



To: Planning Committee
From: Wayne Craig
Director, Development

Date: May 3, 2022
File: RZ 21-936512

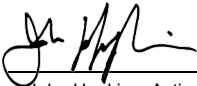
Re: Application by Pakland Properties for Rezoning at 3660/3662 Williams Road from the "Two-Unit Dwellings (RD1)" Zone to the "Single Detached (RS2/B)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10383, for the rezoning of 3660/3662 Williams Road from the "Two-Unit Dwellings (RD1)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.

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

WC/NA:blg
Att. 6

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	 For J Erceg John Hopkins, Acting General Manager

Staff Report

Origin

Pakland Properties has applied to the City of Richmond, on behalf of the owner Pakland Investments Ltd. (Khalid Hasan), for permission to rezone 3660/3662 Williams Road from the “Two-Unit Dwellings (RD1)” zone to the “Single Detached (RS2/B)” zone in order to permit the property to be subdivided into two single-family residential lots each with vehicle access from Williams Road. A location map and aerial photo are provided in Attachment 1. A survey showing the proposed subdivision plan is provided in Attachment 2. There is currently an existing strata-titled duplex on the subject site, which will be demolished.

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 stratified duplex with one secondary suite on the subject site, with each unit occupied by tenants.

Surrounding Development

The subject site is located on the southwest corner of Williams Road and 4th Avenue, in an established residential neighbourhood consisting mainly of single detached housing and duplexes.

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

To the South: Fronting 4th Avenue, single-family residential lots zoned “Single Detached (RS1/E)”.

To the East: Across 4th Avenue, single-family residential lots zoned “Single Detached (RS1/E)”. An application for rezoning at 3680 Williams Road (RZ 17-772020) to subdivide the lot into two single-family homes is currently under staff review. The rezoning application would be subject to a separate staff report.

To the West: Single-family residential lots zoned “Single Detached (RS1/E)”.

Related Policies & Studies

Official Community Plan/Steveston Area Plan

The 2041 OCP Land Use Map designation for the subject site is “Neighbourhood Residential” and the Steveston Area Plan Land Use Map designation is “Single Family” (Attachment 4). This redevelopment proposal is consistent with these designations.

Zoning Bylaw 8500

Subdivision can be considered given that the subject site contains a legal duplex. Section 2.3.7 of Richmond Zoning Bylaw 8500 provides that the Lot Size Policy does not apply to a rezoning application on a site that contains a legal duplex and that is intended to be subdivided into no more than two single detached housing lots. This redevelopment proposal would result in a subdivision to create two single-family lots; each 429.0 m² (4,617.72 ft²) and 463.9 m² (4,993.37 ft²) in area. Further, the proposed subdivision would comply with the minimum lot dimensions and size identified in the "Single Detached (RS2/B)" zone.

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 at both the Williams Road and 4th Avenue frontages of the property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

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

Analysis

This redevelopment proposes to rezone and subdivide one existing two-unit dwelling property into two new single-family lots with vehicular access from Williams Road. Both new lots will provide a secondary suite.

In keeping with the City's urban design objectives for enhanced design on corner lots, the applicant will be required to provide a landscape plan and register a restrictive covenant on title to ensure that the development design is consistent with the approved plans. A conceptual plan is provided in Attachment 2.

Existing Legal Encumbrances

There is currently a covenant registered on the title of the subject properties, restricting the use of the site to one two-family dwelling only (charge #BH226700). Prior to final adoption of the rezoning bylaw, the Strata Plan LMS1794 must be dissolved and the Covenant (charge #BH226700) discharged.

There is an existing 3.0 m by 3.0 m statutory right-of-way (SRW) for sanitary sewer and other works registered on title within the rear yard at the southwest corner of the subject lot. This SRW will be expanded and widened to provide a 6.0 m wide SRW along the rear of proposed Lot A and extend into a portion of the proposed Lot B to facilitate an extension of the sanitary sewer. The applicant is aware that encroachment and construction works are not permitted within the SRW.

Transportation and Site Access

Vehicle access to the proposed lots will be via the two existing driveways to Williams Road. The siting of existing sidewalk, boulevard, and driveway locations along Williams Road development frontage is to be maintained. The applicant will be required to install a new sidewalk adjacent to the curb along 4th Avenue and will be secured through the Servicing Agreement which is required prior to subdivision.

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 three bylaw-sized trees (tag #65, 66, 67) and one undersized tree (tag #64) on the subject property, and one street tree on City property (tag #A) and one neighbouring tree (tag #B).

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

- One tree, tag #67 (a 28 cm caliper multi-stem Fig tree) located along the 4th Avenue frontage, is in good condition and is to be retained and protected. A Tree Survival Security of \$5,000.00 for the one tree is required.
- Three trees, tag #64 (an undersized 18 cm caliper Cherry tree), tag #65 (a 26 cm caliper Cherry tree), and tag #66 (a 26 cm caliper Fig tree), located on-site are all in poor condition and in conflict with the proposed building footprints. They are to be removed and replaced.
- One tree, tag #A (a 7 cm caliper Staghorn Sumac tree) located on City property is in good condition and is to be retained and protected. A \$5,000.00 Tree Survival Security is required.
- One tree, tag #B (a 17 cm caliper Persian Ironwood) located on neighbouring property is identified for protection.
- Replacement trees are to be specified at 2:1 ratio as per the Official Community Plan (OCP).

One undersized and untagged Staghorn Sumac tree in the southeast corner of the lot (identified on the Tree Management Plan but not shown on the survey), and a hedge on the neighbouring property to the south are to also require Tree Protection Fencing as identified by the Arborist. Additional tree protection considerations for the neighbouring hedge and tree tag #B must be taken as part of the Servicing Agreement design and construction of the sanitary sewer extension.

Tree Replacement

The applicant wishes to remove three on-site trees, of which, two trees are bylaw-sized (Tree tags #65 and 66) which require replacement trees. The 2:1 replacement ratio would require a total of four replacement trees. The applicant has agreed to plant two trees on each lot proposed; for a total of four trees. Prior to final adoption of the rezoning bylaw, the applicant is required to submit a Landscape Plan for both lots prepared by a Registered Landscape Architect, along with a Landscape security based on 100% of the cost estimate provided by the Landscape Architect for the proposed works. A portion of the security will be released after construction and landscaping of the subject site is completed and a landscape inspection by City staff has been passed. The City may retain the balance of the security for a one-year maintenance period to ensure the landscaping survives. The required replacement trees are to be of the following minimum sizes and in accordance with Tree Protection Bylaw No. 8057.

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

Tree Protection

Two on-site trees (tag #67 and undersized untagged Sumac), two off-site trees (tag #A and B), and the neighbouring hedge are to be retained and protected. The applicant has submitted a Tree Protection Plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 5). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a certified arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission of a Tree Survival Security in the amount of \$5,000.00 for tree tag #67 and \$5,000.00 for tree tag #A.
- 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

Consistent with the Affordable Housing Strategy, the applicant has proposed to provide a minimum one-bedroom secondary suite in each of the dwellings to be constructed on the new lots, for a total of two suites. Prior to final 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 minimum one-bedroom secondary suite is constructed on each of the two 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 6, including the installation of a new sidewalk along the 4th Avenue frontage and the installation of a new sanitary line along a portion the rear of the site.

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

None.

Conclusion

This rezoning application to permit the subdivision of the subject site into two lots zoned "Single Detached (RS2/B)" is consistent with the applicable policies and land use designations outlined within the Official Community Plan (OCP).

The applicant has agreed to the list of rezoning considerations (signed concurrence on file) outlined in Attachment 6.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10383 be introduced and given first reading.



Nathan Andrews
Planning Technician
(604-247-4911)

NA:blg

Attachments:

Attachment 1: Location Map/Aerial Photo

Attachment 2: Site Survey and Preliminary Conceptual Plans

Attachment 3: Development Application Data Sheet

Attachment 4: Steveston Area Plan Land Use Map

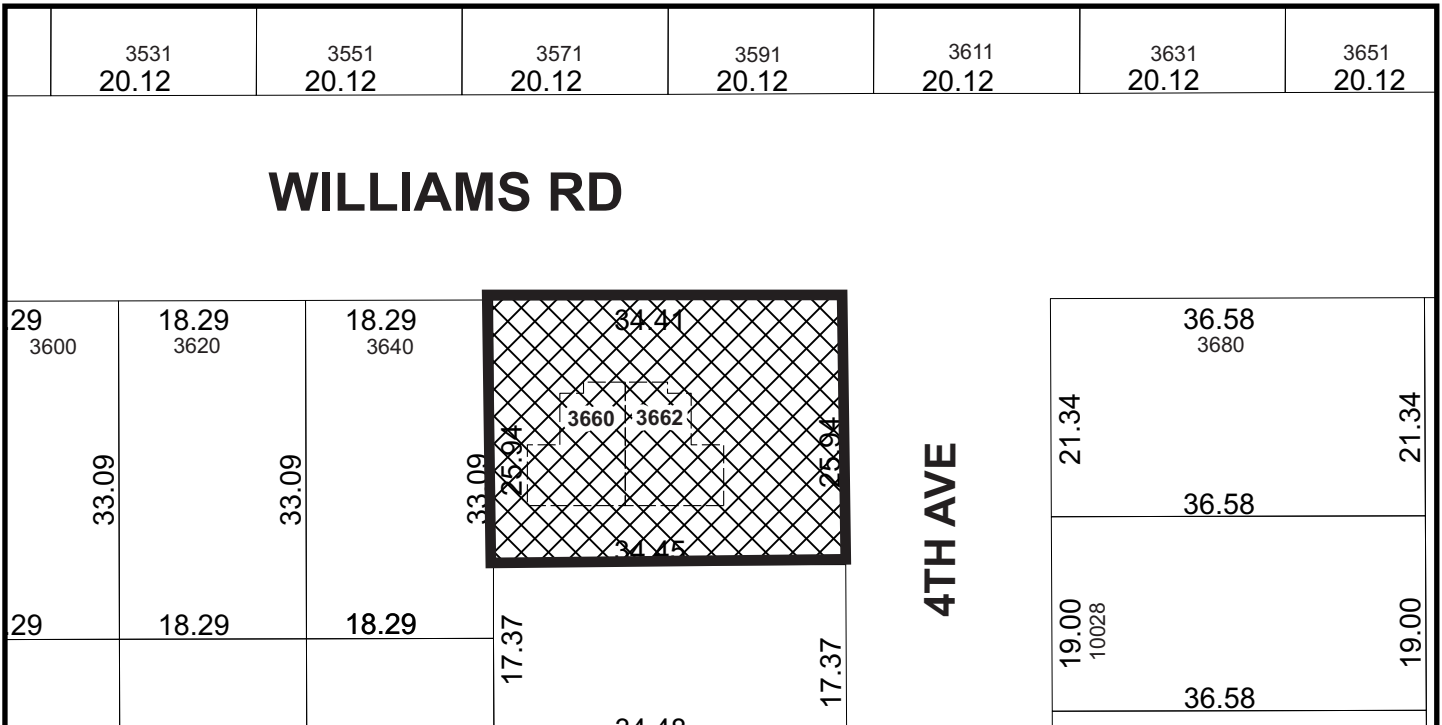
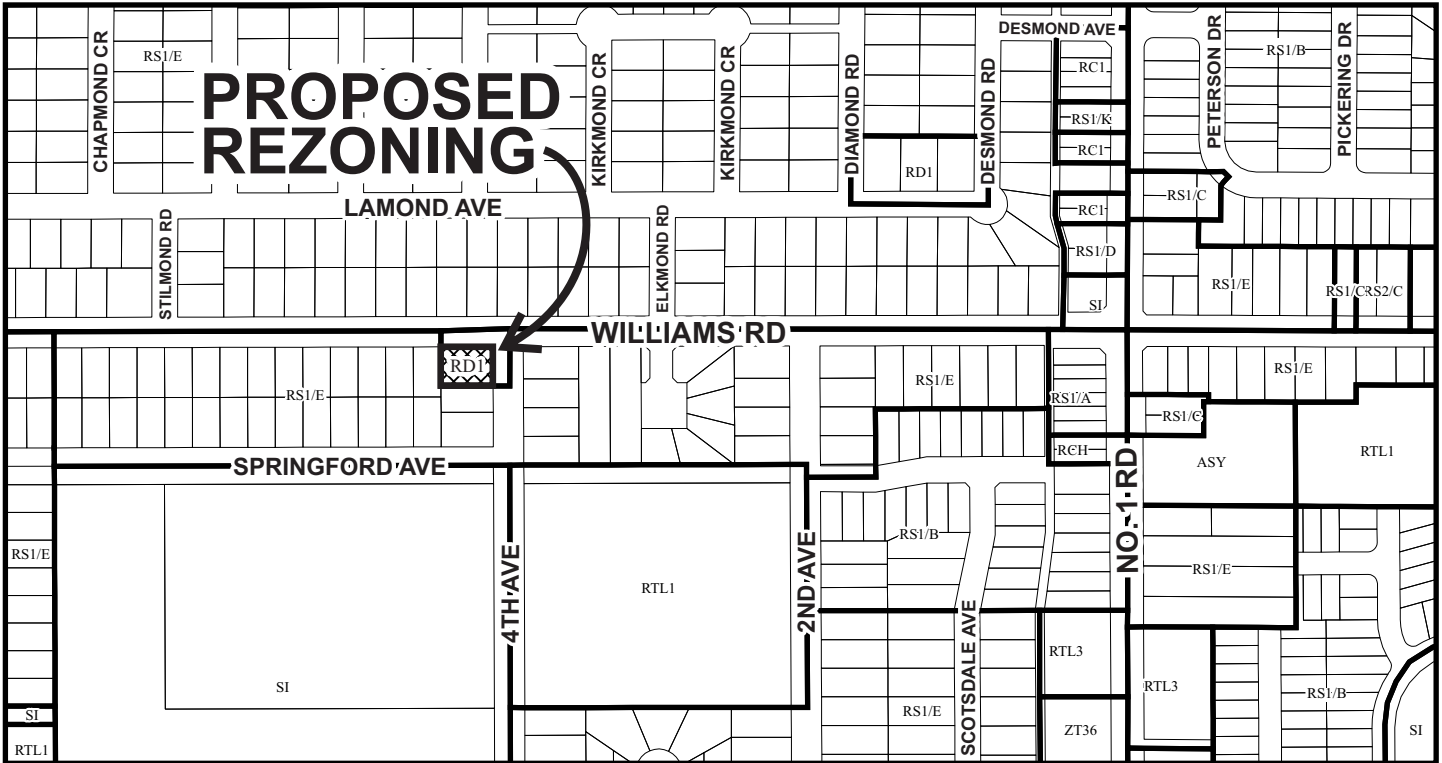
Attachment 5: Tree Retention Plan

