



To: Planning Committee

Date: July 4, 2024

From: Wayne Craig
General Manager, Planning and Development

File: RZ 22-005648

Re: Application by Haydenco Holdings Ltd. for Rezoning at 12060 & 12080 No. 5 Road from the "Agriculture (AG1)" Zone to the "Light Industrial (IL)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10580, for the rezoning of 12060 & 12080 No. 5 Road from the "Agriculture (AG1)" zone to the "Light Industrial (IL)" zone, be introduced and given first reading.

Wayne Craig
General Manager, Planning and Development

WC:ak
Att. 6

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

Staff Report

Origin

Haydenco Holdings Ltd. (Director: Hira Gaunder) has applied to the City of Richmond for permission to rezone 12060 & 12080 No. 5 Road (Attachment 1) from the “Agriculture (AG1)” zone to the “Light Industrial (IL)” zone to permit the development of a two-storey industrial building. Vehicle access will be from an extension of the existing rear lane to Rice Mill Road.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 2).

Subject Site

The subject site fronts onto No. 5 Road and is currently vacant.

Surrounding Development

To the North: A lot zoned “Light Industrial (IL)” with an existing two-storey building on site.

To the South: A vacant lot zoned “Agriculture (AG1)”, outside the Agriculture Land Reserve (ALR) and designated “Industrial” in the Official Community Plan (OCP). The property is part of an active rezoning application (RZ 21-941597) to rezone the property to “Light Industrial (IL)” to develop two industrial buildings. The rezoning bylaw is currently at third reading.

To the East: A site split-zoned “Agriculture (AG1)” and “Light Industrial (IL)” and designated “Industrial” in the OCP. The property is part of an active rezoning and Development Permit application (RZ 18-824565 & DP18-824566) by BC Ferries to upgrade the fleet maintenance operations on the eastern part of the site. The rezoning application and development permit application are pending final adoption and issuance.

To the West: Immediately across No. 5 Road are sites zoned “Industrial Business Park (IB1)” with light industrial buildings including the Richmond Animal Shelter.

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation for the subject site is “Industrial”. The proposed rezoning is consistent with this land use designation.

The site is zoned “Agriculture (AG1)” but is not located within the Agricultural Land Reserve. The proposed rezoning to “Light Industrial (IL)” zone complies with the Industrial designation of the site in the OCP.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. The subject site is located in an area with a designated Flood Construction Level (FCL) of 2.9 m GSC. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

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

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Analysis

Built Form and Architectural Character

The proposed light industrial development consists of one two-storey building fronting No. 5 Road. The building totals approximately 1,322.44 m² in light industrial space and 529.64 m² in ancillary office space. The building has a proposed front yard setback of 3.07 m and proposed height of 9.45 m, complying with Zoning Bylaw 8500. The building's front façade features curved glazing at the northwest corner, mirroring the adjacent industrial building to the north. Conceptual development plans are provided in Attachment 3.

Staff discussed with the applicant the potential to adjust the building envelope to retain an existing significant tree along the south property line. However, the applicant advised they require the space and layout of the building to support their proposed industrial operations.

Further, in order to meet the minimum FCL of 2.9 m GSC, as required in the City's Flood Plain Designation and Protection Bylaw 8204, the elevation of the subject site will be increased by approximately 1.5 metres. Similarly, City standards for lane construction would require meeting the grade of existing lane to the north. The resulting change in grade relative to the site to the east would result in the need for retaining walls along the east property line and a portion of the south property line. Details on the impact to adjacent trees and efforts to retain them are discussed in the tree section below.

Transportation and Site Access

Vehicle access to the site will be provided at the rear through the dedication and continuation of an existing lane established from Rice Mill Road. This lane is ultimately intended to extend south to the City-owned road allowance south of 12200 No. 5 Road. The full lane connection is contingent on the redevelopment of the properties to the south including 12120 No. 5 Road, which is subject to a current rezoning application, and the properties to the south of that, which are not subject to any current development applications.

To allow for successful truck maneuvering, the rear lane at 12120 No. 5 Road must be constructed in coordination with the section adjacent to the proposed development or prior to Building Permit issuance for this subject site.

Prior to Rezoning Bylaw Adoption, the applicant of the subject site is required to dedicate a minimum 7.5m wide functional lane, to the satisfaction of the Director of Transportation, along the entire east property line. As the adjacent eastern property lines to the south are offset, a deflection of the lane is required to connect to future City lane dedication.

All off-street parking for the proposed industrial building are provided on site. The site must also be designed to allow for safe operations of loading and waste management vehicles, to the satisfaction of the Director of Transportation, prior to rezoning bylaw adoption. To address construction traffic, a Construction Parking and Traffic Management Plan to the satisfaction of the Director of Transportation is required prior to the issuance of a Building Permit.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses six bylaw-sized trees on the subject property, five trees on neighbouring properties, and one tree on City property (Attachment 4).

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

- Five trees (tag# 83 (30 cm Hazelnut), tag #85 (30 cm Cypress), tag #86 (55 cm Yew), tag #88 (73 cm Chestnut), and tag #260 (32 cm Cedar)) located on site are all in poor condition – either dying (sparse canopy foliage) or have been historically topped. These trees exhibit significant structural defects such as stem failure, narrow and weak secondary stem unions at the main branch union (below previous topping cuts) and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be replaced
- One tree (tag #251), located in the southwest portion of the site, is a 101 cm caliper Deodar Cedar is identified for removal. Staff worked with the applicant on options for retaining the significant tree, as outlined in the next section.
- Five poplar trees, including two significant trees, (tag #OS89 (85 cm), tag #OS256 (100 cm), tag #OS257 (80 cm), tag #OS258 (80 cm), tag #OS259 (100 cm)) located along the east property line on the neighbouring property to the east are identified for removal due to critical impact by the proposed grade changes and conflict with the required City lane. These trees are located in close proximity to an off-site Environmentally Sensitive Area (ESA). As a result, an Environmentally Sensitive Area Development Permit (ESA DP) will be required for this development to further assess tree removal, and compensation planting of trees or other plant material with the benefit of a Qualified Environmental Professional (QEP) Report. Staff worked on a variety of options to retain the trees, as outlined in the next section.
- All replacement trees associated with the development are specified at 2:1 ratio except for significant sized trees which are 3:1 ratio as per the OCP.

The City's Arborist has reviewed the Arborist Report regarding the City tree and supports the Arborist's findings with the following comment:

- One City tree (tag#Ci1) is in conflict with the frontage works and gas line. Relocation is not possible due to space constraints in the frontage with the introduction of a multi-use pathway.

Tree Replacement

The applicant wishes to remove six on-site trees (Trees # 83, 85, 86, 88, 251, 260). The 2:1 replacement ratio for standard trees and 3:1 ratio required for the larger tree would require 13 replacement trees for the removal of the on-site trees.

Staff have worked with the applicant, Project Arborist and Tree Preservation Officials to consider options for on-site tree retention including redesigning the building to support the retention of trees including one significant on-site tree (Tree #251). Challenges include the significant grade changes required on site to meet the FCL requirements, which make tree retention difficult where space is tight to provide room to adjust the surrounding grade to existing trees. The applicant has indicated that retention of the significant tree would result in the loss of 263 m² of floor area on the ground level which is essential to ensure sufficient ground-level space for heavy equipment and operation sequencing. Staff also investigated the potential for relocating the tree, but due to the size of the tree, Tree Preservation staff have determined that it would not be feasible. The owner has provided a letter (Attachment 5) presenting their rationale for removal.

Five off-site trees (tag#OS89, OS256, OS257, OS258, OS259) located adjacent to the east property line are identified for removal but will require further assessment through a QEP report as part of the ESA DP application process. Compensation planting for the removal of these off-site trees will be further reviewed as part of the ESA DP.

