



To: Planning Committee
From: Wayne Craig
Director, Development

Date: August 28, 2023
File: RZ 23-014545

Re: Application by Gurjit Pooni for Rezoning at 9371 Dolphin Avenue from “Single Detached RS1/B” Zone to “Single Detached (RS2/K)” Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10485, for the rezoning of 9371 Dolphin Avenue from “Single Detached (RS1/B)” zone to “Single Detached (RS2/K)” zone, be introduced and given first reading.

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

WC:ac
Att.6

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

Staff Report

Origin

Gurjit Pooni has applied on behalf of the owners, Gurjit Pooni, Sahib Bath, Lakhbir Bath and Dilbag Bath, to the City of Richmond for permission to rezone 9371 Dolphin Avenue from the “Single Detached (RS1/B)” zone to the “Single Detached (RS2/K)” zone, to permit the property to be subdivided to create two single-family lots with access from Dolphin Avenue. A map and aerial photograph showing the location of the subject site is included in Attachment 1. The proposed subdivision is provided in Attachment 2.

Findings of Fact

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

Subject Site Existing Housing Profile

There is an existing tenant-occupied single-family dwelling on the subject property with vehicular access from Dolphin Avenue, which is proposed to be demolished. The applicant has confirmed that there are no existing secondary suites in the dwelling. The applicant has notified the tenants of the proposed development.

Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: A single-family dwelling on a property zoned “Single Detached (RS1/B)”, accessed from Boyd Court.

To the South: Across Dolphin Avenue, single-family dwellings on lots zoned “Single Detached (RS1/B)” and “Single Detached (RS1/K)”.

To the East: A single-family dwelling on a property zoned “Single Detached (RS1/B)”, accessed from Dolphin Avenue.

To the West: A single-family dwelling on a property zoned “Single Detached (RS1/B)”, accessed from Dolphin Avenue.

Related Policies & Studies

Official Community Plan/Broadmoor Planning Area – Ash Street Sub Area Plan

The subject property is designated as “Neighbourhood Residential” in the Official Community Plan (OCP) and is located in the Broadmoor Planning Area and is designated for “Low-Density Residential” in the Broadmoor Area – Ash Street Sub-Area Plan (Attachment 4). The proposed rezoning and subdivision is consistent with this designation.

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

In accordance with the City's Early Public Notification Policy No. 1316, notice of the development proposal was provided to residents within 100 metres of the subject site. In addition, 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 early public notification or 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* and the City's *Zoning Bylaw 8500*.

Analysis

This redevelopment proposes to rezone and subdivide an existing single-family lot into two new single-family lots with vehicular access for both new lots off Dolphin Avenue. This rezoning and subdivision is consistent with the emerging lot fabric and vehicular access along Dolphin Avenue. The potential exists to continue this lot fabric on the adjacent lot to the west along Dolphin Avenue. Similar applications to rezone and subdivide properties in close proximity to the site have been approved in recent years along both Dolphin Avenue and Heather Street.

Existing Legal Encumbrances

None.

Transportation and Site Access

The subject site currently has vehicular access from a driveway letdown along Dolphin Avenue. In accordance with the Residential Lot (Vehicular) Access Regulation Bylaw 7222, vehicle access to proposed Lot A and proposed Lot B will be from Dolphin Avenue. The existing driveway to the site from Dolphin Avenue is to be closed permanently. The applicant will be responsible for the removal of the existing driveway letdown and the replacement with barrier curb, gutter and boulevard. Two new driveway crossings are to be constructed to meet the requirements of the City of Richmond's Engineering Design Specifications. This work is to be designed and constructed as part of the required Servicing Agreement to be entered into prior to subdivision.

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. There are no bylaw sized trees on the site. The Arborist Report assesses two (2) trees on neighbouring property to the east (8595 Ash Street).

The City’s Tree Preservation Coordinator and City Parks Department have reviewed the Arborist’s Report and supports the Arborist’s findings, with the following comments:

- One tree tag#472 (Lodgepole pine, 55 cm caliper) located on the adjacent property has been aggressively topped and pruned leading to an altered structure. This tree is recommended for removal with replacement at a 2:1 ratio.
- The applicant has been unable to make contact and obtain authorization to remove tree 472 from the neighbouring property owner. As a result, prior to rezoning the owner of the subject property shall:
 - Enter into an agreement to modify the building setback on Lot 2 and/or use appropriate building construction methods to accommodate the required Tree protection zone for Tree #472 as identified by a qualified arborist to the satisfaction of the Director of Development, in consultation with the City’s Tree Preservation Officer; or,
 - Where the neighbouring property owner has provided the City with written authorization for the removal of the tree, the neighbouring property owner shall submit a tree removal permit for Tree 472 and the applicant for the subject rezoning shall plant two trees on the neighbouring property or pay the sum of \$1,500.00 to the City’s Tree Fund.
- One tree tag#OS-1 (Western Red cedar, 39 cm caliper) located on the adjacent property is identified as being in good condition and will be retained and protected.

While there are no bylaw sized trees on the site, there are cedar hedges present along the west property line that are proposed to be removed to allow for site development.

The City’s Tree Preservation Coordinator conducted a site visit of the as part of the application review process and noted that two bylaw sized trees on the subject property (a 14” fruit tree and multi-stemmed hazel nut tree) had recently been removed without City authorization. An \$8,000.00 fine was issued and paid by the property owners on April 23, 2023. The applicant is required to plant replacement trees at a ratio of 2:1 as per the Official Community Plan (OCP). The applicant has voluntarily agreed to plant at a ratio of 4:1 to further compensate for the trees removed without authorization.

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

The applicant will submit a Landscape Security of \$6,000.00 (\$750.00/tree) to ensure that a total of eight (8) trees (four on each lot) are planted and maintained.

Affordable Housing Strategy

The City of Richmond's Affordable Housing Strategy requires a secondary suite or coach house on 100 per cent of new lots created through single-family rezoning and subdivision applications; a secondary suite on 50 per cent of new lots created and a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund based on the total buildable area of the remaining lots; or a cash-in-lieu contribution based on the total buildable area of all lots where a secondary suite cannot be accommodated in the development.

Consistent with the Affordable Housing Strategy, the applicant has proposed to construct a minimum of one one-bedroom secondary suite in each of two the new dwellings, for a total of two suites. Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on Title stipulating that no final Building Permit inspection will be granted until the minimum of one one-bedroom secondary suites is constructed on each of the two future lots to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Site Servicing

At subdivision stage, the applicant is required to complete the following:

- Payment of the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees;
- Provide a cash-in-lieu contribution in the amount of \$21,715.20 for future upgrades to the Dolphin Avenue frontage where it abuts the subject property to the City's Engineering Design Specifications standard, as per the Subdivision and Development Bylaw No. 8751; and,
- Enter into a servicing agreement for the design and construction of the servicing works (water, sanitary and drainage), removal of the existing driveway crossing and installation of two new driveway crossings, as outlined in Attachment 6.

Financial Impact or Economic 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

This rezoning application is to rezone the property at 9371 Dolphin Avenue from the "Single Detached (RS1/B)" zone to the "Single Detached (RS2/K)" zone, to permit the property to be subdivided to create two single-family lots with both lots to be accessed from Dolphin Avenue.

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

The list of rezoning considerations is included in Attachment 5, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10485 be introduced and given first reading.



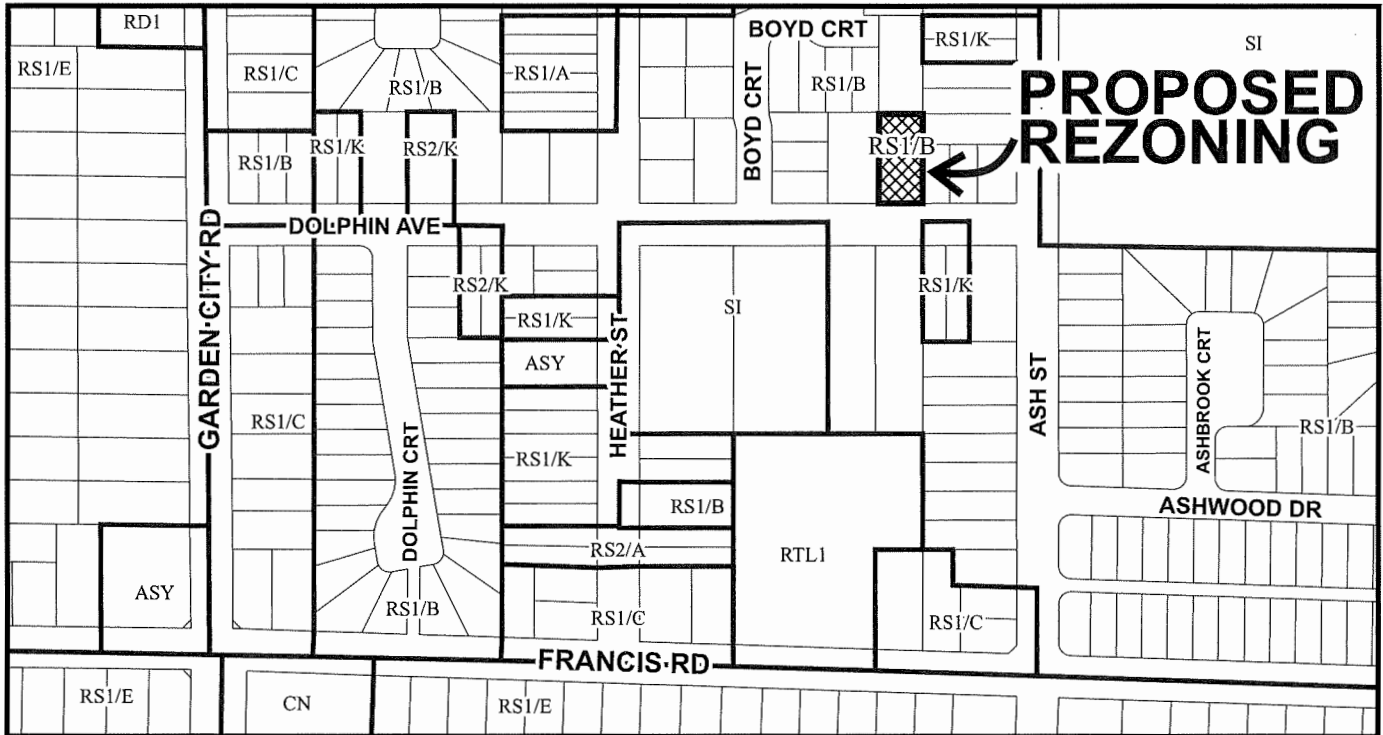
Alexander Costin
Planning Technician – Design
(604-276-4200)

AC:he

- Att. 1: Location Map/Aerial Photo
2: Survey and Proposed Subdivision Plan
3: Development Application Data Sheet
4. Ash Street Sub-Area Plan Bylaw 7100
5. Tree Retention Plan
6: Rezoning Considerations



City of
Richmond



23.17	8631	14.42	12.64	12.64	12.94	20.90	12.1	45.28	12.2
18.90	61.9	28.32	24.38	24.38	24.38	20.90	14.63	45.28	14.63
34.69	8680	26.84	14.10	14.10	43.44	43.43	14.63	18.91	14.63
9271	14.10	14.10	14.10	14.10	43.44	43.43	13.19	13.19	18.91
20.40	8682	26.87	14.10	14.10	43.44	43.43	28.04	28.05	28.06
	15.24	26.89	15.24	15.24	9351	9371	28.04	28.05	28.06
	9331	26.89	15.24	15.24	24.38	20.48	13.19	13.19	18.99
	9371	26.89	15.24	15.24	24.38	20.48	13.19	13.19	18.99
	9375	26.89	15.24	15.24	24.38	20.48	13.19	13.19	18.99
	9391	26.89	15.24	15.24	24.38	20.48	13.19	13.19	18.99
	9395	26.89	15.24	15.24	24.38	20.48	13.19	13.19	18.99
	9340	45.26	22.63	22.63	11.31	11.31	22.63	22.63	22.63
	9360	45.26	22.63	22.63	11.31	11.31	22.63	22.63	22.63
	9380	45.26	22.63	22.63	11.31	11.31	22.63	22.63	22.63
	9386	45.26	22.63	22.63	11.31	11.31	22.63	22.63	22.63
	9388	45.26	22.63	22.63	11.31	11.31	22.63	22.63	22.63
	9440	45.26	22.63	22.63	11.31	11.31	22.63	22.63	22.63

DOLPHIN AVE



RZ 23-014545

Original Date: 04/17/23

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 23-014545

Original Date: 04/17/23

Revision Date:

Note: Dimensions are in METRES

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 180 SECTION 22 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 48137

#9371 DOLPHIN AVENUE,
RICHMOND, B.C.
P.I.D. 004-918-428

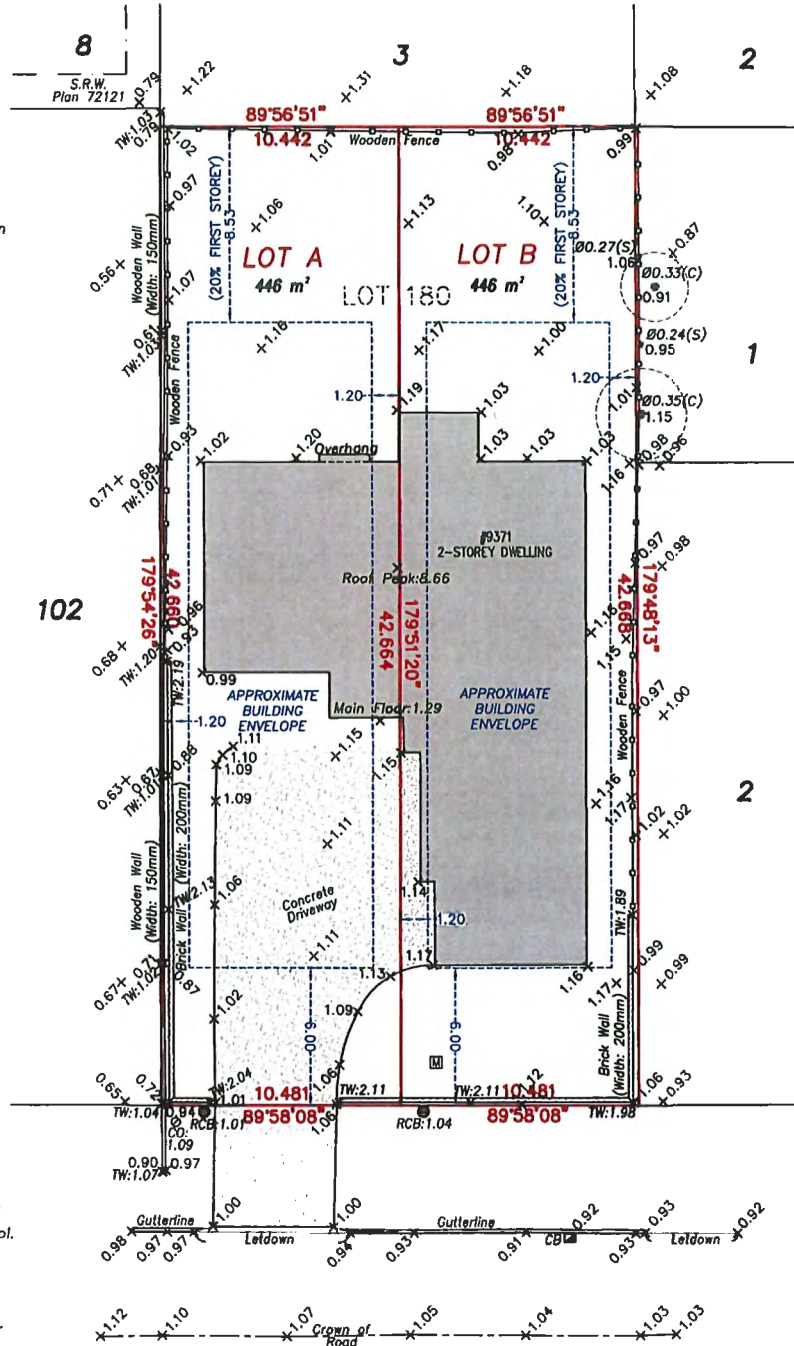


SCALE: 1:200

0 5 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

LEGEND:

- (c) denotes conifer
- (s) denotes stump
- ☐ denotes catch basin
- ⊙ denotes round catch basin
- ⊕ denotes water meter
- denotes cleanout
- TW denotes top of wall



NOTE:

Elevations shown are based on
City of Richmond HPN
Benchmark network.
Benchmark: GCM#51649
Control Monument 77H4983
Elevation: 1.001m
Benchmark: GCM#258442
Control Monument 77H4686
Elevation: 0.844m

NOTE:

Use site Benchmark Tag #7072
for construction elevation control.

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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: (604) 214-8928
Fax: (604) 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 8000

FB-420 P149-151; FB-422 P10-12
Drawn By: LK

DWG No. 8000-Topo

DOLPHIN AVENUE

Nail in aluminum
Tag #7072
Site Benchmark
Elevation: 0.95

CERTIFIED CORRECT:

LOT DIMENSION ACCORDING TO
FIELD SURVEY.

Johnson Tam
JQQ5M3

Digitally signed by
Johnson Tam JQQ5M3
Date: 2022.12.15
11:57:22 -08'00'

JOHNSON C. TAM, B.C.L.S., C.L.S.

December 12th, 2022.



RZ 23-014545

Attachment 3

Address: 9371 Dolphin Avenue

Applicant: Gurjit Pooni

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	Sahib S Bath Lakhbir S Bath Dilbag S Bath Gurjit Pooni	To be determined
Site Size (m²):	890 m ²	Lot A: 446m ² Lot B: 446 m ²
Land Uses:	Single-family home	Two single-family homes
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	Low Density Residential	No Change
702 Policy Designation:	N/A	N/A
Zoning:	Single Detached (RS1/B)	Single Detached (RS2/K)
Number of Units:	1	2

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 area up to 464.5 m ² plus 0.3 for area in excess of 464.5m ²	none permitted
Buildable Floor Area (m ²):*	Lot A: Max. 245.3 m ² (2640.4 ft ²) Lot B: Max. 245.3.m ² (2640.4 ft ²)	Lot A: Max. 245.3 m ² (2640.4 ft ²) Lot B: Max. 245.3 m ² (2640.4 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Total: Max. 20%	Building: Max. 45% Non-porous Surfaces: Max. 70% Total: Max. 20%	none
Lot Size:	315 m ²	Lot A: 446m ² Lot B: 446 m ²	none
Lot Dimensions (m):	Width: 10 m Depth: 24 m	Lot A Width: 10.5 m Depth: 42.7 m Lot B Width: 10.5 m Depth: 42.7 m	none

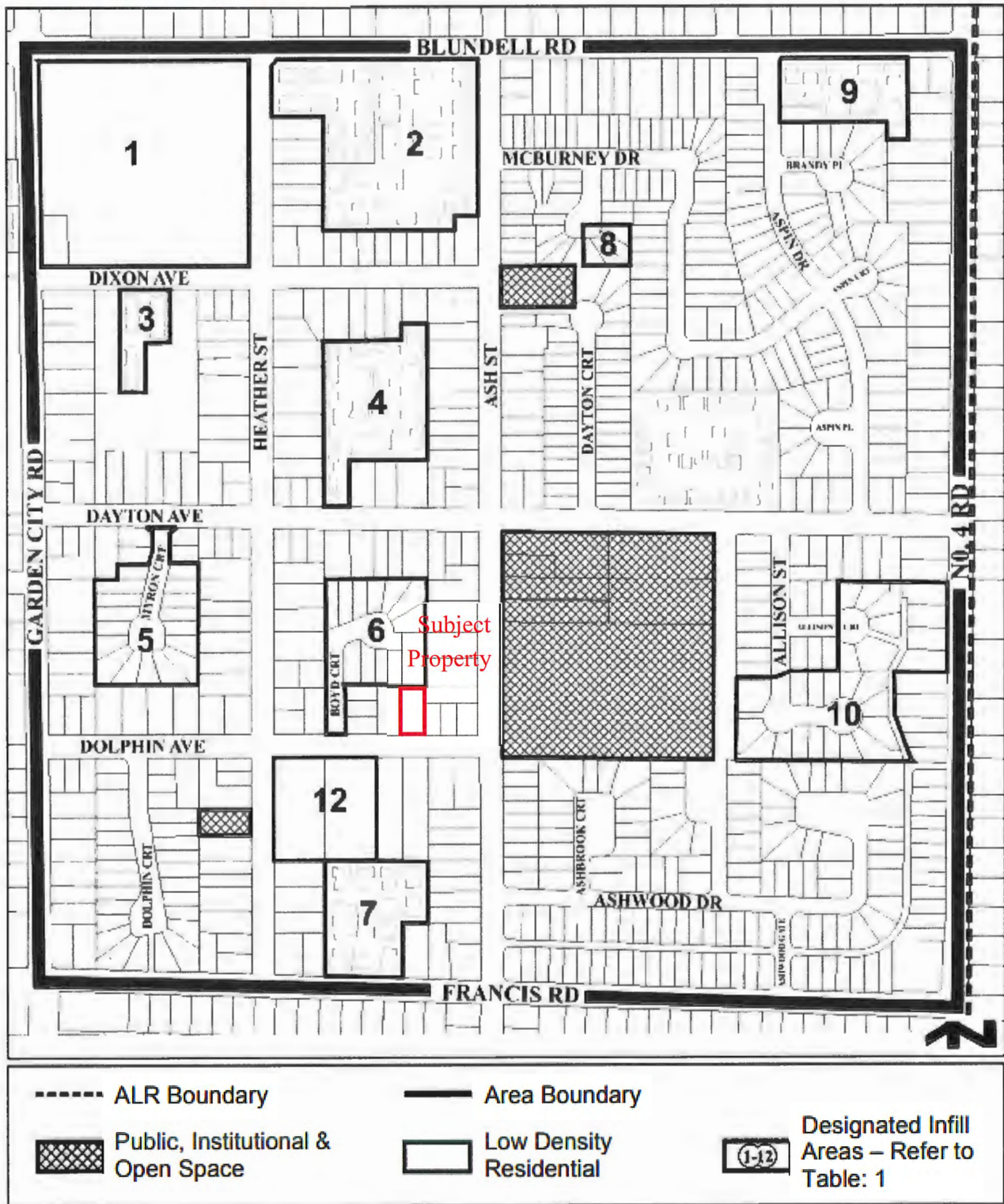
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setbacks (m):	<p>Front: Min. 6.0 m</p> <p>Rear: Min. Greater of 6.0 m or 20% of the total lot depth, for a maximum of 60% of the rear wall of the first storey; and 25% of the total lot depth for the remaining 40% of the rear wall of the first storey and any second storey, or half (½) storey above, up to a maximum required setback of 10.7 m</p> <p>Note: Min. Rear Yard setback is 6.0 m if the lot area is less than 372 m²</p> <p>Side: Min. 1.2 m</p>	<p>Front: Min. 6.12 m</p> <p>Rear: Min. 8.58 m for a maximum width of 60% of the rear wall of the first storey; and Min. 10.66 m for the remaining 40% of the rear wall of the first storey and any second storey, or half (½) storey above.</p> <p>Side: Min. 1.2 m</p>	none
Height (m):	Max 2½ storeys or 9.0 m	Max 2½ storeys or 9.0 m	none
Off-street Parking Spaces – Total:	2	2	none

