



To: Planning Committee

Date: January 9, 2015

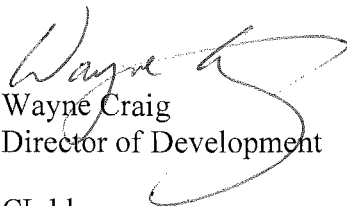
From: Wayne Craig
Director of Development

File: RZ 10-545413

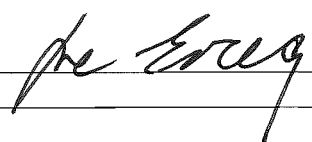
Re: Application by Hi-Aim Builders Ltd. for Rezoning at 7100 No. 2 Road from Single Detached (RS1/E) to Compact Single Detached (RC2)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9208, for the rezoning of 7100 No. 2 Road from “Single Detached (RS1/E)” to “Compact Single Detached (RC2)”, 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

Hi-Aim Builders Ltd. has applied to the City of Richmond for permission to rezone the property at 7100 No. 2 Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, to permit the property to be subdivided to create two (2) lots with vehicle access to a rear lane (Attachment 1). A survey of the subject site is included in Attachment 2.

This application has been revised since it was originally submitted in 2010. At that time, the proposal was to rezone the subject site to the “Coach Houses (RCH)” zone to permit a subdivision to create two (2) lots, each with a principal dwelling and coach house above a detached garage, with vehicle access to a rear lane.

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, is a single-family dwelling on a lot zoned “Single Detached (RS1/E)”.
- To the east, are single-family dwellings on lots zoned “Single Detached (RS1/D and RS1/E)” that front Livingstone Place.
- To the south, are three (3) newer dwellings on lots fronting No. 2 Road that are zoned “Compact Single Detached (RC1)”, as well as a dwelling on a lot fronting Comstock Road that is zoned “Single Detached (RS1/E)”.
- To the west, immediately across No. 2 Road, is the Richmond Presbyterian Church on a lot zoned “Assembly (ASY)”.

Related Policies & Studies

Official Community Plan (OCP) Designation

The Official Community Plan (OCP) land use designation for the subject site is “Neighbourhood Residential”. This redevelopment proposal is consistent with this designation.

Arterial Road Policy

The Arterial Road Policy supports densification along arterial roads. The Arterial Road Policy allows the proposed rezoning and subdivision of the subject property subject to the applicant dedicating and constructing a fully operational rear lane. The pattern of compact lots with lane access on this block was established with Council approval of the rezoning to create three (3) lots at the corner of No. 2 Road and Comstock Road in 2003 (7108, 7120 No. 2 Road, and 6011 Comstock Road). With that development, a rear lane off Comstock Road was dedicated,

designed and constructed, and the rear lane was intended to provide vehicle access for future redevelopment on the rest of the block to the north through a curve in the lane to the east. This development application is consistent with the Arterial Road Policy and the envisioned pattern of redevelopment for this block as it is a proposal to create two (2) compact lots involving land dedication to extend the existing rear lane northbound.

Flood Management

The proposed development must meet the requirements of Flood Plain Designation & Protection Bylaw No. 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign that reflected the initial coach house proposal was installed on the subject property in February, 2011. In response to the installation of the sign, staff received eight (8) pieces of written correspondence from the public, which expressed concerns about the coach house proposal (Attachment 4). To summarize, the nature of the concerns was:

- The potential for increased traffic in the rear lane off Comstock Road and the required lane extension to service the proposed lots.
- Safety and security concerns associated with the design of the rear lane extension.
- The preference for vehicle access to the proposed lots to be to No. 2 Road, rather than a rear lane.
- The potential increase in the amount of on-street visitor parking on Comstock Road.

With the change in the proposed rezoning to the “Compact Single Detached (RC2)” zone with a secondary suite on one (1) of the two (2) lots proposed, Transportation and Community Bylaws department staff have provided the following information in response to the neighbourhood’s initial concerns:

- The current proposal meets the Zoning Bylaw requirements of two (2) on-site vehicle parking spaces on each lot, plus one (1) additional on-site vehicle parking space on the lot which is to contain the secondary suite.
- The proposed two (2) single-family lots will result in a manageable increase in traffic over the existing one (1) single-family lot and the resulting increase is expected to have minimal impact on the surrounding road system.
- The current proposal provides for a functional rear lane design that meets the City’s standard lane cross-section, and which serves to decrease the potential for vehicle conflicts along No. 2 Road by relocating vehicle access to the lane, consistent with the OCP objectives along arterial roads.
- The City’s Traffic Bylaw No. 5870 allows on-street parking overnight, a maximum of 3 hours during the day, and a maximum of 48 hours at any one place in front a person’s own residence or property. On-street parking is monitored on a regular daily basis and on a request-basis by the City’s Community Bylaws department during business hours and by the Richmond RCMP after hours.

A revised rezoning sign has been installed on the property, which reflects the amended proposal.

Analysis

Conceptual Development Plans & Lane Design

Preliminary site plans for the proposed lots are included in Attachment 5, which illustrate how the north and south lots are proposed to be developed. Preliminary floor plans for the proposed south lot are also included in Attachment 5, which demonstrate how the permitted floor area will be achieved on the site.

Staff is supportive of the applicant's proposed subdivision plan which involves the lane bisecting the east portion of the proposed south lot as this will create a functional rear lane (see the preliminary lane design in Attachment 6). The area of land to the east of the lane forms part of the proposed south lot and will be landscaped and maintained by the property owner.

Frontage Improvements & Vehicle Access

Prior to final adoption of the rezoning bylaw, the applicant is required to:

- Dedicate land to achieve the preliminary functional lane design as shown in Attachment 6 (to be finalized as part of the Servicing Agreement design review process).
- Dedicate 2.0 m of land along the entire width of the No. 2 Road frontage for future road improvements.
- Enter into a Servicing Agreement for the design and construction of the rear lane from the north property line at 7108 No. 2 Road to the north property line of the subject site. Details of the required works are to be finalized as part of the Servicing Agreement design review process (note: the design is to include water, storm, and sanitary connections for both lots).

In accordance with Residential Lot (Vehicular) Access Regulation – Bylaw 7222, vehicle access to the proposed lots is not permitted from No. 2 Road. The existing driveway crossing on No. 2 Road is to be removed and vehicle access to the proposed lots is to be from a northbound extension to the existing north-south rear lane from Comstock Road.

Trees and Landscaping

A Tree Survey and Certified Arborist's Report have been submitted by the applicant, which identify tree species, assess the condition of the trees, and provide recommendations on tree retention and removal relative to the development proposal. The survey and report identify the following with respect to trees:

- One (1) Pear tree on-site (Tree # 2) in the southeast corner of the property; which has been previously topped, is within the proposed extension to the rear lane, and is below the required lane grade.
- An immature Cedar hedge on the neighbouring property to the east at 7091 Livingstone Place (Tree # 3); which is in good condition, and has been planted at a higher grade than the subject site.

- 12 Spruce trees on-site (Trees # 4-15); which have been planted in a row along the north property line, and present poor structure due to previous topping, co-dominant stems, poor trunk taper and minor dieback throughout the canopy, as well as conflict with proposed development on the site.

The Arborist's Report recommends that:

- All on-site trees (Trees # 2, and 4 to 15) be removed due to poor condition and structure, and are significantly below the proposed lot grade (e.g. 0.9 m below the grade of No. 2 Road).
- The existing perimeter fencing at 7091 Livingstone Place may act as the required tree protection fencing for the hedge, as it is very unlikely that roots of the off-site Cedar hedge (Tree # 3) encroach into the subject site.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report recommendations, conducted on-site tree assessment, and concurs with the recommendations based on tree condition and structure.

The proposed Tree Retention and Removal Plan is shown in Attachment 7.

Consistent with the OCP tree replacement ratio of 2:1, a total of 26 replacement trees are required on the proposed lots. Due to the limited space available in the yards of the proposed lots, the applicant proposes to plant and maintain a total of six (6) replacement trees [three (3) per lot, sizes to be determined], and to submit a contribution in the amount of \$10,000 (\$500/tree) to the City's Tree Compensation Fund prior to final adoption of the rezoning bylaw for the balance of required replacement trees not planted on-site.

The applicant is required to submit a Landscape Plan, Cost Estimate and Landscaping Security prior to final adoption of the rezoning bylaw to ensure that: the replacement trees are planted and maintained, the front yards of the proposed lots are enhanced, and the area on the proposed south lot east of the lane dedication is treated with low-maintenance soft landscaping. The Landscape Plan must be prepared by a Registered Landscape Architect in accordance with the guidelines identified in the Arterial Road Policy, to the satisfaction of the Director of Development, and the Landscaping Security must be based on 100% of the cost estimate provided by the Landscape Architect (including proposed on-site trees, fencing, hard surfaces, and installation costs).

Affordable Housing Strategy

For single-family development proposals, 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 buildable area towards the City's Affordable Housing Reserve Fund.

The applicant proposes to provide a legal secondary suite on one (1) of the two (2) lots proposed at the subject site. To ensure that the secondary suite is built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be

granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw. This agreement will be discharged from Title (at the initiation of the applicant) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.

Should the applicant change their mind prior to rezoning adoption about the affordable housing option selected, a voluntary contribution to the City's Affordable Housing Reserve Fund in-lieu of providing the secondary suite will be accepted. In this case, the voluntary contribution would be required to be submitted prior to final adoption of the rezoning bylaw, and would be based on \$1.00/ft² of total building area of the single detached dwellings to be constructed (e.g., approximately \$4,977).

Subdivision & Future Development Stage

At subdivision and future development stage, the applicant will be required to pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charges, and Address Assignment Fees.

The applicant will also be required to complete the required water, drainage, and sanitary connection works to service the proposed lots. The details of the required works will be finalized as part of the Servicing Agreement design review process.

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).

Financial Impact

None.

Conclusion

The purpose of this rezoning application is to rezone the property at 7100 No. 2 Road from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone, to permit the property to be subdivided to create two (2) lots with vehicle access to a rear lane.

This rezoning application complies with the land use designations and applicable policies contained within the OCP for the subject site.

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9208 be introduced and given first reading.



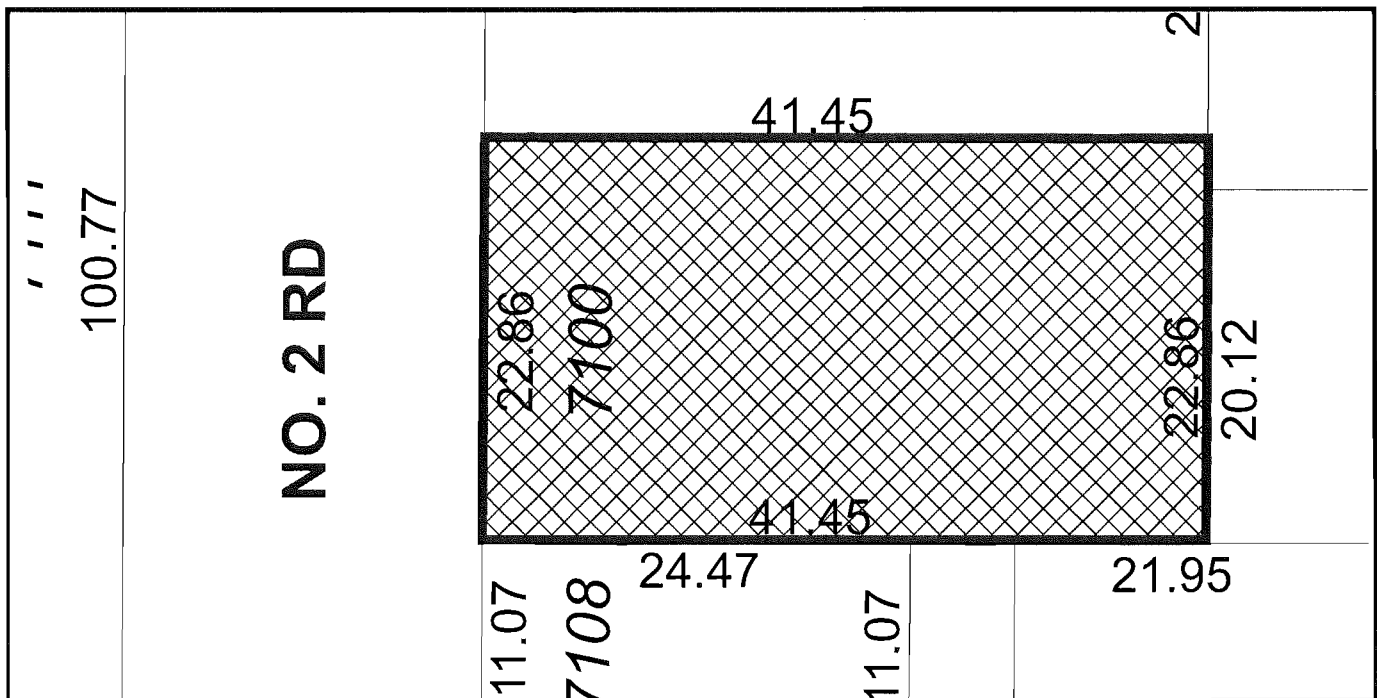
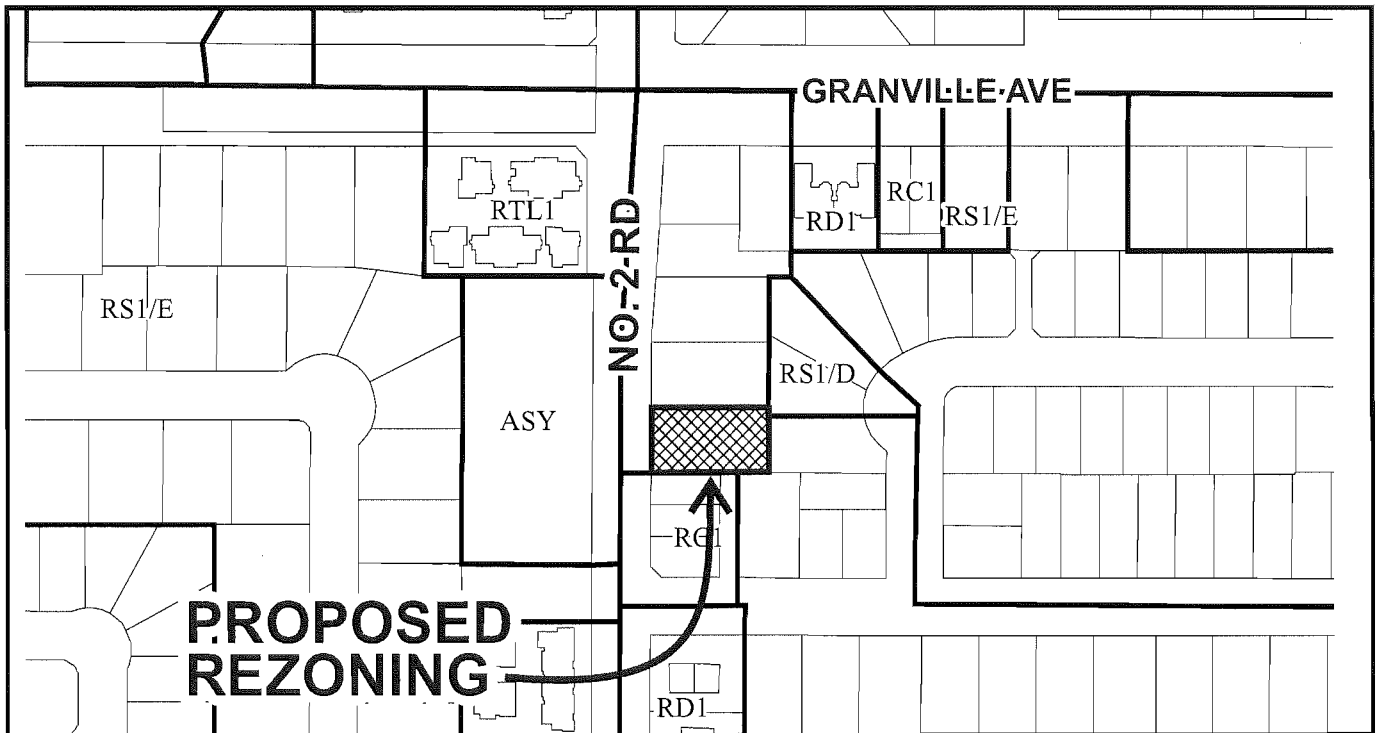
Cynthia Lussier
Planning Technician- Design
(604-276-4108)
CL:blg


Attachments:

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Site survey showing the proposed subdivision plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Copies of written correspondence from the public
- Attachment 5: Conceptual Development Plans
- Attachment 6: Preliminary rear lane design
- Attachment 7: Tree Retention and Removal Plan
- Attachment 8: Rezoning Considerations



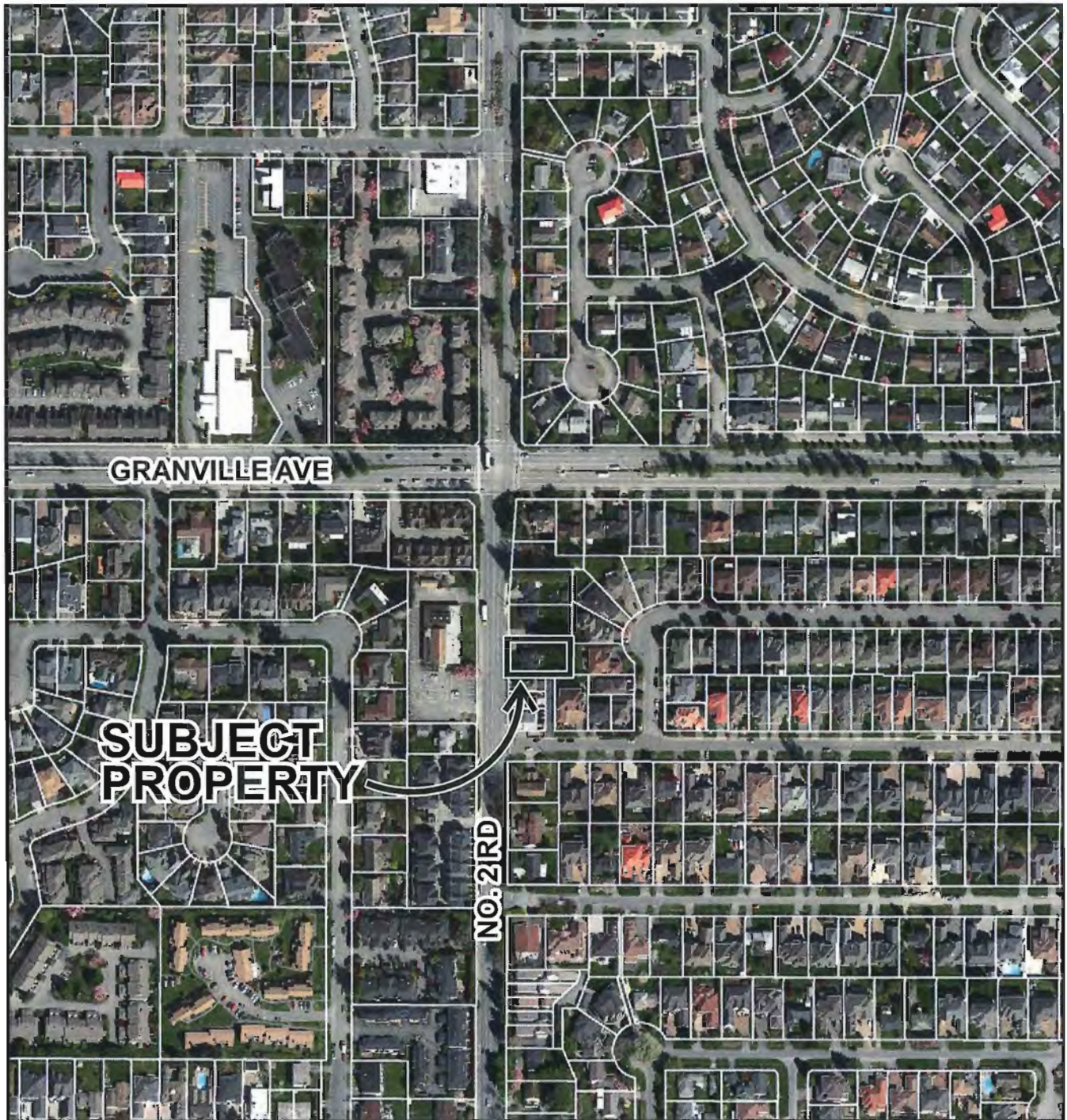
City of Richmond



	<p>RZ 10-545413</p>	<p>Original Date: 01/08/15 Revision Date: Note: Dimensions are in METRES</p>
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City of
Richmond



RZ 10-545413

Original Date: 01/08/14

Revision Date

Note: Dimensions are in METRES

NTS

**TOPOGRAPHIC SURVEY OF LOT 64 SECTION 18 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 17641**

#7100 NO. 2 ROAD,
RICHMOND, B.C.
P.I.D 004-126-416

NOTE:
Elevations shown are based on City of
Richmond HPN Benchmark network.
Benchmark: HPN #202,
Control Monument 77H4623
Located at CL S bound L turn lane
@ No.3 Rd & Bennett Rd
Elevation = 1.452 metres

CNCL - 385



- LEGEND:**
- denotes tree
 - ⊙ denotes round catch basin
 - ⊕ denotes manhole
 - HW denotes conc. head wall

