



City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee
From: Wayne Craig
Director of Development

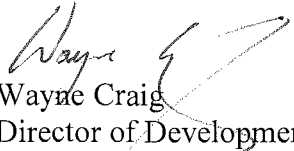
Date: October 30, 2014

File: RZ 14-666142


Re: **Application by Oris Consulting Ltd./Citymark Properties for Rezoning at
5440 Moncton Street from Single Detached (RS1/E) to Single Detached (RS2/A)**

Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9194, for the rezoning of 5440 Moncton Street from "Single Detached (RS1/E)" to "Single Detached (RS2/A)", be introduced and given first reading.


Wayne Craig
Director of Development

CL:blg
Att.

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

Staff Report

Origin

Oris Consulting Ltd./Citymark Properties has applied to the City of Richmond for permission to rezone the property at 5440 Moncton Street from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/A)” zone, to permit the property to be subdivided to create three (3) lots fronting Trites Road (Attachment 1). There is currently a single detached dwelling on the property, which will be demolished. A preliminary subdivision plan of the subject site is included in Attachment 2.

Findings of Fact

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

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

- To the north, immediately across Moncton Street, is the S.U.C.C.E.S.S Austin Harris Residence, a multi-unit seniors’ assisted living residence on a large lot zoned “Congregate Housing (ZR4) - Steveston” at 5411 Moncton Street.
- To the east, is a dwelling on a large lot zoned “Single Detached (RS1/E)” at 5460 Moncton Street, which is currently the subject of an application involving six (6) lots to rezone to a site-specific zone to create 30 single-family lots (RZ 14- 674749).
- To the south, is a dwelling on a large lot zoned “Single Detached (RS1/E)”, which fronts Trites Road.
- To the west, immediately across Trites Road, is a dwelling on a large lot zoned “Single Detached (RS1/B)”.

Related Policies & Studies

Official Community Plan (OCP) & Steveston Area Plan Designations

The OCP land use designation for the subject site is “Neighbourhood Residential”. The Steveston Area Plan’s Trites Area Land Use Map designation for the subject site is “Single-Family Housing” (Attachment 4). The Trites Area Plan envisions single-family housing fronting Moncton Street, Trites Road, and a new east-west road off Trites Road. The existing properties to the south and east of the subject site have redevelopment potential consistent with the Area Plan and will be required to provide road dedication for the new east-west road. This redevelopment proposal is consistent with the OCP designations and it does not preclude the adjacent properties from redeveloping as envisioned in the Area Plan.

Affordable Housing Strategy

For single-family rezoning applications, Richmond's Affordable Housing Strategy requires a secondary suite within a dwelling on 50% of new lots created through rezoning and subdivision, or a cash-in-lieu contribution of \$1.00/ft² of total building area towards the City's Affordable Housing Reserve Fund.

The applicant proposes to provide a contribution of \$1.00 per buildable square foot of the total buildable area to the City's Affordable Housing Reserve Fund prior to final adoption of the rezoning bylaw (i.e. \$5,980.00).

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the rezoning bylaw, the City will accept a proposal to build a secondary suite on two (2) of the three (3) lots proposed at the subject site. In this case, to ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.

Public Input

Staff has not received any comments from the public about the development proposal in response to the placement of the rezoning sign on the property.

Staff Comments

Background

The subject property is located on the south side of Moncton Street, between Trites Road and No. 2 Road, in an established residential area. The neighbourhood has undergone some redevelopment through rezoning and subdivision since the mid '80's, consistent with applicable land use policies.

Trees & Landscaping

A Tree Survey and Certified Arborist's Report have been submitted by the applicant. The survey and report identify that:

- There are no bylaw-sized trees on the subject property.
- There are three (3) bylaw-sized Plum trees and one (1) undersized Japanese Maple tree located in the City of Richmond boulevard to the west of the subject property (Trees # 2-5).
- There are three (3) bylaw-sized trees on adjacent sites to the south and east (i.e., a Lebanon Cedar identified as Tree # 1, a Silver Birch identified as Tree # 6, and a Giant Sequoia identified as Tree # 7).

The Arborist's Report identifies tree species, assesses the condition of the trees, and provides recommendations on tree retention and removal relative to the development proposal. The proposed Tree Removal and Retention Plan is shown in Attachment 5.

The Arborist recommends retention of Trees # 1, 6, and 7 on the adjacent sites to the east and south. Tree protection fencing is not required for Trees # 1 and 7, as the trees are located 4.0 m away from the shared property line, outside of the tree's Critical Root Zone, and are not anticipated to be impacted by the proposed development. To ensure protection of Tree # 6, the applicant is required to:

- Install tree protection fencing on-site at a minimum distance of 1.5 m north of the south property line and 2.0 m to the east and west of the tree location. Tree protection fencing must be installed in accordance with the City's Tree Protection Bulletin (TREE-03) prior to demolition of the existing dwelling, and must remain in place until construction and landscaping on the proposed lots is completed.
- Submit a contract entered into between the applicant and a Certified Arborist for supervision of any works conducted within close proximity to the Tree Protection Zone. The contract must provide details on any building modifications that are necessary to protect the tree, and must include a provision for the Arborist to submit a post-construction impact assessment report to the City for review at future development stage. The contract is required to be submitted prior to rezoning approval.

The City's Tree Preservation Coordinator has reviewed the Arborist's tree protection recommendations with respect to the off-site trees, and has no concerns.

The applicant's Arborist recommends removal of Trees # 2 -5 on City-owned property. The trees are below the grade of the road; they have been previously topped and pruned for hydro line clearance, have buried root flare, and two (2) of the trees lean to the west. The recommendation to remove the trees is based on their current condition and the resulting impacts from the required frontage improvements along Trites Road (i.e., road widening, grade changes, sidewalk and grass boulevard installation, and new driveway crossings).

The City's Parks Operations Arborist has reviewed the applicant's Arborist's Report, conducted an on-site visual tree assessment, and concurs with the Arborist's recommendations to remove Trees # 2 -5 on City property for the reasons described. To compensate for removal of these trees, the applicant is required to submit a contribution to the City's Tree Compensation Fund in the amount of \$5,200 prior to rezoning approval.

Consistent with Council Policy 5032, which recognizes the many benefits derived from urban trees, the applicant has agreed to plant and maintain two (2) trees on each lot proposed (minimum 6 cm deciduous caliper or 3.5 m high conifer). To ensure that two (2) trees are planted and maintained on the proposed middle and south lots, the applicant is required to submit a security in the amount of \$2,000 (\$500/tree) prior to final adoption of the rezoning bylaw. Suitable tree species for the proposed lots, as recommended by the project Arborist and the City's Tree Protection division staff, include: Paperbark Maple (*Acer griseum*), Japanese Snowbell (*Styrax japonica* or *Styrax obassia*), Serbian Spruce (*Picea omorika*), and Weeping Nootka Cypress (*Chamaecyparis nootkatensis* 'Pendula' or 'Green Arrow').

Preliminary Architectural Elevation Plans & Landscape Plan

To illustrate how the future corner lot interface (at the intersection of Moncton Street and Trites Road) will be treated, the applicant has submitted preliminary architectural plans of the proposed building elevations (Attachment 6). Prior to rezoning, the applicant is required to register a legal agreement on Title to ensure that, at future development stage, the Building Permit plans and resulting dwelling are generally consistent with the attached building design.

The applicant has submitted a preliminary Landscape Plan for the front yard and exterior side yard of the proposed corner lot (Attachment 7). Prior to rezoning, the applicant is required to submit a final Landscape Plan for the proposed corner lot, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, along with a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including fencing, hard surfaces, and installation costs). The final Landscape Plan for the proposed corner lot should include the two (2) trees proposed to be planted and maintained by the applicant and should include suitable tree species, as described in the previous section.

Flood Management

Prior to final adoption of the rezoning bylaw, the applicant is required to register a flood indemnity covenant on Title. The flood construction level is a minimum of 0.3 m above the highest elevation of the crown any road adjacent to the subject site (i.e., Trites Road).

Vehicle Access & Off-site Improvements

Vehicle access to all proposed lots is to be from Trites Road.

Prior to final adoption of the rezoning bylaw, a 4 m x 4 m corner cut road dedication is required at the northwest corner of the subject site.

Subdivision

Prior to subdivision approval, the applicant is required to:

1. Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charges, and Address Assignment Fees.
2. Enter into a Servicing Agreement for the design and construction of off-site improvements along Moncton Street and Trites Road, such as road widening, sidewalk, treed/grass boulevard installation, and upgrading of the sewer systems. Further details about the required works are included in Attachment 8.

Analysis

This development proposal is consistent with the land use designations of the OCP, Steveston Area Plan, and applicable Council policies. The proposal is compatible with the established pattern of redevelopment to smaller single-family lot sizes in the immediate surrounding

neighbourhood. The applicant has satisfied all of the application requirements to be met at this time, as identified through the review process.

Financial Impact

None.

Conclusion

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

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9194 be introduced and given first reading.



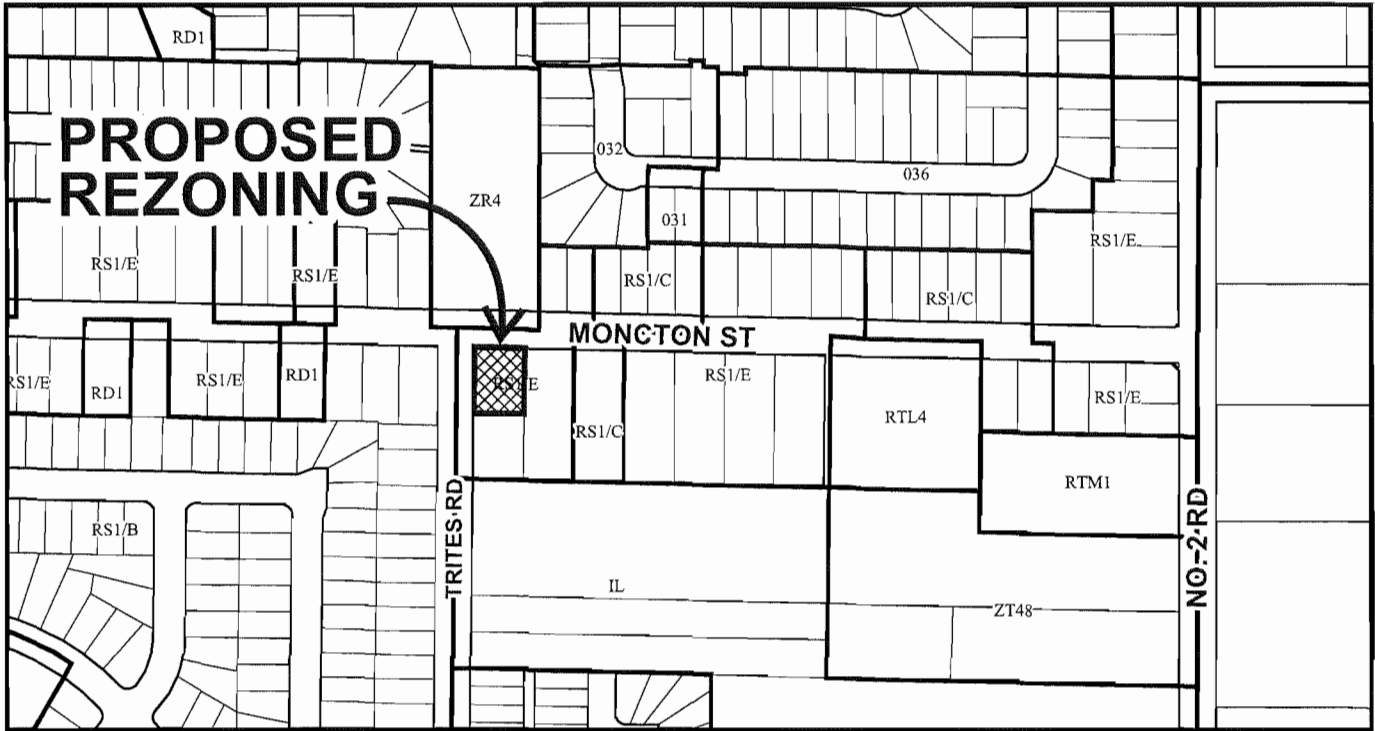
Cynthia Lussier
Planning Technician
(604-276-4108)

CL:blg

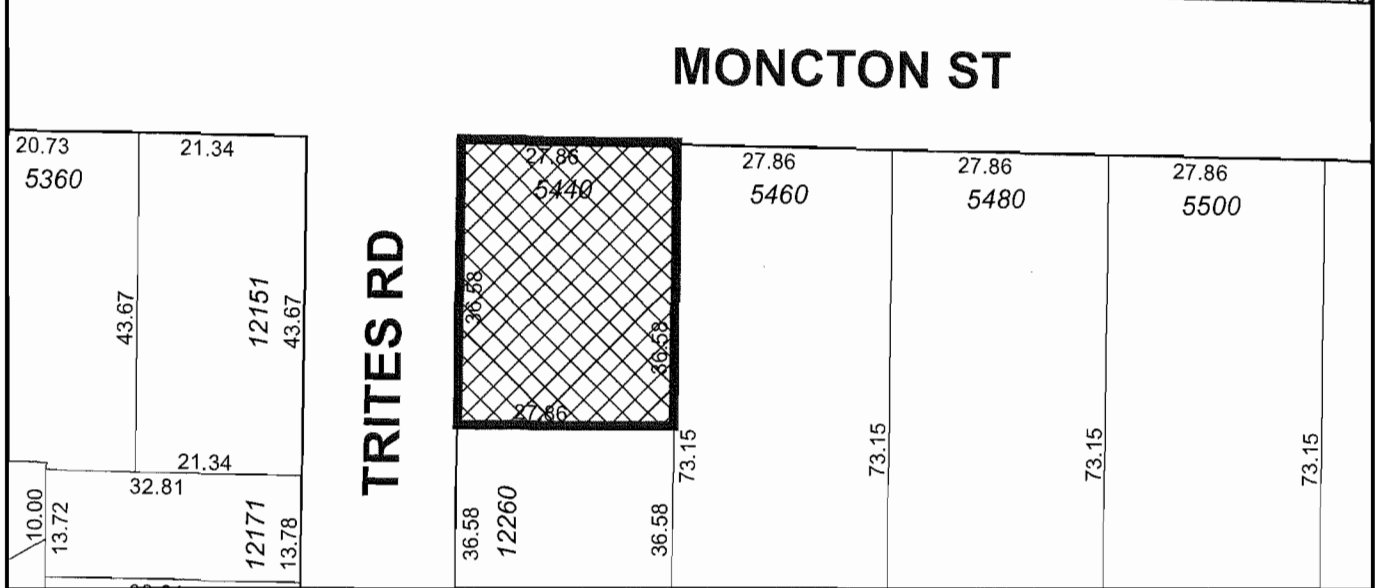
- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Preliminary Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Steveston Area Plan – Trites Area Land Use Map
- Attachment 5: Proposed Tree Retention Plan
- Attachment 6: Preliminary Architectural Elevation Plans (proposed corner lot)
- Attachment 7: Preliminary Landscape Plan (proposed corner lot)
- Attachment 8: Rezoning Considerations



City of
Richmond



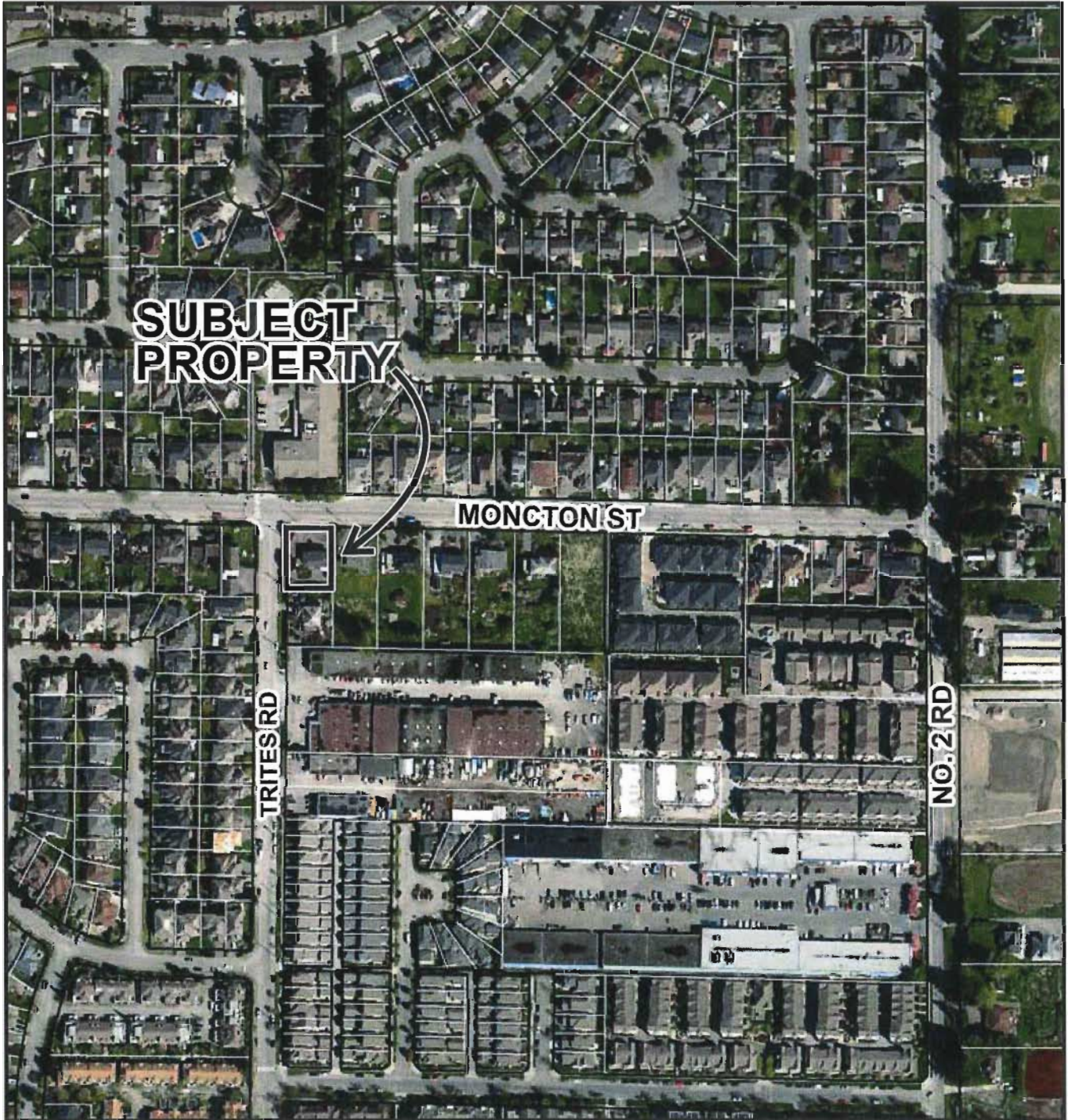
5351	5371	5411	5431	5451	5511	5515	5531	5531	5531
17.62	17.62	60.35	15.45	14.73	15.09	15.09	15.09	15.09	15.09



	<h1>RZ 14-666142</h1>	Original Date: 07/03/14
		Revision Date:
		Note: Dimensions are in METRES



City of
Richmond



RZ 14-666142

Original Date: 07/03/14

Revision Date:

Note: Dimensions are in METRES

CNCL - 142

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF NORTH HALF LOT 15
SECTION 12 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 21084**

#5440 MONCTON STREET,
RICHMOND, B.C.
P.I.D 004-253-469

SCALE: 1:200

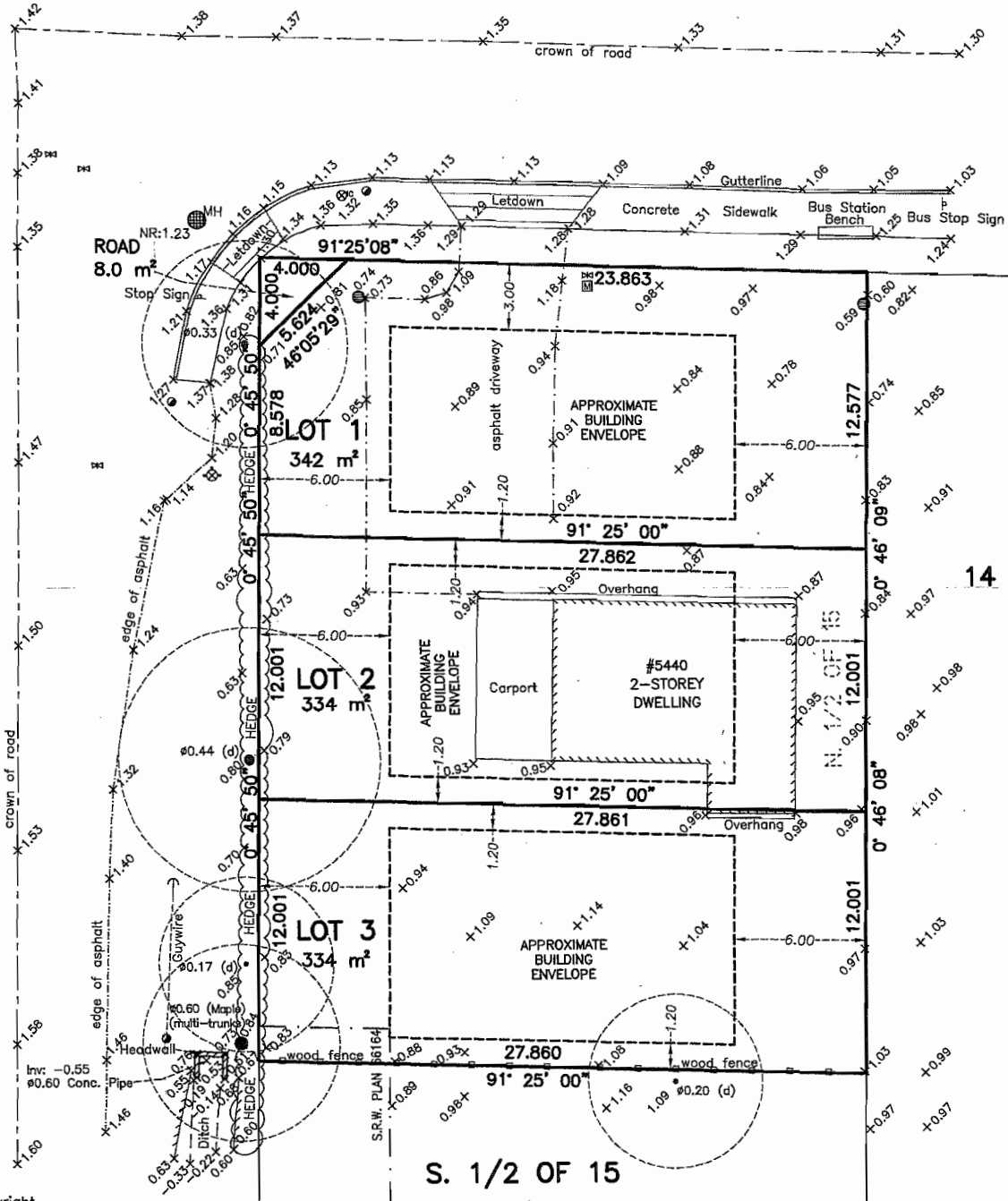


ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



MONCTON STREET

TRITES ROAD



S. 1/2 OF 15

© copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 5614
FB-254 P122
Drawn By: MY

NOTE:
Elevations shown are based
on City of Richmond HPN
Benchmark network.
Benchmark: HPN #205,
Control Monument 77H4827
Location: Railway &
Garry St
Elevation = 1.044 metres

- LEGEND:**
- (d) denotes deciduous
 - ⊙ denotes power pole
 - ⊕ denotes round catch basin
 - MH ⊙ denotes manhole
 - ⊕ denotes water valve
 - ⊕ denotes water meter
 - NR denotes north rim
 - ⊕ denotes inspection chamber
 - ⊕ denotes fire hydrant

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

Johnson C. Tam
JOHNSON C. TAM, B.C.L.S.
June 17th, 2014.



RZ 14-666142

Attachment 3

Address: 5440 Moncton Street

Applicant: Oris Consulting Ltd./Citymark Properties

Planning Area(s): Steveston

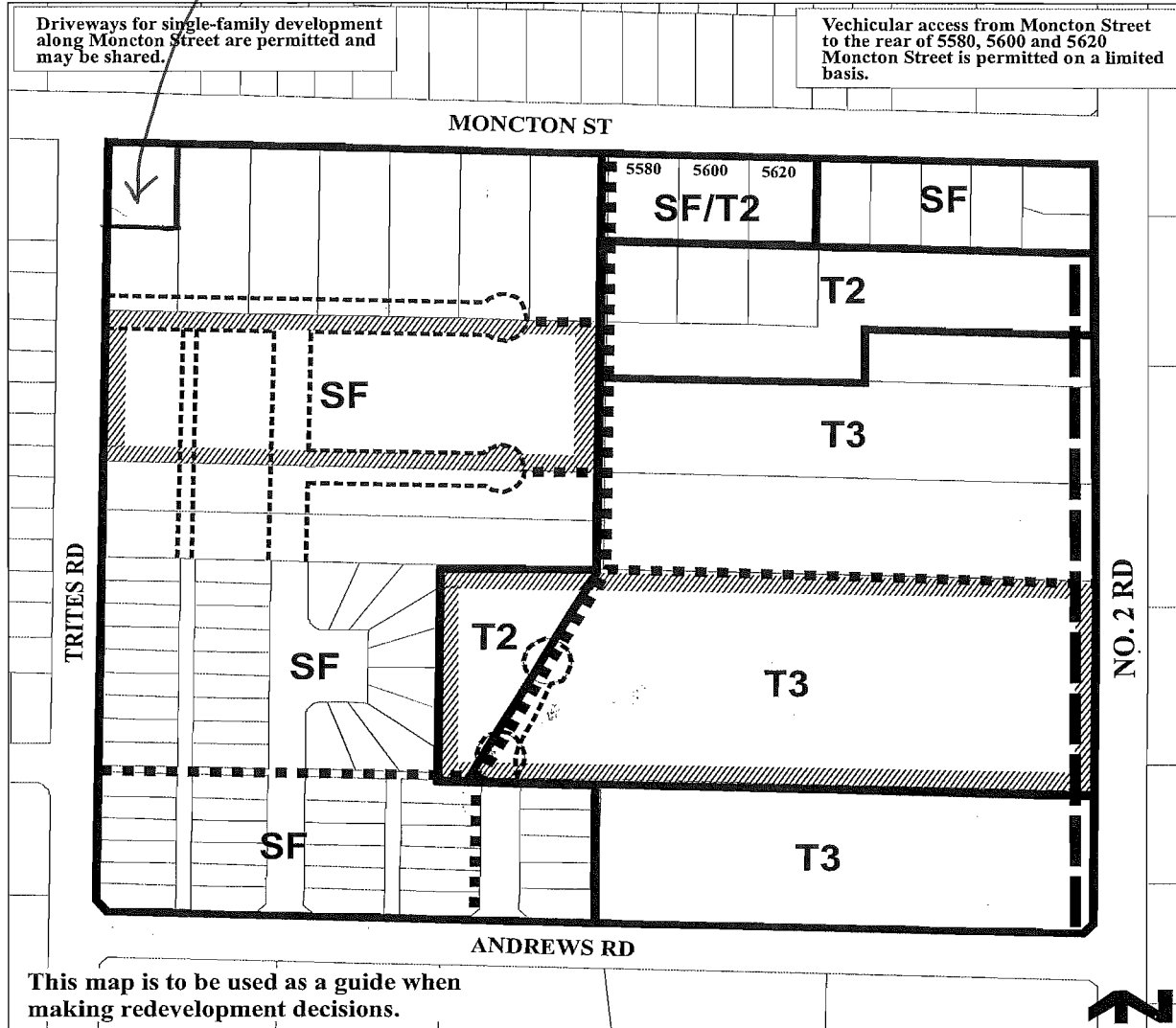
	Existing	Proposed
Owner:	Joe Yosuke Nishi Itoko Akune Albert Fumitake Nishi	To be determined
Site Size (m²):	1,018 m ² (10,957 ft ²)	Three (3) lots, each approximately 334 m ² (3,595 ft ²)
Land Uses:	One (1) single detached dwelling	Three (3) single-family lots
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Single-Family Housing	No change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/A)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Coverage – Buildings, structures, and non-porous surfaces:	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping with live plant material:	Min. 20%	Min. 20%	none
Lot Size (min. dimensions):	270 m ²	Min. 334 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Interior Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Setback – Exterior Side Yard (m):	Min. 3.0 m	Min. 3.0 m	none
Height (m):	2 ½ storeys	2 ½ storeys	none

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

SUBJECT SITE

Trites Area Land Use Map



SF Single-Family Housing	■■■■■■ Pedestrian Links
T2 Two-Level Townhouses	— — — — Urban/Rural Buffer
T3 Three-Level Townhouses Possible road and lane alignments (others may be permitted)
	//// //// Interim Industrial Use

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF NORTH HALF LOT 15
SECTION 12 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 21084

#5440 MONCTON STREET,
 RICHMOND, B.C.
 P.I.D 004-253-469

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

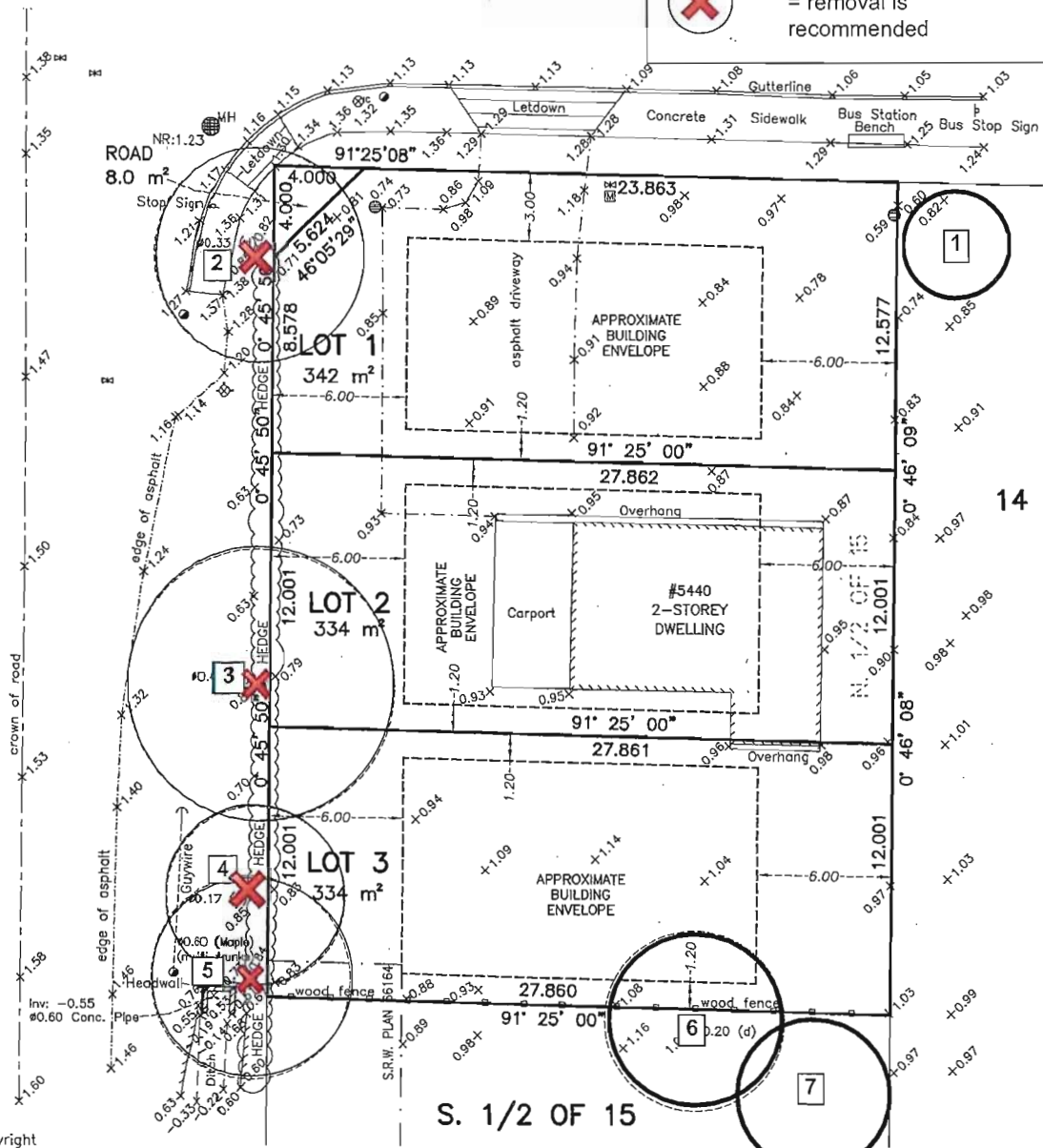


MONCTON

LEGEND

- = retain & monitor; tree protection req'd
- = removal is recommended

TRITES ROAD



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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. 5614
 FB-254 P122
 Drawn By: MY

NOTE:
 Elevations shown are based on City of Richmond HPN Benchmark network.
 Benchmark: HPN #205, Control Monument 77H4827

LEGEND:
 (d) denotes deciduous
 ● denotes power pole
 ⊙ denotes round catch basin
 MH denotes manhole
 W denotes water valve

CERTIFIED CORRECT:
 LOT DIMENSION ACCORDING TO FIELD SURVEY.

SON C. TAM, B.C.L.S.
 June 17th, 2014.

REMOVAL & RETENTION PLAN
 5440 Moncton Street Richmond

DWG No. 56

CNCL-146

* Preliminary
(All plans to comply
with City Regulations
at Building Permit
Stage).

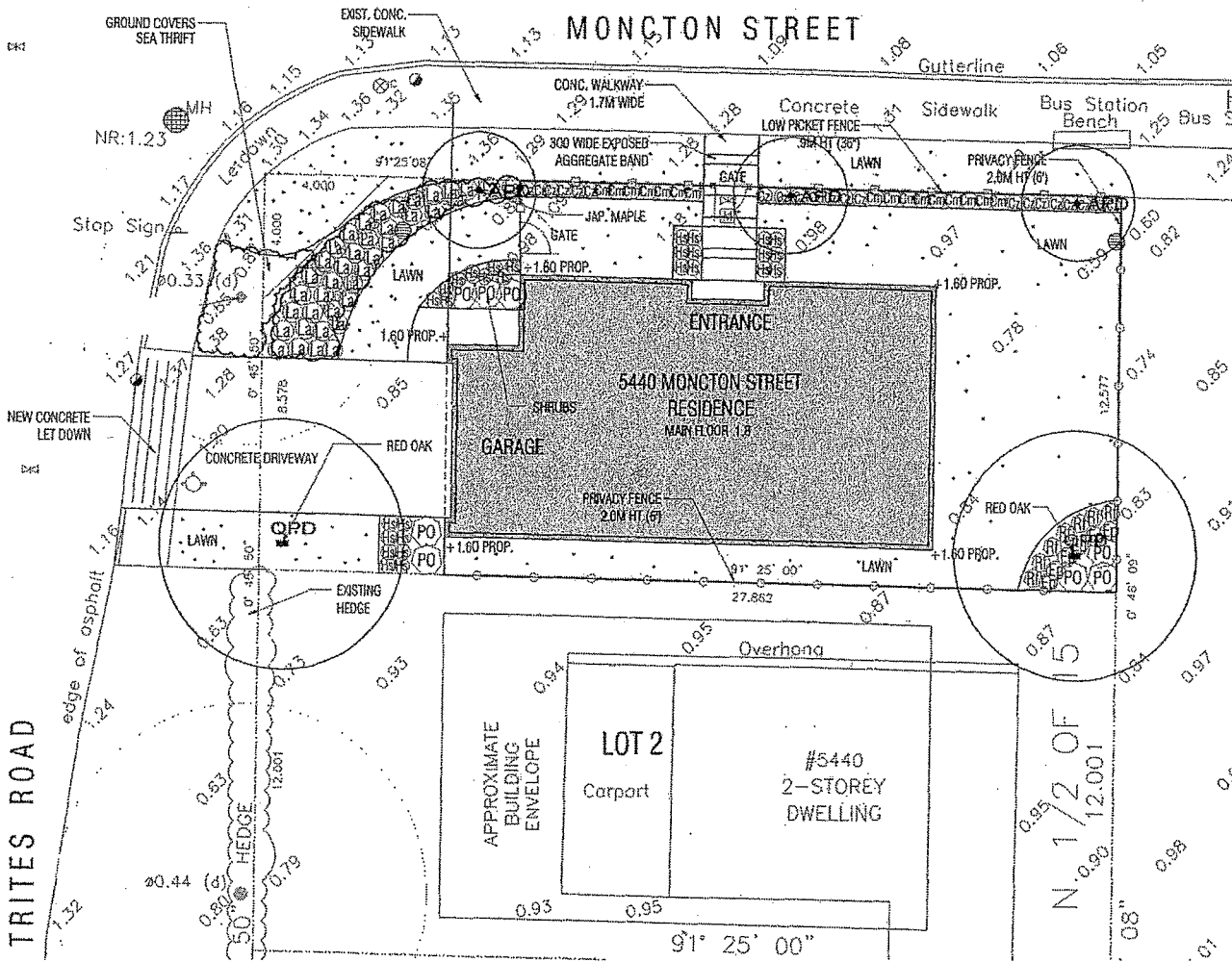


MONCTON STREET ELEVATION



TRITON ROAD ELEVATION

**Preliminary*



SITE PLAN: LANDSCAPE
SCALE: 1:100 metric

GENERAL LANDSCAPE NOTES:

1. ALL LANDSCAPE MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCNTA OR BCCLA GUIDELINES.
2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
3. AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
4. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
 - A. GRASSED AREAS: 6" (150MM) ON GRADE
 - B. GROUND COVERS: 12" (300MM)
 - C. SHRUBS: 18" (450MM)
 - D. TREE PITS: 36" (1000MM) WITH 12" (300MM) BELOW ROOT BALL
5. LAWN AREAS SHALL BE SODDED WITH #1 PREMIUM RESIDENTIAL SOD NON-MESHED.
6. 2" DEPTH OF 1" MIRRIS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
9. ROAD GRADING AND OVERALL SITE GRADING BY CIVIL ENGINEERING/OR ARCHITECTURAL.
10. NEW DRIVEWAY AND STREET LET DOWN BY OTHERS. SEE ARCH. OR CIVIL DWGS.

PLANT LIST:

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
OPD	2	QUERCUS RUBRA	RED OAK	50 CM CAL	B & B
APD	3	ACER PALMATUM	JAPANESE MAPLE	2.0 M HT.	B & B
PO	8	PRUNUS LAUROCERASUS OTTO LUYKEN	OTTO LUYKEN LAUREL	#3	CONTAINER
OP	6	ECHINACEA PURPUREA	PURPLE CONEFLOWER	#1	CONTAINER
CM	16	COREOPSIS VERTICILLATA MOONBEAM	MOONBEAM TICKSEED	#1	CONTAINER
CZ	21	COREOPSIS VERTICILLATA ZAGREB	ZAGREB TICKSEED	#1	CONTAINER
HS	29	HEMEROCALIS STELLA D'ORO	DAY LILY	#1	CONTAINER
LA	39	LAVANDULA ANGLUSTIFOLIA	ENGLISH LAVENDER	#1	CONTAINER
RF	7	RIBESCOA FULGIDA var 'GOLDSTRUM'	BLACK EYED SUSAN	#1	CONTAINER
AM	88	APHERIA MARITIMA	SEA THRIFT	#1	30CM O.C.

PROJECT
SINGLE FAMILY RESIDENTIAL
5440 MONCTON, RICHMOND, B.C.
FOR: ORIS CONSULTING LTD.

DATE: AUG. 22, 2014
DESIGN: [initials]
DRAWN: [initials]
CHECKED: [initials]
SCALE: 1/100
JOB NO.: 401912

SHEET TITLE
LANDSCAPE PLAN
SHEET NO.
L-1



Rezoning Considerations

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

Address: 5440 Moncton Street

File No.: RZ 14-666142

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9194, the applicant is required to complete the following:

1. A 4.0 m x 4.0 m corner cut road dedication at the northwest corner of the subject site.
2. Submission of a Landscape Plan for the proposed north lot, 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 fencing, hard surfaces, and installation costs). The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along property lines abutting roads;
 - include a mix of coniferous and deciduous trees; and
 - include two (2) trees from a list of the following suitable species, as recommended by the project Arborist and the City's Tree Protection Division staff (min. 6 cm deciduous caliper or 3.5 m high conifer): Paperbark Maple (*Acer griseum*), Japanese Snowbell (*Styrax japonica* or *Styrax obassia*), Serbian Spruce (*Picea omorika*), and Weeping Nootka Cypress (*Chamaecyparis nootkatensis* 'Pendula' or 'Green Arrow').
3. Submission of a Landscaping Security to the City in the amount of \$2,000 (\$500/tree) to ensure that two (2) trees are planted and maintained on each of the proposed middle and south lots (min. 6 cm deciduous caliper or 3.5 m high conifer). Suitable tree species for the proposed lots, as recommended by the project Arborist and the City's Tree Protection division staff, include: Paperbark Maple (*Acer griseum*), Japanese Snowbell (*Styrax japonica* or *Styrax obassia*), Serbian Spruce (*Picea omorika*), and Weeping Nootka Cypress (*Chamaecyparis nootkatensis* 'Pendula' or 'Green Arrow').
4. Submission of a contribution to the City's Tree Compensation Fund in the amount of \$5,200 for the planting of replacement trees within the City.
5. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any works conducted within close proximity to the tree protection zone of the Silver Birch tree on the adjacent property to the south at 12260 Trites Rd (Tree # 6). The Contract should include: details on any building modifications that are necessary to protect the tree, the scope of work to be undertaken, the proposed number of monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
6. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments to the City's Affordable Housing Reserve Fund (\$5,980.00).

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a proposal to build a secondary suite on two (2) of the three (3) lots proposed at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.
7. Registration of a flood indemnity covenant on title.
8. Registration of a legal agreement on title to ensure that, at future development stage, the Building Permit plans and resulting dwelling are generally consistent with the building design shown in Attachment 6.

Prior to demolition*, the applicant must complete the following:

- Install tree protection fencing on-site around the dripline of the Silver Birch tree (Tree # 6) located on the adjacent property to the south at 12260 Trites Road, at a distance of 1.5 m north of the south property line and 2.0 m to the east and west of the tree. Tree protection fencing must be installed in accordance with the City's Tree Protection Bulletin (TREE-03) prior to demolition of the existing dwelling, and must remain in place until construction and landscaping on the proposed lots is completed.

At subdivision* stage, the applicant must complete the following:

- Payment of Development Cost Charges (City and GVS & DD), School Site Acquisition Charges, and Address Assignment Fees.
- Enter into a Servicing Agreement* for:
 - a) Undergrounding private utility service lines/wires for the proposed three (3) lots. The applicant is to coordinate with private utility service providers to achieve these requirements. The same applies if the applicant wishes to relocate or modify any existing power poles and/or guy wires within the Moncton Street or Trites Road frontages.
 - b) The design and construction of frontage improvements on Moncton Street. The required work is to include, but is not limited to:
 - i. Removal of the existing driveway crossing on Moncton Street.
 - ii. A 1.5 m wide concrete sidewalk at the north property line of the subject site, with the remaining boulevard to the curb to be a treed/grass boulevard (note: the exact boulevard width is to be determined at the Servicing Agreement review stage).
 - iii. A concrete pad for an accessible bus stop at the existing eastbound bus stop in front of the northeast corner of the subject site on Moncton Street.
 - c) The design and construction of frontage improvements on Trites Road. The required work is to include, but is not limited to:
 - i. Road widening along the subject site frontage to provide 11.2 m wide pavement (curb face to curb face). The road widening is to include any transitioning works (20:1 taper) to connect to the existing pavement south of the subject site. A minimum offset of 0.9 m is to be achieved between the new east curb and any existing power poles.
 - ii. A 1.5 m wide concrete sidewalk at the west property line of the subject site, with the remaining boulevard to the new east curb on Trites Road to be a treed/grass boulevard (note: the exact boulevard width is to be determined at the Servicing Agreement review stage). The frontage works are to provide a transition to the existing frontage treatments south of the subject site.
 - iii. Installation of a single-shared driveway crossing to Trites Road, centered at the proposed common property line of the proposed north and middle lot (6.0 m wide at the property line, with 45 degree flares, and 0.9 m wide offsets at the curb).
 - iv. Installation of a driveway crossing to Trites Road for the proposed south lot (4.0 m wide at the property line, 0.9 m wide offsets at the curb, with no flares required).
 - d) The design and construction of the water, storm, and sanitary works and connections, as follows:

Water Works

 - i. No water main upgrade is required.
 - ii. The City is to disconnect the existing 20 mm water connection on Moncton Street, and install three (3) new 25 mm diameter water connections, complete with meter boxes at the property line fronting Trites Road.

Storm Sewer Works

- iii. Upgrade approximately 38 m of the existing 450 mm diameter storm sewer along the Trites Road frontage to 900 mm diameter. Details are to be finalized in Servicing Agreement designs.
- iv. The City is to cut and cap the existing storm inspection chamber and connection near the northwest corner of the subject property, and also cut and cap the existing storm inspection chamber and connection near the middle of the property line on Trites Road.
- v. The City is to relocate the existing storm inspection chamber at the northeast corner of the subject property onto the City boulevard and reconnect services for the proposed north lot and 5460 Moncton Street. The City is to install a new inspection chamber and two (2) new service connections at the common property line between the proposed middle and south lots.
- vi. Site drainage must be directed towards the existing and new inspection chambers fronting Moncton Street and Trites Road to prevent storm water from ponding on the boulevard, road and driveways.

Sanitary Sewer Works

- vii. The applicant is to replace the existing inspection chamber in the statutory right-of-way (SRW) with a new manhole placed inside the development's property, install a new service connection for the proposed south lot, and reconnect service for 12260 Trites Road. From the new manhole, install a 150 mm diameter sanitary lateral to the common property line between the proposed north and middle lots, complete with a new inspection chamber and two (2) service connections. Details are to be finalized in Servicing Agreement designs.

Note: a new SRW is required along the west property line to 1.5 m north of the common property line between the proposed north and middle lots to accommodate the new sanitary infrastructures described above.

Note: additional legal agreements, as determined via the subject development's Servicing Agreement(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.

At Building Permit* stage, the applicant must complete the following:

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. 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.
- 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 Division 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 original on file)

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9194 (RZ 14-666142)
5440 Moncton Street

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/A)".

P.I.D. 004-253-469

North Half Lot 15 Section 12 Block 3 North Range 7 West New Westminster District Plan 21084

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9194".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and requirements.

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

MAYOR

CORPORATE OFFICER