City of Richmond
Planning and Development Department

Report to Committee

To:	Planning Committee	**Date:**	June 28, 2012
From:	Brian J. Jackson, MCIP Director of Development	**File:**	RZ 11-587764
Re:	**Application by Yamamoto Architecture Inc. for Rezoning at 9040 and 9060/9080 No. 2 Road from Single Detached (RS1/E) to Low Density Townhouses (RTL4)**		

Staff Recommendation

That Bylaw No. 8926, for the rezoning of 9040 and 9060/9080 No. 2 Road from "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

BJJ:el
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF ACTING GENERAL MANAGER
Affordable Housing	Y ☑ N ☐	

Staff Report

Origin

Yamamoto Architecture Inc. has applied to the City of Richmond for permission to rezone 9040 and 9060/9080 No. 2 Road (**Attachment 1**) from Single Detached (RS1/E) to Low Density Townhouses (RTL4) in order to permit the development of nine (9) townhouse units. A preliminary site plan and building elevations are contained in **Attachment 2.**

Findings of Fact

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

Surrounding Development

To the North: Two (2) newer single-family homes on a lot zoned Single Detached (RS1/C) fronting Francis Road;

To the East: Existing single-family dwellings on lots zoned Single Detached (RS1/E) fronting Francis Road and Martyniuk Place.

To the South: Older non-conforming duplex fronting No. 2 Road and then two (2) single-family homes fronting Maple Road, all on lots zoned Single Detached (RS1/E); and

To the West: Across No. 2 Road, a 15-unit townhouse complex on a lot zoned Low Density Townhouses (RTL1), and existing single-family dwellings on lots zoned Single Detached (RS1/E).

Related Policies & Studies

Arterial Road Redevelopment and Lane Establishment Policies

The Arterial Road Redevelopment Policy is supportive of multiple-family residential developments along major arterial roads. The subject site meets the location criteria set out in the Policy and is identified for multiple-family residential development on the map included in the Policy.

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.

Affordable Housing Strategy

The applicant proposes to make a cash contribution to the affordable housing reserve fund in accordance to the City's Affordable Housing Strategy. As the proposal is for townhouses, the applicant is making a cash contribution of $2.00 per buildable square foot as per the Strategy; making the payable contribution amount of $22,638.53.

Public Art

The City's Public Art Policy does not apply to residential development consisting of less than 10 units. The proposed nine (9) unit development will not participate in the City's Public Art Program.

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

Trees Retention and Replacement

A Tree Survey and a Certified Arborist's report were submitted in support of the application; 19 bylaw-sized trees on site and 14 trees located on neighbouring properties were identified and assessed.

On-site Trees

A site inspection conducted by the City's Tree Preservation Coordinator revealed that two (2) of the "bylaw-sized trees" on site (tag# 29 & 32) are Rhododendron shrubs and thus are not candidates for retention.

The City's Tree Preservation Coordinator reviewed the Arborist's Report and concurs with the arborist's recommendations to remove 15 bylaw-sized trees onsite:

- eight (8) trees (tag# 2-9) have all been previously topped at 6-8' high and are located approximately 2 m below the crown of the road;
- five (5) fruit trees (tag# 10- 14) are all in very poor condition (topped, bacterial canker, Cherry Tortrix borer, fungal conk indicative of root rot, and visibly dying);
- one (1) Maple tree (tag# 19) has been previously topped and the canopy is under-developed due to suppression from growing under adjacent Douglas Fir tree; and
- one (1) multi-branched Cedar tree (tag #30) is covered in basal, trunk and stem Galls as a result of Phomopsis sp. fungus. The Galls are a sign the tree is already under stress and further construction impacts will result in further decline. The tree is currently located within the new driveway right-of way and will be further impacted by required grade changes. This tree should be removed and replaced with a larger calliper coniferous species (i.e. Cedar, Spruce or Douglas Fir) along the street frontage.

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 30 replacement trees are required for the removal of 15 bylaw-sized trees on-site. According to the Preliminary Landscape Plan (**Attachment 2**), the developer is proposing to plant all replacement trees on-site. 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.

The developers have agreed to retain and protect two (2) Douglas Fir tree (tag# 20 & 21) on site and to provide a minimum 2.5 m of un-encroached tree protection area for each tree. In order to ensure that the two (2) protected trees will not be damaged during construction, the applicant is required to submit a $10,000.00 Tree Survival Security for the two (2) Douglas Fir trees prior to Development Permit issuance.

Off-site Trees

The developers are proposing to remove two (2) trees on the adjacent property to the south (9100 No. 2 Road), along the common property line. A consent letter from the property owners of 9100 No. 2 Road is on file. The City's Tree Preservation Coordinator has no concern on the proposed removal. A separate Tree Cutting Permit and associated replacement planting/compensation will be required at Tree Cutting Permit stage. Twelve (12) trees located on the adjacent properties to the north and east are to be retained and protected (see Tree Preservation Plan in **Attachment 4**).

Tree Protection

Tree protection fencing is required to 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 will be required prior to Development Permit issuance.

Site Servicing

An independent review of servicing requirements (storm) has concluded no upgrades are required to support the proposed development.

Prior to final adoption, the developer is required to consolidate the two (2) lots into one (1) development parcel and contribute $5,000 towards the future upgrade of traffic signals at No. 2 Road/Francis Road with Audible Pedestrian Signals (APS).

Frontage Improvements

Prior to final adoption, the developer is required to dedicate a 2.0 m wide strip of property along the entire west property line and enter into a Servicing Agreement for the design and construction of frontage improvements from Francis Road to the south property line of the consolidated site. The improvements to include, but not limited to: 1.5 m concrete sidewalk at the east property line of No. 2 Road with grass and treed boulevard between the new sidewalk and the existing curb.

Vehicle Access

One (1) driveway off No. 2 Road at the southern edge of the development site is proposed. The long-term objective is for the driveway access established on No. 2 Road to be utilized by adjacent properties if they ultimately apply to redevelop. A Public Right of Passage (PROP) will be secured as a condition of rezoning to facilitate this vision.

Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of $9,000 as per the Official Community Plan (OCP) and Council Policy.

Outdoor Amenity Space

Outdoor amenity space will be provided on-site and is adequately sized based on Official Community Plan (OCP) guidelines. The design of the children's play area and landscape details will be refined as part of the Development Permit application.

Analysis

The proposal is also generally in compliance with the development guidelines for multiple-family residential developments under the Arterial Road Redevelopment Policy. The proposed height, siting and orientation of the buildings respect the massing of the existing single-family homes. All rear units immediately adjacent to the neighbouring single-family dwellings to the east have been reduced in height to two (2) storeys. The front buildings along No. 2 Road have been stepped down from three (3) storeys to 2½ storeys at the entry driveway and to, two (2) storeys at the north end of the site. The building height and massing will be controlled through the Development Permit process.

Requested Variances

The proposed development is generally in compliance with the Medium Density Townhouses (RTL4) zone. Based on the review of current site plan for the project, the following variances are being requested:

- Reduced minimum front yard setback from 6.0 m to 5.0 m;
- Allow tandem parking spaces in six (6) of the units; and
- Allow one (1) small car parking stall in each of the side-by-side garages.

Transportation Division staff have reviewed the variance requested related to parking arrangement and have no concerns. A restrictive covenant to prohibit the conversion of the tandem garage area into habitable space is required prior to final adoption.

All of the variances mentioned above will be reviewed in the context of the overall detailed design of the project, including architectural form, site design and landscaping at the Development Permit stage.

Design Review and Future Development Permit Considerations

A Development Permit will be required to ensure that the development at 9040 and 9060/9080 No. 2 Road is sensitively integrated with adjacent developments. The rezoning conditions will not be considered satisfied until a Development Permit application is processed to a satisfactory level. In association with the Development Permit, the following issues are to be further examined:

- Detailed review of building form and architectural character;
- Review of the location and design of the convertible unit and other accessibility/aging-in-place features;
- Review of site grade to ensure the survival of protected trees and to enhance the relationship between the first habitable level and the private outdoor space;
- Landscaping design and enhancement of the outdoor amenity area to maximize use;
- Ensure there is adequate private outdoor space in each unit; and
- Opportunities to maximize permeable surface areas and articulate hard surface treatment.

Additional issues may be identified as part of the Development Permit application review process.

Financial Impact or Economic Impact

None.

Conclusion

The proposed nine (9) unit townhouse development is generally consistent with the Official Community Plan (OCP) regarding developments along major arterial roads and meets the zoning requirements set out in the Low Density Townhouses (RTL4) zone. Overall, the proposed land use, site plan, and building massing relates to the surrounding neighbourhood context. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process.

The list of rezoning considerations is included as **Attachment 5**, which has been agreed to by the applicants (signed concurrence on file).

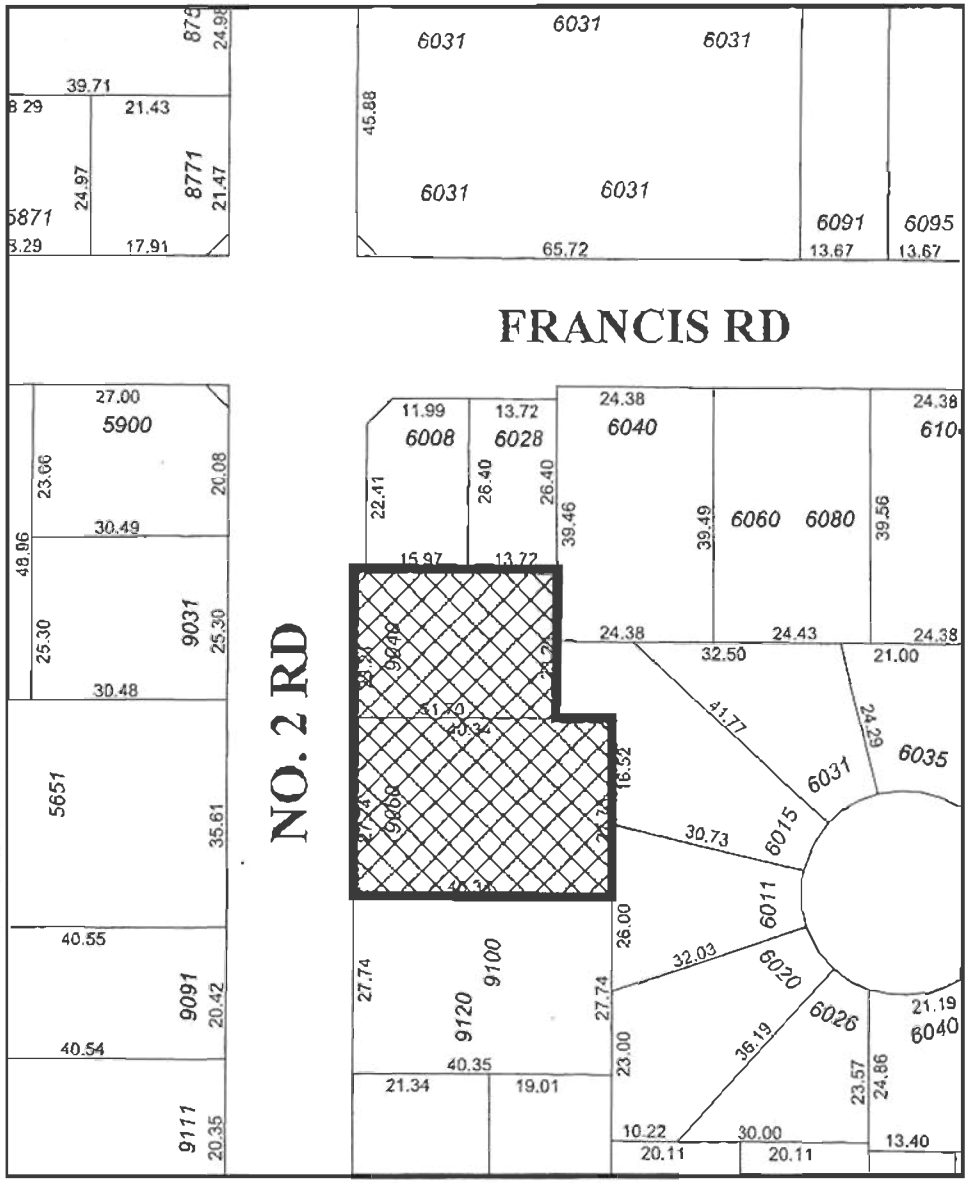
On this basis, staff recommends support for the rezoning application.

