



To: Planning Committee

Date: October 23, 2023

From: Wayne Craig
Director, Development

File: RZ 22-010976

Re: Application by Navreet Gill for Rezoning at 11831/11833 Seabrook Crescent from the "Single Detached (RS1/E)" Zone to the "Single Detached (RS2/B)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10510, for the rezoning of 11831/11833 Seabrook Crescent from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.

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

WC:le
Att. 6

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

Staff Report

Origin

Navreet Gill has applied on behalf of the property owners, 1303287 B.C. Ltd. (Balraj Singh Sanghera and Rajbir Kaur Chatha), to rezone 11831/11833 Seabrook Crescent from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone in order to permit the property to be subdivided into two single-family lots, each with vehicle access from Seabrook Crescent. A location map and aerial photo are provided in Attachment 1. The proposed subdivision plan and draft site plan are 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

The subject site contains an existing un-stratified non-conforming duplex (two-unit dwelling), which will be demolished prior to subdivision. Both dwelling units are currently tenant occupied and do not contain any secondary suites. The applicant has indicated that the tenants are aware of the redevelopment proposal and the applicant will ensure compliance with the Residential Tenancy Act.

Surrounding Development

Development immediately surrounding the site is as follows:

To the North: A single-family houses on a lot zoned “Single Detached (RS1/E)”.

To the South: A single-family houses on a lot zoned “Single Detached (RS1/E)”.

To the East: Across the lane, an existing duplex on a lot zoned “Single Detached (RS1/E)” fronting onto No. 5 Road. There is a Rezoning application and Development Permit (RZ 22-019002/DP 23-028942) at 10111/10113 No. 5 Road to permit the development of three front-back duplex lots. The rezoning application received third reading on October 16, 2023.

To the West: Across Seabrook Crescent, an existing duplex on a lot zoned “Single Detached (RS1/E)”.

Related Policies & Studies

Official Community Plan

The subject site is designated as “Neighbourhood Residential” in the Official Community Plan (OCP). This proposal is consistent with this OCP designation.

Single-Family Lot Size Policy 5434/ Zoning Bylaw 8500

The subject property is located within the area covered by Lot Size Policy 5434, adopted by City Council in 1990, amended in 1991 and 2006 (Attachment 4). The Policy permits a majority of lots within the Policy Area (including the subject property) to be rezoned and subdivided in accordance with the provisions of the “Single Detached (RS1/E)” zone.

The subject site is currently occupied by a legal duplex. Section 2.3.7 of Richmond Zoning Bylaw 8500 provides that the Lot Size Policy does not apply to a rezoning that a legal duplex and which are intended to be subdivided into no more than two single-family lots. The proposed rezoning and subdivision complies with Section 2.3.7 and would result in the creation of two single-family lots being 444.9 m² and 450.2 m² in area. Further, the proposed rezoning and subdivision would comply with the minimum lot dimensions and size applicable to the “Single Detached (RS2B)” zone.

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. 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.

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

Public notification for the Public Hearing will be provided as per the *Local Government Act* and the City’s *Zoning Bylaw 8500*.

Analysis

Proposed Rezoning and Subdivision

The applicant is proposing to rezone the subject site and subdivide it into two single-family lots, each with a secondary suite, with access from Seabrook Crescent. The proposed subdivision plan and site plan are shown in Attachment 2.

Existing Legal Encumbrances

There is an existing Statutory Right-of-Way (SRW) for City sanitary service services, BC Hydro and the BC Telephone Company that extends 3.0 m from the southern property line of the subject site. The applicant has been advised that no encroachment of buildings, trees or obstructions into the SRW is permitted. The applicant has been provided an opinion that the proposed development does not conflict with the legal encumbrances on Title.

Transportation and Site Access

Vehicle access is proposed to be from Seabrook Crescent for both of the proposed lots. The existing driveways will be removed and new driveways will be constructed as detailed in the Site Servicing and Frontage Improvements sub-section of this report.

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 (Attachment 5). The Report assesses two bylaw-sized trees on the subject property and two trees on neighbouring properties. There are no street trees on City property adjacent to the subject property.

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

- One tree (tag# 892 – 40 cm caliper crab apple) is in poor condition (large limb removed and a cavity is visible at the historic removal site). In addition, there is evidence of a second cavity developing on the other co-dominant limb, just above an inclusion seam joining the two limbs together. Removal and replacement is recommended.
- One tree (tag# 893 – 40 cm caliper crab apple) is in poor condition (historically topped) and in conflict with the proposed development. Topping results in structural defects in the upper canopy. Removal and replacement is recommended.
- Two trees (tag# os1 & os2) located on neighbouring property will not be impacted by development.
- Replacement trees to be provided at 2:1 ratio as per the OCP (Min 4 m high conifer or 8 cm caliper deciduous).

Tree Replacement

The applicant wishes to remove two on-site trees (Trees # 892 and 893). The 2:1 replacement ratio would require a total of four replacement trees. The applicant has agreed to plant three 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

To ensure that the three new trees are planted and maintained on each new lot, the applicant is required to submit a Landscaping Security in the amount of \$4,500.00 (\$750/tree) prior to the final adoption of the rezoning bylaw. Securities will be held until a landscaping inspection has been passed by City staff after construction and landscaping has been completed. 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.

Tree Protection

Two trees (Tree tags # os1 and os2) on neighbouring properties are to be retained and protected. The applicant has submitted a tree management 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.
- 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 one-bedroom secondary suite in each of the dwellings to be constructed on the new lots, for a total of two suites. The applicant proposes to build a minimum one-bedroom secondary suite with a minimum size of 37 m² [400 ft²] on proposed Lot A and a minimum one-bedroom secondary suite with a minimum size of 39 m² [422 ft²] on proposed Lot B.

Prior to the adoption of the rezoning bylaw, the applicant must register a legal agreement on Title to ensure that no Building Permit inspection is granted until a minimum one-bedroom secondary suite of 37 m² [400 ft²] is constructed on proposed Lot A and a minimum one-bedroom secondary suite of 39 m² [422 ft²] is constructed on proposed Lot B 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 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:

- Providing new site servicing connections for water, sanitary, and storm sewer servicing for each new lot.
- Removal of the existing sidewalk and installation of a new 1.5 m concrete sidewalk and landscaped boulevard. The new sidewalk is to be connected to the existing sidewalks to the north and south of the subject site with a transition section based on a reverse curve design.

At the Subdivision stage, the applicant is also required to pay:

- \$25,421.22 for cost recovery of rear lane drainage upgrades previously constructed by the City as part of a City Capital Works Program in accordance with Works and Services Cost Recovery Bylaw 8752.

Note: Cost recovery contributions are subject to interest rates as set out in Bylaw No. 8752. The City will re-assess the required contribution when the cash-in-lieu is paid, based on the interest rate.

- The current year's taxes, Development Cost Charges (City, Metro Vancouver and TransLink), School Site Acquisition Charges, Address Assignment Fees and the costs associated with the completion of the site servicing and other improvements as described in Attachment 6.

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

Navreet Gill has applied on behalf of the property owners, 1303287 B.C. Ltd. (Balraj Singh Sanghera and Rajbir Kaur Chatha), to rezone 11831/11833 Seabrook Crescent from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone in order to permit the property to be subdivided into two single-family lots, each with vehicle access from Seabrook Crescent.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10510 be introduced and given first reading.



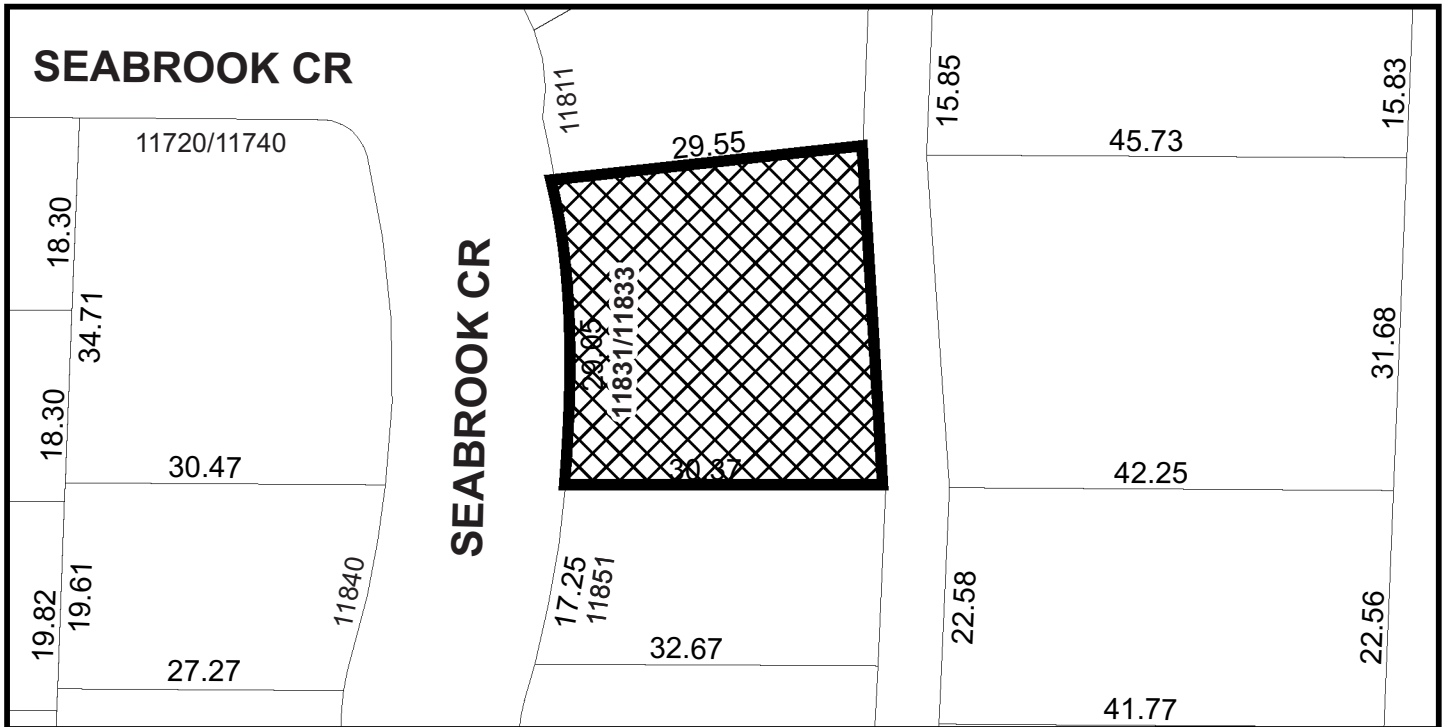
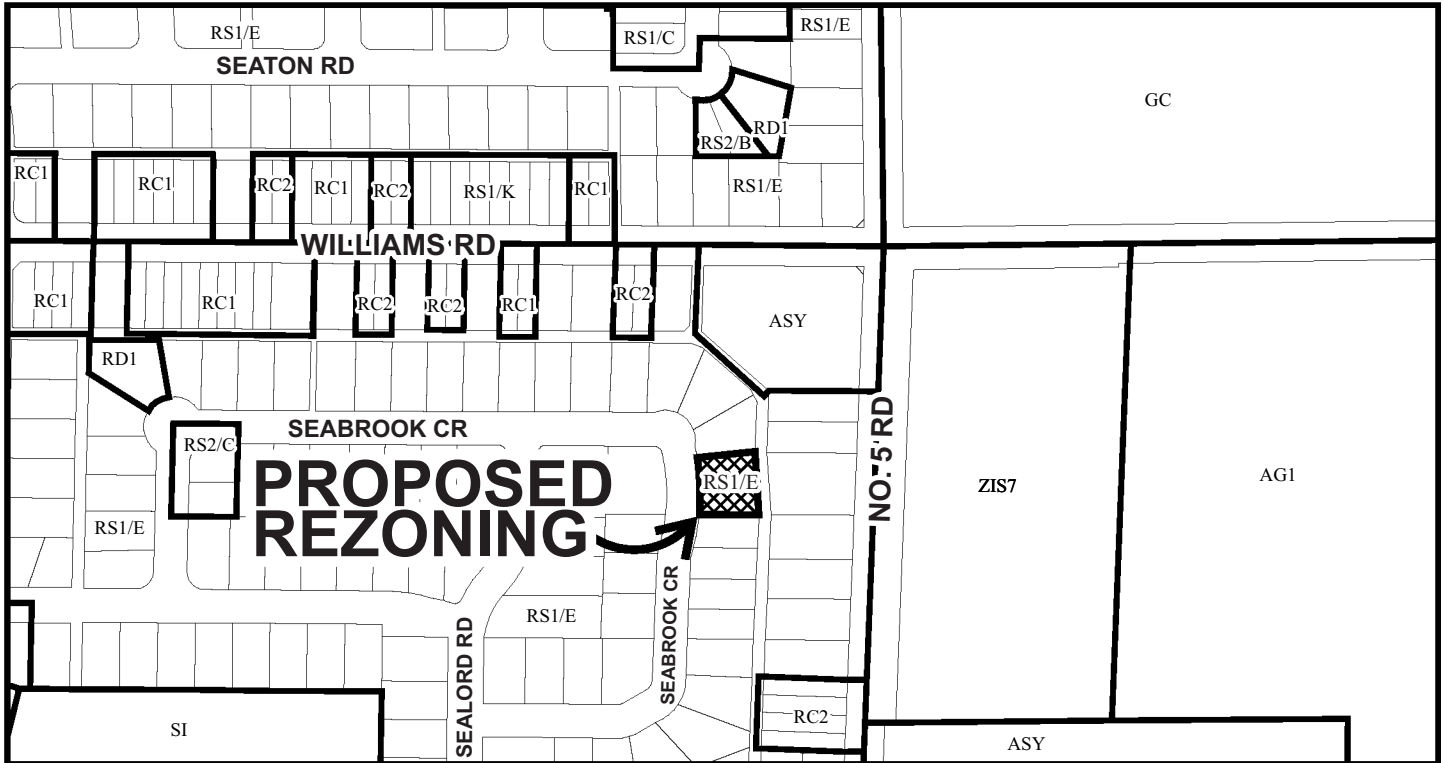
Laurel Eyton
Planning Technician
(604-276-4262)

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- Att. 1: Location Maps
 2: Subdivision Plan and Site Plan
 3: Development Application Data Sheet
 4: Single Family Lot Size Policy
 5: Tree Management Plan
 6: Rezoning Considerations



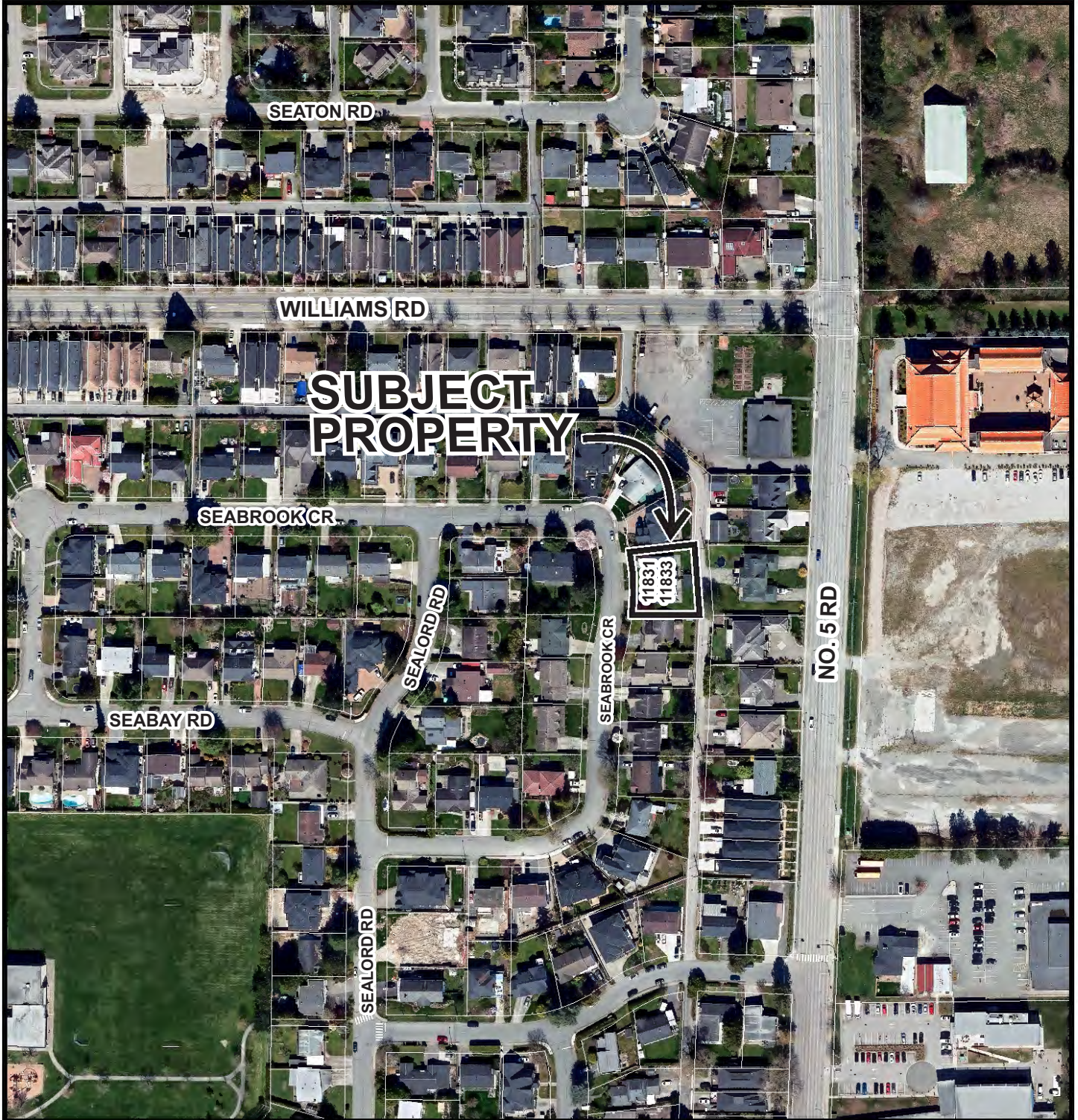
City of
Richmond



	<h1>RZ 22-010976</h1>	<p>Original Date: 05/06/22</p>
	<p>PLN - 46</p>	<p>Revision Date</p>
		<p>Note: Dimensions are in METRES</p>



City of
Richmond



RZ 22-010976

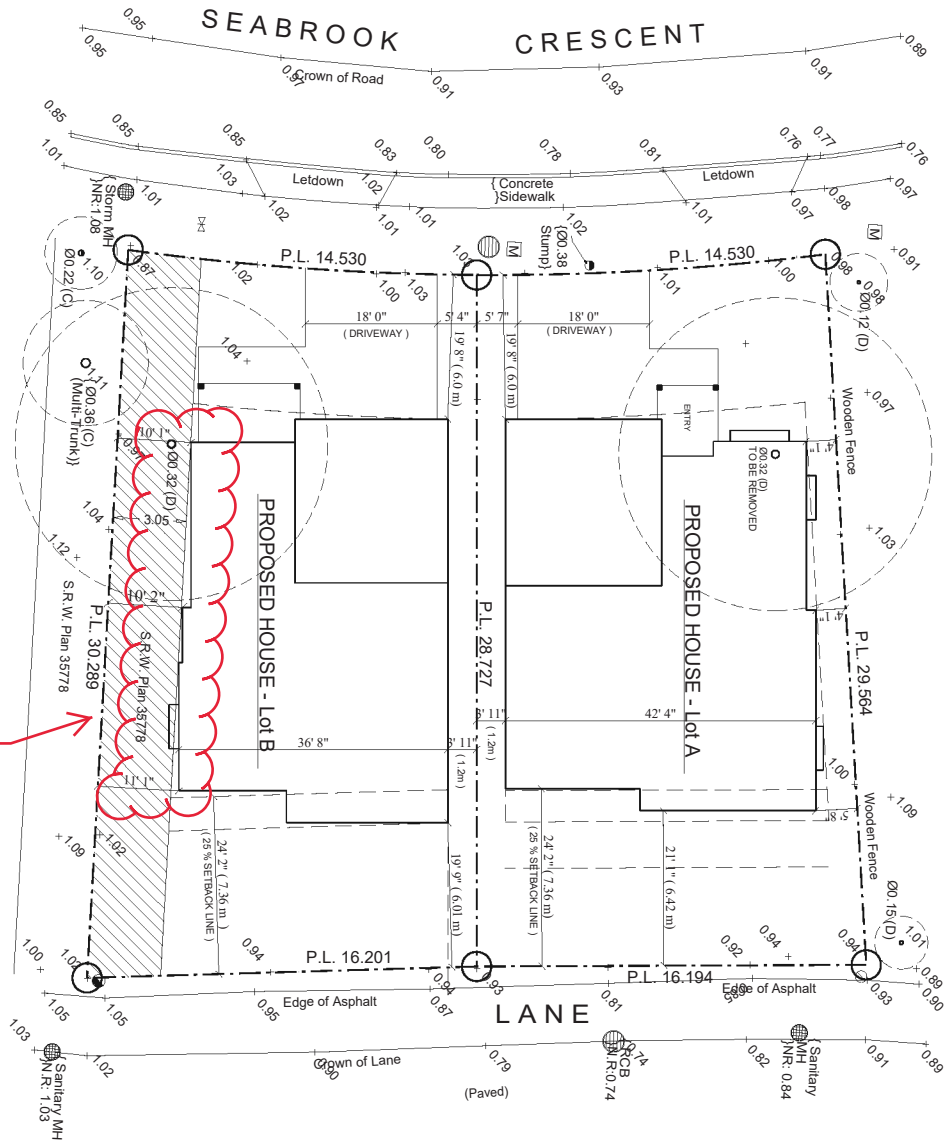
PLN - 47

Original Date: 05/06/22

Revision Date:

Note: Dimensions are in METRES

SITE PLAN



Projection into the S.R.W. is not permitted. Final building plans must comply.



Lot A, 444.9 m² = 4789.0 SF

ZONE: RS 1/E

LOT AREA = 4789.0 S.F. (444.90 m²)
 PER. F.A.R. 55% = 2634.0 S.F. (244.69 m²)
 PLUS 2% BONUS 53.0 sf (4.92 m²) FOR 2 x 8 WALLS
 TOTAL FAR ALLOWED = 2687.0 SF (249.62 m²)
 PLUS 25.0 SF (2.32 m²) FOR AC UNIT CLOSET
 PLUS 538.0 S.F. (50.0 m²) FOR GARAGE
PROPOSED F.A.R.

MAIN FLOOR AREA = 1614.0 S.F. (149.94 m²)
 SECOND FLOOR AREA = 1066.0 S.F. (99.03 m²)

TOTAL = 2680.0 S.F. (248.97 m²)

Lot B, 450.2 m² = 4846.0 SF

ZONE: RS 1/E

LOT AREA = 4846.0 S.F. (450.20 m²)
 PER. F.A.R. 55% = 2665.0 S.F. (247.57 m²)
 PLUS 2% BONUS 53.0 sf (4.92 m²) FOR 2 x 8 WALLS
 TOTAL FAR ALLOWED = 2718.0 SF (252.50 m²)
 PLUS 25.0 SF (2.32 m²) FOR AC UNIT CLOSET
 PLUS 538.0 S.F. (50.0 m²) FOR GARAGE
PROPOSED F.A.R.

MAIN FLOOR AREA = 1409.0 S.F. (130.89 m²)
 SECOND FLOOR AREA = 1308.0 S.F. (121.50 m²)

TOTAL = 2717.0 S.F. (252.40 m²)

PLUS 18.0 S.F. (1.67 m²) OF AC UNIT
 PLUS 452.0 S.F. (42.00 m²) OF GARAGE

THESE PLANS CONFORM TO B.C. B.C. 2018 EDITION	
DATE: 11/81 - 11/83 - Seabrook Crescent, Richmond B.C.	DATE: 11/81 - 11/83 - Seabrook Crescent, Richmond B.C.
DESIGNER: Astonish Design & Drafting Ltd. 19752 - 718 Ave, Langley B.C. TEL: 604 494 5391 FAX: 604 539 1741 CELL: 604 494 728 0389 EMAIL: info@astondesign.com	DATE: 11/81 - 11/83 - Seabrook Crescent, Richmond B.C.
TITLE: SITE PLAN	DATE: 11/81 - 11/83 - Seabrook Crescent, Richmond B.C.
SCALE: 1/8" = 1'-0"	DATE: 11/81 - 11/83 - Seabrook Crescent, Richmond B.C.

Sept 08 2023



RZ 22-010976

Attachment 3

Address: 11831/ 11833 Seabrook Crescent

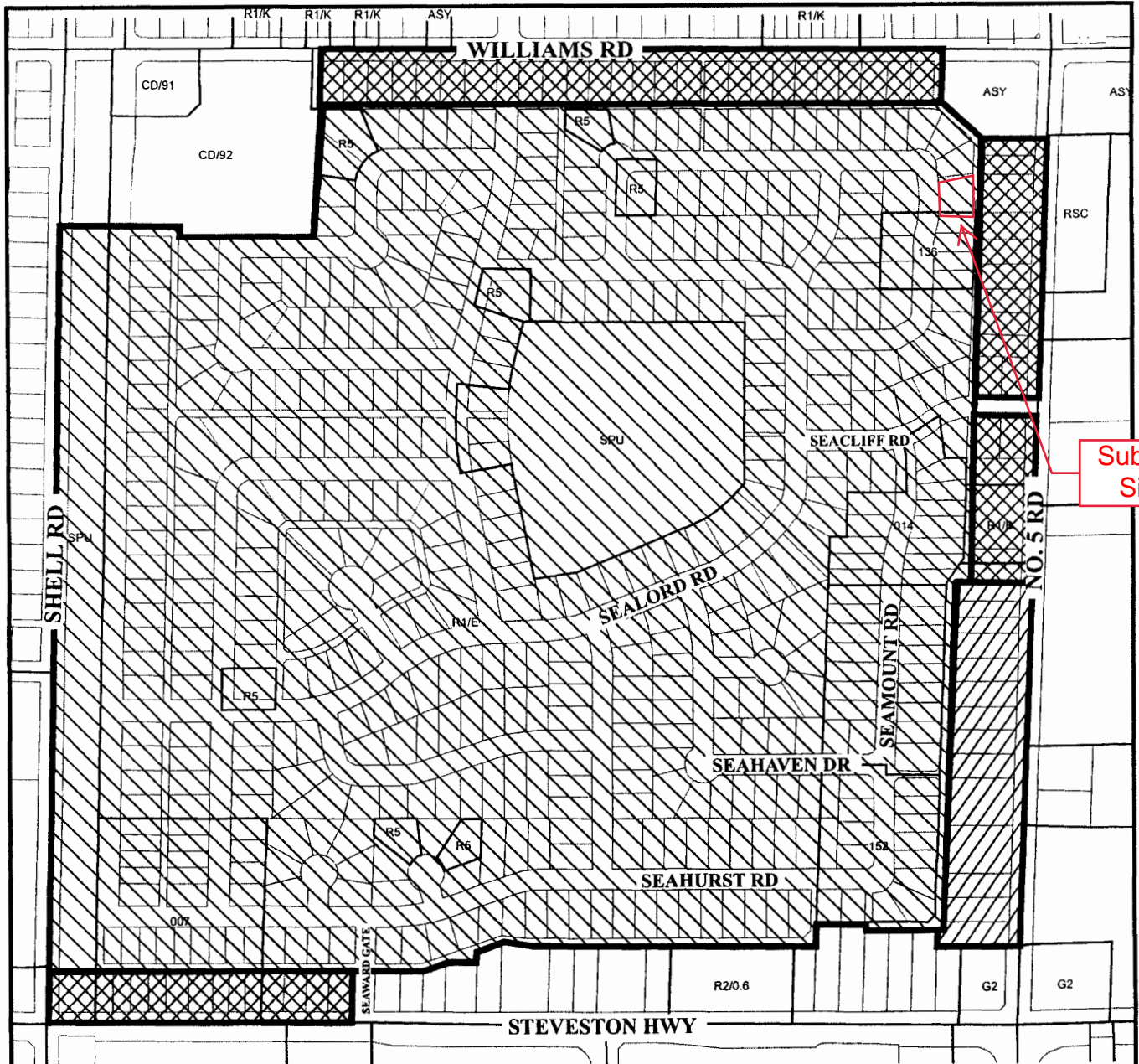
Applicant: Navreet Gill

Planning Area(s): Shellmont




	Existing	Proposed
Owner:	1303287 B.C. Ltd.	Lot A: TBD Lot B: TBD
Site Size (m²):	895.1 m ²	Lot A: 444.9 m ² Lot B: 450.2 m ²
Land Uses:	Duplex	Two single family dwellings
OCP Designation:	Neighbourhood Residential	No change
702 Policy Designation:	Duplex lots can be subdivided	No change
Zoning:	RS1/E	RS2/B
Number of Units:	2 dwelling units	2 single detached houses, each with a secondary suite

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. 244.7 m ² (2633.9 ft ²) Lot B: Max. 247.6 m ² (2665.1 ft ²)	Lot A: Max. 244.7 m ² (2633.9 ft ²) Lot B: Max. 247.6 m ² (2665.1 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 m ²	Lot A: 444.9 m ² Lot B: 450.2 m ²	none
Lot Dimensions (m):	Min. Width: 12.0 m Min. Depth: 24.0 m	Lot A Width: 15.4 m Lot A Depth: 29.2 m Lot B Width: 15.4 m Lot B Depth: 29.5 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m 1 st storey; 25% lot depth 2 nd storey Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 6.0 m 1 st storey; 25% lot depth 2 nd storey Side: Min. 1.2 m	none
Height (m):	Max 2.5 storeys	Max 2.5 storeys	none

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



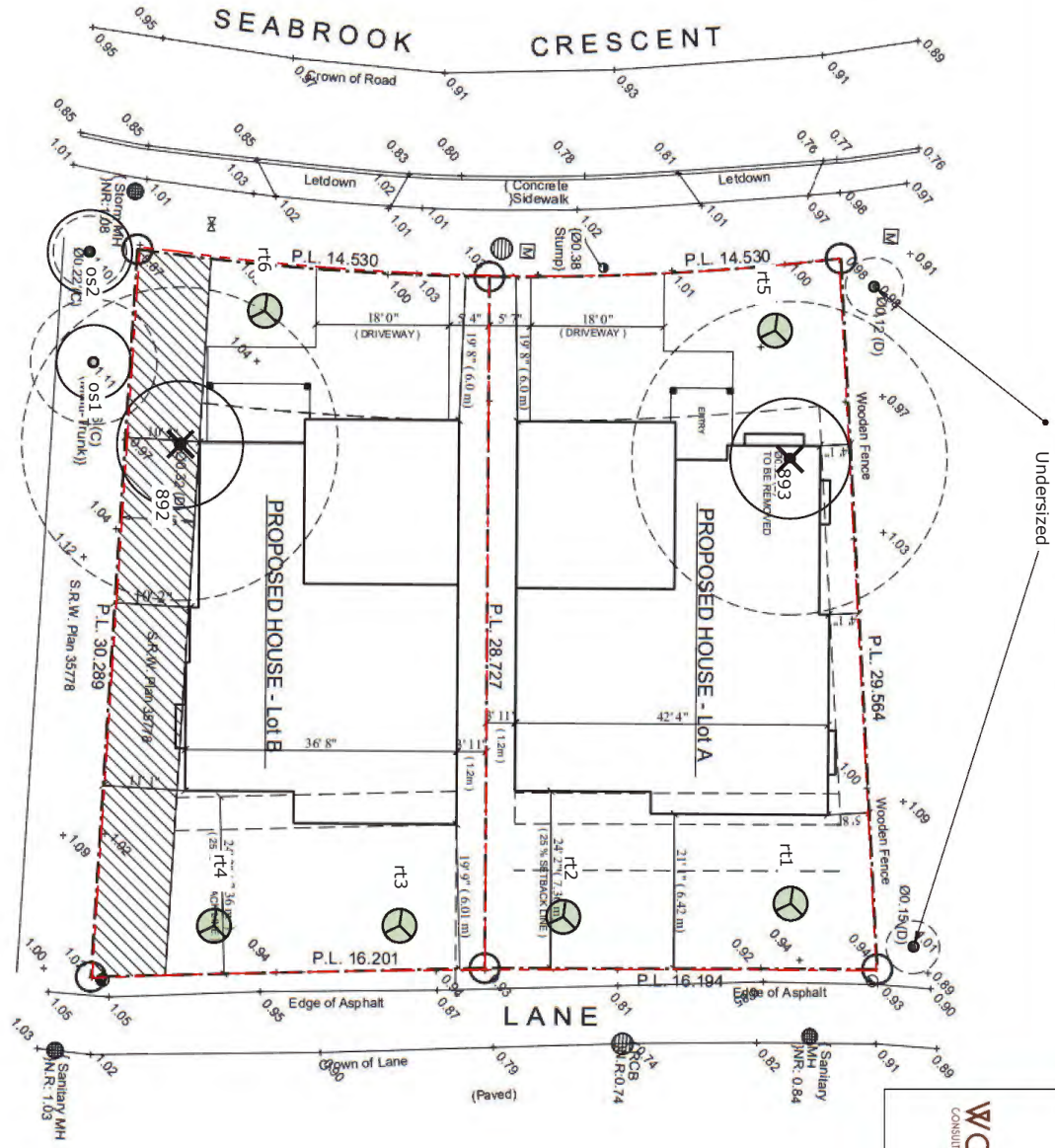
Subject Site

-  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



Tree Management Plan for
11831 11833 Seabrook
Crescent, Richmond

Updated October 11, 2023

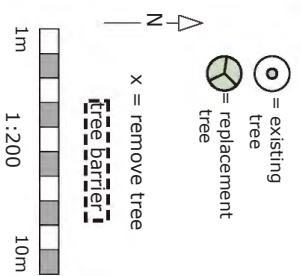
Tree Inventory

Tag	Species	DBH (cm)	TPZ (m)
892	Crabapple	40	2.40
893	Crabapple	38	2.28
os1	Cypress	25	1.50
os2	Blue Spruce	27	1.62

Replacement Trees

Tag	Species	Size
rt1	Pinus strobus	4m
rt2	Nyssa sylvatica Gumdrops	8cm
rt3	Pinus strobus	4m
rt4	Nyssa sylvatica Gumdrops	8cm
rt5	Magnolia 'Elizabeth'	8cm
rt6	Magnolia 'Elizabeth'	8cm

Legend





Address: 11831/11833 Seabrook Crescent

File No.: RZ 22-010976

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10510, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Submission of a Landscape Security in the amount of \$4,500.00 (\$750/tree) to ensure that a total of three 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.**
3. 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.
4. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
5. Registration of a flood indemnity covenant on title.
6. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a minimum one-bedroom secondary suite with a minimum size of 37 m² [400 ft²] on proposed Lot A, and a minimum one-bedroom secondary suite with a minimum size of 39 m² [422 ft²] on proposed Lot B; to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
7. 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 Subdivision* stage, the developer must complete the following requirements:

1. Pay property taxes up to the current year, Development Cost Charges (City, TransLink and Metro Vancouver), School Site Acquisition Charges, Address Assignment Fees, etc., and any other fees or costs identified via the subdivision application process.
2. Pay \$25,421.22 towards a cost recovery contribution for the laneway drainage and asphalt improvements previously installed consistent with the City's Works and Services Cost Recovery Bylaw No. 8752.

Note: Cost recovery contributions are subject to interest rates as set out in Bylaw No. 8752. The City will re-assess the required contribution when the cash-in-lieu is paid, based on the interest rate.

3. 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 160.0 L/s of water available at a 20 psi residual at the Seabrook Cr frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b) At Developer's cost, the Developer is required to:
 - i) Cut and cap the existing water service connection
 - ii) Install a new 25mm diameter water service connection complete with water meter and water meter box to service the north lot as per standard city specifications.
 - iii) Install a new 25mm diameter water service connection complete with water meter and water meter box to service the south lot as per standard city specifications.

- iv) 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.
 - v) 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).
- c) At Developer's cost, the City will:
- i) Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

- d) At Developer's cost, the Developer is required to:
- i) Cut and cap the existing storm service connection along Seabrook Crescent.
 - ii) Install a new 100mm storm service connection complete with inspection chamber to service the north lot.
 - iii) Install a new 100mm storm service connection complete with inspection chamber to service the south lot.
- e) At Developer's cost, the City will:
- i) Complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

- f) At Developer's cost, the Developer is required to:
- i) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
 - ii) Confirm the condition and capacity of the existing sanitary service connection located at the north east corner of the lot. Reuse if in good condition to service the north lot.
 - iii) Confirm the condition and capacity of the existing storm service connection located near the middle PL. Reuse if in good condition to service the south lot.
- g) At Developer's cost, the City will:
- i) Complete all tie-ins for the proposed works to existing City infrastructure.

General Items:

- h) At Developer's cost, the Developer is required to:
- i) Complete other frontage improvements as per Transportation requirements:
 - ii) The existing 1.2m wide concrete sidewalk (at the curb) is to be widened to 1.5m across the subject site's entire road frontage to meet minimum design standards.
 - iii) The remaining width between the sidewalk and the road fronting property line is to be treated as a landscaped boulevard with street trees.
 - iv) All existing driveways at the subject site's Seabrook Road frontage are to be closed permanently and backfilled with barrier curb/gutter, sidewalk and boulevard per standards described above. Two new driveways, one for each subdivided lot, are to be provided.
 - v) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.

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

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

Note:

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

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

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

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

[signed copy on file]

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 10510 (RZ 22-010976)
11831/ 11833 Seabrook Crescent

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. 007-179-405

Lot 292 Section 36 Block 4 North Range 6 West New Westminster District Plan 35777

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10510".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

ADOPTED

Series of horizontal lines for signatures and dates corresponding to the reading stages.

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

MAYOR

CORPORATE OFFICER