Significant effort has been made by staff and the applicant to generate and review options for securing the lane connection and mitigating the required grade changes on the site without impacting the adjacent off-site trees along the east edge of the property. Challenges include the geometry of the site and lane connection which requires a significant bend through the site to connect existing and proposed sections of lane that must accommodate large vehicles; significant grade changes that are being introduced to bring the development into compliance with the City's Flood Control Bylaw; and the age and type of trees potentially impacted. Options considered included realignment of the lane to straighten the connection, reduction in parking stalls, and alternative construction methods. In order to retain the off-site trees, a tree protection zone of up to 5.0 m along the east edge of the property would be required to provide an adequate buffer. This would impact the site layout and require further reductions to building floor area to accommodate the shift in the lane and further reduction to carve out room for required parking and maneuvering for loading and waste management access, which the applicant advises would affect the viability of the project. Further, the Project Arborist has noted the off-site trees are Poplars, which grow fast but are prone to insect, disease and branch breakage with age. This species also has high water requirements. Given the short lifespan of poplar trees, the current age of the subject trees, the impact to critical root zone and reduction of water table due to construction, the applicant, Project Arborist and City Tree Preservation Officials have determined that tree retention is not feasible.

As off-site trees are located in close proximity to an Environmentally Sensitive Area (ESA), an ESA DP application is required. Further studies through a Qualified Environmental Professional (QEP) Report will be required. Staff will review further options for tree retention where possible including options for reducing parking to facilitate improved options for site grading east of the lane. Compensation planting requirements will be reviewed and applied as part of the DP.

Due to space constraints of the industrial building and required manoeuvring and circulation space required for this form of development the applicant proposes to plant four replacement trees on site. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
13	8 cm	4 m

The applicant will contribute \$6,912.00 (\$768 for each replacement tree) to the City’s Tree Compensation Fund in lieu of the remaining nine trees that cannot be accommodated on the subject property after redevelopment.

The applicant also wishes to remove one City tree (tag #Ci1) along No. 5 Rd due to conflict with proposed frontage improvements including the introduction of a multi-use path.

Staff worked internally to consider options for the location of the multi-use path, however retention or relocation of the City tree proved to be unfeasible. A \$1,500.00 compensation is required for the removal of the City tree (tag #Ci1).

Landscaping, including the tree replacement planting within the front yard setback, in conjunction with required frontage upgrades along No. 5 Road (multi-use pathway and landscaped boulevard), will improve the pedestrian experience along the development.

Public Art

Based on the buildable floor area for the new construction of approximately 25,334.91 ft² (2,354 m²) industrial area, the recommended public art contribution (2024 rate) is approximately \$7,600.47 to the Public Art Reserve Fund. This is consistent with the City’s Public Art policy.

Sustainability

The applicant proposes to incorporate sustainability and building energy efficiency features into the proposed development, including:

- Building construction to achieve a minimum 10 per cent better energy efficiency than the base BC Building Code requirement;
- A minimum of two Level 2 EV charging parking spots on site;
- Pre-ducting for future rooftop solar photovoltaic infrastructure as an alternative energy source; and,

- Provision of water conservation features including high-efficiency irrigation, drought resistant planting and water conserving plumbing fixtures.

These sustainability features will be secured through legal agreements registered on Title, prior to adoption of the rezoning bylaw.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into a Servicing Agreement for the design and construction of the rear lane, frontage improvement works and service connections (Attachment 6) which are summarized as follows:

- Frontage works along No. 5 Road to accommodate additional on-street parking, a new multi-use path and related frontage improvements (new curb and gutter, asphalt trail, and greened/treed boulevards).
- Construction of the rear lane along the entire east portion of the subject site. The lane is to be 7.5 m wide with rollover curbs on both sides and street lighting to the east to the satisfaction of the Director of Engineering.
- Site servicing works to extend the necessary services including any required connections, inspection chambers and meter gauges.

Development Permit Application

An Environmentally Sensitive Area Development Permit application is required to consider the removal of the off-site trees to the east, subject to further investigation by a Qualified Environmental Professional (QEP). Through the Development Permit, the following items are to be further investigated:

- ESA compensation planting for potential tree removal adjacent to the rear lane; and,
- Opportunities to maximize planting area through additional parking reduction measures.

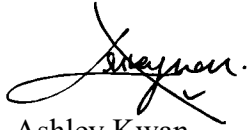
Financial Impact or Economic Impact

The 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 application is to rezone the property at 12060 and 12080 No. 5 Road from the “Agriculture (AG1)” zone to the “Light Industrial (IL)” zone, to permit the development of one industrial building with vehicle access from an extension of the existing rear lane to Rice Mill Road.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10580 be introduced and given first reading.



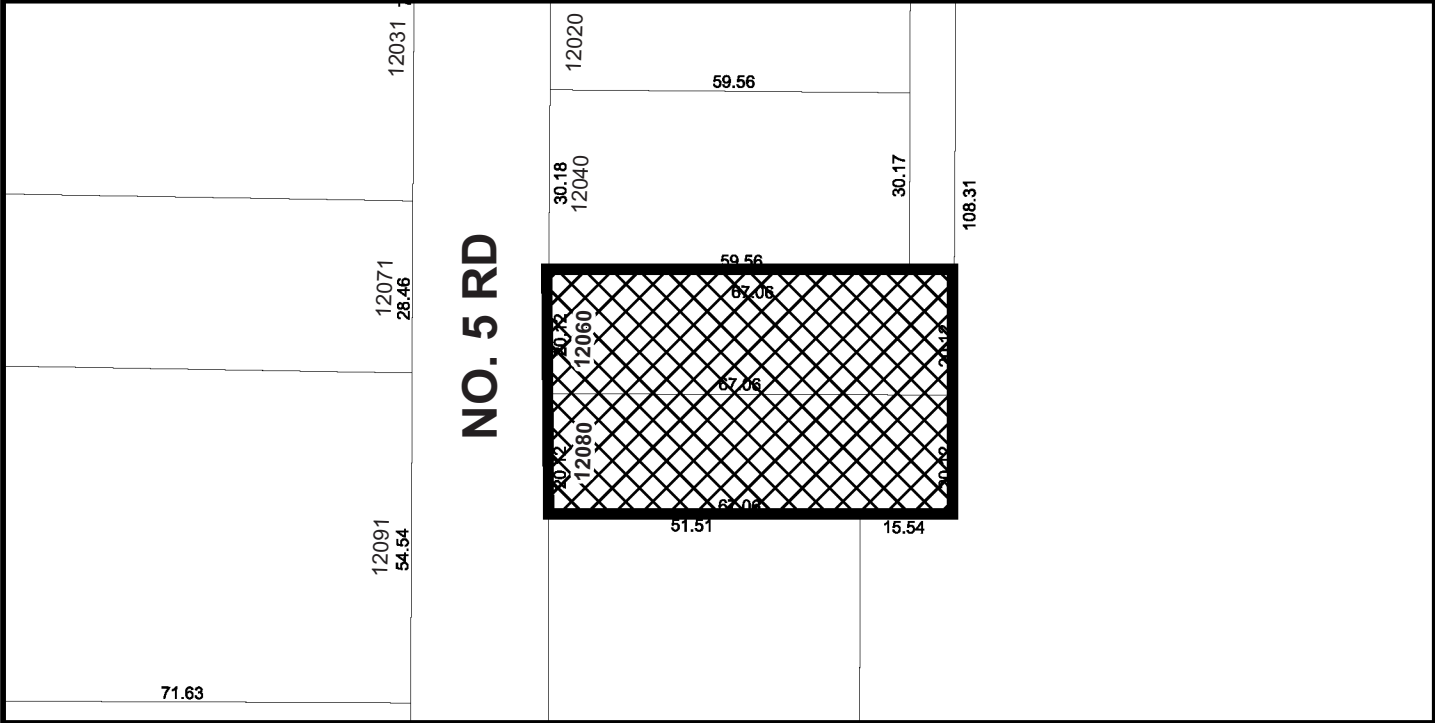
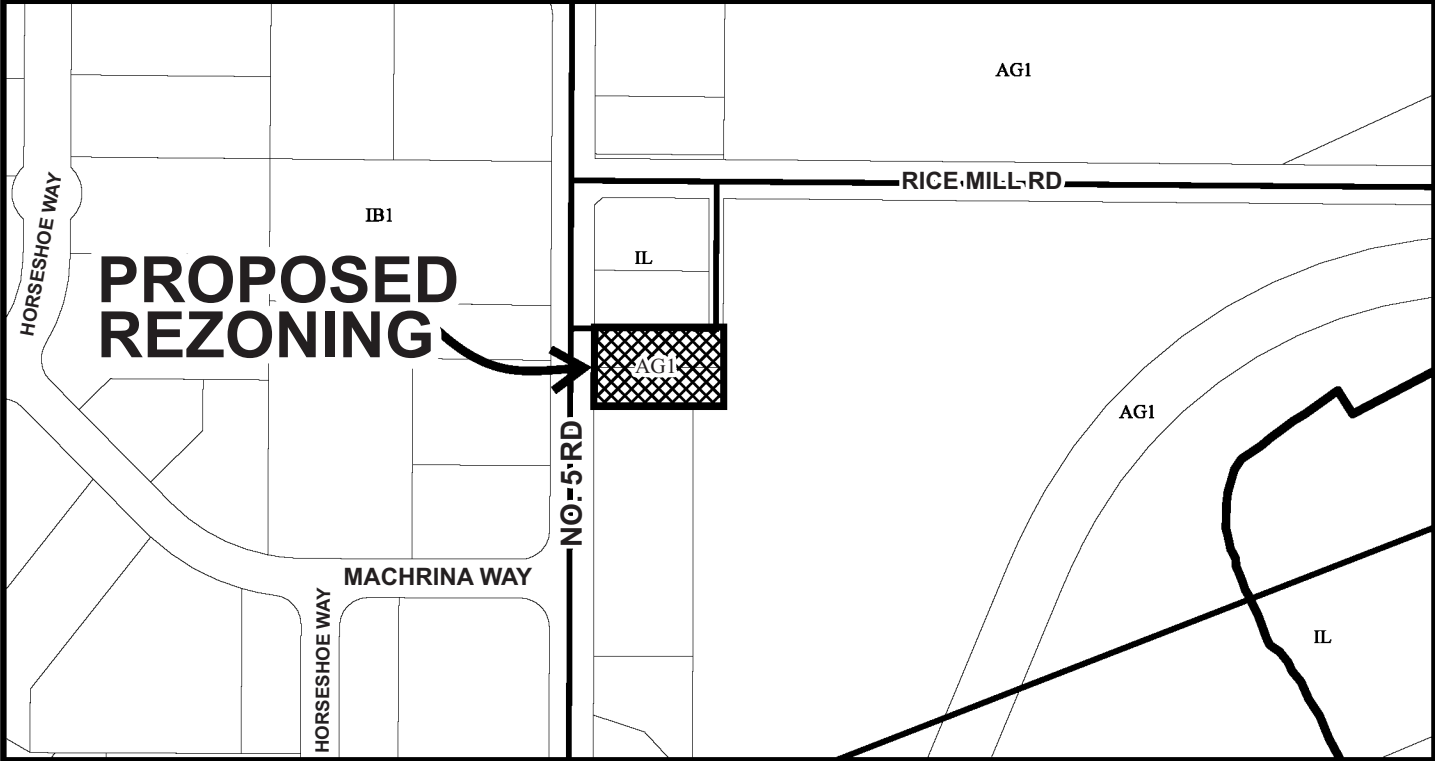
Ashley Kwan
Planner 1
(604-276-4173)

AK:he

- Att. 1: Location Map
2: Development Application Data Sheet
3: Conceptual Development Plans
4: Tree Management Plan
5: Tree Removal Request Letter
6: Rezoning Considerations



City of Richmond



RZ 22-005648

PLN - 38

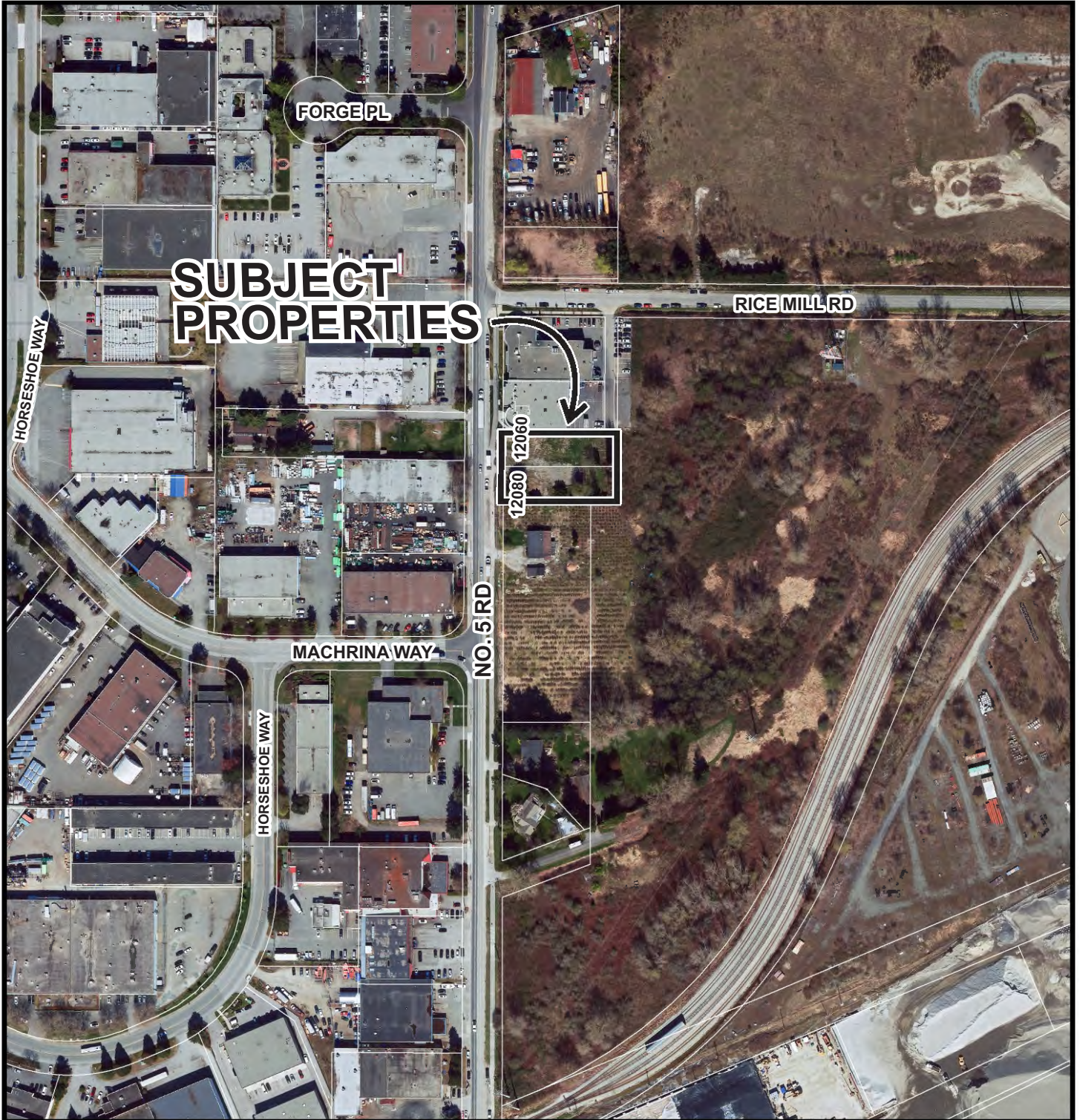
Original Date: 01/26/22

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 22-005648

PLN - 39

Original Date: 01/26/22

Revision Date:

Note: Dimensions are in METRES



RZ 22-005648

Attachment 2

Address: 12060 & 12080 No. 5 Road

Applicant: Haydenco Holdings Ltd.

	Existing	Proposed
Owner:	Haydenco Holdings Ltd	No Change
Site Size (m²):	2,698 m ²	2,354 m ²
Land Uses:	Vacant	Light Industrial Building
OCP Designation:	Industrial	No Change
Zoning:	Agriculture (AG1)	Light Industrial (IL)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.0	0.79	none permitted
Buildable Floor Area (m ²):*	Max. 2,354 m ² (25,334.91 ft ²)	1,850.18 m ² (19,915.16 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 75%	Building: 67%	none
Setbacks (m):	Front: Min. 3.0 m Rear & Side: N/A	Front: 3.1 m Rear: 5.2 m Side (North): 0.1 m Side (South): 0.1 m	none
Height (m):	16.0 m	9.45 m	none
Off-street Parking Spaces – Regular (R) / Accessible (A):	Min 14 (R) and 1 (A)	14 (R) and 1 (A)	none
Off-street Parking Spaces – Total:	15	15	none

* Preliminary estimate; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

NO.	DATE	DESCRIPTION
A	15/10/14	REVISIONS
B	16/10/14	REVISIONS
C	17/10/14	REVISIONS
D	18/10/14	REVISIONS
E	19/10/14	REVISIONS
F	20/10/14	REVISIONS
G	21/10/14	REVISIONS
H	22/10/14	REVISIONS
I	23/10/14	REVISIONS
J	24/10/14	REVISIONS
K	25/10/14	REVISIONS
L	26/10/14	REVISIONS
M	27/10/14	REVISIONS
N	28/10/14	REVISIONS
O	29/10/14	REVISIONS
P	30/10/14	REVISIONS
Q	31/10/14	REVISIONS
R	01/11/14	REVISIONS
S	02/11/14	REVISIONS
T	03/11/14	REVISIONS
U	04/11/14	REVISIONS
V	05/11/14	REVISIONS
W	06/11/14	REVISIONS
X	07/11/14	REVISIONS
Y	08/11/14	REVISIONS
Z	09/11/14	REVISIONS

RESUME:
CIVIC ADDRESSING - EXISTING:
 1800 50th N, R50
 1800 50th N, R50
 1800 50th N, R50

ZONING DESIGNATION: M1
 ZONING REGULATIONS: LOCAL INDUSTRIAL I (MANUFACTURING)

SITE AREA: 21428.08 SQ. FT. (2486 5/8')

POST-OCCUPANCY SITE AREA: 21428.08 SQ. FT. (2486 5/8')

BUILDING AREA: 44,848.19 SQ. FT. (1914 5/8')

SITE COVERAGE: MAX ALLOWABLE: 75%
 14144.76 SQ. FT. (1615 1/2')

FLOOR AREAS:

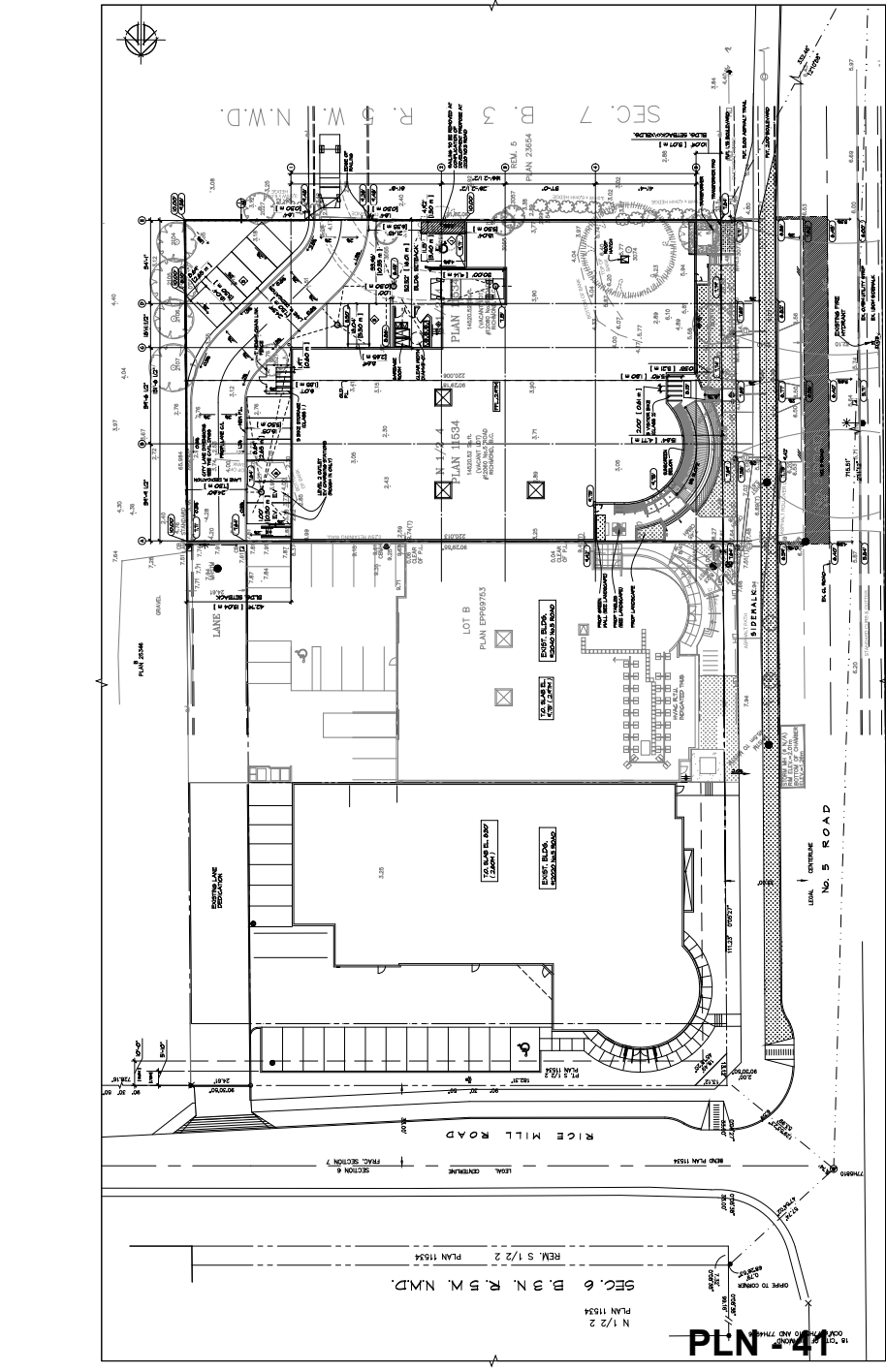
FLOOR AREA RATIO	MAXIMUM ALLOWABLE FLOOR AREA RATIO	LODGING
MAINTENANCE FLOOR: 1077.12 SQ. FT.	1077.12 SQ. FT.	0
SECOND FLOOR: 21428.08 SQ. FT.	21428.08 SQ. FT.	0
MEZZANINE: 1077.12 SQ. FT.	1077.12 SQ. FT.	0
TOTAL: 23582.32 SQ. FT.	23582.32 SQ. FT.	0

REQUIREMENTS	PROVIDED	REMARKS
TOTAL RESIGNED: 9 SPALLS	9 SPALLS	9 SPALLS
REGULAR SPALLS: 4 SPALLS	4 SPALLS	4 SPALLS
MANUFACTURING SPALLS: 5 SPALLS	5 SPALLS	5 SPALLS
TOTAL PROVIDED: 9 SPALLS	9 SPALLS	9 SPALLS

REQUIREMENTS	PROVIDED	REMARKS
TOTAL RESIGNED: 10 SPALLS	10 SPALLS	10 SPALLS
REGULAR SPALLS: 5 SPALLS	5 SPALLS	5 SPALLS
MANUFACTURING SPALLS: 5 SPALLS	5 SPALLS	5 SPALLS
TOTAL PROVIDED: 10 SPALLS	10 SPALLS	10 SPALLS

LOADINGS:
 TABLE 18.02.2 OF RICHMOND ZONING BY-LAW
 1800 50th N (M1) 5/11/14 (M1) 5/11/14
 1800 50th N (M1) 5/11/14 (M1) 5/11/14

LOADING REQUIREMENTS:
 400 LB./SQ. YD. (3600 KPa)
 1800 50th N (M1) 5/11/14 (M1) 5/11/14



WATSON & BARNARD BC LAND SURVEYORS
 1800 50th N, R50
 1800 50th N, R50
 1800 50th N, R50

AMENDATIONS
 1. AMENDMENT 1: ADDITION OF...
 2. AMENDMENT 2: ADDITION OF...
 3. AMENDMENT 3: ADDITION OF...

KEY:
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 2. ...
 3. ...
 4. ...
 5. ...

B.C.B.C. 2010 - CODE ANALYSIS

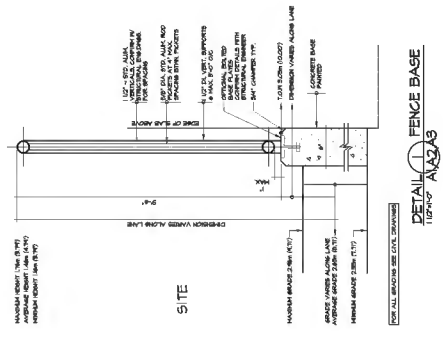
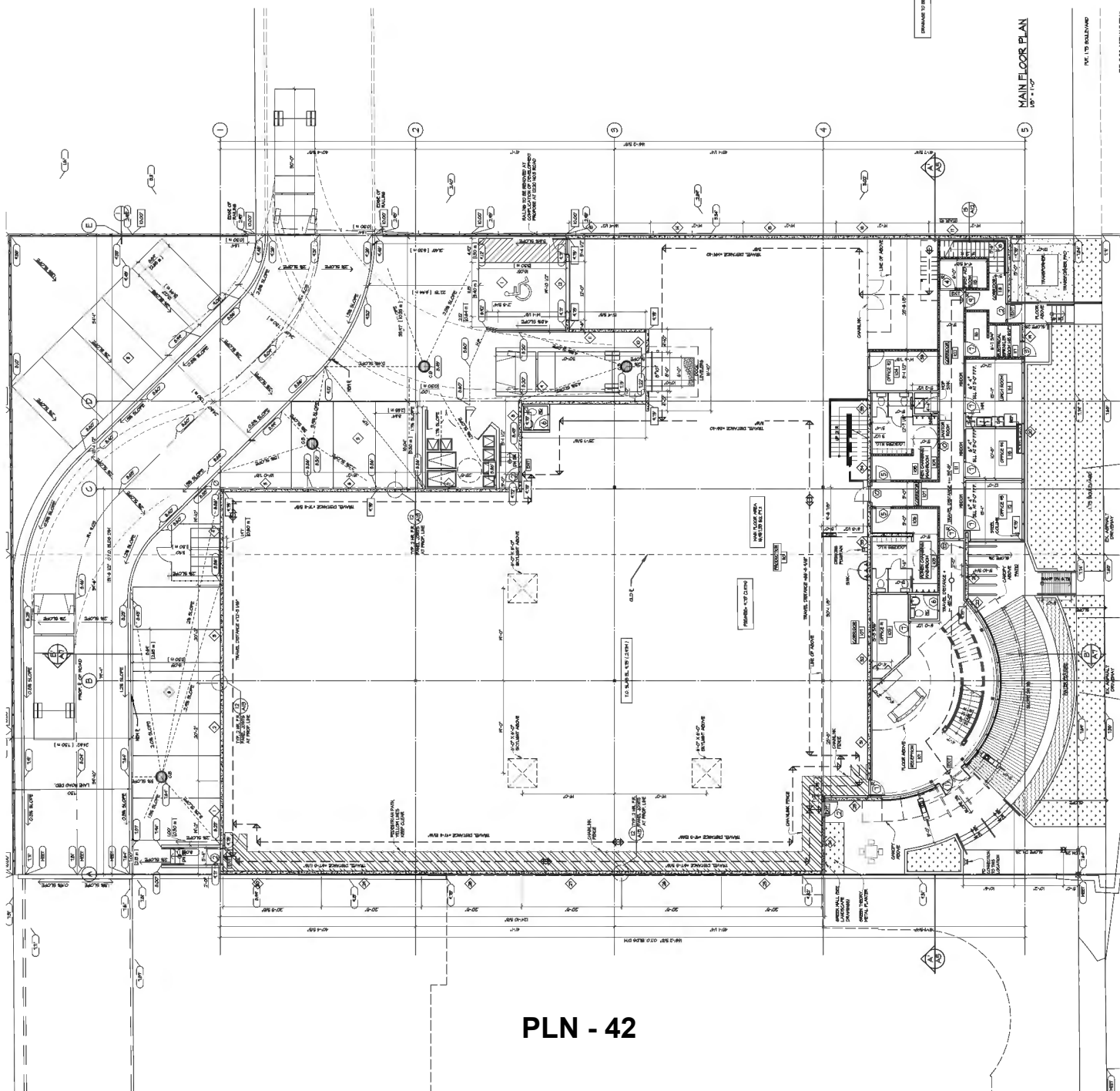
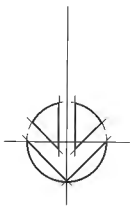
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LO STUDIO
 architecture Inc.
 1800 50th N, R50
 1800 50th N, R50
 1800 50th N, R50

PROPOSED OFFICE BLDG SUPPLIES LTD
 1800 50th N, R50
 1800 50th N, R50
 1800 50th N, R50

TABLE: 18.02.2 OF RICHMOND ZONING BY-LAW
DATE: APRIL 18, 2014
BY: 1800 50th N, R50
FOR: 1800 50th N, R50
PROJECT: 1800 50th N, R50

REVISIONS		
NO.	DATE	DESCRIPTION
A	2/2/19	ISSUED FOR CLIENTS REVIEW
B	2/2/19	ISSUED FOR CLIENTS REVIEW
C	2/2/19	ISSUED FOR CLIENTS REVIEW
D	2/2/19	ISSUED FOR CLIENTS REVIEW
E	2/2/19	ISSUED FOR CLIENTS REVIEW
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V	2/2/19	ISSUED FOR CLIENTS REVIEW
W	2/2/19	ISSUED FOR CLIENTS REVIEW
X	2/2/19	ISSUED FOR CLIENTS REVIEW
Y	2/2/19	ISSUED FOR CLIENTS REVIEW
Z	2/2/19	ISSUED FOR CLIENTS REVIEW





LO STUDIO
architecture inc.

3701 WALKER AVENUE
VANCOUVER, BC V6X 3K9
TEL: 604-271-1111 FAX: 604-271-1112

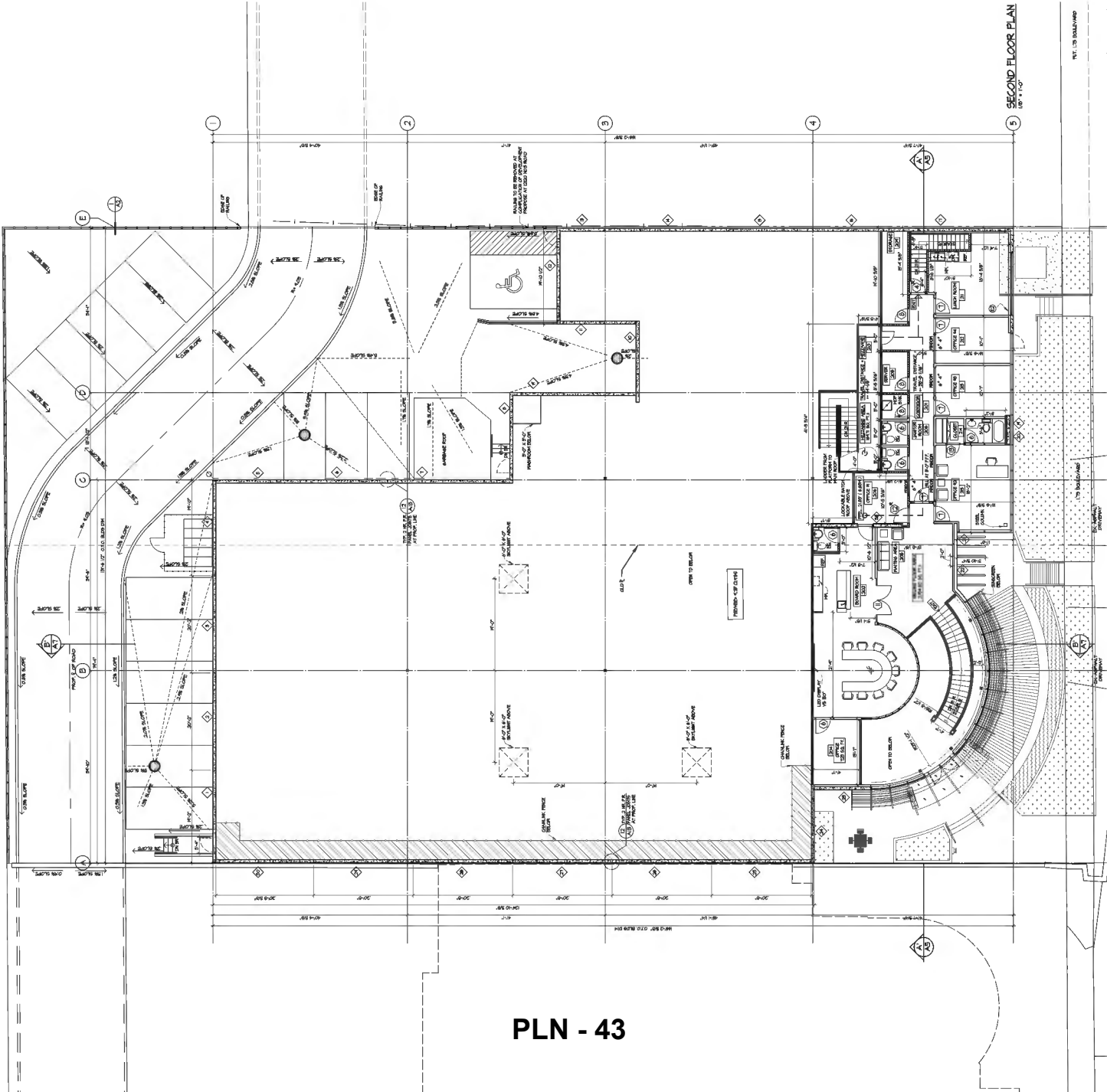
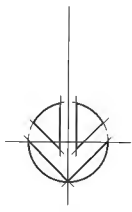
PROPOSED OFFICE WARE BUILDING
FOR: HATFIELD DRILLING SUPPLIES LTD

SHEET TITLE
MAIN FLOOR

SCALE: 1/8" = 1'-0" (GENERAL)
DATE: FEB. 2020 (ISSUED BY: MC)

NO. 12345 I. 12345 NO. 2 ROAD
RICHMOND, B.C.

REVISIONS		
NO.	DATE	DESCRIPTION
A	12/15/19	ISSUED FOR CLIENTS REVIEW
B	12/15/19	ISSUED FOR CLIENTS REVIEW
C	12/15/19	ISSUED FOR CLIENTS REVIEW
D	12/15/19	ISSUED FOR CLIENTS REVIEW
E	12/15/19	ISSUED FOR CLIENTS REVIEW
F	12/15/19	ISSUED FOR CLIENTS REVIEW
G	12/15/19	ISSUED FOR CLIENTS REVIEW
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L	12/15/19	ISSUED FOR CLIENTS REVIEW
M	12/15/19	ISSUED FOR CLIENTS REVIEW
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Q	12/15/19	ISSUED FOR CLIENTS REVIEW
R	12/15/19	ISSUED FOR CLIENTS REVIEW
S	12/15/19	ISSUED FOR CLIENTS REVIEW
T	12/15/19	ISSUED FOR CLIENTS REVIEW
U	12/15/19	ISSUED FOR CLIENTS REVIEW
V	12/15/19	ISSUED FOR CLIENTS REVIEW
W	12/15/19	ISSUED FOR CLIENTS REVIEW



PLN - 43

SECOND FLOOR PLAN
REV. 12/15/19

LO STUDIO
architecture inc.

3701 VICTORIA AVENUE
RICHMOND, B.C. V6X 2M7
TEL: 604.273.4444 FAX: 604.273.4445

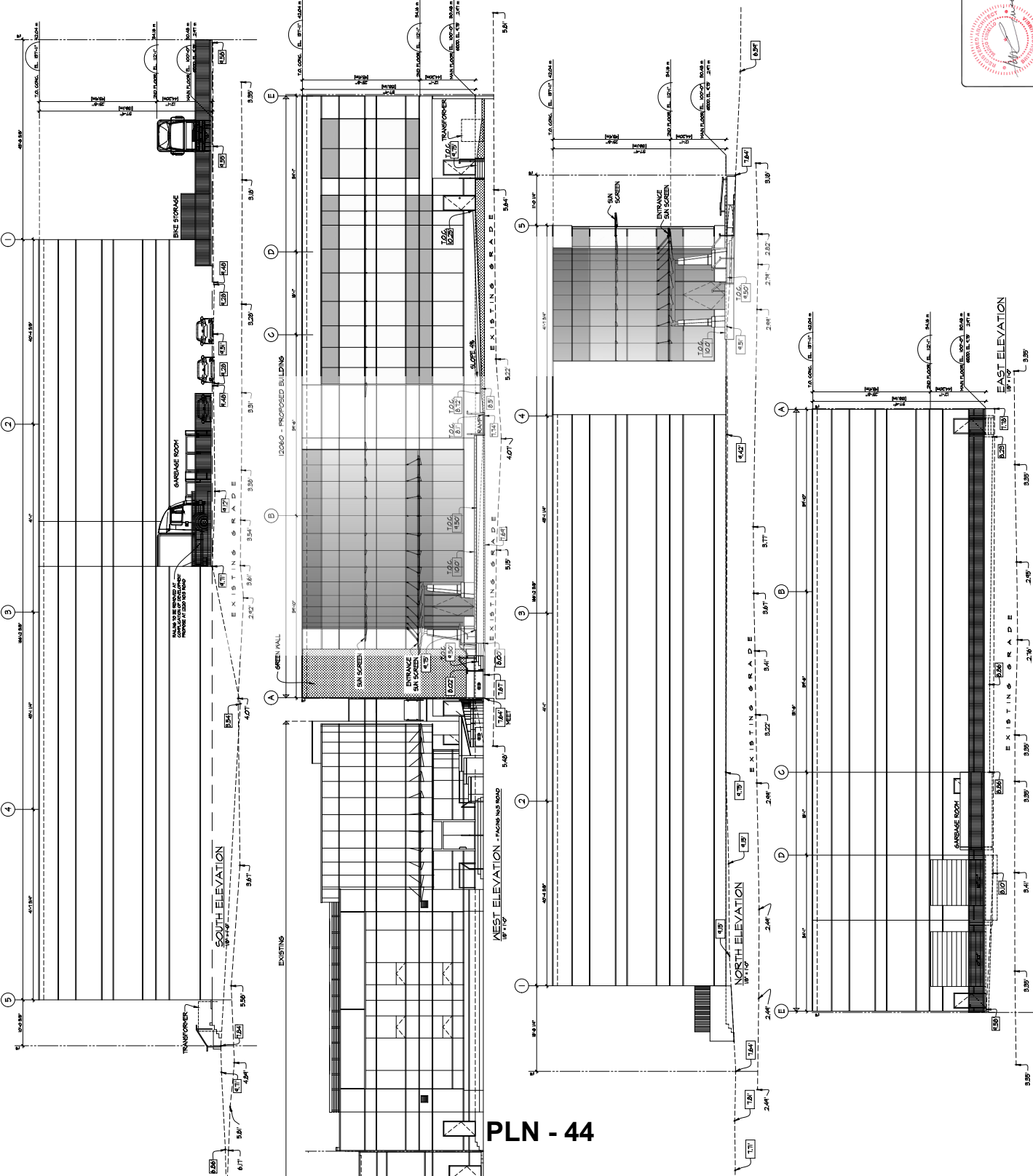
PROJECT:
PROPOSED OFFICE WPS BUILDING
FOR: HATBER DRILLING SUPPLIES LTD

DATE: FEB. 2020 CHECKED BY: [Signature]

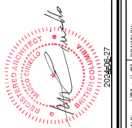
NO.	DATE	DESCRIPTION
A	2020	ISSUED FOR COORDINATION
B	2020	ISSUED FOR CLIENTS APPROVAL
C	2020	ISSUED FOR CLIENTS APPROVAL
D	2020	ISSUED FOR COORDINATION
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LEGEND

- 1. GRASS
- 2. ASPHALT
- 3. CONCRETE
- 4. MULTILAYER FLEXIBLE BASE
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PLN - 44

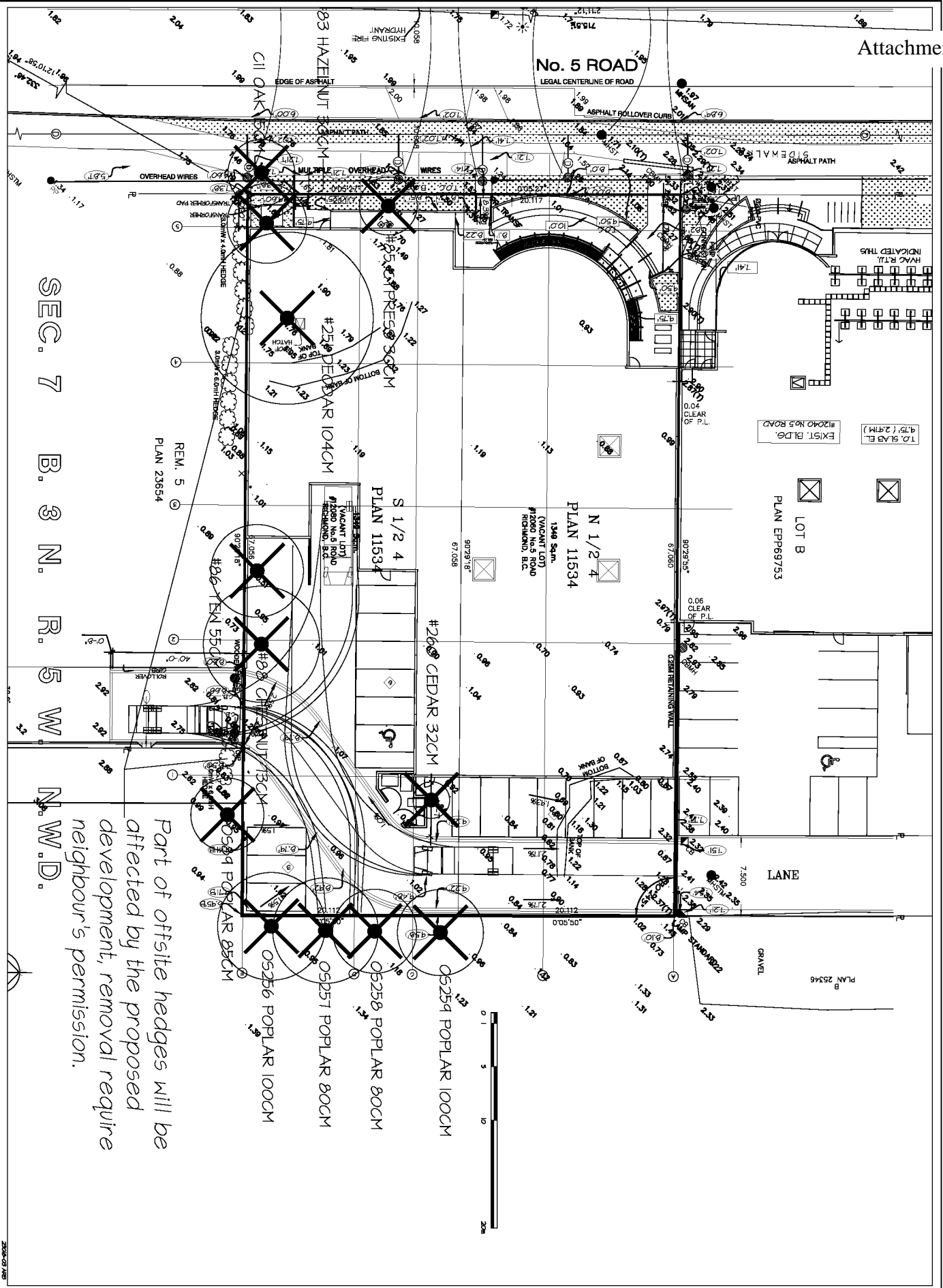


LO STUDIO
architecture Inc.
3781 W. HURONTARIO ST. #100
RICHMOND, ONT. L4B 1A7
TEL: (905) 881-1111 FAX: (905) 881-1112

PROPOSED OFFICE BLDG. ELEVATIONS
FOR HATFIELD DRILLING SUPPLIES LTD

SHEET TITLE
ELEVATIONS

SCALE: 1/8" = 1'-0" (TYPICAL) 1/4" = 1'-0" (TYPICAL)
DATE: MAY 2020 (REVISION)
PROJECT: 10060 N.W. 5 ROAD RICHMOND, B.C.
DRAWING NO.: 19-016-A4



SEC. 7 B. 3 N. R. 5 W.

Part of offsite hedges will be affected by the proposed development, removal require neighbour's permission.
N.W.D.

PLN - 45



ARBORIST PLAN

DATE: MAY 2009 DRAWING NUMBER: **L2arb**

SCALE: 1:50

DRAWN: JG

CHECK: JG

DATE: 08

SCALE: 1:50

PROJECT: ARBORIST

12060/12080 NOS ROAD

RICHMOND, BC

PROJECT TITLE: ARBORIST PLAN

DATE: MAY 2009 DRAWING NUMBER: **L2arb**

SCALE: 1:50

DRAWN: JG

CHECK: JG

DATE: 08

SCALE: 1:50

M2

LANDSCAPE ARCHITECTURE

2530 761 Ave. Suite 111
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2a.com



12020 No. 5 Road
 Richmond, BC, Canada
 V7A 4G1
 www.haydenbit.com

Phone: 604-271-6941
 Fax: 604-271-6944
 Toll Free: 1-888-271-6941

Ashley Kwan
 Planner 1, Development Applications
 City of Richmond

Dear Ashley,

With reference to the retention of the tree on the Industrial Building Project, I would like to point out the following:

- 1) The design that was submitted for re-zoning on December 16th 2021 was the result of a very accurate analysis reflecting the program and requirements for the operations of my company which are:
 - a. The production cannot be distributed among different floors. There is a horizontal sequential order for the operations
 - b. The equipment weight is in the order of 3000 pounds
 - c. The clearances are the ones shown on the drawings
 - d. The current design optimizes the production area and the location of machineries.
 - e. We have already submitted plans that clearly identify the demarcation between the office and the industrial/production area. We will attach these plans to this letter
- 2) The presence of the tree forces to implement changes that are not compatible with the above and, therefore, the building of the facility would be useless. This would be unfortunate from many points of view:
 - a. The new company would employ several personnel
 - b. It would increase the property tax because of the improvement
 - c. From an urban point of view, will contribute considerably to the character of the street and of the neighborhood because of the quality of the design, which also will extend the design intention of the already built previous two phases.
 - d. It will contribute, along with the development to the south, to completing the lane, very vital for implementing the City of Richmond's traffic strategy. Without this development, the section of the lane fronting the site to the north and the section of the lane fronting site to the south will be separated requiring a permanent access from No 5 Road.
- 3) The space of the land that is available for development is greatly limited already by the dedication for the lane (which we knew was necessary) while, at the time of the application, the requirements for the retention of the trees were not known. The tree retention came only lately when our application was well advanced in the process.
- 4) We have received previous comments from the Planning Department with which we have fully complied. So, the design was changed consequentially. From a sequencing point of view, even if changes were possible to retain the tree (and unfortunately, they are not), the request of maintaining the tree would force to another redesigning (making the previous one useless). Usually there is a logical sequence in the requests and timing for introducing comments. Given what occurred and the date of filing of the re-zoning application, the request for retaining the tree appears to be an issue that should be considered surpassed. Asking to chase changes in by-laws or in policies, after an application is formally filed, would make it very difficult for developers to operate, due to the uncertainty of what you can develop and, therefore, what you can pay for the land.

Thank you in advance for your consideration and the approval for the removal of the trees.

Yours truly,

A handwritten signature in black ink, appearing to read "Eric Gaunder", is written over a circular stamp or mark.

Eric Gaunder
 President
 Haydenco Holdings Ltd.



Address: 12060 & 12080 No. 5 Road

File No.: RZ 22-005648

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10580, the developer is required to complete the following:

1. **(Lane Dedication and Design)** Any road dedication required for the establishment of a minimum 7.5 m lane along the eastern property line. The lane must connect with future lane dedication at 12120 No. 5 Road and provide adequate manoeuvring for design vehicles to the satisfaction of the Director of Transportation.
 - a) The site must be designed to allow for SU-9 and garbage/recycling vehicles accessing the site to enter lane in forward motion, turn around, and exit via the lane in forward motion.
 - b) The site and lane design must accommodate WB-50 manoeuvring within the public lane without encroachment into private property and with adequate sight lines.
 - (1) Any additional Dedication and/or SRW required to accommodate WB-50 movements to be confirmed prior to Rezoning Bylaw Adoption, to the satisfaction of the Director of Transportation.
 - (2) Provision of signage within City road dedication to address traffic flow, at the cost of the developer to the satisfaction of the Director of Transportation.
2. **(Adjacent Lane Completion)** Register a legal agreement on Title requiring the establishment of the rear public lane at 12120 No 5 Rd and completion of the subject site’s servicing agreement related to the lane, including tie ins, or an alternative interim solution, to the satisfaction of the Director of Transportation prior to the Building Permit issuance for the subject site.
3. **(Lot Consolidation)** Consolidation of all the lots into one development parcel.
4. **(Development Permit)** The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
5. **(Landscape Security)** 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:
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - include the 4 required replacement trees with the following minimum sizes:

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

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$768/tree to the City’s Tree Compensation Fund for off-site planting is required.

6. **(Tree Compensation)** City acceptance of the developer’s offer to voluntarily contribute \$6,912 to the City’s Tree Compensation Fund for the planting of (nine) replacement trees within the City.
7. **(City Tree Compensation)** City acceptance of the developer’s offer to voluntary contribute \$1,500.00 to the City’s Tree Compensation Fund for the removal of City tree (tag #Ci1).
8. **(ESA Compensation)** Provision of compensation planting associated with the removal of any off-site trees located in an Environmentally Sensitive Area as assessed by a Qualified Environmental Professional and secured through the associated Development Permit.
9. **(Flood Protection)** Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.9 m GSC.
10. **(EV Charging)** Registration of an Electric Vehicle (EV) Charging Infrastructure covenant on Title, securing the owner’s commitment to voluntary provide, install, **PLN-48** EV charging equipment for the use of the commercial

Initial: _____

tenants and others as determined to the satisfaction of the City. More specifically, a minimum of 2 of the required parking spaces must be provided with Level 2 EV charging.

- 11. **(Water Conservation)** Registration of a legal agreement on title ensuring the provision of water conserving plumbing fixtures and high efficiency irrigation.
- 12. **(Solar Pre-ducting)** Registration of a legal agreement on title ensuring that the building will be pre-ducted for solar photovoltaic or other alternative energy systems to the satisfaction of the Director of Building Approvals.
- 13. **(Energy Efficiency)** Registration of a legal agreement on title ensuring that building energy use will be a minimum 10% less than current code (BC Building Code) requirements. Compliance will be confirmed at Building Permit stage through energy modelling to the satisfaction of the Director of Building Approvals.
- 14. **(Public Art – Cash Contribution)** City acceptance of the developer’s offer to make a voluntary cash contribution towards the City’s Public Art Fund, the terms of which shall include the following:

- a) The value of the developer's voluntary public art contribution shall be based on the Council-approved rates for residential and non-residential uses and the maximum buildable floor area permitted under the subject site’s proposed zoning, excluding floor area associated with affordable housing and market rental, as indicated in the table below.

Building Type	Rate	Max. Permitted Floor Area (after exemptions)	Min. Voluntary Cash Contribution
Industrial	\$0.30/ ft ²	25,334.91 ft ² (2,354 m ²)	\$7,600.47

- b) In the event that the contribution is not provided within one year of the application receiving third reading of Council (i.e. Public Hearing), the contribution rate (as indicated in the table in item a) above) shall be increased annually thereafter based on the Statistics Canada Consumer Price Index (All Items) – Vancouver yearly quarter-to-quarter change, where the change is positive.
15. **(Servicing Agreement)** Enter into a Servicing Agreement* for the design and construction of the following works. 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:

- a) City Lane
 - (1) Within the minimum 7.5 m wide lane dedication, design and construction of roll over curbs on both sides, provide pavement, and provide lighting along the east side of the lane.
- b) Frontage Improvements
 - (1) Widen asphalt surface to accommodate a new parking lane along the east side. Total pavement width be approximately 10.15m. Road widening works to maintain two travel lanes while accommodating a new parking lane, new curb and gutter, grass and treed boulevard and asphalt trail along the east side of the road. The developer’s consultant is also required to complete a roadway lighting assessment and recommend lighting upgrade through the Servicing Agreement.
 - (2) On the east side of No 5. Road, from east to west, starting at the property’s (west) property line: 1.75 m treed/grass boulevard, 3.0 m wide multi-use pathway, 2.0 m wide treed/grass boulevard, 0.15 m curb and gutter. The Developer is responsible for constructing both interim and ultimate scenarios in coordination with the neighbouring development to the south of the subject site.
- c) Water Works
 - (1) Using the OCP Model, there is 601 L/s of water available at a 20 psi residual at the No 5 Rd frontage. Based on the proposed development, the site requires a minimum fire flow of 250 L/s.
 - (2) At Developer’s cost, the Developer is required to:
 - (a) 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.
 - (b) Cut and cap all existing water service connections and remove all existing water meters.
 - (c) Install a new 150mm diameter water service connection, complete with water meter and water meter box as per City specifications to service the site.

(d) 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 W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process (or via the servicing agreement process, if one is required).

(3) At Developer's cost, the City will complete all tie-ins for the proposed works to existing City infrastructure.

d) Storm Sewer Works

(1) At Developer's cost, the Developer is required to:

(a) 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.

(b) Cut and cap all existing storm sewer service connections and remove associated inspection chambers.

(c) Install a new storm service connection complete with inspection chamber as per City specifications for the proposed site. The location and size of the required storm sewer service connection shall be determined through the servicing agreement design process.

(d) Extend the rear lane existing 200mm storm sewer by approximately 42m and install a new manhole at south PL of 12080 No 5 Rd within the 7.5m lane dedication.

(e) Install 2 new catch basins connecting to the new manhole located at the rear lane of 12080 No 5 Rd.

(2) At Developer's cost, the City will complete all tie-ins for the proposed works to existing City infrastructure.

e) Sanitary Sewer Works

(1) At Developer's cost, the Developer is required to:

(a) Extend the existing 200mm sanitary sewer by approximately 41m and install a new manhole at south PL of 12080 No 5 Rd and cap the main.

(b) Install a new sanitary service connection complete with inspection chamber as per City specifications for the proposed site. The location and size of the required storm sewer service connection shall be determined through the servicing agreement design process.

(2) At Developer's cost, the City will complete all tie-ins for the proposed works to existing City infrastructure.

f) Street Lighting

(1) At Developer's cost, the Developer is required to review street lighting levels along all road and lane frontages, and upgrade as required.

g) General Items

(1) At Developer's cost, the Developer is required to:

(a) Complete other frontage improvements as per Transportation requirements.

(b) 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.

(c) Coordinate with BC Hydro, Telus and other private communication service providers:

(i) To pre-duct for future hydro, telephone and cable utilities along all road frontages.

(ii) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.

(iii) To underground overhead service lines.

(d) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the development's site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the

locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:

- BC Hydro PMT – 4.0 x 5.0 m
- BC Hydro LPT – 3.5 x 3.5 m
- Street light kiosk – 1.5 x 1.5 m
- Traffic signal kiosk – 2.0 x 1.5 m
- Traffic signal UPS – 1.0 x 1.0 m
- Shaw cable kiosk – 1.0 x 1.0 m
- Telus FDH cabinet – 1.1 x 1.0 m

16. **(Required Notices)** 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 a Development Permit* being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. **(QEP Report)** Submit a report from a Qualified Environmental Professional to assess the five off-site trees. If the trees are determined to be in an Environmentally Sensitive Area (ESA), the submission of an ESA DP* is required to address off-site tree removal and compensation.
 - a) As part of the ESA DP, further review of options to reduce parking at the southeast corner of the site, subject to Traffic Demand Management measures and to the satisfaction of the Director of Transportation.

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

Initial: _____

of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 10580 (RZ 22-005648)
12060 & 12080 No. 5 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 "LIGHT INDUSTRIAL (IL)":

P.I.D. 009-547-347

North Half Lot 4 Sections 6 and 7 Block 3 North Range 5 West New Westminster District Plan 11534

and

P.I.D. 009-547-321

South Half Lot 4 Sections 6 and 7 Block 3 North Range 5 West New Westminster District Plan 11534

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10580".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and conditions.

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

MAYOR

CORPORATE OFFICER