Edwin Lee
Planner 1
(604-276-4121)

EL:rg

Attachment 1: Location Map
Attachment 2: Conceptual Development Plans
Attachment 3: Development Application Data Sheet
Attachment 4: Tree Preservation Plan
Attachment 5: Rezoning Considerations Concurrence

City of Richmond



RZ 11-587764

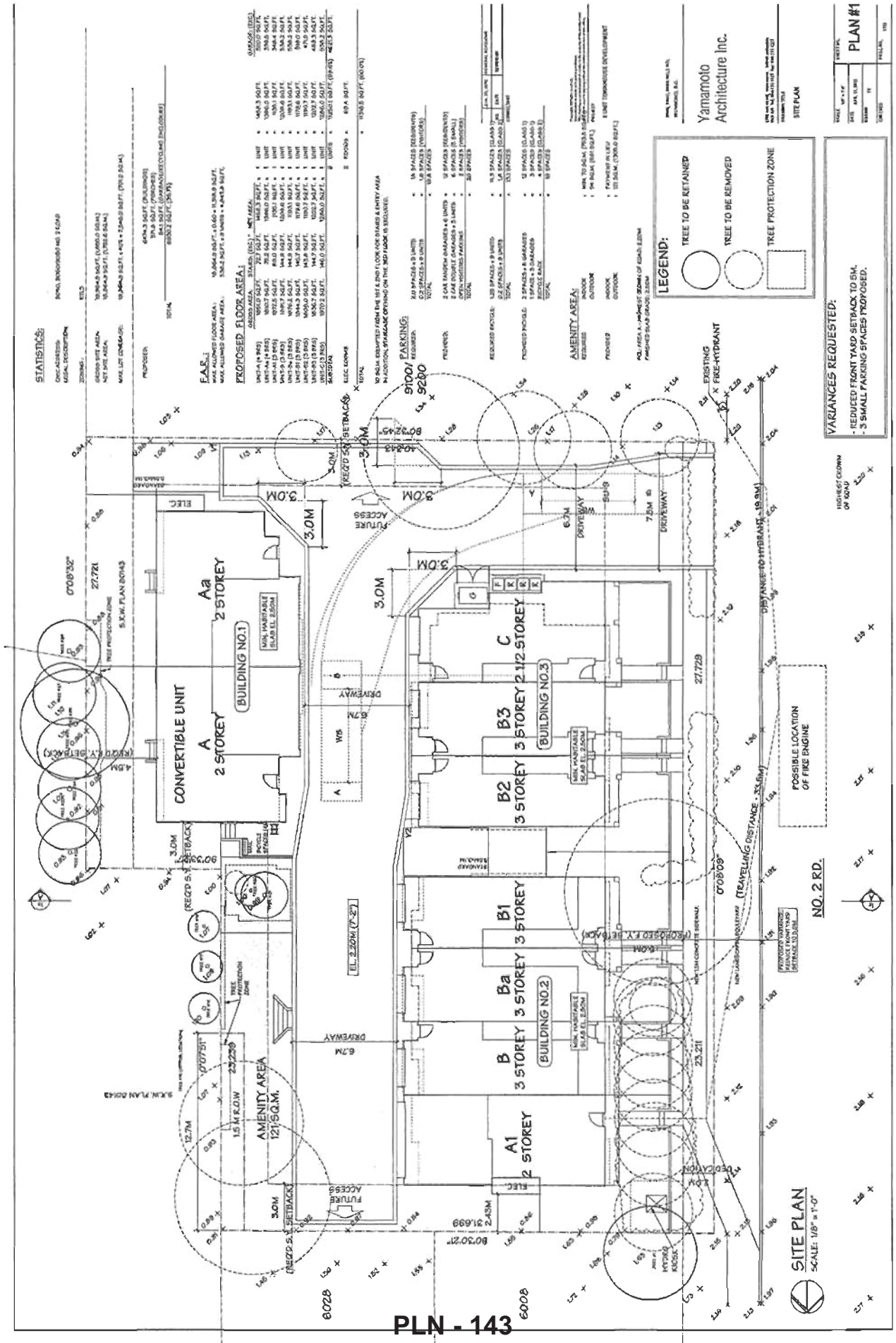
Original Date: 08/29/11

Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 1

	RZ 11-587764	Original Date: 08/29/11 Amended Date: Note: Dimensions are in METRES


SITE PLAN
SCALE: 1/8" = 1'-0"
LEGEND:
TREE TO BE RETAINED
TREE TO BE REMOVED
TREE PROTECTION ZONE
VARIANCES REQUESTED:
- REDUCED FRONT YARD SETBACK TO 6M.
- 3 SMALL PARKING SPACES PROPOSED.
Yamamoto Architecture Inc.
PLAN #1
NO. 2 RD.
CONVERTIBLE UNIT
A
2 STOREY
Aa
2 STOREY
A1
2 STOREY
B
3 STOREY
Ba
3 STOREY
B1
3 STOREY
B2
3 STOREY
B3
3 STOREY
C
2 1/2 STOREY
BUILDING NO.1
BUILDING NO.2
BUILDING NO.3
AMENITY AREA
121 SQ.M.
DRIVEWAY
FUTURE ACCESS
EXISTING FIRE HYDRANT
POSSIBLE LOCATION OF FIRE ENGINE
TRAVELLING DISTANCE - 35.6M
DISTANCE TO HYDRANT - 19.5M
PROPOSED LOADING BAY
PROPOSED WOODEN FENCE & MONTHLY BOTANICAL GRID
HIGHEST CROWN OF ROAD
HYDRO KIOSK
6028
6008

STREET ELEVATION - NO. 2 ROAD

SOUTH ELEVATION

EAST ELEVATION - DRIVEWAY

NORTH ELEVATION

SOUTH ELEVATION

NORTH ELEVATION

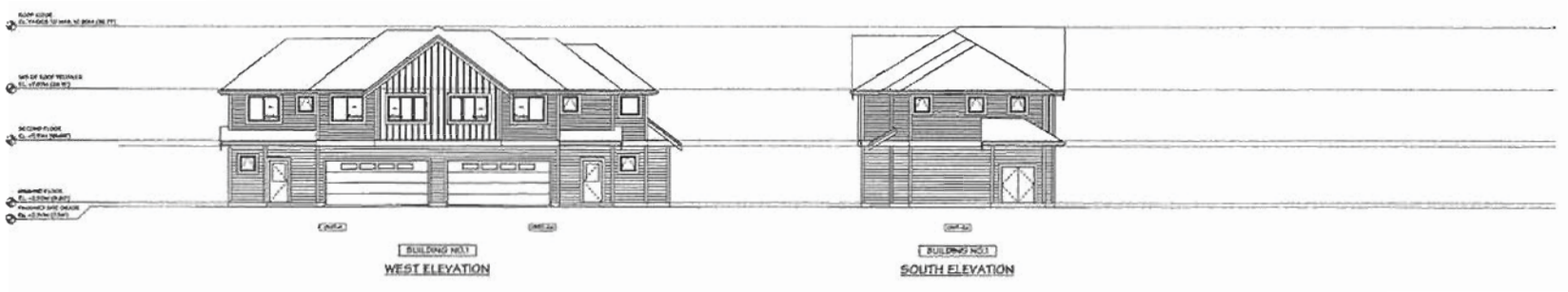
PLN - 144

6 UNIT TOWNHOUSE DEVELOPMENT

Yamamoto Architecture Inc.

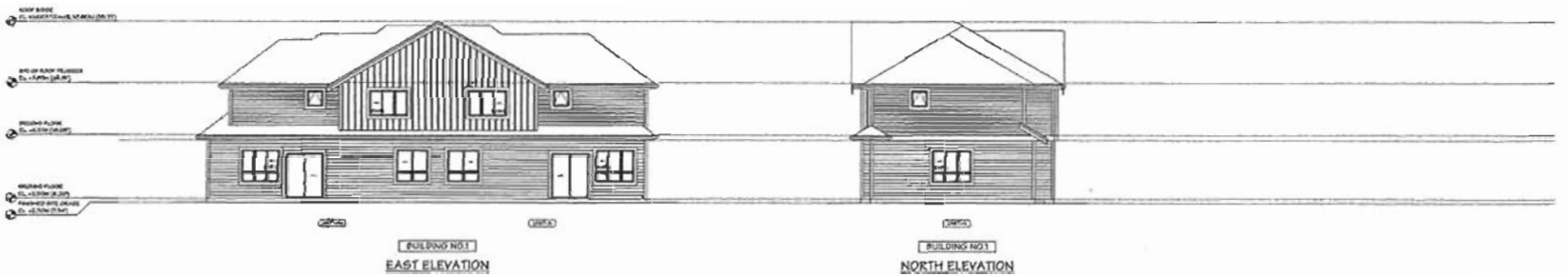
ELEVATIONS

PLAN #4



BUILDING NO.1
WEST ELEVATION

BUILDING NO.1
SOUTH ELEVATION



BUILDING NO.1
EAST ELEVATION

BUILDING NO.1
NORTH ELEVATION

PLN - 145

	June 28, 2019	Issued for Rezoning
NO.	DATE	REMARKS

PROJECT
14 UNIT TOWNHOUSE DEVELOPMENT

Yamamoto
Architecture Inc.

