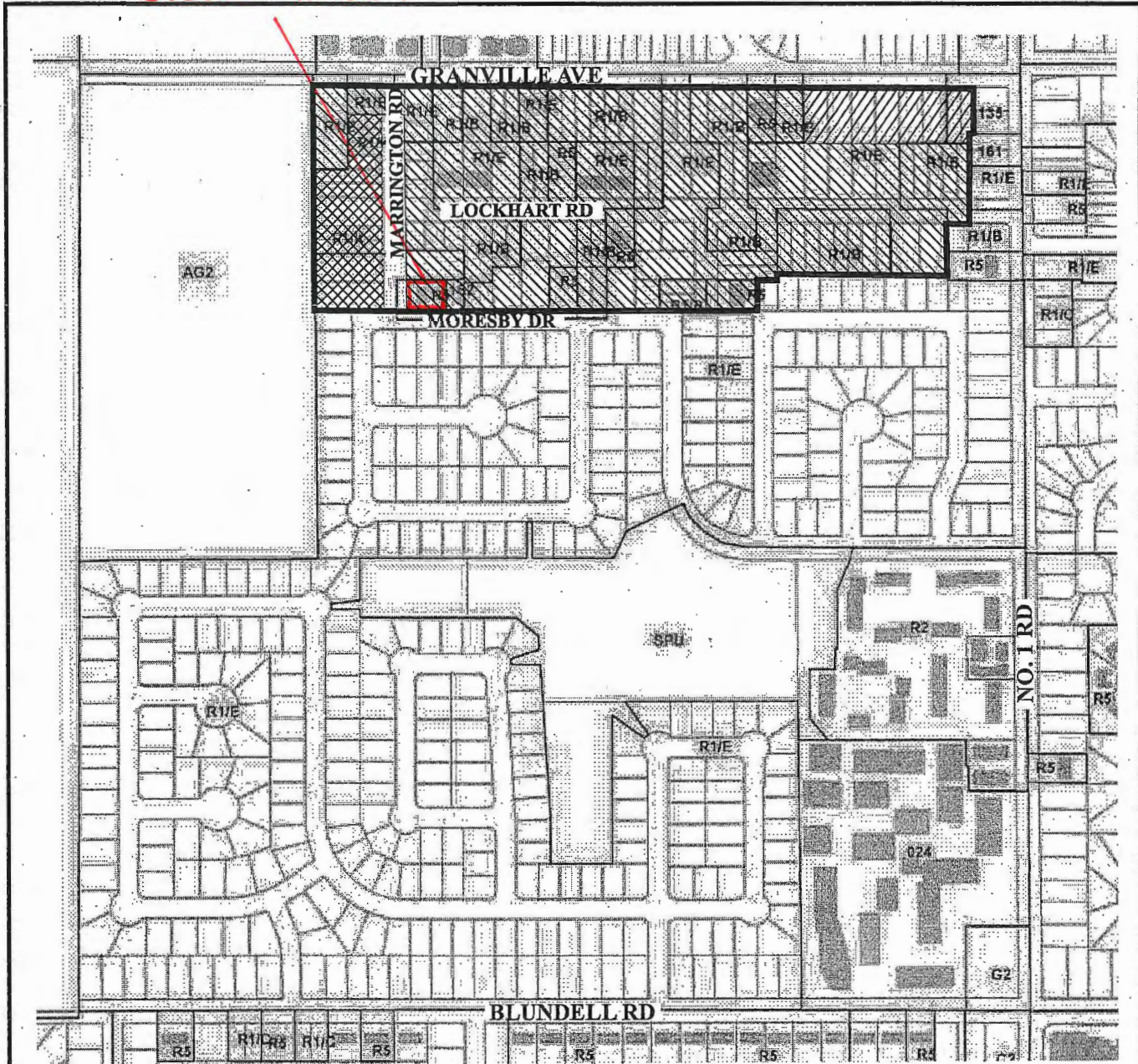
The following policy establishes lot sizes in a portion of Section 15-4-7, located generally between the **south side of Granville Avenue, the west side of Marrington Road, the north side of Moresby Drive and No. 1 Road:**

That properties within the area generally bounded by the south side of Granville Avenue, the north side of Moresby Drive, the west side of Marrington Road and No. 1 Road, in a portion of Section 15-4-7, 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) That properties between and including 3620 and 3780 Granville Avenue be permitted to subdivide as per Single-Family Housing District (R1/C) zoning;
- (b) That properties between and including 7151 and 7031 Marrington Road be permitted to subdivide as per Single-Family Housing District, Subdivision Area K (R1/K) zoning;


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.

SUBJECT PROPERTY



 Subdivision permitted as per R1/B with the following provisions:

 1. Between 3620 and 3780 Granville Avenue R1/C.

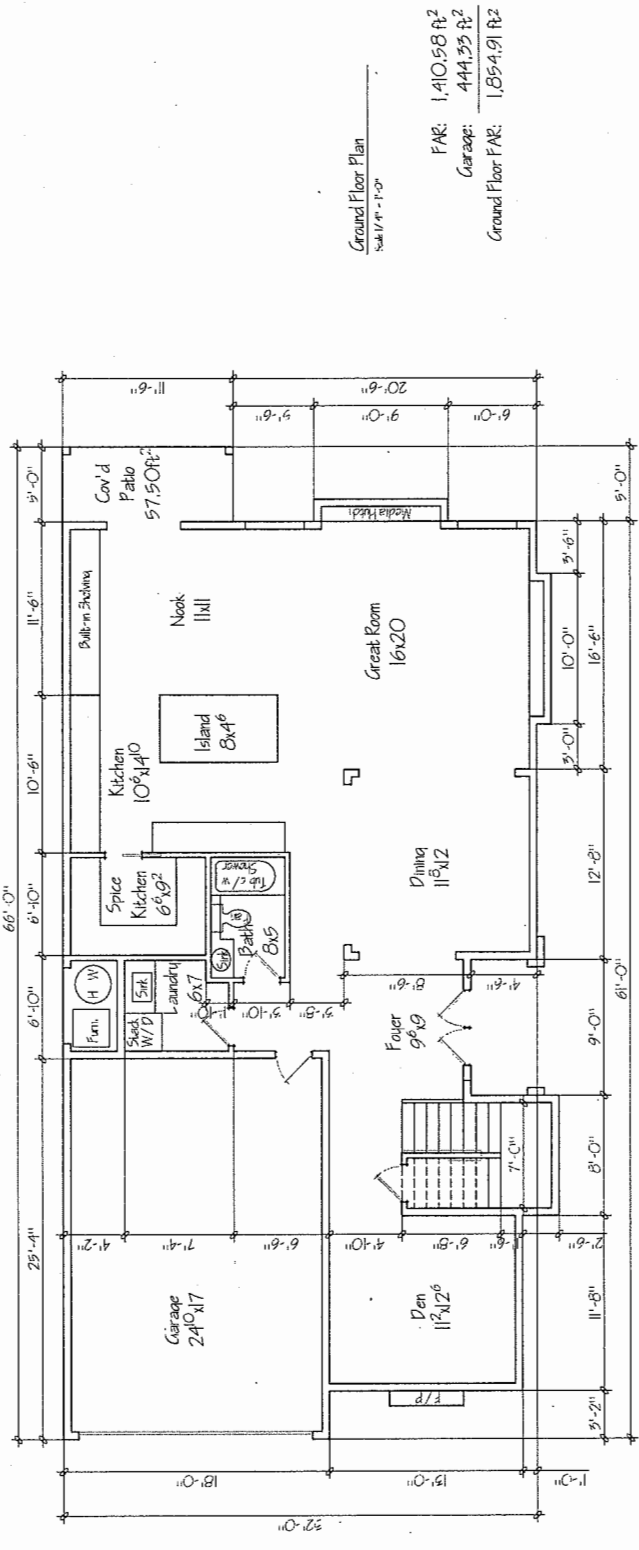
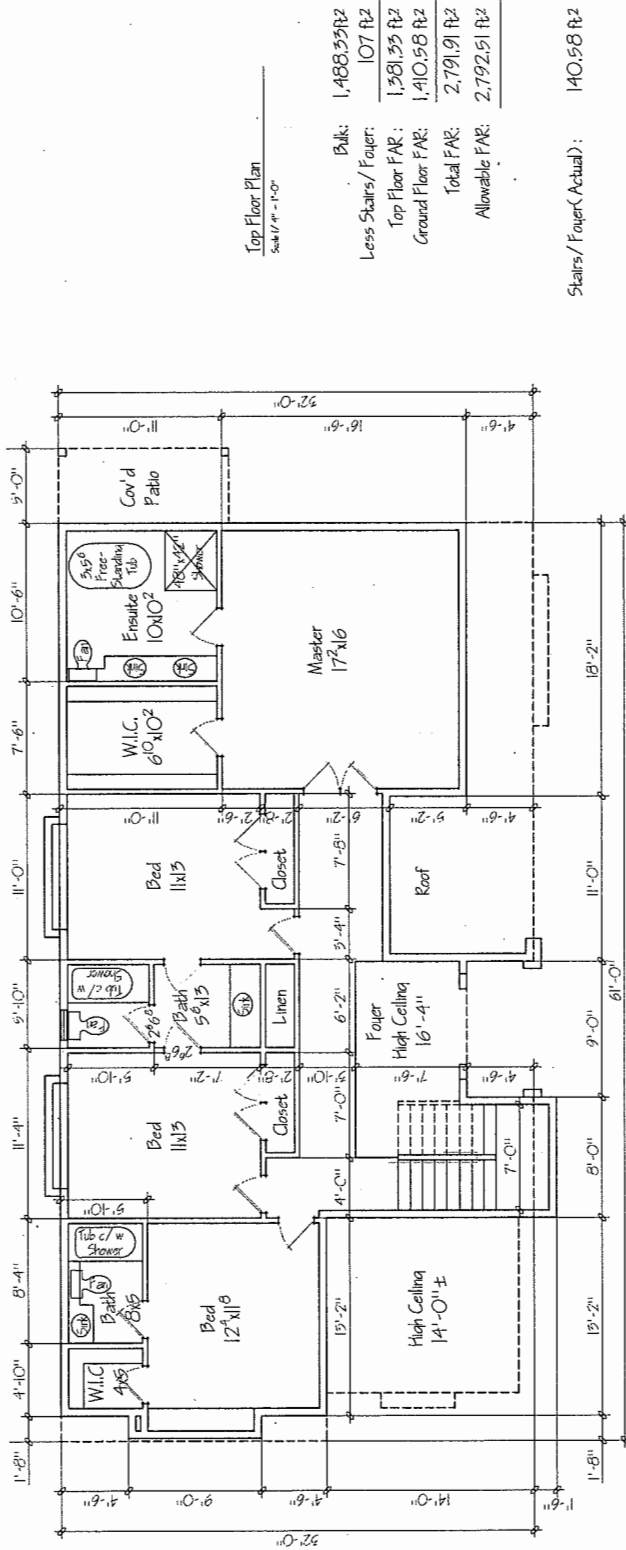
 2. Between 7151 and 7031 Marrington Road R1/K.

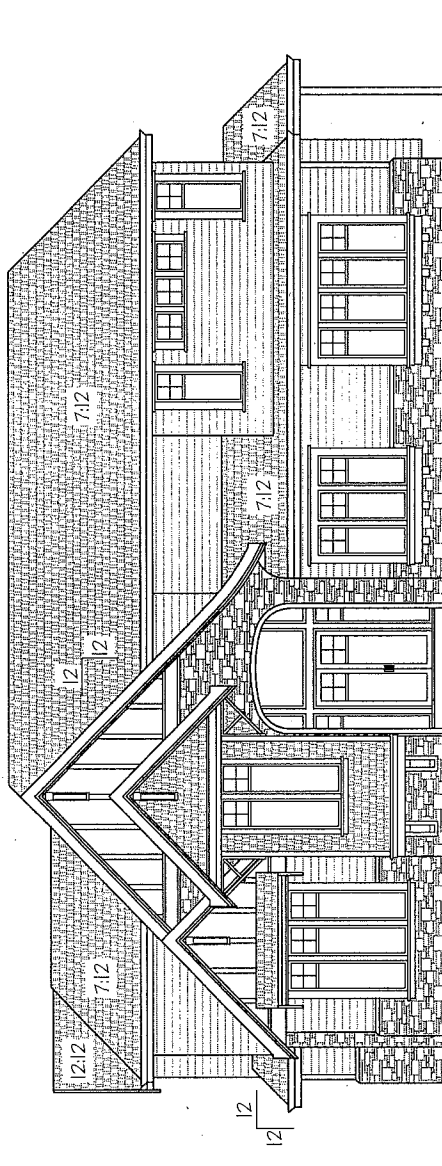


Policy 5447
Section 15-4-7

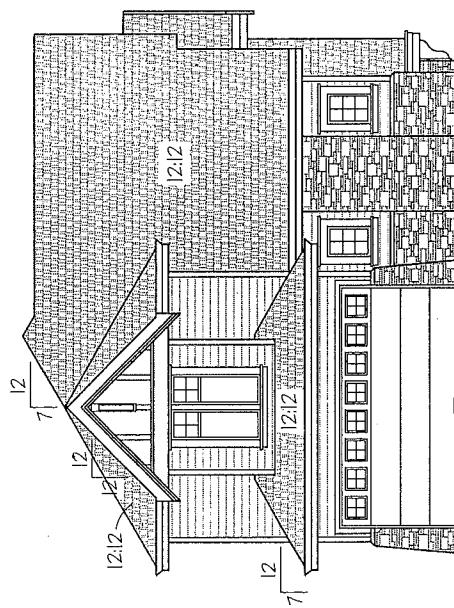
Adopted Date: 09/16/91
Amended Date: 07/20/98
Amended Date: 10/20/03

Note: Dimensions are in METRES

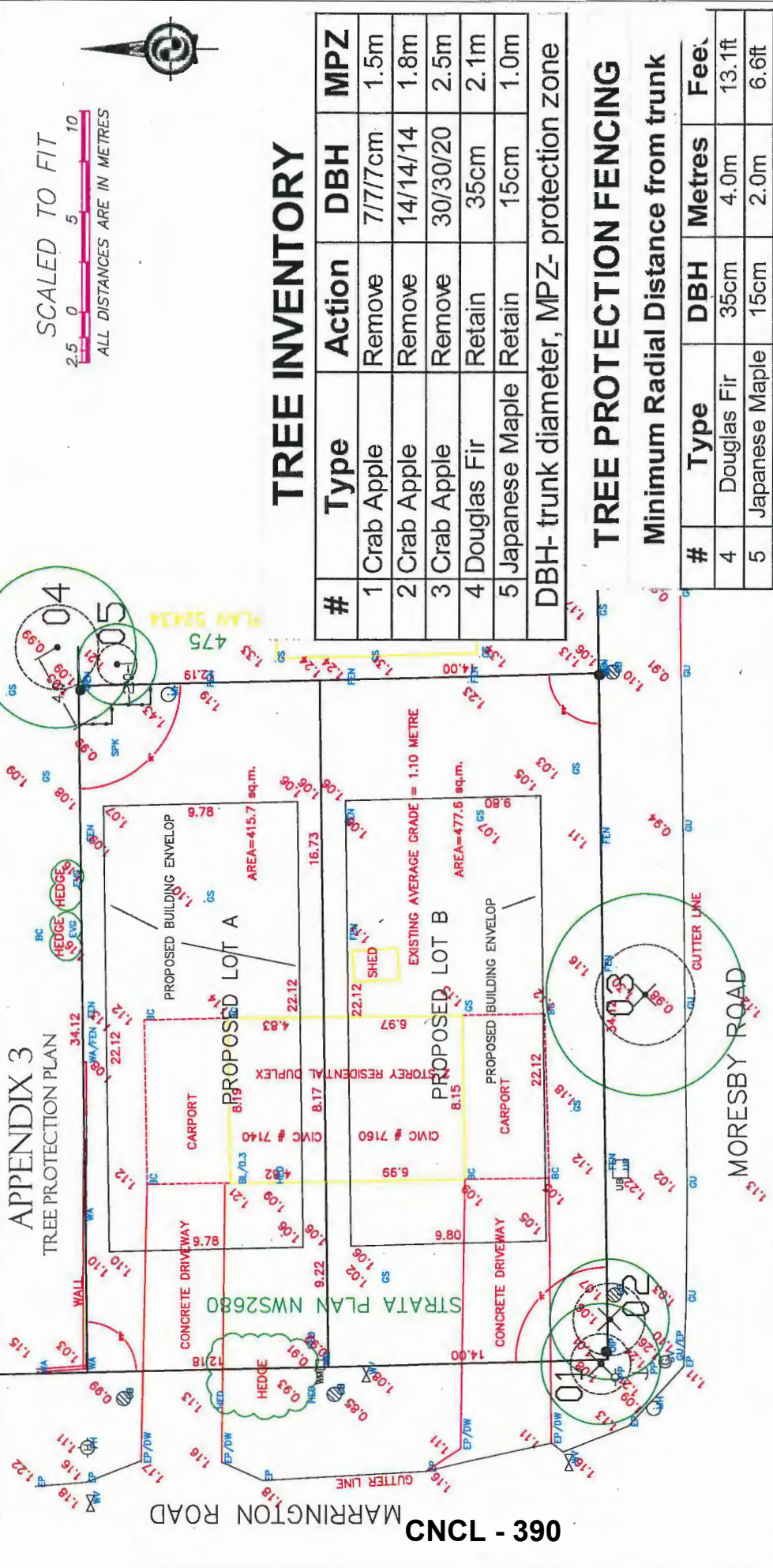




Flanking Side View Elevation
Scale 1/4" = 1'-0"



Front View Elevation
Scale 1/4" = 1'-0"



TREE INVENTORY

#	Type	Action	DBH	MPZ
1	Crab Apple	Remove	7/77cm	1.5m
2	Crab Apple	Remove	14/14/14	1.8m
3	Crab Apple	Remove	30/30/20	2.5m
4	Douglas Fir	Retain	35cm	2.1m
5	Japanese Maple	Retain	15cm	1.0m

DBH- trunk diameter, MPZ- protection zone

TREE PROTECTION FENCING

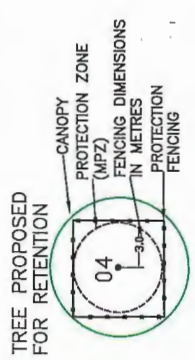
Minimum Radial Distance from trunk

#	Type	DBH	Metres	Fee
4	Douglas Fir	35cm	4.0m	13.1ft
5	Japanese Maple	15cm	2.0m	6.6ft

- NOTES:
- SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
 - REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
 - ALL MEASUREMENTS ARE METRIC

TREE PROPOSED FOR REMOVAL

LEGEND



Froggers Creek Tree Consultants Ltd
7763 McEwen Avenue Burnaby BC V5J 4H4
Telephone: 604-721-8002 Fax: 604-637-0970
7140 Harrington Road Richmond

TREE PROTECTION PLAN
THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR CANOPIES, PROTECTION ZONES, AND PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT

DRAWN BY: CH
July 28, 2018



City of Richmond

Rezoning Considerations

Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 7140/7160 Marrington Road

File No.: RZ 16-741244

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9668, the developer is required to complete the following:

1. Submission of a Landscape Security in the amount of \$1,000 (\$500/tree) to ensure that a total of two (2) trees are planted and maintained on Proposed Lot A (minimum 6 cm deciduous caliper or 3.5 m high conifers).
2. Submission of a Landscape Plan for Proposed Lot B, 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 and a 10% contingency. The Landscape Plan should:
 - Comply with the landscape requirements for corner lots in Richmond Zoning Bylaw 8500.
 - Include a mix of coniferous and deciduous trees.
 - Include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report.
 - Include the two (2) required trees with the following minimum sizes:

No. of Trees	Minimum Caliper of Deciduous Tree	Minimum Height of Coniferous Tree
2	6 cm	3.5 m

3. Payment to the City of \$3,250 to compensate for the removal of three (3) trees in the City boulevard.
4. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
5. Registration of a flood indemnity covenant on Title.
6. Registration of a legal agreement on title to ensure that the Building Permit application and ensuing development of Proposed Lot B is generally consistent with the preliminary conceptual plans included in Attachment 6 to this staff report.
7. The City's acceptance of the applicant's voluntary contribution of \$2.00 per buildable square foot of the single-family developments (i.e. \$10,576.93) to the City's Affordable Housing Reserve Fund.

Prior to removal of the three (3) trees in the City boulevard (Tag # 1, 2, and 3), the developer must complete the following requirements:

1. Contact the Parks Division (604-244-1208, ext. 1317) a minimum of four (4) business days prior to the removal of the three (3) trees, to allow proper signage to be posted.

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

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

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

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

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

1. Discharge of covenant Z168971 from the title of the strata lots; which restricts the property to a duplex.
2. Cancellation of the existing strata plan (NWS2680).

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

1. Payment of the current year's taxes.
2. The following servicing works and off-site improvements may be completed through either: a) a Servicing Agreement entered into by the applicant to design and construct the works to the satisfaction of the Director of Engineering; or b) a cash contribution based on a City cost estimate for the City to manage the design and construction of the works.

Water Works:

- Using the OCP Model, there is 238 L/s of water available at a 20 psi residual at the Marrington Road frontage. Based on the proposed development, the site requires a minimum fire flow of 95 L/s.
- The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
 - Install two (2) new water service connections complete with meters and meter boxes along the Marrington Road frontage.
- At Developers cost, the City is to:
 - Cut and cap, at main, the existing water service connections at the Marrington Road frontage.
 - Complete all tie-ins to existing City infrastructure.

Storm Sewer Works:

- The Developer is required to:
 - Cut and cap, at inspection chambers STIC60525 and STIC48270, the two (2) existing service connections on the northwest and southeast corners of the lot.
 - Retain the two (2) existing storm service connections and inspection chambers STIC47926 and STIC54501 at the west and southwest corners of the development site.
- At Developers cost, the City is to:
 - Complete all tie-ins to existing City infrastructure.

Sanitary Sewer Works:

- The Developer is required to:
 - Install approximately 25 m of sanitary main off of existing manhole SMH1554, along the east property line of the development site to the adjoining property line of the two (2) newly subdivided lots.
 - Install two (2) new sanitary service connections off of the proposed manhole at the upstream end of the proposed sanitary main. The manhole will serve as an inspection chamber.
 - Cut and cap, at manhole SMH1554, the existing sanitary service connection at the northeast corner of the development site, and remove existing inspection chamber SIC16665.
 - Provide, at no cost to the City, a new 6.0 m wide statutory right-of-way along the east property line of the subject site, from the south property line extending to 1.0 m beyond the edge of the most upstream sanitary manhole barrel.
- At Developers cost, the City is to:
 - Complete all tie-ins to existing City infrastructure.

Frontage Improvements:

- The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground 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 on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).
 - Pay, in keeping with the Subdivision and Development Bylaw No. 8751, a voluntary \$32,463.20 cash-in-lieu contribution for the design and construction of frontage upgrades as set out below:

- Concrete Curb and Gutter (EP.0641)	\$5,236.00
- Concrete Sidewalk (EP.0642)	\$7,592.20
- Pavement Widening (EP.0643)	\$9,163.00
- Roadway Lighting (EP.0644)	\$2,879.80
- Boulevard Landscape/Trees (EP.0647)	\$7,592.20

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 start excavation or onsite foundation construction prior to completion of rear-yard sanitary works by City crews.

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 9668 (RZ 16-741244)
7140/7160 Marrington 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. 009-206-434

Strata Lot 1 Section 15 Block 4 North Range 7 West New Westminster District Strata Plan NW2680 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1

P.I.D. 009-206-698

Strata Lot 2 Section 15 Block 4 North Range 7 West New Westminster District Strata Plan NW2680 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9668".

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.

CITY OF RICHMOND APPROVED by BIC APPROVED by Director or Solicitor ul

MAYOR

CORPORATE OFFICER