Attachment 6: Rezoning Considerations



City of Richmond

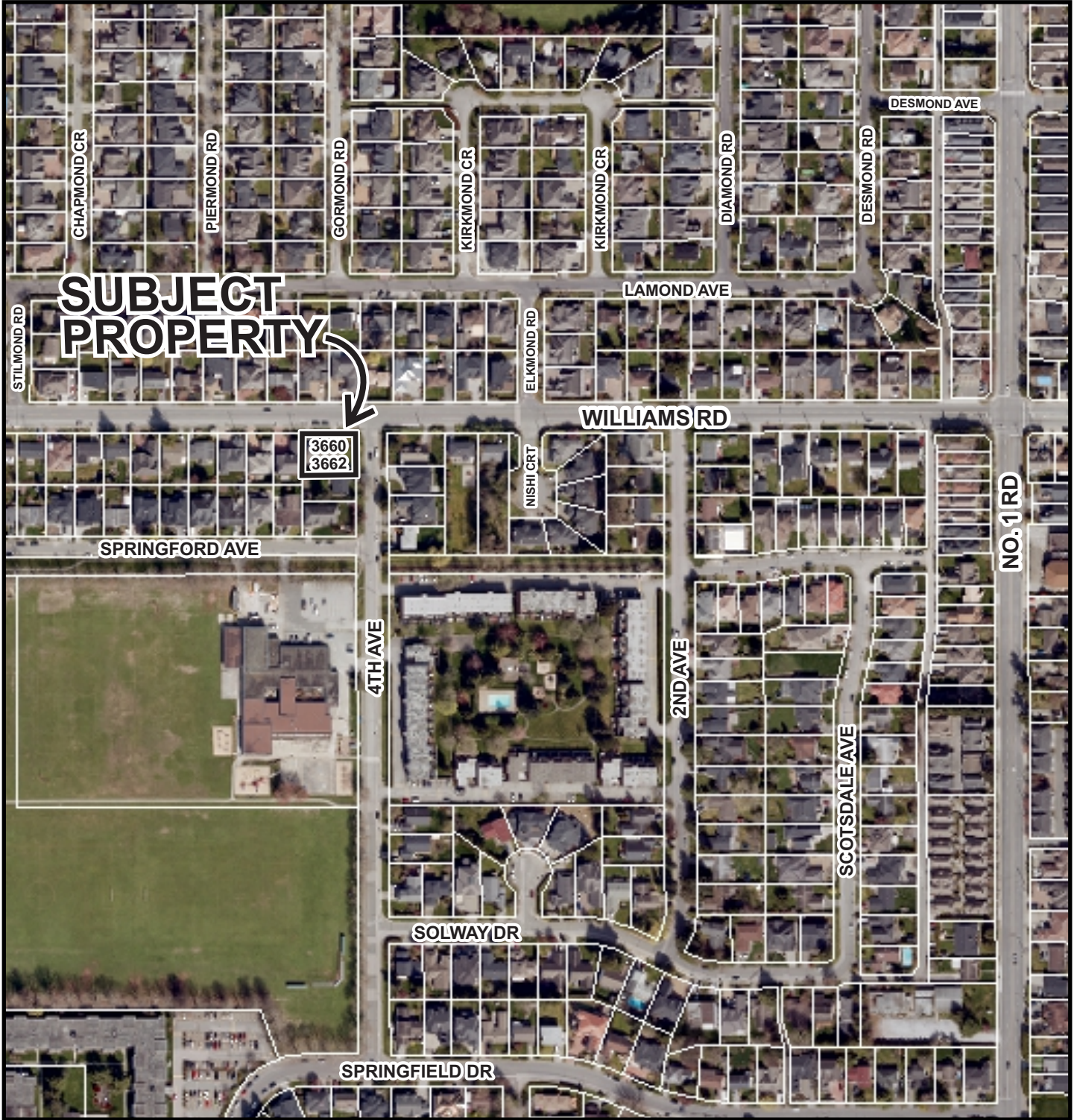
ATTACHMENT 1



	<h2>RZ 21-936512</h2>	<p>Original Date: 08/18/21</p> <p>Revision Date:</p> <p>Note: Dimensions are in METRES</p>
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City of Richmond



RZ 21-936512

Original Date: 08/18/21

Revision Date:

Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF STRATA PLAN LMS1794
SECTIONS 33 AND 34 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT**

#3660-3662 WILLIAMS ROAD,
RICHMOND, B.C.
P.I.D. 004-071-468

NOTE:

Elevations shown are based on
City of Richmond HPN
Benchmark network.
Benchmark: HPN #234
Control Monument 77H4891
Elevation: 1.125m
Benchmark: HPN #235
Control Monument 77H4885
Elevation: 1.103m

NOTE:

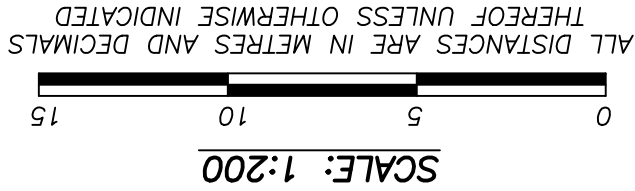
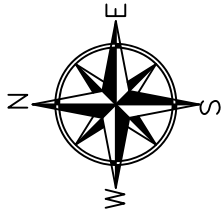
Use site Benchmark Tag for
construction elevation control.

LEGEND:

- (C) denotes conifer
- (D) denotes deciduous
- ▣ denotes catch basin
- ⊙ denotes round catch basin
- ⊕ denotes water valve
- ⊖ denotes water meter
- ⊘ denotes cleanout
- ⊗ denotes round inspection chamber
- ⊛ denotes lamp standard
- ⊚ denotes fire hydrant
- ⊙ denotes sign
- ⊙ denotes power post
- ← denotes guy wire anchor
- ⊠ denotes inspection chamber
- ⊡ denotes kiosk

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J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: (604) 214-8928
Fax: (604) 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 7680
FB-400 P48-50
Drawn By: WK/KA

DWG No. 7680-Topo-02

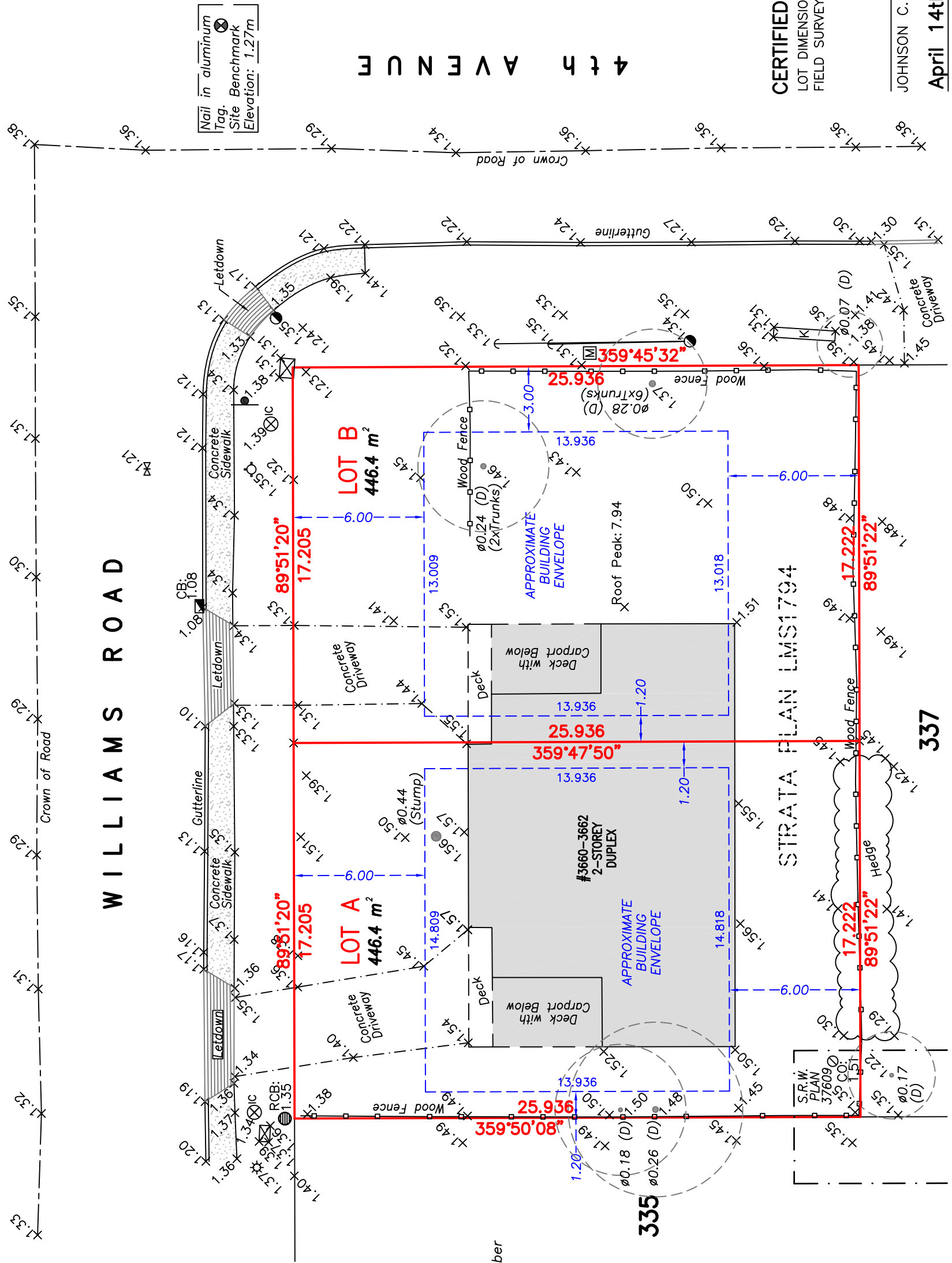


4th AVENUE

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

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

April 14th, 2021.



337

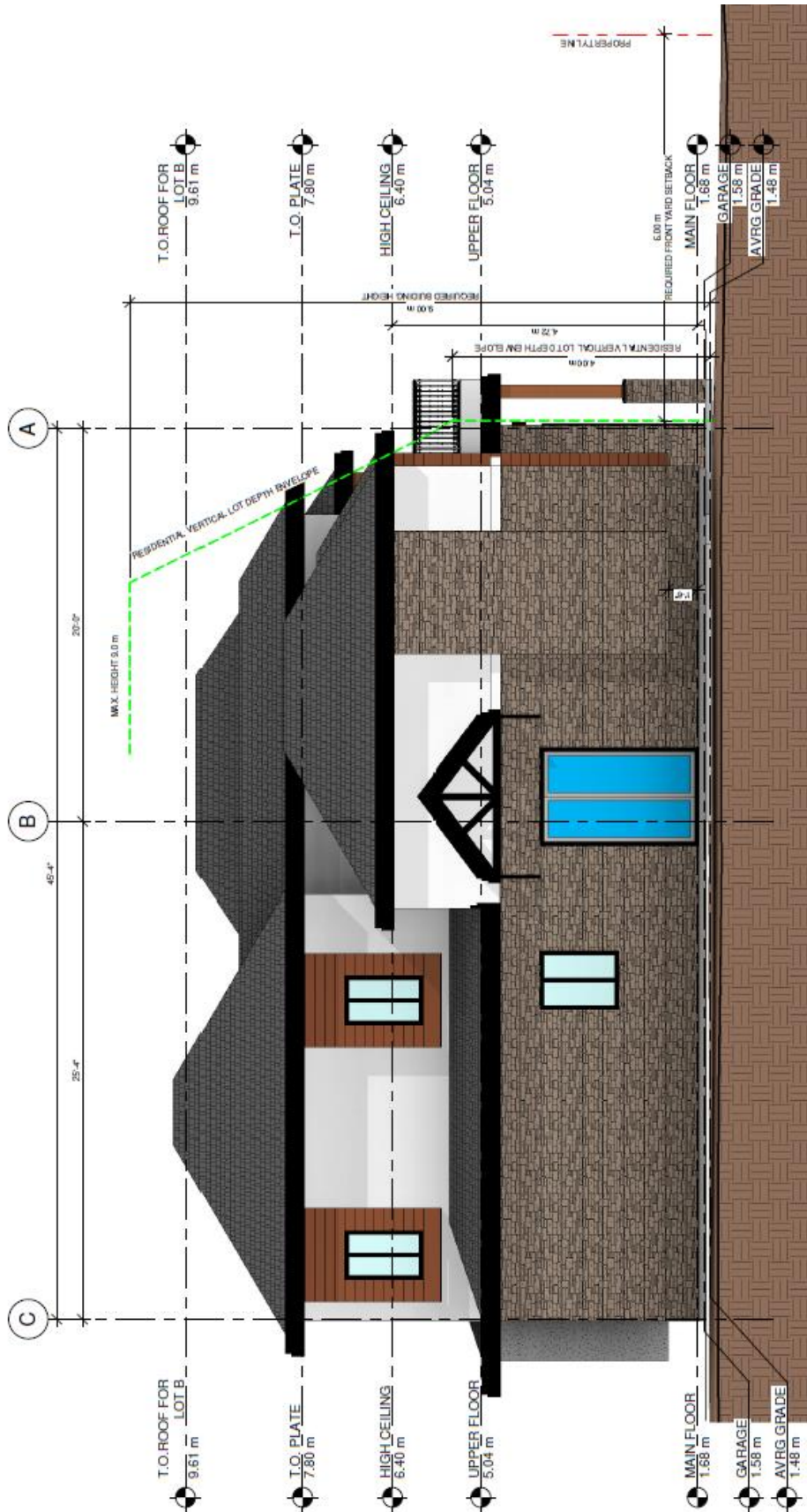
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STRATA PLAN LMS1794



