



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee
From: Cecilia Achiam, M.Arch.
Acting Director of Development
Date: November 27, 2007
File: RZ 07-374148
Re: **Application by Sanford Design Group for Rezoning at 12020 No. 5 Road and 12040 Rice Mill Road from Agricultural District (AG1) to Light Industrial District (I2)**

Staff Recommendation

That Bylaw No. 8308, for the rezoning of 12020 No. 5 Road and 12040 Rice Mill Road from "Agricultural District (AG1)" to "Light Industrial District (I2)", be introduced and given first reading.

Cecilia Achiam
Acting Director of Development

SB:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Sanford Design Group has applied to the City of Richmond for permission to rezone 12020 No. 5 Road and 12040 Rice Mill Road (**Attachment 1**) from "Agricultural District (AG1)" to "Light Industrial District (I2)" to develop an industrial warehouse building.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 2**).

Surrounding Development

Development surrounding the Shellmont development parcel includes:

- To the North, across Rice Mill Road, is a vacant development lot within the Agricultural Land Reserve (ALR), zoned "Agricultural District (AG1)" and a future industrial subdivision, which is not within the ALR, at 12751 Rice Mill Road (RZ 06-330060), which is in the process of being rezoned from "Agricultural District (AG1)" to "Light Industrial District (I2)". The Agricultural Land Commission has previously indicated that the small remnant ALR properties generally within the area south of Steveston Highway and east of No. 5 Road should not be designated as ALR. However, no applications for exclusion from the ALR have yet been submitted for the remnant ALR properties;
- To the East, is a large and mostly vacant site with a rezoning application (RZ 03-244710) under consideration to rezone the northerly portion of 12280 No. 5 Road south of Rice Mill Road from "Agricultural District (AG1)" to "Light Industrial District (I2)";
- To the South are a number of small properties with existing homes and farming activity, zoned, "Agricultural District (AG1)"; and
- To the West, across No. 5 Road, is a food manufacturing plant, zoned "Business Park Industrial District (I3)".

Related Policies & Studies

Official Community Plan

The proposed development is located within the Richmond Official Community Plan (OCP), Shellmont Area. The proposed land use complies with the designated land use "Business and Industry" on the general and specific land use maps.

Public Input

A development sign has been posted on-site as public notification of the intent to rezone this site. Staff have not received any concerns regarding the rezoning.

Staff Comments

A preliminary site plan, floor plans and streetscape elevation are enclosed for reference (**Attachment 3**). Separate from the rezoning process, the applicant is required to submit separate applications for Development Variance Permit, Servicing Agreement and Building Permit.

Analysis

The site proposal consists of an industrial warehouse building, surface parking and loading and the establishment of a dedicated rear City lane connecting to Rice Mill Road.

Land Use

The proposed development complies with the "Business and Industry" land use designation on the general and specific land use maps in the Richmond OCP.

Density

The proposed use of Light Industrial District (I2) is consistent with existing and proposed industrial zoning in the immediate vicinity.

Transportation

- The owner is dedicating 7.5 m along the east property line to establish a new rear lane connecting to Rice Mill Road. The applicant will design and construct the lane through a separate required Servicing Agreement as a condition of rezoning. No access is permitted to No. 5 Road. The lane will be expanded in the future through the adjacent sites to the south through future redevelopment.
- Access is restricted to the new lane and not to either No. 5 Road or Rice Mill Road. Registration of a restrictive covenant to prohibit vehicle access to No. 5 Road and/or Rice Mill Road is a condition of rezoning.
- The applicant will design and construct transportation infrastructure through a separate Servicing Agreement, which is required as a condition of the rezoning (**Attachment 5**). Works include, but are not limited to:
 - Rice Mill Road: Road construction/widening to accommodate the following ultimate standards (from north to south): Combined with the off-site work to the north, a 12 m wide pavement at the intersection for a length of 30 m, tapered back to 8.6 m; curb and gutter on the south side; 2 m wide grass boulevard with street trees, 1.5 m wide sidewalk, storm drainage and street lighting;
 - No. 5 Road: [within existing 22.5 m road allowance] Road construction/widening to accommodate the existing two (2) travel lanes; a new parking lane on the east side; curb and gutter on the east side, grass boulevard with street trees, upgrade of the existing trail (exact details subject to consultation with Parks Department), storm drainage as required, and street lighting; and
 - New Rear Lane: Construction of a 7.5 m wide lane along the east property line, asphalt paving, roll-over curb on both sides, lane drainage, and lane lighting.
- A corner cut dedication (4 m x 4 m) is required as a condition of the rezoning at the north-west corner of the subject property for traffic safety.
- Parking and loading for the industrial development is provided on-site in compliance with the Zoning & Development Bylaw requirement. The applicant has demonstrated that WB-17 loading trucks could manoeuvre within the site.
- Prior to the issuance of future Building Permit, a construction parking and traffic management plan is to be provided to the Transportation Division.
(<http://www.Richmond.ca/services/ttp/special.htm>)

Tree Management and Site Vegetation

An Arborist report and tree survey (**Attachment 4**) has been submitted and reviewed by City staff, with recommendations for tree removal within the net site after the required road dedications and tree protection for the neighbour's hazelnut tree.

The following table summarizes the findings of the Arborist Report. The landscape design will be refined as part of the Development Variance Permit process, including a Landscape Security requirement. The proposed plan for the tree replacement will be further refined as part of the Development Variance Permit process.

Tree Summary Table

Item	Number of Trees	Compensation Rate	Compensation	Comments
Total on-site bylaw trees	22	—	—	
Bylaw trees to be removed	22	2:1	44 new trees or a combination of new trees and \$500 per tree not planted.	To be removed, due to conflicts with proposed building footprint, parking area, or poor health of the tree.
Neighbouring adjacent trees	1	—	—	Located in neighbour's front yard. Tree to be protected.

Servicing Capacity

- Storm Sewer: Drainage analysis is not required. The existing storm connections along the Rice Mill Road frontage are to be abandoned. For the site storm connection, the existing tie in point at the box culvert is to be utilized. The development site may be required to provide on-site treatment prior to discharge into the municipal storm system.
- Sanitary Sewer: There is no municipal sanitary sewer service available. Capacity analysis and provision of sanitary sewer service to the area including 12020 to 12200 No. 5 Road be provided through the forthcoming Servicing Agreement, which is a requirement of the rezoning.
- Water: Water service analysis is not required. As a part of the required Servicing Agreement, the developer must submit a letter and/or drawing signed and sealed by a professional engineer confirming the size of the pipe across the frontage. If less than 150 mm, the pipe size must be upgraded to 150 mm as per City requirements.

Flood Plain Management

- In accordance with the City's Flood Management Strategy, the developer has agreed to register a flood covenant with an indemnity clause as a condition of rezoning. The purpose of this is to notify purchasers of the flood construction elevation (2.6 m GSC) and to indemnify the City from issues relating to flooding.

Design Review and Future Development Variance Permit Application Considerations

A Development Variance Permit Application is required to be processed to the satisfaction of the Director of Development as a condition of rezoning based on the preliminary design proposal for the site which includes variances to the Zoning & Development Bylaw.

The applicant has developed a preliminary design for this site (**Attachment 3**). The following items will be further investigated at the Development Variance Permit stage:

- Variances requested to reduce the minimum 6 m public road building setback (to No. 5 Road and Rice Mill Road) and 3 m public road parking setback (to Rice Mill Road). The proposal includes a stepped building setback along No. 5 Road of 3 m to 6 m and along Rice Mill Road of 4.5 m to 6.78 m for the portion of the building addressing the street and over 14 m for the setback warehouse portion of the building. The parking layout proposal includes a parking setback of 1.5 m along Rice Mill Road;
- Detailed review of building form and architectural character;
- Detailed dimensions of parking and loading on plans. Stall dimensions, including accessible spaces, to be in accordance with the City Zoning and Development Bylaw, Division 400; and
- Detailed landscape design.

Financial Impact or Economic Impact

None.

Conclusion

The subject proposal is in conformance with the Official Community Plan (OCP) objectives for industrial growth. The proposed use of Light Industrial District (I2) is consistent with existing and proposed industrial zoning in the immediate vicinity. The proposal offers an attractive building to house an existing local industrial manufacturing business. The establishment of an industrial rear lane, frontage improvements and connection to the sanitary sewer system west of No. 5 Road supports the vision for this area. On this basis, staff recommend that the proposed rezoning application be approved.



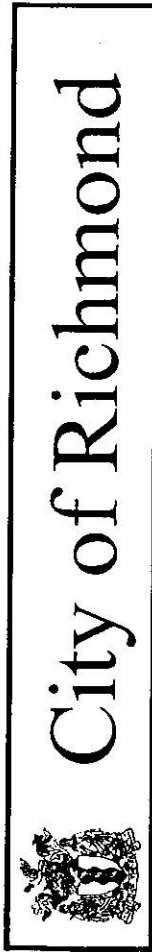
Sara Badyal, M.Arch.
Planner I
(Local 4282)

SB:blg

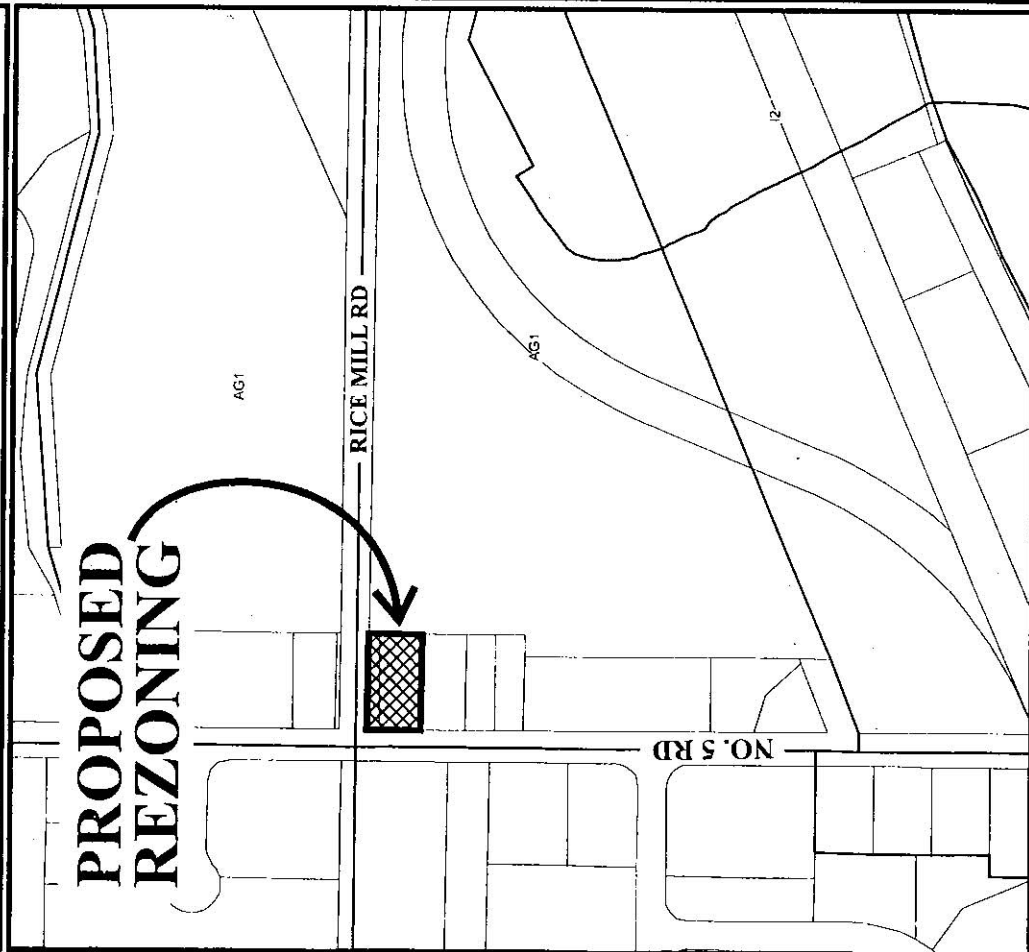
See **Attachment 5** for legal and development considerations agreed to by the applicant and to be completed prior to final adoption of the Zoning Amendment Bylaw.

List of Attachments

- Attachment 1: Location Map and Site Context - GIS 2005 Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Preliminary Site Plan and Streetscape Elevations
- Attachment 4: Arborist Report (Arbortech Consulting Ltd. October 12, 2007)
- Attachment 5: Rezoning Considerations Concurrence

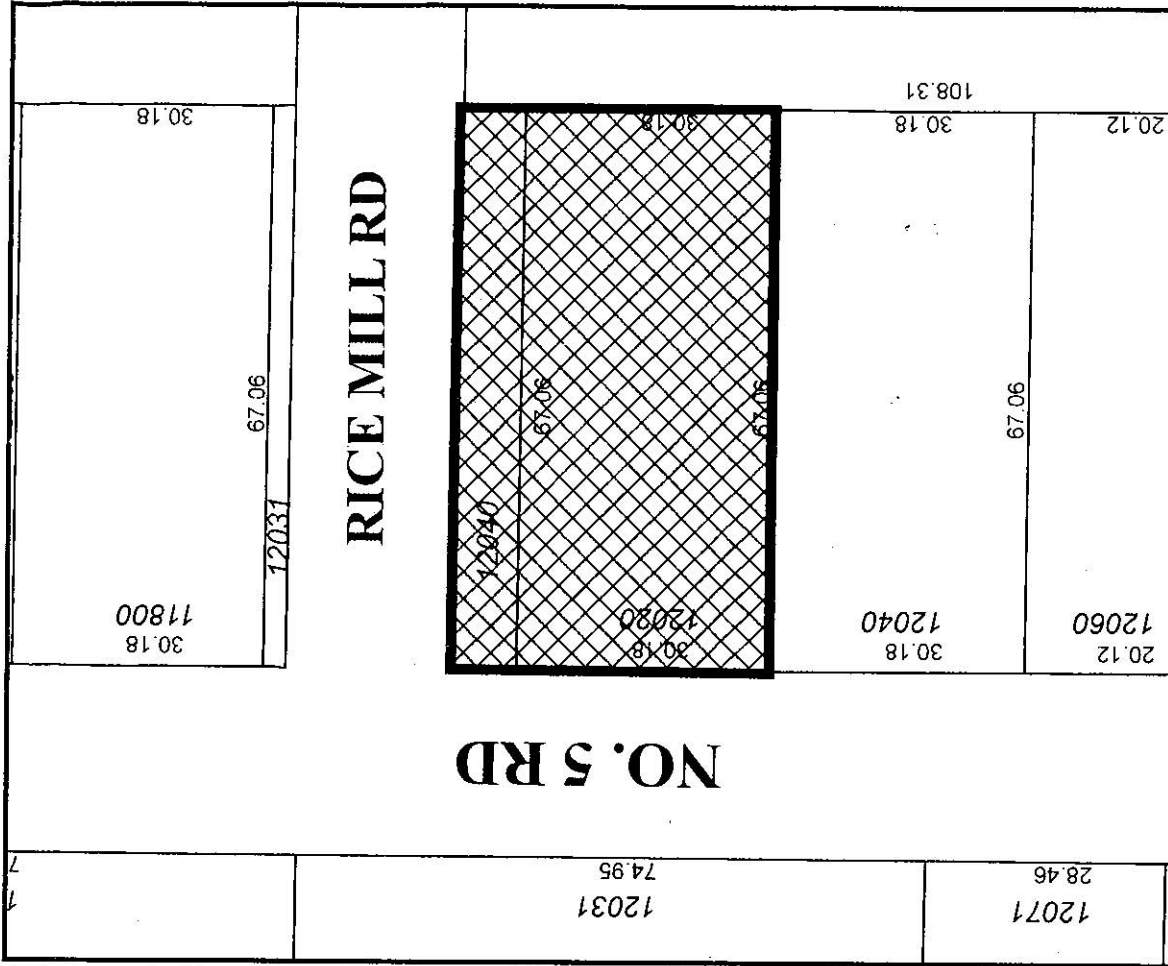


**PROPOSED
REZONING**



NO. 5 RD

RICE MILL RD

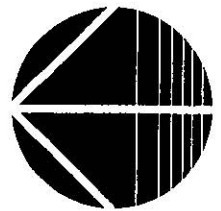


RZ 07-374148

Original Date: 07/05/07

Revision Date:

Note: Dimensions are in METRES





RZ 07-374148

Original Date: 07/05/07

Amended Date:

Note: Dimensions are in METRES



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

Development Application Data Sheet

RZ 07-374148

Attachment 2

Address: 12020 No. 5 Road and 12040 Rice Mill Road

Applicant: Sanford Design Group

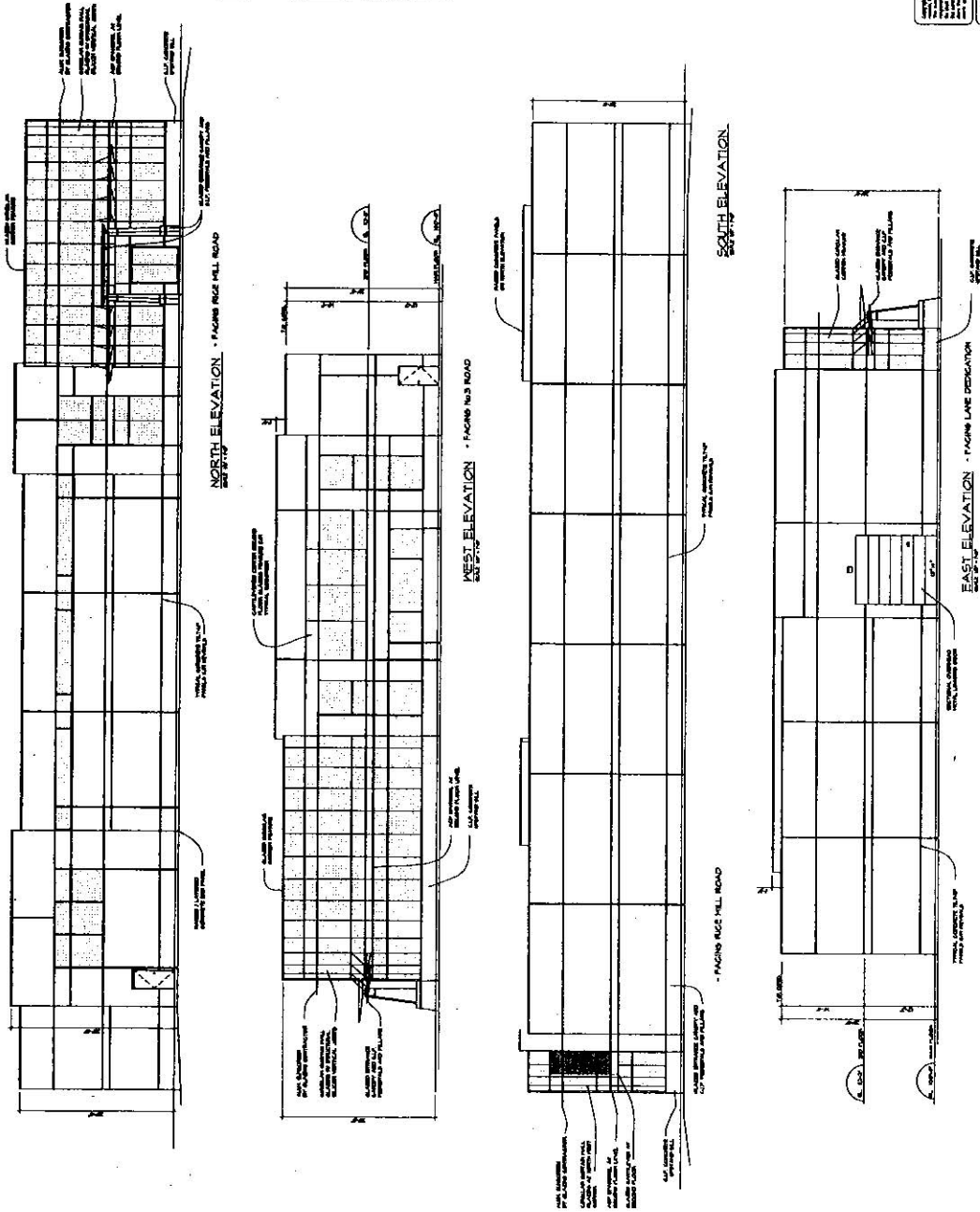
Planning Area(s): Shellmont Area

	Existing	Proposed
Owner:	Haydenco Holdings Ltd.	No change
Site Size (m²):	12020 No. 5 Road 2,022 m ² 12040 Rice Mill Road 492 m ² Total 2,514 m ²	Road Dedication 289.25 m ² Development Lot 2,224.75m ²
Land Uses:	Single-Family Residential	Light Industrial
OCP Designation:	Business & Industry	No change
Zoning:	AG1	I2
Number of Units:	Single-family House	Industrial Warehouse

On Future Consolidated Lot	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.0	0.8	None permitted
Lot Coverage – Building:	Max. 60%	58.7%	None
Height (m):	N/A	8.7 m & two-storey Max.	N/A
Setback – Public Road:	Min. 6 m	No. 5 Rd 3 to 6 m Rice Mill Rd 4.5 to 14 m	3 m Reduction
Setback – Side & Rear Yards:	N/A	0.3 to 5 m	N/A
Setback – Off-street Parking:	Min. 3 m to Public Road	1.5 m to Rice Mill Rd	1.5 m Reduction
Off-street Parking Spaces:	18	20	None
Off-street Parking Spaces – Accessible:	1	1	None
Off-street Parking Spaces:	18	20	None

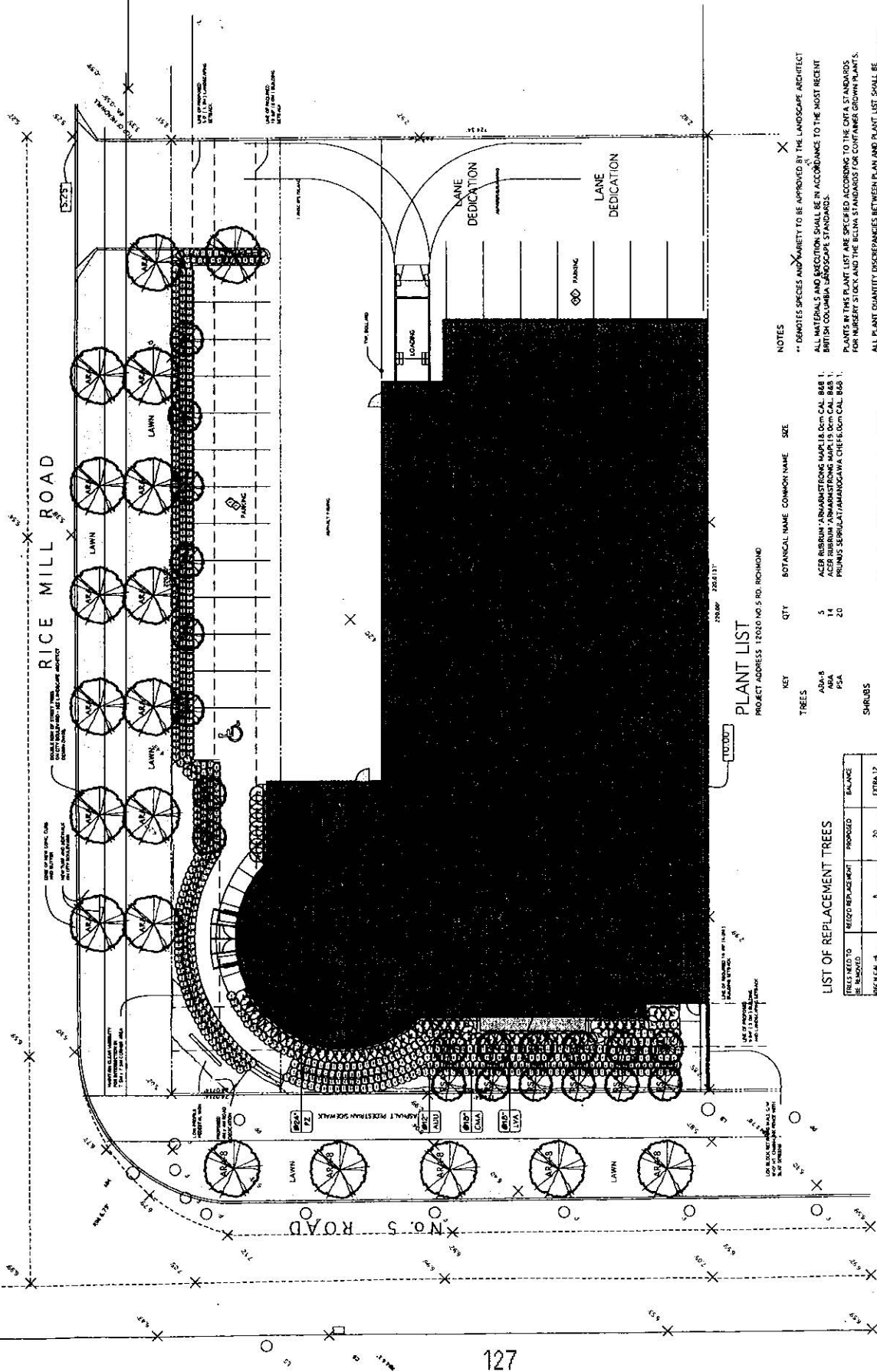
PRELIMINARY PROPOSAL

REVISIONS	
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT
6	ISSUED FOR PERMIT
7	ISSUED FOR PERMIT
8	ISSUED FOR PERMIT
9	ISSUED FOR PERMIT
10	ISSUED FOR PERMIT



MICHAEL D. BARLEY ARCHITECT ARCHITECTURAL FIRM VANCOUVER, B.C. CANADA	
PROJECT NO. 07-007-A4	
PROJECT NAME: 1000 N. 3000 W. ROAD LOCATION: RICHMOND, B.C.	
PROJECT DESCRIPTION: VARIANCE PERMIT FOR 1-1/2 STORY BUILDING	
DATE: 10/1/12	

BUILDING & INTERIOR DESIGN CONSULTANTS • sanford design group
 8881-2711 JACOBSON ROAD • RICHMOND B.C. V6V 2M1 • TEL: 604-271-1111 • FAX: 604-271-1111
 1000 N. 3000 W. ROAD • RICHMOND, B.C.



NOTES

X :

** SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT

* MATERIALS AND EXECUTION SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIA LANDSCAPE STANDARDS.

PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CITY STANDARDS FOR NURSERY STOCK AND THE IBCNA STANDARDS FOR CONSUMER GROWN PLANTS.

ALL PLANT QUANTITY DISCREPANCIES BETWEEN AN AND PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SHIPPING BIDS.

ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER COMPLETION OF THE PROJECT.

PERFORMANCE SHALL OCCUR WHEN 90% OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.

THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER.

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
ADA-S	5	ACER RIBBUN / ASHARSTRONG	MAPLE	10cm CAL B&B 1
ADA-S	1	ACER RIBBUN / ASHARSTRONG	MAPLE	10cm CAL B&B 1
PSA	20	PRUNUS SEROTINA / AMANDAWA	CHERRY	10cm CAL B&B 1
SHRUBS				
PZ	65	PRUNUS LAUDERERAE	S. LAUREL	#2 POT
AUW	225	ARCTOSTAPHYLOS	KUMUHUNUK	#303 POT
GROUND COVERS				
PERENNIALS/ANNUALS/GRASSES/AQUATIC PLANTS				
CHA	422	CAREX HORSFORDI	CAREX	#1 POT
LVA	320	LAMENOLA	AND ENGLISH LAVENDER	#1 POT

LIST OF REPLACEMENT TREES	TREES NEED TO BE REMOVED	NEEDED REPLACEMENT	PROPOSED	BALANCE
1	1	0	20	EXTRA 12
2	0	0	5	3
3	10	10	14	EXTRA 4
4	10	10	0	EXTRA 10



**ARBORTECH
CONSULTING
LTD**

Suite 200 - 3740 Chatham Street
Richmond, BC Canada V7E 2Z3

TREE RETENTION REPORT:

October 12, 2007

File: 07236

Attn.: **Eric Gauder**

Hayden Drilling and Supplies Ltd

3-12180 Horseshoe Way

Richmond BC V7A 4V5

cc: Harve Fuller

Project: **Proposed Commercial Development**

Re: **Tree Retention Assessment**

Dear Mr. Gauder,

As requested, I have undertaken a detailed assessment of the existing tree resource at the above referenced project. This rural site is comprised of an existing home and neglected landscape in the western two-thirds, with the remainder being vacant and clear of trees. This study relates to the application by the owners to develop the site into a commercial land use, including the construction of a new building, parking and road frontage improvements.

I have been provided with plans detailing the proposed development layout, the existing topographic features, and the location of the existing trees. My field inspections were undertaken in September 2007 to collect details of the size, type and condition of all bylaw sized trees growing on the site. Based on the results of the field analysis, and the review of the proposed land use, I have prepared a tree retention scheme. The following report and attachments summarize my study findings, including my recommendations for treatments, methods for tree protection and the rationale for the removal of trees that are not proposed to be retained.

TREE ASSESSMENT

All 22 existing bylaw trees have been assessed and inventoried for size, species and condition as detailed in the attached tree inventory list. In general, I found that 14 trees are in poor to very poor condition and not viable for retention. Another 8 are deemed to be in fair or good condition and viable for retention. The health and condition rating is based on the following criteria:

Very Poor – Denotes a tree that has a defect which makes it potentially hazardous (high or severe) to the site and is not viable for retention if activity in the striking range is high.

Poor – Denotes a tree that has a defect of some importance in determining its management. These trees can sometimes be retained in circumstances where treatment is undertaken. Often these are non-viable for retention (i.e. suppressed or intermediate class trees in a forest or grove are vulnerable to windthrow or stem breakage once the stand is opened to new wind patterns).

Fair – A tree that has good retention viability but with correctable defect or health problems that are treatable. Note that trees that are growing in a codominant (co-reliant on adjacent trees) forest or grove conditions are also rated in fair by virtue of their structural dependencies on the grove or forest.

Good – A tree that has no overt defects and is healthy and viable. Open grown introduced and native species are included in this category.

TREE RETENTION RECOMMENDATIONS

Based on several factors, including the existing condition of the subject tree along with the land use and project design, trees are proposed to be treated as follows:

Proposed Retained Trees:

- None.

Proposed Removal Trees (due to condition):

- Tree #'s 1, 3, 4, 5, 6, 8, 10, 11, 12, 13, 17, 18, 19 and 20

Proposed Removal Trees (due to conflict with design):

- Tree #'s 2, 7, 9, 21 and 22 are located in the frontage of the site or within the proposed parking lot. The trees are presently growing at an elevation of 0.5 to 1.2m below the adjacent roads. The building and parking lot are to be raised in grade to meet city requirements, such that they are higher than the road elevations. The result would be fill over the root zones, and/or severe changes to the soil hydrology in the vicinity of the trees. There is no practical solution in this site to accommodate such severe grade changes around the trees.
- Tree #'s 14, 15 and 16 are located directly within the proposed building footprint.

Note that there is one hazelnut shrub cluster located on the adjacent property near the southwest corner of the site. That tree will require some pruning and root pruning, as well as protection of the root zone from construction impacts. With these specific treatments undertaken, this shrub will survive without significant impact to its viability.

CONCLUSIONS

Based on our findings, 22 existing trees were found on site and assessed for current condition and retention viability in context with the proposed development. I have specified all existing trees to be removed, 14 of them due to their poor health and structure, and 8 otherwise viable trees due to conflicts with the design of the proposed development. Replacement trees are required by city bylaw, the quantity and specifications to be determined by the city and detailed by the project landscape architect.

Thank you for choosing Arbortech for your tree assessment needs. If you require any further information, please call me directly at 604 275 3484 to discuss.

Regards,



Norman Hol,
Consulting Arborist
ISA Certified Arborist, Certified Tree Risk Assessor, Qualified Wildlife and Danger Tree Assessor
Enclosures; Tree Inventory List, Tree Retention Plan

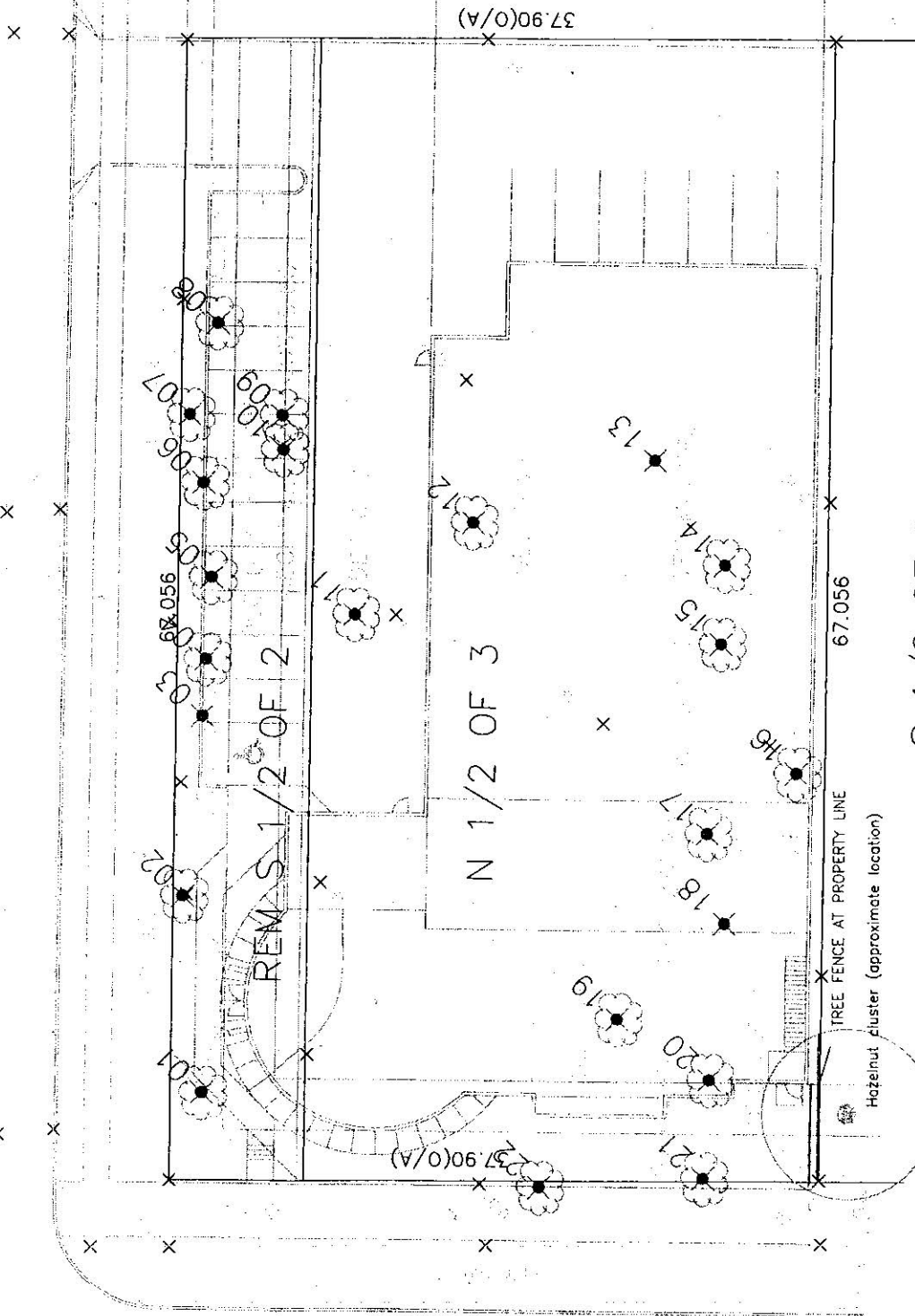
TREE INVENTORY LIST

FILE: 07236

Tree #	Condition	Dbh	Genus/Species	Growing	Class	Defect 1	Defect 2	Defect 3	Retention Viability	Save?	Treatment 1	Treatment 2	Treatment 3	TPZ Rad
1	Very Poor	32 35	Prunus cerasifera	Alone		Decay - Trunk			Non-viable	Remove				
2	Good	31	Picea purgens 'Glauc'	Alone					Viable	Remove				
3	Very Poor	20	Prunus sp.	Grove	Codominant	Asymmetry	Foliar disease		Non-viable	Remove				
4	Very Poor	multi	Betula papyrifera	Grove	Codominant	Dieback - severe	Insect infestation - severe	Decay - trunk	Non-viable	Remove				
5	Poor	35	Betula papyrifera	Grove	Codominant	Dieback - moderate	Asymmetry	Insect infestation - mode	Non-viable	Remove				
6	Poor	41	Betula pendula	Grove	Intermediate	Thin trunk taper	Low live crown ratio		Non-viable	Remove				
7	Fair	52	Pseudotsuga menziesii	Grove	Codominant	Asymmetry			Viable with adj tree(s)	Remove				
8	Very Poor	45 50 50	Betula pendula	Grove	Codominant	Dieback - moderate	Insect infestation - moderate		Non-viable	Remove				
9	Fair	65	Pseudotsuga menziesii	Grove	Codominant	Asymmetry			Viable with adj tree(s)	Remove				
10	Poor	43	Betula pendula	Grove	Codominant	Asymmetry			Non-viable	Remove				
11	Poor	23	Prunus sp.	Grove	Codominant	Foliar disease			Non-viable	Remove				
12	Very Poor	31	Malus spp.	Alone		Decay - trunk	Headed		Non-viable	Remove				
13	Very Poor	56	Prunus sp.	Alone		Foliar disease	Decay - limbs	Asymmetry	Non-viable	Remove				
14	Good	80	Carpinus betulus	Grove	Codominant	Asymmetry			Viable with adj tree(s)	Remove				
15	Good	60	Carpinus betulus	Grove	Codominant	Asymmetry			Viable with adj tree(s)	Remove				
16	Fair	65	Picea abies	Alone		Insect infestation - mode	Asymmetry		Viable	Remove				
17	Very Poor	32 28	Pyrus sp.	Alone		Decay - trunk	Lean - corrected	Asymmetry	Non-viable	Remove				
18	Very Poor	23	Pyrus sp.	Alone		Decay - trunk	Asymmetry		Non-viable	Remove				
19	Very Poor	92	Salix babylonica	Alone		Decay - trunk	Decay - limbs	Lean - recent	Non-viable	Remove				
20	Very Poor	33 27	Malus spp.	Alone		Decay - trunk	Lean - recent	Headed	Non-viable	Remove				
21	Fair	42	Chamaecyparis pisifera	Alone		Headed			Viable	Remove				
22	Good	35	Chamaecyparis pisifera	Alone					Viable	Remove				

RICE MILL ROAD

No. 5 ROAD



TREE RETENTION PLAN

Client: HAYDEN DRILLING - SANFORD DESIGN
 Project: PROPOSED COMMERCIAL DEVELOPMENT
 Site: 12020 NUMBER FIVE ROAD RICHMOND

LEGEND
 (1) denotes TREE NUMBER. Refer to tree inventory for type, size and condition data.
 (2) denotes tree to be REMOVED.
 (3) denotes tree to be REMOVED for hazard mitigation.
 (4) denotes tree to be REMOVED for hazard mitigation.
 (5) denotes tree to be REMOVED for hazard mitigation.
 (6) denotes tree to be REMOVED for hazard mitigation.
 (7) denotes tree to be REMOVED for hazard mitigation.
 (8) denotes tree to be REMOVED for hazard mitigation.
 (9) denotes tree to be REMOVED for hazard mitigation.
 (10) denotes tree to be REMOVED for hazard mitigation.
 (11) denotes tree to be REMOVED for hazard mitigation.
 (12) denotes tree to be REMOVED for hazard mitigation.
 (13) denotes tree to be REMOVED for hazard mitigation.
 (14) denotes tree to be REMOVED for hazard mitigation.
 (15) denotes tree to be REMOVED for hazard mitigation.
 (16) denotes tree to be REMOVED for hazard mitigation.
 (17) denotes tree to be REMOVED for hazard mitigation.
 (18) denotes tree to be REMOVED for hazard mitigation.
 (19) denotes tree to be REMOVED for hazard mitigation.
 (20) denotes tree to be REMOVED for hazard mitigation.
 (21) denotes tree to be REMOVED for hazard mitigation.
 (22) denotes tree to be REMOVED for hazard mitigation.

ARBORTECH CONSULTING LTD
 Suite 200 - 3740 Chatham Street
 Richmond, BC V6V 2G6
 Tel: 604-275-3444
 Fax: 604-275-3445
 Email: arbor@arbor-tech.ca
 File: 07236 OCT 26 2007

From: Norm Hol [mailto:norm@arbortech.bc.ca]
Sent: Friday, 26 October 2007 2:44 PM
To: 'Eric'; Badyal, Sara
Subject: RE: HAYDEN DRILLING 12020 #5 RD.

Hi Sara,

As for the hazelnut tree: The protection fencing is able to be installed at the property line. The subject tree is a multiple stemmed coppice form and is situated approximately 1.75m from the PL. There are overhanging limbs that extend over the property line by as much as 2.8m, but they can remain intact during the pre-load phase. When construction commences, the overhanging limbs may be pruned back to the property line without significantly impacting the viability of the tree. The pruning should be completed by a qualified arborist.

The tree retention plan is revised as enclosed showing the tree protection fence along the south property line adjacent to the tree, running along the property line and extending 5m east of the tree trunk.

If you have any questions, please contact me directly.

Regards,

Norm Hol

Rezoning Considerations

12020 No. 5 Road and 12040 Rice Mill Road ("the lands")

RZ 07-374148

Prior to final adoption of Zoning Amendment Bylaw 8308, the developer is required to complete the following:

1. Consolidation of all the lots into one (1) development parcel.
2. Dedication of 7.5 m along the entire rear East property line for the purposes of a new rear City lane.
3. Dedication of a corner cut (4 m x 4 m) at the intersection of No. 5 Road and Rice Mill Road for traffic safety.
4. Registration of a flood plain covenant on title to the lands identifying a minimum habitable elevation of 2.6 m GSC.
5. Registration of a legal agreement on title to the lands ensuring that the only means of access is to the new rear lane and that there be no access to either No. 5 Road or Rice Mill Road.
6. The submission and processing of a Development Variance Permit* for the design proposal completed to a level deemed acceptable by the Director of Development.
7. Enter into a Servicing Agreement* for the design and construction of, but not limited to:
 - a. Rice Mill Road: Road construction/widening to accommodate the following ultimate standards (from north to south): Combined with the off-site work to the north, a 12 m wide pavement at the intersection for a length of 30 m, tapered back to 8.6 m; curb and gutter on the south side; 2 m wide grass boulevard with street trees, 1.5 m wide sidewalk, storm drainage, and street lighting.
 - b. No. 5 Road: [within existing 22.5 m road allowance] Road construction/widening to accommodate the existing (2) travel lanes; a new parking lane on the east side; curb and gutter on the east side, grass boulevard with street trees, upgrade of the existing trail (exact details subject to consultation with Parks Department), storm drainage as required, and street lighting.
 - c. New Rear Lane: Construction of a 7.5 m wide lane along the east property line, asphalt paving, roll-over curb on both sides, lane drainage, and lane lighting.
 - d. Sanitary: Sewer capacity analysis and provision of sanitary sewer service for the area including 12020 to 12200 No. 5 Road as identified in the forthcoming capacity analysis and acceptable to the Engineering Department.
8. Prior to future Building Permit* issuance, submission of a construction parking and traffic management plan* to the satisfaction of the Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).

[Signed original on file]

Signed _____

Date _____

* Note that a separate application is required



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8308 (RZ 07-374148)
12020 NO. 5 ROAD AND 12040 RICE MILL 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 and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **LIGHT INDUSTRIAL DISTRICT (I2)**.

P.I.D. 003-986-021

P.I.D. 003-986-047

North Half Lot 3 Sections 6 and 7 Block 3 North Range 5 West New Westminster
District Plan 11534

2. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8308**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER