



City of Richmond
 Planning and Development Department

Report to Committee

To: Planning Committee

From: Jean Lamontagne
 Director of Development

Re: Application by Wellfit (Canada) Investment Co. Ltd. for Rezoning at 7660 and 7680 Ash Street from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/139)

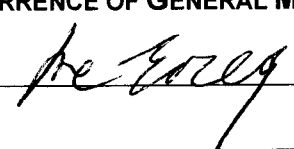
To Council - Dec 19, 2006
To Planning - Dec 19, 2006
 Date: December 8, 2006
 RZ 06-331914
 File: 12-8000-20-8105

Staff Recommendation

1. That Bylaw No. 8105, for the rezoning of 7660 and 7680 Ash Street from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/139)", be introduced and given first reading.


 Jean Lamontagne
 Director of Development

JL:ef
 Att. 7

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

Staff Report

Origin

Wellfit (Canada) Investment Co. Ltd. has applied to rezone 7660 and 7680 Ash Street (**Attachments 1 & 2**) from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/139)" in order to permit a subdivision to create approximately 7 single-family lots fronting onto a new extension of Keefer Avenue extending east from Ash Street to Armstrong Street along the south edge of the subject site.

The development will dedicate lands and construct a new east-west road (Keefer Avenue) and a portion of the new north-south road (Armstrong Street).

OCP Bylaw Amendment No. 8104, to add the amended location of Keefer Avenue to the Circulation Map to the McLennan South Sub-Area Plan, is proposed with the rezoning application for 7511 Bridge Street (RZ 04-276082), brought forward concurrently with the subject application, and must be adopted prior to adoption of the subject application.

Background

On October 24th, 2005, Council re-affirmed its support for the existing McLennan South Circulation Map and approved recommendations for future road development including the requirement that new single-family development provide land dedication and construction for a north-south road aligned half-way between Ash and Bridge Streets, from General Currie Road to the future extension of Keefer Avenue.

Additionally, Council adopted a recommendation, supported by a majority (72%) of the immediate neighbours, that rezoning applications for new single-family development on the east side of Ash Street shall be required to provide land dedication and construction for the Keefer Avenue "ring road" from Ash Street to the new north-south road (Armstrong Street), located to the north of the existing portions of Keefer Avenue. This portion of Keefer Avenue is included in the McLennan South Sub-Area DCC program.

Findings of Fact

Please refer to the attached Development Application Data Sheet (**Attachment 3**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Surrounding Development

To the North and West: A neighbourhood of older existing single-family homes on large lots (typically 18 m wide or wider), fronting Ash Street, and zoned as Single-Family Housing District, Subdivision Area F (R1/F).

To the East: A mix of older and several newer existing single-family homes on large lots (typically 18 m wide or wider), fronting Bridge Street, and zoned as Single-Family Housing District, Subdivision Area F (R1/F).

To the South: A mix of newer and older existing single-family homes on large lots (typically 18 m wide or wider), fronting Ash Street, and zoned as Single-Family Housing

District, Subdivision Area F (R1/F), as well as a recently completed 29 unit 2 ½ storey townhouse development (DP 04-274972) fronting Ash Street, zoned Comprehensive Development District (CD/35).

Related Policies & Studies

- Official Community Plan (OCP) designation: McLennan South Sub-Area Plan, Schedule 2.10D
- OCP Sub-Area Land Use Map (**Attachment 4**): Residential, “Historic Single-Family”, two and a half storeys maximum, maximum density 0.55 F.A.R.
- Roads: The plan intends that developers will build a number of new roads, with the final alignments “subject to development” (e.g. their locations may vary as a result of opportunities and/or constraints that arise as residential development proceeds). Dedication and construction of half roads for Keefer Avenue and Armstrong Street, and frontage improvements to Ash Street are required to be completed with this development.
- Development Permit Guidelines: Not applicable to single-family development. However, Comprehensive Development District (CD/139) has been developed specifically for this sub-area, and includes regulations to promote improved building appearance and landscaping.

The proposal to subdivide and develop single-family homes is consistent with the objectives of the McLennan South Sub-Area Plan in terms of land use, lot size, density, and road network.

Staff Comments

A subdivision plan is enclosed for reference (**Attachment 5**). Separate from the rezoning process, the applicant is required to submit separate applications for Subdivision, Servicing Agreement (street frontage improvements and new road construction) and Building Permit.

Analysis

Lot Size Policy Consistency

The proposal to develop single-family homes is consistent with the amendments to the McLennan Sub-Area Plan establishing a lot size policy, adopted by Council, April 18, 2005. The policy permits the 11.3 m wide lots which front an east-west road, and minimum 13 m wide corner lots, as proposed.

