



To: Planning Committee
From: Wayne Craig
Director, Development

Date: March 17, 2022
File: RZ 21-936277

Re: Application by Doug Loewen for Rezoning at 4880 Garry Street from the "Single Detached (RS1/E)" Zone to the "Single Detached (RS2/A)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10370, for the rezoning of 4880 Garry 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/CL:blg
Att. 6

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

Staff Report

Origin

Doug Loewen, on behalf of the property owner (1312563 B.C. Ltd; Directors: Doug Loewen and Dave Mander), has applied to the City of Richmond for permission to rezone 4880 Garry Street from the “Single Detached (RS1/E)” zone to the “Single Detached (RS1/A)” zone, to permit the property to be subdivided to create two lots. A location map and aerial photo are provided in Attachment 1.

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 2.

Existing Site Condition and Context

A survey of the subject site is included in Attachment 3. The subject site is located on the south side of Garry Street and west of Railway Avenue. The subject site is the last remaining large single-family lot on the south side of this block to pursue infill development.

Subject Site Existing Housing Profile

The subject site consists of a large lot containing a single-family dwelling that is occupied by a rental tenant. There are no secondary suites in the dwelling. The existing dwelling is proposed to be demolished at future development stage.

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

- To the North, immediately across Garry Street, are small lots zoned “Single Detached (RS1/A)”.
- To the South, are small and large lots zoned “Single Detached (RS1/A)” fronting Dunfell Road.
- To the East, is a small lot zoned “Single Detached (RS1/A)”.
- To the West, is a small lot zoned “Single Detached (RS1/A)”.

Existing Legal Encumbrances

There is an existing Statutory Right-of-Way (SRW) registered on title of the property for the sanitary sewer along the rear (south) property line. The applicant has been advised that encroachment into the SRW is not permitted.

Related Policies & Studies

Official Community Plan/Steveston Area Plan

The Official Community Plan (OCP) land use designation for the subject site is “Neighbourhood Residential”. The Steveston Area Plan land use designation for the subject site is “Single-Family”. This redevelopment proposal is consistent with these designations.

Single-Family Lot Size Policy 5471

The subject site is located within the area governed by Single-Family Lot Size Policy 5471, which was adopted by City Council on July 29, 2002 (Attachment 4). The Policy permits properties along Garry Street to rezone and subdivide in accordance with the “Single Detached (RS2/A)” zone (minimum 9.0 m wide lots and 270 m² lot area).

This redevelopment proposal is consistent with the Lot Size Policy as it would allow for the creation of two lots, each approximately 9.7 m in width and 386 m² in area.

Affordable Housing Strategy

Consistent with the City’s Affordable Housing Strategy, the applicant has proposed to construct a one-bedroom secondary suite in the dwelling on one of the future lots and to provide a cash contribution to the City’s Affordable Housing Reserve Fund in-lieu of constructing a secondary suite on the other future lot. Prior to final adoption of the rezoning bylaw, the applicant is required to:

- Submit a cash-in-lieu contribution in the amount of \$9,140.72 to the City’s Affordable Housing Reserve Fund (single-family rezoning applications received prior to November 15, 2021 are required to provide a cash-in-lieu contribution of \$4.00 per buildable square foot).
- Register a legal agreement on title stating that no final Building Permit inspection will be granted until a secondary suite with a minimum one-bedroom is constructed in the dwelling on one of the future lots to the satisfaction of the City in accordance with the BC Building Code and the City’s Zoning Bylaw.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

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

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

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Site Access

Vehicle access to the subject site is to be from Garry Street. There is an existing driveway crossing to service the proposed west lot, and the applicant is required to install another driveway crossing to service the proposed east lot. This work is to be undertaken via a City work order at future Building Permit stage.

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 trees on the subject property.
- Two street trees in the Garry Street boulevard on City-owned property.
- A total of five trees on neighbouring properties to the west, east, and south.

