



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: May 18, 2022
File: RZ 21-934410

Re: Application by Parm Dhinjal for Rezoning at 9271 Kilby Street from the
"Single Detached (RS1/E)" Zone to the "Single Detached (RS2/A)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10380, for the rezoning of 9271 Kilby Street from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/A)" zone, be introduced and given first reading.

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

WC/NA:js/blg
Att. 7

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

Staff Report

Origin

Parm Dhinjal has applied to the City of Richmond, on behalf of the owner Signature Living Inc. (Parm Dhinjal), for permission to rezone 9271 Kilby Street from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/A)” zone in order to permit the property to be subdivided into two single-family residential lots each with vehicle access from the rear lane. A location map and aerial photo are provided in Attachment 1. A survey showing the proposed subdivision plan is provided in Attachment 2.

Findings of Fact

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

Subject Site Existing Housing Profile

The two-storey single-family home on the property is tenanted and does not contain a secondary suite.

Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: Across the lane, single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting Walford Street.

To the South: Across Kilby Street, duplexes on lots zoned “Two-Unit Dwellings (RD1)” and “Single Detached (RS1/E)” fronting Kilby Street.

To the East: A single-family dwelling on a lot zoned “Single Detached (RS1/E)” fronting Kilby Street.

To the West: A single-family dwelling on a lot zoned “Single Detached (RS1/E)” fronting Kilby Street. The City has received a rezoning application 9231 Kilby Street to facilitate the subdivision of the property to provide for two single-family lots with vehicle access from the rear lane (RZ 21-925460). The proposed rezoning of 9231 Kilby Street is the subject of a separate staff report.

Related Policies & Studies

Official Community Plan/West Cambie Area Plan

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

Lot Size Policy 5446

The subject site is located within the area covered by Lot Size Policy 5446 (adopted by Council September 16, 1991, amended June 21, 1999) (Attachment 5). This Policy permits rezoning and subdivision of lots on the north side of Kilby Street in accordance with “Single Detached (RS2/A)”. This redevelopment proposal would enable the property to be subdivided into a maximum of two lots.

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.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The subject site is located within the “Moderate Aircraft Noise Area (Area 3)” of the OCP ANSD Policy. While all new aircraft noise sensitive land uses may be considered in this area, the applicant is required to register an Aircraft Noise Sensitive Use Covenant on title prior to final adoption of the rezoning bylaw to address public awareness and ensure that noise mitigation, mechanical ventilation, and central air conditioning capability is incorporated into building design and construction, consistent with CMHC interior noise standards and ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standards for interior living. The covenant requires the submission of acoustical and thermal reports prepared by qualified professionals prior to Building Permit issuance to confirm how noise mitigation measures will be incorporated into dwelling construction.

Public Consultation

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

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

Analysis

This redevelopment proposes to rezone and subdivide one existing single-family property into two new single-family lots with vehicular access from the existing rear lane. Both of the new lots will provide a minimum one-bedroom secondary suite.

This rezoning and subdivision is consistent with the lot fabric and vehicular access of the adjacent lots on Kilby Street.

Existing Legal Encumbrances

There is currently a statutory right-of-way (SRW) registered on title of the subject property, at the north end of the property for sanitary sewer connection (RD15917). Removal of the SRW will be required to accommodate a future SRW at the common property line and will be reviewed as part of the Servicing Agreement works. The applicant is aware that encroachment into the SRW is not permitted.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses one bylaw-sized tree on the subject property and one tree on neighbouring property.

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

- One on-site tree (tag #43 a 25.5 cm caliper Ornamental False Cypress) exhibits a shrub-like form and is in moderate health but of low landscape value. Due to the tree being in conflict with the proposed building footprint and of low landscape value it should be removed and replaced.
- One tree (tag #A a 28 cm caliper Hedging Cedar) located on adjacent neighbouring property at 9311 Kilby Street is in moderate health and identified to be retained and protected. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove one on-site tree (Tree tag #43). The 2:1 replacement ratio would require a total of two replacement trees. The applicant has agreed to plant two trees on each lot proposed consistent with Zoning Bylaw 8500; for a total of four 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
4	8 cm	4 m

Tree Protection

One tree (tag #A) on neighbouring properties is 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 6). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Affordable Housing Strategy

The City's Affordable Housing Strategy for single-family rezoning applications requires a secondary suite or coach house on 100% of new lots created through single-family rezoning and subdivision applications; a secondary suite or coach house on 50% 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 of minimum 33 m² (355 ft²) in each of the dwellings to be constructed on the new lots, for a total of two suites. 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 approximately 33 m² (355 ft²) 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.

Ministry of Transportation and Infrastructure (MOTI) Approval

MOTI approval is a condition of final adoption of the rezoning bylaw. Preliminary approval has been granted by MOTI for one year.

Transportation and Site Access

Vehicular access is proposed to be from the rear lane. Registration of a restrictive covenant on title will be required to ensure vehicle access to the site at future development stage is from the rear lane only, with no vehicular access permitted to or from Kilby Street. Ditch infill along the property frontage will provide for pedestrian access to each single-family dwelling from Kilby Street.

Site Servicing and Frontage Improvements

At future subdivision stage, the applicant will be required to pay Development Cost Charges (City and GVS & DD), Engineering Improvement Charges for futures road improvements, School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs. The applicant

must also enter into a Servicing Agreement for the design and construction of the required site servicing and off-site improvements, including lane upgrades, as described in Attachment 7. Ditch infill and storm sewer works are required for frontage improvements. Furthermore, payment of a \$27,200.00 cash-in-lieu for transportation upgrades along road and lane frontages and a \$14,400.00 cash-in-lieu payment for street light upgrades along road frontages will be required at the time of subdivision.

Financial Impact

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

Conclusion

The purpose of this application is to rezone 9271 Kilby Street from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/A)" zone to permit the property to be subdivided to create two single detached lots with vehicle access from the rear lane. The proposal is consistent with Single-Family Lot Size Policy 5446 and all applicable policies and land use designations contained within the Official Community Plan (OCP). The proposal is consistent with the direction of redevelopment in the surrounding area.

The list of rezoning considerations is included as Attachment 7, which has been agreed to by the applicants (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10380 be introduced and given first reading.



Nathan Andrews
Planning Technician
(604-247-4911)

NA:js/blg

Attachments:

- Attachment 1: Location Map
- Attachment 2: Survey and Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: West Cambie Area Land Use Map
- Attachment 5: Lot Size Policy 5446
- Attachment 6: Tree Retention Plan
- Attachment 7: Rezoning Considerations



City of
Richmond



RZ 21-934410

Original Date: 06/28/21

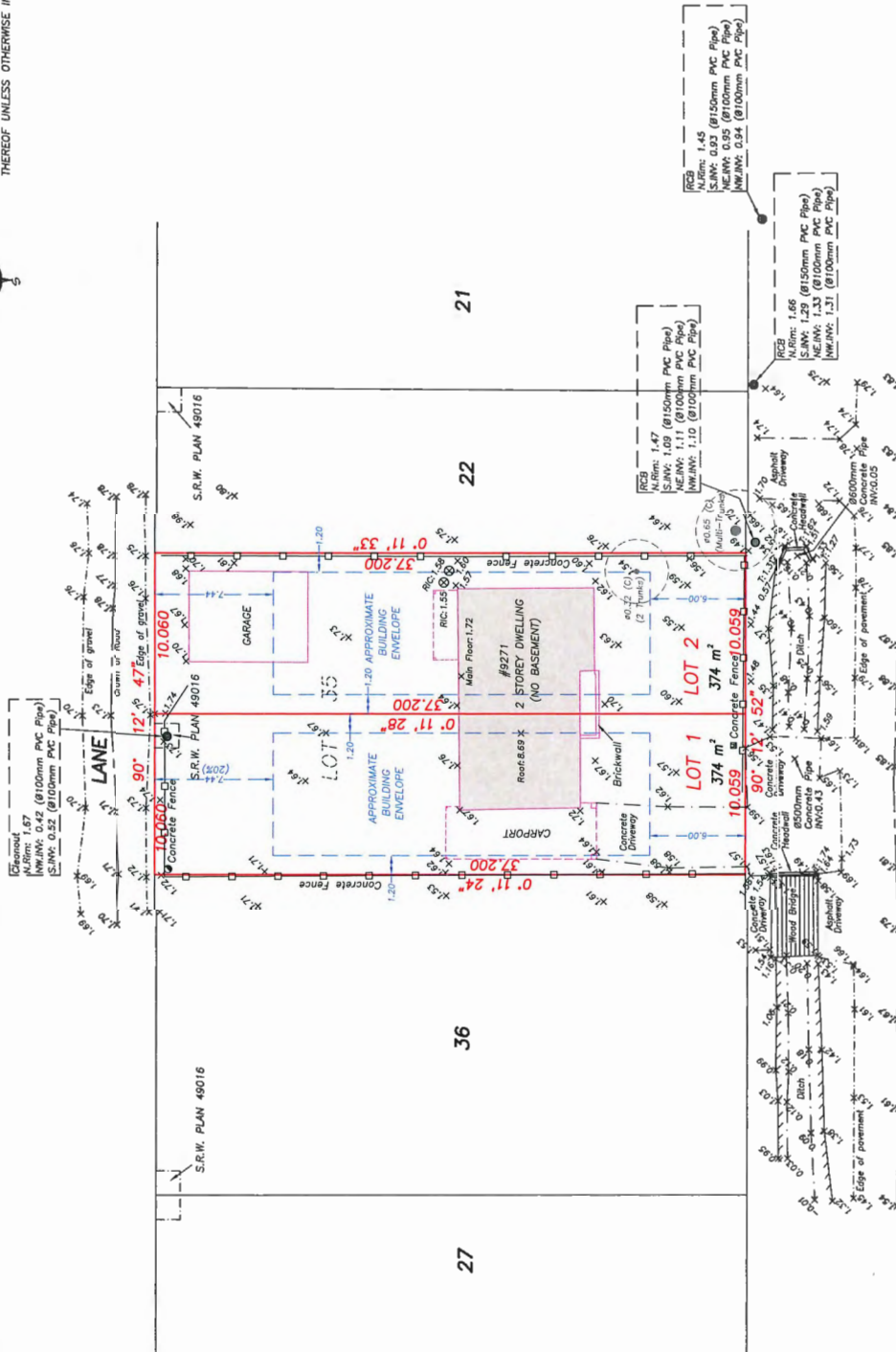
Revision Date:

Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 35 SECTION 27
BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 26092**

#9271 KILBY STREET,
RICHMOND, B.C.
P.L.D. 008-896-844

SCALE: 1:200
0 5 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



KILBY STREET

Not in alignment
Tag #5421
Site Benchmark
Elevation: 1.77m

LEGEND:

- (c) denotes contour
- ca denotes easement
- denotes power pole
- denotes water main
- denotes inspection chamber
- denotes water meter
- denotes manhole
- denotes invert
- T: denotes top of retaining wall

NOTE:

Elevations shown are based on
City of Richmond HPN
Benchmark: HPN #234
Control Monument 77H4891
Elevation: 1.125m
FB-393 P101-102; FB-401 P8
Drawn By: KA
Elevation: 2.353m

Copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3T7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 7673
FB-393 P101-102; FB-401 P8
Drawn By: KA
Elevation: 2.353m

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S., C.L.S.
APRIL 7th, 2021.

NOTE:
Use site Benchmark Tag #5421 for
construction elevation control.

DWG No. 7673-TOP0-02



RZ 21-934410

Attachment 3

Address: 9271 Kilby Street

Applicant: Parm Dhinjal

Planning Area(s): West Cambie

	Existing	Proposed
Owner:	Signature Living Inc.	To be determined
Site Size (m²):	748 m ²	Lot 1: 374 m ² Lot 2: 374 m ²
Land Uses:	One single-family dwelling	Two single-family dwellings
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Residential (Single Family only)	No change
702 Policy Designation:	Policy 5446 permits subdivision to "Single Detached (RS2/A)"	No change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/A)
Number of Units:	1	2
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 1: Max. 205.7 m ² (2,214 ft ²) Lot 2: Max. 205.7 m ² (2,214 ft ²)	Lot 1: Max. 205.7 m ² (2,214 ft ²) Lot 2: Max. 205.7 m ² (2,214 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	none
Lot Size:	Min. 270 m ²	Lot 1: 374 m ² Lot 2: 374 m ²	none
Lot Dimensions (m):	Width: Min. 9.0 m Depth: Min. 24.0 m	Width: 10.06 m Depth: 37.2 m	none

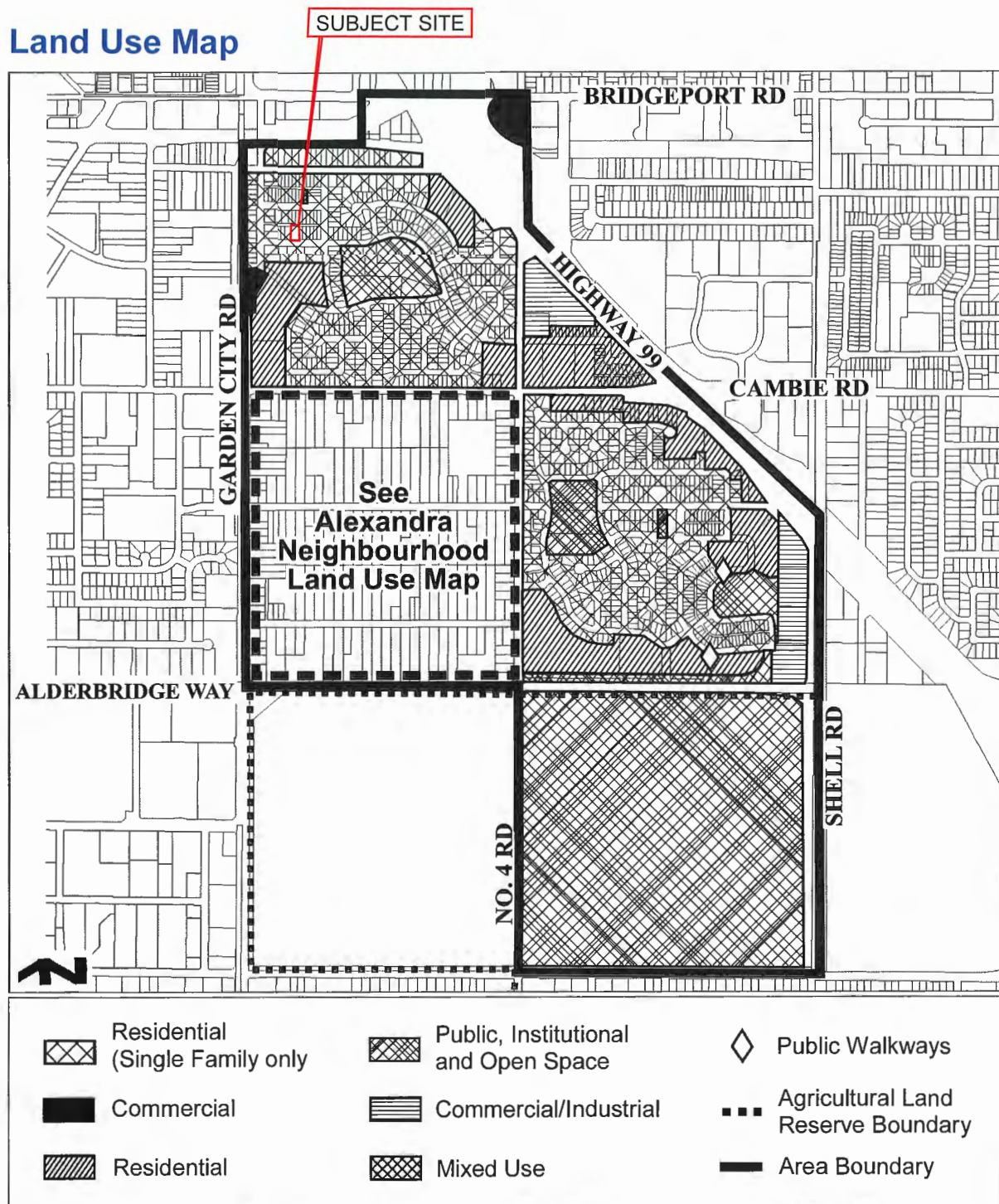
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setbacks (m):	Front: Min. 6.0 m Rear: Greater of 6.0 m or 20% of total lot depth, for a maximum width of 60% of the rear wall of the first storey; and 25% of the total lot depth, for the remaining 40% of the rear wall of the first storey and any second storey, or half storey above, up to a max. required setback of 10.7 m Side: Min. 1.2 m Exterior Side: Min. 3.0 m	Front: Min. 6.0 m Rear: Min. 7.44 m for a maximum width of 60% of the rear wall of the first storey; and min. 9.3 m for the remaining 40% of the rear wall of the first storey and any second storey, or half storey above, up to a max. required setback of 10.7 m Side: Min. 1.2 m	none
Height (m):	Max. 2.5 storeys or 9.0 m	2.5 storeys or 9.0 m	none
Off-street Parking Spaces – Total:	2	2	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

Land Use Map



**City of Richmond****Policy Manual**

Page 1 of 2

Adopted by Council: September 16, 1991

POLICY 5446

Amended by Council: June 21, 1999

File Ref: 4430-00

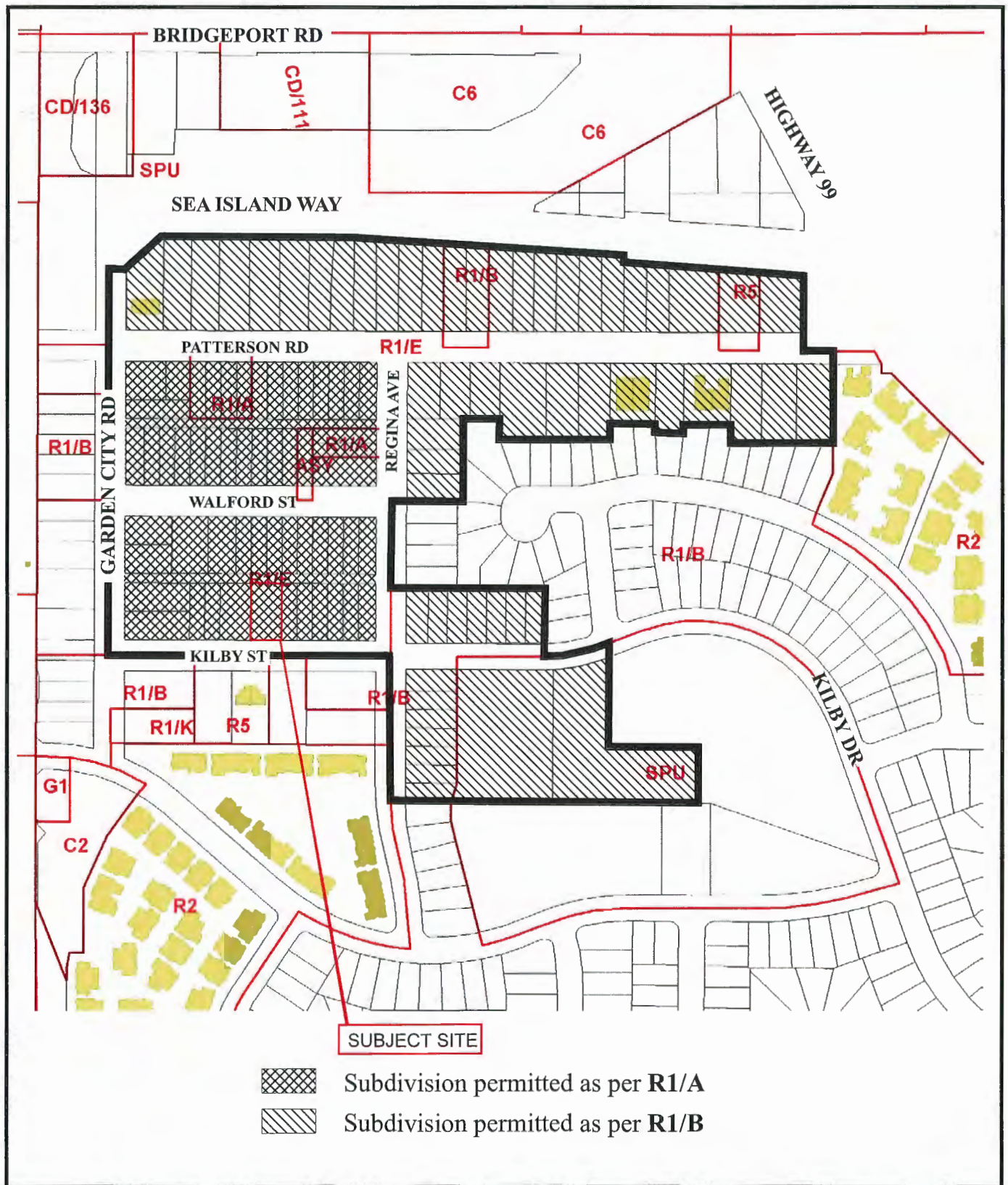
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 27-5-6

POLICY 5446:

The following policy establishes lot sizes in a portion of Section 27-5-6, bounded by **Sea Island Way, Highway 99, east side of Garden City Road, east side of Regina Avenue and north side of Kilby Street:**

That properties within the area bounded by Sea Island Way, Highway 99 and the east side of Regina Avenue, in a portion of Section 27-5-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) and further that properties within the area bounded by the east side of Garden City Road, the south side of Patterson Road, the west side of Regina Avenue and the north side of Kilby Street be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area A (R1/A) in Zoning and Development Bylaw 5300.

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.

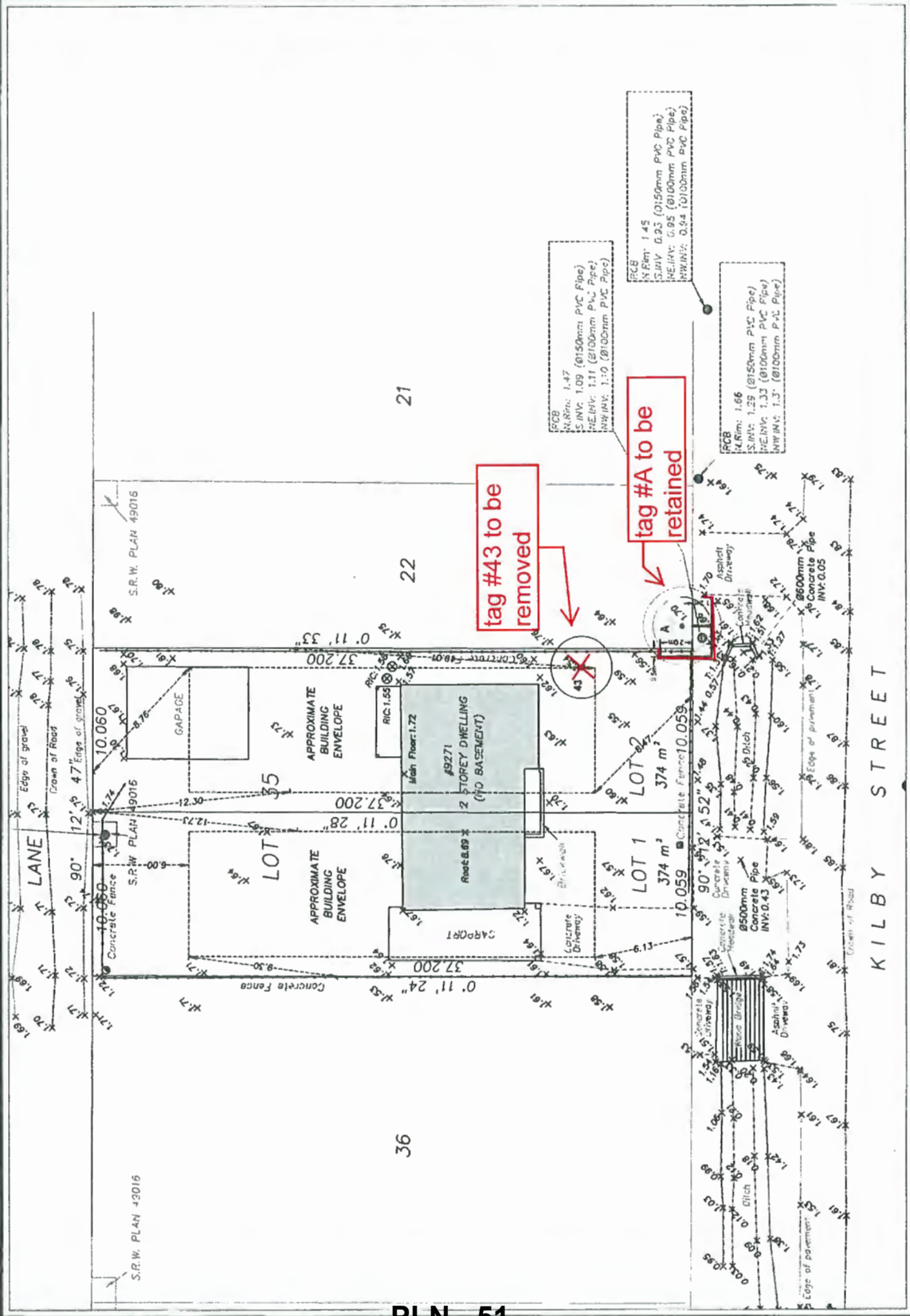


Policy 5446 Section 27-5-6

Adopted Date: 09/16/91

Amended Date: 06/21/99

Note: Dimensions are in METRES





Address: 9271 Kilby Street

File No.: RZ 21-934410

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10380, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Registration of a flood indemnity covenant on title (2.9 m GSC – Area A).
3. Registration of an aircraft noise sensitive use covenant on title (ANSD Area 3) to address public awareness and to ensure that noise mitigation, mechanical ventilation, and central air conditioning capability is incorporated into building design and construction (i.e., building components of the proposed development must be designed and constructed in a manner that mitigates potential aircraft noise to the proposed dwelling with doors and windows closed). Dwelling units must be designed and constructed to achieve:

a) CMHC guidelines for interior noise levels as indicated in the chart below:

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

and;

- b) the ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standard (and subsequent updates as they may occur) for interior living spaces.
4. Registration of a restrictive covenant on Title to ensure vehicular access to the site at future development stage is from the rear lane only, with no access permitted to or from Kilby Street.
5. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until at minimum a 33 m² (355 ft²) one-bedroom secondary suite is constructed on both of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City’s Zoning Bylaw.
6. Submission of a Landscape Security in the amount of \$3,000.00 (\$750/tree) to ensure that a total of two replacement trees are planted and maintained on each lot proposed (for a total of four trees); minimum 8 cm deciduous caliper or 4 m high conifers). **NOTE: minimum replacement size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees.**

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

1. 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:

1. At future Subdivision stage, the applicant will be required to pay Development Cost Charges (City and GVS & DD), Engineering Improvement Charges for futures road improvements, School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.
2. Submission of a \$14,400.00 Cash-in-lieu contribution for street lighting upgrades.
3. Submission of a \$27,200.00 Cash-in-lieu contribution for future upgrades of Kilby Street and the lane.

Note: Cash-in-lieu rates are updated yearly to adjust for inflation and fluctuations in actual construction costs. The City will re-assess the required contribution when the cash-in-lieu is paid, based on the cash-in-lieu rate that is in effect at that time.

4. 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 258.0 L/s of water available at a 20 psi residual at the Kilby St 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 along the 9271 Kilby St frontage and install a new 25mm water service connection complete with water meter and water meter box to service the west lot per City specifications.
 - ii) Install a new 25mm diameter water service connection complete with water meter and meter box for the east lot per standard City specifications.
- c) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

- a) 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) Install a new 600mm storm sewer along the Kilby St frontage of the subject site with two manholes per City specifications. Tie-in the proposed storm sewer to the existing drainage system at approximately a 45 degree angle using manholes or headwalls as required. Confirm the condition of the drainage infrastructure at each tie-in point.
 - iii) Infill the existing ditch fronting the subject site with granular material and soil. A watercourse crossing permit is required for modifications to the ditch and culvert fronting 9271 Kilby St per the City's Watercourse Protection and Crossing Bylaw No. 8441.
 - iv) Install a new storm sewer service connection and IC at the common property line of the subject site with dual storm service connections to service the west lot and the east lot per City standards.
 - v) Install a new storm sewer along the lane frontage of 9271 Kilby St per City specifications. IC to be installed near the west property line of 9271 Kilby St.
 - vi) Collaborate with the adjacent development at 9231 Kilby St to install a new laneway storm sewer and IC between the east PL of 9271 Kilby St and STIC150580 per City specifications.
- b) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

- d) 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) Install a new 100mm sanitary service connection and IC with dual service leads at the common property line of the subject site per City specifications. Provide a 1.5mx1.5m wide SRW for the sanitary IC.
- e) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

Street Lighting:

- f) At Developer's cost, the Developer is required to:
- i) Review street lighting levels along all road and lane frontages.

General Items:

- g) At Developer's cost, the Developer is required to:
- i) Complete other frontage improvements as per Transportation requirements:
 - Vehicular access be off the lane, that is, no access off Kilby Street.
 - 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) Provide a signed and sealed letter from the project engineer confirming that the development at 9271 Kilby Street is coordinated with the developments in 9231 Kilby Street and 9180 Kilby Street. The City's Engineering department will not begin review of the servicing agreement design drawings until the coordination letter is received.

The letter shall confirm that the following design components have been coordinated:

- Corridors for City utilities (existing and proposed water, storm sewer, sanitary sewer and private utilities).
- Pipe sizes, materials and slopes.
- Location of manholes and fire hydrants.
- Road grades.
- Proposed street light design.
- Design and construction of laneway drainage between the east property line of 9271 Kilby Street and STIC150580

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

1. Submission of acoustical and thermal reports prepared by qualified professionals to confirm noise mitigation measures, mechanical ventilation, and central air conditioning capability will be incorporated into dwelling construction as per the legal agreement registered on title at rezoning stage.
2. 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.
3. 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 10380 (RZ 21-934410)
9271 Kilby Street**

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/A)"**.

P.I.D. 008-896-844

Lot 35 Section 27 Block 5 North Range 6 West New Westminster District Plan 26092

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10380"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER