



To: Planning Committee **Date:** June 16, 2011
From: Brian J. Jackson, MCIP **File:** RZ 10-539727
 Director of Development
Re: **Application by Xue Yan and Han Liu for Rezoning at 7531 and 7551 Bridge Street from Single Detached (RS1/F) to Single Detached (ZS14) - South McLennan (City Centre)**

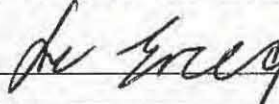
Staff Recommendation

1. That Bylaw No. 8783, for the rezoning of a portion of 7531 and 7551 Bridge Street from "Single Detached (RS1/F)" to "Single Detached (ZS14) - South McLennan (City Centre)", be introduced and given first reading; and
2. That Bylaw No. 8783 be forwarded to a Special Public Hearing, to be held on Tuesday, July 26, 2011 at 7:00 pm in the Council Chambers.



Brian J. Jackson, MCIP
 Director of Development

CL:blg
 Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Xue Yan and Han Liu have applied to the City of Richmond for permission to rezone a portion of 7531 and 7551 Bridge Street from "Single Detached (RS1/F)" to "Single Detached (ZS14) - South McLennan (City Centre)" in order to permit the site to be subdivided to create five (5) lots, two (2) of which are to front Bridge Street and three (3) of which are to front a new extension of Armstrong Street (**Attachments 1 and 2**). Access to the three (3) proposed backland lots will be from an extension to the portion of Armstrong Street that has been constructed to-date, south of Breden Avenue. The two (2) proposed large lots fronting Bridge Street are to remain under "Single Detached (RS1/F)" zoning as the applicants intend to continue residing in their respective dwellings on this portion of the lots.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 3**).

Surrounding Development

The subject site is located on the west side of Bridge Street, between General Currie Road and Blundell Road. The surrounding area consists mainly of single-detached dwellings on large lots zoned "Single Detached (RS1/F)", with some newer single-detached dwellings on small lots created through rezoning and subdivision. Existing development immediately surrounding the subject site is as follows:

- To the north, are seven (7) new single detached dwellings fronting Breden Avenue;
- To the east, directly across Bridge Street, are two (2) single detached dwellings on large lots zoned "Single Detached (RS1/F)";
- To the south, is an older character dwelling on a large lot zoned "Single Detached (RS1/F)", fronting Bridge Street; and,
- To the west, are two (2) older character single-family dwellings on large lots zoned "Single Detached (RS1/F)", fronting Ash Street;

Related Policies & Studies

Official Community Plan (OCP)

The subject site is located in the City Centre Planning Area. The OCP's Generalized Land Use Map designation for this site is "Neighbourhood Residential". The McLennan South Sub-Area Plan's Land Use Map designation for this site is "Residential, Historic Single Family, 2½ storeys maximum 0.55 FAR" (**Attachment 4**). The Sub-Area Plan designation also identifies minimum lot sizes for redevelopment along Bridge Street and along new roads, i.e. large-sized lots fronting Bridge Street (minimum 18 m frontage and 550 m² area), and medium-sized lots fronting Armstrong Street (minimum 11.3 m frontage and 320 m² area). This redevelopment proposal is consistent with these designations.

PH-134

The Sub-Area plan also identifies new roads to be constructed with redevelopment. Dedication and construction of half of the road width for the Armstrong Street extension south of Breden Avenue is required to be completed with this proposal. A Servicing Agreement for the required road works will be entered into by the applicants prior to rezoning adoption.

Affordable Housing Strategy

Consistent with the City's Affordable Housing Strategy, the applicants voluntarily propose to provide a legal secondary suite on three (3) of the five (5) new lots created (i.e. the three (3) lots fronting Armstrong Street).

To ensure that the secondary suites are built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicants are required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suites are constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. This legal agreement is required prior to rezoning adoption.

Flood Management

Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Input

There have been no concerns expressed by the public about the development proposal in response to the placement of the rezoning sign on the property.

Staff Comments

Background

This neighbourhood has undergone some redevelopment through rezoning and subdivision to smaller lot sizes and townhouses in recent years, consistent with the Sub-Area Plan. This proposal is consistent with the pattern of redevelopment established in the neighbourhood.

Trees & Landscaping

A Certified Arborist's Report and Addendums were submitted by the applicants, which identifies tree species, assesses the condition of trees, and provides recommendations on tree retention and removal relative to the development proposal.

The Report identifies a total of 55 bylaw-sized trees located either on-site, off-site within close proximity to shared property lines, or on city-owned property in the Bridge Street boulevard.

The City's Tree Preservation Coordinator and Parks' Arborist have reviewed the Arborist's Report and Addendums and conducted Visual Tree Assessments on-site. The following table summarizes the outcome of the overall tree retention and removal strategy associated with the proposed development:

TREES	RETENTION/ REMOVAL	RATIONALE
11 Trees On-Site (# 444, 450, 462, and 468 to 475)	To be retained	Good condition and suitable locations for retention (e.g. within required front yard setbacks, or elsewhere on the Bridge Street lots where they will not be impacted due to the existing dwellings that are to remain on-site).
23 Trees On-Site (# 437 to 443, # 445 to 448, # 451 to 453, 455, 456, 459, 461, and # 463 to 467)	To be removed	Poor to very poor condition (e.g. dead or dying); structural defects as a result of previous topping.
5 Trees On-Site (# 449, 454, 457, 458, 460)	To be removed	Good condition; located in the middle of the proposed building envelopes of the three (3) lots to front Armstrong Street.
13 Trees Off-Site (B, C, D, E, F, G, H, I, J, K, # 476, 477, 478)	To be retained	Mostly moderate or good condition; located on neighbouring properties at 7600 Ash Street, 7571 Bridge Street, and city-owned property in the Bridge Street boulevard.
3 Trees Off-Site (A, # 479, 480)	To be removed	Tree A (7600 Ash St) – dead, hazardous; Trees 479, 480 (city-owned) – moderate condition; within proposed sidewalk along Bridge Street.
Total # trees on-site to be retained:	11	
Total # trees off-site to be retained	13	
Total # trees on-site to be removed:	28	
Total # trees off-site to be removed:	3	

A Tree Retention Plan that reflects the final outcome of tree retention and removal and the required tree protection fencing is attached (**Attachment 5**).

Prior to demolition of any buildings on the subject site, tree protection fencing is required to be installed to City standards around on-site and off-site trees to be retained, as detailed in the Certified Arborist's Report and Addendums prepared by Pacific Sun Tree Services and as shown on the Final Tree Retention Plan (i.e. Trees # 444, 450, 462, 468 to 478, B, C, D, E, F, G, H, I, J, K). Tree protection fencing must remain in place until construction and landscaping on the future lots is completed.

To ensure that retained trees are protected, the applicants are required to submit the following items prior to rezoning adoption:

- A Contract with a Certified Arborist for supervision of any works to be conducted in close proximity to protected trees. The Contract should: a) identify the trees to be protected and supervised; b) include details on the scope of work required (including at which stages of development); and c) include a provision for a post-construction impact assessment report to be submitted to the City for review; and

- A survival security in the amount of \$14,000 for the 11 on-site trees and three (3) off-site trees on city-owned property (reflects the 2:1 replacement tree ratio at \$1,000 per tree; i.e. \$1,000 x 14 trees). The City will release 90% of the security after construction and landscaping on the future lots is completed, inspections are approved, and an acceptable Arborist's post-construction impact assessment report is received. The remaining 10% of the security will be released one (1) year later, subject to inspection, to ensure the trees have survived.

Written authorization from neighbouring property owners for removal of Tree "A" off-site and trees on common property lines (Trees # 445, 446, 447, 467) has been obtained by the applicants and is on file. A Tree Removal Permit must be obtained by the applicants for removal of Tree "A" off-site in the future.

To compensate for removal of Trees # 479 and 480 from the Bridge Street boulevard on City-owned property, the City will accept a contribution of \$2,600 (\$1,300/tree) to the Tree Compensation Fund prior to rezoning adoption for the planting of replacement trees within the City. Formal authorization from the City's Parks department must be obtained directly by the applicants prior to future tree removal to enable signage to be posted on the property.

Based on the 2:1 on-site tree replacement ratio goal in the OCP, a total of 56 replacement trees are required to be planted and maintained on the future lots. Considering the available space in the yards of the future lots and the effort to be taken by the applicants to retain 11 bylaw-sized trees on-site, staff recommend that only 37 replacement trees be required (i.e. a reduction of 19 trees).

The applicants propose to plant and maintain 17 replacement trees with a minimum of 6 cm deciduous calliper or 3.5 m coniferous height (i.e. three (3) replacement trees per lot in the proposed rear yards of the Armstrong Street lots, five (5) replacement trees on 7531 Bridge Street, and three (3) replacement trees on 7551 Bridge Street). The applicants also propose to provide a voluntary contribution prior to rezoning adoption in the amount of \$10,000 to the City's Tree Compensation Fund in-lieu of planting the remaining 20 required replacement trees on-site (\$500 per tree).

To ensure that the proposed replacement trees are planted and maintained on the future lots, the applicant is required to submit a landscaping security to the City in the amount of \$8,500 prior to rezoning adoption (\$500 per tree). The security would be released upon request following an inspection to verify that the landscaping has been installed after development is complete.

Site Servicing, Road Dedication & Vehicle Access

Prior to rezoning adoption, the applicants are required to dedicate 9 m of property along the entire west property lines of the subject properties for the Armstrong Street extension.

Vehicle access to the three (3) future west lots will be off the Armstrong Street extension, while access to the east lots will be off Bridge Street. Driveway crossings for the lots fronting Armstrong Street must be located and designed to enable protection of retained trees. The existing driveway crossing locations for the lots fronting Bridge Street are proposed to be retained.

Prior to rezoning adoption, the applicants will be required to enter into a Servicing Agreement for the design and construction of frontage improvements along Bridge Street, and half the road width for the Armstrong Street extension along the entire west property line of the subject properties to connect to the existing road and services to the north.

Frontage improvements along Bridge Street are to include, but not be limited to: curb and gutter, pavement widening, creation of a 3.85 m wide treed/grass boulevard (trees to be "Red Horse Chestnut"), including a 2.6 m wide utility corridor, "Zed" street lights, and a 1.5 m wide concrete sidewalk along Bridge Street, connecting to the existing road improvements to the north.

Road works along the new Armstrong Street extension are to include, but not be limited to: peat removal and appropriate replacement material, storm sewer, sanitary sewer (to connect to existing manhole at Armstrong Street and Breden Avenue), curb and gutter, asphalt pavement, a treed/grass boulevard (9 m on centre) incorporating a utility corridor with hydro, telephone, and cable, "Zed" street lights, and a 1.5 m wide concrete sidewalk along Armstrong Street. Note: the design should include proposed driveway crossings, water, storm, and sanitary connections for each lot.

A Servicing Capacity Analysis was prepared by Core Concept Consulting Ltd and submitted by the applicants. The City's Engineering department has reviewed the analysis and accepts the consultant's recommendations to:

- Upgrade the storm sewer along the Bridge Street frontage to 600 mm from manhole to manhole;
- Install a 600 mm diameter storm sewer from the manhole at the intersection of Armstrong Street and Breden Avenue to the south property line of the subject site; and
- Extend the 200 mm sanitary sewer from the manhole at the intersection of Armstrong Street and Breden Avenue to the south property line of the subject site.

The City also accepts the consultant's conclusion that the proposed development with automatic sprinkler protection has adequate water flow available to meet fire flow requirements combined with the maximum day demand and that no upgrades are required.

The storm, sanitary sewer, and water analyses calculations must be included on the Servicing Agreement design drawings.

Subdivision

At subdivision stage, the applicants will be required to:

- Ensure proposed service connections and driveway crossings for the proposed lots are located and designed to enable protection of retained trees along both Armstrong Street and Bridge Street (Trees # 444, 450, 462, 474, 475, 476, 477, 478);
- Register a covenant on title to ensure the proposed new homes on Armstrong Street have a fire sprinkling system installed [the length of the Armstrong Street extension creates a road which is greater than 110 m without a secondary (emergency) access];
- Register a Right-of-Way for Public-Right-of-Passage over a portion of the driveway of the proposed south lot on Armstrong Street for temporary turnaround purposes; the driveway is to be located along the south property line to enable tree protection;

- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fees; and
- Provide underground hydro, telephone, and cable.

Analysis

This redevelopment proposal is consistent with the McLennan South Sub-Area Plan land use designation and minimum lot size requirements, and is located in an established residential neighbourhood that has seen recent redevelopment to smaller lot sizes. This proposal will enable subdivision to create three (3) smaller lots fronting a new extension of Armstrong Street (each 12.8 m wide and 480.0 m² in area), and two (2) large lots fronting Bridge Street (each 19.2 m wide and 877.0 m² in area).

Financial Impact

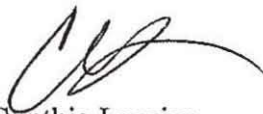
None.

Conclusion

This rezoning application to permit subdivision of two (2) existing large lots into five (5) lots complies with applicable policies and land use designations contained within the OCP, and is consistent with the pattern of redevelopment in the surrounding neighbourhood.

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

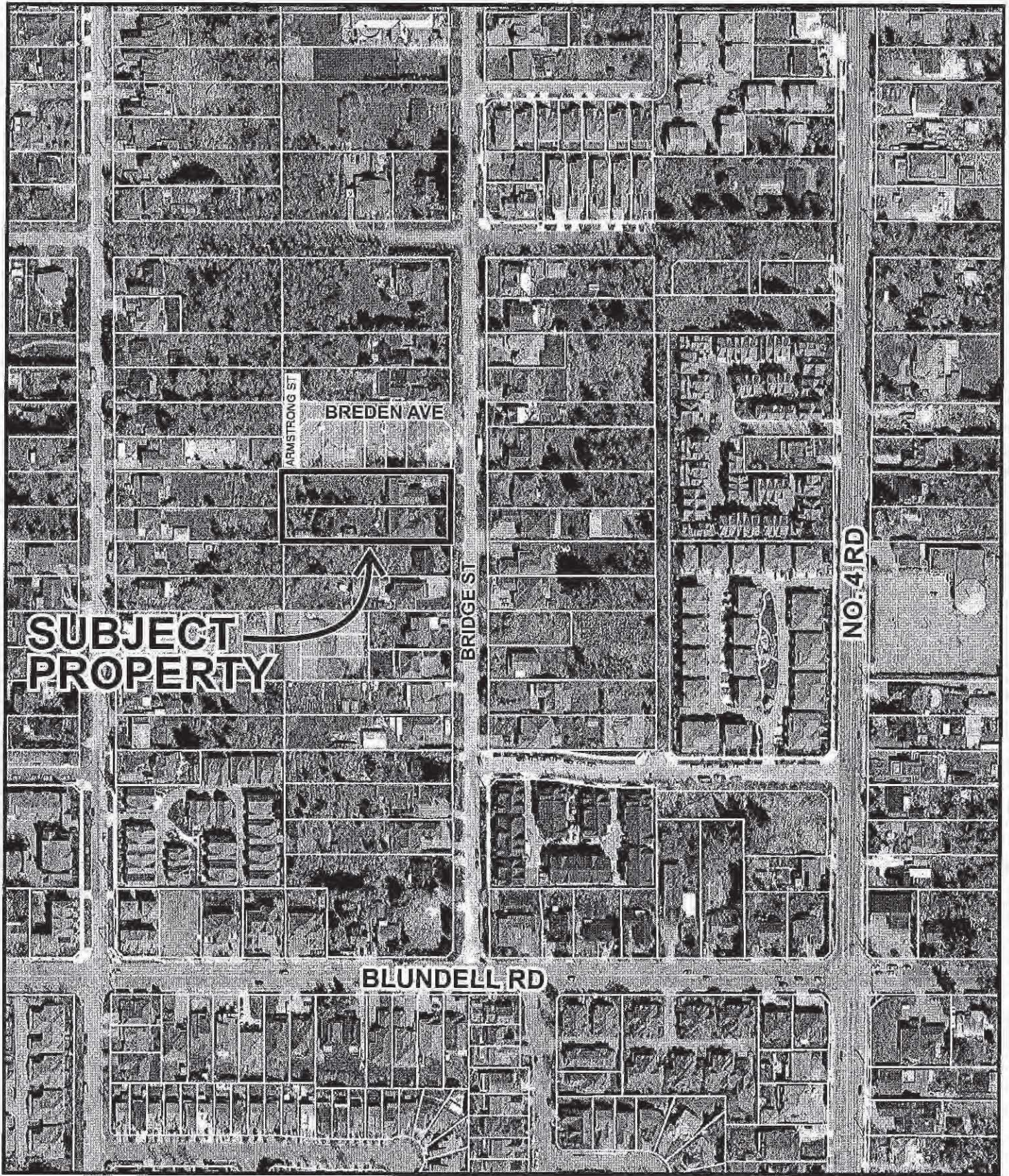
On this basis, staff recommends support for the application.



Cynthia Lussier
Planning Technician
(604-276-4108)

CL:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: McLennan South Sub-Area Plan Land Use Map
- Attachment 5: Final Tree Retention Plan
- Attachment 6: Rezoning Considerations Concurrence



**SUBJECT
PROPERTY**

ARMSTRONG ST

BREDEN AVE

BRIDGE ST

BLUNDELL RD

NO. 4 RD



RZ 10-539727

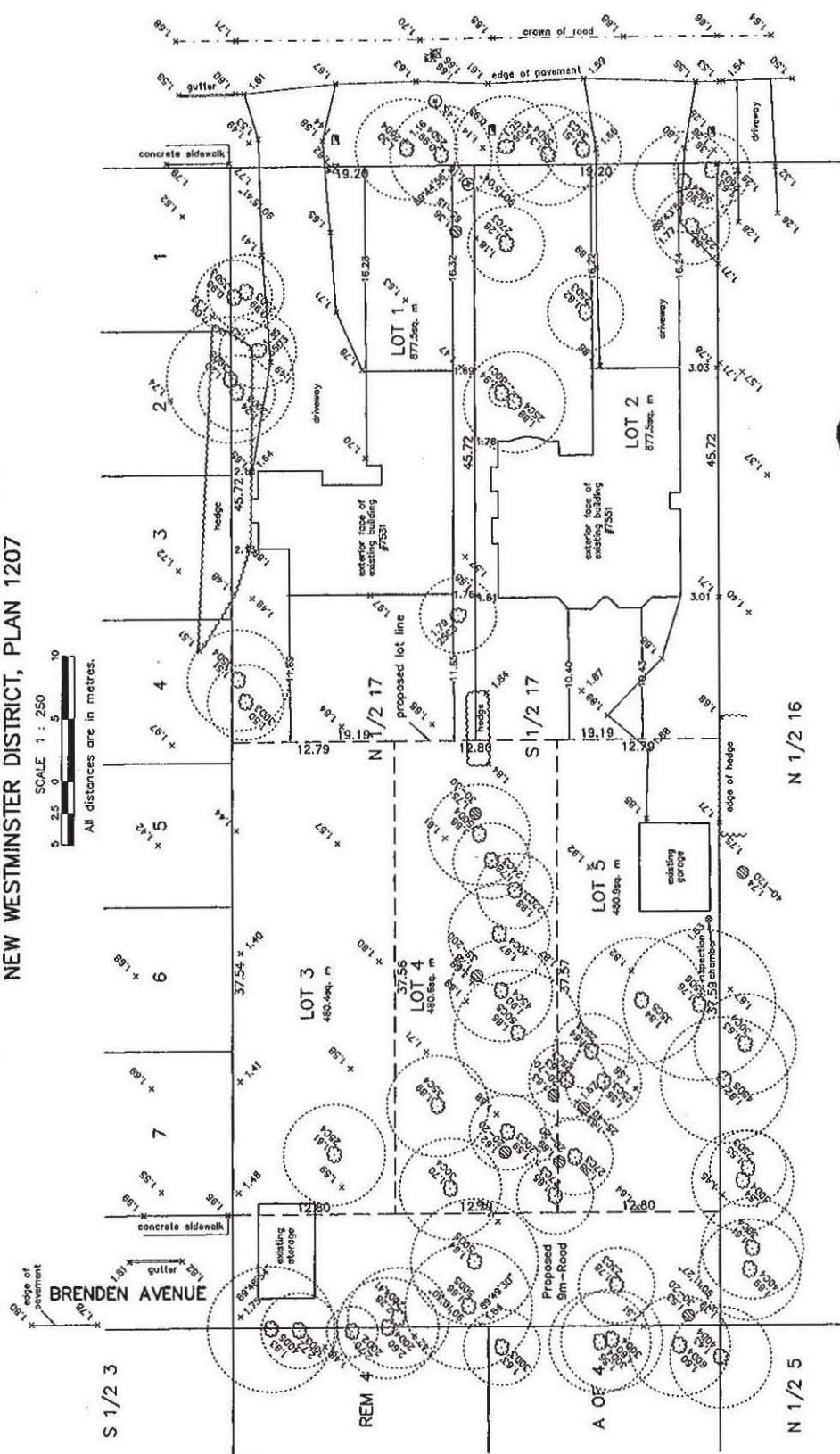
Original Date: 07/30/10

Amended Date:

Note: Dimensions are in METRES

PH-141

SURVEY PLAN OF THE NORTH 1/2 OF LOT 17 AND SOUTH 1/2 OF LOT 17
 BOTH OF SECTION 15, BLOCK 4 NORTH, RANGE 6 WEST
 NEW WESTMINSTER DISTRICT, PLAN 1207



- NOTES:**
- Lot dimensions are derived from field survey.
 - Elevations are based on the Geostatic Datum of Richmond and are given in metres above sea level.
 - The intersection of No. 3 Road and Bennett Road. Elevation = 1.45 metres.
 - All trees and stumps have been plotted as required.
 - All elevations along curb lines are gutter levels.
 - ④ denotes hydro pole.
 - ⊕ denotes catch basin.
 - ⊙ denotes manhole.
 - ⊗ denotes water valve.
 - ⊖ denotes hydrant.
 - ⊗ denotes tree stump.
 - ⊕ height (metres)
 - ⊖ diameter (centimetres)
 - ⊗ denotes tree.
 - ⊕ tree line radius (metres)
 - ⊖ deciduous diameter (centimetres)
 - ⊗ coniferous diameter (centimetres)

CIVIC ADDRESS
 7531/7551 BRIDGE STREET
 RICHMOND, B.C.

ZONING: RS-1/F

CERTIFIED CORRECT.
 DATED THIS 19TH DAY OF JULY, 2010

IVAN NGAN B.C.L.S.

LOUIS NGAN LAND SURVEYING
 4938 VICTORIA DRIVE
 VANCOUVER, B.C. V5P 3T6
 (604) 927-1535

COPY

N 1/2 LOT 17 PID: 004-151-682
 S 1/2 LOT 17 PID: 001-435-418
 FILE: 883-7531/P



City of Richmond

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

**Development Application
 Data Sheet**

RZ 10-539727

Attachment 3

Address: 7531 and 7551 Bridge Street

Applicant: Han Liu and Xue Yan

Planning Area(s): City Centre – McLennan South Sub-Area

	Existing	Proposed
Owner:	7531 Bridge St - Yu Tan 7551 Bridge St - Han Liu	<ul style="list-style-type: none"> • 7531 Bridge St – Yu Tan • 7551 Bridge St – Han Liu • 3 lots proposed on Armstrong Street – to be determined
Site Size (m²):	3,542 m ² (38,127 ft ²)	<ul style="list-style-type: none"> • Three (3) lots, each approx. 480.0 m² in area • Two (2) lots, each approx. 877.0 m² in area • Road dedication, approx. 345 m² in area
Land Uses:	Two (2) single-family dwellings	Five (5) single-family lots
OCP Designation:	Generalized OCP Land Use Map Designation – “Neighbourhood Residential”	No change
Area Plan Designation:	Residential, Historic Single Family, 2½ storeys maximum 0.55 FAR	No change
702 Policy Designation:	N/A	N/A
Zoning:	Single Detached (RS1/F)	Single Detached (RS1/F), and Single Detached (ZS14) – South McLennan (City Centre)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage <ul style="list-style-type: none"> • Building: • Building, structures and non-porous surfaces: • Live plant material: 	Max. 45% Max. 70% Min. 25%	Max. 45% Max. 70% Min. 25%	none

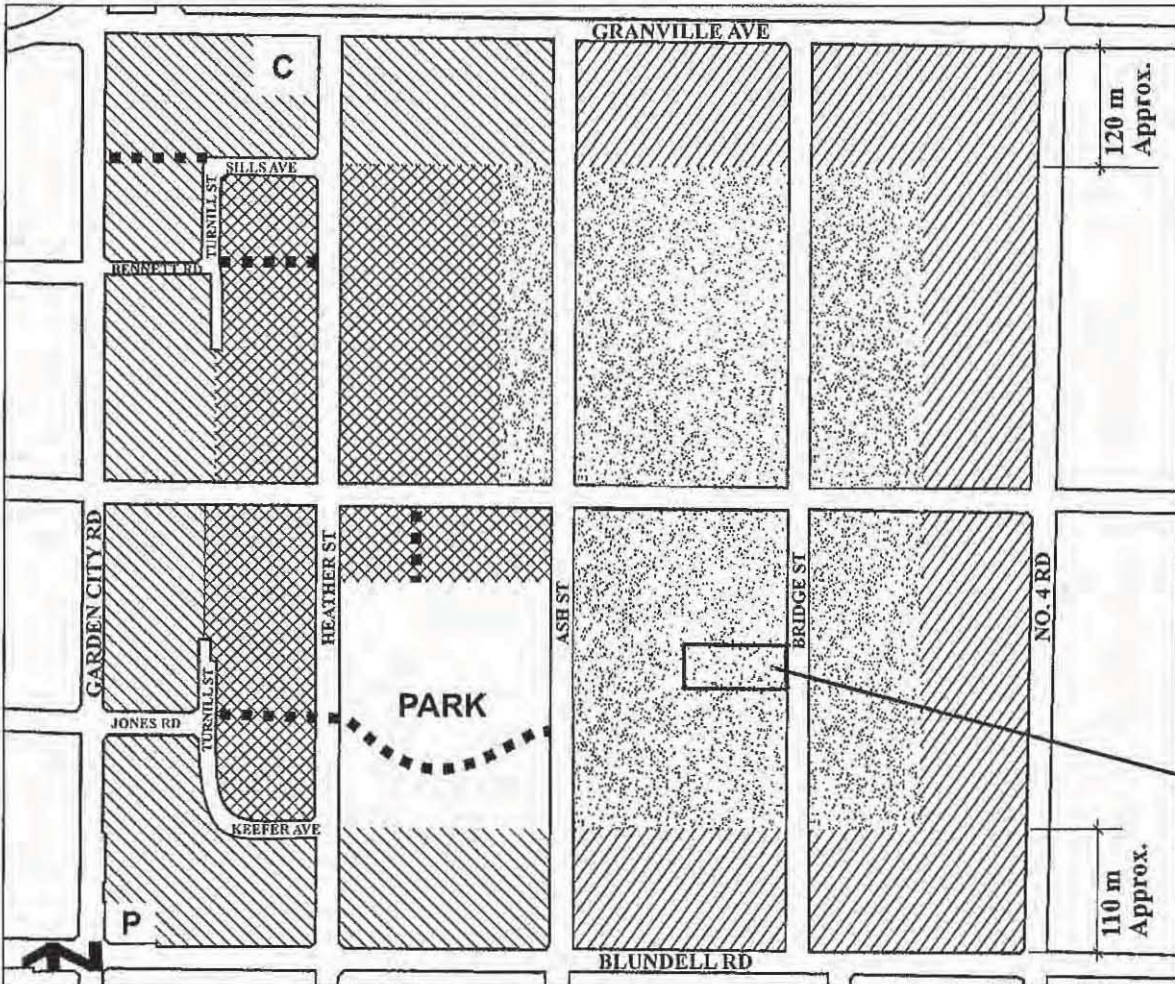
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Lot Size (min. dimensions):	Armstrong Street: <ul style="list-style-type: none"> • Min. lot width 11.3 m • Min. lot depth 24.0 m • Min. lot area 320.0 m² Bridge Street: <ul style="list-style-type: none"> • Min. lot width 18.0 m • Min. lot area 550.0 m² 	Armstrong Street: <ul style="list-style-type: none"> • Three (3) lots, each approx. 12.8 m wide and 480.0 m² in area Bridge Street: <ul style="list-style-type: none"> • Two (2) lots, each approx. 19.2 m wide and 877.0 m² in area 	none
Setback – Front Yard (m):	Buildings and structures: Min. 6 m Parking pads, garages and carports: Min. 6 m	Buildings and structures: Min. 6 m Parking pads, garages and carports: Min. 6 m	none
Setback – Side & Rear Yards (m):	Side Yard - Min. 1.2 m Rear Yard – Min. 6 m	Side Yard - Min. 1.2 m Rear Yard – Min. 6 m	none
Height (m):	2.5 storeys	2.5 storeys	none

Other: Tree replacement compensation required for loss of bylaw-sized trees.

City of Richmond

Land Use Map

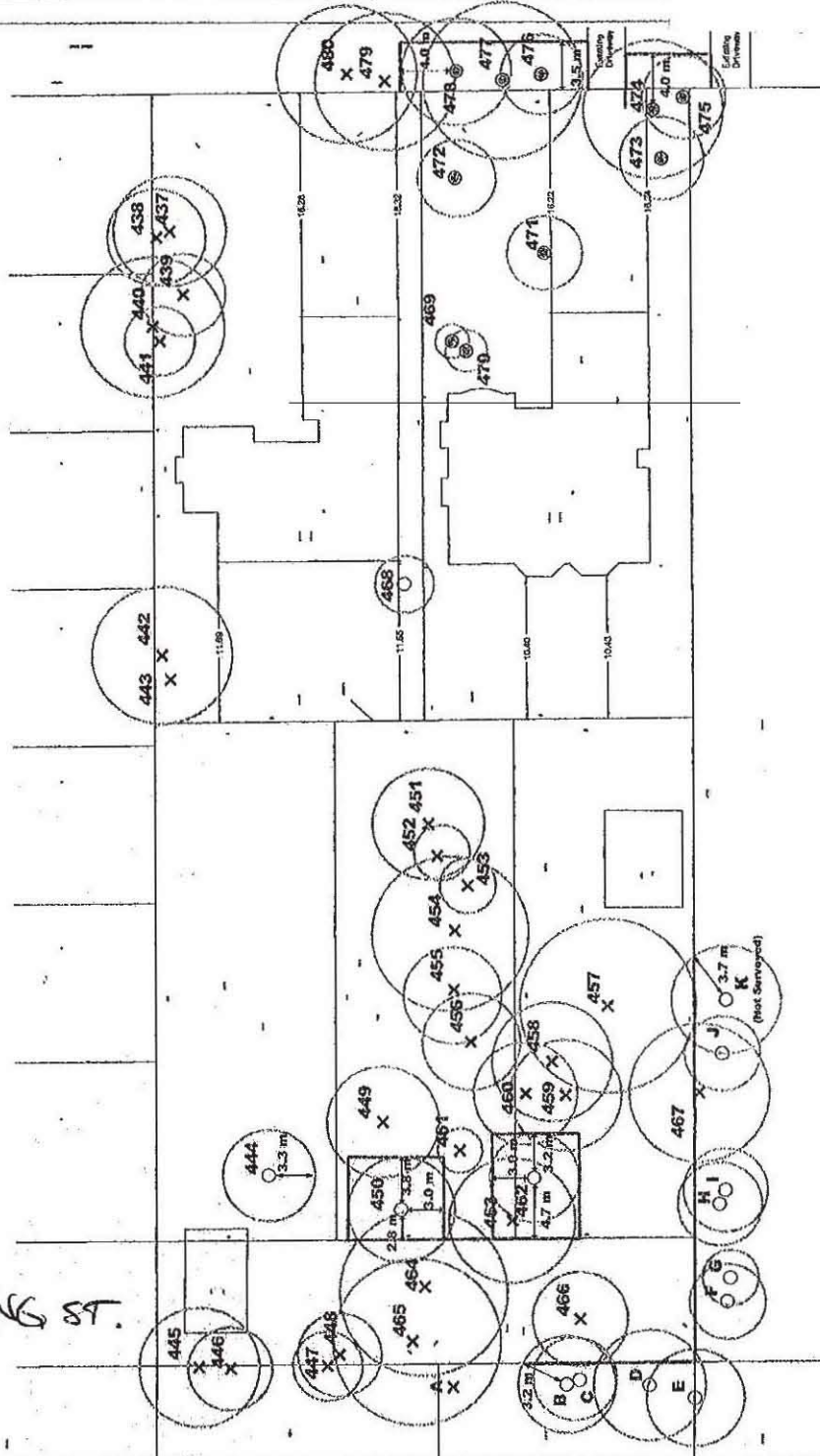
Bylaw 7892
2005/04/18



APPROX. LOCATION OF SUBJECT SITE

	Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family 0.75 base F.A.R.		Residential, Historic Single-Family, 2 ½ storeys maximum 0.55 base F.A.R. Lot size along Bridge and Ash Streets: • Large-sized lots (e.g. 18 m/59 ft. min. frontage and 550 m ² / 5,920 ft ² min. area) Elsewhere: • Medium-sized lots (e.g. 11.3 m/ 37 ft. min. frontage and 320 m ² / 3,444 ft ² min. area), with access from new roads and General Currie Road; Provided that the corner lot shall be considered to front the shorter of its two boundaries regardless of the orientation of the dwelling.		Trail/Walkway
	Residential, 2 ½ storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family 0.60 base F.A.R.	C	Church	P	Neighbourhood Pub
	Residential, 2 ½ storeys typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family 0.55 base F.A.R.				

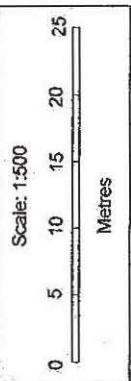
Note: Sills Avenue, Le Chow Street, Keefe Avenue, and Turnill Street are commonly referred to as the "ring road".



ARMSTRONG ST.

Pacific Sun Tree Services
 604-323-4270
 andermatt_forest@shaw.ca
 www.pacificsuntree.com

Final Tree Location and Protection Plan



Date: June 2011
 Client:
 Project:
 Project Address: 7531 & 7551 Bridge Rd.
 Richmond B.C.

- Tree Recommended For Preservation
- Tree Recommended For Removal
- Tree To Be Transplanted
- Actual Crown Dripline
- Protection Barrier

Rezoning Considerations

7531 and 7551 Bridge Street

RZ 10-539727

Prior to final adoption of Zoning Amendment Bylaw 8783, the following items are required to be completed:

1. Dedication of 9 m of property along the entire west property line of the subject site for the proposed Armstrong Street extension.
2. Submission of a Contract with a Certified Arborist for supervision of any works to be conducted in close proximity to protected trees. The Contract should: a) identify the trees to be protected and supervised; b) include details on the scope of work required (including at which stages of development); and c) include a provision for a post-construction impact assessment report to be submitted to the City for review.
3. Submission of a Survival Security in the amount of \$14,000 for the 11 on-site trees and three (3) off-site trees on city-owned property (reflects the 2:1 replacement tree ratio at \$1,000 per tree; i.e. \$1,000 x 14 trees). The City will release 90% of the security after construction and landscaping on the future lots is completed, inspections are approved, and an acceptable Arborist's post-construction impact assessment report is received. The remaining 10% of the security will be released one (1) later, subject to inspection, to ensure the trees have survived.
4. Submission of a Landscaping Security in the amount of \$8,500 (\$500/tree) to ensure that the proposed 17 replacement trees with a minimum of 6 cm deciduous calliper or 3.5 m coniferous height are planted and maintained on the future lots (i.e. three (3) replacement trees per lot in the proposed rear yards of the Armstrong Street lots, five (5) replacement trees on 7531 Bridge Street, and three (3) replacement trees on 7551 Bridge Street). The security would be released upon request following an inspection to verify that the landscaping has been installed after development is complete.
5. The City's acceptance of the applicants' voluntary contribution in the amount of \$10,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City, in-lieu of planting the remaining 20 required replacement trees on-site (\$500 per tree).
6. The City's acceptance of the applicants' voluntary contribution in the amount of \$2,600 (\$1,300/tree) to the City's Tree Compensation Fund for the planting of replacement trees within the City, to compensate for the removal of Trees # 479 and 480 from the Bridge Street boulevard on City-owned property.
7. Registration of a flood indemnity covenant on Title;
8. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on the three (3) new lots fronting Armstrong Street, on a portion of the subject site as shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 8783".

9. Entrance into a Servicing Agreement for the design and construction of:

- Bridge Street frontage improvements, to include but not limited to: curb and gutter, pavement widening, creation of a 3.85 m wide grass and treed blvd. (trees to be "Red Horse Chestnut"), including a 2.6 m wide utility corridor, "Zed" street lights, and a 1.75 m wide concrete sidewalk at or near the west property line of Bridge St., connecting to existing road improvements to the north;
- Armstrong Street (half road) along the entire west property line of the subject site connecting to the existing road and services to the north. Works are to include, but not be limited to: peat removal and appropriate replacement material, storm sewer, sanitary sewer (connect to existing manhole at Armstrong Street and Breden Avenue), curb and gutter, asphalt pavement, a grass and treed (9 m on centre) boulevard incorporating a utility corridor with hydro, telephone, gas and cable, "Zed" street lights, and a 1.5 m concrete sidewalk at or near the new east property line of Armstrong Street.

The Servicing Agreement design must include driveway crossings, water, storm and sanitary connections for each lot, which must be located to enable protection of retained trees along both Armstrong Street and Bridge Street (Trees # 444, 450, 462, 474, 475, 476, 477, 478).

The Servicing Agreement design must include the following items based on the capacity analysis:

- Upgrading of the storm sewer along Bridge Street to 600 mm from manhole to manhole;
- Installation of a 600 mm diameter storm sewer from the manhole at the intersection of Armstrong Street and Breden Avenue to the south property line of the subject site;
- Extension of the 200 mm sanitary sewer from the manhole at the intersection of Armstrong Street and Breden Avenue to the south property line of the subject site;

The storm sewer, sanitary sewer, and water analyses calculations must be included on the Servicing Agreement design drawings.

Prior to Demolition stage*, the following items are required to be completed:

- Installation of tree protection fencing around on-site and off-site trees to be retained, as detailed in the Certified Arborist's Report and Addendums prepared by Pacific Sun Tree Services and as shown on the Final Tree Retention Plan (i.e. Trees # # 444, 450, 462, 468 to 478, B, C, D, E, F, G, H, I, J, K).

Tree protection fencing must remain in place until construction and landscaping on the future lots is completed.

Prior to off-site tree removal stage*, the following items are required to be completed:

- A Tree Removal Permit must be obtained by the applicants for removal of Tree "A" at 7600 Ash Street;
- Formal authorization from the City's Parks department must be obtained directly by the applicants for removal of Trees # 479 and 480 from the Bridge Street boulevard on City-owned property to enable signage to be posted on the property

At Subdivision stage*, the following items are required to be completed:

- Registration of a covenant on title to ensure the proposed new homes on Armstrong Street have a fire sprinkling system installed [the length of the Armstrong Street extension creates a road which is greater than 110 m without a secondary (emergency) access];
- Registration of a Right-of-Way for Public-Right-of-Passage over a portion of the driveway of the proposed south lot on Armstrong Street for temporary turnaround purposes; the driveway is to be located along the south property line to enable protection of Tree # 462;
- Payment of Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fees; and
- Arranging for all lots to be serviced by underground hydro, telephone, and cable;

* This requires a separate application.

[Signed original on file]

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 8783 (RZ 10-539727)
PORTION OF 7531 AND 7551 BRIDGE 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 (ZS14) - SOUTH MCLENNAN (CITY CENTRE).

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 8783"

This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8783".

FIRST READING

JUL 11 2011

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

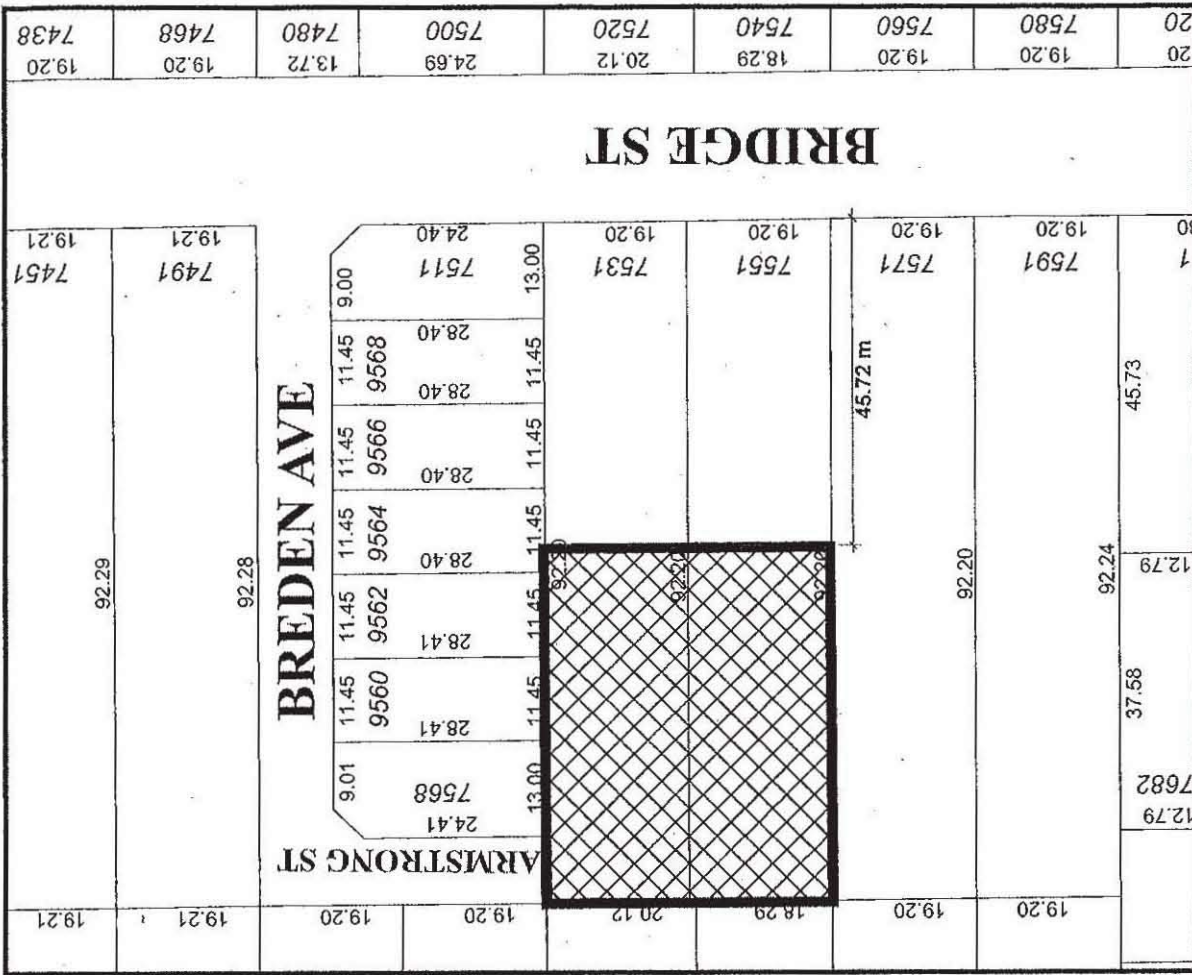
OTHER REQUIREMENTS SATISFIED

ADOPTED

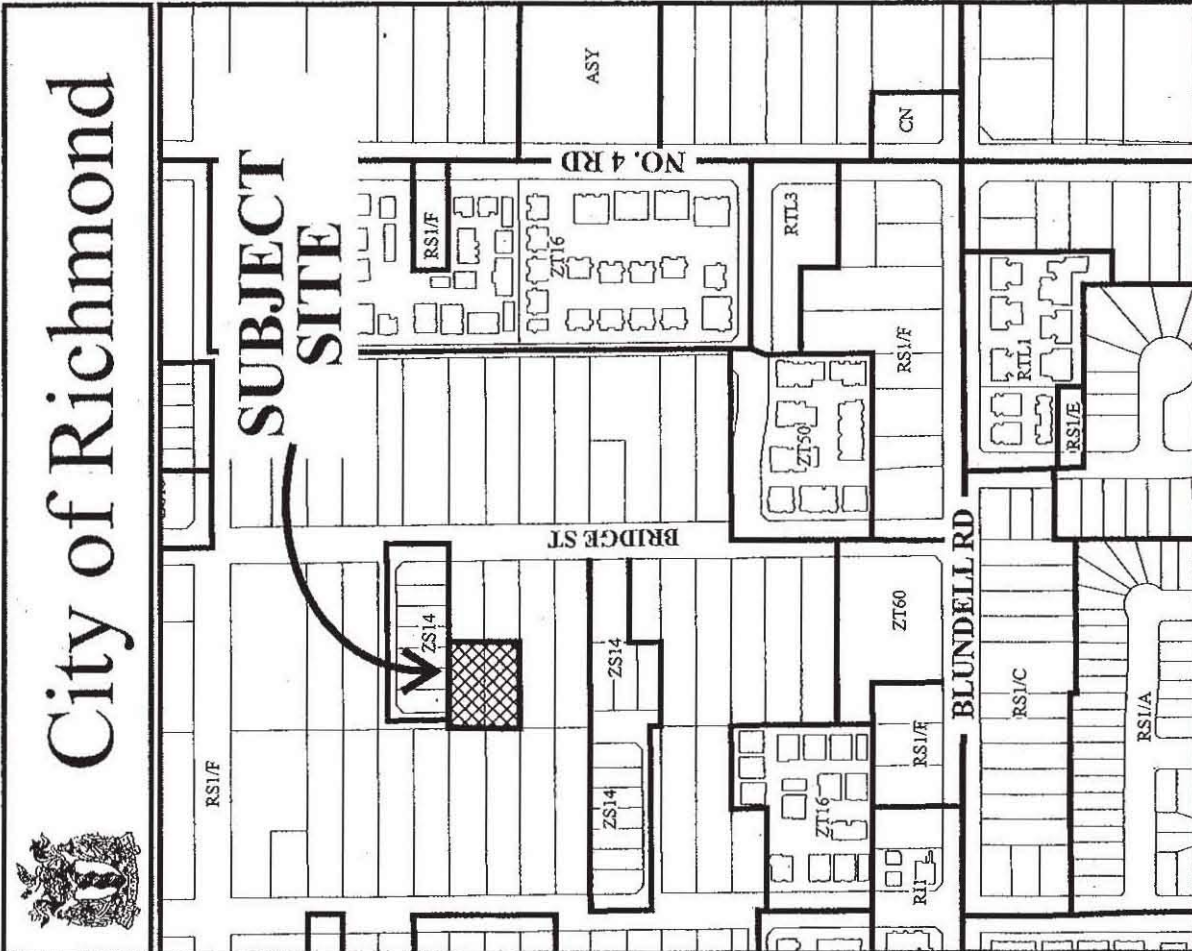


MAYOR

CORPORATE OFFICER



Original Date: 07/30/10
 Revision Date: 06/14/11
 Note: Dimensions are in METRES



RZ 10-539727



City of Richmond

