



To: Planning Committee **Date:** June 24, 2011
From: Brian J. Jackson, MCIP **File:** RZ 10-552482
Director of Development
Re: **Application by BC Transportation Financing Authority (BCTFA) for Rezoning at 3391, 3411, 3451 No. 4 Road and Lot B, NWD Plan 14909 from Single Detached (RS1/E) to Single Detached (RS2/B)**

Staff Recommendation

That Bylaw No. 8789, for the rezoning of 3391, 3411, 3451 No. 4 Road and Lot B, NWD Plan 14909 from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

EL: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

BC Transportation Financing Authority (BCTFA) has applied to the City of Richmond for permission to rezone 3391, 3411, 3451 No. 4 Road and Lot B, NWD Plan 14909 (**Attachment 1**) from Single Detached (RS1/E) to Single Detached (RS2/B) in order to permit the property to be subdivided into six (6) single-family residential lots with vehicle accesses from Patterson Road (**Attachment 2**).

Findings of Fact

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

Surrounding Development

The subject site is bounded by Highway 99 to the north, Tuttle Avenue to the south, No. 4 Road off-ramp to the east, and Patterson Road to the west. The Ministry of Transportation and Infrastructure intends to prepare the subject site for disposition. The surrounding area is an established residential neighbourhood (west of No. 4 Road) consisting predominantly of single-family dwellings on lots zoned Single Detached (RS1/B). Other land uses also exist further west in the neighbourhood (i.e. institutional, multi-family, public open space).

Related Policies & Studies

Lot Size Policy 5413

The subject site is located within the area covered by Lot Size Policy 5413 (adopted by Council August 28, 1989) (**Attachment 4**). This Policy permits rezoning and subdivision of lots in accordance with "Single Detached (RS2/B)". This redevelopment proposal would enable the property to be subdivided into six (6) lots, each approximately 12 m (39 ft.) wide and range from 482 m² (5,188 ft²) to 637 m² (6,856 ft²) in area.

Affordable Housing

The Richmond Affordable Housing Strategy requires a suite on at least 50% of new lots, or a cash-in-lieu contribution of \$1.00 per square foot of total building area toward the Affordable Housing Reserve Fund for single-family rezoning applications.

The applicant has agreed to provide a voluntary cash contribution for affordable housing based on \$1 per square foot of building area for single-family developments (i.e. \$ 18,136.60). Should the applicant change their mind about the Affordable Housing option selected to providing a legal secondary suite on three (3) of the six (6) future lots at the subject site, the applicant will be 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 will be a condition of rezoning adoption. This agreement will be discharged from Title on the lot without the secondary suite, at the initiation of the applicant, after the requirements are satisfied.

Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No, 8204). In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant specifying the minimum flood construction level is required prior to rezoning bylaw adoption.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The subject site is located within the Aircraft Noise Sensitive Development (ANSD) Policy Area within a designation that permits new single-family development that is support by an existing Lot Size Policy. As the site is affected by Airport Noise Contours, the development is required to register a covenant 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

Tree Retention and Replacement

A Tree Survey and a Certified Arborist's report were submitted in support of the application. 28 bylaw-sized trees were identified on the Tree Survey and reviewed by the Arborist. The City's Tree Preservation Coordinator and Parks Operations staff have reviewed the Arborist Report and concurred with the Arborist's recommendations to remove all trees identified on the Tree Survey except a Western Red Cedar tree located on the City boulevard along the Patterson Road frontage. A Tree Preservation Plan is included in **Attachment 5**. Among the 27 trees proposed for removal:

- Six (6) bylaw-sized trees are located on the City boulevard along the Patterson Road frontage. Parks Operations staff have agreed to the proposed removal based on the tree condition and the required frontage improvement works (including pavement widening and new sidewalk at property line) along Patterson Road. A cash compensation for the street tree removal in the amount of \$5,850 is determined. Prior to the removal of any City trees, the applicant will need to seek formal permission from Parks Operations Division and the proposed tree removal will be at the owner's cost.
- 19 bylaw-sized trees are located on the subject site, where:
 - Ten (10) trees have significant structural defects (cavities, trunk decay, previously topped or inclusions) such that they should not be considered for retention;
 - Seven (7) trees are either dead or dying; and
 - Two (2) trees are in good condition but warranted for removal due to their marginal form as a result of scaffold limbs, their close proximity to the proposed dwelling, and the 0.6m grade change as a result of Flood Plain Bylaw requirements.
- Two (2) trees are considered hedging shrubs. These shrubs have little ornamental value as a single plant and as such, are not a candidate for long term retention.

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 38 replacement trees are required. Based on the size requirements for replacement tree in the Tree Protection Bylaw No. 8057, replacement trees with the following minimum calliper sizes are required:

# Trees to be removed	dbh	# trees to be replaced	Min. calliper of deciduous tree	or	Min. height of coniferous tree
10	20-30 cm	20	6 cm		3.5 m
1	31-40 cm	2	8 cm		4.0 m
1	41-50 cm	2	9 cm		5.0 m
3	51-60 cm	6	10 cm		5.5 m
4	60 cm +	8	11 cm		6.0 m

Due to the configurations of the future lots and building footprints, it is expected that only 18 replacement trees can be planted on site. The applicant has agreed to provide a voluntary contribution of \$10,000 to the City's Tree Compensation Fund in-lieu of planting the remaining 20 replacement trees. To ensure that the replacement trees are planted and maintained, the applicant is required to submit a Landscaping Security to the City in the amount of \$9,000 (\$500/tree) prior to final adoption of the rezoning bylaw.

The applicant has agreed to retain a Western Red Cedar on the city boulevard along Patterson Road. Frontage improvements along Patterson Road will be designed to meander around this protected tree. In order to ensure that the Western Red Cedar will not be damaged during construction, tree protection fencing must be installed to City standards prior to any construction activities occurring on-site. In addition, a contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone must be submitted prior to final adoption of the rezoning bylaw. Furthermore, as a condition of rezoning, the applicant is required to submit a \$6,000 tree survival security. The City will retain 50% of the security until Final Inspection of the Building Permits of the affected future lots are issued. The City will retain the remaining 50% of the security for an additional two (2) years after the Final Inspection of the Building Permits to ensure that the protected tree has survived.

Landscape Buffer

To provide an aesthetically pleasing edge along the No. 4 Road off-ramp and noise attenuation, the applicant has agreed to install a landscape buffer along the east and north property line of the subject site. A landscape plan for the buffer is included in **Attachment 6**. The rear yards that directly abut the No. 4 Road off-ramp are proposed to be raised about 0.6 m. A retaining wall will be constructed along the property line of the future single-family lots. The buffer is 1.5 m wide and is composed of a solid 1.8 m high double walled wood sound attenuation fence and a continuous hedge planting of Steeplechase Arborvitae (a moderately fast growing Evergreen hedge with a mature height and spread of 6 m x 2.4 m). The combination of the fencing and hedge planting will both screen the view of the highways and arterial roads from the proposed lots and partially mitigate noise generated by nearby traffic. Registration of a restrictive covenant to identify the entire 1.5 m rear yard space as a buffer area is required to prevent the removal of the buffer landscaping. In order to ensure that this landscape buffer work is undertaken, the applicant has agreed to provide a landscape security in the amount of \$35,508 prior to final adoption of the rezoning bylaw.

Ministry of Transportation (MOT) Approval

MOT approval is a condition of final approval for this site. Preliminary Approval has been granted by MOT for one (1) year. No direct access to Highway 99 or the off-ramp is permitted.

Vehicle Access

Vehicular access to No. 4 Road is not permitted in accordance with Bylaw 7222. The applicant is proposing to access the future lots from Patterson Road.

Site Servicing

An independent review of servicing requirements (sanitary, storm, and water) has been conducted by the applicant's Engineering consultant and reviewed by the City's Engineering Department. The Capacity Analysis concludes that no upgrade is required to support the proposed development. However, the applicant is required to provide a sanitary-main to service the proposed lots. The applicant is proposing to provide the required sanitary-main on-site along the rear property line of the proposed lots (adjacent to the proposed landscape buffer).

Prior to final adoption, the applicant is required to enter into a Servicing Agreement for the design and construction of the sanitary-main onsite, grant an utility Right-of-Ways (as per the Servicing Agreement design), and discharge a portion of the existing Statutory Right-of-Way (SRW) on Lot B (except for a 3 m clearance from the existing watermain located in the eastern portion of Lot B).

The applicant is also required to dedicate a 4 m x 4 m corner cut at southwest corner of the site at the Patterson Road/Tuttle Avenue intersection and a 5 m x 5 m corner cut at the southeast corner of the site at the No. 4 Road / Tuttle Avenue intersection. Frontage improvements along the entire frontage on Patterson Road and Tuttle Avenue are also required (as part of the Servicing Agreement, see **Attachment 7** for details). All works are at developer's sole cost, no DCC credits.

Subdivision

At future Subdivision stage, the applicant will be required to pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs. The applicant will also be required to provide underground hydro, telephone, and cable service connections for each lot.

Analysis

This is a relatively straightforward redevelopment proposal. This development proposal is consistent with Lot Size Policy 5413 and is located within an established residential neighbourhood that has a strong presence of single-family lots zoned Single Detached (RS1/B). All the relevant technical issues have been addressed.

Financial Impact or Economic Impact

None.

Conclusion

This rezoning application to permit subdivision of three (3) existing large lot and a small remnant parcel into six (6) medium sized lots that comply with Lot Size Policy 5413 and all applicable policies and land use designations contained within the Official Community Plan (OCP). The proposal is consistent with the direction of redevelopment in the surrounding area. On this basis, staff recommend support of the application.



Edwin Lee
Planning Technician – Design
(604-276-4121)

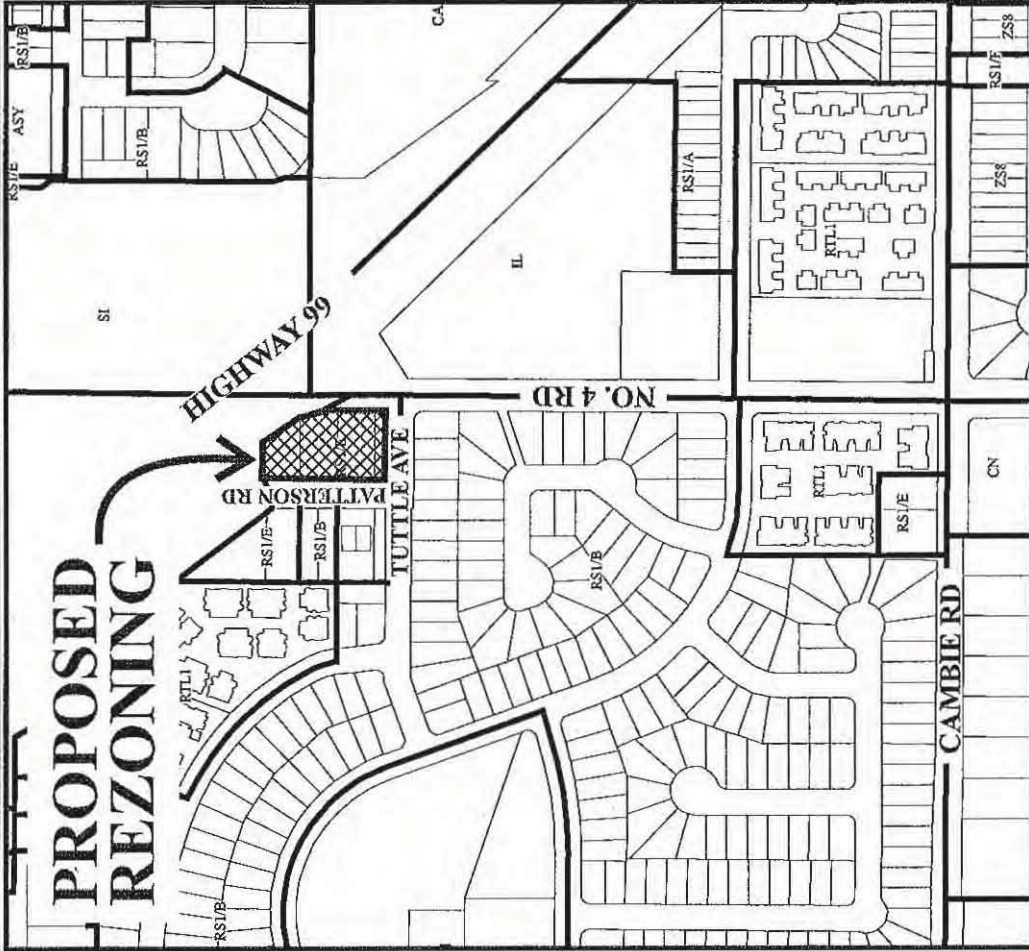
EL:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Proposed Subdivision Layout
- Attachment 3: Development Application Data Sheet
- Attachment 4: Lot Size Policy 5413
- Attachment 5: Tree Preservation Plan
- Attachment 6: Landscape Buffer Plan
- Attachment 7: Rezoning Considerations Concurrence

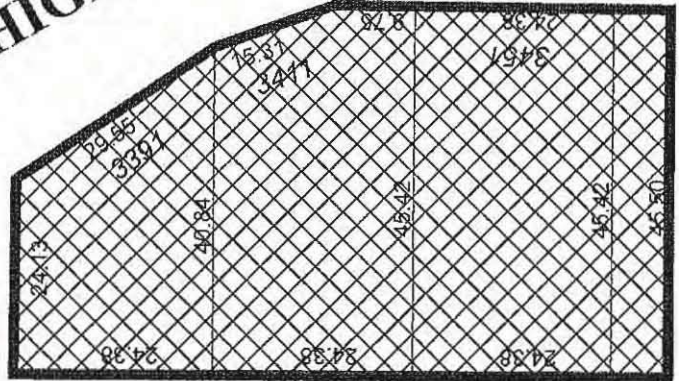


City of Richmond

PROPOSED REZONING



HIGHWAY 66



PATTERSON RD

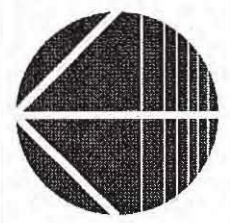
TUTTLE AVE

NO. 4 RD

9960	24.38	12.19	9900	12.19	9880	12.19	18.20	9860
9940								

890	30.95	13.50	9900	29.35	13.50	18.00	14.00
			9910	29.26	13.50	13.50	18.00
			9920	29.18	13.50	26.50	14.00
			9930	29.09	13.50	18.00	14.00
			9938				

RZ 10-552482

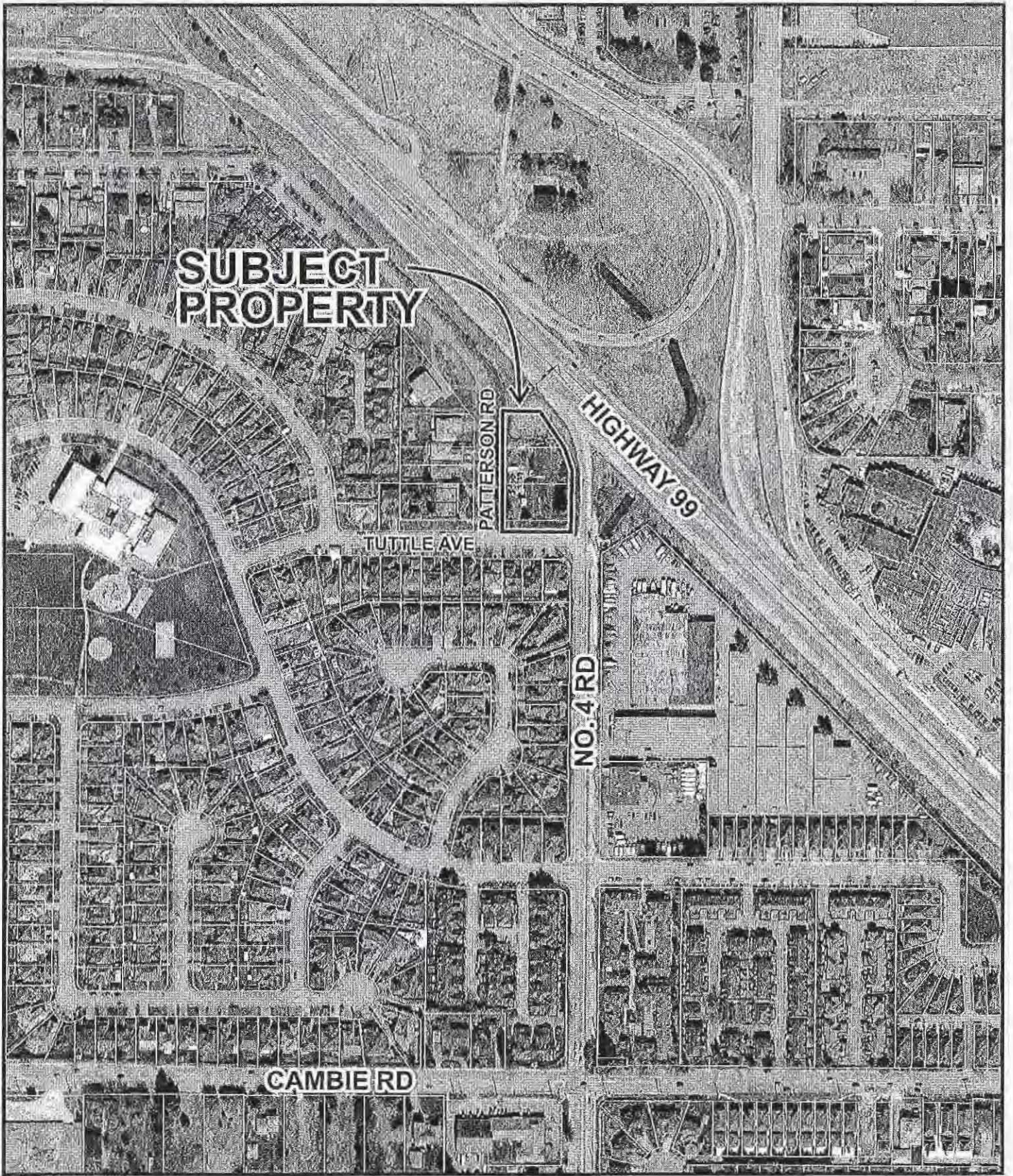


Original Date: 11/16/10

Revision Date:

Note: Dimensions are in METRES

PH-141



RZ 10-552482

Original Date: 11/16/10

Revision Date:

Note: Dimensions are in METRES

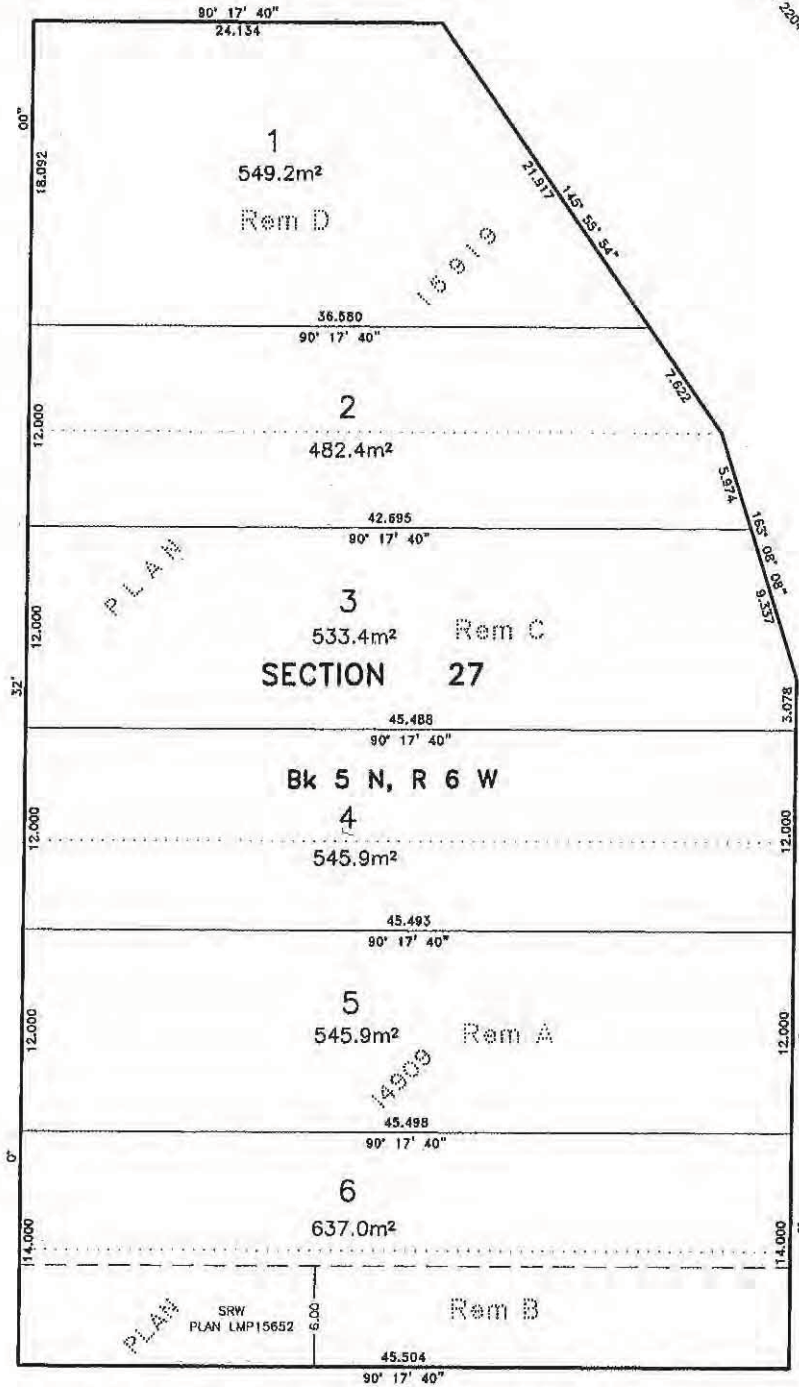
PH - 142

PROPOSED SUBDIVISION PLAN OF PORTIONS OF SECTION 27,
BLOCK 5 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT

BOOK OF TITLES

DESCRIPTION	PID
LOT B EXCEPT: PART ON STATUTORY RIGHT OF WAY PLAN 22045; SECTION 27 BLOCK 5 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT, PLAN 14909	014-343-835
LOT A EXCEPT: PART ON STATUTORY RIGHT OF WAY PLAN 22045; SECTION 27 BLOCK 5 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT, PLAN 14909	004-228-487
LOT C EXCEPT: PORTIONS ON STATUTORY RIGHT OF WAY PLAN 22045; SECTION 27 BLOCK 5 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT, PLAN 15919	004-228-550
LOT D EXCEPT: PORTIONS ON STATUTORY RIGHT OF WAY PLAN 22045; SECTION 27 BLOCK 5 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT, PLAN 15919	014-399-831

SCALE 1:200



HIGHWAY 99
HWY. R/W PLAN 22045

PATTERSON ROAD

No. 4 ROAD

TUTTLE AVENUE

NOTE:
BEARINGS ARE GRID, DERIVED FROM POSTING PLAN BE219169
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

CERTIFIED CORRECT:

UNDERHILL & UNDERHILL
PROFESSIONAL LAND SURVEYORS
210A-3430 BRIGHTON AVE.
BURNABY, B.C. V5A 3H4
TEL. (604) 732-3364

© Underhill & Underhill
F.B. 1556 Pg. 3-12

DRAWN BY: A.L.

OCT. 28, 2010

B.C.L.S.

PH -14342A



City of Richmond

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

**Development Application
 Data Sheet**

RZ 10-552482

Attachment 3

Address: 3391, 3411, 3451 No. 4 Road and Lot B, NWD Plan 14909

Applicant: BC Transportation Financing Authority (BCTFA)

Planning Area(s): West Cambie

	Existing	Proposed
Owner:	BC Transportation Financing Authority	To be determined
Site Size (m²):	3,291 m ² (35,425 ft ²)	Six lots – range from 482 m ² (5,188 ft ²) to 637 m ² (6,856 ft ²)
Land Uses:	Four (4) vacant lots	Six (6) single-family dwellings
OCP Designation:	Generalized Land Use Map designation – "Neighbourhood Residential"	No change
Area Plan Designation:	West Cambie Area Plan – Residential (Single Family only)	No change
702 Policy Designation:	Policy 5413 permits subdivision to "Single Detached (RS1/b)"	No change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)
Number of Units:	0	6

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Coverage – Non-porous:	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping:	Min. 25%	Min. 25%	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Interior Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Setback – Exterior Side Yard (m):	Min. 3.0 m	Min. 3.0 m	none
Height (m):	Max. 2 ½ storeys	max. 2 ½ storeys	none
Lot Size (min. dimensions):	360 m ²	482 m ² to 637 m ²	none

Other: Tree replacement compensation required for loss of significant trees.

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

Page 1 of 2

Adopted by Council: August 28, 1989

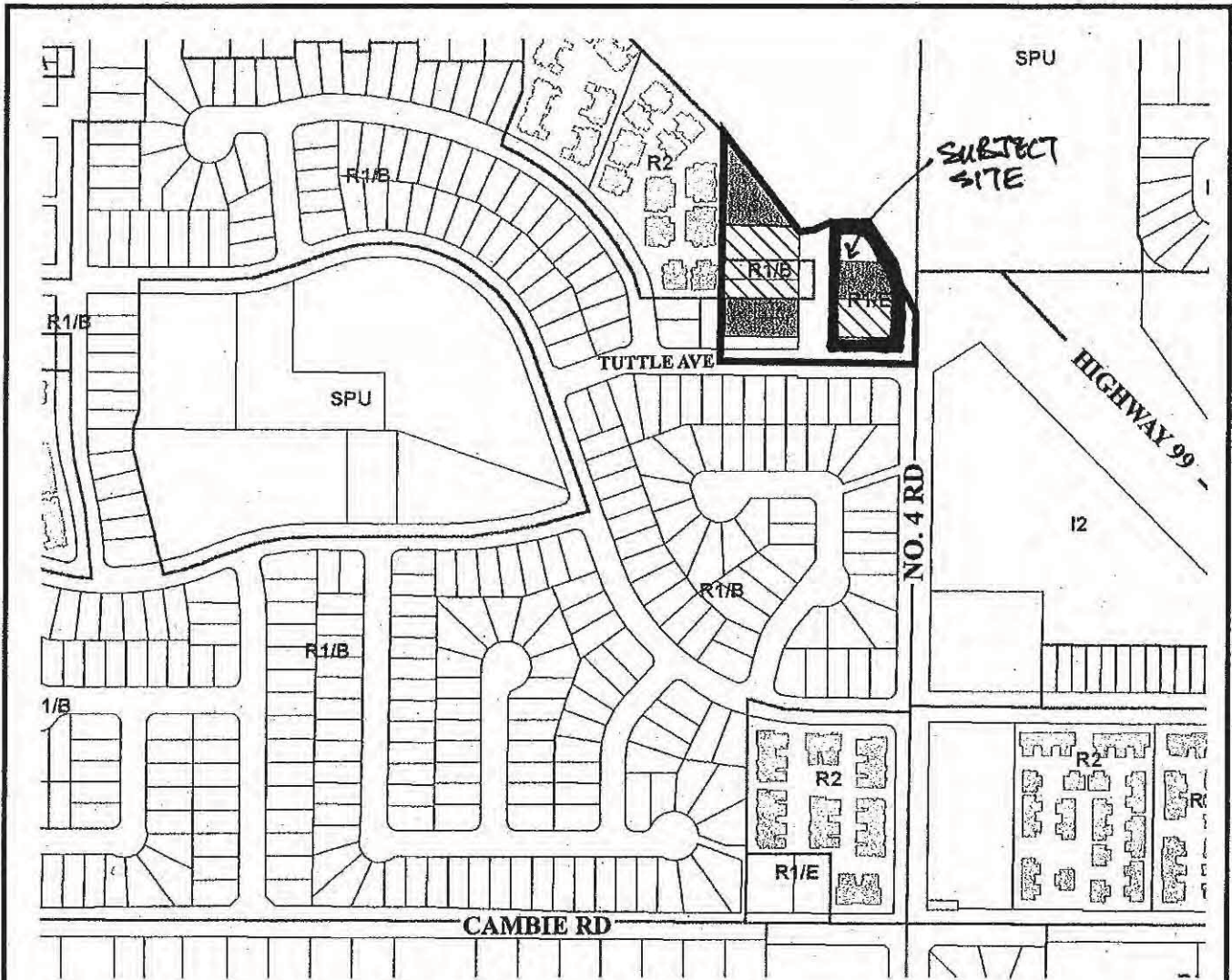
POLICY 5413

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 27-5-6**POLICY 5413:**

The following policy establishes lot sizes for the area bounded by properties on both sides of the **eastern end of Patterson Drive**, in a portion of Section 27-5-6:

1. All properties be permitted to subdivide as per Single-Family Housing District (R1/B), as per Zoning and Development Bylaw 5300.
2. Area boundaries are outlined on the accompanying plan.
3. This policy is to be used in determining the disposition of future applications in this area for a period of not less than five years, except as per the amending procedures in Zoning and Development Bylaw 5300.



Subdivision permitted as per (R1/B) providing no direct accesses are created on to arterial roads.



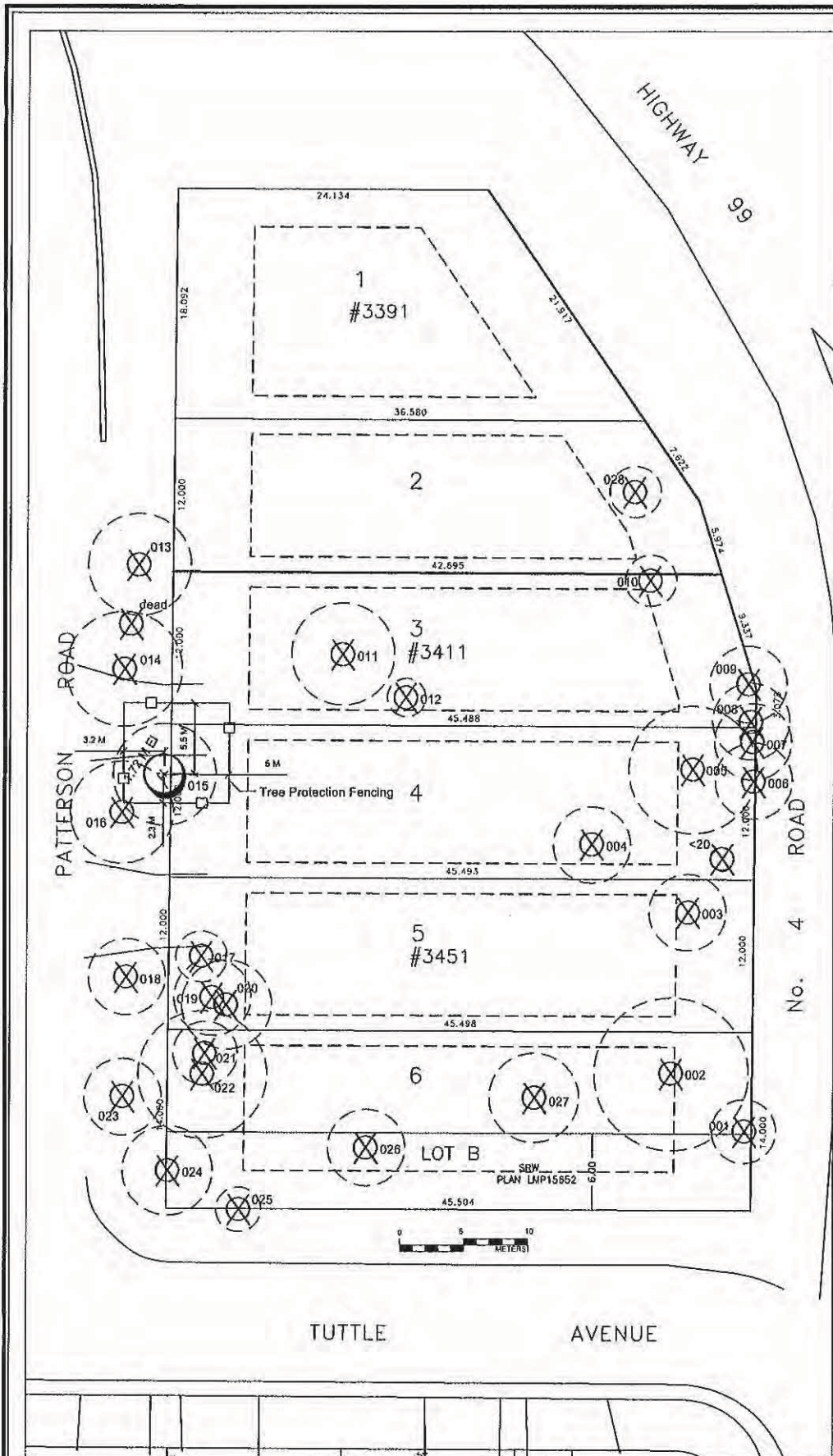
Duplexes eligible to be split into two lots.



POLICY 5413 SECTION 27, 5-6

Adopted Date: 08/28/89

Amended Date:



LEGEND

- TREE TO BE REMOVED
- DRIP LINE OF TREE
- TREE TO BE RETAINED
- TREE PROTECTION FENCING

MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

11140 - 92A Avenue
 Delta, British Columbia
 V4C 3L8
 Ph: (604) 582-0309
 Fax: (604) 589-2888
 Email: mfadum@fadum.ca

CLIENT
 MINISTRY OF TRANSPORTATION
 LAND MANAGEMENT BRANCH

FILE NO.
 R2 10-552482

PROJECT TITLE
 TREE PRESERVATION AND PROTECTION PLAN
 3391/3411/3451 & LOT B,
 NWD PLAN 14909
 NO. 4 RD.,
 URBAN SYSTEMS
 RICHMOND, B.C.

REVISIONS:

NO.	DATE	BY	RECORD OF ISSUE
1	JAN0411	SL	EDITS FROM FIELD WORK
2	JAN2511	SL	CITY COMMENTS
3	June 2011	MF	TREE 15 - RETAIN

NOTES:

REFER TO TREE ASSESSMENT REPORT FOR TREE SPECIES AND DATA

TREE 15 TO BE RETAINED.

LAYOUT AND CIVIL PLANS PROVIDED BY URBAN SYSTEMS LTD.

SURVEY PROVIDED BY UNDERHILL GEOMATICS LTD.

SHEET TITLE
 T1 - TREE PRESERVATION AND REMOVAL PLAN

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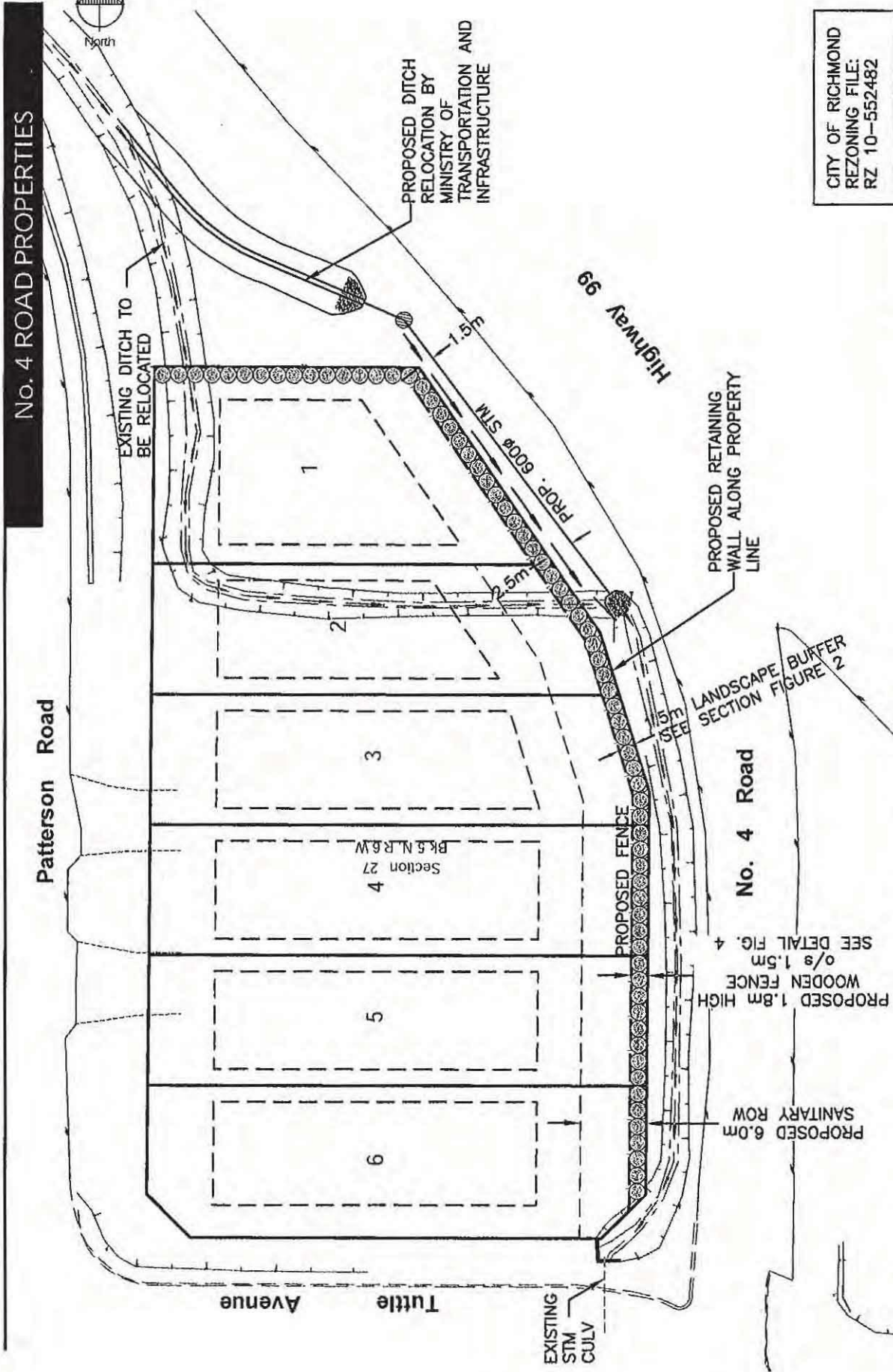
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SCALE
 AS SHOWN

DATE
 DECEMBER 20, 2010

T-1
 SHEET 1 OF 1
PH - 147

No. 4 ROAD PROPERTIES



CITY OF RICHMOND
REZONING FILE:
RZ 10-552482

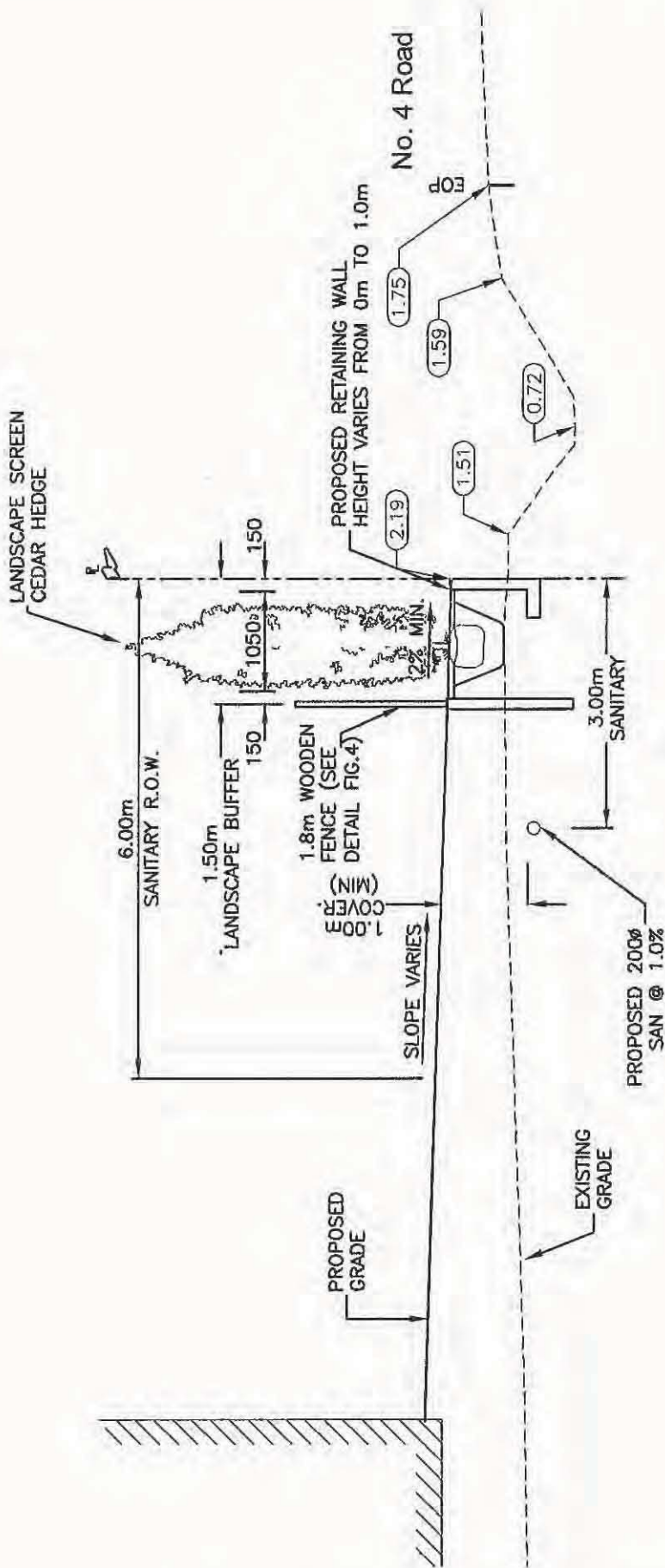
Client/Project	
MINISTRY OF TRANSPORTATION	No. 4 ROAD PROPERTIES
Scale	Figure
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Date	Title
2011-04-20	1961.0183.12

LANDSCAPE PLAN
RPH RLM
Planning

URBANSYSTEMS.

2353 - 13353 COMMERCE PARKWAY
RICHMOND, BC, CANADA V6V 3A1
Tel. 604.273.8700
www.urban-systems.com

No. 4 ROAD PROPERTIES



CITY OF RICHMOND
REZONING FILE:
RZ 10-552482

Client/Project	
MINISTRY OF TRANSPORTATION No. 4 ROAD PROPERTIES	
Scale	Figure
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Date	Title
2011-04-06	1961_0183.12
TYPICAL SECTION THROUGH	
PH-OT-149	

URBANSYSTEMS.

2353 - 13353 COMMERCE PARKWAY
RICHMOND, BC, CANADA V6V 3A1
Tel: 604.273.8700
www.urban-systems.com

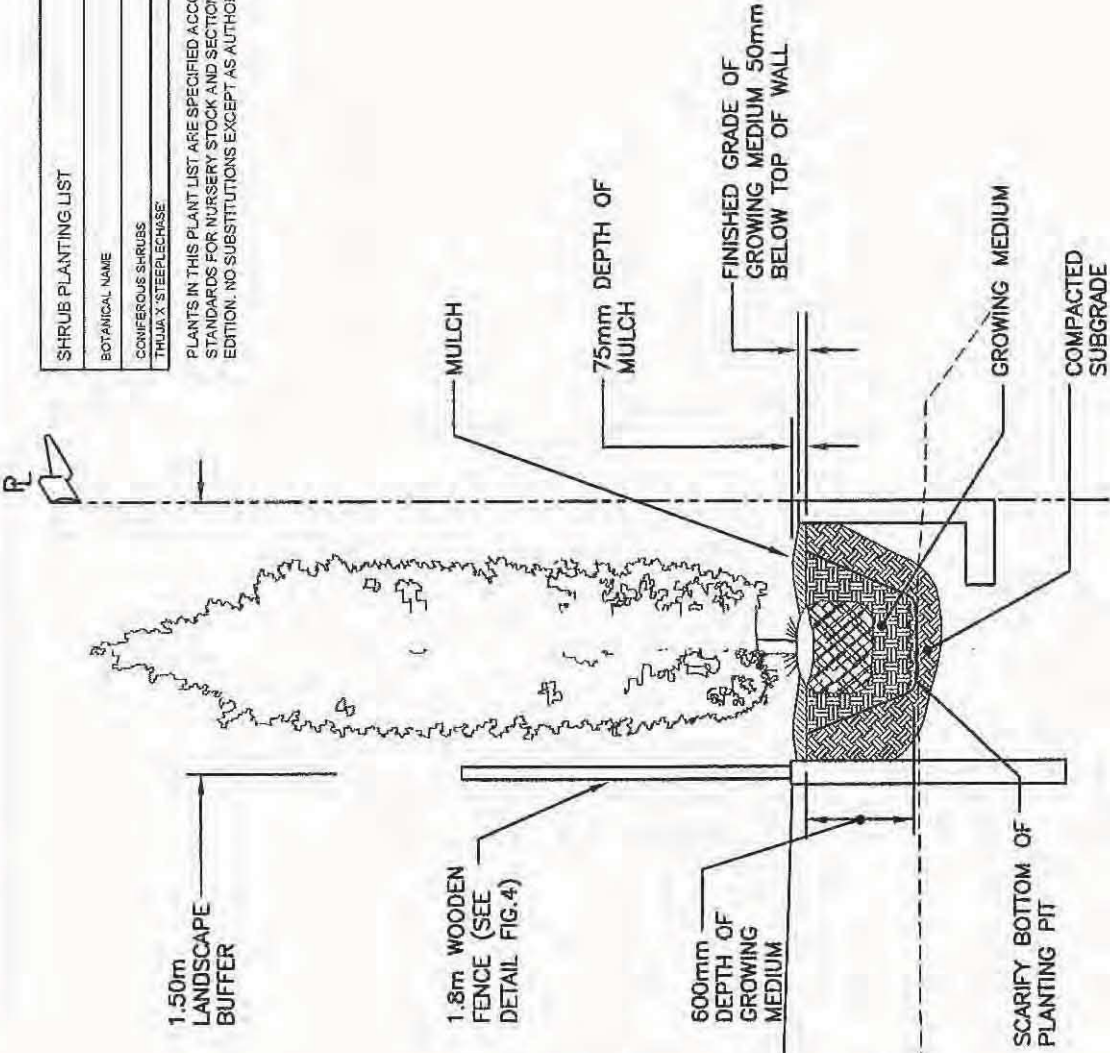
No. 4 ROAD PROPERTIES

SHRUB PLANTING LIST		COMMON NAME	Quantity	Container	Road Bed Dia	Height (m)	Spread (m)	Sketch Photo	COMMENTS
BOTANICAL NAME									
CONIFEROUS SHRUBS									
THUJA X STEEPLECHASE		STEEPLECHASE ARBORVITAE	70	#5	9.5m	1.5m	0.45m	1.5m	

PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12 CONTAINER GROWN PLANTS OF THE BC LANDSCAPE STANDARD, CURRENT EDITION. NO SUBSTITUTIONS EXCEPT AS AUTHORIZED BY THE PROJECT LANDSCAPE ARCHITECT.

LANDSCAPE NOTES:

1. PLANT MATERIAL LIST INCLUDES ONLY NEW PLANT MATERIAL TO BE INSTALLED.
2. ALL NURSERY STOCK TO BE CONTAINER CANADIAN NURSERY GROWN.
3. PLANTING MEDIA SHALL CONFORM TO M3027 CANADIAN STANDARD.
4. GROWING MEDIUM SHALL CONFORM TO M3027 CANADIAN STANDARD.
5. TREES AND LARGE SHRUBS OR BC LANDSCAPE STANDARD 2P.
6. AUTOMATIC IRRIGATION TO BE PROVIDED TO ALL AREAS OF NEW PLANTING.
7. 2% MINIMUM SLOPE ON ALL LANDSCAPED AREAS.
8. BARK MULCH TO BE 25mm MINUS DOUGLAS FIR OR HEMLOCK BARK CHIPS AND FINES AND CONFORM TO M3027 CANADIAN STANDARD.
9. GROWING MEDIUM SHALL BE FREE OF NOXIOUS WEEDS AND IS TO BE TESTED FOR SUITABILITY AS A GROWING MEDIUM. A SAMPLE OF THE GROWING MEDIUM IS TO BE SUBMITTED BY THE CONTRACTOR TO THE CONTRACT ADMINISTRATOR (CA) FOR TESTING AT THE CONTRACTOR'S EXPENSE. GROWING MEDIUM SHALL NOT BE INSTALLED UNTIL APPROVED BY THE CA.
10. 500mm DEPTH OF GROWING MEDIUM SHALL BE INSTALLED IN ALL PLANTING AREAS.
11. 75mm OF BARK MULCH SHALL BE INSTALLED AT ALL PLANTING AREAS.



CITY OF RICHMOND
REZONING FILE:
RZ 10-552482



2353 - 13353 COMMERCE PARKWAY
RICHMOND, BC, CANADA V6V 3A1
Tel. 604.273.8700
www.urban-systems.com

Client/Project

MINISTRY OF TRANSPORTATION
No. 4 ROAD PROPERTIES

Scale 1:40

Date 2011-04-26

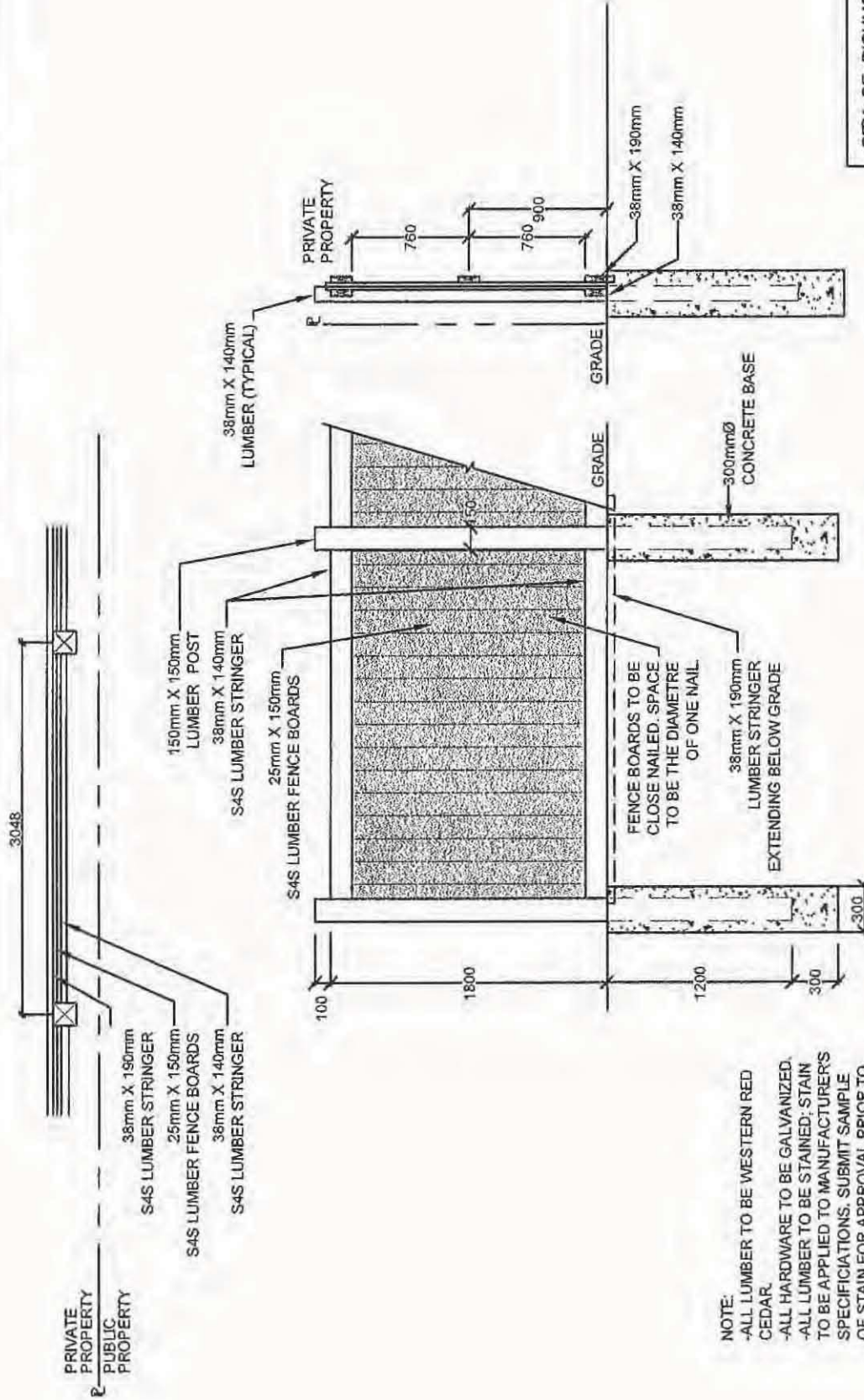
Figure F03

Title

1961.0183.12

PLANTING PLAN
PH-OT-150 No. 4 Rd

No. 4 ROAD PROPERTIES



NOTE:
 -ALL LUMBER TO BE WESTERN RED CEDAR.
 -ALL HARDWARE TO BE GALVANIZED.
 -ALL LUMBER TO BE STAINED; STAIN TO BE APPLIED TO MANUFACTURER'S SPECIFICATIONS. SUBMIT SAMPLE OF STAIN FOR APPROVAL PRIOR TO APPLICATION.

CITY OF RICHMOND
 REZONING FILE:
 RZ 10-552482



2353 - 13353 COMMERCE PARKWAY
 RICHMOND, BC, CANADA V6V 3A1
 Tel. 604.273.8700
 www.urban-systems.com

Client/Project	
MINISTRY OF TRANSPORTATION No. 4 ROAD PROPERTIES	
Scale	Figure
1:40	F04
Date	Title
2011-04-26	1951.0183.T2

SOUND ATTENUATION FENCE DETAIL
 P10 T-3151 4 Rd

Rezoning Considerations

3391, 3411, 3451 No. 4 Road and Lot B, NWD Plan 14909
RZ 10-552482

Prior to final adoption of Zoning Amendment Bylaw 8789, the applicant is required to complete the following:

1. Dedication of a 4 m x 4 m corner cut at the southwest corner of the site at the Patterson Road/Tuttle Avenue intersection and a 5 m x 5 m corner cut at the southeast corner of the site at the No. 4 Road/Tuttle Avenue intersection.
2. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$18,136.60) to the City's Affordable Housing Reserve Fund.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a proposal to build a secondary suite on three (3) of the six (6) future lots at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.

3. Registration of a flood indemnity covenant on Title.
4. Registration of an aircraft noise sensitive use covenant on Title.
5. Issuance of a separate Tree Cutting Permit for the removal of six (6) street trees along the site frontages. The City's Parks Division has reviewed the proposed tree removal and concurs with it. Identified compensation in the amount of \$5,850 is required.
6. City acceptance of the developer's offer to voluntarily contribute \$10,000 to the City's Tree Compensation Fund for the planting of 20 replacement trees within the City.
7. Submission of a Landscaping Security to the City of Richmond in the amount of \$9,000 (\$500/tree) for the planting and maintenance of 18 replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	Or	Minimum Height of Coniferous Trees
2	8 cm	Or	4.0 m
2	9 cm		5.0 m
6	10 cm		5.5 m
8	11 cm		6.0 m

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting is required.

8. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained on city boulevard. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
9. Submission of a Tree Survival Security to the City in the amount of \$6000 for the Western Red Cedar tree on the city boulevard along Patterson Road trees. 50% of the security will be released at Final Inspection of the Building Permits of the affected future lots and 50% of the security will be release two (2) years after final inspection of the Building Permits in order to ensure that the tree has survived.
10. Registration of a legal agreement on title to identify the entire 1.5 m north side and rear yard space as a buffer area and to ensure that landscaping planted within this buffer is maintained and will not be abandoned or removed. Buffer is conceptually shown in Attachment 6.
11. Submission of a Landscaping Security to the City of Richmond in the amount of \$35,508 for the buffer works as per the landscape plan prepared by Urban Systems, dated April 20, 2011, and attached to the Report to Committee dated June 24, 2011.
12. Provincial Ministry of Transportation & Infrastructure Approval.
13. Discharge a portion of the existing Statutory Right-of-Way (Ref. BH88865) on Lot B (except for a 3 m clearance from the existing watermain located in the eastern portion of Lot B).
14. Enter into a Servicing Agreement for the design and construction of sanitary-main on-site and frontage improvements along the entire frontage on Patterson Road and Tuttle Avenue.
 - a. The granting of a 6 m wide statutory right-of-way along the rear property line for the sanitary-main, as per the Servicing Agreement design, is required.
 - b. Water calculations must be included on the Servicing Agreement design drawings. Registration of 1.5 m side yard building setback covenant is required to satisfy the recommendations noted in Urban System's water calculations memo dated March 9th, 2011 and the requirements specified in the Fire Underwriter's Survey - Water Supply for Public Fire Protection (1999)".
 - c. Frontage improvements to include, but not limited to:
Patterson Road: curb and gutter, pavement widening, 1.5 m concrete sidewalk, 1.5 m (minimum) grass boulevard, c/w street trees at 9 m spacing, and street lighting. It is noted that the new sidewalk must be designed to meander around the protected tree along Patterson Road.

Tuttle Avenue: 1.5 m concrete sidewalk and 1.5 m (min.) wide grass boulevard
c/w street trees at 9 m spacing.

Note: Design to include water, storm and sanitary service connections for each lot. All
works at developer's sole cost.

Prior to approval of Subdivision, the applicant is required to do the following:

1. Payment of Development Cost Charges (City and GVS & DD), School Site Acquisition
Charge, and Address Assignment Fee.

Note: Servicing costs to be determined via the Servicing Agreement.

2. Provide Underground Hydro, Tel., and Cable service connections for each lot.

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

1. Installation of appropriate tree protection fencing around all trees to be retained on site
and/or on adjacent properties prior to any construction activities, including building
demolition, occurring on-site.

[Signed original on file]

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 8789 (RZ 10-552482)
3391, 3411, 3451 NO. 4 ROAD AND LOT B, NWD PLAN 14909

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

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it SINGLE DETACHED (RS2/B).
P.I.D. 004-229-487
Lot "A" Except: Part on Statutory Right of Way Plan 22045; Section 27 Block 5 North Range 6 West New Westminster District Plan 14909
P.I.D. 014-343-835
Lot "B" Except: Part on Statutory Right of Way Plan 22045; Section 27 Block 5 North Range 6 West New Westminster District Plan 14909
P.I.D. 004-229-550
Lot "C" Except: Portions on Statutory Right of Way Plan 22045; Section 27 Block 5 North Range 6 West New Westminster District Plan 15919
P.I.D. 014-399-831
Lot "D" Except: Portions on Statutory Right of Way Plan 22045; Section 27 Block 5 North Range 6 West New Westminster District Plan 15919
2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8789".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED

JUL 25 2011

Series of horizontal lines for signatures and dates.

CITY OF RICHMOND APPROVED by [Signature] APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER

PH-155