



**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

**Date:** June 2, 2022  
**File:** RZ 21-940331

**Re:** Application by Jude Da Silva for Rezoning at 11460 Williams Road from the  
“Single Detached (RS1/E)” Zone to the “Compact Single Detached (RC2)” Zone

**Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10387, for the rezoning of 11460 Williams Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, be introduced and given first reading.

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

WC/NA:blg  
Att. 6

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

## Staff Report

### Origin

Jude Da Silva, property owner, has applied to the City of Richmond for permission to rezone 11460 Williams Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, to permit a subdivision to create two lots with vehicle access from the rear lane. A location map and aerial photo are provided in Attachment 1. A survey and proposed subdivision plan of the subject site is included in Attachment 2.

### Findings of Fact

The subject site is located on the south side of Williams Road, between Seacote Road and No. 5 Road. The subject site is currently accessed via the existing lane.

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

#### Subject Site Existing Housing Profile

The subject site consists of a single lot containing a single-family dwelling that is occupied by the property owner. There are no secondary suites in the existing dwelling. The existing dwelling is proposed to be demolished at future development stage.

### Surrounding Development

Existing development immediately surrounding the subject site is as follows:

To the North: Across Williams Road, are compact single-family lots zoned “Compact Single Detached (RC1)”.

To the South: Across a lane, is a duplex lot zoned “Two-Unit Dwellings (RD1)” fronting Seabrook Crescent with vehicle access via the lane.

To the East: Compact single-family lots zoned “Compact Single Detached (RC1)”.

To the West: Compact single-family lots zoned “Compact Single Detached (RC1)”.

### Related Policies & Studies

#### Official Community Plan

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 Land Use Policy

The Arterial Road Land Use Policy identifies the subject site for “Arterial Road Compact Lot Single Detached”, which allows single detached housing on lots greater than 9.0 m wide provided that there is rear lane access. This redevelopment proposal is consistent with the Arterial Road Land Use Policy designation.

### Single-Family Lot Size Policy 5434

The subject site is located within the area governed by Single-Family Lot Size Policy 5434, which was adopted by Council on February 19, 1990, and subsequently amended in 1991 and 2006 (Attachment 4). This Policy permits rezoning and subdivision of lots along this section of Williams Road in accordance with the provisions of “Single-Family Housing District (R1-06)” or “Coach House District (R9)” provided there is access to an operational rear lane. These Districts are equivalent to the “Compact Single Detached (RC2)” and “Coach House (RCH)” zones of the current Zoning Bylaw 8500. This redevelopment proposal would allow for the creation of two lots, each approximately 9.1 m wide and 307 m<sup>2</sup> in area, which is consistent with the Lot Size Policy.

### Affordable Housing Strategy

Consistent with the Affordable Housing Strategy, the applicant has proposed to construct a two-bedroom secondary suite of approximately 42.7 m<sup>2</sup> (460 ft<sup>2</sup>) in each of the new dwellings. Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on title stating that no final Building Permit inspection will be granted until the two-bedroom secondary suites of minimum 42.7 m<sup>2</sup> (460 ft<sup>2</sup>) in size are constructed to the satisfaction of the City in accordance with the BC Building Code and the City’s Zoning Bylaw.

### Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on title is required prior to final adoption of the rezoning bylaw.

### **Public Consultation**

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

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

## Analysis

### Existing Legal Encumbrances

None.

### Transportation and Site Access

The subject site currently has vehicular access from the rear lane only. In accordance with Residential Lot (Vehicular) Access Regulation Bylaw No. 7222, vehicle access from the proposed lots to Williams Road is not permitted, and vehicle access to/from the proposed lots is required to be from the rear lane.

### Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies 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 zero bylaw-sized trees on the subject property, two trees on neighbouring properties, and two street trees on City property.

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

- Two City trees (tag #A (32.5 cm caliper Liquidambar Styraciflua) and tag #B (33.5 cm caliper Liquidambar Styraciflua)), are in good health and condition and should be retained and protected. A \$10,000.00 Tree Survival Security for each tree will be required.
- Two trees (tag #C and #D) located on adjacent neighbouring properties are identified to be retained and protected. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Four new trees (two on each new lot) are to be planted on-site in accordance with Zoning Bylaw regulations and landscape guidelines for compact lots in the Arterial Road Land Use Policy.

### *Tree Protection*

Four trees on City property (tag # A and B) and the neighbouring property (tag # C and D) are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 5). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of:
  - A contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the Arborist to submit a post-construction impact assessment to the City for review.

- A tree survival security in the amount of \$20,000.00 for the two trees located on City property (Tree tags # A and B). The security will be held until construction and landscaping on the subject site is completed and a landscape inspection has been passed by City staff.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

### Tree Planting and Landscaping

Consistent with Zoning Bylaw regulations and the landscape guidelines for compact lots in the Arterial Road Land Use Policy, the applicant must plant and maintain two new trees per lot (a total of four trees). The City's Tree Preservation Coordinator has identified that the new trees must be a minimum 8 cm caliper for deciduous trees or 4 m high for coniferous trees.

To ensure that the two new required trees are planted and maintained on each lot proposed and that the front yards of the proposed lots are enhanced, the applicant is required to complete the following prior to final adoption of the rezoning bylaw:

- Submit a Landscaping Security and in the amount of \$3,000.00 (\$750.00/tree).
- Submit a Landscape Plan for the front yards prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development. The Landscape Plan must comply with the guidelines of the Arterial Road Land Use Policy in the OCP.
- Submit a Landscaping Security based on 100% of a cost estimate for the proposed Landscape Plan works provided by the Landscape Architect (including materials, installation, and a 10% contingency). The security will be held until construction and landscaping on-site is completed and a site inspection is conducted. The City may retain a portion of the security for a one-year maintenance period to ensure that the landscaping survives. To accompany the landscaping security, a legal agreement that sets the terms for release of the security must be entered into between the applicant and the City.

### Site Servicing and Frontage Improvements

At Subdivision stage, the applicant must enter into a Servicing Agreement for the design and construction of the required site servicing and off-site improvements as described in Attachment 6, including:

- Assessment of Williams Road sidewalk, curb, and gutter, and replacement of any damaged/uneven sections as required.
- Rear lane is to be upgraded with approximately 0.6 m lighting strip, 0.15 m wide roll-over curb, 5.1 m wide driving surface, and a 0.15 m wide roll-over curb (from north to south). Final design to be confirmed through the Servicing Agreement process.

At Subdivision stage, the applicant is required to pay:

- \$21,364.00 for cost recovery of rear lane upgrades previously constructed by the City as part of a City Capital Works Program in accordance with Works and Services Cost Recovery Bylaw 8752.
- Development Cost Charges (City and GVS & DD and TransLink), School Site Acquisition Charge, Address Assignment Fees, and other costs associated with completion of the water, storm, and sanitary servicing works as described in Attachment 6.

### **Financial Impact**

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

### **Conclusion**

This application is to rezone the property at 11460 Williams 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 lots, with vehicle access from the rear lane.

This rezoning application complies with the land use designations and applicable policies for the subject site that are contained within the OCP and it complies with Single-Family Lot Size Policy 5434.

The list of rezoning considerations is included in Attachment 6, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10387 be introduced and given first reading.

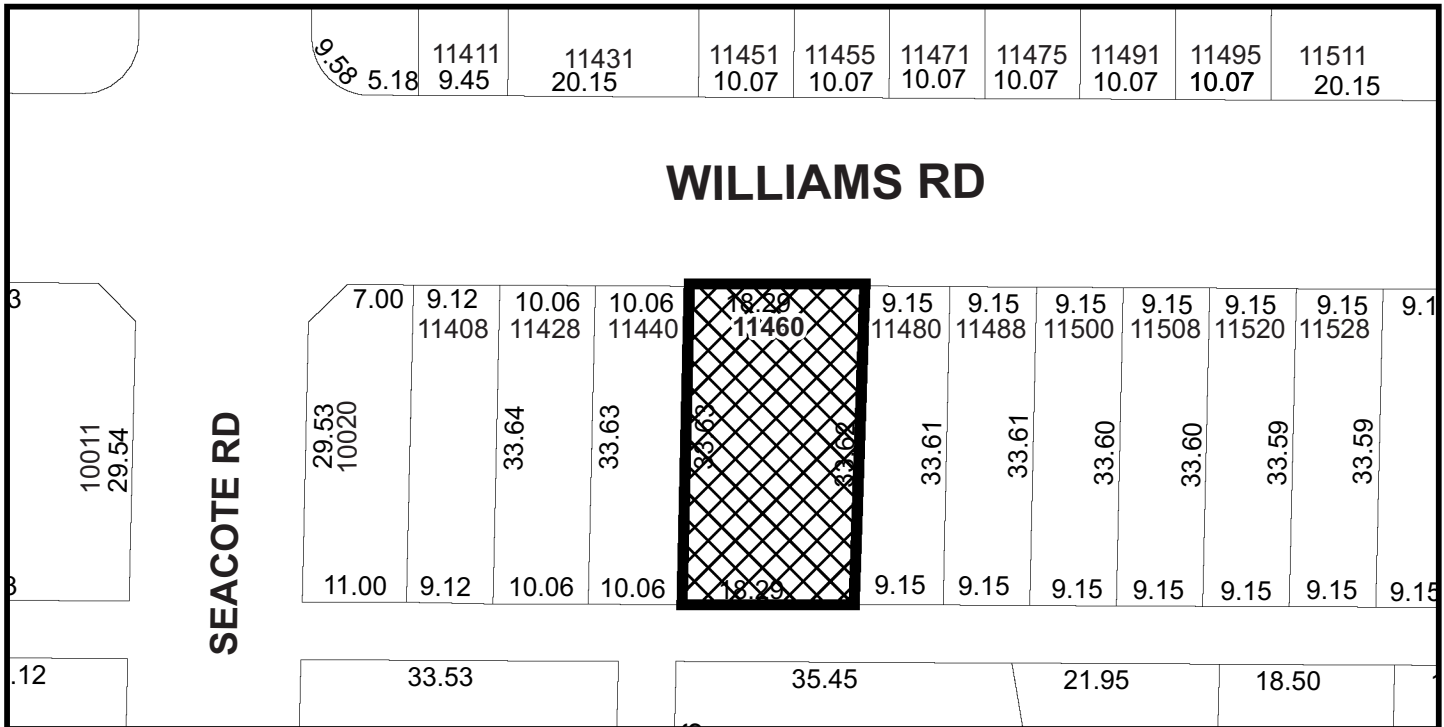
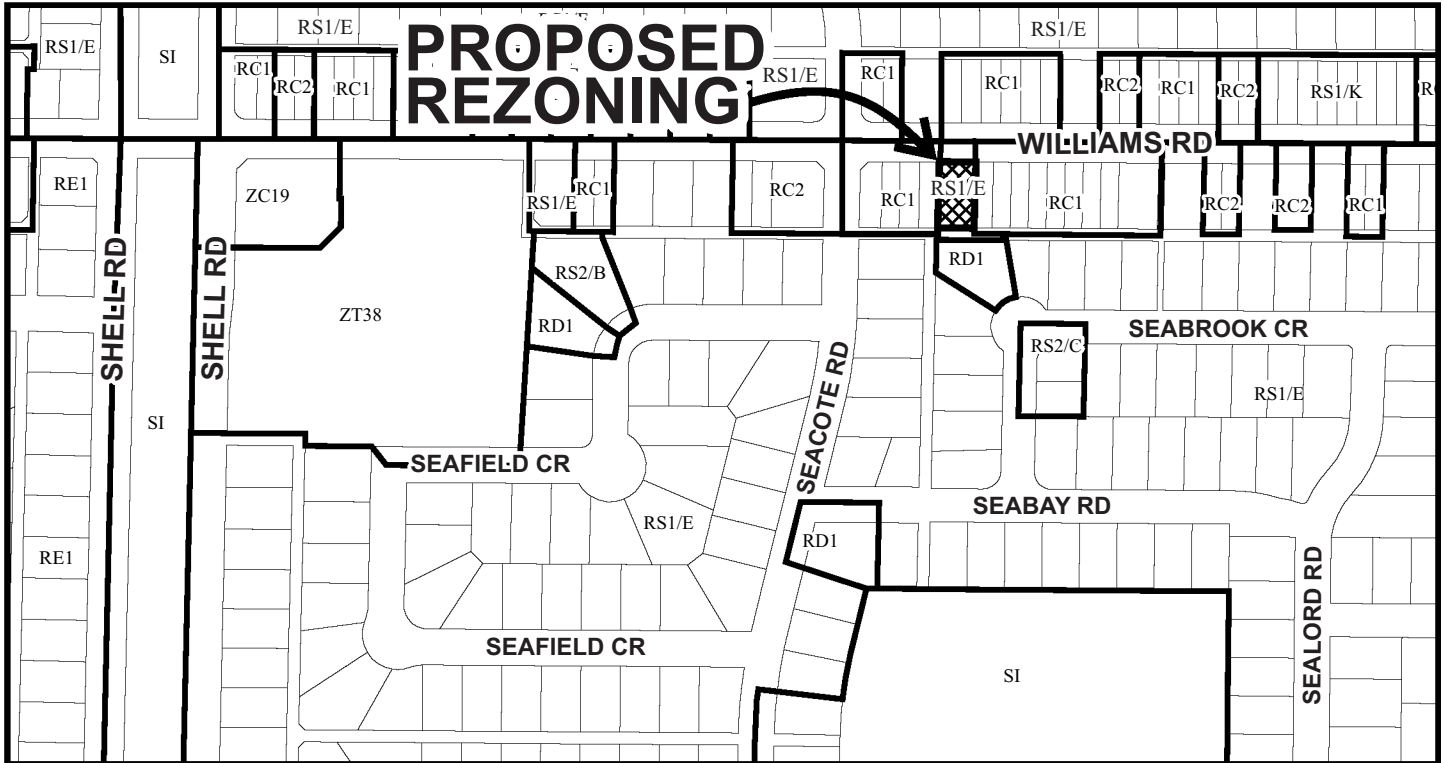



Nathan Andrews  
Planning Technician  
(604-247-4911)

NA:blg

### Attachments:

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Site Survey and Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Single-Family Lot Size Policy 5434
- Attachment 5: Tree Retention Plan
- Attachment 6: Rezoning Considerations





RZ 21-940331

Original Date: 10/19/21

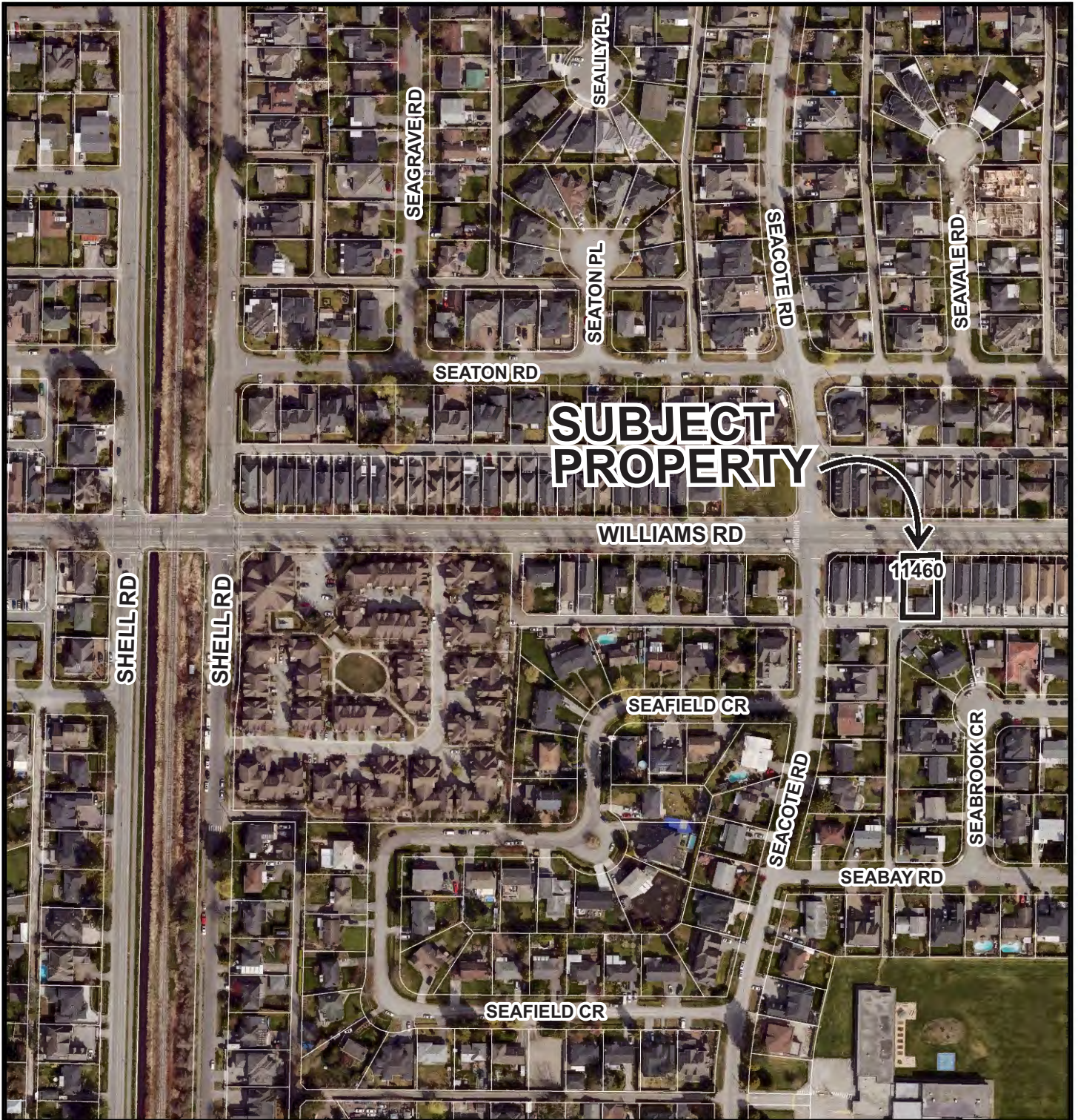
Revision Date:

Note: Dimensions are in METRES





City of  
Richmond



RZ 21-940331

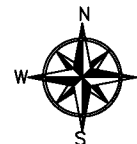
Original Date: 10/19/21

Revision Date:

Note: Dimensions are in METRES



**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF  
LOT 42 SECTION 36 BLOCK 4 NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT PLAN 28788**

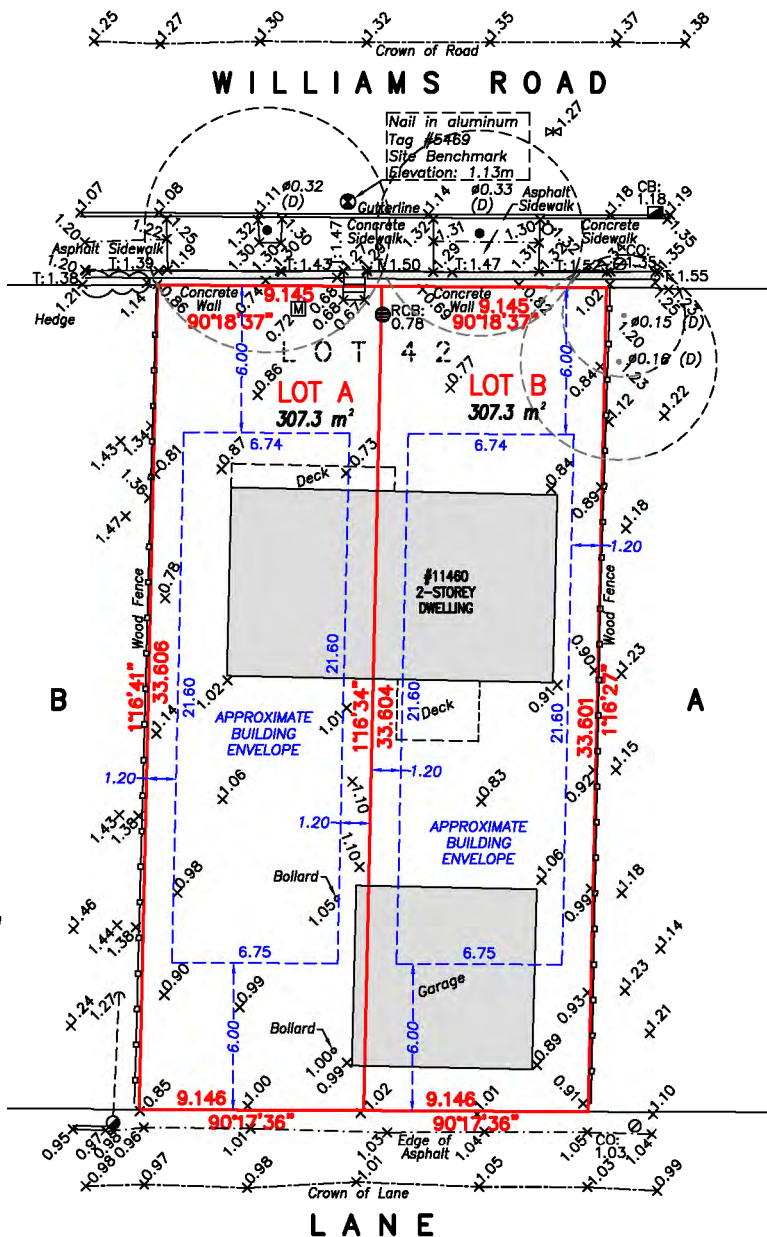


#11460 WILLIAMS ROAD,  
RICHMOND, B.C.  
P.I.D. 003-846-024

**NOTE:**

Elevations shown are based on  
City of Richmond HPN  
Benchmark network.  
Benchmark: HPN #191  
Control Monument 02H2453  
Elevation: 1.664m  
Benchmark: HPN #204  
Control Monument 02H2452  
Elevation: 1.559m

**Current Zoning: RS1/E**  
**Proposed Zoning: RC1**



**LEGEND:**

- (D) denotes deciduous
- ☐ denotes catch basin
- ⊙ denotes round catch basin
- ⊕ denotes water valve
- ⊞ denotes water meter
- ⊘ denotes cleanout
- ⊙ denotes fire hydrant
- ⊙ denotes guy wire anchor
- ⊙ denotes power post
- T: denotes top of wall

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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. 7754  
FB-403 P108-110  
Drawn By: WK

**SCALE: 1:200**



ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED

**CERTIFIED CORRECT:**

LOT DIMENSION ACCORDING TO  
FIELD SURVEY.

**Johnson**

Digitally signed by  
Johnson Tam U814B9  
Date: 2021.08.25  
09:06:08 -07'00'

**Tam U814B9**

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

**August 6th, 2021.**

**DWG No. 7754-Topo**

**NOTE:**

Use site Benchmark Tag #5469 for  
construction elevation control.

**PLN - 13**



**RZ 21-940331**

**Attachment 3**

Address: 11460 Williams Road

Applicant: Jude Da Silva

Planning Area(s): Shellmont

	<b>Existing</b>	<b>Proposed</b>
<b>Owner:</b>	Jude Da Silva	To be determined
<b>Site Size (m<sup>2</sup>):</b>	614.6 m <sup>2</sup>	Lot A: 307.3 m <sup>2</sup> Lot B: 307.3 m <sup>2</sup>
<b>Land Uses:</b>	Single-family dwelling	Two single-family residential lots
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Single-Family Lot Size Policy Designation:</b>	Compact Single Detached (RC2) with rear lane access	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Compact Single Detached (RC2)
<b>Number of Units:</b>	1	2
<b>Other Designations:</b>	The Arterial Road Land Use Policy designates the subject site for redevelopment to "Arterial Road Compact Lot Single Detached"	No change

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Floor Area Ratio:	Max. 0.60	Max. 0.60	none permitted
Buildable Floor Area (m <sup>2</sup> ):*	Lot A: Max. 184.38 m <sup>2</sup> (1984.6 ft <sup>2</sup> ) Lot B: Max. 184.38 m <sup>2</sup> (1984.6 ft <sup>2</sup> )	Lot A: Max. 184.38 m <sup>2</sup> (1984.6 ft <sup>2</sup> ) Lot B: Max. 184.38 m <sup>2</sup> (1984.6 ft <sup>2</sup> )	none permitted
Lot Coverage (% of lot area):	Building: Max. 50% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	Building: Max. 50% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	none
Lot Size:	Min. 270 m <sup>2</sup>	Lot A: 307.3 m <sup>2</sup> Lot B: 307.3 m <sup>2</sup>	none
Lot Dimensions (m):	Width: Min. 9.0 m Depth: Min. 24.0 m	Width: 9.1 m Depth: 33.6 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	none
Height (m):	2.5 storeys or 9.0 m	2.5 storeys or 9.0 m	none

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Off-street Parking Spaces – Regular (R) / Suite (S):	2 (R) and 1 (S) per unit	2 (R) and 1 (S) per unit	none

Other: \_\_\_\_\_

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



# City of Richmond

# Policy Manual

Page 1 of 2

Adopted by Council: February 19, 1990  
 Amended by Council: November 18, 1991  
 Amended by Council: October 16, 2006

**POLICY 5434**

File Ref:

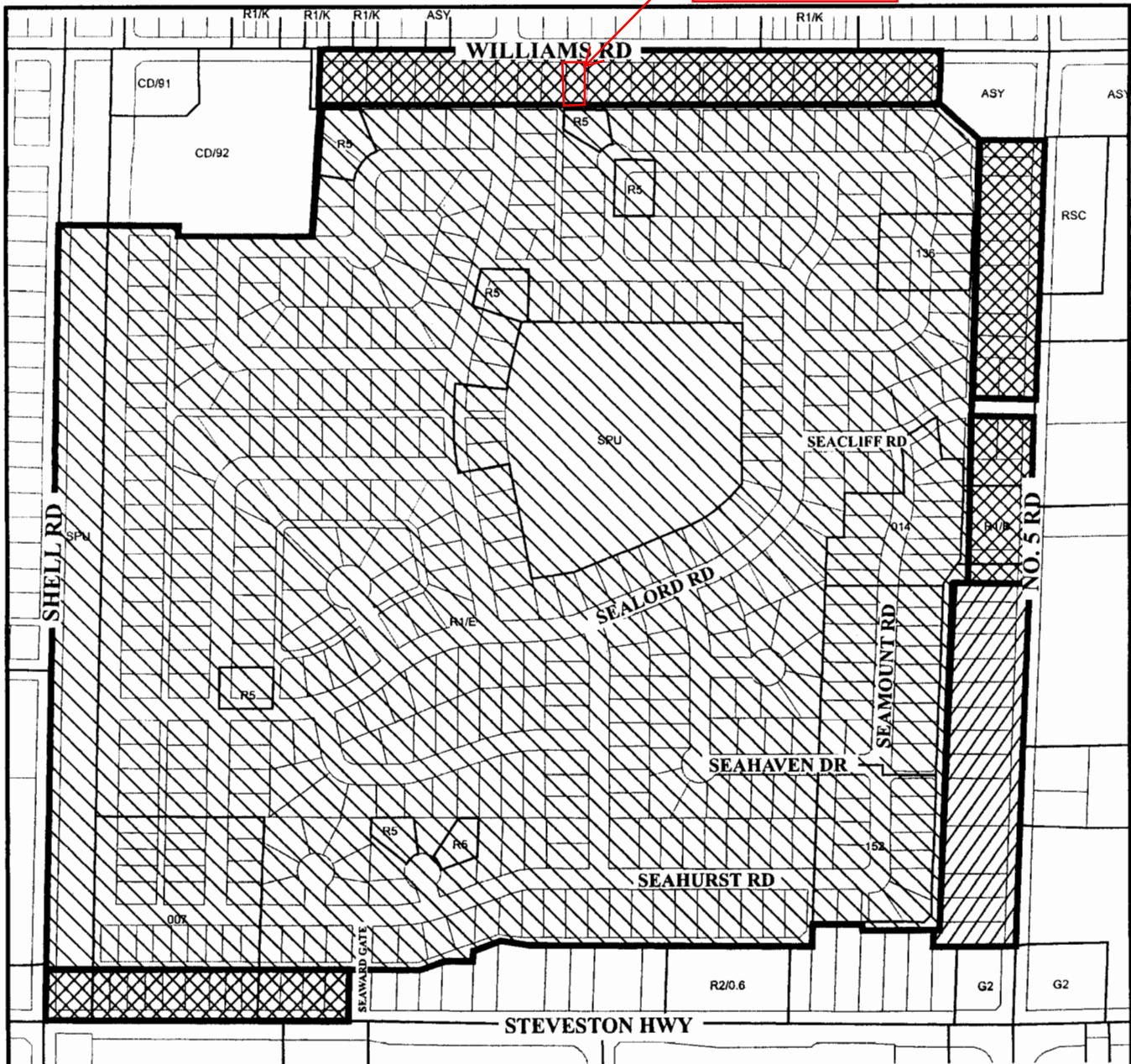
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-6

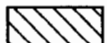

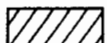
**POLICY 5434:**

The following policy establishes lot sizes in a portion of Section 36-4-6, within the area bounded by **Steveston Highway, Shell Road, No. 5 Road, and Williams Road**:

1. That properties within the area bounded by Shell Road, Williams Road, No. 5 Road, and Steveston Highway, in a portion of Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E), with the exception that:
  - a) Properties fronting on Williams Road from Shell Road to No. 5 Road, properties fronting on Steveston Highway from Seaward Gate to Shell Road, and properties fronting on No. 5 Road from Williams Road to approximately 135 m south of Seacliff Road to rezone and subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R/9) provided that vehicle accesses are to the existing rear laneway only. Multiple-family residential development shall not be permitted in these areas.
  - b) Properties fronting on No. 5 Road from Steveston Highway to approximately 135 m south of Seacliff Road be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) provided that vehicle accesses are to the existing rear laneway only.
2. This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.

SUBJECT SITE



-  Subdivision permitted as per **R1/E** (18 m wide lots)
-  Subdivision permitted as per **R1-0.6 or R/9**  
(access to lane only) (No Multiple-family residential development is permitted.)
-  Subdivision permitted as per **R1/B**



Policy 5434  
Section 36-4-6

Adopted Date: 02/19/1990  
Amended Date: 11/18/1991  
10/16/2006



**Pacific Sun Tree Services**  
604-323-4270



andrea.matt.torres@shaw.ca  
www.pacificsuntrees.com

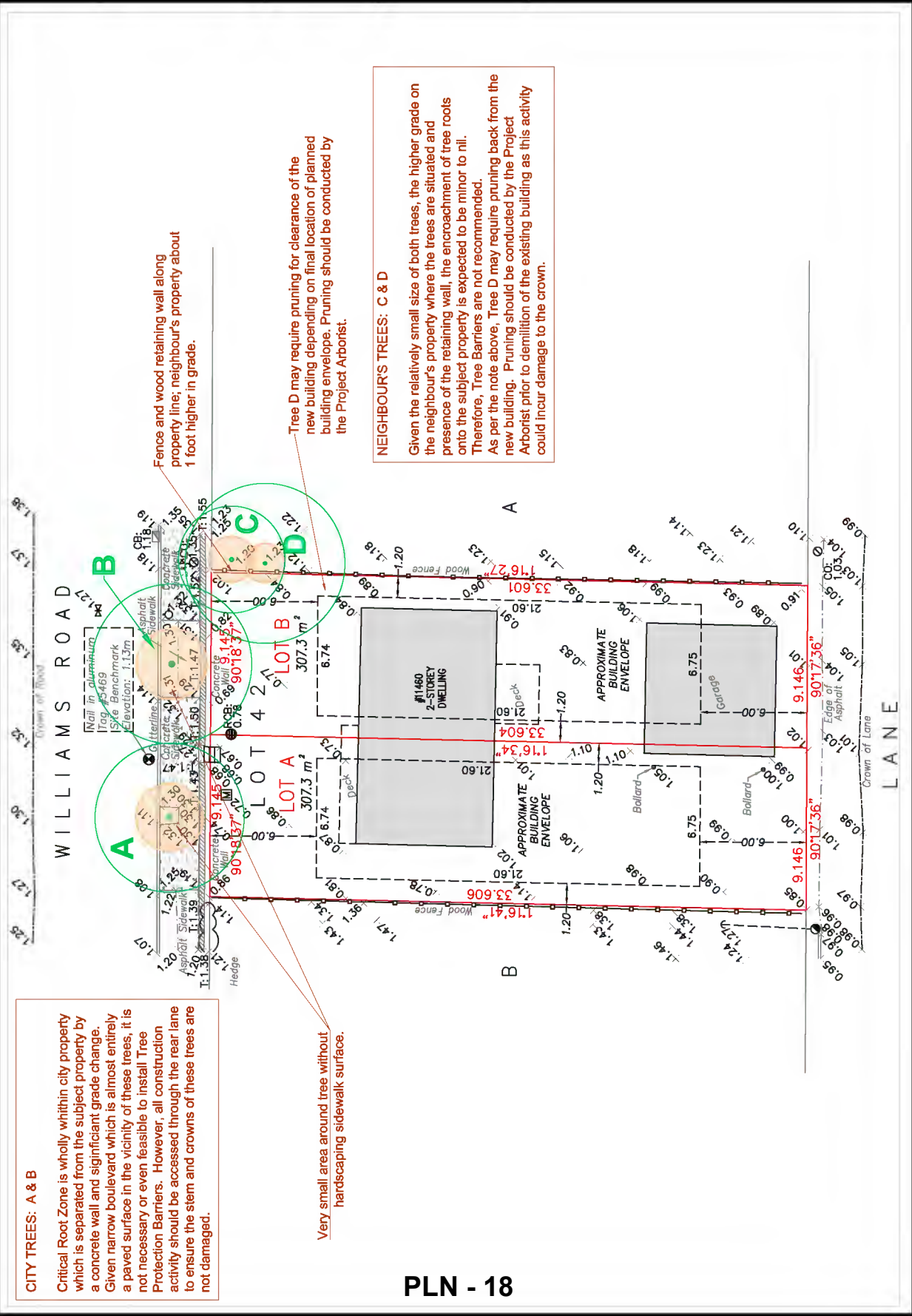
Suite #460  
130 - 1959 152nd Street  
Surrey, B.C.  
V4A 0C4

**Tree Management Plan**

Date: December 1, 2021  
Client: Jude da Silva  
Project: Residential Single Family Detached  
Project Address: 11460 Williams Rd.  
Richmond, B.C.

Tree Recommended for Retention: ●  
Tree Recommended for Removal: ✕  
Undersized Tree: ○  
Crown Drip-line for: ○  
Retain Tree: ○  
Remove Tree: ○  
Tree Protection Barrier: (delineates TPZ)  
Critical Root Zone:   
Crown Protection Zone:

- Notes:
- To provide legibility, where trees are densely clustered, the crown drip-line may not be shown for some trees.
  - Trees recommended for retention are illustrated with DBH to scale (except for trees with numerous small stems).
  - Calculations and measurements for Tree Barriers, CRZ & TPZ are from the outside trunk of the subject tree.



Fence and wood retaining wall along property line, neighbour's property about 1 foot higher in grade.

Tree D may require pruning for clearance of the new building depending on final location of planned building envelope. Pruning should be conducted by the Project Arborist.

**NEIGHBOUR'S TREES: C & D**  
Given the relatively small size of both trees, the higher grade on the neighbour's property where the trees are situated and presence of the retaining wall, the encroachment of tree roots onto the subject property is expected to be minor to nil. Therefore, Tree Barriers are not recommended. As per the note above, Tree D may require pruning back from the new building. Pruning should be conducted by the Project Arborist prior to demolition of the existing building as this activity could incur damage to the crown.

**CITY TREES: A & B**  
Critical Root Zone is wholly within city property which is separated from the subject property by a concrete wall and significant grade change. Given narrow boulevard which is almost entirely a paved surface in the vicinity of these trees, it is not necessary or even feasible to install Tree Protection Barriers. However, all construction activity should be accessed through the rear lane to ensure the stem and crowns of these trees are not damaged.

Very small area around tree without hardscaping sidewalk surface.



**Address:** 11460 Williams Road

**File No.:** RZ 21-940331

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10387, the developer is required to complete the following:**

1. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any off-site works conducted within the tree protection zone of the trees to be retained (Tree tag # A and B), including (but not limited to) the installation or removal of servicing infrastructure. The Contract should include the scope of work to be undertaken, the proposed number of site monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
2. Submission of a Tree Survival Security to the City in the amount of \$20,000 for Tree tag # A and Tree tag # B to be retained. To accompany the tree survival security, a legal agreement that sets the terms for release of the security must be entered into between the Applicant and the City.
3. Submission of a Landscaping Security in the amount of \$3,000 (\$750/tree) to ensure that a total of two trees are planted and maintained on each lot proposed (for a total of 4 trees); minimum 8 cm deciduous caliper or 4.0 m high conifers. To accompany the landscaping security, a legal agreement that sets the terms for release of the security must be entered into between the Applicant and the City.
4. 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 materials, installation, and a 10% contingency). 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 the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
  - include the 2 required trees (minimum 8 cm deciduous caliper or 4.0 m high conifers) to be planted on each new lot.

To accompany the landscaping security, a legal agreement that sets the terms for release of the security must be entered into between the Applicant and the City.

5. Registration of a flood indemnity covenant on title (2.9 m GSC – Area A).
6. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a minimum two-bedroom secondary suite of minimum 42.7 m<sup>2</sup> (460 ft<sup>2</sup>) in size is constructed on each of the two lots proposed, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

**Prior to Demolition Permit\* issuance, the following must be completed:**

- Installation of tree protection fencing around all trees to be retained (Tree tags # A, B, C, and D). Tree protection fencing must be installed to City standard in accordance with the Arborist's Report recommendations and the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.

**At Subdivision\* stage, the following must be completed:**

- pay \$21,364.00 for cost recovery of rear lane drainage upgrades constructed as part of a City Capital Works program in accordance with Works and Services Cost Recovery Bylaw 8752.

- pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the required frontage works, and water, storm, and sanitary service connections.
- Enter into a Servicing Agreement at the developer's sole cost to complete the following works:

**Water Works:**

- Using the OCP Model, there is 737 L/s of water available at a 20 psi residual at the Williams Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.

At Developer's cost, the Developer is required to:

- 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.
- Install two new service connections complete with water meters per City standards on the Williams Road frontage to service Lot A and Lot B.
- Cut and cap at main the existing water connection and remove water meter on the Williams Road frontage.
- 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).

At Developer's cost, the City will:

- Complete all tie-ins for the proposed works to existing City infrastructure.

**Storm Sewer Works:**

At Developer's cost, the Developer is required to:

- 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.
- Inspect existing storm service connection near the northeast property line of Lot A. Reuse if in good condition to service Lot A.
- Inspect existing storm service connection near the northeast property line of Lot B. Reuse if in good condition to service Lot B.

At Developer's cost, the City will:

- Complete all tie-ins for the proposed works to existing City infrastructure.

**Sanitary Sewer Works:**

At Developer's cost, the Developer is required to:

- Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
- Install a new sanitary sewer service connection complete with inspection chamber near the south property line of Lot A to service Lot A.
- Inspect existing sanitary sewer service connection near the southeast property line of Lot B. Reuse if in good condition to service Lot B.

At Developer's cost, the City will:

- Complete all tie-ins for the proposed works to existing City infrastructure.

**Street Lighting:**

At Developer's cost, the Developer is required to:

- Review street lighting levels along all road and lane frontages, and upgrade as required.

**General Items:**

At Developer's cost, the Developer is required to:

- Complete other frontage improvements as per Transportation requirements.
  - Review condition of Williams Road sidewalk, curb, and gutter, and replace any damaged/uneven sections as required.
  - Rear lane is to be upgraded with approximately 0.6m lighting strip, 0.15m wide roll-over curb, 5.1m wide driving surface, and a 0.15m wide roll-over curb (from north to south).
- 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 following must be completed:**

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any traffic 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.
- If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
- Obtain a Building Permit 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





Richmond Zoning Bylaw 8500
Amendment Bylaw 10387 (RZ 21-940331)
11460 Williams 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. 003-846-024

Lot 42 Section 36 Block 4 North Range 6 West New Westminster District Plan 28788

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10387".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and conditions.

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

MAYOR

CORPORATE OFFICER