



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee **Date:** September 16, 2011
From: Brian J. Jackson, MCIP **File:** RZ 10-531707
Director of Development
Re: Application by Studio Elemental Design for Rezoning at 9220 No. 3 Road from Land Use Contract 078 and Single Detached (RS1/E) to Local Commercial (CL)

Staff Recommendation

1. That Official Community Plan Amendment Bylaw No. 8820, to redesignate 9220 No. 3 Road from "Low-Density Residential" to "Commercial" in the Official Community Plan Specific Land Use Map (Attachment 2 to Schedule 1 of Bylaw No. 7100), be introduced and given first reading.
2. That Bylaw No. 8820, having been considered in conjunction with:
 - the City's Financial Plan and Capital Program;
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.
3. That Bylaw No. 8820, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require any further consultation.
4. That the provisions of "Land Use Contract 078" be discharged from the southern portion of 9220 No. 3 Road and that Bylaw No. 8821, to amend the "Local Commercial (CL)" zoning district and rezone 9220 No. 3 Road from "Land Use Contract 078" and "Single Detached (RS1/E)" to "Local Commercial (CL)", be introduced and given first reading.

Brian Jackson, MCIP
Director of Development
BJ:ke

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Community Bylaws	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Policy Planning	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Studio Elemental Design have applied to the City of Richmond for permission to rezone 9220 No. 3 Road (**Attachment 1** – Location Map) from Single Detached (RS1/E) to Local Commercial (CL) in order to permit redevelopment of the existing veterinary service facility (Richmond Animal Hospital) on the subject site.

As a result of this rezoning application, discharge Land Use Contract 078 over the southern half of 9220 No. 3 Road is required along with a minor amendment to the Local Commercial (CL) zone.

History of Subject Site

The Richmond Animal Hospital has operated on the subject site since the early 1970's. Currently, the zoning consists of Single Detached (RS1/E) over the northern half of the site that contains the building associated with the Richmond Animal Hospital. The veterinary service use operating out of the building is non-conforming to the residential zoning on the northern half of the property. The southern half of the site has a Land Use Contract (078) that was registered in 1977. Uses permitted in the Land Use Contract are limited to off-street vehicle parking for the Richmond Animal Hospital. Off-street parking is located on the southern half of the property in compliance with the provisions of the Land Use Contract (refer to **Attachment 1** for zoning).

This rezoning application facilitates a discharge of the existing Land Use Contract 078 so that a zoning amendment to allow veterinary service use in the zone, which enables the owner of the Richmond Animal Hospital to undertake upgrades to the existing building and site to maintain operations over the long term.

Project Description

The existing Richmond Animal Hospital building is primarily one-storey, with the exception of a small second-storey portion on the west side of the building (i.e., close to No. 3 Road) that was constructed in the early 1970's. To ensure the long-term viability of the Richmond Animal Hospital, a significant retrofit of the building that involves a complete internal renovation and minor addition of floor space to update the facility to current standards is required.

The building retrofit will be undertaken within the existing building footprint. Additional floor space is proposed on a small second storey area at the east side of the building (approximately 82 sq.m in area). All proposed floor space on the second storey is for supporting accessory uses (i.e., administration offices, staff areas) with all veterinary service uses on the ground level. The rear yard setback of the existing ground floor to the east property line is 1.8 m (6 ft.). The proposed second floor addition is set back 5 m (16.5 ft.) from the rear property line and 5 m (16.5 ft.) from the north side yard.

The building retrofit retains a majority of the structural support walls on the ground floor and second level with demolition of most internal walls to facilitate the interior renovations. The exterior of the building will be retrofitted to upgrade the overall appearance of the facility. External materials and overall form and character of the project will be reviewed through a

future Development Permit application, which is required for the site (refer to **Attachment 2** for a preliminary site and building plan and elevations)

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is contained in **Attachment 3**.

Surrounding Development

To the North: A residential dwelling on a property zoned Single Detached (RS1/E).

To the East: A residential dwelling on a property zoned Single Detached (RS1/E) in the subdivision behind the subject site.

To the South: A residential dwelling on a property zoned Single Detached (RS1/E)

To the West: Across No. 3 Road, Broadmoor Blvd., and properties zoned Single-Detached (RS1/E).

Related Policies & Studies

Official Community Plan (OCP) – Existing Land Use Designations and Proposed Amendment

The OCP Generalized Land Use Map designates the subject site for “Neighbourhood Residential”. No amendment is required as a result of the proposal as the existing designation allows for complementary uses servicing residential areas (i.e., local commercial).

The OCP Specific Land Use Map designates the subject site for “Low-Density Residential.” This designation only allows primarily for residential land uses. As a result, an OCP amendment is required to redesignate the subject site to “Commercial”. A “Commercial” land use designation is appropriate for the subject site and proposed veterinary service use as this is a commercial activity that provides services to the local community.

Both the “Neighbourhood Residential” and “Commercial” land use designations would permit a residential accessory use in the form of a residential caretaker/operator unit. Although not proposed by the applicant at this time, the existing and proposed land use designations would allow for a residential caretaker unit to be established within the existing veterinary service facility should the owner wish to include this use in the future.

Consultation

OCP Bylaw Preparation Consultation Policy 5043

In accordance with Council Policy 5043 on consultation for OCP amendments, the proposed development does not need to be referred to School District. No. 38 (Richmond) because the uses will not generate additional demand from school age children. No additional referrals to external agencies are required based on the provisions of the policy.

Staff CommentsZoning Approach – Amendments to the Local Commercial (CL) Zone

The proposal involves rezoning the subject site to Local Commercial (CL) and recommends minor amendments to this zoning district to include “Veterinary Service” as an additional use permitted only on the subject site. This proposed zoning amendment does not permit a veterinary service use as an outright permitted use for all sites in the City zoned Local Commercial (CL) nor does it permit the subject site to be used as a retail convenience store. In summary, zoning will restrict the use of this site for a veterinary service operation only, which will facilitate the Richmond Animal Hospital to continue to operate, while not permitting other general retail uses (i.e., convenience store).

Veterinary service allows for the examination, care, diagnosis and treatment of pets. Accessory uses permitted relate to the short-term accommodation of pets undergoing treatment, pet grooming and the retail of pet medicine and supplies. A veterinary service facility does not allow for any animal breeding and boarding, animal shelters or animal daycare and none of these uses are proposed or will be permitted in conjunction with the Richmond Animal Hospital facility.

In addition to amending the Local Commercial (CL) zone to permit veterinary service on a site-specific basis, additional minor amendments are recommended to permit a residential security/operator dwelling on the subject site so long as it is located in the same building as the veterinary service facility. Although this component is not proposed now as part of the development, proposed zoning provisions allow for a caretaker residence to be established in the future.