Other: _____

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

Broadmoor Area – Ash Street Sub-Area Plan

Land Use Map Bylaw 9489
2016/07/18



**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF
LOT 180 SECTION 22 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 48137**

#9371 DOLPHIN AVENUE,
RICHMOND, B.C.
P.I.D. 004-918-428



SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

LEGEND:

- (C) denotes conifer
- (S) denotes stump
- ☉ denotes catch basin
- ⊙ denotes round catch basin
- ⊠ denotes water meter
- ⊖ denotes cleanout
- TW denotes top of wall

The following is a timeline of our mandatory Arborist Inclusion 'Trigger Points':

1. Pre-Construction Impact Assessment (Report/LoU document), which the developer/consultant and general contractor shall familiarize themselves with and sign off on.
2. Pre-Construction Meeting with the general contractor and any subtrades responsible for work within or near the TPB or Arborist Inclusion Zones prior to the commencement of any work. The Project Arborist shall inform all trades of any arborist-specific required design and/or methodologies within the LoU that will be required in order to maintain compliance to tree protection.
3. During the Course of Construction/Landscaping, announced from time to time, to ensure that both the General as well as the Site-Specific Arborist Inclusion activities listed in the Arborist Report/LoU are either performed by the Project Arborist or to the satisfaction of the Project Arborist.
4. Post-Construction Assessment Report shall be required to be drafted and submitted to the City by the Project Arborist, confirming that all specified Arborist Inclusion/Involvement within the LoU was satisfactory to the LoU terms.

Project Title:
Gurjit - Dolphin Ave Rezoning


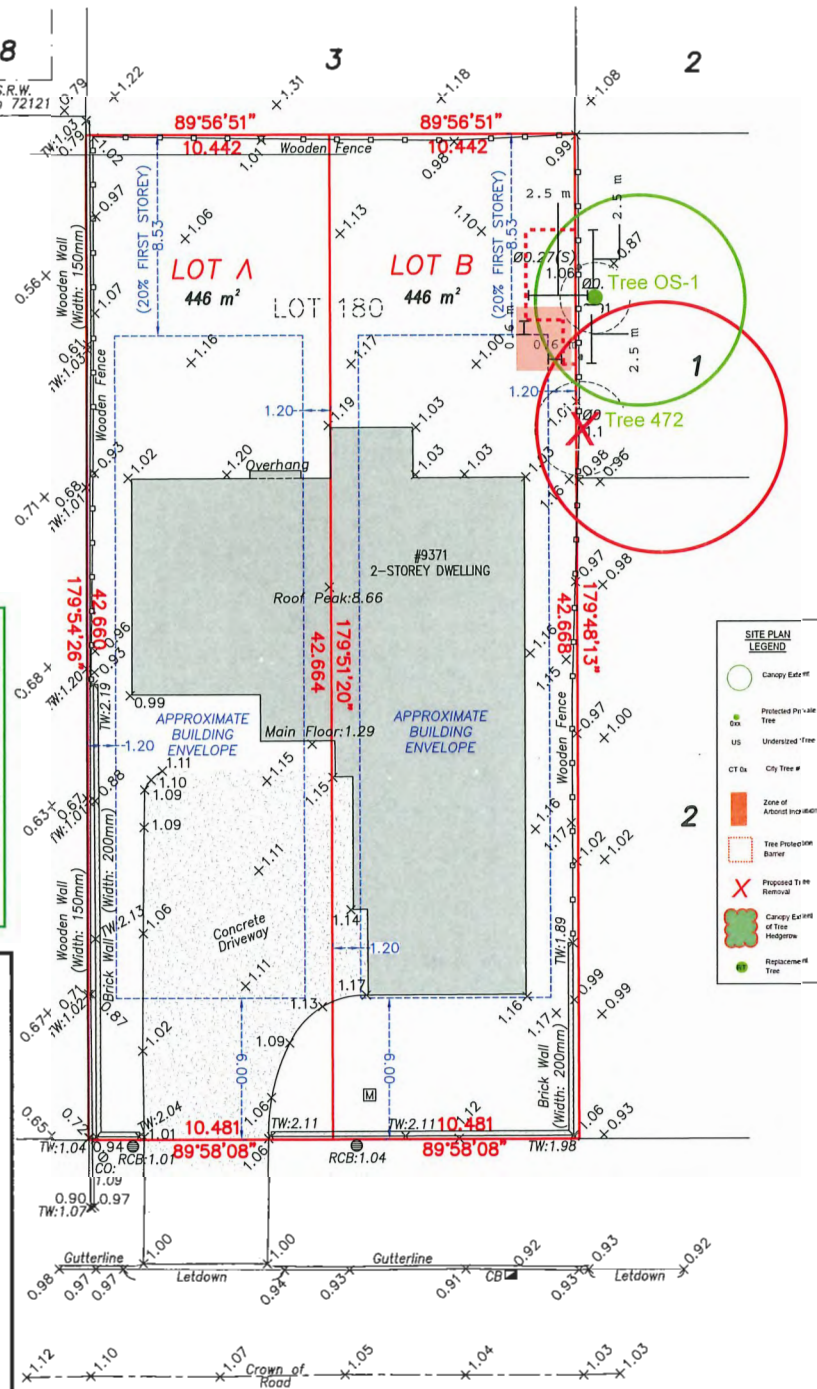
Document Title:
Tree Management Plan v1

Date: August 15th 2023

Address: 9371 Dolphin Ave, Richmond

Project Arborist: Mike Winkelmann, Alpine Tree Care

Project Arborist Contact: Call or Text 24/7 @ 604-334-7586 or mwinklmm@gmail.com

SITE PLAN LEGEND

- Canopy Extent
- ⊙ Protected Private Tree
- US Undersized Tree
- CT Co. City Tree #
- Zone of Arborist Inclusion
- Tree Protection Barrier
- Proposed Tree Removal
- Canopy Extent of Tree Hedgerow
- Replacement Tree

DOLPHIN AVENUE

Nail in aluminum
Tag #7072
Site Benchmark
Elevation: 0.95

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.
Johnson Tam Digitally signed by
JQQ5M3 Johnson Tam JQQ5M3
Date: 2022.12.15
11:57:22 -08'00'
JOHNSON C. TAM, B.C.L.S., C.L.S.
December 12th, 2022.

FB-420 P149-151; FB-422 P10-12
Drawn By: LK

DWG No. 8000-Topo

PLN - 31



Address: 9371 Dolphin Ave

File No.: RZ 23-014545

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10485, the developer is required to complete the following:

1. Submission of a Landscape Security in the amount of \$6,000.00 (\$750/tree) to ensure that three (4) four on proposed Lot B and four (4) trees on proposed Lot A for a total of eight (8) trees are planted and maintained on each; minimum 8 cm deciduous caliper or 4 m high conifers).
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Enter into an agreement to modify the building setback on Lot 2 and/or use appropriate building construction methods to accommodate the required Tree protection zone for Tree #472 as identified by a qualified arborist to the satisfaction of the Director of Development, in consultation with the City's Tree Preservation Officer; or,
Where the neighbouring property owner has provided the City with written authorization for the removal of the tree, the neighbouring property owner shall submit a tree removal permit for Tree 472 and the applicant for the subject rezoning shall plant two trees on the neighbouring property or pay the sum of \$1,500.00 to the City's Tree Fund.
4. Registration of a flood indemnity covenant on title (2.9 m GSC – Area A).
5. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until at minimum a one-bedroom secondary suite is constructed on both of the future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
6. Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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.

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

1. At Subdivision stage, the applicant is required to pay the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the required servicing and other improvements.
2. Enter into a Servicing Agreement for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

Water Works

- a) Using the OCP Model, there is 190.0 L/s of water available at a 20 psi residual at the frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- a) At the Developer's cost, the Developer is required to:

- i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm 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.
 - ii) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - iii) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2n-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized via the servicing agreement process.
 - iv) Upgrade the existing 150mm water main on Dolphin Ave to 200mm. The upgrade shall be approximately 21 m along the entire proposed site's frontage.
 - v) Cut, cap and remove at main the existing water service connection fronting the south property line.
 - vi) Install two new water service connections complete with water meters. Each service connection shall service one of the newly proposed lots.
- c) At Developers cost, the City will:
- i) Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

- a) At Developer's cost, the Developer is required to:
- i) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - ii) Upgrade the existing storm sewer located on Dolphin Ave from a newly proposed manhole fronting the proposed site's west property line to a newly proposed manhole fronting the proposed site's east property line to 600mm. The upgrade shall be approximately 21 m.
 - iii) Confirm that the horizontal clearance from the existing storm service connections and inspection chambers to the proposed driveway meet the City standards.
 - iv) Confirm the capacity and condition of the two existing storm connections and inspection chambers through a video inspection. If the existing storm connections and inspection chambers are adequate to serve the proposed development, the existing connections and inspection chambers may be retained to serve the proposed development sites.
- a) At Developer's cost, the City will:
- i) Complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

- a) At Developer's cost, the Developer is required to:
- i) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
- b) At Developer's cost, the City will:
- i) Complete all tie-ins for the proposed works to existing City infrastructure.
 - ii) Confirm the capacity and condition of the existing sanitary connection and inspection chamber located at the south-west corner of the proposed lot through a video inspection. If the existing sanitary connection and inspection chamber are adequate to serve the proposed development, the existing connection and inspection chamber may be retained to serve the proposed development sites.
 - iii) Install a new sanitary connection complete with an inspection chamber to serve the proposed lot B.

Frontage Improvements

- a) The following frontage upgrades will be required at the applicant's cost as part of the Servicing Agreement:
- o The existing driveway to the site from Dolphin Avenue is to be closed permanently. The applicant is responsible for the removal of the existing driveway letdown and the replacement with barrier curb and gutter and boulevard.
 - o Two new driveway crossings are to be constructed to meet the requirements of the City of Richmond's Engineering Design Specifications. Width of a single family driveway shall be no more than 4 m.
- b) Pay in keeping with the Subdivision and Development Bylaw No. 8751, a \$21,715.20 cash-in-lieu of construction for the design and construction of frontage as set out below:
- | | |
|-----------------------------------|------------|
| (1) Concrete curb and gutter | \$6,890.40 |
| (2) Concrete sidewalk | \$6,264.00 |
| (3) Roadway lighting | \$4,489.20 |
| (4) Boulevard landscape and trees | \$4,071.60 |

Note: Cash-in-lieu rates are updated yearly to adjust for inflation and fluctuations in actual construction costs. The City will re-assess the required contribution when the cash-in-lieu is paid, based on the cash-in-lieu rate that is in effect at that time.

General Items

- a) At Developer's cost, the Developer is required to:
- i) Complete other frontage improvements as per Transportation requirements.
 - ii) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - vi) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.

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

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

Note:

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

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

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

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

Signed

Date

(Signed copy on file)



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10485 (RZ 23-014545)
9371 Dolphin Avenue**

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 004-918-428

Lot 180 Section 22 Block 4 North Range 6 West New Westminister Plan NWP48137

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10485**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by
<i>Ac</i>
APPROVED by Director or Solicitor
<i>R</i>

MAYOR

CORPORATE OFFICER