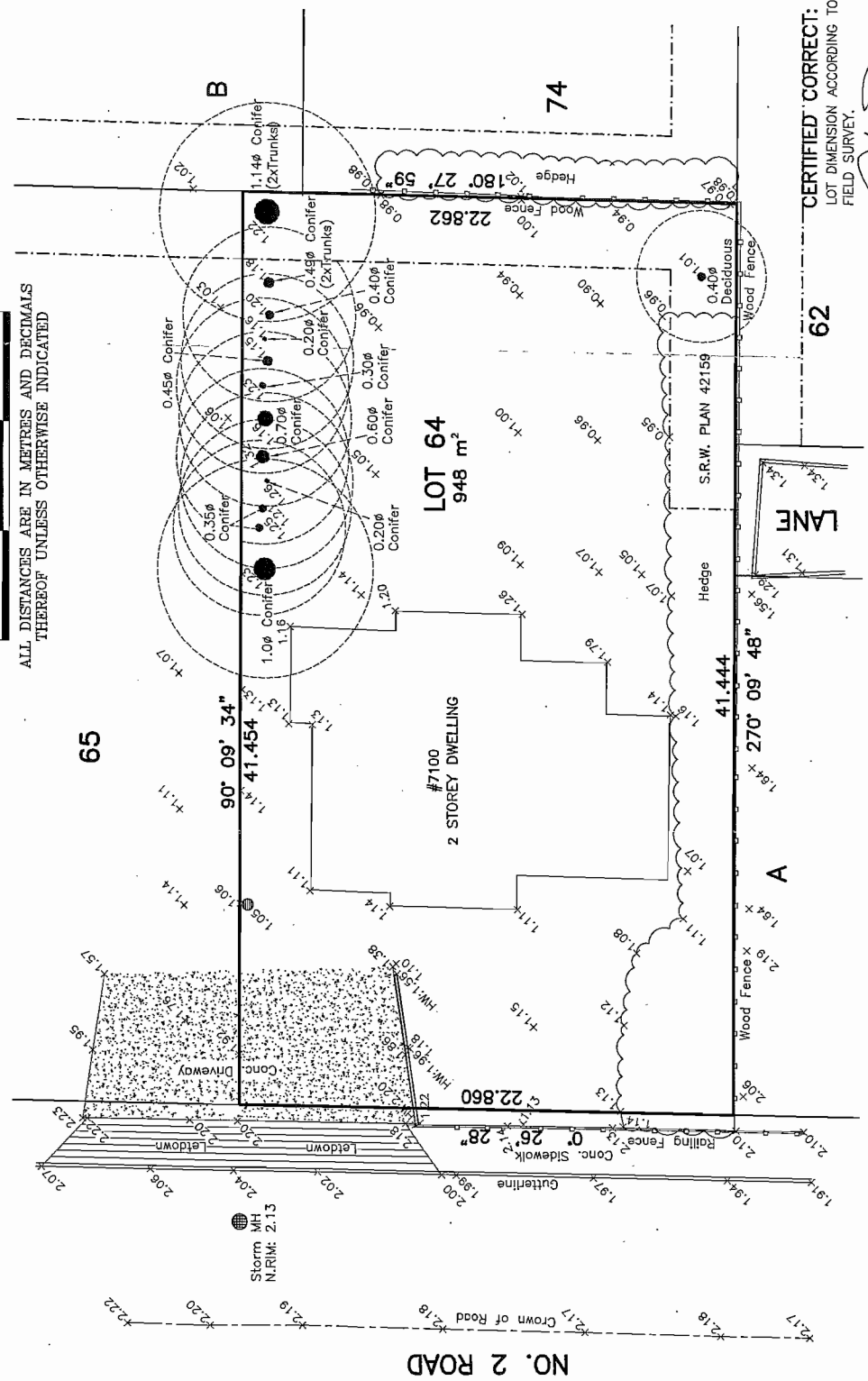
© copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 4033
FB-156 P93-97
Drawn By: TH

DWG No. 4033-TOP0

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

[Signature]
JOHNSON C. TAM, B.C.L.S.
MAY 27th, 2010



RZ 10-545413

Attachment 3

Address: 7100 No. 2 Road

Applicant: Hi-Aim Builders Ltd.

Planning Area(s): Blundell

	Existing	Proposed	
Owner:	Hi-Aim Builders Ltd.	To be determined	
Site Size (m²):	948 m ²	After lane dedication and 2.0 road dedication: South lot – Approx. 375 m ² North lot – Approx. 395 m ²	
Land Uses:	Single-family	No change	
OCP Designation:	Neighbourhood Residential	No change	
Zoning:	Single Detached (RS1/E)	Compact Single Detached (RC2)	
Number of Units:	1	2	
Other Designations:	The Arterial Road Policy supports rezoning and subdivision to compact lots with vehicle access to a rear lane.	No change	
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	Max. 0.60	none permitted
Lot Coverage – Buildings:	Max. 50%	Max. 50%	none
Lot Coverage – Buildings, Structures and Non-porous Surfaces	Max. 70%	Max. 70%	none
Lot Coverage – Live Plant Material	Min. 20%	Min. 20%	none
Lot Size (min. dimensions):	270 m ²	South lot – Approx. 375 m ² North lot – Approx 395 m ²	none
Setback – Front Yard (m):	Min. 6.0 m	Min. 6.0 m	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Principal Building Setback – Rear Yard (m):	Min. 6.0 m	Min. 6.0 m	none
Accessory Building Setback – Rear Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2 ½ storeys	South Lot – 2 ½ storeys North lot – 2 storeys	none

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

March 28, 2011

Planning Committee
Mr. Brian J. Jackson
Director of Development
Development and Application Division
City of Richmond
6911 Number 3 Road
Richmond, BC V6Y 2C1

Re: Proposed rezoning of 7100 Number 2 Road

Dear Mr. Jackson,

The purpose of this letter is to express my opposition to the proposed extension of the existing lane to the proposed rezoning of the property at 7100 Number 2 Road:

1.- Opposed to having the lane extended, it will make the value of my property decrease as with the extra traffic it will make it less desirable, which will be aggravated if properties to the North of 7100 Number 2 Road are developed in the future. The increase of noise and traffic will be unbearable; 3 bedrooms in my house are facing the lane for the same reason: noise.

The skyrocketing cost of property makes it impossible for me to move somewhere else.

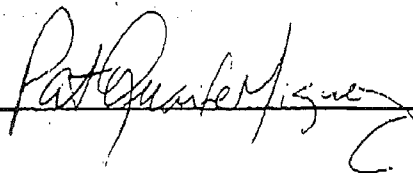
2.- The proposed "L shape" configuration of the lane will create a blind corner where someone could hide and try to break-in to any of the properties surrounding including mine.

If you are to grant a rezoning allow access to it from Number 2 Road, I don't want any more traffic and parking issues in our neighborhood as there is no parking permitted on Number 2 Road. We already have parking problems on Comstock Road as people from the existing properties on Number 2 Road are parking on Comstock Road.

Properties facing Number 2 Road should be accessed from Number 2 Road, we are not to be burdened with parking and extra traffic.

Thank you.

Patricia Quaife Miguez



7120 Number 2 Road
Richmond, BC

CNCL - 387

March 28, 2011

Planning Committee
Mr. Brian J. Jackson
Director of Development
Development and Application Division
City of Richmond
6911 Number 3 Road
Richmond, BC V6Y 2C1

Re: Proposed rezoning of 7100 Number 2 Road

Dear Mr. Jackson,

The purpose of this letter is to express our opposition to the proposed extension of the existing lane to the proposed rezoning of the property at 7100 Number 2 Road:


1.- Opposed to having the lane extended, it will make our property more insecure for our children with the extra traffic which will be aggravated if properties to the North of 7100 Number 2 Road are developed in the future. It will also bring the value of our property down.

2.- The proposed "L shape" configuration of the lane will create a blind corner where someone could hide and try to break-in to any of the properties surrounding including ours.

If you are to grant a rezoning allow access to it from Number 2 Road, we don't want any more traffic and parking issues in our neighbourhood as there is no parking permitted on Number 2 Road. We already have parking problems on Comstock Road as people from the existing properties on Number 2 Road are parking on Comstock Road.

Properties facing Number 2 Road should be accessed from Number 2 Road, we are not to be burdened with parking and extra traffic.

Thank you.



Ka Kit Ho

7108 Number 2 Road
Richmond, BC

CNCL - 388

March 28, 2011

Planning Committee
Mr. Brian J. Jackson
Director of Development
Development and Application Division
City of Richmond
6911 Number 3 Road
Richmond, BC V6Y 2C1

Re: Proposed rezoning of 7100 Number 2 Road

Dear Mr. Jackson,

The purpose of this letter is to express our opposition to the proposed extension of the existing lane to the proposed rezoning of the property at 7100 Number 2 Road:

- 1.- Opposed to having a lane running at the rear of our property, we feel it will make our property more vulnerable to break-ins as someone could jump over the fence and try to break into our house.
- 2.- The proposed "L shape" configuration of the lane will create a blind corner where someone could hide and try to break-in to any of the properties surrounding including ours.

If you are to grant a rezoning allow access to it from Number 2 Road, we don't want any more traffic and parking issues in our neighbourhood. Properties facing Number 2 Road should be accessed from Number 2 Road, we at Livingstone and Comstock Roads are not to be burdened with parking and extra traffic.

Thank you.

Meiyi Cai 蔡美艺

7091 Livingstone
Richmond, BC

CNCL - 389

March 28, 2011

Planning Committee
Mr. Brian J. Jackson
Director of Development
Development and Application Division
City of Richmond
6911 Number 3 Road
Richmond, BC V6Y 2C1

Re: Proposed rezoning of 7100 Number 2 Road

Dear Mr. Jackson,

The purpose of this letter is to express our opposition to the proposed extension of the existing lane to the proposed rezoning of the property at 7100 Number 2 Road:

The access to the properties from the existing lane will create extra traffic and parking problems on Comstock Road, problems that will be further aggravated if properties to the North of 7100 Number 2 Road are developed at a later date.

If you are to grant a rezoning allow access to it from Number 2 Road, we don't want any more traffic and parking issues in our neighbourhood. Properties facing Number 2 Road should be accessed from Number 2 Road, we at Comstock Road are not to be burdened with parking and extra traffic.

Thank you.

周桂茹 GUI RU ZHOU

6040 Comstock Road
Richmond, BC

CNCL - 390

March 28, 2011

Planning Committee
Mr. Brian J. Jackson
Director of Development
Development and Application Division
City of Richmond
6911 Number 3 Road
Richmond, BC V6Y 2C1

Re: Proposed rezoning of 7100 Number 2 Road

Dear Mr. Jackson,

The purpose of this letter is to express my opposition to the proposed extension of the existing lane to the proposed rezoning of the property at 7100 Number 2 Road:

1.- Opposed to having the lane extended, it will make the value of my property decrease as with the extra traffic it will make it less desirable, which will be aggravated if properties to the North of 7100 Number 2 Road are developed in the future. The increase of noise and traffic will be unbearable; my house is facing Number 2 Road, Comstock Road and the lane, I don't want extra traffic servicing properties that face Number 2 Road.

2.- The proposed "L shape" configuration of the lane will create a blind corner where someone could hide and try to break-in to any of the properties surrounding including mine.

If you are to grant a rezoning, please allow access to it from Number 2 Road, I don't want any more traffic and parking issues in our neighborhood as there is no parking permitted on Number 2 Road. We already have parking problems on Comstock Road as people from the existing properties on Number 2 Road are parking on Comstock Road. I see that everyday from my house. Properties facing Number 2 Road should be accessed from Number 2 Road, we are not to be burdened with parking and extra traffic servicing properties that not belong to our road. The arterial road policy must be revised searching for solutions to accommodate accesses to new developments without burdening properties on streets leading to them.

Thank you.

Juan Miguez

6011 Comstock Road
Richmond, BC

CNCL - 391

March 29, 2011

Planning Committee
Mr. Brian J. Jackson
Director of Development
Development and Application Division
City of Richmond
6911 Number 3 Road
Richmond, BC V6Y 2C1

Re: Proposed rezoning of 7100 Number 2 Road

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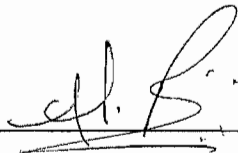
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- 2.- The proposed "L shape" configuration of the lane will create a blind corner where someone could hide and try to break-in to any of the properties surrounding including ours.

If you are to grant a rezoning, please allow access to it from Number 2 Road, we don't want any more traffic and parking issues in our neighborhood. Properties facing Number 2 Road should be accessed from Number 2 Road, we at Livingstone Place and Comstock Roads are not to be burdened with parking and extra traffic.

Thank you.

Ali Ramji



7071 Livingstone Place
Richmond, BC
V7C 4A5

March 29, 2011

Planning Committee
Mr. Brian J. Jackson
Director of Development
Development and Application Division
City of Richmond
6911 Number 3 Road
Richmond, BC V6Y 2C1

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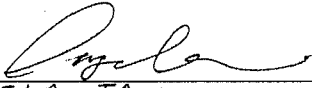
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2.- The proposed "L shape" configuration of the lane will create a blind corner where someone could hide and try to break-in to any of the properties surrounding including ours.

If you are to grant a rezoning allow access to it from Number 2 Road, we don't want any more traffic and parking issues in our neighbourhood. Properties facing Number 2 Road should be accessed from Number 2 Road, we at Livingstone and Comstock Roads are not to be burdened with parking and extra traffic.

Thank you.



ANGELA FAN
7051 Livingstone
Richmond, BC

March 30, 2011

Planning Committee
Mr. Brian J. Jackson
Director of Development
Development and Application Division
City of Richmond
6911 Number 3 Road
Richmond, BC V6Y 2C1

Re: Proposed rezoning of 7100 Number 2 Road

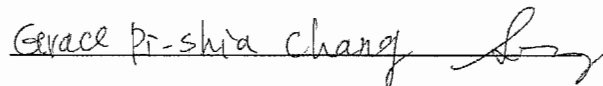
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If you are to grant a rezoning allow access to it from Number 2 Road, we don't want any more traffic and parking issues in our neighbourhood. Properties facing Number 2 Road should be accessed from Number 2 Road, we at Comstock Road are not to be burdened with parking and extra traffic.

Thank you.



6091 Comstock Road
Richmond, BC

Lussier, Cynthia

From: Juan Miguez [juancgmiguez@hotmail.com]
Sent: June 13, 2011 10:16 AM
To: Lussier, Cynthia
Subject: 7100 Nuber 2 Road Rezoning
Attachments: SAM_2571.JPG; SAM_2572.JPG; SAM_2573.JPG; SAM_2574.JPG; SAM_2575.JPG;
SAM_2576.JPG; SAM_2578.JPG

Dear Cynthia Lussier,

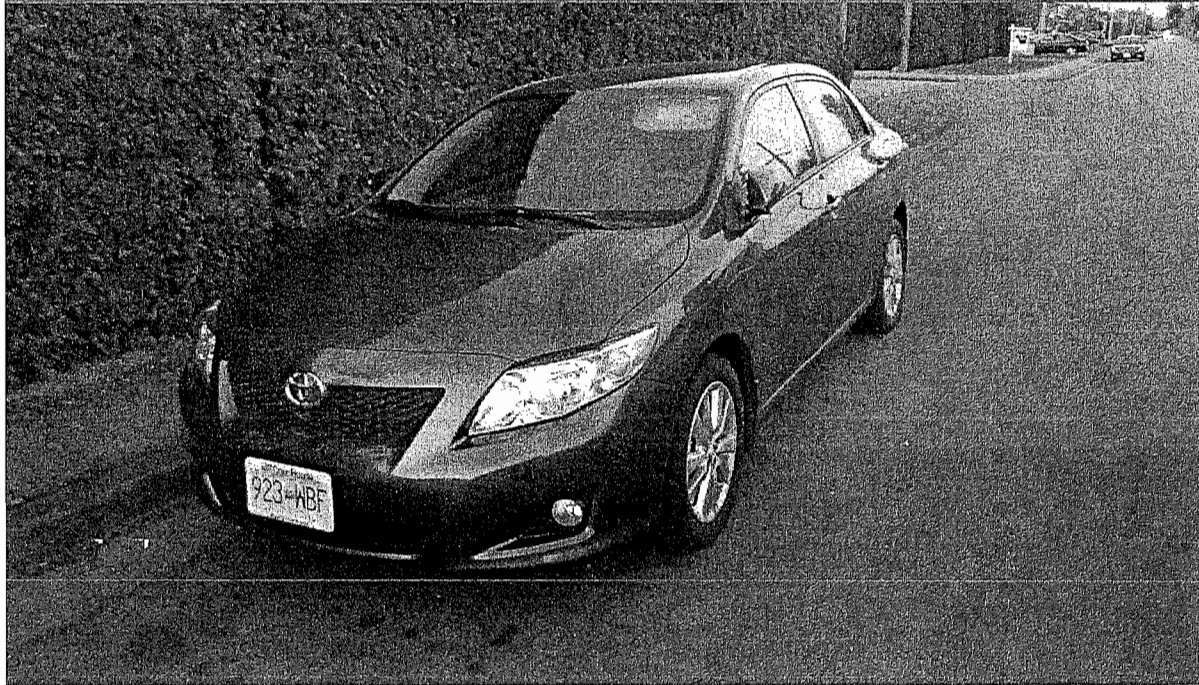
would like to know what's the status of the current application.

Please find enclosed pictures of cars whose owners live on Orchid Lane Townhouses 7231 Number 2 Road and park every day on Comstock Road. I urge City Hall to stop any further development on Number 2 Road which will create a heavy burden to the side streets in regards to parking and traffic, or provide access and sufficient parking facilities off Number 2 Road to serve any development.

**Juan Miguez
6011 Comstock Road**



CNCL - 396



CNCL - 397

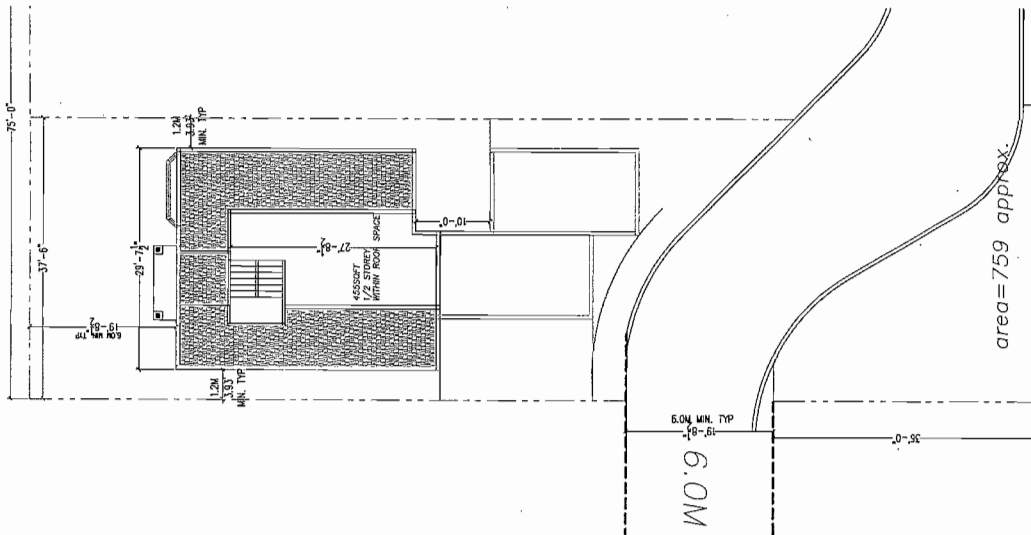


CNCL - 398

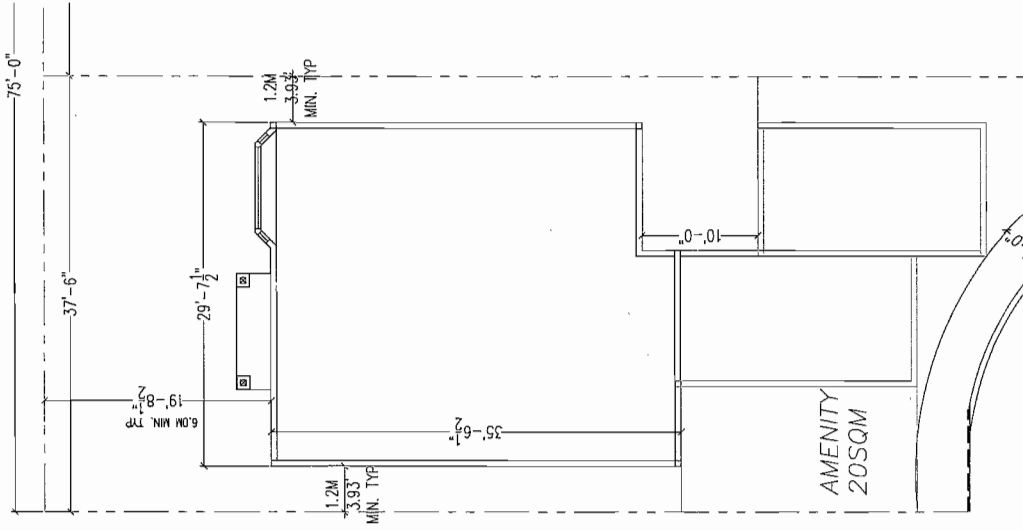


CNCL - 399

SOUTH LOT
1/2 STOREY

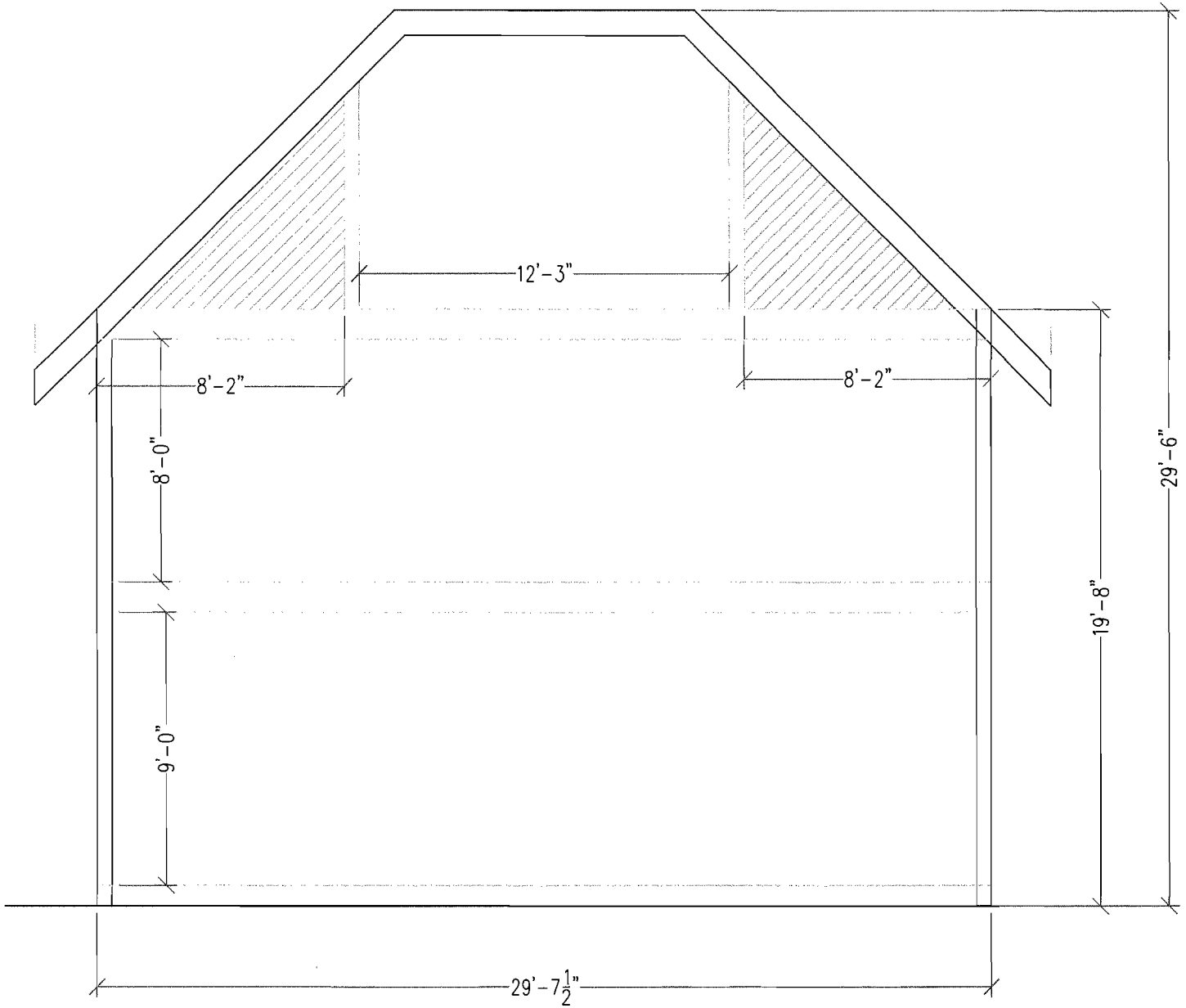


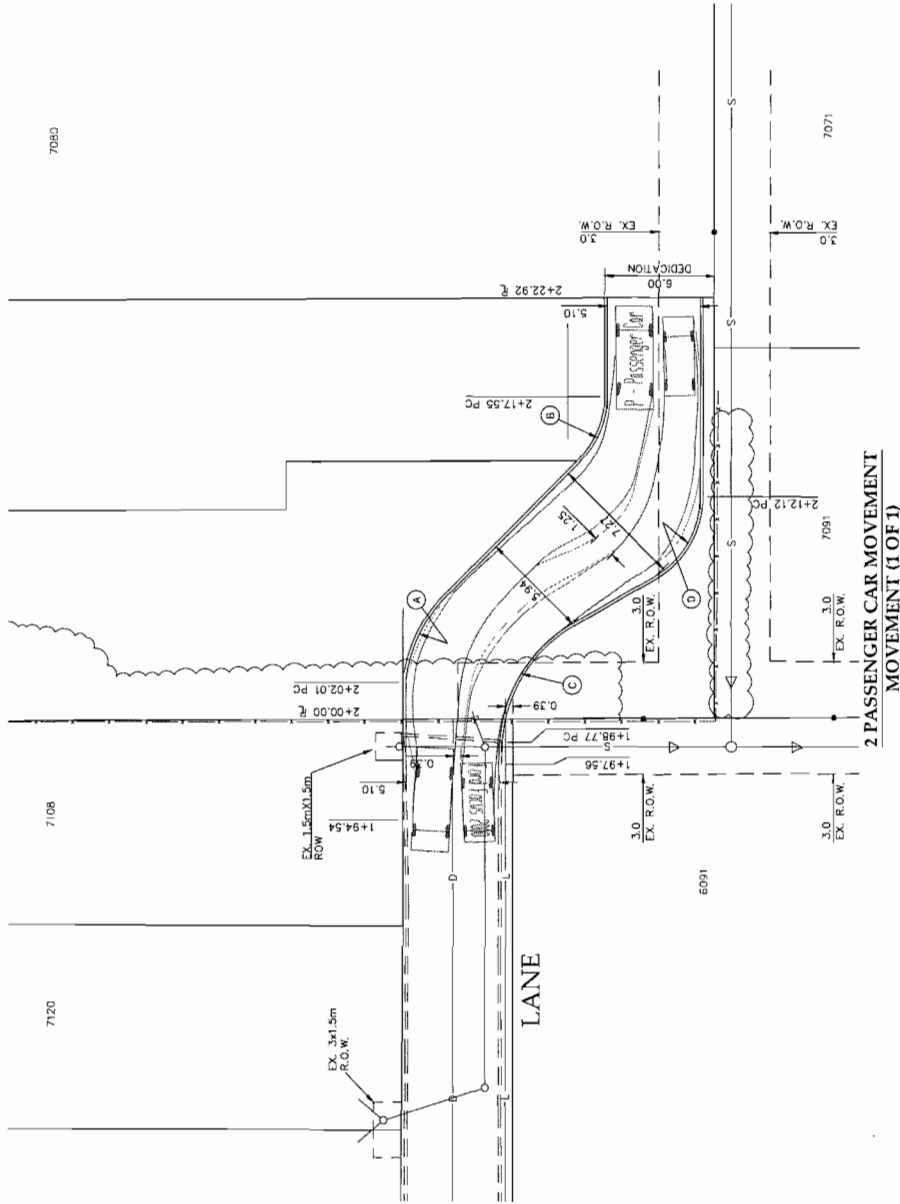
SOUTH LOT
SECOND FLOOR



SOUTH LOT
SECTION

flat part of
sloped roof





City of Richmond
 TITLE: TURNING MOVEMENT PLAN
 2-PASSENGER CAR MOVEMENT
 CITY FILE: 82-10-545413

DESIGN: CA	DATE: JAN 2011
DRAWN: CA	SCALE: 1:1200
CHECKED: HF	EX. No.: 18-2-2
QUANTITY: BF	DATE: JAN 2011

NOT FOR CONSTRUCTION

REV	DATE	BY	CHK	DESCRIPTION
1	23 JUN 2011	AL	BF	FOR RESOLUTION PURPOSES
2	08 SEP 2011	MS	BF	FOR RESOLUTION PURPOSES
3	08 SEP 2011	MS	BF	REVISED

City Concept CONSULTING LTD.
 #220-2833 Vidor Way Richmond, BC V6V 3R7
 www.cityconceptconsulting.com

HI AIM BUILDERS
 Core Concept Consulting Project No. 10068
 DWG. 1 OF 1

NOTES:
 ALL DIMENSIONS ARE TO CENTER UNLESS NOTED OTHERWISE.
 EXISTENCE AND PROPOSED DIMENSIONS ARE TO CENTER UNLESS NOTED OTHERWISE.
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NOTES:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
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NTS

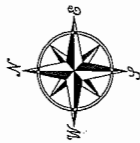
TREE RETENTION & REMOVAL PLAN

**TOPOGRAPHIC SURVEY OF LOT 64 SECTION 18 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 17641**

#7100 NO. 2 ROAD,
RICHMOND, B.C.
P.I.D 004-126-416

NOTE:

Elevations shown are based on City of Richmond HPN Benchmark network.
Benchmark: HPN #202,
Control Monument 77H4623
Located at CL S bound L turn lane
© No.3 Rd & Bennett Rd
Elevation = 1.452 metres



CNCL 404

LEGEND:

- denotes tree
- denotes round catch basin
- denotes manhole
- denotes conc. head wall

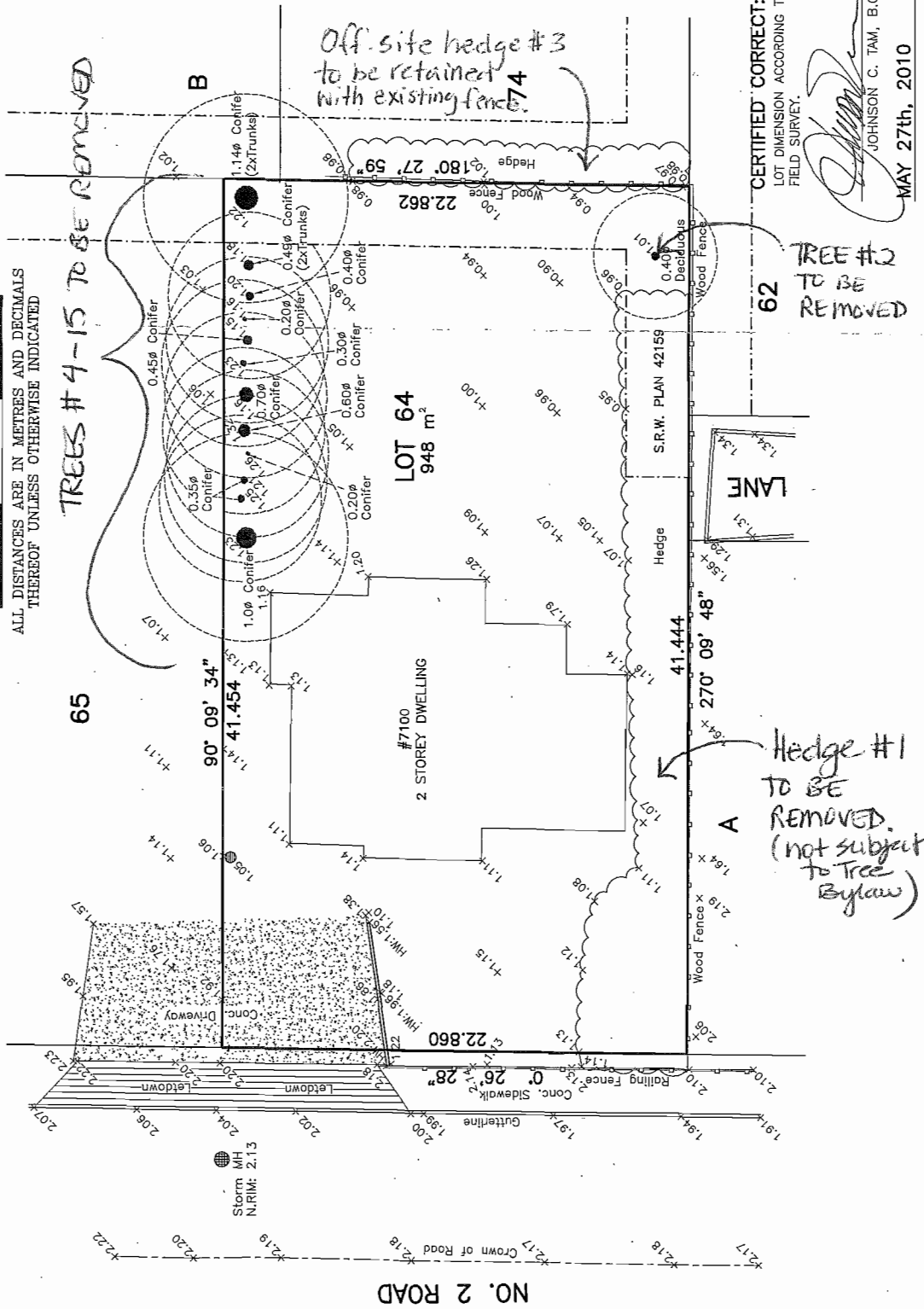
© copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 4033
FB-156 P93-97
Drawn By: TH

DWG No. 4033-TOPO

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

[Signature]
JOHNSON C. TAM, B.C.L

MAY 27th, 2010



Address: 7100 No. 2 Road

File No.: RZ 10-545413

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9208, the following items must be completed:

1. Lane dedication along the entire east property line to achieve a functional lane design. The extent of lane dedication will be determined as part of the Servicing Agreement design review.
2. 2.0 m road dedication along the entire No. 2 Road frontage for future road improvements.
3. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
 - Comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line.
 - Include a mix of coniferous and deciduous trees.
 - Include suitable low-maintenance soft landscaping on the area of the proposed south lot east of the lane dedication.
 - Include six (6) replacement trees [three (3) per future lot]. Tree sizes and species are to be determined during the review of the Landscape Plan.

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

4. City acceptance of the developer's offer to voluntarily contribute \$10,000 (\$500/tree) to the City's Tree Compensation Fund for the balance of replacement not planted on-site, which will be used for the planting of replacement trees within the City.
5. Registration of a flood indemnity covenant on Title.
6. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

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 voluntary contribution of \$1.00 per buildable square foot of the single-family developments (e.g. approximately \$4,977.00) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.
7. Enter into a Servicing Agreement* for the design and construction of the rear lane from the north property line at 7108 No. 2 Road to the north property line of the subject site. Works are to include, but are not limited to: rollover curb and gutter on both sides of the lane, asphalt pavement, lane lighting, and storm sewer. The design is to include water, storm, and sanitary connections for both lots. Details of the required works are to be finalized as part of the Servicing Agreement design review process.

At Subdivision* stage, the applicant must complete, but is not limited to, the following requirements:

- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charges, and Address Assignment Fees.
- Complete the required water, drainage, and sanitary connection works to service the proposed lots. The details of the required works will be finalized as part of the Servicing Agreement design review process.

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

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. The 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 9208 (RZ 10-545413)
7100 No. 2 Road

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

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "COMPACT SINGLE DETACHED (RC2)".

P.I.D. 004-126-416
Lot 64 Section 18 Block 4 North Range 6 West New Westminster District Plan 17641

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9208".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Horizontal lines for recording readings and requirements.

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

MAYOR

CORPORATE OFFICER