Density and Form

The proposed subdivision layout provides for an attractive pedestrian oriented streetscape of single-family homes fronting the proposed new east-west street, and maintains the wide frontage of the established subdivision pattern along Ash Street.

Building Appearance - Comprehensive Development District (CD/139)

Comprehensive Development District (CD/139), as amended by Bylaw 7945 with the application for 7720 Bridge Street (RZ 05-29550), adopted June 20, 2005, includes provisions for flexibility in the design of the garage, while including requirements to control building appearance, roof form and landscaping.

The amendments permit driveways from the street to lots that do not require lanes, while reducing the visual impact of the car by ensuring that garages and driveways do not dominate the streetscape. Comprehensive Development District (CD/139) controls the minimum lot width to accommodate garages in the front yard, and at the same time offers greater design flexibility to allow different type of lots.

Provisions, which are incorporated into this zone to achieve a “country estate” character for the McLennan South Sub-Area, include:

- a maximum floor area ratio of 0.55, consistent with City single-family standards;
- additional floor area permitted to encourage open front and rear porches;
- additional floor area permitted for development above garages, where steeply pitched roofs are provided, to encourage integration of the garage with the massing of the building and a pitched roof appearance;
- limits on the maximum width of garage doors, to ensure that the garage does not dominate the streetscape appearance of new homes;
- limiting fence height to 0.9 m (3 ft.) within 6 m (20 ft.) of public roads and requiring that they be of open construction (e.g., picket fences) to encourage a more open and continuous landscape between the public and private realms and between neighbouring properties; and
- landscaping requirements on new lots created from a subdivision for three (3) new trees on the property with at least one new tree in the front yard.

Comprehensive Development District (CD/139) offers design flexibility and is consistent with the McLennan South Lot Size Policy, which establishes design controls for building appearance, garage door size, and landscape, and therefore a building Scheme is not required with this application.

Road and Vehicle Access

This application proposes an extension of the “ring road” at a location north of the existing portions of Keefer Avenue. This location was confirmed through neighbourhood consultation and endorsed by Council, October 24, 2005. An OCP Bylaw to amend the Circulation Map is brought forward with the application for 7511 Bridge Street (RZ 04-276082), concurrent with the subject application.

The proposal includes dedicating and constructing half the new “ring road” across the entire south edge of the site as well as dedication of land at the east edge of the site and construction of a portion of the north-south road between Bridge and Ash Streets, as intended in the “Circulation Map”. Dedication and construction of a portion of the north-south road will provide opportunities for future back land development in this area.

The proposed development is consistent with the McLennan South Sub-Area Plan’s requirements for the establishment of new roads to provide access to the back lands. The proposal to construct a new east-west road for access to new single-family lots is sound and consistent with the approach taken elsewhere in McLennan South. Additionally, dedication of lands and construction of the north-south road will facilitate this future road (Armstrong Street).

Trees

An Arborist report and tree survey (**Attachment 6**) has been submitted and reviewed by City staff, with recommendations for tree retention and removal on the net site, after road dedications, as summarized in the Table, below. Trees located within the future extension of Keefer Avenue were not assessed, as the construction of the road will necessitate their removal. Compensation for trees within this road right-of-way is not being sought as Armstrong Street and Keefer Avenue are identified in the Area Plan, subject to adoption of Bylaw 8104 with this application.

Tree Summary Table

Item	Number of Trees	Tree Compensation Rate	Tree Compensation Required	Comments
Total On Site Trees	66	-	-	-
Within Right of Ways for New Roads, Keefer Avenue and Armstrong Street	29	N/A	None, as Road Required by Area Plan	Located within excavation and construction zones for roadworks. These trees to be further assessed as part of the SA process.
Within Single-Family Building Envelope	24	2:1	48	To be removed, due to conflicts with proposed building locations, driveways, or poor health of the tree.
Other Trees To be Removed	6	2:1	12	To be removed due to poor health or structure of trees.
Trees To be Retained	7	-	-	To be protected during construction.

The applicant proposes to provide tree retention, replacement trees and cash-in-lieu, as follows:

- Seven trees to be retained along the front property line at Ash Street (3 trees) and within the rear yard setbacks (4 trees), adjacent to the north property line.
- 28 replacement trees, of a minimum size of 6.3 cm DBH, (e.g., 4 per lot), consisting of 14 new trees in the front yards and 14 new trees in the rear yards (This is an increase of one tree per lot above the Landscape requirements in Comprehensive Development District (CD/139), which requires the planting of three trees per lot, of a minimum size of 6.3 cm DBH, with a minimum of one tree in the front yard); and
- 32 trees to be paid for off-site (Contribution to the City’s Tree Compensation Account).

In addition to the replacement trees, the applicant is required to provide 10 boulevard trees through the standard Service Agreement (e.g., 7 on Keefer Avenue and 3 on Armstrong Street);

In order to ensure that this work is undertaken, staff recommend that prior to final adoption of the rezoning bylaw, the applicant provide security as follows:

- A landscape security in the amount of \$17,500 (five-hundred dollars per tree) to the Security Deposit (Landscape) Account for the on site retained trees (7 trees) and replacement trees (28 trees);
- A cash-in-lieu payment of \$16,000 to the Tree Compensation Account for the trees to be removed and not replaced (32 trees); and

- The 10 boulevard trees required along Keefer Avenue and Armstrong Street will be secured through a separate standard Service Agreement.

Servicing Capacity

The applicant has conducted a sanitary analysis for this Application. The Engineering department has accepted the analysis findings that no upgrades to the sanitary system are required.

The City has completed a storm capacity analysis for the McLennan South Development Area Catchment and has determined the requirements and associated costs to accommodate on-going development within the area in the near future. The City requires that the developers contribute their proportionate amount based on the area of their development with respect to the entire catchment area affected. The applicant has agreed to contribute the proportionate amount of approximately \$41,954 to the storm drainage upgrades along Blundell Road, from Garden City Road to Ash Street.

Flood Indemnity Covenant

In accordance with the City's Interim Flood Management Strategy, a Flood Indemnity Covenant is required as a condition of subdivision.

Subdivision Permit

Review and approval of the location for driveways is required with the subdivision application, and is noted as a condition for rezoning. In addition, the applicant will be required to pay DCCs, School Site Acquisition Charges, Address Assignment Fees, and servicing costs at Subdivision.

Financial Impact

Road Development

The proposed new Keefer Avenue "ring road" associated with this application is included in the McLennan South Sub-Area Plan (though, originally, at a location several lots to the south). The new Keefer Avenue is a part of the "ring road" and therefore included in the DCC program for the sub-area. The new Keefer Avenue must be constructed at the developer's cost. The applicant will be eligible for DCC credits towards the cost of land and construction for this new road, to the maximum of the DCCs payable and based on the cost of the road established in the DCC program.

In addition to the new Keefer Avenue, which provides access to the proposed seven lots, the applicant will also be required to dedicate a portion of a north-south road (Armstrong Street) along the subject site's east property line prior to final Rezoning and Subdivision approval. The purpose of Armstrong Street is not to provide access to lots created on the subject site, but rather to facilitate the subdivision of single-family lots to its north and south. A Service Agreement for the design and construction of the roads is required as a condition of final approval.

Latecomer Agreement

Although the City typically requires developers to pay for the construction of new roads that cross their property frontage, Council, on April 10, 2006, approved recommendations to offer Latecomer Agreements to rezoning applicants having to dedicate and construct the new north-

south local road (Armstrong Street) at this location, if the applicant does not need this road to access their development, as is the case with this development proposal.

Further, Council recommends that administration costs of the Latecomer Agreements be incorporated into the Latecomer application fees. A report to Council incorporating these recommendations for a revised Latecomers Fee is scheduled for early next year.

Both the east-west road and the north-south road have community-wide benefits and are fundamental to the local road network and to facilitate development of McLennan South's single-family area. In view of this, and the unlikelihood of a larger project being proposed in this area (e.g. one more capable of bearing high road costs) due to the designation in the Area Plan, as a condition of rezoning the subject site, staff recommend:

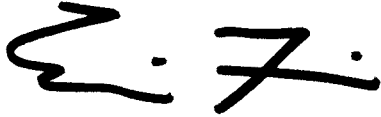
- The applicant is required to dedicate and construct a 10 m (32.8 ft.) wide strip of land for the establishment of a new street (Keefer Avenue) along the entire south edge of the subject site, except for the south 5 m (16.4 ft.) of the ultimate road width, complete with 4m x 4m corner cuts at the intersections with Ash Street and Armstrong Street. The Developer is eligible for DCC credits for the cost of the road, including land dedication, road construction and services as identified in the DCC Program, not to exceed DCCs payable
- The applicant is required to dedicate a 9 m (29.5 ft.) wide strip of land for the establishment of new Armstrong Street along the entire east edge of the subject site, complete with a 4m x 4m corner cut at the intersection with the new Keefer Avenue. This work is at the developer's sole cost. However, as the benefit of this road is to future development to the south and north, the Developer is eligible to make application for a Latecomer Agreement for the cost of the road, including land dedication, road construction and services which are excess to the requirements of the proposed subdivision, to be paid by future development. All costs associated with the establishment of a Latecomer Agreement, including defining the benefiting area, will be at the applicant's sole cost.

The cost of the additional infrastructure and roads is approximately \$200,000 and a land value of \$100,000 to \$200,000 (subject to appraisal). The developer may be reimbursed by prorating the cost amongst the future redevelopment of the back lands in the immediate block through a Latecomer Agreement. It is the responsibility of the applicant, including all financial costs, to make application for the Latecomer Agreement, including establishing the costs of the works and defining the benefiting area.

Conclusion

- The proposed development is in conformance with objectives for development within the McLennan South Sub-Area of the City Centre.
- Comprehensive Development District (CD/139), as amended by Bylaw 7945, is consistent with McLennan South Lot Size Policy.
- The developer will be eligible for DCC credits for the costs of establishment and construction of the east-west "ring-road".

- The developer may make application, at the developer's sole cost, to recover excess costs for the establishment of the north-south road (Armstrong Street) and infrastructure through a Latecomer Agreement.
- On this basis, the subject application merits favourable consideration.

A handwritten signature in black ink, appearing to read 'E. Fiss'.

Eric Fiss, MAIBC, MCIP
Policy Planner

EF:cas

- Attachment 1: Location Map
- Attachment 2: Site Context – GIS 2005 Aerial Photo
- Attachment 3: Development Application Data Sheet
- Attachment 4: McLennan South Sub-Area Site Context
- Attachment 5: Preliminary Subdivision Site Plan
- Attachment 6: Tree Survey
- Attachment 7: Conditional Rezoning Requirements Concurrence



**SUBJECT
PROPERTY**

ASH ST

BRIDGE ST

NO. 4 RD

BLUNDELL RD



RZ 06-331914

Original Date: 10/17/06

Amended Date:

Note: Dimensions are in METRES



City of Richmond

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

Development Application Data Sheet

Address: 7660 & 7680 Ash Street

Applicant: Wellfit (Canada) Investment Co. Ltd.

Planning Area(s): City Centre Area, McLennan South Sub-Area Plan (Schedule 2.10D)

Owner:	Wellfit (Canada) Investment Co Ltd and 688671 BC Ltd	Wellfit (Canada) Investment Co Ltd and 688671 BC Ltd
Site Size (m²): (by applicant)	3,546.36 m ² (38,174 ft ²)	2,352.2 m ² (25,320 ft ²) The gross site area is reduced by: <ul style="list-style-type: none"> 10 m (32.8 ft.) wide dedicated right-of-way (Keefer Avenue) along the site's south edge for road, complete with 4m x 4m corner cut at Ash Street; and 9.0 m (29.5 ft.) wide dedicated right-of-way (Armstrong Street) along the site's east edge for road, complete with 4m x 4m corner cut at Keefer Avenue.
Land Uses:	Single-family residential	No change
OCP Designation:	Residential	No change
Area Plan Designation:	Residential, "Historic Single-Family" 2 1/2 storeys max. - 0.55 floor area ratio (FAR)	No change
Zoning:	Single-Family Housing District, Subdivision Area F (R1/F)	Comprehensive Development District (CD/139) <ul style="list-style-type: none"> The intent of this zoning district is to accommodate single-family housing in Section 15-4-6.
Number of Units:	2 single-family dwellings	7 single-family dwellings