DRAWING TITLE
ELEVATIONS

SCALE	1/8" = 1'-0"
DATE	June 28, 2019
DRAWN	SY
CHECKED	

SHEET NO.
PLAN #5

PLN - 146

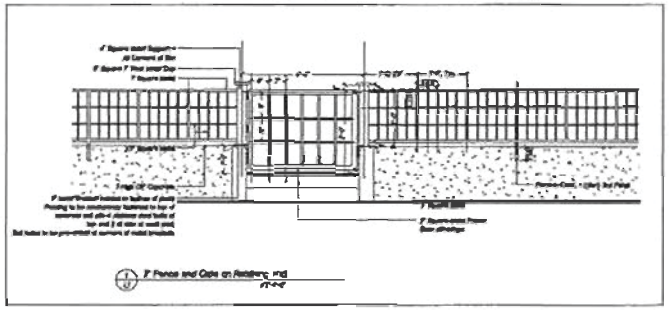
PLANT SCHEDULE

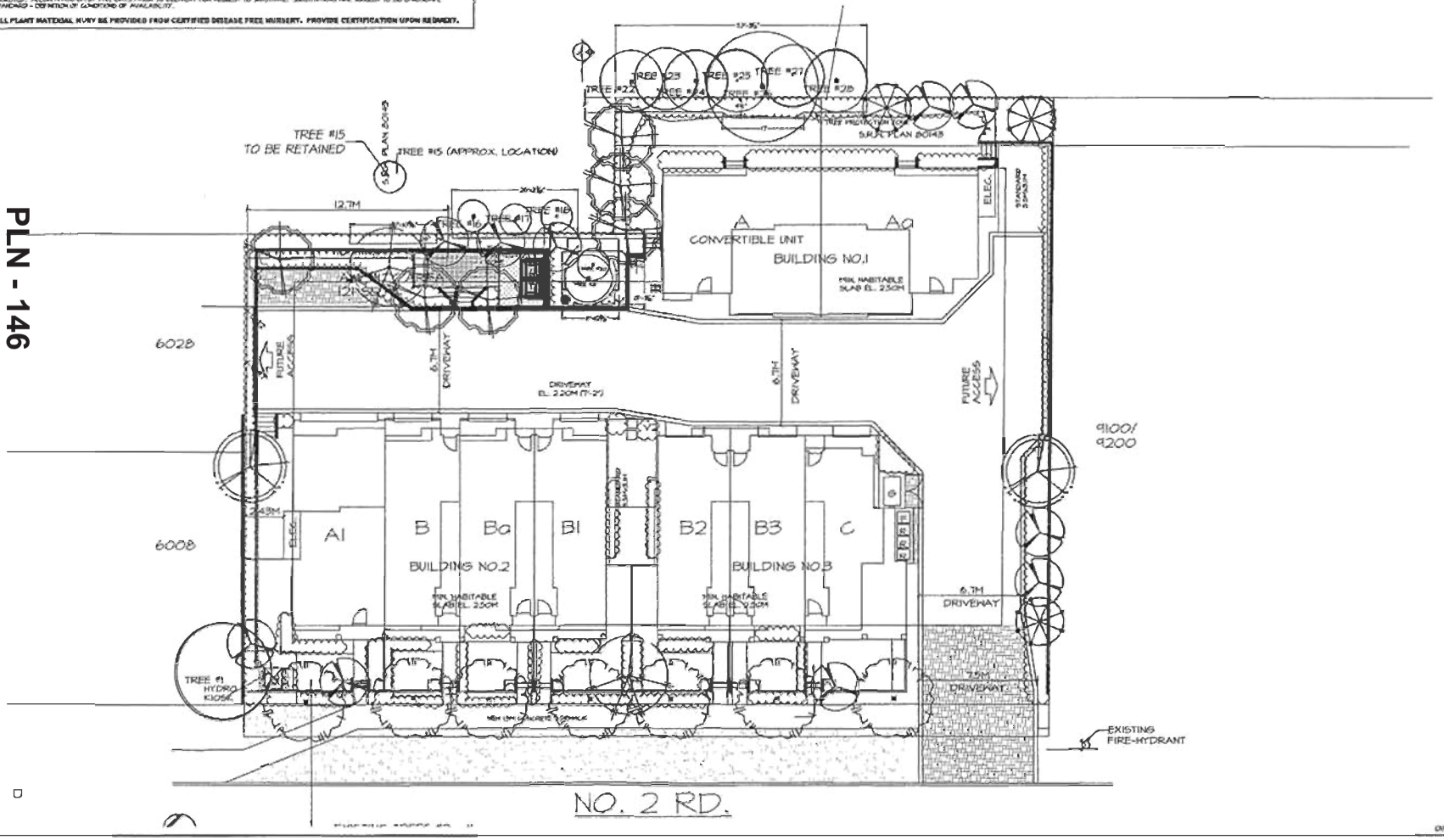
M2 JOB NUMBER: 12-034

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREES				
	9	ACER GRISEUM	PAPERBARK MAPLE	3M HT, MULTISTEM, B&B
	3	CARPINUS FASTIGIATA 'ORTEGA' TRADITIONAL	SLENDER, ERECT UPRIGHT	8CM CAL, B&B
	10	FAGUS SYLVATICA 'DAWYCK'	DAWYCK BEECH	6CM CAL, B&B
	2	MAGNOLIA x 'LEANNE'S BELL'	MAGNOLIA	8CM CAL/6M HT, B&B
	1	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	8CM CAL, MIN STEM HT
	2	THUJA PLICATA	WESTERN RED CEDAR	5M HT, B&B
SHRUBS				
A1	24	AZALEA JAPONICA 'KOMO BELL'	AZALEA, BELL TYPE	#5 POT, 40CM
A2	6	AZALEA JAPONICA 'MONSERAT'	AZALEA ROSE	#5 POT, 40CM
H	15	HYDRANGEA PANICULATA 'QUICK FIRE'	QUICK FIRE HYDRANGEA, PANICULATE	#5 POT, 80CM
RH	24	RHODODENDRON 'ROSY BELL'	RHODODENDRON, PINK	#5 POT, 50CM
S	94	SARCOCOCCA HOOKERIANA VAR. HUMILIS	HIMALAYAN SWEET BOX	#2 POT, 25CM
T	153	TAXUS X MEDIA 'DENSIFORMIS'	YEW	60CM B&B
X	36	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.5 M, B&B
GC				
A	43	PHYSOCARPUS OPULIFOLIUS 'MINDRAM' (AKA 'DIABOLO')	NINEBARK	#1 POT, 30CM
H	26	PANICUM VIRGATUM	SWITCH GRASS	#2 POT, 25CM
P	21	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT, 25CM

NOTES: * PLANT SIZES IN TWO LISTS ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO BE SPECIFIED MATERIAL UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.





M2
LANDSCAPE ARCHITECTURE
#220 - 26 Lorne Mews
New Westminster, BC V3M 3L7
Tel: (604) 553-0044 Fax: 604.553.0045
Email: meredith.mitchell@m2la.com

NO.	DATE	REVISION DESCRIPTION	BY
3	12.JAN.25	REVISED CITY COMMENTS	MEM
2	12.NOV.21	REVISED PER DP	J.S.
1	12.MAY.21	ISSUED FOR DP	J.S.

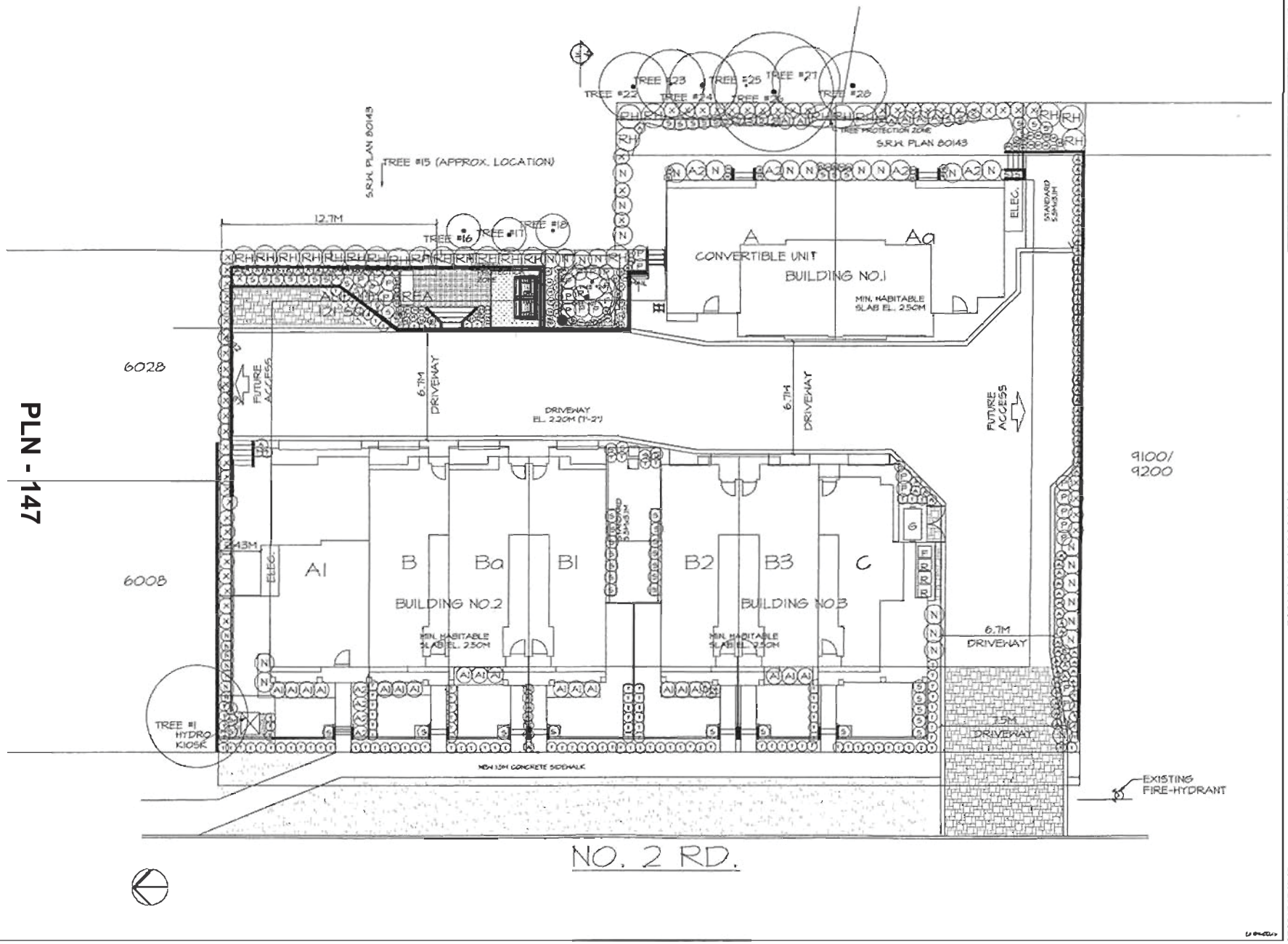
SEAL:

PROJECT:
MULTI-FAMILY RESIDENTIAL
9040, 9050, 9080 NO. 2 ROAD, RICHMOND, B.C.

DRAWING TITLE:
TREE PLAN

DATE: 12.MAR.21
SCALE: 1"=10'-0"
DRAWN: JC
DESIGN: JC
CHKD: MEM
DRAWING NUMBER: L2
OF 4
M2LA PROJECT NUMBER: 12-034

ATTACHMENT 2



PLN - 147

M2
LANDSCAPE ARCHITECTURE
8338 - 20 Street West
New Westminster, BC V3L 3L7
tel: 604.525.0099 fax: 888.888.8888
email: meredith.mitchell@m2la.com

NO.	DATE	REVISION DESCRIPTION	BY
2	12.MAR.28	REVISION PER COMMENTS	MEM
1	12.MAR.27	ISSUED FOR DP	JC

SEAL:

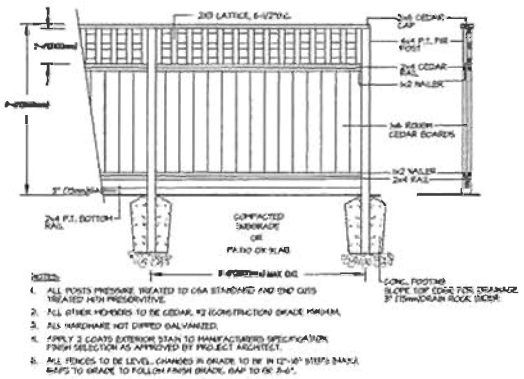
PROJECT
MULTI-FAMILY RESIDENTIAL
8080, 8060, 8080 NO. 2 ROAD, RICHMOND, B.C.

DRAWING TITLE
SHRUB PLAN

DATE:	12.MAR.28
SCALE:	1/8"=1'-0"
DRAWN:	MEM
DESIGN:	JC
CHECK:	MEM

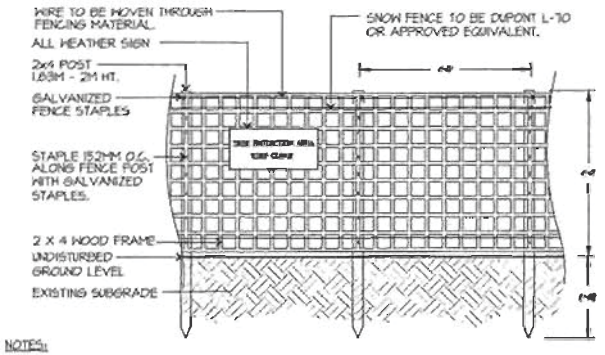
DRAWING NUMBER: L3 OF 4

M2LA PROJECT NUMBER: 12-004



2 / L-1 6 FT. (1.8m) HEIGHT SOLID FENCE WITH LATTICE

1/2" = 1'-0"