LOT B (CORNER LOT) – NORTH ELEVATION ALONG WILLIAMS ROAD

FOR CONCEPTUAL PURPOSES ONLY;
 AT BP STAGE, PLANS TO COMPLY
 PLN -100 WITH ALL CITY REGULATIONS



LOT B (CORNER LOT) – EAST ELEVATION ALONG 4TH AVENUE

FOR CONCEPTUAL PURPOSES ONLY;
 AT BP STAGE, PLANS TO COMPLY
 WITH ALL CITY REGULATIONS



RZ 21-936512

Attachment 3

Address: 3660/3662 Williams Road

Applicant: Pakland Properties

Planning Area(s): Steveston

	Existing	Proposed
Owner:	Pakland Investments Ltd	No change
Site Size (m²):	893 m ²	Lot A: 429.0 m ² Lot B: 463.9 m ²
Land Uses:	Two-family residential (duplex)	Single-family residential
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Single-Family	No change
Zoning:	Two-Unit Dwellings (RD1)	Single Detached (RS2/B)
Number of Units:	One duplex (two units)	Two units plus two suites
Other Designations:	N/A	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	none permitted
Buildable Floor Area (m ²):*	Lot A: Max. 236 m ² (2540.3 ft ²) Lot B: Max. 255.1 m ² (2746 ft ²)	Lot A: Max. 235.5 m ² (2,535 ft ²) Lot B: Max. 242.4 m ² (2,6092 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: 429.0 m ² Lot B: 463.9 m ²	none
Lot Dimensions (m):	Width: Min. 12 m Depth: Min. 24 m	Lot A Width: 16.54 m Lot A Depth: 25.94 m Lot B Width: 17.88 m Lot B Depth: 25.94 m	none
Setbacks (m):	Front: Min. 6 m Rear: Min. 6 m Side: Min. 1.2 m Exterior Side: Min. 3 m	Front: Min. 6 m Rear: Min. 6 m Side: Min. 1.2 m Exterior Side: Min. 3 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Height (m):	2.5 storeys or 9 m	2.5 storeys or 9 m	none
Off-street Parking Spaces – Regular (R) / Suite (S):	2 (R) and 1 (S) per unit	2 (R) and 1 (S) per unit	none
Off-street Parking Spaces – Total:	3	3	none

Other: _____

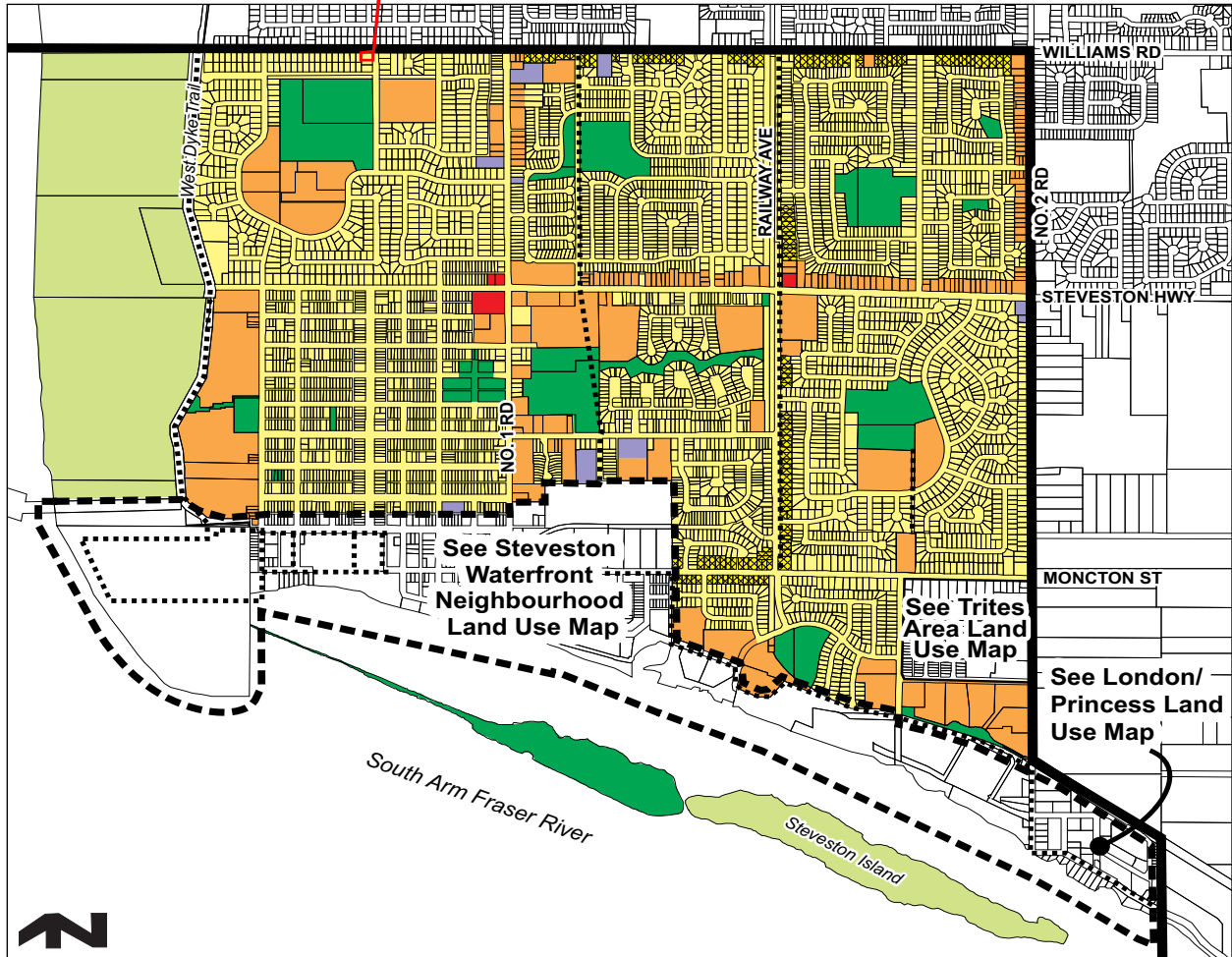
* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.











City of Richmond

Subject Site

Steveston Area Land Use Map

Bylaw 9813
2019/06/24



	Single-Family		Institutional
	Single-Detached/Duplex/Triplex		Conservation Area
	Multiple-Family		Trail
	Commercial		Steveston Area Boundary
	Public Open Space		Steveston Waterfront Neighbourhood Boundary

4TH AVENUE

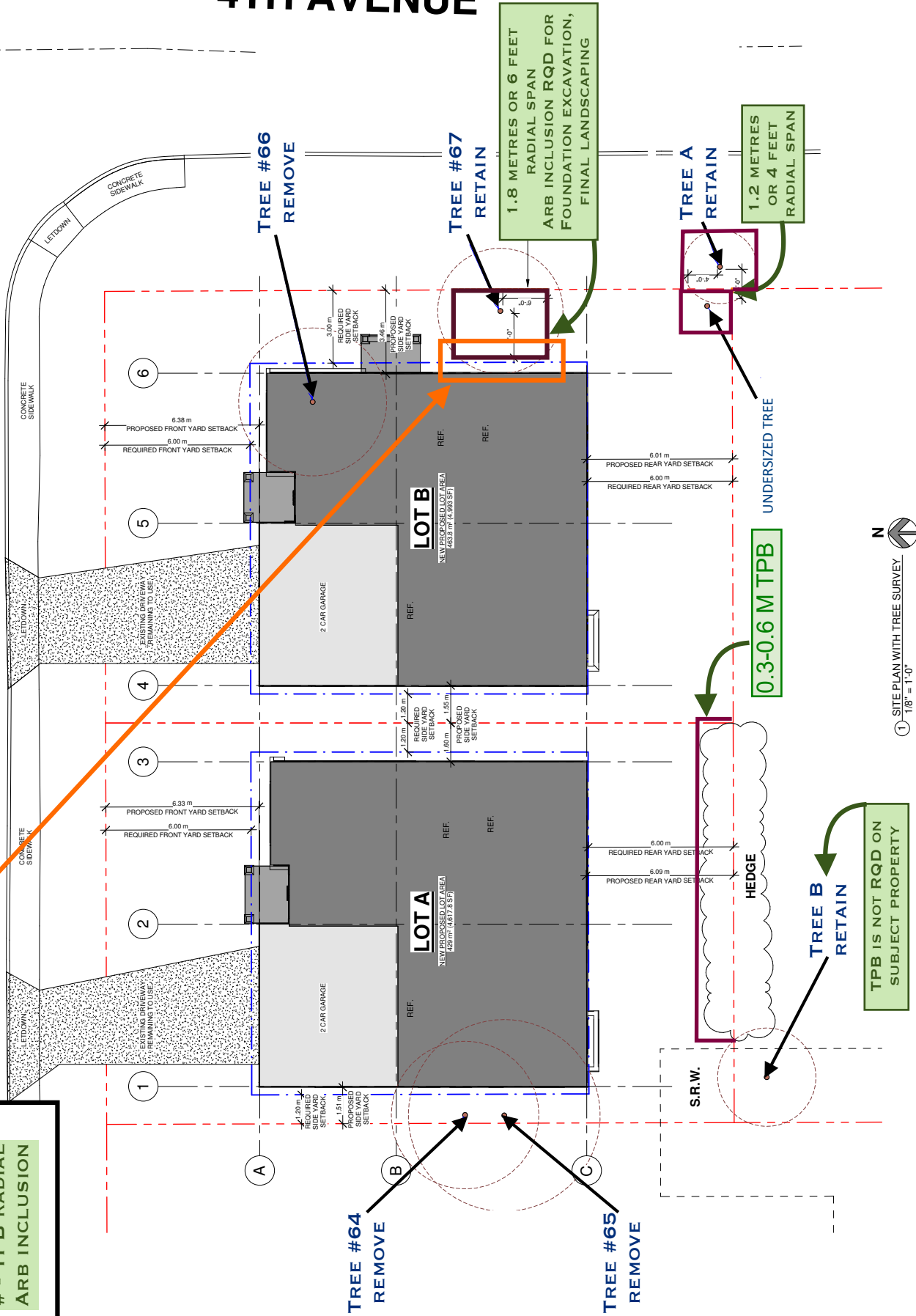
WILLIAMS ROAD

REFER TO TPB AND TREE
IMPACT SUMMARY TABLE
WITHIN REPORT BODY

ARB INCLUSION RQD

ARBORIST LEGEND

- # - TREE ID
- ▭ - TPB AREA
- # - TPB RADIAL ARB INCLUSION



1 SITE PLAN WITH TREE SURVEY
1/8" = 1'-0"



Address: 3660/3662 Williams Road

File No.: RZ 21-936512

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10383, the developer is required to complete the following:

1. Registration of a flood indemnity covenant on title (2.9m GSC – Area A).
2. Registration of a 6.0 m wide Statutory Right-of-Way along the entire south property line of Lot A and extending a minimum of 3.0 m into Lot B to provide for the required sanitary line.
3. Discharge of existing covenant BH226700 registered on title of the strata lots, which restricts the use of the property to a duplex.
4. Discharge of Strata Plan LMS1794.
5. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
 - comply with the guidelines of the OCP’s Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - include the four (4) required replacement trees with the following minimum sizes:

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

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$750/tree to the City’s Tree Compensation Fund for off-site planting is required.

6. 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 (tree tag #67, A, B, undersized untagged Sumac, and neighbouring hedge). 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.
7. Submission of a Tree Survival Security to the City in the amount of \$10,000.00 for the two trees to be retained (one on-site tree tag# 67 (\$5,000.00) and one City tree tag # A (\$5,000.00)).
8. Registration of a legal agreement on Title to ensure that the Building Permit application and ensuing development of Lot B is generally consistent with submitted conceptual plans and that the building presents an attractive pedestrian interface to 4th Avenue.
9. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a one bedroom secondary suite is constructed on both future lots, to the satisfaction of the City in accordance with the BC Building Code and the City’s Zoning Bylaw.

At Demolition Permit* stage, the developer must complete the following requirements:

- 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.

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

- 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 474 L/s of water available at a 20 psi residual at the Williams Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b) At Developer's cost, the Developer is required to:
 - i) 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.
 - ii) Cut and cap at main the existing water connection and remove water meter on the 4th Ave. frontage.
 - iii) Install two new service connections complete with water meters per City standards on the Williams Road frontage to service Lot A and Lot B. The water meters will be located in the boulevard between the sidewalk and the property line.
- 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) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - ii) Cut and cap existing storm servicing connection at the northeast corner of the east lot.
 - iii) Install a new storm service connection complete with a type 3 IC with dual connection per City standards at the common property line and tied in to the existing 600mm storm sewer at Williams Road frontage to service Lot A and Lot B.
- 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) Modify or amend, as required, the utility right-of way registered at the time of rezoning (being a 6.0 m wide right-of-way along the rear of proposed Lot A and extending a minimum of 3.0 m into the rear of Lot B) consistent with the approved design for the proposed sanitary main.
 - iii) Install a new sanitary line 200mm diameter PVC aligned north-south from existing manhole SMH2390 going 9m north complete with a manhole at the southwest corner of Lot A.
 - iv) Install a new sanitary service connection tied in to the new manhole at the southwest corner of Lot A to service Lot A.
 - v) Install a new sanitary line 200mm diameter PVC aligned east-west approximately 19m complete with a manhole located at the southwest corner of Lot B.
 - vi) Install a new sanitary service connection tied in to the new manhole located at the southwest corner of Lot B.

Note: Design and construction of the sanitary sewer line requires review by the Applicant's Arborist and on-site supervision to ensure protection of the neighbouring Tree tag #B and hedge.

- g) At Developer's cost, the City will:
- i) Complete all tie-ins for the proposed works to existing City infrastructure.
 - ii) Cut and cap at main existing sanitary service connection.

General Items:

- h) At Developer's cost, the Developer is required to:
- i) Complete other frontage improvements as per Transportation requirements.

Frontage Improvements

- Williams Road:
 - Maintain the existing 1.5 m wide concrete sidewalk at the curb.
 - Landscaped boulevard between the sidewalk and the road fronting property line.
- 4th Avenue:
 - Construct a new 1.5 m wide concrete sidewalk (at the curb) along the subject site's entire 4th Avenue frontage.
 - Landscaped boulevard between the sidewalk and the road fronting property line.

Driveways

- Design standard: Reconstruct each of the two existing driveways per City Engineering Design Specifications (R-9-DS), i.e.
 - Width of driveway letdown at the property line (and at the curb) = 4.0 m.
 - Driveway letdown flares at the curb = 0.9 m.
 - Minimum separation between the driveway letdown flare at the curb to each adjoining common property line = 0.5 m.
 - Location: The driveway at 3662 Williams Road is to be located at the westerly end of the site away from the Williams Road/4th Avenue intersection.
- ii) 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.
- iii) 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 within the property frontages.
 - To underground overhead service lines.
- iv) 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 developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
- BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m

- v) Coordinate the servicing agreement design for this development with the servicing agreement(s) for 3680 Williams Road, both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
- Corridors for City utilities (existing and proposed water, storm sewer and sanitary) and private utilities.
 - Pipe sizes, material and slopes.
 - Location of manholes and fire hydrants.
 - Road grades, high points and low points.
 - Alignment of ultimate and interim curbs.
 - Proposed street lights design.
- vi) Enter into, if required, 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, 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.

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

- 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.
- 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 10383 (RZ 21-936512)
3660/3662 Williams Road**

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

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

P.I.D. 019-142-960

Strata Lot 1 Section 34 Block 4 North Range 7 West New Westminster District Strata Plan LMS1794 Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

P.I.D. 019-142-978

Strata Lot 2 Section 34 Block 4 North Range 7 West New Westminster District Strata Plan LMS1794 Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10383**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER