



To: Planning Committee
From: Wayne Craig
Director, Development

Date: November 22, 2023
File: RZ 21-938395

Re: **Application by Pakland Properties (Khalid Hasan) for Rezoning at
2200 McLennan Avenue from the “Single Detached (RS1/D)” Zone to the
“Single Detached (RS2/B)” Zone**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10409, for the rezoning of 2200 McLennan Avenue from the “Single Detached (RS1/D)” zone to the “Single Detached (RS2/B)” zone to create two lots, be introduced and given first reading.

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

WC:ta
Att. 7

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

Staff Report

Origin

Pakland Properties (Khalid Hasan) on behalf of the property owners, Pakland Investments Ltd (Khalid Hasan), has applied to the City of Richmond for permission to rezone 2200 McLennan Avenue from the “Single Detached (RS1/D)” zone to the “Single Detached (RS2/B)” zone, to permit a subdivision to create two single-family lots. Each lot is proposed to have a single detached dwelling with a secondary suite and vehicle access from McLennan Avenue. A location map and aerial photo are provided in Attachment 1. A survey of the property identifying the proposed subdivision is provided in Attachment 2.

Findings of Fact

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

Existing Site Condition and Context

The subject site is located on the east side of McLennan Avenue, north of Finlayson Drive and south of Gilmore Crescent. Vehicle access to the subject site is currently from McLennan Avenue.

Subject Site Existing Housing Profile

The subject site consists of a single lot containing a single-family dwelling that is tenant-occupied. The applicant has also indicated that there is an unauthorized one-bedroom secondary suite (approx. 55.74 m²) in the dwelling, which is currently tenanted. The existing dwelling is proposed to be demolished.

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

To the North: Single-family dwellings on lots zoned “Single Detached (RS1/D)” fronting McLennan Avenue.

To the South: Single-family dwellings on lots zoned “Single Detached (RS1/D)” fronting McLennan Avenue and Finlayson Drive.

To the East: A Single-family dwelling on a lot zoned “Single Detached (RS1/D)” fronting Finlayson Drive.

To the West: Across McLennan Avenue, a Single-family dwelling on a lot zoned “Single Detached (RS1/B)” and a Single-family dwelling on a lot zoned “Single Detached (RS1/D)” both fronting McLennan Avenue.

Related Policies & Studies

Official Community Plan/Bridgeport Area Plan

The subject site is designated as “Neighbourhood Residential” in the 2041 Official Community Plan (OCP) and is located in the Tait Sub Area of the Bridgeport Planning Area. The Bridgeport Area Plan designates the subject site as “Residential (Single-Family Only)” (Attachment 4). The proposed rezoning is consistent with these designations.

Single-Family Lot Size Policy 5448/ Richmond Zoning Bylaw 8500

The subject site is located within the area governed by Single-Family Lot Size Policy 5448, which was adopted by Council on September 16, 1991, and subsequently amended on February 20, 2012 (Attachment 5). This Policy permits the rezoning and subdivision of lots along this section of McLennan Avenue in accordance with the provisions of the “Single Detached (RS1/B)” zone. The proposed lots will be approximately 13.41 m (43.96 ft.) wide and approximately 470.00 m² (5,059.04 ft²) in area which complies with the Single-Family Lot Size Policy 5448 and the “Single Detached (RS2/B)” zone.

Aircraft Noise Sensitive Development Policy

The subject property is located within the Aircraft Noise Sensitive Development (ANSD) Policy Area 2. Within Area 2, the policy allows for rezoning from one “Single Detached (RS1/RS2)” sub-zone to another “Single Detached (RS1/RS2)” sub-zone zone, provided the proposed development complies with the ANSD policies in the OCP. The proposed rezoning and subdivision are consistent with the ANSD Policy.

Registration of an aircraft noise sensitive use covenant on Title is required prior to final adoption of the rezoning bylaw to acknowledge that the subject lands are located within an aircraft noise sensitive area and that appropriate building design measures are incorporated at the building permit stage to mitigate against aircraft noise.

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

This redevelopment proposes to rezone and subdivide 2200 McLennan Avenue from the existing "Single Detached (RS1/D)" zone to the "Single Detached (RS2/B)" zone, to facilitate the creation of two single-family lots. Each lot is proposed to have a single detached dwelling with a secondary suite and vehicle access from McLennan Avenue. This redevelopment proposal is consistent with the established pattern of redevelopment in the neighbourhood and Lot Size Policy 5448

Existing Legal Encumbrances

There is an existing City Statutory Right-of-Way (SRW), approximately 1.52 m wide, along the property's west frontage for sanitary services, which is registered on Title of the subject property. The applicant has been advised that encroachment into the SRW is not permitted.

Transportation and Site Access

Vehicle access to the proposed lots is from McLennan Avenue via separate driveways. The existing driveway letdown would be removed and a new sidewalk and landscaped boulevard are to be installed along the McLennan Road frontage of the site as part of a Servicing Agreement required prior to rezoning bylaw adoption and as outlined in the Site Servicing and Frontage Improvements section of this report.

Affordable Housing Strategy

The City's Affordable Housing Strategy for single-family rezoning applications requires a secondary suite on 100 per cent of new lots created through single-family rezoning and subdivision applications; a secondary suite on 50 per cent of new lots created and a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund 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 with a minimum area of 43.1 m² (465.0 ft²) in each of the dwellings to be constructed on the new lots, for a total of two secondary suites.

Prior to the final adoption of the rezoning bylaw, the applicant must register a legal agreement on Title stating that no final Building Permit inspection will be granted until the minimum one-bedroom secondary suite with an area of approximately 43.1 m² (465.0 ft²) is constructed on each of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and City's Zoning Bylaw.

Tree Retention and Planting

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 Arborist Report provided by the applicant indicates that there are no bylaw-sized trees on the subject property. There are three bylaw-sized trees (tag# B, C and D) and one hedge (tag# A) on a neighbouring property (2180 McLennan Avenue) located north of the site. There is also a hedgerow (tag# E) on a neighbouring property (10311 Finlayson Drive) located east of the site.

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

- Three trees (tag# B, C and D), one hedge (tag# A) and one hedgerow (tag# E) located on adjacent neighbouring properties are identified to be retained and protected. Tree protection is to be provided as per the City of Richmond’s Tree Protection Information Bulletin Tree-03.

Tree Planting

In accordance with the Zoning Bylaw, the applicant is required to plant and maintain two new trees (one in the front yard and one in the rear yard) on each new lot; for a total of four trees. The applicant has agreed to plant two new trees (one in the front yard and one in the rear yard) on each proposed lot; for a total of four trees. The proposed trees are to be of the following minimum sizes, based on the requirements of the zoning bylaw.

No. of Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
4	6.0 cm		3.5 m

To ensure that two new trees (one in the front yard and one in the rear yard) are planted and maintained on each new lot, the applicant is required to submit a Landscaping Security in the amount of \$3,000.00 (\$750/tree) prior to the final adoption of the rezoning bylaw. The security 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 the release of the security must be entered into between the applicant and the City.

Tree Protection

Three trees (tag# B, C and D), one hedge (tag# A) and one hedgerow (tag# E) on neighbouring properties 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 the development stage (Attachment 6). The protection zones for the hedge (tag# A) and three trees (tag# B, C and D) encroach into the building envelopes of the future single-family buildings. Additional building setbacks and modifications will be required to accommodate the retention of the trees.

A non-bylaw perimeter hedgerow (tag# E) located on an adjacent property (10311 Finlayson Drive) east of the site is also proposed to be retained. To ensure that the hedge (tag# A), trees (tag# B, C and D) and hedgerow (tag# E) identified for retention are protected at the development stage, the applicant is required to complete the following items:

