



To: Planning Committee
From: Wayne Craig
Director, Development

Date: December 4, 2023
File: RZ 20-904781

Re: Application by Kuldip Khakh for Rezoning at 10200 Caithcart Road from the "Single Detached (RS1/E)" Zone to the "Single Detached (RS2/B)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10521, for the rezoning of 10200 Caithcart Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.

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

WC:le
Att. 7

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

Staff Report

Origin

Kuldip Khakh has applied to the City of Richmond, on behalf of the owners Sky Ride Construction Ltd. (Director: Kuldip Khakh) and Anedam Holdings Inc. (Directors: Gurmej Bains and Ravinder Bains), for permission to rezone 10200 Caithcart Road from the “Single Detached (RS2/E)” zone to the “Single Detached (RS2/B)” zone in order to permit the property to be subdivided into three single-family lots. A location map and aerial photo are provided in Attachment 1. A survey showing the proposed subdivision plan 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 single detached house on the subject site. The existing dwelling is currently tenanted and does not contain any secondary suites.

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

To the North: Across Caithcart Road, single-family homes on lots zoned “Single Detached (RS1/E)”.

To the South: A hotel development fronting onto St. Edwards Drive on a large lot zoned as “Auto-Oriented Commercial (CA)”.

To the East: Along Caithcart Road, single-family homes on lots zoned “Single Detached (RS1/E)”.

To the West: Along Caithcart Road, single-family homes on lots zoned “Single Detached (RS1/B)”.

Related Policies & Studies

Official Community Plan/East Cambie Area Plan

The subject property is located in the East Cambie Planning Area. The Official Community Plan (OCP) Land Use Map designation for this property is “Neighbourhood Residential”. The East Cambie Area Plan’s Land Use Map designation for this property is “Residential (Single-Family Only)” (Attachment 4). This redevelopment proposal is consistent with these designations.

Single Family Lot Size Policy

The subject property is located within the area covered by Lot Size Policy 5424, adopted by City Council in 1989 (Attachment 5). The Policy permits properties along Caithcart Road to be rezoned and subdivided in accordance with the provisions of the “Single Detached (RS1/B)” zone. The proposed rezoning complies with the Lot Size Policy.

Aircraft Noise Sensitive Development (ANSD) Policy

The ANSD Policy applies to the subject site, which is located within the “Aircraft Noise Notification Area (Area 4)”. In accordance with this Policy, all aircraft noise-sensitive land uses may be considered. Prior to rezoning adoption, the applicants are required to register an aircraft noise-sensitive use covenant on Title to address public awareness and to ensure aircraft noise mitigation is incorporated into dwelling design and construction.

Ministry of Transportation & Infrastructure Approval

As the subject site is located within 800 m of an intersection of a Provincial Limited Access Highway and a City road, this redevelopment proposal was referred to the Ministry of Transportation and Infrastructure (MOTI) for review and comment. Preliminary confirmation has been received from MOTI indicating that they have no objections to the proposed redevelopment and that preliminary approval has been granted for a period of one year. Final approval from MOTI is required prior to final adoption of the rezoning 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.

The Province has granted Royal Assent to Bill 44, *Housing Statutes (Residential Development) Amendment Act, 2023*. Bill 44 prohibits a Local Government from holding a Public Hearing on a residential rezoning bylaw that is consistent with the OCP. The proposed rezoning meets the conditions established in Bill 44 and is consistent with the OCP so City Council may not hold a Public Hearing on the proposed rezoning.

Analysis

This application proposes to rezone and subdivide the subject site into three new single-family lots, each with vehicle access from Caithcart Road. The new subdivision pattern will mirror the pattern of smaller lots to the west and create smaller new lots, each with a one-bedroom secondary suite.

Existing Legal Encumbrances

There is an existing 6 m wide utility Statutory Right-of-Way (SRW) for sanitary service services that runs east-west through the rear portion of the subject site. The applicant has been advised that no encroachment into the SRW is permitted.

Transportation and Site Access

Vehicle access to the proposed lots is from Caithcart Road via one driveway for proposed Lot C, and one shared driveway for proposed Lots A and B. Prior to subdivision, the applicant is required to register on Title of proposed Lots A and B, a cross-access easement over the shared driveway for proposed lots A and B.

Road dedication along the western edge of the site is required as part of the application to secure vehicle access and circulation. Minimum lot sizes in compliance with Zoning Bylaw 8500 have been identified as part of the rezoning application. Prior to final adoption of the rezoning bylaw, the applicant is required to provide a functional road plan confirming the amount of road dedication required, to the satisfaction of the Director of Transportation. A Servicing Agreement for road construction, frontage improvements and site servicing will be required prior to subdivision approval.

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 one bylaw-sized tree on the subject property; one bylaw-sized tree, nine under-sized trees and one hedge on neighbouring properties; and, one hedge and two street trees on City property.

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

- One bylaw-sized tree located onsite is a three-stemmed fig tree (tag #3) with a combined diameter of 40 cm which has been previously topped, exhibits a significant lean and is in poor condition. This tree is not a good candidate for retention and is recommended to be removed and replaced.
- Ten trees, including one bylaw-sized tree, a 78 cm Red cedar (tag #9) and nine under bylaw-sized trees (tags #4, 5, 6, 7, 10, 11, 12, 13 & 14) in good condition and located on neighbouring properties are to be protected as per the Arborist report recommendations and/or City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the OCP. Note: A minimum of two new trees are required on each site.

The City's Parks Arborist reviewed the Arborist report and supports the Arborist's findings, with the following comments:

- There is one 26 cm Hawthorn tree on City property (tag #1) in fair condition that was previously pruned for aerial utility clearance; recommended for removal and replacement.
- There is one 22 cm Hawthorn tree on City property (tag #2) in poor condition that was previously pruned for aerial utility clearance; recommended for removal and replacement.

There is also one untagged low hedge on the subject site along the western property boundary in the north-west corner. This hedge is located within the proposed road dedication area, which is required to widen the cul-de-sac to the west to ensure the safe passage of larger vehicles. The existing hedge along the western property boundary in the north-west corner must be removed to facilitate this road widening.

There is a hedge adjacent to the southern edge of the development site. It is located within the existing City SRW along the northern edge of the drive aisle of the neighbouring commercial property to the south which contains a hotel development. As part of the securing of sanitary connections for the proposed lots, there will be some impacts to a portion of this hedge. This will be confirmed and efforts made to mitigate impacts through the Servicing Agreement design process. The applicant will be responsible to consult with the neighbouring property owner regarding the potential partial removal of hedges on their property. The applicant has confirmed their intention to replace any of the removed hedges (subject to agreement from the Property Owner) and to construct a 1.8 m (6.0') wooden fence along the rear property lines as an additional buffer between these two land uses.

Tree Replacement

The applicant wishes to remove one on-site tree (tag #3), a 40 cm fig tree in poor condition in the centre of the subject property. The 2:1 replacement ratio would require a total of two replacement trees. The applicant is required to provide two new trees per lot for new lots. They have agreed to plant two trees on each lot proposed; for a total of six trees. 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
6	8 cm	4 m

The applicant wishes to remove two City trees (tags #1 and #2) along the north side of the subject property's Caithcart frontage. Compensation of \$3,000.00 for the removal of the two City trees is required from the applicant, prior to the final adoption of the rezoning bylaw.

Tree Protection

One bylaw-sized tree (Tree tag #9), a 78 cm Red cedar tree, and nine undersized trees and one hedge on the neighbouring properties to the east, west and along the south (hedge) are to be retained and protected as described above.

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 6).

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.
- 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.

Affordable Housing Strategy

The City's Affordable Housing Strategy for single-family rezoning applications 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 or coach house on 50 per cent of new lots created and a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of the total buildable area of the remaining lots; or a cash-in-lieu contribution of 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 provide: a minimum one-bedroom secondary suite of minimum 33 m² (355 ft²) on proposed Lot A; a minimum one-bedroom secondary suite of minimum 37.4 m² (403 ft²) on each of the proposed Lot B and Lot C, for a total of three suites. Prior to the adoption of the rezoning bylaw, the applicant must register a legal agreement on Title to ensure that no final Building Permit inspection is granted until a one-bedroom secondary suite of the minimum size specified is constructed on each of the three future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Site Servicing and Frontage Improvements

At the subsequent subdivision stage, the applicant must enter into a Servicing Agreement for the design and construction of the required site servicing works and improvements outlined in Attachment 7, including the installation of a new sidewalk along the Caithcart Road frontage and the installation of new sanitary connections at the rear of the subject property to service each of the proposed lots.

In addition, at the subdivision stage the applicant is required to pay the current year's taxes, Development Cost Charges (City, Metro Vancouver and TransLink), School Site Acquisition Charges, and Address Assignment Fees.

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

The purpose of this rezoning application is to rezone the property at 10200 Caithcart Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create three single-family lots, each with vehicle access from Caithcart Road.

The rezoning application complies with the land use designation and applicable policies contained within the OCP, East Cambie Area Plan and Lot Size Policy 5424 for the subject site.

The list of rezoning considerations is included in Attachment 7; which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10521 be introduced and given first reading.



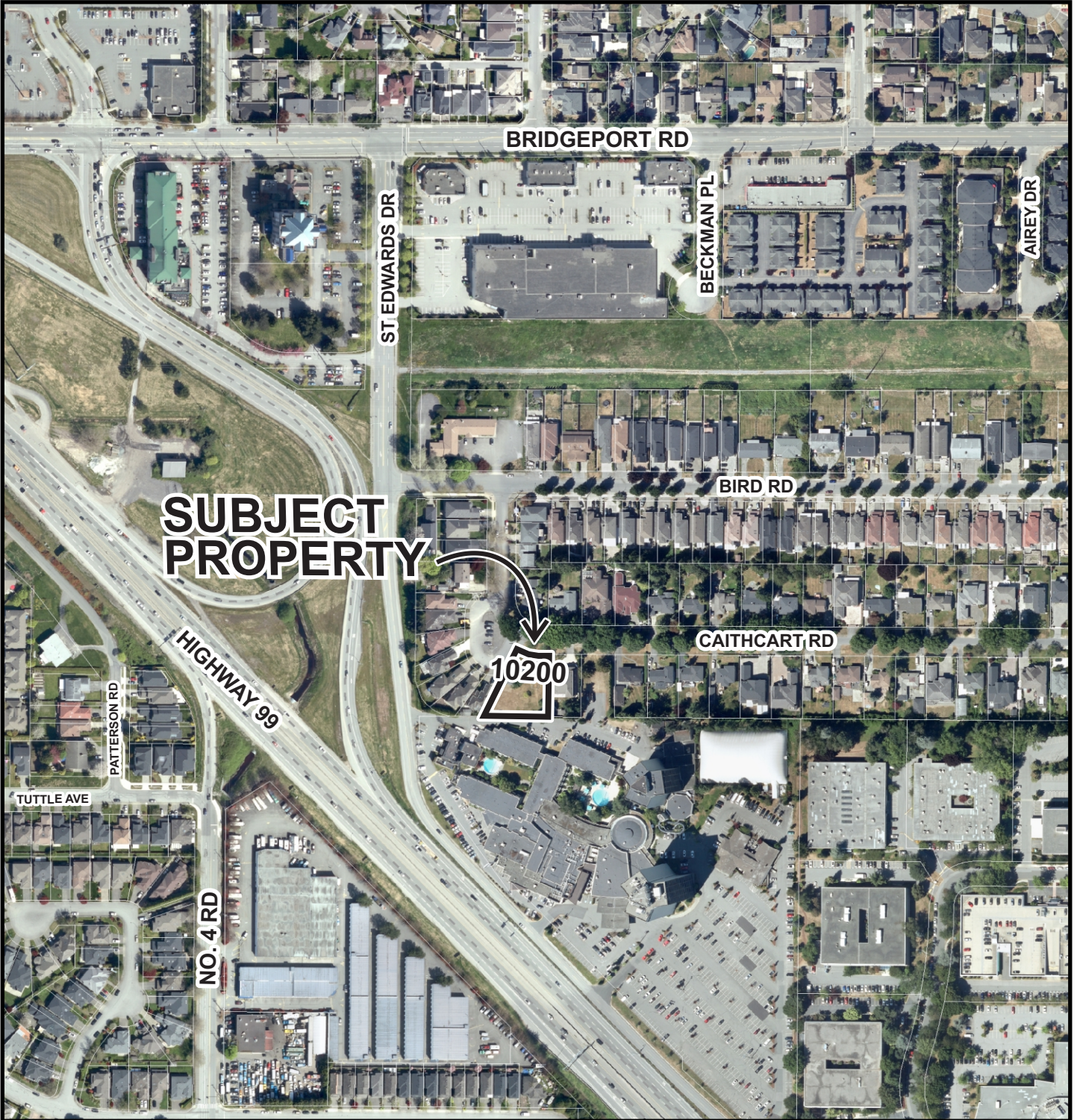
Laurel Eyton
Planning Technician
(604-276-4262)

LE:js

- Att. 1: Location Map
2: Subdivision Plan
3: Development Application Data Sheet
4: East Cambie Area Plan
5: Single-Family Lot Size Policy 5424
6: Tree Management Plan
7: Rezoning Considerations



City of Richmond



**SUBJECT
PROPERTY**

10200



RZ 20-904781

PLN - 45

Original Date: 10/27/20

Revision Date: 11/28/23

Note: Dimensions are in METRES

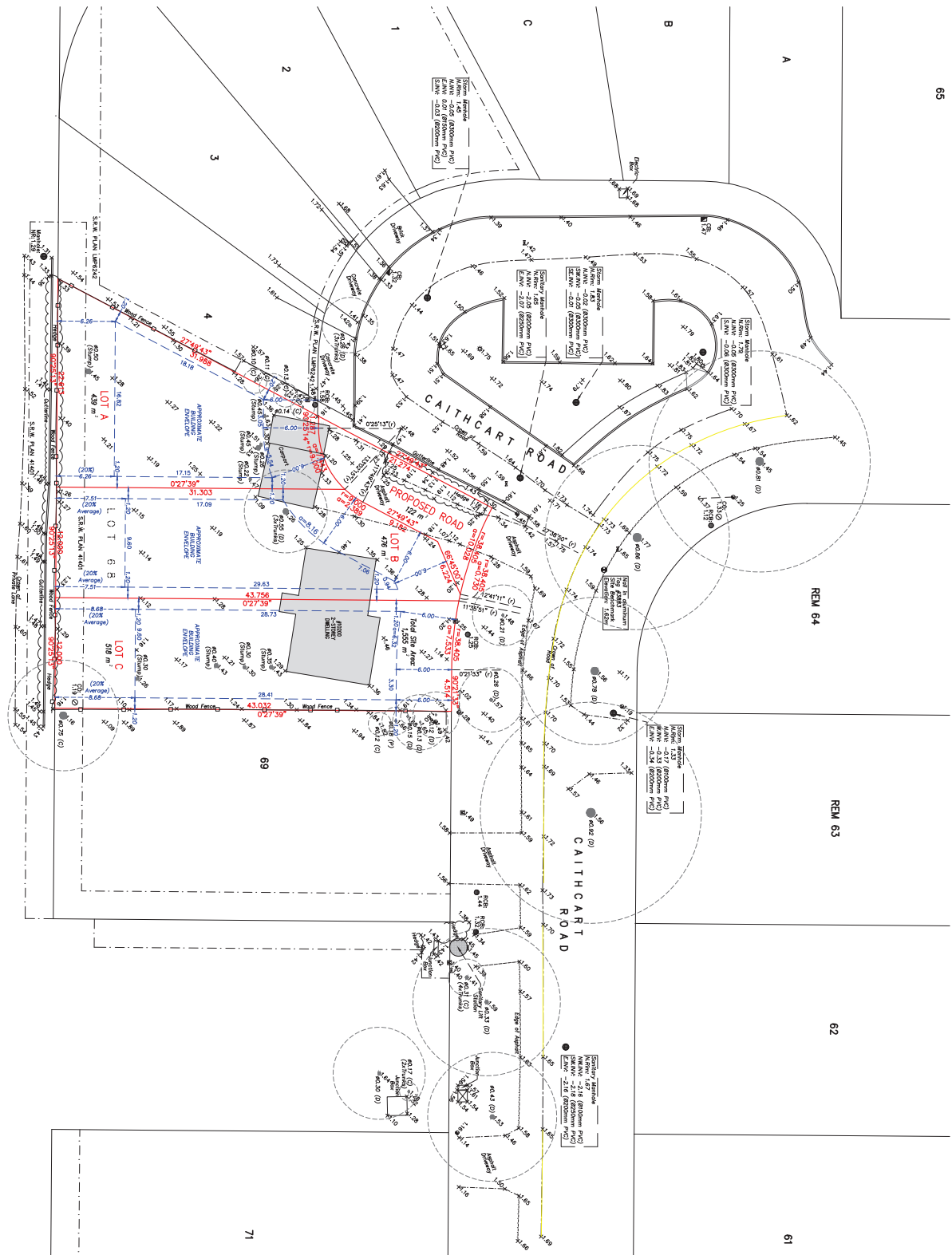
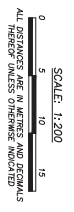
Attachment 2

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF
 LOT 68 SECTION 26 BLOCK 5 NORTH RANGE 6 WEST
 NEW WESTMINSTER DISTRICT PLAN 15426

65

PROJECT: CAITHCART ROAD
 PROJECT NO.: 154-118
 DATE: 07/19/2011
 DRAWN BY: J. C. TERRY
 CHECKED BY: J. C. TERRY
 CONTROL MOVEMENT: 02/14/83
 REVISION: 1/11/04
 CONTROL MOVEMENT: 02/14/83
 REVISION: 1/11/04
 CONTROL MOVEMENT: 02/14/83
 REVISION: 1/11/04

- LEGEND:**
- (C) service center
 - (P) service point
 - (T) service round catch basin
 - (S) service storm sewer
 - (W) service water meter
 - (E) service electric meter
 - (M) service man hole
 - (F) service fire hydrant
 - (L) service light pole
 - (D) service ditch
 - (V) service vent
 - (O) service other



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 J. C. Terry and Associates
 1000 West 10th Street
 Richmond, B.C. V6V 2T7
 Telephone: (604) 274-8278
 Fax: (604) 274-8279
 Website: www.jcterry.com
 1000 West 10th Street
 Richmond, B.C. V6V 2T7
 Drawn By: JK

NOTE:
 Under Permission, Top Areas for
 construction elevation control.

PLN - 46



CERTIFIED CORRECT:
 LOT DIMENSIONS ACCORDING TO
 FIELD SURVEY
 J. C. TERRY (Signed)
 J. C. TERRY
 J. C. TERRY
 J. C. TERRY
 J. C. TERRY
 June 24th, 2011



RZ 20-904781

Attachment 3

Address: 10200 Caithcart Road

Applicant: Kuldip Khakh

Planning Area(s): East Cambie

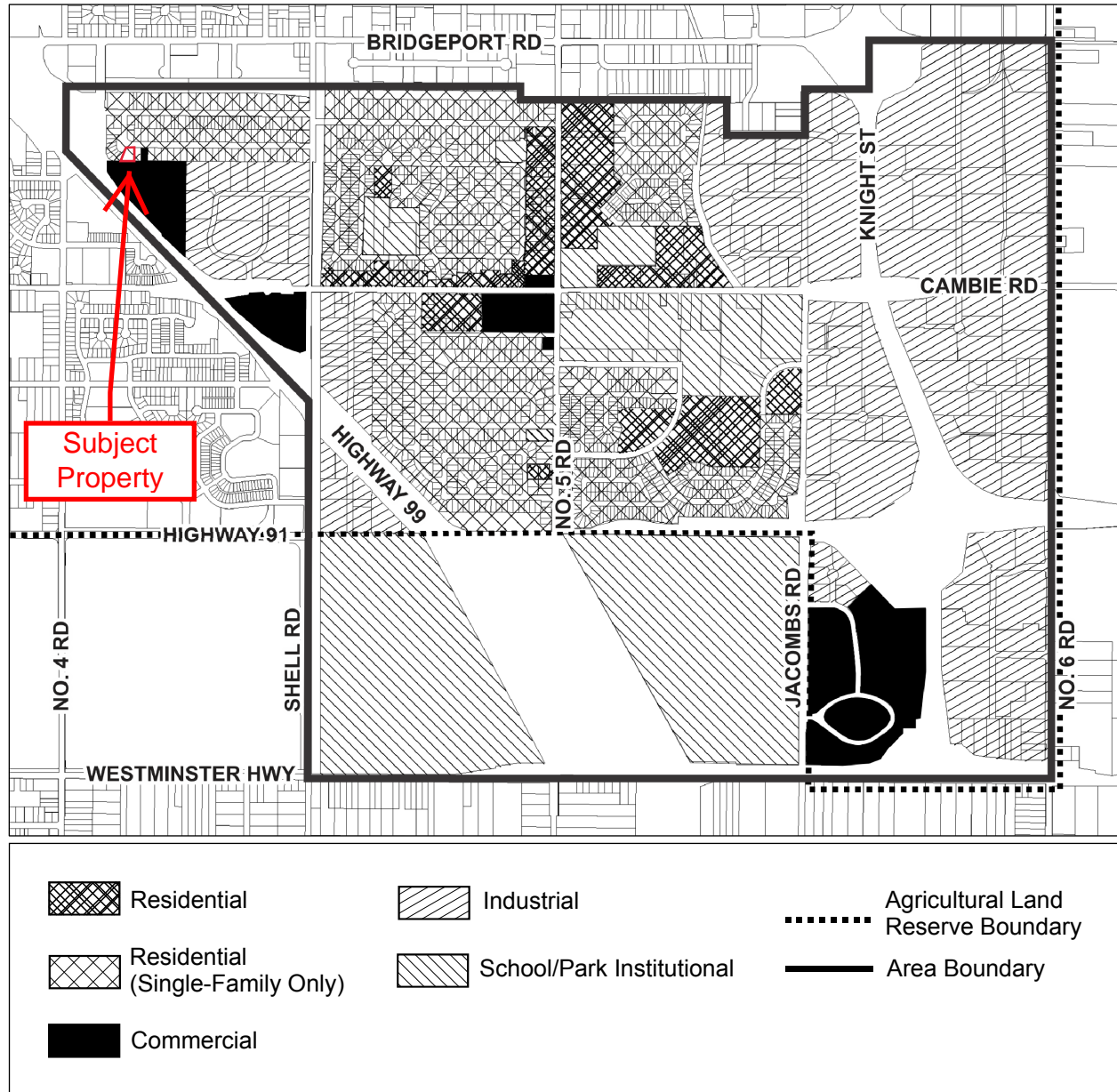
	Existing	Proposed
Owner:	Anedam Holdings Ltd. (Director: Skyride Construction Ltd. (Director: Kuldip Khakh)	To be determined
Site Size (m²):	1555 m ²	Lot A: min. 439 m ² Lot B: min. 476 m ² Lot C: min. 518 m ²
Land Uses:	Single detached residential	No change
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Single-Family Residential	No change
702 Policy Designation:	Lot Size Policy 5424, adopted 1989, amended 2011	No change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)
Number of Units:	One single detached house	Three single detached houses, each with a secondary suite
Other Designations:	Aircraft Noise Policy Area 4	No change

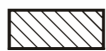
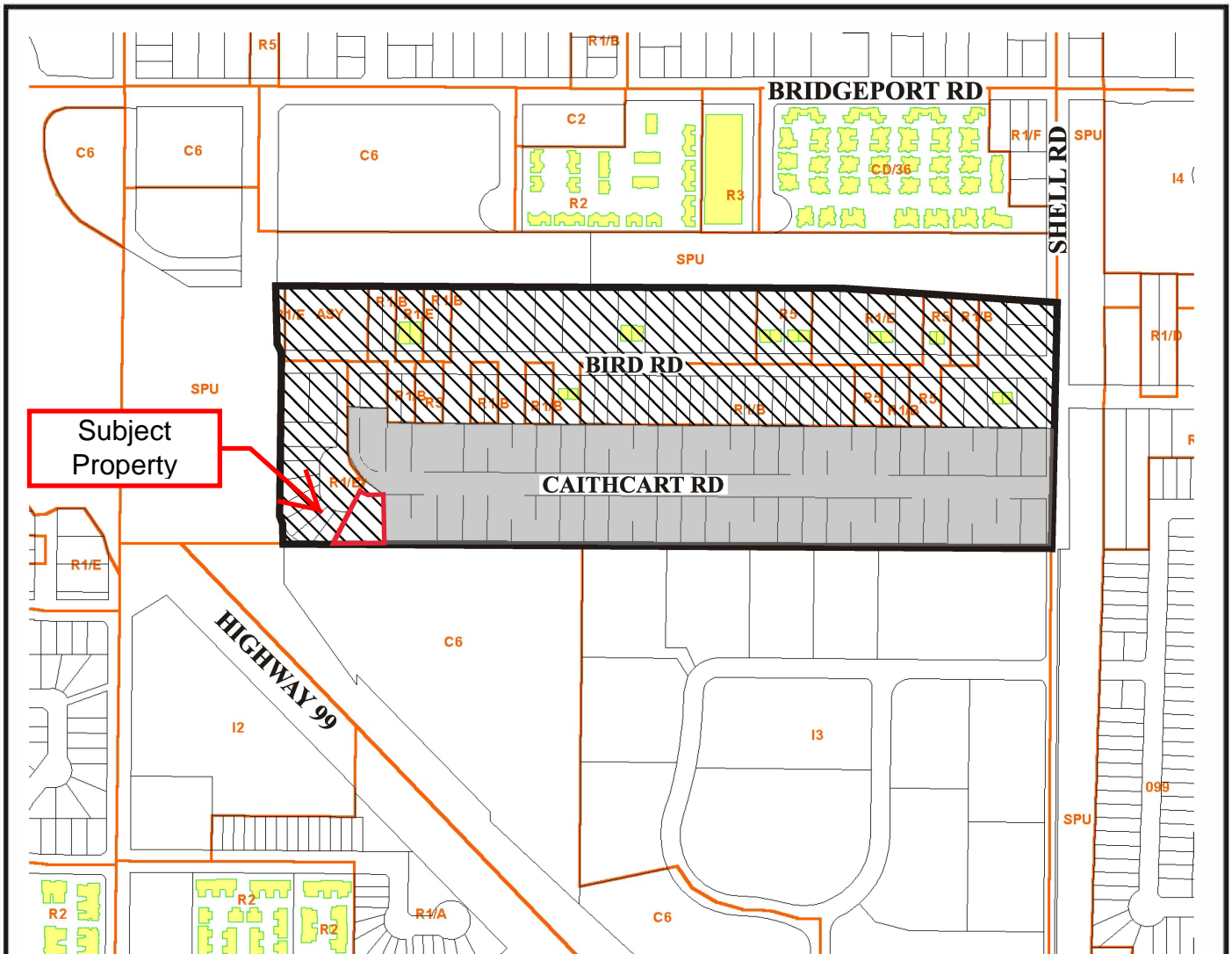
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	none permitted
Buildable Floor Area (m ²):*	Lot A: Max. 241.4m ² (2598 ft ²) Lot B: Max. 258.9 m ² (2787 ft ²) Lot C: Max. 271.5 m ² (2922 ft ²)	Lot A: Max. 241.4m ² (2598 ft ²) Lot B: Max. 258.9 m ² (2787 ft ²) Lot C: Max. 271.5 m ² (2922 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 25%	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 25%	none
Lot Size:	Min. 360.0 m ²	Lot A: min. 439 m ² Lot B: min. 476 m ² Lot C: min. 518 m ²	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Lot Dimensions (m):	Min. Width: 12.0 m Min. Depth: 24.0 m	Lot A Width: 15.6 m Lot A Depth: 29.9 m Lot B Width: 14.8 m Lot B Depth: 37.5 m Lot C Width: 12.0 m Lot C Depth: 43.3 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. greater of 6.0 m or 20% of total lot depth Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. greater of 6.0 m or 20% of total lot depth Side: Min. 1.2 m	none
Height (m):	Max. 2 ½ storeys	Max. 2 ½ storeys	none

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

Land Use Map *Bylaw 8948
2016/10/24*





Subdivision permitted as per Single-Family Housing District (R1/B) on Bird Road and Caithcart Road.



Subdivision permitted as per Single-Family Housing District (R1/E) on Caithcart Road.



POLICY 5424
SECTION 26, 5-6

Adopted Date: 11/20/89

Amended Date:



Tree Management Plan
Subdivision Application

March 20, 2020
10200 Caithcart Road, Richmond
See the attached
Arborist Report for tree details

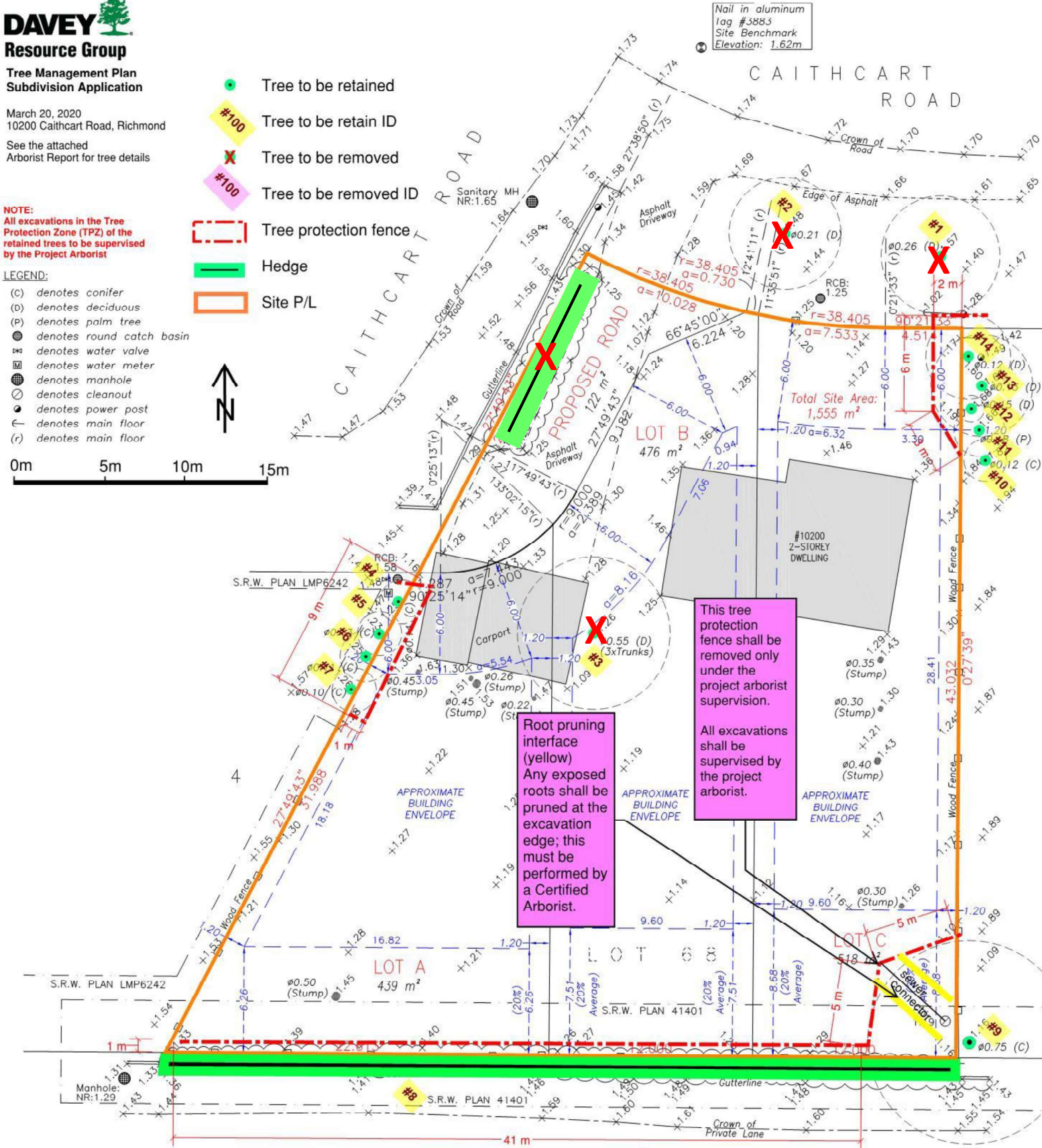
NOTE:
All excavations in the Tree Protection Zone (TPZ) of the retained trees to be supervised by the Project Arborist

- LEGEND:**
- (C) denotes conifer
 - (D) denotes deciduous
 - (P) denotes palm tree
 - ☉ denotes round catch basin
 - ⊕ denotes water valve
 - ⊕ denotes water meter
 - ⊕ denotes manhole
 - ⊕ denotes cleanout
 - ⊕ denotes power post
 - ⊕ denotes main floor
 - (r) denotes main floor

- Tree to be retained
- #100 Tree to be retain ID
- ✗ Tree to be removed
- #100 Tree to be removed ID
- Tree protection fence
- Hedge
- Site P/L



Nail in aluminum
tag #3883
Site Benchmark
Elevation: 1.62m



Tree Management Plan (subdivision)– Scale 1:300



Address: 10200 Caithcart Road

File No.: RZ 20-904781

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10521, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. An approximately 6.0 m road dedication along the existing north-western frontage generally as outlined in the subdivision plan, as confirmed by a functional road plan, acceptable to the Director of Transportation.
3. Submission of a Landscape Security in the amount of \$4,500.00 (\$750/tree) to ensure that a total of two replacement trees are planted and maintained on each lot proposed (for a total of six trees); minimum 8 cm deciduous caliper or 4.0 m high conifers). **NOTE: minimum replacement size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees.**
4. City acceptance of the developer's offer to voluntarily contribute \$3,000.00 (for City tree replacement) to the City's Tree Compensation Fund for the planting of replacement trees within the City.
5. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any 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.
6. Registration of an aircraft noise sensitive use covenant on title.
7. Registration of a flood indemnity covenant on title (2.9m GSC – Area A).
8. Registration of a legal agreement on title of the subject property to ensure that upon subdivision of the property:
 - a) Vehicle access to proposed Lots A and B is via a single shared driveway crossing centered on the proposed shared property line; and
 - b) A cross-access easement for the shared driveway area is registered on the titles of proposed Lots A and B.
9. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until:
 - a minimum one-bedroom secondary suite of minimum 33 m² (355 ft²) is constructed on proposed Lot A; and,
 - a minimum one-bedroom secondary suite of minimum 37.4 m² (403 ft²) is constructed on each of proposed Lots B and C;to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
10. 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.

At Demolition* stage, the applicant must complete the following requirements:

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development in accordance with the City's Tree Protection Information Bulletin TREE-03, prior to any construction activities, including building demolition, occurring on-site, and must remain in place until construction and landscaping on-site is completed.

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

1. Payment of the current year's taxes, Development Cost Charges (City, Metro Vancouver and TransLink), School Site Acquisition Charges, and Address Assignment Fees.
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 158 L/s of water available at 20 psi residual at the west frontage of 10200 Caithcart Road. Based on your proposed development, your site requires a minimum fire flow of 120 L/s.
- b) *At the Developer's cost, the Developer is required to:*
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the 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.
 - Protect the existing PVC water main during frontage construction works.
- c) *At the Developers cost, the City is to:*
 - Install three new 25mm diameter service connections complete with water meters to service the proposed three lot subdivision. The three new services shall tie-in to the existing water main along the west frontage of 10200 Caithcart Rd. Exact location of service connections will be determined via the servicing agreement design review. Connection to the existing water main along the north side of Caithcart Rd is not permitted to avoid crossing the existing FRP sanitary main.
 - Disconnect all existing water service connections prior to demolition of existing onsite structures. It is the developer's responsibility to coordinate with the City the required disconnections via the Demolition Permit process.
 - Complete all proposed water tie-ins to existing City infrastructures.

Storm Sewer Works:

- d) *At the Developers cost, the City is to:*
 - Install three new storm service connections complete with inspection chambers to service the proposed three lot subdivision. The three new services shall tie-in to the existing storm sewer along the west frontage of 10200 Caithcart Rd. Exact location of service connections will be determined via the servicing agreement design review. Connection to the existing storm sewer along the north side of Caithcart Rd is not permitted to avoid crossing the existing FRP sanitary main.
 - Disconnect all existing storm service connections prior to demolition of existing onsite structures. It is the developer's responsibility to coordinate with the City the required disconnections via the Demolition Permit process.
 - Complete all proposed storm sewer tie-ins to existing City infrastructures.

Sanitary Sewer Works:

- e) *At the Developer's cost, the Developer is required to:*
 - Not plant trees in the required boulevard along the north property line to avoid impact and maintain access to the existing FRP sanitary main. Please note that the existing ageing sanitary main is a critical infrastructure which needs to be accessible/unobstructed at all times.
 - Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
- f) *At the Developers cost, the City is to:*
 - Install three new sanitary service connections complete with inspection chambers to service the proposed three lot subdivision. The three new services shall tie-in to the existing sanitary sewer along the south frontage of 10200 Caithcart Rd. Exact location of service connections will be determined via the servicing agreement design review.
 - Disconnect all existing sanitary service connections prior to demolition of existing onsite structures. It is the developer's responsibility to coordinate with the City the required disconnections via the Demolition Permit process.
 - Complete all proposed sanitary sewer tie-ins to existing City infrastructures

Frontage Improvements:

- g) *At Developer's cost, the Developer is required to:*
 - Street lighting may be required along the west and north frontages. Review street lighting levels along all road frontages, and upgrade as required.

- Complete other frontage improvements as per Transportation requirements.
- Coordinate with BC Hydro, Telus and other private communication service providers:
 - To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - Before relocating/modifying any of the existing power poles and/or guy wires along the frontages and within the proposed site. Pole relocations are required at the Caithcart Rd frontage.
 - To provide underground service lines for the proposed three lot subdivision which may require a BC Hydro Low profile transformer (i.e., LPT). If an LPT is required by BC Hydro, the LPT shall be placed within the proposed development and the developer shall provide a right of way to BC Hydro to contain the required LPT. Written correspondence from BC Hydro is required, prior to subdivision approval, to confirm whether BC Hydro will require an LPT and a right of way to service the proposed subdivision. This is to ensure that placement of the required LPT is coordinated with the proposed subdivision layout.
- If required, locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, 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 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

General Items:

- h) 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, activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

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



Richmond Zoning Bylaw 8500
Amendment Bylaw 10521 (RZ 20-904781)
10200 Caithcart 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 "SINGLE DETACHED (RS2/B)".

P.I.D. 010-104-178

Lot 68 Section 26 Block 5 North Range 6 West New Westminster District Plan 15426

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10521".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

ADOPTED

MAYOR

Approval lines for various stages: FIRST READING, A PUBLIC HEARING WAS HELD ON, SECOND READING, THIRD READING, OTHER CONDITIONS SATISFIED, MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL, ADOPTED.

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

CORPORATE OFFICER