Other provisions of the Local Commercial (CL) zone related to density, site coverage, building height and parking will enable the proposed redevelopment of the animal hospital on the site. As the proposal involves retrofitting the existing structure and generally utilizing the same footprint, variances to reduce the interior side yard setback (north property line) and rear yard setback (east property line) will be required as follows:

- Reduce north property line (side yard) setback from 3m (10 ft.) to 1.8m (6 ft.) for the ground floor of the existing building.
- Reduce east property line (rear yard) setback from 3m (10ft.) to 1.8m (6 ft.) for the ground floor of the existing building.

These variances to reduce setbacks along the north and east adjacencies will be reviewed through the processing of the forthcoming Development Permit application. Remaining setbacks to the south and west (No. 3 Road) property line comply with the minimum requirements in the zone.

Community Bylaws – Previous Complaints about Animal Boarding and Daycare

In 2007, Community Bylaws dealt with some complaints about the subject site being utilized as an animal daycare and boarding operation in conjunction with the Richmond Animal Hospital operation. In response to these concerns, the owner stopped all animal boarding and daycare operations on the subject site. Community Bylaws and Vancouver Coastal Health have not received any property use or noise related concerns on the subject property since animal boarding and daycare uses were stopped on the site. The proposed redevelopment of the Richmond Animal Hospital limits all operations as a veterinary facility only. Boarding of

animals is only permitted for those in care of the facility. No stand alone animal boarding or daycare is proposed or permitted to operate on the subject site. Animals in care that are required to go outside will be fully supervised by facility staff to ensure any impacts to neighbours (noise) are minimized.

Engineering – Storm, Sanitary and Water System Capacity Analysis

City storm and water systems were deemed to be sufficient to accommodate the proposed redevelopment on the site. A sanitary system capacity analysis was submitted and approved by the City, which identified that no upgrades to the City sanitary system are required as a result of the development.

The subject site has three (3) connections to the City sanitary sewer system. Two (2) of these connections are shared with other properties and the remaining connection is a single connection to the subject site. As part of this development, the existing two (2) sanitary connections that are shared with other properties must be capped. The subject property is to be serviced by a separate individual sanitary sewer connection, that includes a suitable sized inspection chamber as identified in the recommendations contained in the approved sanitary sewer capacity analysis. These works are to be completed through a City work order required at the processing of the building permit.

Transportation/Engineering Utilities – Frontage Works Along No. 3 Road

The subject site is serviced by two (2) driveway crossings providing vehicle access from No. 3 Road. Through the redevelopment, removal of existing driveway crossings and reinstatement of the concrete sidewalk is required. As a result, one (1) new driveway crossing will be installed to provide access to No. 3 Road and is located approximately 9 m north of the south property line (to align with the intersection of Broadmoor Boulevard on the west side of No. 3 Road). Removal of existing driveways, reinstatement of the concrete sidewalk and installation of the new driveway crossing at the ultimate location are to be completed through a City work order required at the processing of the building permit.

Additional frontage upgrades (installation of a grass & treed boulevard and new concrete sidewalk) typically requested as part of a redevelopment along major arterial roads was examined. However, the proposal involves the retention of a number of large mature evergreen trees located in close proximity to the No. 3 Road property line. The proponent's arborist identified that a minimum tree retention zone be established around these trees to ensure their retention and viability. Any proposed frontage works involving the relocation of the existing concrete sidewalk will result in the works encroaching into the tree retention zone and existing drip line of the tree. Based on the recommendations of the arborist and overall tree retention strategy, frontage works will be limited to removal of existing driveway crossings, reinstatement of the sidewalk (in existing location) and installation of the new driveway crossing to minimize impacts to existing trees along No. 3 Road.

Additional landscaping to enhance the No. 3 Road streetscape and complement trees to be retained will be secured through the Development Permit application.

On-Site Tree Retention, Removal and Compensation

A tree survey and consulting arborist report was submitted, reviewed and approved by City staff. A summary of tree removal, retention and compensation is provided in the following table:

Total Number of Trees	Trees to be Removed	Trees to be Retained	Compensation Required	Comments
28	<ul style="list-style-type: none"> • 3 hazard trees • 3 trees conflict with building 	22	6 trees to be planted on site (2:1 ratio)	<ul style="list-style-type: none"> • 3 trees identified as hazard/high risk based on arborist assessment. No compensation required for removal of hazard trees. • Tree protection measures to be implemented for all on-site trees and trees on neighbouring properties identified for retention. • Refer to Attachment 4 for a tree retention and removal site plan.

Based on the redevelopment involving the retrofit of the existing building and use of the existing off-street parking areas, this proposal presents an opportunity to retain many of the existing mature on-site trees. An arborist report has been submitted and recommends retention of a total of 22 trees on the subject site. Three (3) trees are identified as a hazard and are recommended for removal due to their extremely poor condition or defect. No tree compensation is required for trees identified as a hazard. Three (3) trees are recommended for removal due to their close proximity and conflict with the existing and proposed building footprint. Six (6) trees will be replanted as compensation on the subject site (based on a 2:1 replacement ratio), which will be secured through the forthcoming Development Permit application landscape submission.

Tree protection measures (fencing, no disturbance/tree retention zones) are also required based on the recommendations and specifications of the arborist. To ensure on-site trees are protected during construction activity, the proponent is required to enter into a contract with a certified professional arborist to oversee and monitor on-site trees through the redevelopment of the property. Proof of an arborist contract is required prior to issuance of the Development Permit application.

Flood Plain Management Strategy

A flood indemnity covenant is required to be registered on title that identifies a minimum Flood Construction Level (FCL) of 2.9m or 0.3m above the surveyed crown of the road adjacent to the site. Registration of this legal document is a rezoning consideration for the proposed development (**Attachment 5**). This minimum flood construction level will apply to any new building construction occurring on the site and will not apply to the renovation of the existing building. In accordance with Flood Plain Designation and Protection Bylaw 8204, developments are not required to construct to the minimum FCL (2.9 m or 0.3m above the surveyed crown of the road adjacent to the site) if works are limited to renovations and no additional building area is being added to the building that would be below the minimum FCL. As a result, the retrofit and renovation of the facility on the subject site will be able to utilize the existing elevation of the foundation slab.

Analysis

The proposal facilitates the redevelopment of the Richmond Animal Hospital to enable the existing building to undergo a major retrofit to modernize the facility, upgrade the overall site appearance and meet the growing needs of the business that has operated on the subject property since the early 1970's. The zoning permits for the care, examination, diagnosis and treatment of animals and pets. This use allows for the short term accommodation of animals in care, but does not permit animal breeding or boarding, animal shelters or animal daycare. Minor amendments to the Local Commercial (CL) zone are required to permit the subject site as a "Veterinary Service" use only.

The proposed density of 0.34 FAR and site coverage of 31% complies with the provisions of the Local Commercial (CL) zone. A majority of the retrofitted facility will be one (1) storey with two (2) small second storey building components. The maximum height of the animal hospital facility is approximately 7.5 m (25 ft.) Based on the surrounding Single Detached zoning, the proposed development also is well below the density and coverage provisions of single-family dwellings, which can build to a density of 0.55 FAR with 45% site coverage, 9 m (30 ft.) height and 2 storey massing throughout.

The existing relationship of the animal hospital facility will remain relatively unchanged to the surrounding single-family properties as the proposal involves development over the existing building footprint. A proposed second storey addition situated at the rear (east end of the building) is setback approximately 5 m (16.5 ft.) from the rear property line and steps back significantly from the existing ground floor portion of the building, which is set back 1.8 m (6 ft.) from the rear property line. The second storey addition is also set back approximately 5 m (16.5 ft.) away from the side yard (north property line).

Forthcoming Development Permit Application

Review and processing of a development permit application is required to address the following aspects of the proposal:

- Overall form, character and architectural detailing of the project.
- Proposed landscaping in conjunction with tree retention.
- Massing and adjacency to surrounding properties.
- Review of requested variances for existing building walls on the side and rear yards.
- Finalize parking, loading, garbage and recycling areas.
- Processing of a Development Permit application to the satisfaction of the Director of Development is a rezoning consideration attached to the subject application.

Conclusion

This rezoning application involves:

- Discharge of the existing Land Use Contract 078 on the southern half of the 9220 No. 3 Road.
- Minor amendment to the OCP Specific Land Use Map to amend the designation of the subject site from "Low-Density Residential" to "Commercial".
- Minor amendments to the Local Commercial (CL) zone to include veterinary service as a permitted use on the subject site only.

- Rezone the subject site to the amended Local Commercial (CL) zone to permit the continued operation of a veterinary service facility.

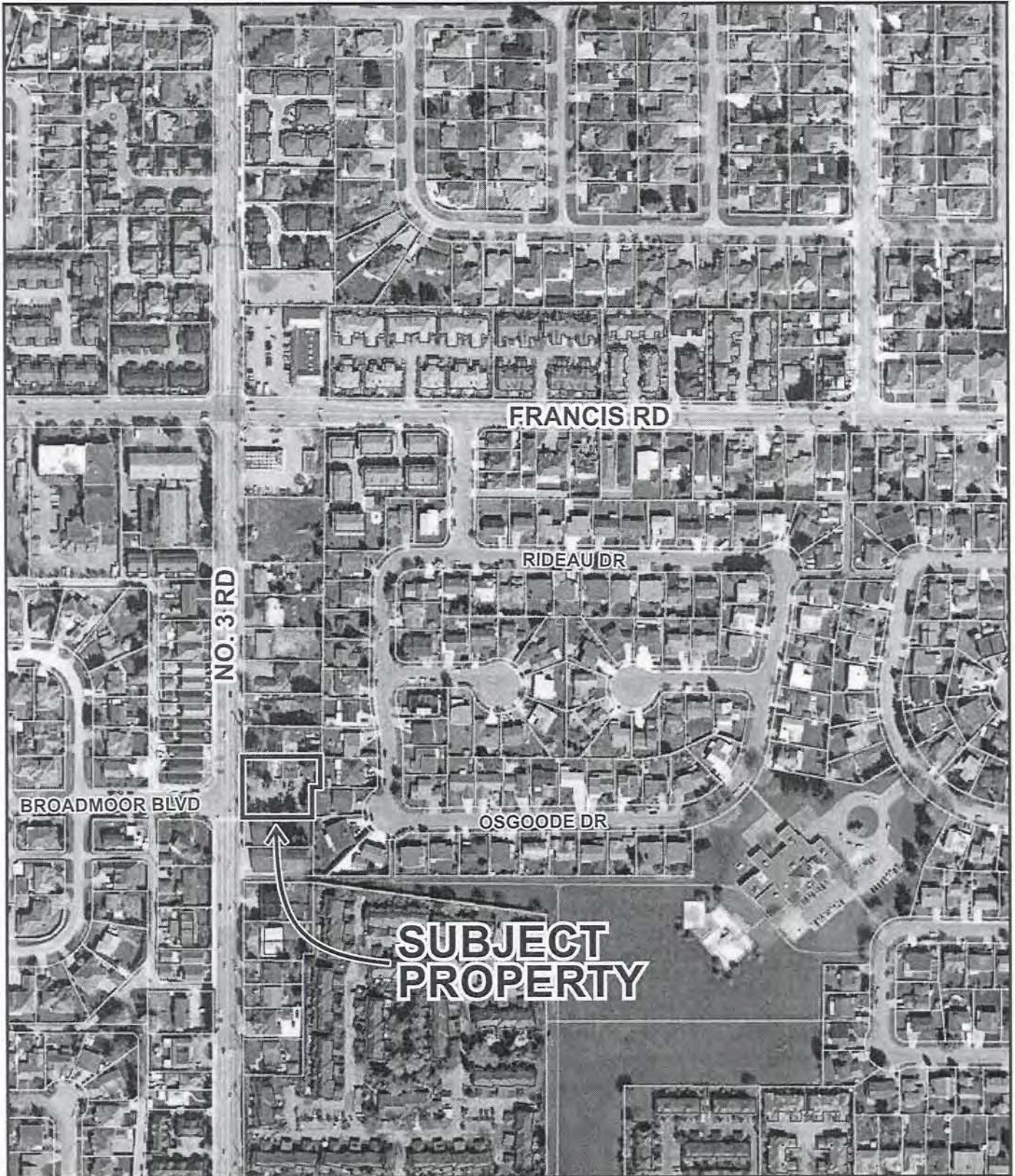
All technical issues related to the rezoning proposal have been addressed. Additional design detailing and review will be undertaken through the Development Permit application.



Kevin Eng
Planner 1

KE:rg

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



RZ 10-531707

Original Date: 06/09/10

Amended Date:

Note: Dimensions are in METRES

NOTES:
 1. All work shall be done in accordance with the provisions of the BC Building Act and the BC Building Code.
 2. The design shall be in accordance with the provisions of the BC Building Act and the BC Building Code.
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NOT FOR CONSTRUCTION

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 North Vancouver, B.C.
 V7H 1Y9
 604.750341776 603.3528
 studioelemental.ca

Issued:
 16 September 11 for rezoning

revisions:
 #Nov 2009 - client review
 #May 2010 - rezoning application
 #Aug 2010 client revision
 #May 2011 structural preview
 #August 2011 rezoning review
 #August 2011 rezoning review

Richmond Animal
 Hospital
 9220 No3 Rd
 Richmond, BC V7A 1V6

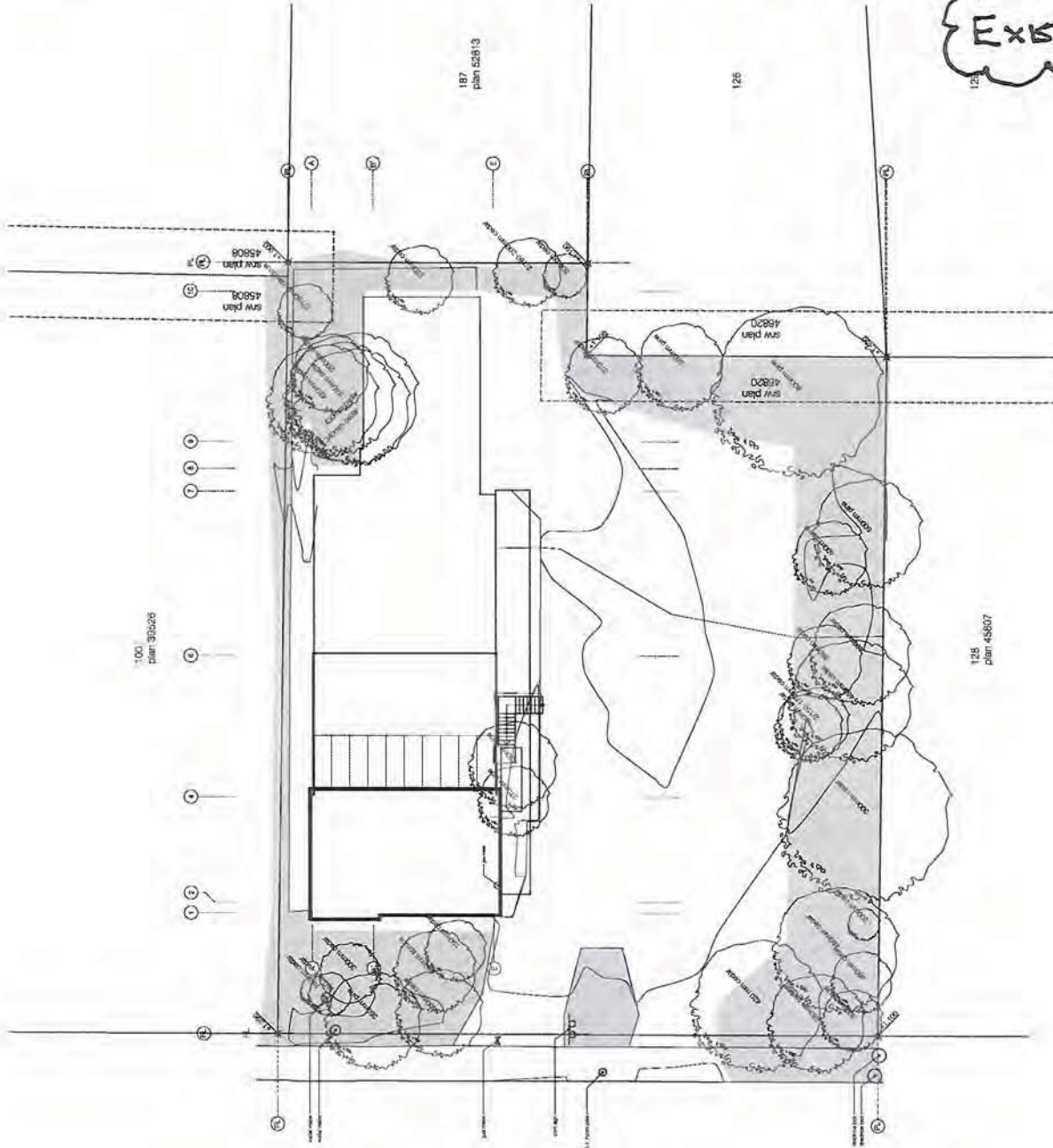
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Demolition

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 sheet 5 of 26

EXISTING



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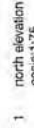
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Richmond Animal Hospital
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Demolition

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sheet 10 of 26

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Hospital**
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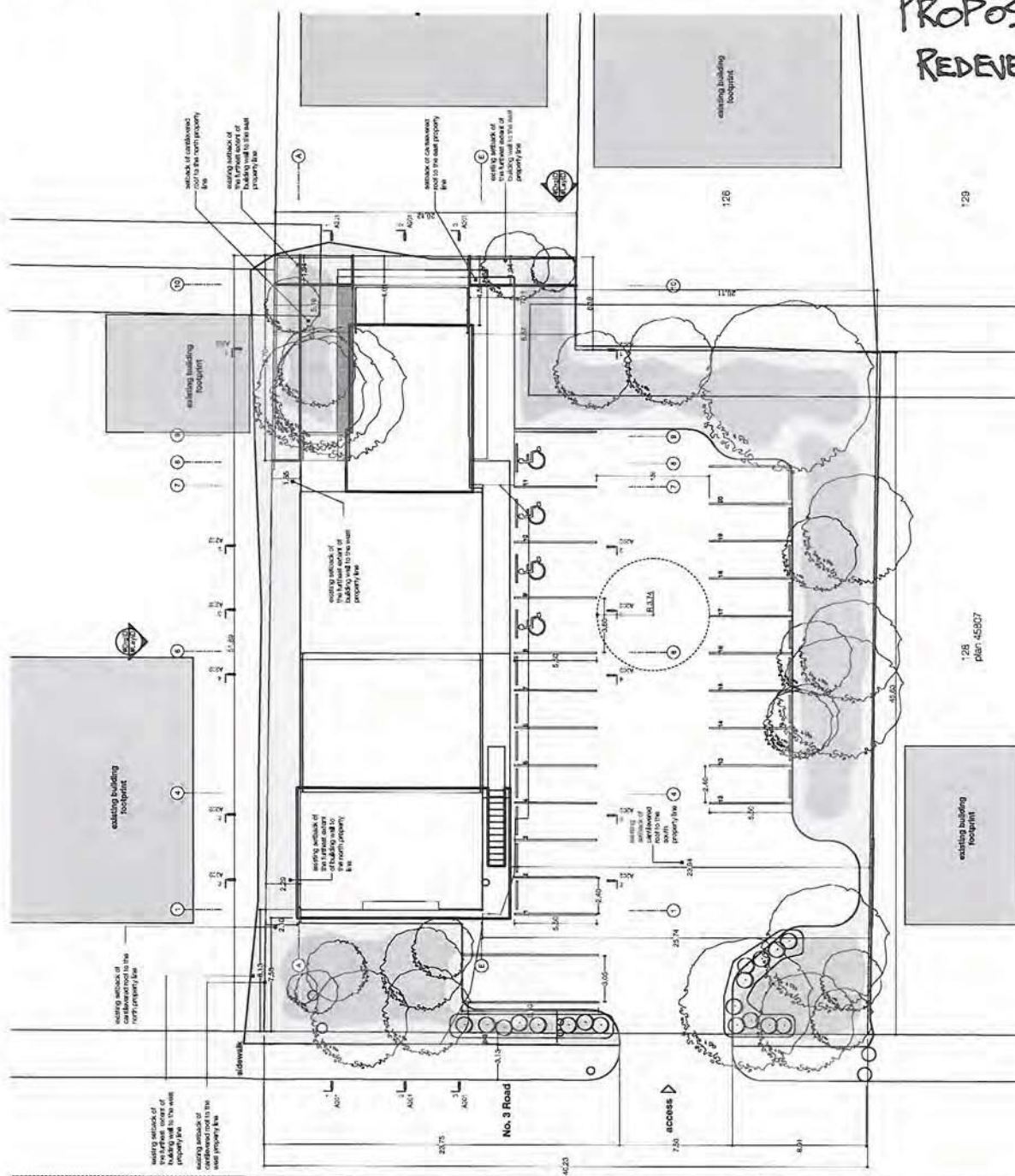
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setbacks

Sheet 12 of 28

PROPOSED REDEVELOPMENT

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2507

29

126

Broadmoore
Blvd

roof level
scale:1:128

REZONING
ISSUED FOR:

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Richmond, BC V7A 1V9

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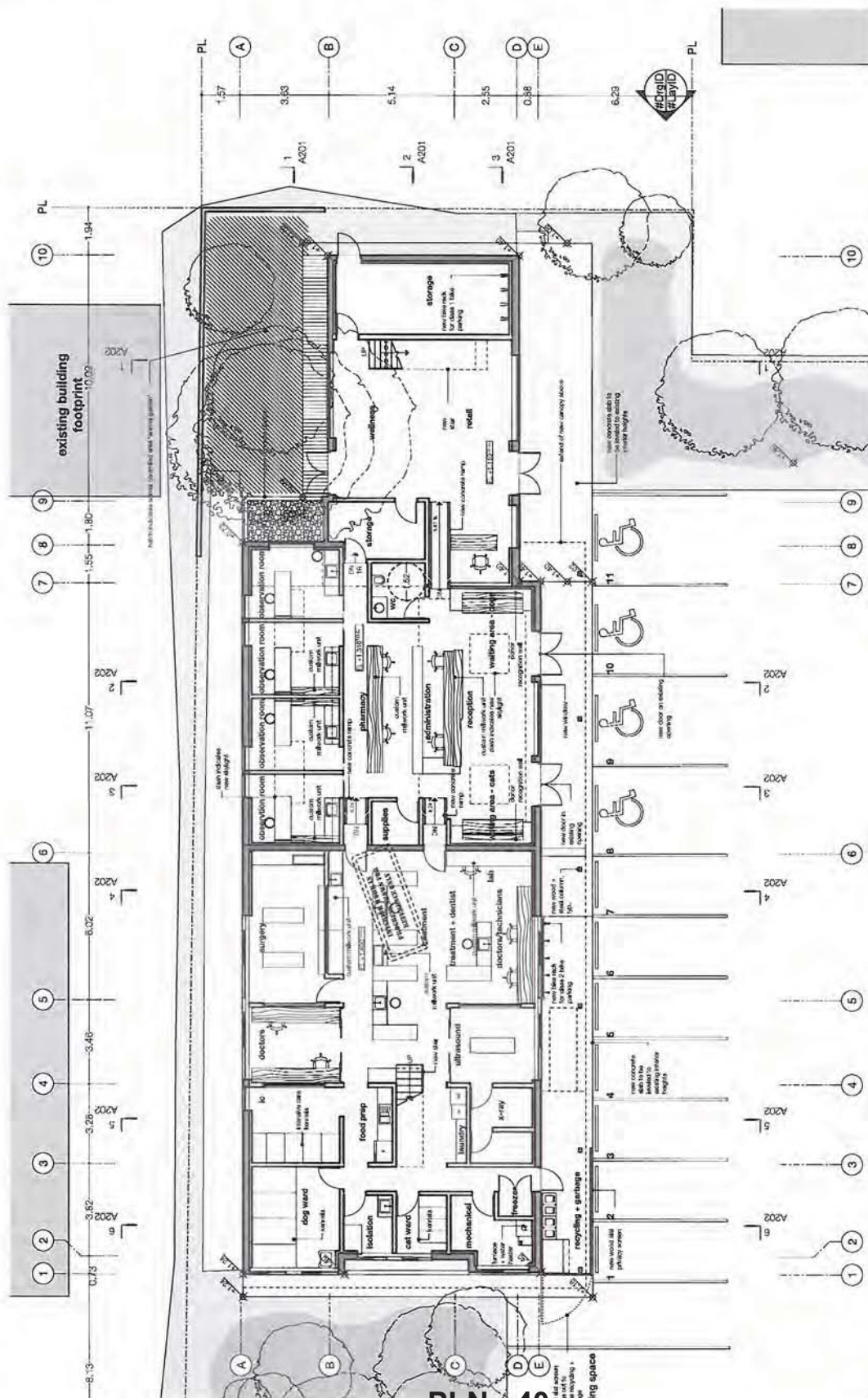
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level 1000

Only

sheet 14 of 26



PLN - 40

ground level
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Sheet 15 of 26



PLN - 41



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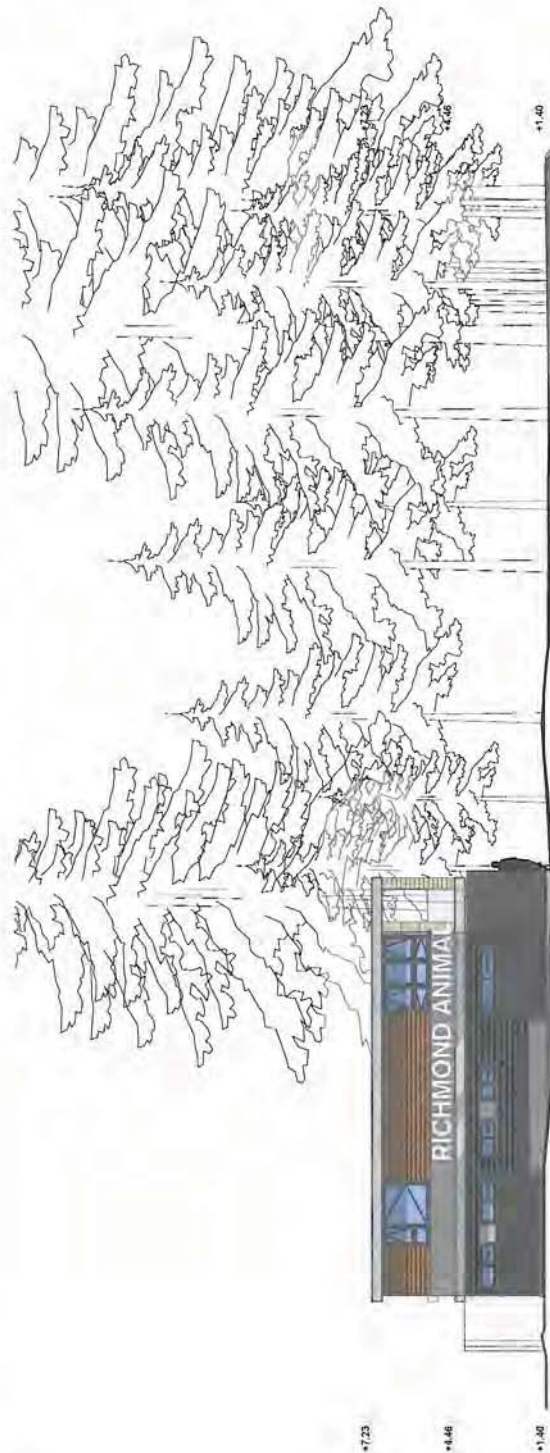


south + west elevations

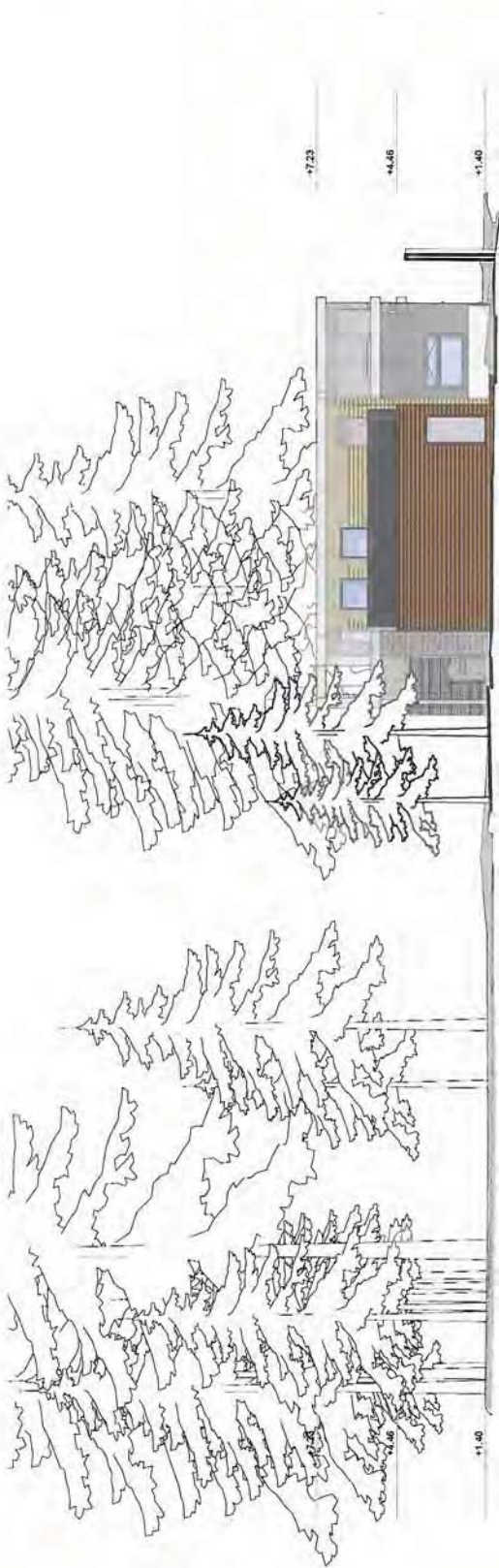
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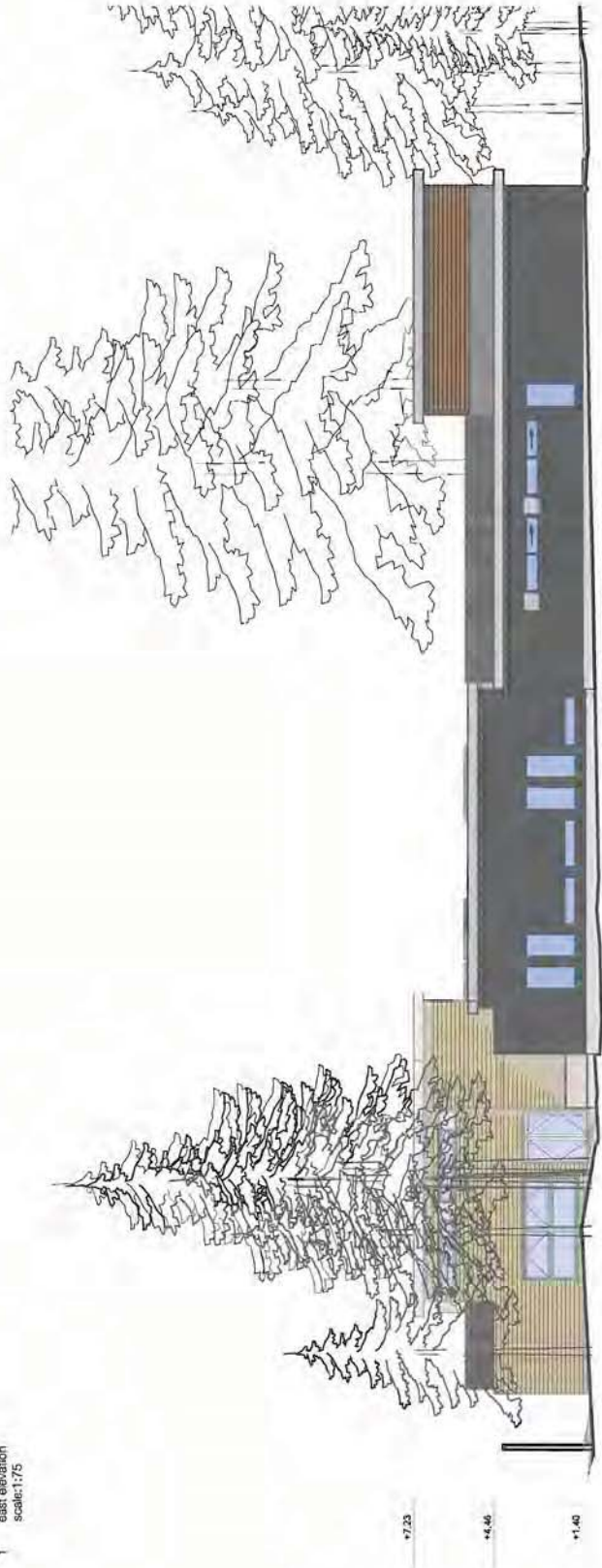
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scale: 1:75



2 west elevation
scale: 1:75



1 east elevation
scale: 1:75



2 north elevation
scale: 1:75

east + north elevations

A302

sheet 19 of 28

notes
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#May 2011 structural review
#August 2011 rezoning pre-review
#August 2011 rezoning review

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8920 N63 Rd
Richmond, BC V7A 1V9

date	status	scale
11-09-16	rezoning	
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City of Richmond

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

Development Application Data Sheet

RZ 10-531707

Attachment 3

Address: 9220 No. 3 Road

Applicant: Studio Elemental Design

	Existing	Proposed
Owner:	Schaufele Enterprises Ltd.	No change
Site Size (m²):	1,941 m ²	No change
Land Uses:	Existing veterinary service facility with related off-street parking areas	New renovated veterinary service facility with related off-street parking areas
OCP General Land Use Map Designation:	Neighbourhood Residential	No change - Complies
OCP Specific Land Use Map Designation:	Low-Density Residential	Amend to Commercial
Zoning:	RS1/E – North Half Land Use Contract 078 – South Half	Local Commercial (CL)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.4 FAR	0.33 FAR	none permitted
Lot Coverage – Building:	Max. 35%	31%	none
Setback – Front Yard (m):	Min. 3 m	8 m.	none
Setback – Side & Rear Yards (m):	Min. 3 m	Side Yard (North) – 1.8 m Side Yard (South) – 6.9 m to 24 m Rear Yard – 1.9 m	Variance requested for Side Yard (North) and Rear Yard
Height (m):	9 m	7.5 m	none
Off-street Parking Spaces:	11 spaces	20 spaces	none
Loading Spaces:	1 Loading Space	1 space provided	none
Bicycle Parking	Class 1 – 2 spaces Class 2 – 3 spaces	Class 1 – 4 spaces Class 2 – 5 spaces	none

Rezoning Considerations

9220 No. 3 Road

RZ 10-531707

Prior to final adoption of Zoning Amendment Bylaw 8821, the developer is required to complete the following:

1. Adoption of Official Community Plan Amendment Bylaw 8820.
2. Registration of a Flood Indemnity Covenant on title. The minimum Flood Construction Level (FCL) is 2.9 m or 0.3 m above the surveyed crown of the adjacent public road, which applies only to the new construction of buildings on the property otherwise not exempted by Flood Plain Designation and Protection Bylaw 8204.
3. Submission and processing of a Development Permit application to a satisfaction of the Director of Development.

Prior to issuance of the Development Permit, the developer is required to complete the following:

1. Submission of the appropriate landscape security based on the approved landscape plan for the development (to be determined through the Development Permit).
2. Submission of a contract between the owner and a Certified Arborist for the supervision of any on and off-site works within and around the tree retention/protection zones for trees identified for retention. The contract is required to identify the number of site inspections to be undertaken by the Certified Arborist and submission of a post-construction assessment report after redevelopment of the site is completed.
3. Installation and inspection of all tree protection fencing (to the appropriate specifications) on the subject site as recommended by the consulting arborist.

Prior to issuance of the Building Permit, the developer is required to complete the following:

1. City Work Order to Complete the following works:
 - a. Capping of the existing two (2) sanitary sewer connections located at the northeast and southeast corner of the subject site.
 - b. Installation of a sanitary connection tied to SMH 2148, complete with a suitably sized inspection chamber.
 - c. Removal of the existing two (2) driveway crossings servicing the subject site, reinstatement of the concrete sidewalk in the current alignment and location and installation of a new single driveway crossing at its ultimate location.
2. Prior to the issuance of BP, a construction parking and traffic management plan to be provided to the Transportation Division (see <http://www.richmond.ca/services/ttp/special.htm> for more info).

[Signed original on file]

Signed _____

Date _____



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 8820 (RZ 10-531707)
9220 No. 3 Road**

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

1. Richmond Official Community Plan Bylaw 7100 is amended by repealing the existing land use designation in Attachment 2 (Specific Land Use Map) to Schedule 1 of the Official Community Plan Bylaw 7100 thereof the following area and by designating it "Commercial".

P.I.D. 003-589-447

Lot 188 Section 28 Block 4 North Range 6 West New Westminster District Plan 52813

2. This Bylaw may be cited as **"Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 8820"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS

ADOPTED



MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8821 (RZ 10-531707)
9220 NO. 3 ROAD**

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

1. Richmond Zoning Bylaw 8500 is amended by:
 - i. Repealing Section 10.1.3 [Local Commercial (CL)] and replacing it with:

“10.1.3 A. Secondary Uses
 - **home business**
 - **residential security/operator unit****10.1.3 B. Additional Uses (See Section 10.1.11.3)**
 - **veterinary service”**
 - ii. Repealing Section 10.1.11.1 (Other Regulations) and replacing it with:

“10.1.11 Other Regulations
 1. The **residential security/operator unit** must be in the same **building** as the **retail convenience** or **veterinary service use**.”
 - iii. Inserting the following text into Section 10.1.11:

“3. The following **site is only permitted to be used as a **veterinary service use** and that the uses identified in the Permitted Uses Section (10.1.2) of the **zone** are not permitted on this **site**:**

9220 No. 3 Road
P.I.D. 003-589-447
Lot 188 Section 28 Block 4 North Range 6 West New Westminster District Plan 52813”
2. That the Mayor and Clerk are hereby authorised to execute any documents necessary to discharge “Land Use Contract 078” from the area shown cross-hatched on “Schedule A attached to and forming part of Bylaw 8821”.

3. 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 **LOCAL COMMERCIAL (CL)**.
- P.I.D. 003-589-447
Lot 188 Section 28 Block 4 North Range 6 West New Westminster District Plan 52813
4. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 8821”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

DEVELOPMENT REQUIREMENTS SATISFIED

ADOPTED

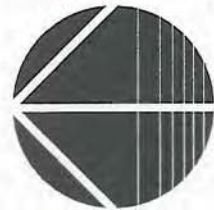
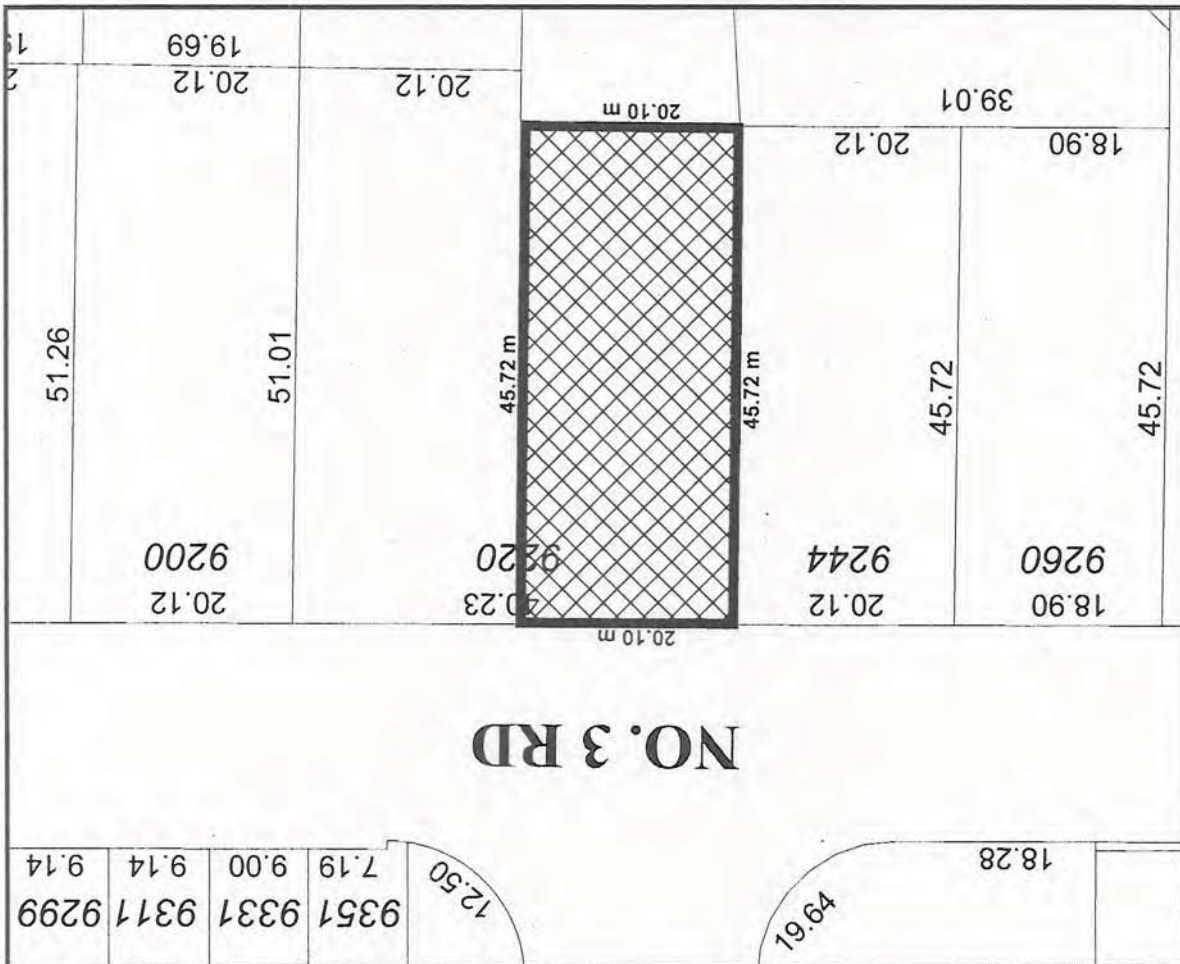
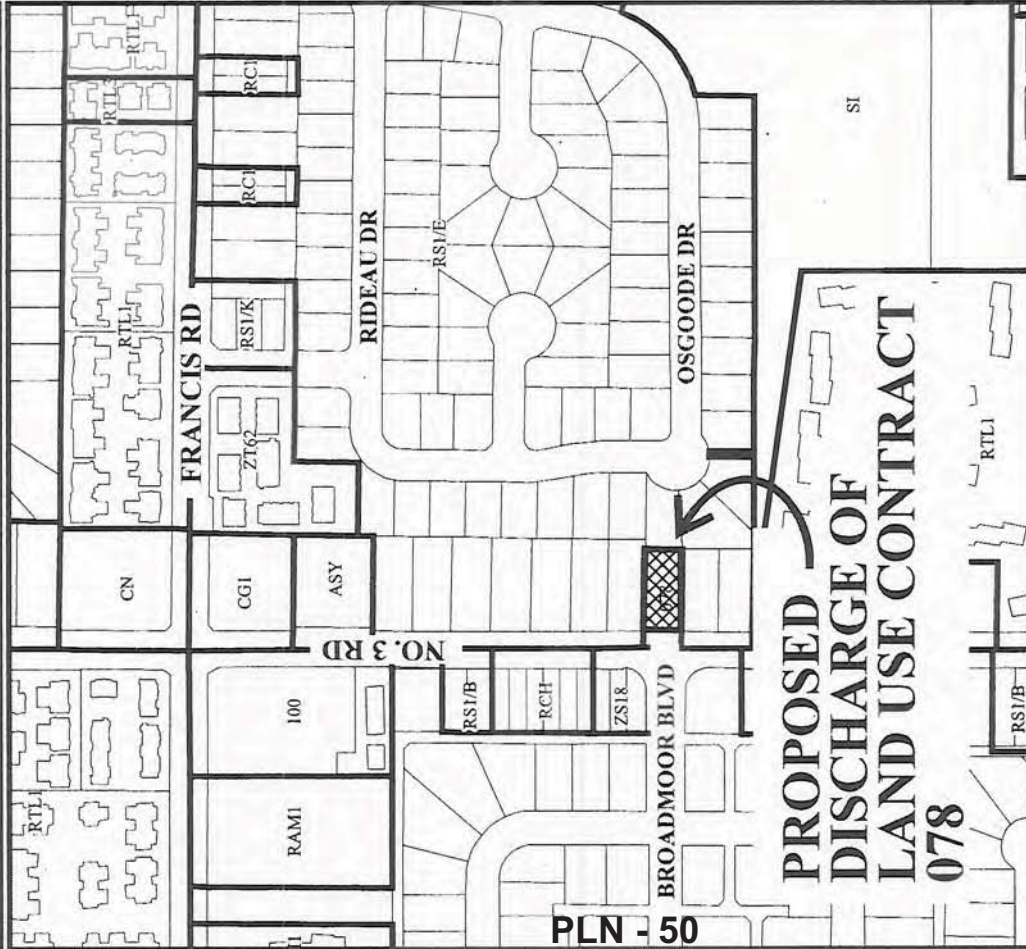
MAYOR

CITY OF RICHMOND
APPROVED by <i>il</i>
APPROVED by Director or Solicitor <i>[Signature]</i>

CORPORATE OFFICER



City of Richmond



RZ 10-531707

Original Date: 06/09/10

Revision Date: 09/20/11

Note: Dimensions are in METRES