The City's Tree Preservation Coordinator and Parks Department arboriculture staff have reviewed the Arborist's Report and provided the following comments:

- Two trees (Cherry and Dogwood) located on-site in the rear yard have been heavily topped and are in very poor condition (Trees # 164, 167). These trees should be removed and replaced at a 2:1 ratio consistent with the Official Community Plan (OCP) and in accordance with the size requirements of the City's Tree Protection Bylaw No. 8057 (i.e., minimum 8 cm calliper or 4 m high).
- One on-site Pear tree (Tree # 170) in the rear yard is in fair condition and must be retained and protected.
- Two street trees (Trees # 161, 162) in the Garry Street boulevard on City-owned property are in good health and condition. It appears that Tree # 162 will be in conflict with the required vehicle access to the proposed east lot. Since the tree is a good candidate for relocation due to its size and species, the applicant is required to relocate the tree at future Building Permit stage by a certified tree moving company (coordinated by the project Arborist), to a location chosen by the City's Parks Department.
- Five trees on the neighbouring properties must be retained and protected (Trees # 165, 166, 168, 171, 173).

Tree Protection

The applicant has submitted a Tree Retention Plan showing the trees to be removed and retained (Attachment 5). To ensure that the trees identified for retention are protected at future 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, including tree relocation, and installation or removal of servicing infrastructure and driveway crossings. 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 report to the City for review.
 - A contract with a certified tree moving company for relocation of Tree # 162 in the City boulevard (coordinated by the project Arborist) to a location chosen by the City's Parks Department.
 - A tree survival security in the amount of \$5,000.00 for the on-site tree (Tree # 170) and in the amount of \$10,000.00 for the City street trees (Trees # 161, 162). The City may retain a portion of the securities for a one-year maintenance period from the date of landscape inspection to ensure that the trees survive. To accompany the tree survival securities, a legal agreement that sets the terms for release of the security must be entered into between the applicant and the City.
- 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 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 is completed.

Tree Replacement

To ensure that the four required replacement trees are planted and maintained on the proposed new lots (two trees per lot, i.e., one in the front yard and one in the rear yard; minimum 8 cm calliper or 4 m high), the applicant is required to submit a Landscaping Security in the amount of \$3,000.00 prior to final adoption of the rezoning bylaw. The City may retain a portion of the security for a one-year maintenance period from the date of landscape inspection to ensure that the trees survive. 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.

Site Servicing

At subdivision stage, the applicant is required to pay Development Cost Charges (City, GVS & DD and TransLink), School Site Acquisition Charge, Address Assignment Fees, and other costs associated with the completion of the servicing works (water, storm, sanitary, and driveway installation) as described in Attachment 6.

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 the property at 4880 Garry 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 lots.

This rezoning application complies with the land use designations and applicable policies for the subject site that are contained within the OCP, Steveston Area Plan, and Single-Family Lot Size Policy 5471.

The list of rezoning considerations is included in Attachment 6, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10370 be introduced and given first reading.



Cynthia Lussier
Planner 2
(604-276-4108)

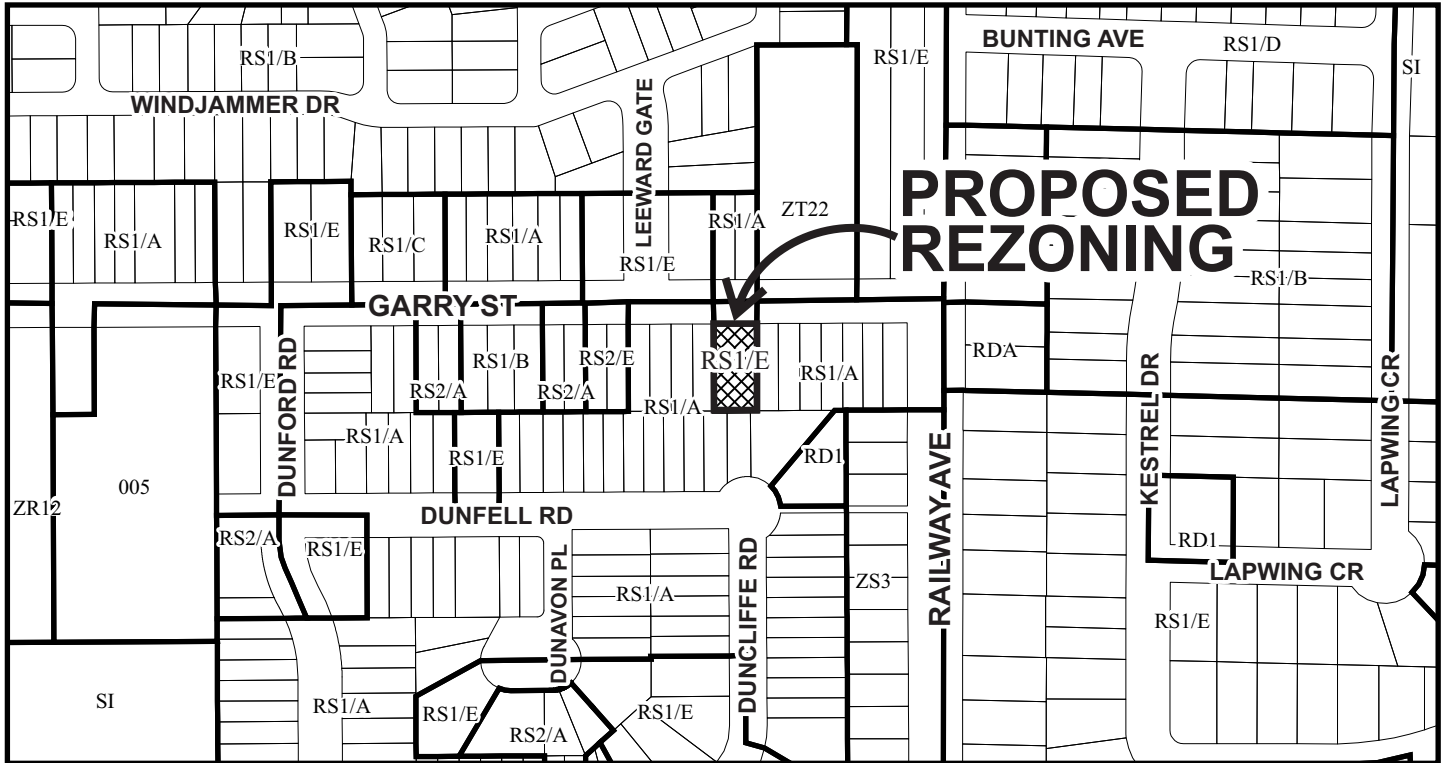
CL:blg

Attachments:

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Site Survey
- Attachment 4: Single-Family Lot Size Policy 5471
- Attachment 5: Tree Retention Plan
- Attachment 6: Rezoning Considerations



City of Richmond



4671 10.06	18.83	20.12	4751 10.06	4753 10.06	4771 45.38	4995 15.24	4997							
GARRY ST														
9.75	9.75 4820	9.75	9.75 4828	9.75 4840	9.76	9.76 4868	9.75 4886	9.75	9.75	9.75	9.75	9.14	9.14 4960	11.22
39.63	39.63	39.62	39.61	39.62	39.61	39.62	39.61	39.62	39.61	39.61	39.61	39.61	39.61	39.61
9.75	9.75	9.75	9.75	9.75	9.75	9.75	9.75	9.75	9.75	9.75	9.75	9.14	9.14	11.09
9.14	9.14	9.14	9.14	9.14	9.14	9.14	10.67	10.67	38.27	14.54	27.95	14.54	27.95	4.70

	RZ 21-936277	Original Date: 08/27/21 Revision Date:
		Note: Dimensions are in METRES



City of Richmond



RZ 21-936277

Original Date: 08/27/21

Revision Date:

Note: Dimensions are in METRES

PLN - 101



RZ 21-936277

Address: 4880 Garry Street

Applicant: Doug Loewen

Planning Area(s): Steveston

	Existing	Proposed
Owner:	1312563 B.C. Ltd (i.e., Doug Loewen & Dave Mander)	To be determined
Site Size (m²):	772 m ² (approx. 8,309 ft ²)	Two lots, each 386 m ² (approx. 4,154 ft ²)
Land Uses:	Single-family dwelling	Two residential lots
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Single-Family	No change
Single-Family Lot Size Policy Designation:	Single Detached (RS2/A)	No change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/A)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Buildable Floor Area:*	Max. 212.3 m ² (approx. 2,285 ft ²) on each lot proposed	Max. 212.3 m ² (approx. 2,285 ft ²) on each lot proposed	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
Min. Lot Size:	270 m ²	386 m ²	none
Min. Lot Dimensions:	Width: 9.0 m Depth: 24 m	Width: 9.7 m Depth: 39.6 m	none
Setbacks:	Front: Min. 6.0 m	Front: Min. 6.0 m	none
	Side: Min. 1.2 m	Side: Min. 1.2 m	
	Rear: Min. approx. 7.92 m for up to 60% of the 1 st storey rear wall; and 9.99 m for at least 40% of 1 st storey rear wall and all of 2 nd storey rear wall	Rear: Min. approx. 7.92 m for up to 60% of the 1 st storey rear wall; and 9.99 m for at least 40% of 1 st storey rear wall and all of 2 nd storey rear wall	
Building Height:	2 ½ storeys	2 storeys	none

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

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION PLAN OF
LOT 60 SECTION 2 BLOCK 3 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT PLAN 31520**

#4880 GARRY STREET,
RICHMOND, B.C.
P.I.D. 006-602-550

GARRY STREET

Nail in aluminum
Tag #5278
Site Benchmark
Elevation: 1.68m



SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

LEGEND:

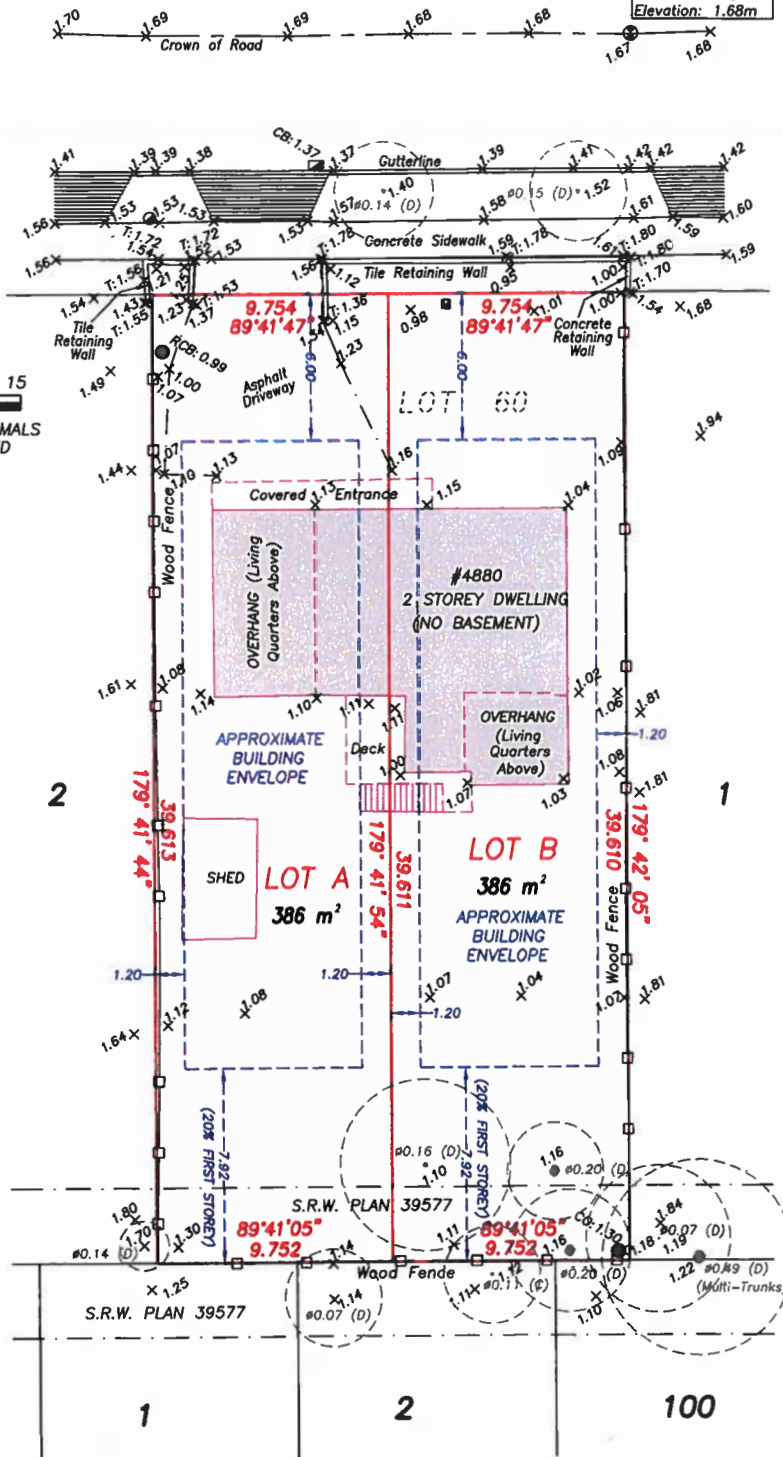
- (c) denotes conifer
- (d) denotes deciduous
- ☐ denotes catch basin
- ⊙ denotes power post
- ⊙ denotes round catch basin
- WM denotes water meter
- cc denotes cleanout
- T: denotes top of retaining wall

NOTE:

Use site Benchmark Tag #5278 for
construction elevation control.

NOTE:

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



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Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 7719
FB-402 P57-60
Drawn By: KA

CERTIFIED CORRECT:

LOT DIMENSION ACCORDING TO
FIELD SURVEY.

Johnson
Tam U814B9
Digitally signed by
Johnson Tam U814B9
Date: 2021.06.18
15:43:01 -0700

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

PLN - 103

JUNE 7th, 2021.

DWG No. 7719-TOPO



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council – July 29, 2002

POLICY 5471

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 2-3-7

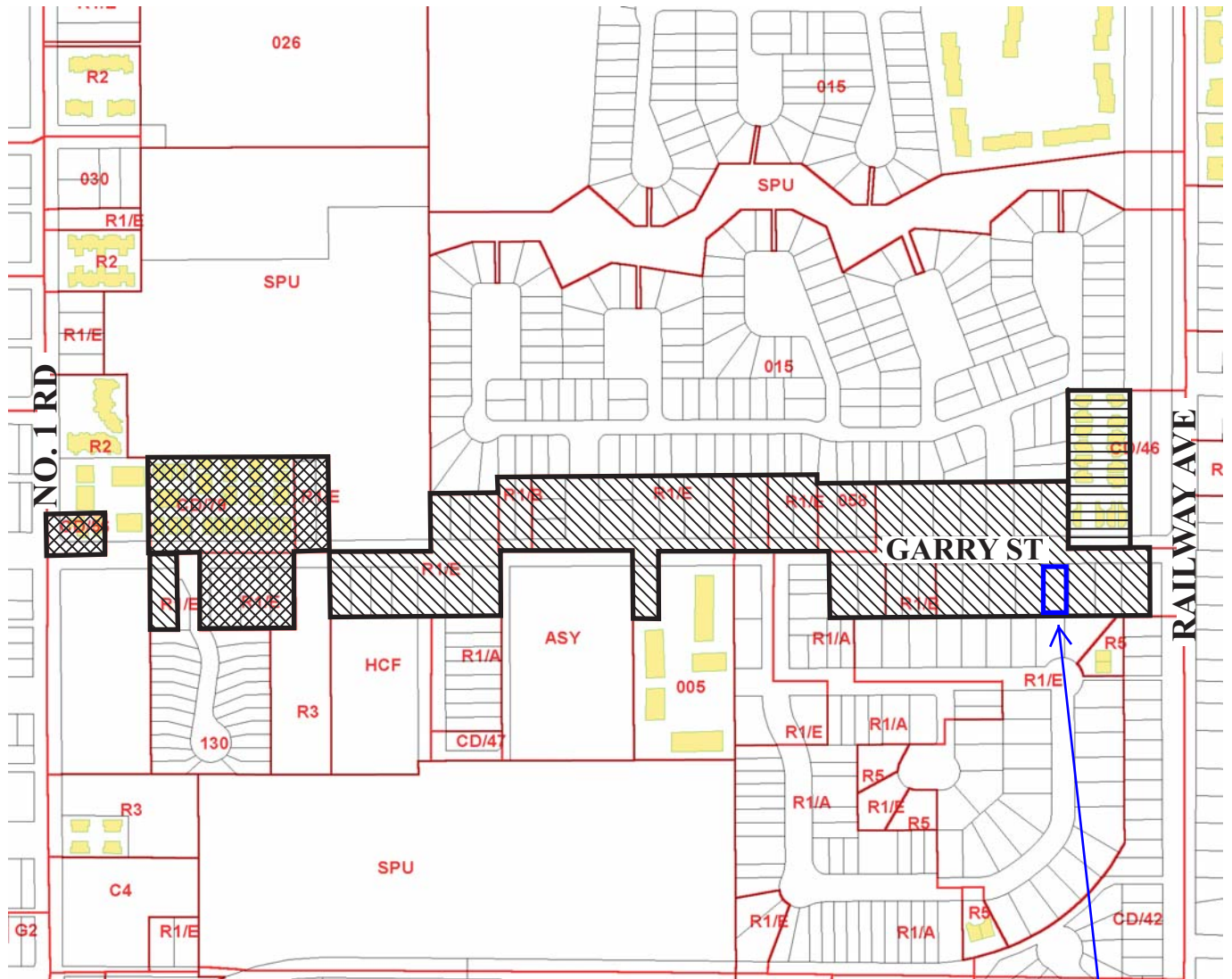
POLICY 5471:

The following policy establishes lot sizes for properties along **Garry Street, between No. 1 Road and Railway Avenue** (in a portion of Section 2-3-7):

That properties located along Garry Street between No. 1 Road and Railway Avenue, in a portion of Section 2-3-7, 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 provided that no new accesses are created onto Railway Avenue and No. 1 Road; and

That properties located at 4771, 4109, 4111, 4211, 4160, 4180, 4011 Garry Street and the north-westerly portion of 4200 Garry Street be deemed eligible for townhouse development; and

That this policy be used to determine the disposition of future single-family and townhouse 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.



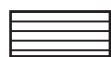
Subject Property



Rezoning would be permitted to R1/A.
(9 m or 29.527 ft. Wide lots)



Townhouse or single-family lots.



16 detached townhouse units that resemble single-family homes.

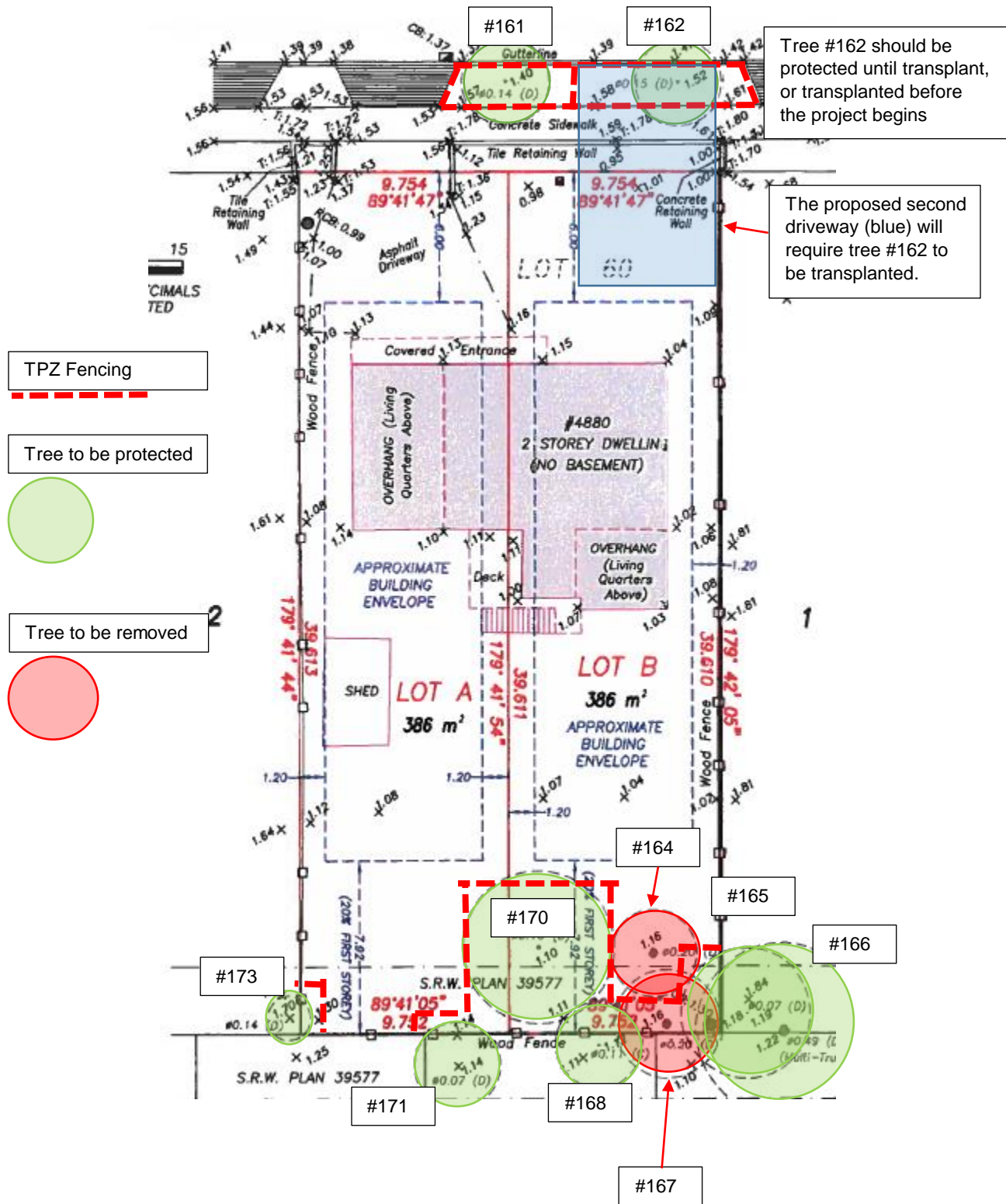


Policy 5471 Section 02-3-7

Original Date: 07/29/02

Revision Date:

Note: Dimensions are in METRES





Address: 4880 Garry Street

File No.: RZ 21-936277

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10370, the applicant is required to complete the following:

1. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any works conducted within, or in close proximity to, the tree protection zone of the trees to be retained/relocated (Trees # 161, 162, 170). The Contract should include the scope of work to be undertaken, including (but not limited to): tree relocation, installation or removal of servicing infrastructure and driveway crossings, the proposed number of site monitoring inspections, any special measures required to ensure tree protection, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
2. Submission of a Contract entered into between the applicant and a certified tree moving company for relocation of the Tree # 162 at future Building Permit stage (coordinated by the project Arborist) to a location chosen by the City's Parks Department.
3. Submission of a Tree Survival Security to the City in the amount of \$5,000 for Tree # 170 and \$10,000 for Trees # 161 and 162 to be retained/relocated. The City may retain a portion of the securities for a one-year maintenance period from the date of landscape inspection to ensure that the trees survive. To accompany the tree survival securities, a legal agreement that sets the terms for release of the security must be entered into between the applicant and the City.
4. Submission of a Landscaping Security to the City in the amount of 3,000 (\$750/tree) to ensure that a total of four replacement trees are planted and maintained on the proposed lots (two per lot, i.e., one in the front yard and one in the rear yard; minimum 8 cm caliper or 4 m high). To accompany the landscaping security, a legal agreement that sets the terms for release of the security must be entered into between the applicant and the City.
5. Submission of a contribution to the City's Affordable Housing Reserve Fund in the amount of \$9,140.72 in-lieu of constructing a secondary suite on one of the future lots (single-family rezoning applications received prior to November 15, 2021 are required to provide a cash-in-lieu contribution of \$4.00 per buildable square foot).
6. Registration of a legal agreement on title to ensure that no final Building Permit inspection is granted until a minimum one-bedroom secondary suite is constructed in the dwelling on one of the future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
7. Registration of a flood indemnity covenant on title.

Prior to Demolition Permit* issuance, the applicant must complete the following requirements:

- Installation of tree protection fencing around all trees to be retained as part of the development. Tree protection fencing must be installed to City standard in accordance with the project 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 is completed.

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

- Pay Development Cost Charges (City, GVS & DD and Translink), School Site Acquisition Charge, Address Assignment Fees, and other costs associated with the completion of the required servicing works (water, storm, sanitary, and driveway crossing installation), including (but not limited to):

Water Works

- Using the OCP Model, there is 337.0 L/s of water available at a 20 psi residual at the road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.

- The applicant is required to coordinate with Richmond Fire Rescue to confirm whether fire hydrants are required along the proposed development's frontage. If required by RFR, the necessary water main and hydrant installations shall be reviewed by Engineering and added to the scope of servicing works.
- At the applicant's cost, the applicant is required to:
 - Retain the existing 25mm water service connection for the east lot complete with water meter and water meter box as per standard City drawings. Water meter to be installed within the area between the sidewalk and property line.
 - Install a new water service connection complete with water meter and water meter box as per standard City drawings to service the west lot. Water meter to be installed within the area between the sidewalk and property line.
 - 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.
 - Provide a Statutory Right-Of-Way (SRW) for the water meter. Minimum SRW dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the Subdivision or Building Permit application process.
- At the applicant's cost, the City will:
 - Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works

- At the applicant's cost, the applicant is required to
 - 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.
 - Remove the existing IC at the northwest corner of the proposed site. Confirm the condition and capacity of existing service connection at the northwest corner. Retain if in good condition to service the west lot.
 - Confirm the condition and capacity of existing east storm service connection. Retain if in good condition to service the east lot.
- The applicant's cost, the City will:
 - Complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works

- At the applicant's cost, the applicant is required to:
 - Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
 - Install a new sanitary service connection at the common property line to service both the east and west lot complete with inspection chamber with dual connection.
 - Cut and cap the existing sanitary service connection at the south east side of the lot.
- At the applicant's cost, the City will:
 - Complete all tie-ins for the proposed works to existing City infrastructure.

Frontage works

- At the applicant's cost, the applicant is required to install a new driveway crossing to Garry Street for the proposed east lot via a City work order.

Street Lighting

- At the applicant's cost, the applicant is required to:
 - Review street lighting levels along all road and lane frontages, and upgrade as required.

General Items

- At the applicant's cost, the applicant is required to:
 - Complete other frontage improvements as per the City's Transportation Department requirements.

- Coordinate with BC Hydro, Telus and other private communication service providers:
 - To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To underground overhead service lines.
 - Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the development's site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:

BC Hydro PMT – 4.0 x 5.0 m	Traffic signal UPS – 1.0 x 1.0 m
BC Hydro LPT – 3.5 x 3.5 m	Shaw cable kiosk – 1.0 x 1.0 m
Street light kiosk – 1.5 x 1.5 m	Telus FDH cabinet – 1.1 x 1.0 m
Traffic signal kiosk – 2.0 x 1.5 m	
- Provide, prior to start of site preparation works or within the first servicing agreement submission (if applicable), whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
- Provide a video inspection report of the existing utilities along the road frontages prior to start of site preparation works or within the first servicing agreement submission (if applicable), whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the applicant's cost.
- Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the applicant's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design (if applicable).
- Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
- Submit a proposed strategy at the Building Permit stage for managing excavation de-watering. Note that the City's preference is to manage groundwater onsite or by removing and disposing at an appropriate facility. If this is not feasible due to volume of de-watering, the applicant will be required to apply to Metro Vancouver for a permit to discharge into the sanitary sewer system. If the sanitary sewer does not have adequate capacity to receive the volume of groundwater, the applicant will be required to enter into a de-watering agreement with the City wherein the applicant will be required to treat the groundwater before discharging it to the City's storm sewer system.
- 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.
- Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream (if applicable). The applicant'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, sanitary and DEU) 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.
- 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 applicant must complete the following requirements:

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any traffic 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.
- If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
- 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 concurrence on file)

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10370 (RZ 21-936277)
4880 Garry 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. 006-602-550

Lot 60 Section 2 Block 3 North Range 7 West New Westminster District Plan 31520

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10370”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 