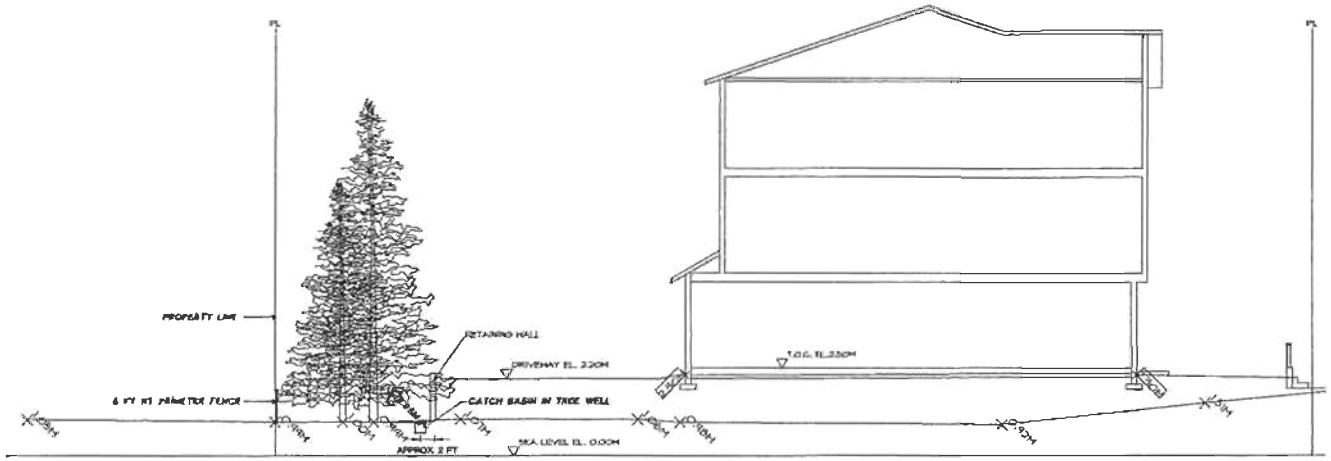


NOTES:
1. TREE RETENTION FENCES TO BE IN PLACE PRIOR TO ANY WORK ON SITE.
2. LANDSCAPE ARCHITECT TO VERIFY PLACEMENT.
3. FENCE TO ENCLOSE ALL TREE RETENTION ZONES.

3 / L-1 TREE RETENTION ZONE PROTECTIVE FENCING

1/2" = 1'-0"

NOTE: EXTENT OF TREE RETENTION FENCE TO BE AS SHOWN ON SITE PLAN AND LANDSCAPE PLAN OR AS RECOMMENDED BY ARBORIST



SECTION 'A': NORTH SOUTH CROSS SECTION SHOWING RETAINED TREES

M2 LANDSCAPE ARCHITECTURE

NO.	DATE	REVISION DESCRIPTION	BY
2	[illegible]	REVISED CITY COMMENTS	MGP
1	[illegible]	ISSUED FOR DP	JC

PROJECT:
MULTI-FAMILY RESIDENTIAL
8040, 8060, 8080 NO 2 ROAD, RICHMOND, B.C.

DRAWING TITLE:
LANDSCAPE DETAILS

DATE:	03MAR27
SCALE:	AS SHOWN
DRAWN:	JC
DESIGN:	JC
CHK'D:	MH

DRAWING NUMBER: L4 OF 4

M2LA PROJECT NUMBER: 17-034

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

Development Application Data Sheet

RZ 11-587764 **Attachment 3**

Address: 9040 and 9060/9080 No. 2 Road

Applicant: Yamamoto Architecture Inc.

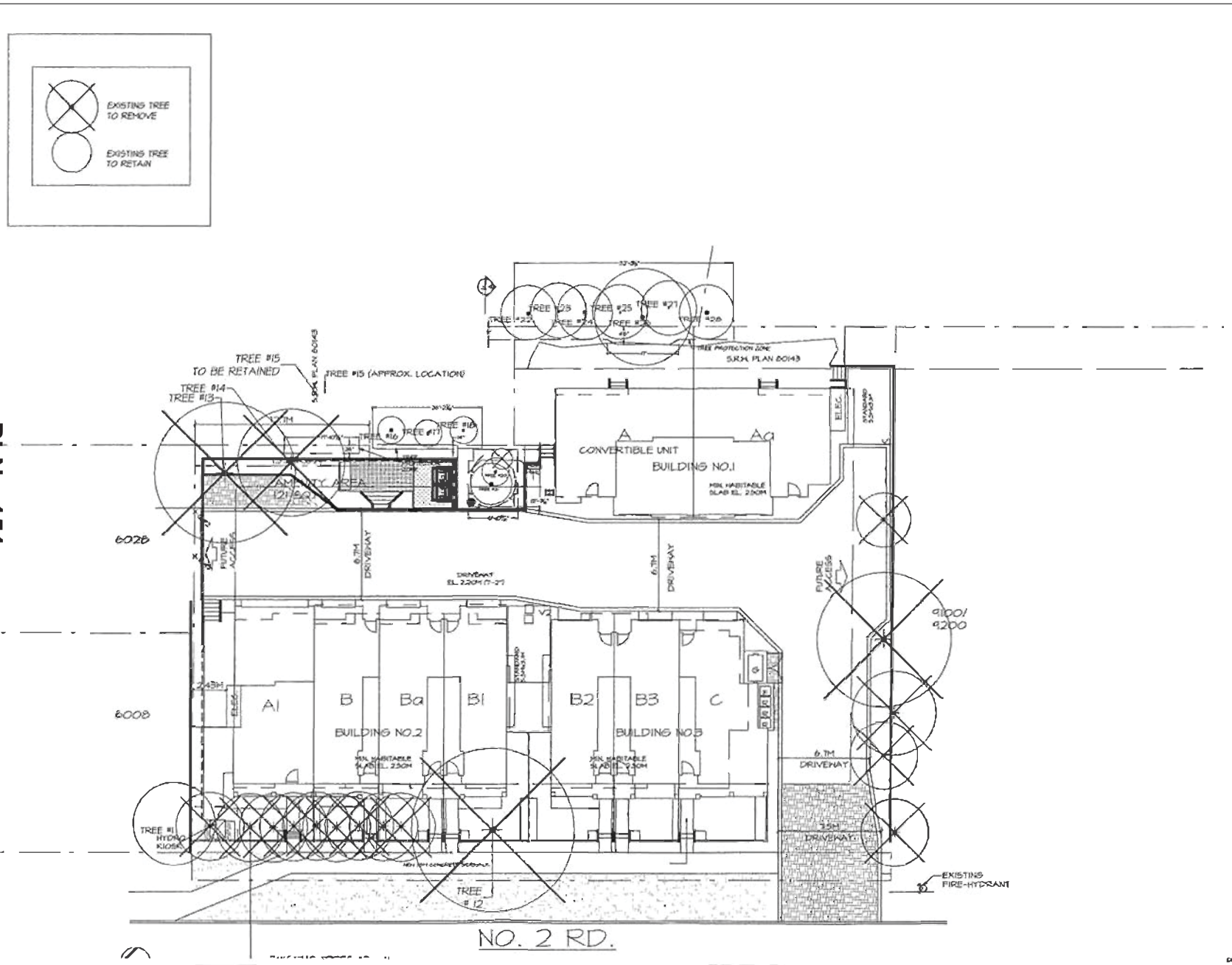
Planning Area(s): Blundell

	Existing	Proposed
Owner:	Azim Bhimani	To be determined
Site Size (m^2):	1,855.0 m^2 (19,964.5 ft^2)	1,752.6 m^2 (18,864.9 ft^2)
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Area Plan Designation:	N/A	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/E)	Low-Density Townhouses (RTL4)
Number of Units:	One (1) single-family dwelling and (1) non-conforming duplex – 3 units in total	9 units
Other Designations:	N/A	No Change

On Future Development	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60 max.	none permitted
Lot Coverage – Building:	Max. 40%	40% max.	none
Lot Coverage – Non-porous Surfaces	Max. 65%	65% max.	none
Lot Coverage – Landscaping:	Min. 25%	25% min.	none
Setback – Front Yard (m):	Min. 6 m	5.0 m	**variance requested**
Setback – Side Yard (North) (m):	Min. 3 m	3.0 m min.	none
Setback – Side Yard (South) (m):	Min. 3 m	3.0 m min.	none
Setback – Rear Yard (m):	Min. 3 m	4.5 m min.	none
Height (m):	Max. 12.0 m (3 storeys)	12.0 m (3 storeys) max.	none

On Future Development	Bylaw Requirement	Proposed	Variance
Lot Size (min. dimensions):	Min. 50 m wide x 35 m deep	Approx. 50.94 m wide x average 36.02 m deep	none
Off-street Parking Spaces – Resident (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	18 (Residential) and 2 (Visitor)	none
Off-street Parking Spaces – Total:	20	20	none
Tandem Parking Spaces:	not permitted	12	**variance requested**
Small Car Parking Spaces:	not permitted	3	**variance requested**
Handicap Parking Spaces:	0	0	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	12 (Class 1) and 2 (Class 2) min.	none
Amenity Space – Indoor:	Min. 70 m^2 or Cash-in-lieu	$9,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m^2 x 9 units = 54 m^2	54 m^2 min.	none

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



PLN - 151

M2 LANDSCAPE ARCHITECTURE

MULTI-FAMILY RESIDENTIAL

9040, 9060, 9080 NO. 2 ROAD, RICHMOND, B.C.

TREE PRESERVATION PLAN

L1

ATTACHMENT 4

City of Richmond

Rezoning Considerations

Development Applications Division
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 9040 and 9060/9080 No. 2 Road **File No.:** RZ 11-587764

Prior to final adoption of Zoning Amendment Bylaw 8926, the developer is required to complete the following:

1. 2.0m road dedication along the entire No. 2 Road frontage.
2. The granting and registration of a 6.7m wide statutory Public Right Of Passage (PROP) along the entire internal drive aisle to provide access to/from the future development sites to the north and south. Owner responsible for maintenance and liability.
3. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
4. Registration of a flood indemnity covenant on title.
5. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
6. Enter into a Servicing Agreement* for the design and construction of frontage improvements from Francis Road to the south property line of consolidated site. The improvements to include, but not limited to: 1.5 m concrete sidewalk at the east property line of No. 2 Road with grass and treed boulevard between the new sidewalk and the existing curb.
7. City acceptance of the developer's offer to voluntarily contribute $2.00 per buildable square foot (e.g. $22,638.53) to the City's affordable housing fund.
8. City acceptance of the developer's offer to voluntarily contribute $5,000.00 towards the future upgrade of traffic signals at No.2 Road/Francis Road with Audible Pedestrian Signals (APS).
9. Contribution of $1,000 per dwelling unit (e.g. $9,000.00) in-lieu of on-site indoor amenity space.
10. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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

1. Submission of a Tree Survival Security to the City in the amount of $10,000.00 for the two (2) Douglas Fir trees to be retained. 50% of the security will be released upon completion of the proposed landscaping works on site (design as per Development Permit for 9040 and 9060/9080 No. 2 Road). The remaining 50% of the security will be release two (2) year after final inspection of the completed landscaping in order to ensure that the trees have survived.
2. 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. 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.

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

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
2. Submission of a Tree Cutting Permit application and provide associated compensations, if required, for the removal of remove two (2) trees on the adjacent property to the south (9100 No. 2 Road), along the common property line.
3. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

4. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
5. 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 Division 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.

[Signed original on file]

Signed

Date

City of Richmond

Bylaw 8926

Richmond Zoning Bylaw 8500
Amendment Bylaw 8926 (RZ 11-587764)
9040 AND 9060/9080 NO. 2 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 Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **LOW DENSITY TOWNHOUSES (RTL4).**

   P.I.D. 004-061-365
   Lot 1 Except the North 93.21 Feet Section 30 Block 4 North Range 6 West New Westminster District Plan 15982

   P.I.D. 004-113-071
   Lot 682 Except: Part Subdivided by Plan 78412, Section 30 Block 4 North Range 6 West New Westminster District Plan 53532

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8926".**

FIRST READING _____

A PUBLIC HEARING WAS HELD ON _____

SECOND READING _____

THIRD READING _____

DEVELOPMENT REQUIREMENTS SATISFIED _____

ADOPTED _____

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

_____ _____

MAYOR CORPORATE OFFICER