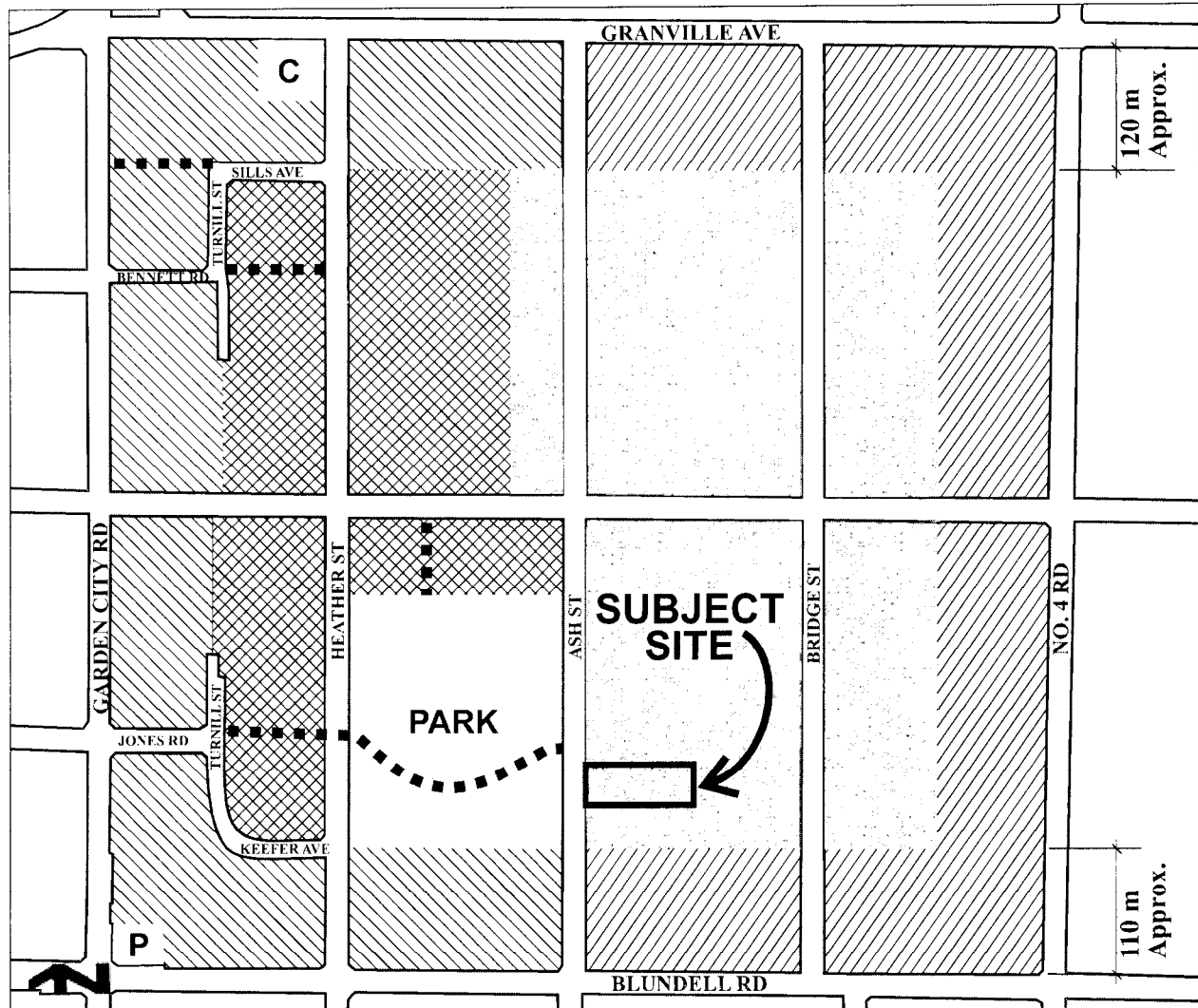
Density (units/acre)	N/A	12 UPA	none required
Floor Area Ratio:	Max. 0.55 FAR, plus additional areas for covered areas, off-street parking, and floor area above garage	0.55 F.A.R.	none permitted
Lot Coverage – Building:	Max. 45%	45%	none

ATTACHMENT 3

Lot Size (area)	Min. 320 m ² (3,444.6 ft ²)	Min. 320 m ² (3,444.6 ft ²)	none
Lot Size (width)	11.3 m (37 ft.) 13 m (42.7 ft.) at corner lot	5 lots at 11.3 m 2 corner lots at 13 m	none
Setback – Front Yard (m):	6 m Min.	6 m	none
Setback – Side Yard (m):	1.2 m Min. 4.0 m Min. on Public Road	1.2 m and 4.0 m on Public Road	none
Setback – Rear Yards (m):	Min. 6.0 m	Min. 6.0 m	none
Height (m):	Max. 2 1/2 storeys 9 m	Max. 2 1/2 storeys 9 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2.0 spaces/unit x 7 = 14 (R) Visitor: not required	2.0 spaces/unit x 7 = 14(R)	none
Off-street Parking Spaces – Total:	14	14	none

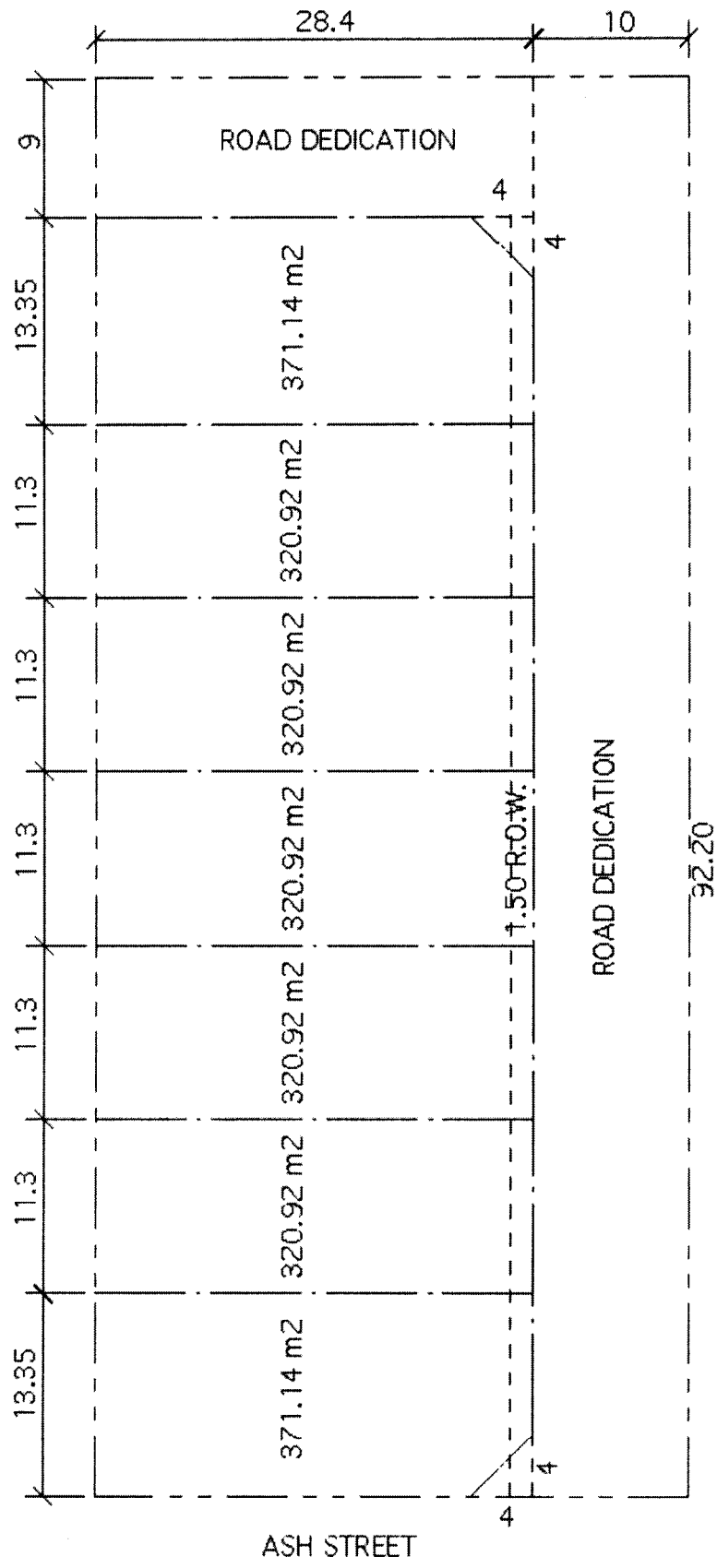
Land Use Map

Bylaw 7892
2005/04/18



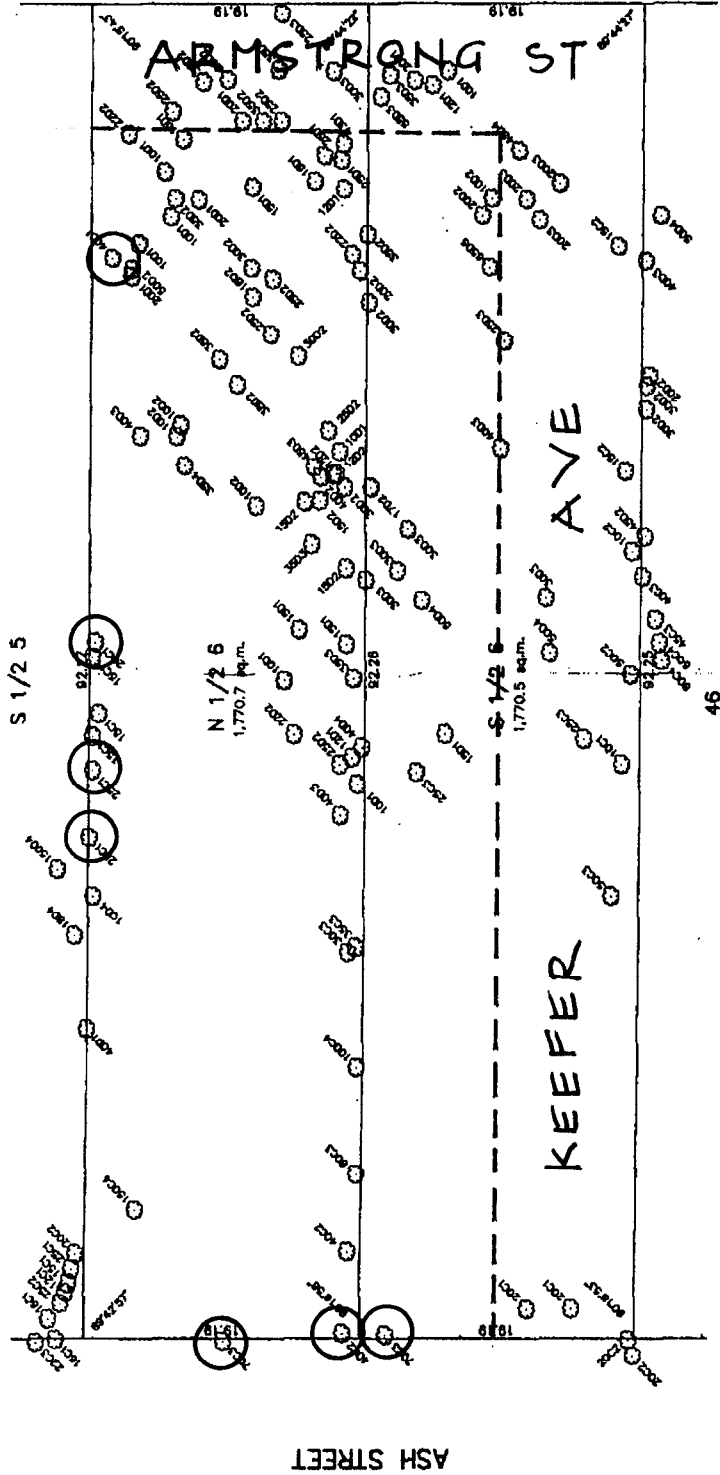
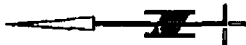
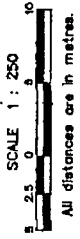
	<p>Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family 0.75 base F.A.R.</p>		<p>Residential, Historic Single-Family, 2 ½ storeys maximum 0.55 base F.A.R., Lot size along Bridge and Ash Streets:</p> <ul style="list-style-type: none"> • Large-sized lots (e.g. 18 m/59 ft. min. frontage and 550 m²/ 5,920 ft² min. area) <p>Elsewhere:</p> <ul style="list-style-type: none"> • Medium-sized lots (e.g. 11.3 m/ 37 ft. min. frontage and 320 m²/ 3,444 ft² min. area), with access from new roads and General Currie Road; <p>Provided that the corner lot shall be considered to front the shorter of its two boundaries regardless of the orientation of the dwelling.</p>	<p>■ ■ ■ ■ Trail/Walkway</p>
	<p>Residential, 2 ½ storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family 0.60 base F.A.R.</p>	<p>C Church</p>		
	<p>Residential, 2 ½ storeys typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family 0.55 base F.A.R.</p>	<p>P Neighbourhood Pub</p>		

Note: Sills Avenue, Le Chow Street, Keefer Avenue, and Turnill Street are commonly referred to as the “ring road”.



7660/7680 ASH STREET

TREE SURVEY PLAN OF THE NORTH HALF AND SOUTH HALF OF LOT 6
 BOTH OF BLOCK "F", SECTION 15, BLOCK 4 NORTH, RANGE 6 WEST
 NEW WESTMINSTER DISTRICT, PLAN 1207



CLIC ADDRESS
 7680/7680 ASH STREET
 RICHMOND, B.C.

CERTIFIED CORRECT.
 DATED THIS 15TH DAY OF MAR., 2006

LOUIS NGAN
 B.C.L.S.

LOUIS NGAN LAND SURVEYING
 4270-11180 VOYAGEUR WAY
 RICHMOND, B.C. V6X 3N6
 (604) 273-8938

PRO: 003-909-468 (N 1/2)
 003-811-280 (S 1/2)
 FILE: PAS-7660TREE

NOTES:
 - Lot dimensions are derived from field survey.
 - All trees have been plotted as required by the Tree Protection Bylaw 2014.

- ⊙ denotes tree stump.
- ⊕ height (cm)
- ⊖ diameter (cm)
- denotes tree.
- ⊕⊖⊗ - slip tree radius (m)
- ⊕⊖⊗ - circumference diameter (cm)
- ⊕⊖⊗ - diameter (cm)

TREES TO BE RETAINED

FILE COPY
 K206-331914

Conditional Rezoning Requirements

7660 and 7680 Ash Street RZ 06-331914

Prior to final adoption of Zoning Amendment Bylaw 8105, the developer is required to complete the following requirements:

- Adoption of Official Community Plan Amendment Bylaw No. 8104 (to be administered by the City);
- Dedication of a 10 m (32.8 ft.) wide strip of land for the establishment of a new street (Keefer Avenue) along the entire south edge of the subject site, except for the south 5 m (16.4 ft.) of the ultimate road width, complete with 4m x 4m corner cuts at the intersections with Ash Street and Armstrong Street. The Developer is eligible for DCC credits for the cost of the road, including land dedication, road construction and services as identified in the DCC Program, not to exceed DCCs payable;
- Registration of a 1.5 m (4.9 ft.) Public Rights of Passage Right-of-Way (PROP ROW) along the north edge of the new Keefer Avenue, described above, to facilitate sidewalk development to City standards;
- Dedication of a 9 m (29.5 ft.) wide strip of land for the establishment of a new street (Armstrong Street) along the entire east edge of the subject site, complete with a 4m x 4m corner cut at the intersection with new east-west road. The Developer is eligible to make application for a Latecomer Agreement, for the cost of the road, including land dedication, road construction and services which are excess to the requirements of the proposed subdivision. All costs associated with the establishment of a latecomer Agreement will be at the applicant's sole cost;
- Contribution of the proportionate amount of approximately \$41,954 to the storm sewer upgrades along Blundell Road, from Garden City Road to Ash Street;
- Submission of a Landscape Security to the City of Richmond in the amount of \$17,500 (five-hundred dollars per tree) for the on site retained trees (7 trees) and replacement trees (28 trees) of a minimum size of 6.3 cm DBH, (e.g., 4 per lot), consisting of 14 new trees in the front yards and 14 new trees in the rear yards;
- A cash-in-lieu payment of \$16,000 to the Tree Compensation Account for the trees to be removed and not replaced (32 trees);
- Enter into the City's standard Servicing Agreement*. Works include, but may not be limited to, the design and construction of:
 - a) East side of Ash Street along the subject site's entire frontage including, but not limited to, road widening, curb and gutter, 3.1 m (10.2 ft.) wide grass and treed boulevard incorporating a 2.6 m (8.53 ft.) wide utility corridor, decorative "Zed" street lights, and a minimum 1.75 m (5.75 ft.) wide concrete sidewalk near the property line;
 - b) The new Keefer Avenue along the entire south edge of the subject site including, but not limited to, peat removal and appropriate replacement material across the entire right-of-way, 6 m (19.69 ft.) minimum width of full road construction, storm sewer, sanitary

sewer, water, hydro, telephone, gas, cablevision, curb and gutter, a grassed boulevard incorporating an utility corridor, 7 cm (3”) street trees at 9 m (29.5 ft.) on centre, decorative “Zed” street lights, and a minimum 1.5 m (4.9 ft.) wide concrete sidewalk. (Note that at design stage it may be determined that the sanitary sewer cannot fit within the road right-of-way and may have to be located within its own utility right-of-way.); and

- c) The new Armstrong Street along the entire east edge of the subject site including, but not limited to, peat removal and appropriate replacement material across the entire right-of-way, 6 m (19.69 ft.) width of full road construction, storm sewer, sanitary sewer, water, hydro, telephone, gas, cablevision, curb and gutter, a grassed boulevard incorporating an utility corridor, 7 cm (3”) street trees at 9 m (29.5 ft.) on centre, decorative “Zed” street lights, and a minimum 1.5 m (4.9 ft.) wide concrete sidewalk. (Note that at design stage it may be determined that the sanitary sewer cannot fit within the road right-of-way and may have to be located within its own utility right-of-way.)

Then, prior to Subdivision* approval, specifically:

- Registration of a Flood Indemnity Covenant on title.
- Review and approval of the location for driveways is required with the subdivision application.

Then, prior to issuance of the Building Permit*:

- Provision of a construction parking and traffic management plan to the Transportation Department to include: location for parking for services, deliveries, workers, loading, application for request for any lane closures (including dates, times, and duration), and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570 (<http://www.richmond.ca/services/ttp/special.htm>).

* Note: This requires a separate application.

[Signed original on file]

Signed

Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8105 (RZ 06-331914)
7660 AND 7680 ASH STREET**

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

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following areas and by designating them **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/139)**.

P.I.D. 003-909-468

The North Half Lot 6 Block "F" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 003-811-280

South Half Lot 6 Block "F" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

- 2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8105"**.

FIRST READING

DEC 19 2006

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by
<i>il</i>
APPROVED by Manager or Solicitor
<i>n.</i>

MAYOR

CITY CLERK