- A legal agreement will be registered on Title as a condition of rezoning to ensure upon Building Permit issuance that no portion of any structure proposed on any of the lots encroaches into the Tree Protection Zones as identified in the Tree Management Plan (Attachment 6).
- 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 near 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.

Site Servicing and Frontage Improvements

Prior to rezoning bylaw adoption, the applicant is required to enter into a Servicing Agreement for the design and construction of the required site servicing works (street lights, water, storm and sanitary service connections for the proposed lots), as well as for the road widening and frontage improvements. Complete details on the scope of work required as part of the Servicing Agreement are included in the Rezoning Considerations (Attachment 7).

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 2200 McLennan Avenue from the existing "Single Detached (RS1/D)" zone to the "Single Detached (RS2/B)" zone to permit a subdivision to create two lots.

This rezoning application complies with the land use designations and applicable policies for the subject site that are contained within the OCP, Bridgeport Area Plan and the Single-Family Lot Size Policy 5448.

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 10409 be introduced and given first reading.



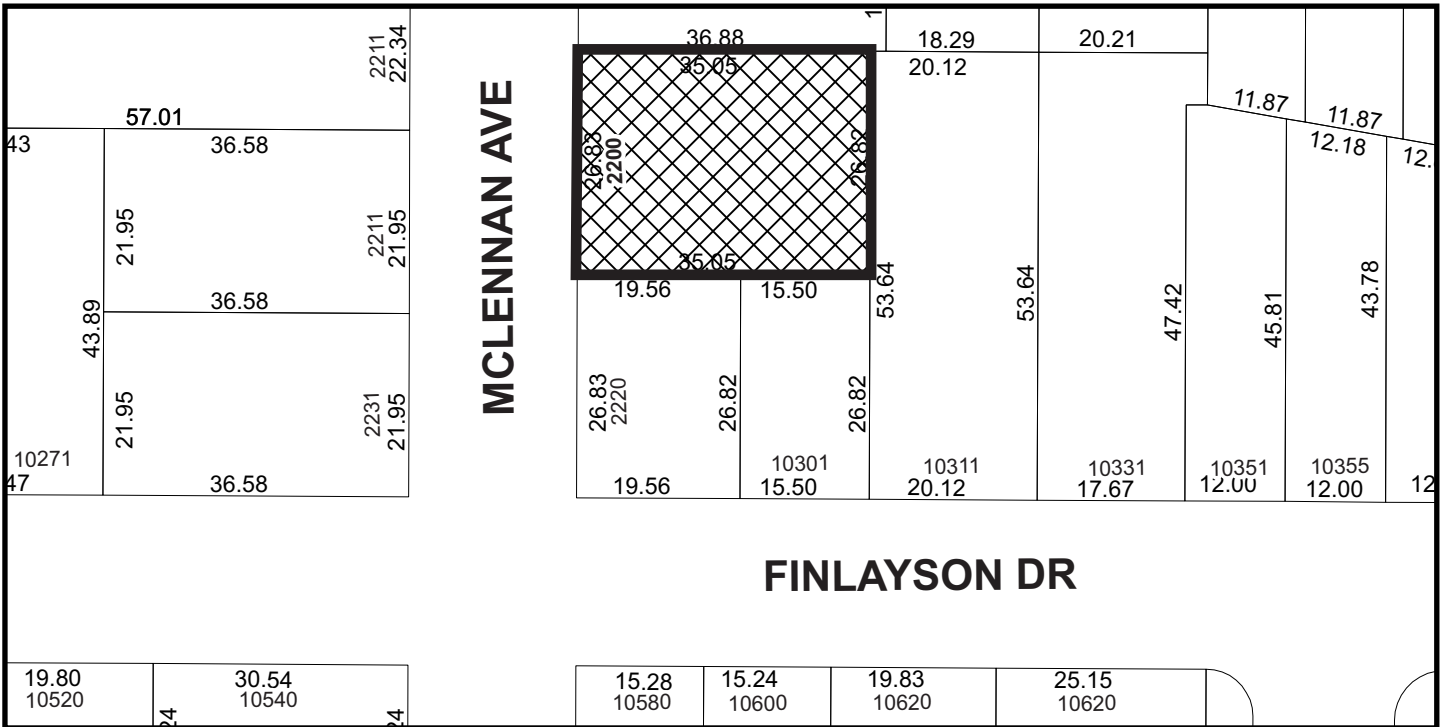
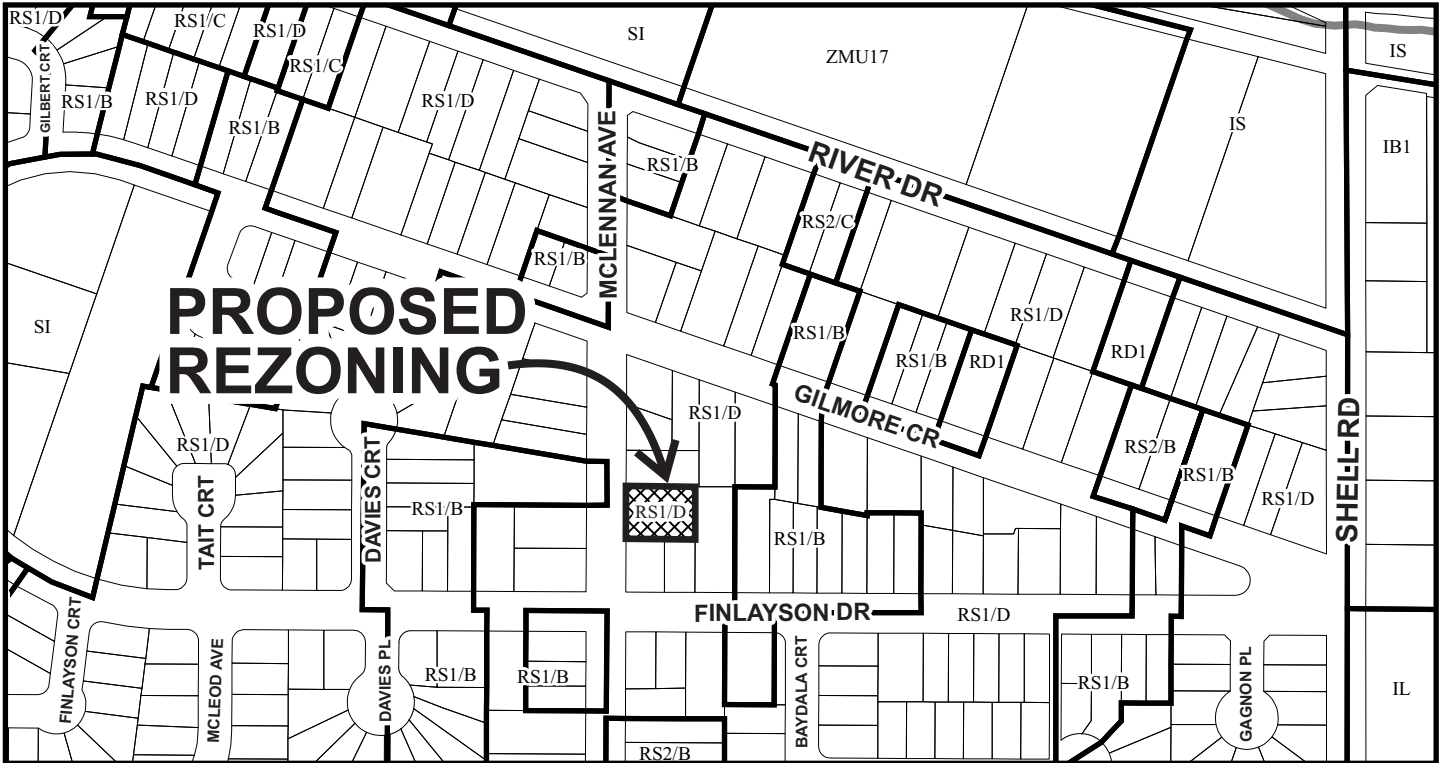
Tolu Alabi
Planner I
(604-276-4092)


TA:js

- Att. 1: Location and Aerial Map
2: Survey and Subdivision Plan
3: Development Application Data Sheet
4: Bridgeport Area Plan
5: Single-Family Lot Size Policy 5448
6: Tree Protection Plan
7: Rezoning Considerations



City of Richmond





RZ 21-938395

PLN - 13

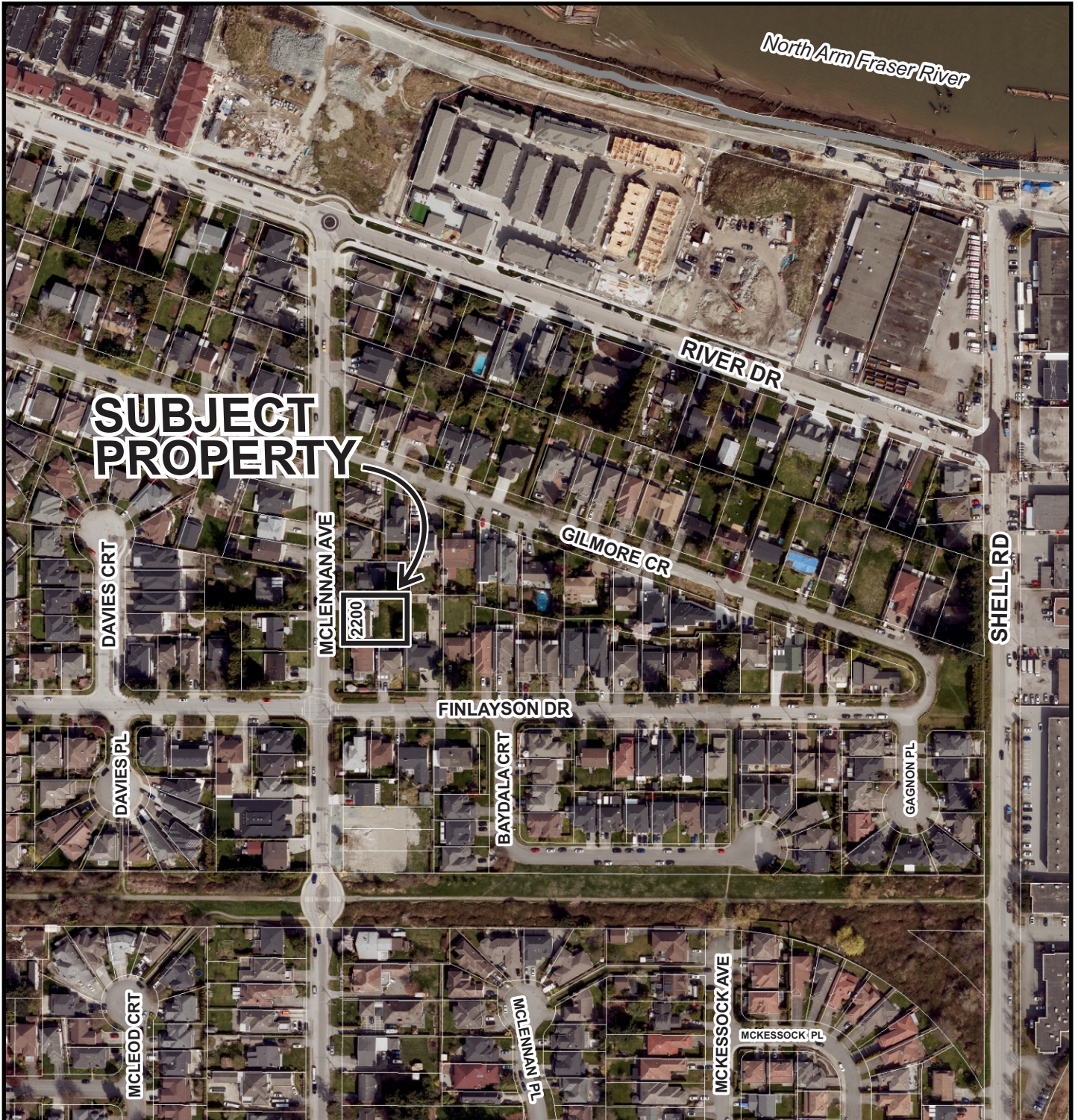
Original Date: 09/14/21

Revision Date:

Note: Dimensions are in METRES



City of Richmond



**SUBJECT
PROPERTY**

2200



RZ 21-938395

PLN - 14

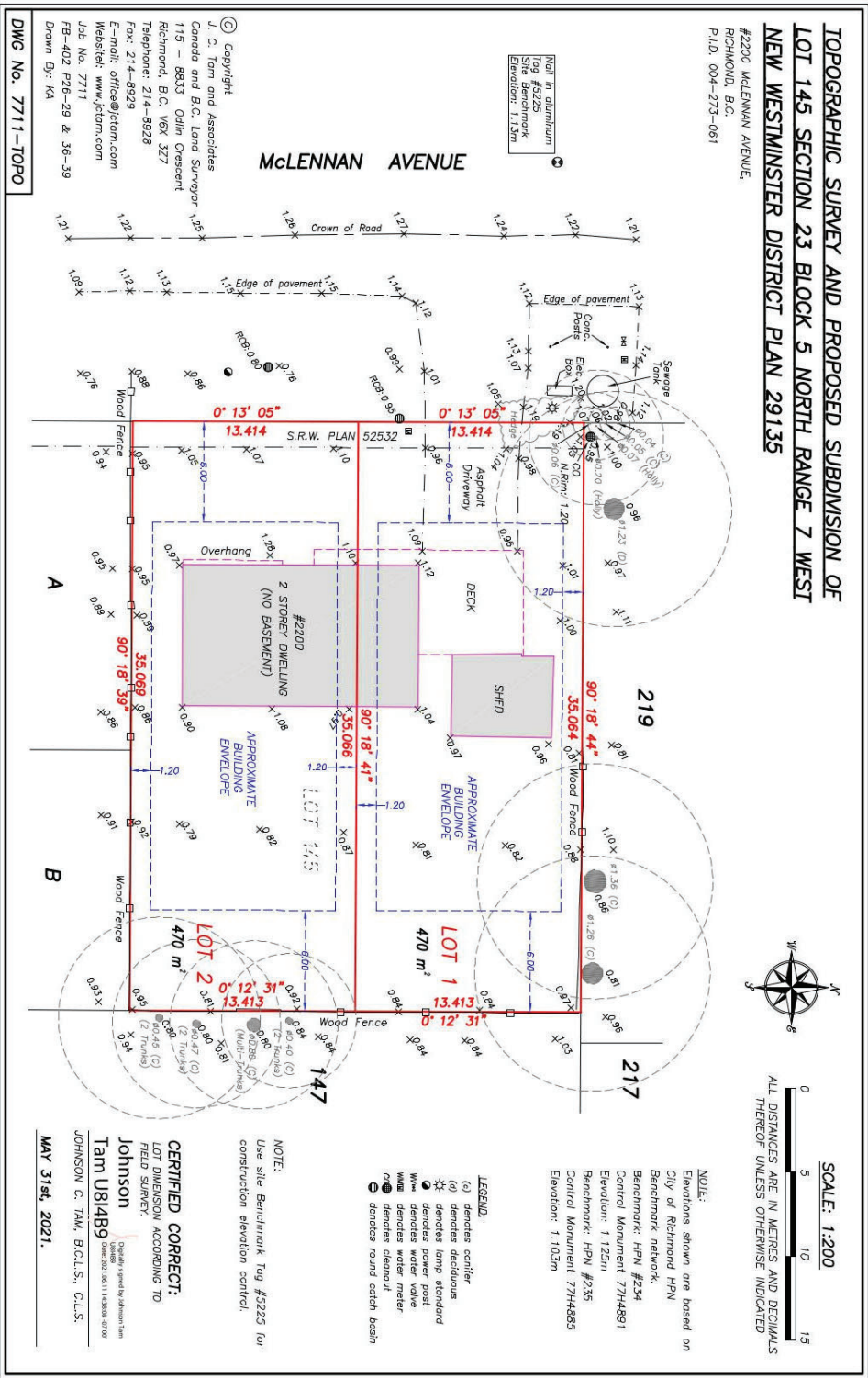
Original Date: 09/14/21

Revision Date:

Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF
LOT 145 SECTION 23 BLOCK 5 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT PLAN 29135**

#2200 McLENNAN AVENUE,
RICHMOND, B.C.
P.L.D. 004-273-061



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DWG No. 7711-TOPO

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RZ 21-938395

Attachment 3

Address: 2200 McLennan Avenue

Applicant: Pakland Properties (Khalid Hasan)

Planning Area(s): Bridgeport

	Existing	Proposed
Owner	Pakland Investments Ltd	To be determined
Site Size (m²)	940.0 m ²	Lot 1: 470.0 m ² (5,062 ft ²) Lot 2: 470.0 m ² (5,062 ft ²)
Land Uses	Housing, Single Detached (1 Lot)	Housing, Single Detached (2 Lots)
OCP Designation	Neighbourhood Residential	No Change
Area Plan Designation	Residential (Single Family Only)	No Change
702 Policy Designation	Single-Detached (RS1/B)	No Change
Zoning	Single Detached (RS1/D)	Single Detached (RS2/B)
Number of Units	One	Two
Other Designations	Aircraft Noise Sensitive Development Policy – High Aircraft Noise Area (Area 2)	Aircraft Noise Sensitive Development Policy – High Aircraft Noise Area (Area 2)

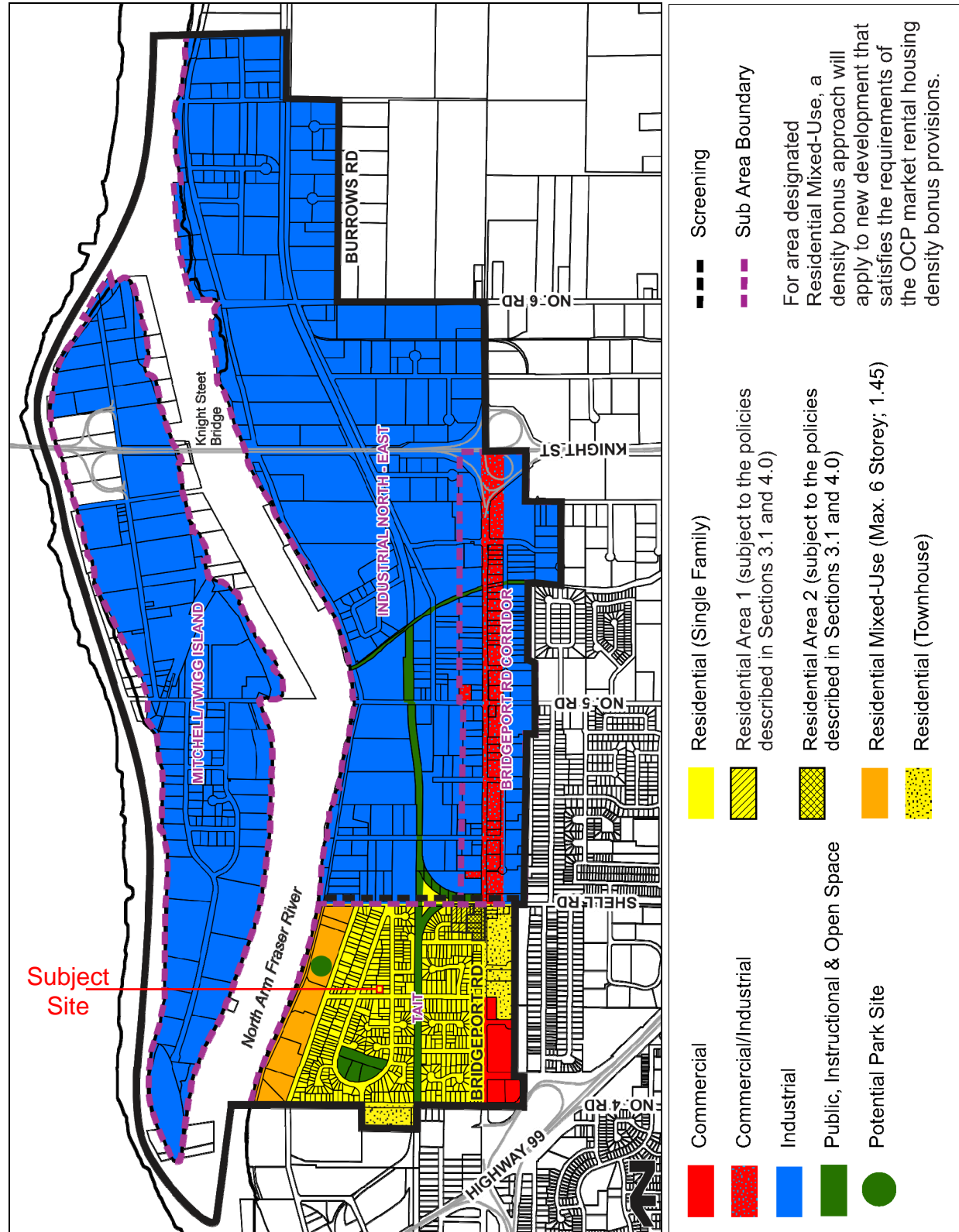
On Future Subdivided Lots		Bylaw Requirement	Proposed	Variance
Floor Area Ratio (FAR)		Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	none permitted
Buildable Floor Area*		Lot 1: Max. 257.13 m ² (2,767.72 ft ²) Lot 2: Max. 257.13 m ² (2,767.72 ft ²)	Lot 1: Max. 257.13 m ² (2,767.72 ft ²) Lot 2: Max. 257.13 m ² (2,767.72 ft ²)	none permitted
Lot Coverage (% of lot area)	Building	Max. 45%	Max. 45%	none
	Non-Porous Surfaces	Max. 70%	Max. 70%	
	Live Landscaping	Min. 25%	Min. 25%	
Lot Area		Min. 360.0 m ²	Lot 1: 470.0 m ² (5,062 ft ²) Lot 2: 470.0 m ² (5,062 ft ²)	none
Lot Width		Min. 12.00 m	13.41 m	none
Lot Depth		Min. 24.00 m	35.06 m	none
Setback – Front Yard		Min. 6.0 m	Min. 6.0 m Note: Tree Protection Zone (TPZ) requirements will require building setback adjustments as needed.	none
Setback – Side Yard		Min. 1.2 m	Min. 1.2 m Note: Tree Protection Zone (TPZ) requirements will require building setback adjustments as needed.	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setbacks – Rear Yard	Minimum, - the greater of 6.0 m or - 20% of the total lot depth, for up to 60% of the rear wall; and - 25% of the total lot depth for the remaining 40% of the first storey rear wall and any second storey or half storey above; up to a maximum setback of 10.7 m	Minimum, - the greater of 6.0 m; or - 7.01 m for up to 60% of the first-storey rear wall; - 8.77 m for the remaining 40% of the first storey rear wall and any second storey or half storey above; Note: Tree Protection Zone (TPZ) requirements will require building setback adjustments as needed.	none
Height	Max. 2 ½ storeys at 9.0 m	Max. 2 ½ storeys at 9.0 m	none
Parking Spaces (per lot)	Min. 2 spaces	Min. 2 spaces	none

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

Land Use Map – Bridgeport

Bylaw 10375
2022/06/20





City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: September 16, 1991

POLICY 5448

Amended By Council: February 20, 2012

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 23-5-6

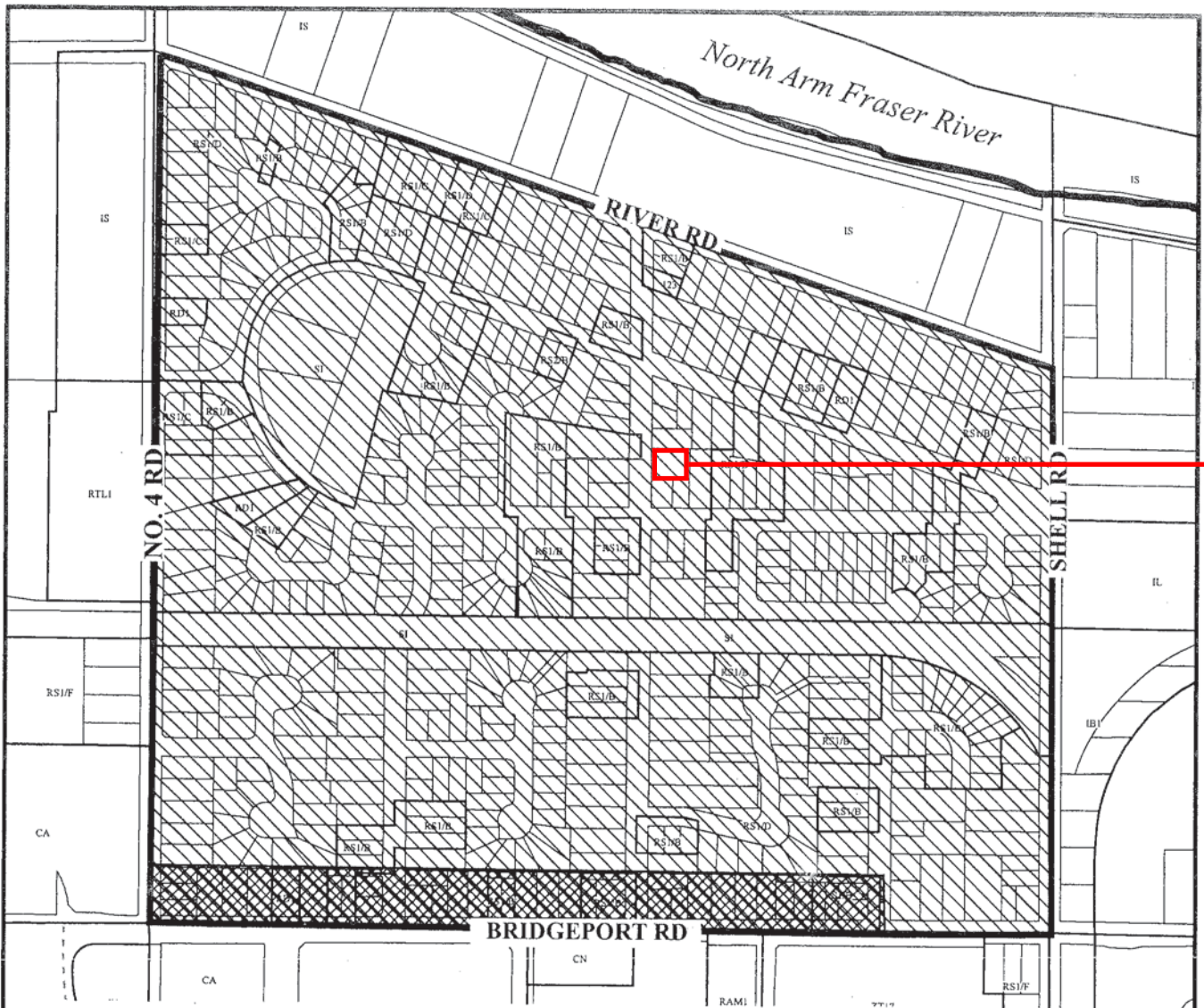
POLICY 5448:

The following policy establishes lot sizes in a portion of Section 23-5-6, bounded by the **Bridgeport Road, Shell Road, No. 4 Road and River Drive:**

That properties within the area bounded by Bridgeport Road on the south, River Drive on the north, Shell Road on the east and No. 4 Road on the west, in a portion of Section 23-5-6, be permitted to rezone and subdivide in accordance with the provisions of Single Detached (RS1/B) in Zoning and Development Bylaw 8500, with the following provisions:

- (a) Properties along Bridgeport Road (between McKessock Avenue and Shell Road) and along Shell Road will be restricted to Single Detached (RS1/D) unless there is lane or internal road access in which case Single Detached (RS1/B) will be permitted;
- (b) Properties along Bridgeport Road between No. 4 Road and McKessock Avenue will be restricted to Single Detached (RS1/D) unless there is lane access in which case Compact Single Detached (RC2) and Coach Houses (RCH) will be permitted;
- (c) Properties along No. 4 Road and River Drive will be restricted to Single Detached (RS1/C) unless there is lane or internal road access in which case Single Detached (RS1/B) will be permitted;

and that this policy, as shown on the accompanying plan, be used to determine the disposition of future single-family 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



Rezoning and subdivision permitted as per **RS1/B** except:

1. River Drive: **RS1/C** unless there is a lane or internal road access, then **RS1/B**.
2. Shell Road: **RS1/D** unless there is a lane or internal road access, then **RS1/B**.
3. No. 4 Road: **RS1/C** unless there is a lane or internal road access then **RS1/B**.
4. Bridgeport Road: **RS1/D** unless there is a lane or internal road access then **RS1/B**.



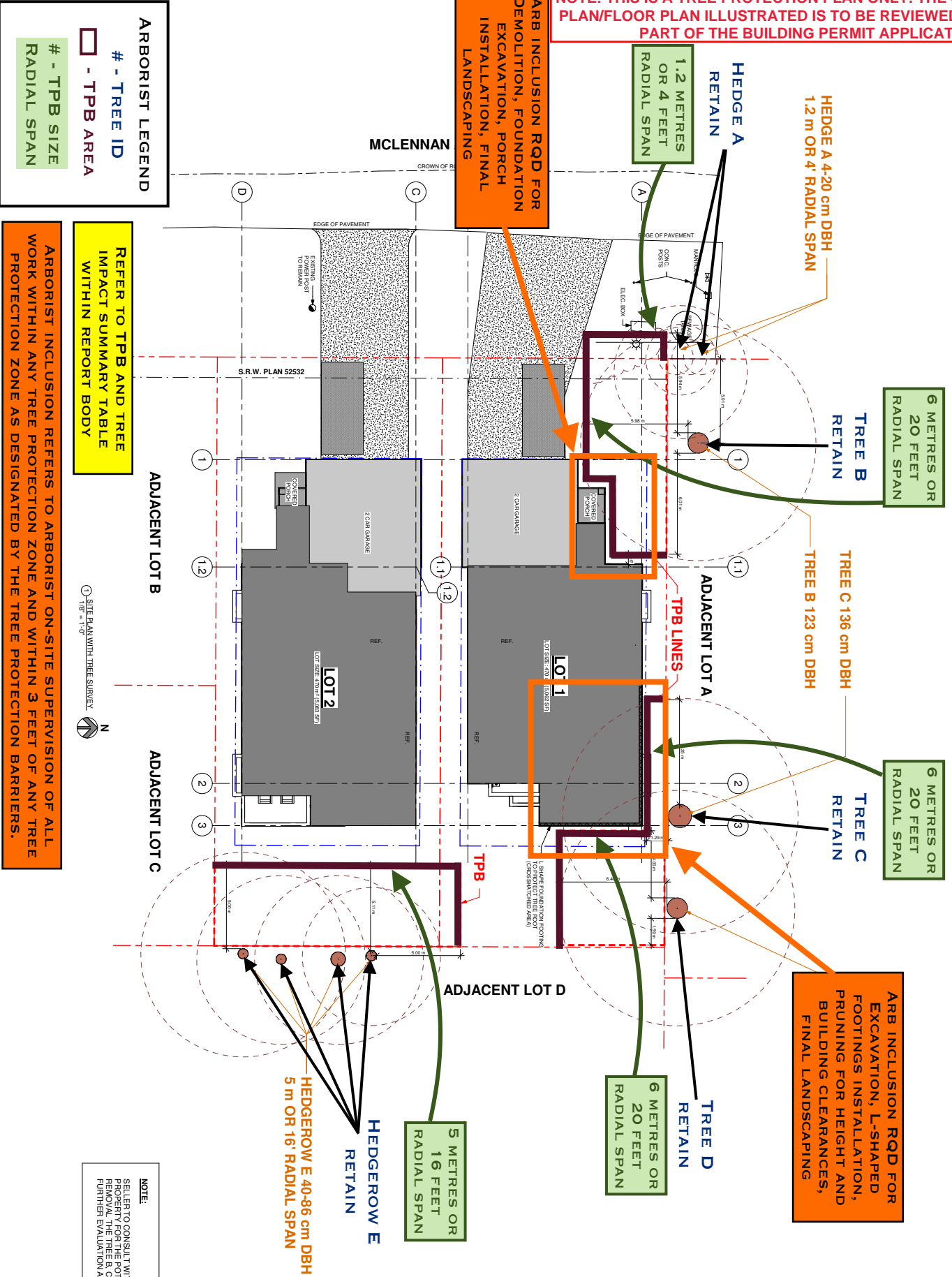
Rezoning and subdivision permitted as per **RS1/B** unless there is a lane access then **RC2** or **RCH**.



Policy 5448 Section 23, 5-6

Adopted Date: 09/16/91
Amended Date: 02/20/12

NOTE: THIS IS A TREE PROTECTION PLAN ONLY. THE SITE PLAN/FLOOR PLAN ILLUSTRATED IS TO BE REVIEWED AS PART OF THE BUILDING PERMIT APPLICATION.



ARBORIST LEGEND

- TREE ID

□ - TPB AREA

- TPB SIZE

RADIAL SPAN

REFER TO TPB AND TREE IMPACT SUMMARY TABLE WITHIN REPORT BODY

ARBORIST INCLUSION REFERS TO ARBORIST ON-SITE SUPERVISION OF ALL WORK WITHIN ANY TREE PROTECTION ZONE AND WITHIN 3 FEET OF ANY TREE PROTECTION ZONE AS DESIGNATED BY THE TREE PROTECTION BARRIERS.

NOTE:

SEEK TO CONSULT WITH NEIGHBORS PROPERTY FOR THE POTENTIAL REMOVAL THE TREE B, C & D. FURTHER EVALUATION AS REQUIRED.



Address: 2200 McLennan Avenue

File No.: RZ 21-938395

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10409, the developer is required to complete the following:

1. **(Landscape Security and Agreement)** Submission of a Landscape Security in the amount of \$3,000.00 (\$750/tree) to ensure that a total of two new trees are planted (one in the front yard and one in the rear yard) and maintained on each lot proposed (for a total of four trees) with the following minimum sizes;

No. of Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
4	6.0 cm		3.5 m

The City will release 60% of the security after construction and landscaping on the future lots is completed, and a landscaping inspection is approved. The remaining 40% of the security will be released one (1) year later, subject to inspection, to ensure the new trees have survived. To accompany the landscaping security, a legal agreement that sets the terms for the release of the security must be entered into between the Applicant and the City.

2. **(Arborist Supervision)** 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 zones of the hedge (tag# A), the three trees (tag# B, C and D) and hedgerow (tag# E) to be retained. The Contract should include the scope of work to be undertaken, including the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. **(Aircraft Noise Sensitive Use Covenant)** Registration of an aircraft noise sensitive use covenant on title.
4. **(Flood Indemnity Covenant)** Registration of a flood indemnity covenant on title (2.9 m GSC – Area A).
5. **(Secondary Suite Covenant)** Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a minimum one-bedroom secondary suite is constructed on both of the two future lots (Lot 1 and Lot 2), to the satisfaction of the City in accordance with the BC Building Code and the City’s Zoning Bylaw 8500. Each of the proposed one-bedroom secondary suites must have a minimum size of 43.1 m² (465.0 ft²).
6. **(Building Structure)** Registration of a legal agreement on title ensuring to ensure that upon Building Permit issuance that no portion of any structure proposed on any of the proposed lots (Lot 1 and Lot 2) encroaches into the Tree Protection Zones as identified in the Tree Management Plan, or as otherwise permitted by the Director, Building Approvals.
7. **(Public Hearing Fees)** 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.
8. **(Servicing Agreement)** Enter into a Servicing Agreement (SA)* 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,

I. Vehicular Access

- (a) One driveway access shall be permitted off McLennan Avenue for each sub-divided lot.
- (b) Driveways shall be designed and constructed to meet the requirements of Bylaw 7222 and the City’s Engineering Design Specifications.
- (c) Driveways for the two sub-divided lots shall be paired at the common property line with a minimum 1.65 m separation from the common property line.

II. Frontage improvements

The following frontage upgrades shall be required at the applicant's cost:

- (a) The existing driveways along the site's McLennan Ave frontage shall be closed permanently. The existing driveway letdown is to be removed and replaced with barrier curb and gutter, sidewalk, and boulevard as specified below.
- (b) Two new driveway crossings are to be constructed to meet the requirements of the City of Richmond's Engineering Design Specifications.
- (c) Along the subject site's entire 2200 McLennan Avenue frontage; from east to west, starting at the property's west property line, the following shall be required;
 - Boulevard as appropriate, to be determined through approval of the Servicing Agreement design.
 - 1.75 m wide sidewalk;
 - Minimum 1.50 m wide boulevard;
 - 0.15 m curb and gutter;
 - Minimum 4.25 m pavement to centreline of the road (as per engineering design specs).
- (d) Fronting the existing sanitary pump station, along the full frontage of the station including portions fronting 2180 McLennan Avenue, the following shall be required;
 - Construct a minimum 7.3 m long by 2.5 m wide concrete pad fronting the pump station.
 - Install removable bollards at the back of curb and a no parking sign for the entirety of the concrete pad.
 - 0.15 m curb and gutter to be aligned with curb and gutter fronting 2200 McLennan Avenue;
 - A minimum 4.25 m pavement to centreline of the road (as per engineering design specs).
- (e) The new frontage improvements are to be transitioned to meet the existing treatments to the north and south of the site.
- (f) All above ground third party utilities (e.g. hydro/telephone kiosks) must not be placed within any frontage works area including sidewalk and boulevard. Statutory Right-of-Way (SRW) within the subject site is to be secured for the placement of these equipment.

III. Water Works

- (a) Using the OCP Model, there is 217 L/s of water available at a 20 psi residual at the McLennan Avenue frontage. Based on the proposed development, the site requires a minimum fire flow of 95 L/s.
- (b) At Applicant's cost, the Applicant is required to:
 1. 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.
 2. Reuse the existing water service connection on the McLennan Avenue frontage to service Lot A. Inspect the condition of the existing water meter and reuse if in good condition.
 3. Install a new water service connection complete with a water meter per City standards on the McLennan Avenue frontage to service Lot B.
 4. Cut and cap at main the existing water service connection and remove the water meter near the northwest corner of Lot A.
- (c) At Applicant's cost, the City will:
 1. Complete all tie-ins for the proposed works to existing City infrastructure.

IV. Storm Sewer Works

- (a) At Applicant's cost, the Applicant is required to:
 1. Install a new dual storm sewer service connection and inspection chamber per City standards on the McLennan Avenue frontage to service Lot A and Lot B.
 2. Cut and cap the existing storm service connection near the southwest corner of Lot B.
- (b) At Applicant's cost, the City will:
 1. Complete all tie-ins for the proposed works to existing City infrastructure.

V. Sanitary Sewer Works

- (a) At Applicant’s cost, the Applicant is required to:
 1. Inspect the existing sanitary sewer service connection near the northwest corner of Lot A. Reuse if in good condition.
 2. Install a new sanitary sewer service connection complete with an inspection chamber near the west property line of Lot B to service Lot B.
- (b) At Applicant’s cost, the City will:
 1. Complete all tie-ins for the proposed works to existing City infrastructure.

VI. Street Lighting

- (a) At Applicant’s cost, the Applicant is required to:
 1. Review street lighting levels along all road and lane frontages, and upgrade as required.

VII. General Items

- (a) At Applicant’s cost, the Applicant is required to:
 1. Complete other frontage improvements as per Transportation requirements.
 2. 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 a Demolition Permit* issuance, the following must be completed:

1. **(Tree Protection)** Installation of tree protection fencing around the hedge (tag# A), the three trees (tag# B, C and D) and hedgerow (tag# E) to be retained. 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 applicant must complete the following requirements:

1. **(Required Payments)** Payment of property taxes up to the current year, Development Cost Charges (City and GVSS & DD), School Site Acquisition Charge, Address Assignment Fees, and any other costs or fees identified at the time of Subdivision application, if applicable.

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

1. **(Noise Mitigation)** Submission of an acoustical and thermal report with recommendations prepared by an appropriate registered professional, which demonstrate that the interior noise levels and noise mitigation standards comply with the City’s Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standard and subsequent updates as they may occur. A thermal report will not be required if a heat pump is provided for heating and cooling. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards as follows:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

2. **(Construction Parking and Traffic Management Plan)** Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include the 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. For more details, refer to <https://www.richmond.ca/services/transportation/special.htm#TrafficPlan>.
3. **(Construction Hoarding)** 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 the 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 concurrence on file]

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 10409 (RZ 21-938395)
2200 McLennan Avenue

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "SINGLE DETACHED (RS2/B)".

P.I.D. 004-273-061

Lot 145 Section 23 Block 5 North Range 6 West | New Westminster District Plan 29135

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10409".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Horizontal lines for signature and date entry corresponding to the reading stages.

CITY OF RICHMOND
APPROVED by T.A.
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER