



# City of Richmond

## Report to Committee Planning and Development Division

**To:** Planning Committee

**Date:** May 24, 2016

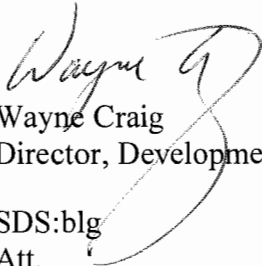
**From:** Wayne Craig  
Director, Development

**File:** RZ 15-704996

**Re:** Application by Naveed Raza for Rezoning at 10340/10360 Bird Road from Single Detached (RS1/E) to Single Detached (RS2/B)

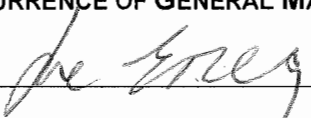
### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9567, for the rezoning of 10340/10360 Bird Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.



Wayne Craig  
Director, Development

SDS:blg  
Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	

## Staff Report

### Origin

Naveed Raza has applied to the City of Richmond for permission to rezone the property at 10340/10360 Bird Road from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone, to permit the property to be subdivided to create two (2) lots (Attachment 1). The site is currently occupied by a stratified duplex, which will be demolished. A site survey showing the proposed subdivision plan is included in Attachment 2.

### Findings of Fact

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

### Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: Single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting Bird Road.

To the South: Single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting Caithcart Road.

To the East and West: Single-family dwellings on lots zoned “Single Detached (RS1/B)” fronting Bird Road.

### Related Policies & Studies

#### Official Community Plan/East Cambie Area Plan

The Official Community Plan (OCP) land use designation for the subject site is “Neighbourhood Residential”, and the East Cambie Area Plan designation for the subject site is “Residential (Single-Family Only)”. This proposed rezoning and subdivision would comply with these designations.

#### Single-Family Lot Size Policy 5424/Zoning Bylaw 8500

The subject property is located within the area governed by Single-Family Lot Size Policy 5424 (adopted by Council on November 20, 1989) (Attachment 4). The Policy permits properties along Bird Road to be rezoned and subdivided in accordance with the provisions of the “Single Detached (RS1/B)” zone; therefore, the proposed rezoning complies with the Lot Size Policy.

The subject site is currently occupied by a duplex. Amendment procedures contained in Section 2.3 of Richmond Zoning Bylaw 8500 indicate Lot Size Policies are not applicable for rezoning applications on sites that contain a duplex and are intended to be subdivided into no more than two (2) single-family lots. Each lot at the subject site will be approximately 12 m (40 ft.) wide and approximately 517 m<sup>2</sup> (5,565 ft<sup>2</sup>) in area. The proposed subdivision would comply with these requirements.

**Aircraft Noise Sensitive Development Policy**

The subject site is located within the Aircraft Noise Sensitive Development (ANSD) Policy Area 4. Registration of an aircraft noise-sensitive use covenant on Title is required prior to final adoption of the rezoning bylaw to address public awareness and to ensure aircraft noise mitigation is incorporated into dwelling design and construction.

**Ministry of Transportation & Infrastructure Approval**

As the subject site is located within 800 m of an intersection of a Provincial Limited Access Highway and a City road, this redevelopment proposal was referred to the Ministry of Transportation and Infrastructure (MOTI). Confirmation has been received from MOTI indicating that they have no objections to the proposed redevelopment and that preliminary approval has been granted for a period of one year. Final approval from MOTI is required prior to final adoption of the rezoning bylaw.

**Floodplain Management Implementation Strategy**

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

**Public Consultation**

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing; where any area resident or interested party will have an opportunity to comment.

**Analysis****Existing Legal Encumbrances**

There is an existing restrictive covenant registered on Title, restricting the use of the subject property to a duplex (Document No. Z187549). The covenant must be discharged from Title as a condition of rezoning.

**Proposed Site Access**

Vehicle access to the proposed lots is from Bird Road via separate driveway crossings.

## **Tree Retention and Replacement**

A Certified Arborist's Report was submitted by the applicant; which identifies tree species, assesses tree structure and condition, and provides recommendations for tree retention and removal related to the proposed development. The report assesses two (2) trees located on the subject site, five (5) trees located on neighbouring properties, and two (2) City trees.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted an on-site visual tree assessment, and concurs with the Arborist's recommendations to:

- Retain two (2) City trees in front of the subject site due to good condition (tag# C1 and C2).
- Retain five (5) trees located on neighbouring properties (tag# OS1, OS2, OS3, OS4 and OS5).
- Remove one (1) tree on-site due to severe pruning for hydro line clearance (tag# 188).
- Remove one (1) tree on-site due to large limb failure and decay (tag# 189).

### *Tree Protection*

The proposed Tree Management Drawing is shown in Attachment 5; which outlines the protection of seven (7) trees off-site, including two (2) City trees.

To ensure the protection of the seven (7) trees off-site (tag# C1, C2, OS1, OS2, OS3, OS4 & OS5), the applicant is required to complete the following items prior to final adoption of the rezoning bylaw:

- Submission of a contract with a Certified Arborist for supervision of all works conducted within close proximity to tree protection zones. The contract must include the scope of work to be undertaken, including the number of monitoring inspections, any special measures required to ensure tree protection, and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
- Submission of a survival security in the amount of \$5,670 for the two (2) City trees. The security will not be released until an acceptable impact assessment report by the Certified Arborist is submitted and a landscaping inspection has been passed by City staff.

Prior to demolition of the existing dwelling on the subject site, the applicant is required to install tree protection fencing around all on and off-site trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping works are completed.

*Tree Replacement*

For the removal of the two (2) trees, the Official Community Plan (OCP) tree replacement ratio goal of 2:1 requires four (4) replacement trees to be planted and maintained on the proposed lots. The applicant has proposed to plant and maintain a minimum of four (4) trees: two (2) trees per lot. As per Tree Protection Bylaw No. 8057, based on the sizes of the trees being removed (50 cm and 24 cm dbh), replacement trees shall be the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	6 cm		3.5 m
2	9 cm		5 m

To ensure that four (4) replacement trees are planted on-site at development stage, the applicant is required to submit a Landscaping Security in the amount of \$2,000 (\$500/tree) prior to final adoption of the rezoning bylaw. Securities will not be released until a landscaping inspection has been passed by City staff after construction and landscaping has been completed. The City may retain a portion of the security for a one-year maintenance period from the date of the landscape inspection.

**Affordable Housing Strategy**

The City’s Affordable Housing Strategy for single-family rezoning applications received prior to September 14, 2015 requires a secondary suite or coach house on 50% of new lots, or a cash-in-lieu contribution of \$1.00/ft<sup>2</sup> of total buildable area towards the City’s Affordable Housing Reserve Fund.

The applicant proposes to provide a legal secondary suite on one (1) of the two (2) lots proposed at the subject site. To ensure that the secondary suite is built to the satisfaction of the City in accordance with the City’s Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and Richmond Zoning Bylaw 8500. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw. This agreement will be discharged from Title (at the initiation of the applicant) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.

Prior to rezoning, the applicant is also required to register a legal agreement on Title, to ensure that the principle dwelling and the secondary suite cannot be stratified.

**Site Servicing and Frontage Improvements**

There are no servicing concerns with the proposed rezoning.

At future development stage, the applicant must pay current year’s taxes and the cost associated with the completion of the required servicing works and frontage improvements as described in Attachment 6.

Prior to subdivision, the applicant must discharge the existing Strata Plan (NW2513).

### **Financial Impact or Economic Impact**

The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

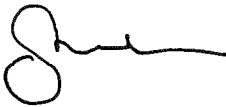
### **Conclusion**

The purpose of this rezoning application is to rezone the property at 10340/10360 Bird Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two (2) lots.

The rezoning application complies with the land use designation and applicable policies contained within the OCP and East Cambie Area Plan for the subject site.

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

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9567 be introduced and given first reading.



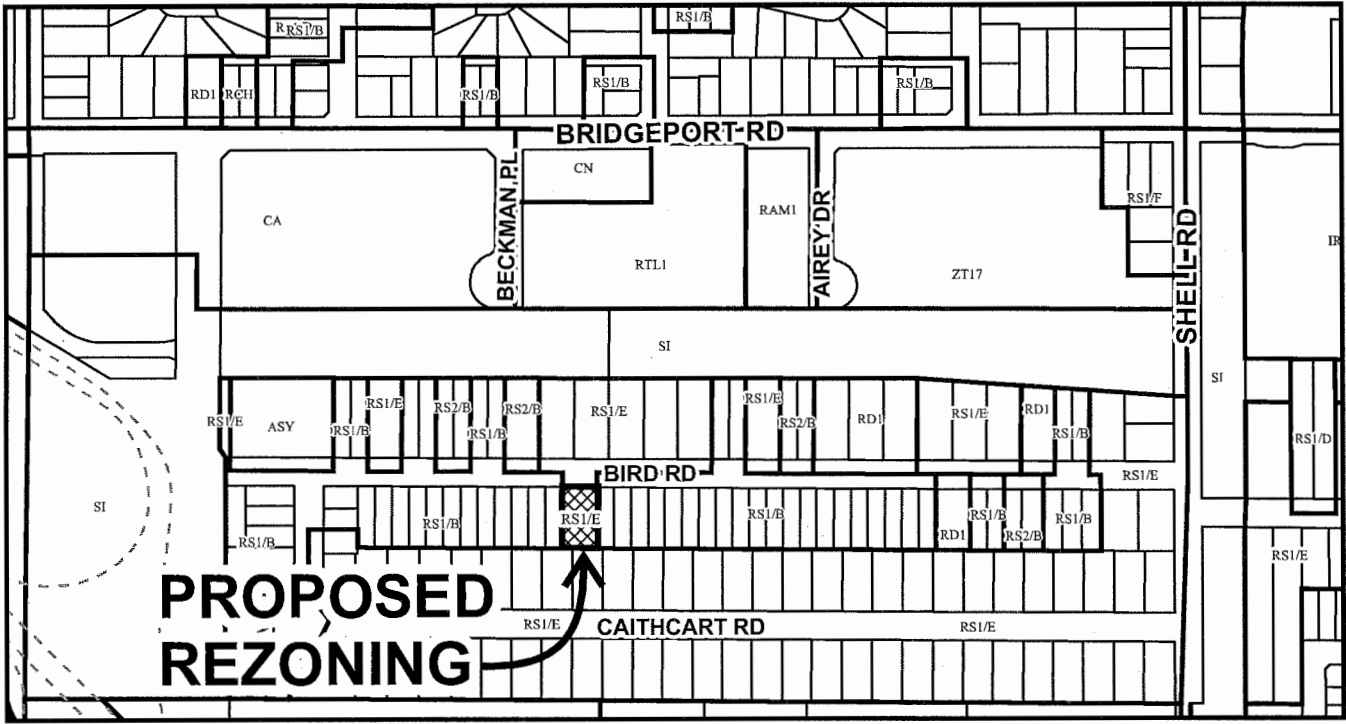
Steven De Sousa  
Planning Technician – Design  
(604-276-8529)

SDS:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Single-Family Lot Size Policy 5424
- Attachment 5: Proposed Tree Retention Plan
- Attachment 6: Rezoning Considerations



City of  
Richmond



10255	10271	10273	10291	10311	10331	10351		10391
19	12.19	12.19	24.38	24.38	24.38	24.38	24.38	24.38

**BIRD RD**

12.04	12.04	12.05	12.05	12.03	12.03	24.08	12.04	12.04	12.00	12.08	12.04	12.04	12.04
10268	10280	10288	10300	10320	10326	10366	10380	10386	10400	10420	10426	10432	10438
42.97	42.95	42.95	42.95	42.47	42.96	42.96	42.96	42.96	42.96	42.96	42.96	42.96	42.96
12.04	12.04	12.06	12.06	12.03	12.03	24.81	12.04	12.04	12.00	12.08	12.04	12.04	12.04
1.34	21.34	21.34	21.34	21.34	21.34	21.34	21.34	21.34	21.34	21.34	21.34	21.34	21.34



**RZ 15-704966**

Original Date: 07/23/15

Revision Date:

Note: Dimensions are in METRES



# City of Richmond



RZ 15-704996

Original Date: 07/23/15

Revision Date:

Note: Dimensions are in METRES



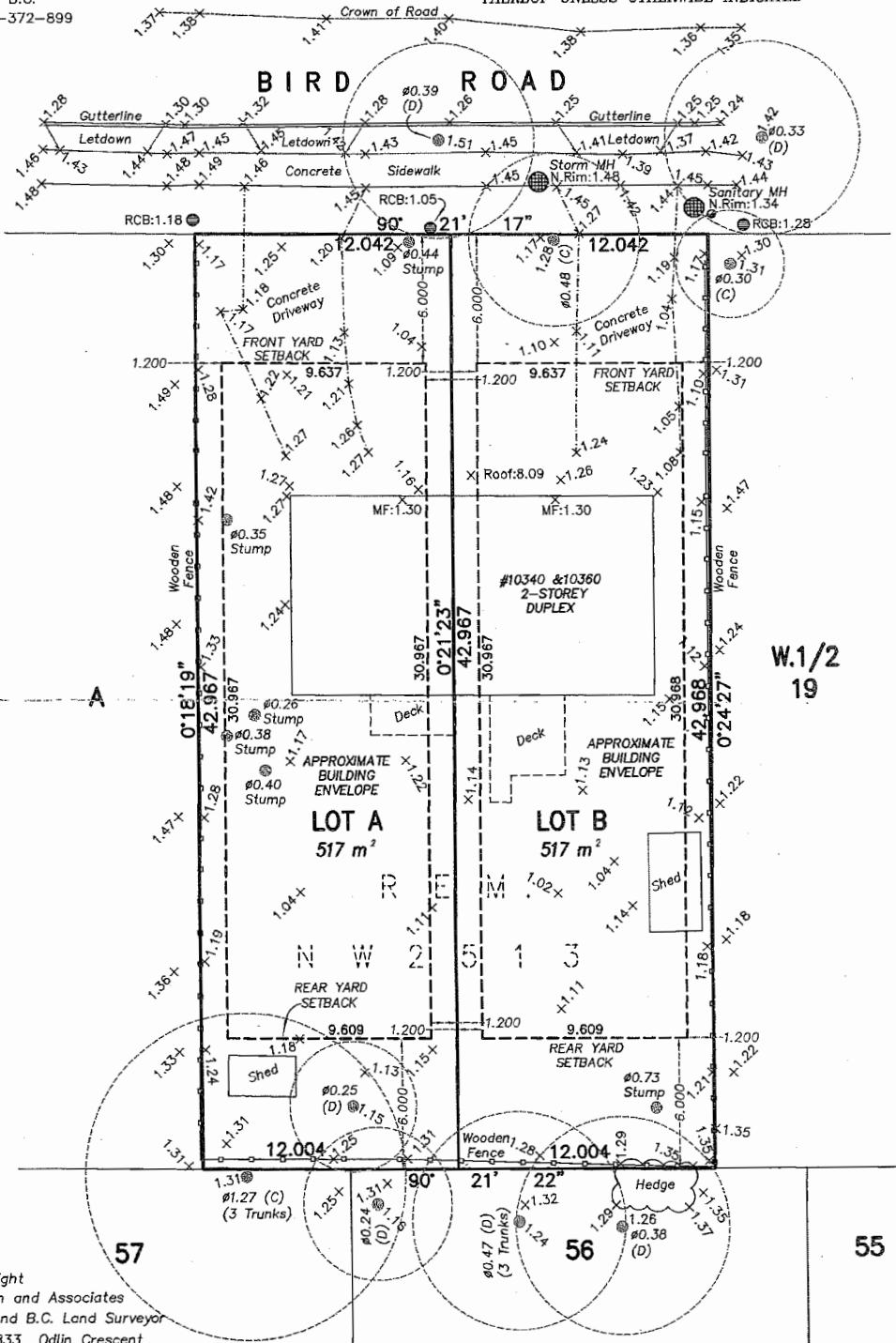
**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF STRATA PLAN NW2513  
EXCEPT PART SUBDIVIDED BY PLAN LMP11375  
SECTION 26 BLOCK 5 NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT**

#10340 & 10360 BIRD ROAD,  
RICHMOND, B.C.  
P.I.D. 006-372-899

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED



© copyright  
J. C. Tam and Associates  
Canada and B.C. Land Surveyor  
115 - 8833 Odlin Crescent  
Richmond, B.C. V6X 3Z7  
Telephone: 214-8928  
Fax: 214-8929  
E-mail: office@jctam.com  
Website: www.jctam.com  
Job No. 6070  
FB-279 P141-143  
Drawn By: IO

**NOTE:**  
Elevations shown are based on City of  
Richmond HPN Benchmark network.  
Benchmark: HPN #194  
Control Monument 02H2415  
Elevation: 3.337m  
Benchmark: HPN #196  
Control Monument 77H4970  
Elevation: 1.793m

**LEGEND:**  
(C) denotes conifer  
(D) denotes deciduous  
● denotes round catch basin  
● denotes manhole  
⊙ denotes power post  
MF denotes main floor

**CERTIFIED CORRECT:**  
LOT DIMENSION ACCORDING TO  
FIELD SURVEY.  
  
JOHNSON C. TAM, B.C.L.S.  
JUNE 23rd, 2015.

DWG No. 6070-Topo



**RZ 15-704996**

**Attachment 3**

Address: 10340/10360 Bird Road

Applicant: Naveed Raza

Planning Area(s): East Cambie

	<b>Existing</b>	<b>Proposed</b>
<b>Owner:</b>	Naveed Raza & Rabila Nasreen and Nadeem Abbas & Tehmina Sadia	To be determined
<b>Site Size (m<sup>2</sup>):</b>	1,034 m <sup>2</sup> (11,130 ft <sup>2</sup> )	Each lot: 517 m <sup>2</sup> (5,565 ft <sup>2</sup> )
<b>Land Uses:</b>	One (1) two-family dwelling	Two (2) single-family dwellings
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Area Plan Designation:</b>	Residential (Single-Family Only)	No change
<b>Lot Size Policy Designation:</b>	Single Detached (RS1/B)	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Single Detached (RS2/B)

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Buildable Floor Area:	Max. 271 m <sup>2</sup> (2,920 ft <sup>2</sup> )*	Max. 271 m <sup>2</sup> (2,920 ft <sup>2</sup> )*	none permitted
Lot Coverage – Buildings:	Max. 45%	Max. 45%	none
Lot Coverage – Buildings, Structures and Non-Porous Surfaces:	Max. 70%	Max. 70%	none
Lot Coverage – Live Plant Material:	Min. 20%	Min. 20%	none
Lot Size (min. dimensions):	360 m <sup>2</sup>	Each lot: 517 m <sup>2</sup>	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	Max. 2 ½ storeys	Max. 2 ½ storeys	none

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

\*Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage



City of Richmond

## Policy Manual

Page 1 of 1	Adopted by Council: November 20, 1989	Policy 5424
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 26-5-6	

**Policy 5424:**

The following policy establishes lot sizes in Section 26-5-6, located on **Bird Road and Caithcart Avenue:**

That properties located in a portion of Section 26-5-6, be permitted to subdivide on Bird Road and at the westerly end of Caithcart Road in accordance with the provisions of Single-Family Housing District (R1/B) and be permitted to subdivide on the remainder of Caithcart Road in accordance with the provisions of Single-Family Housing District (R1/E) in Zoning and Development Bylaw 5300, and that this policy, as shown on the accompanying plan, be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



Subdivision permitted as per Single-Family Housing District (R1/B) on Bird Road and Caithcart Road.



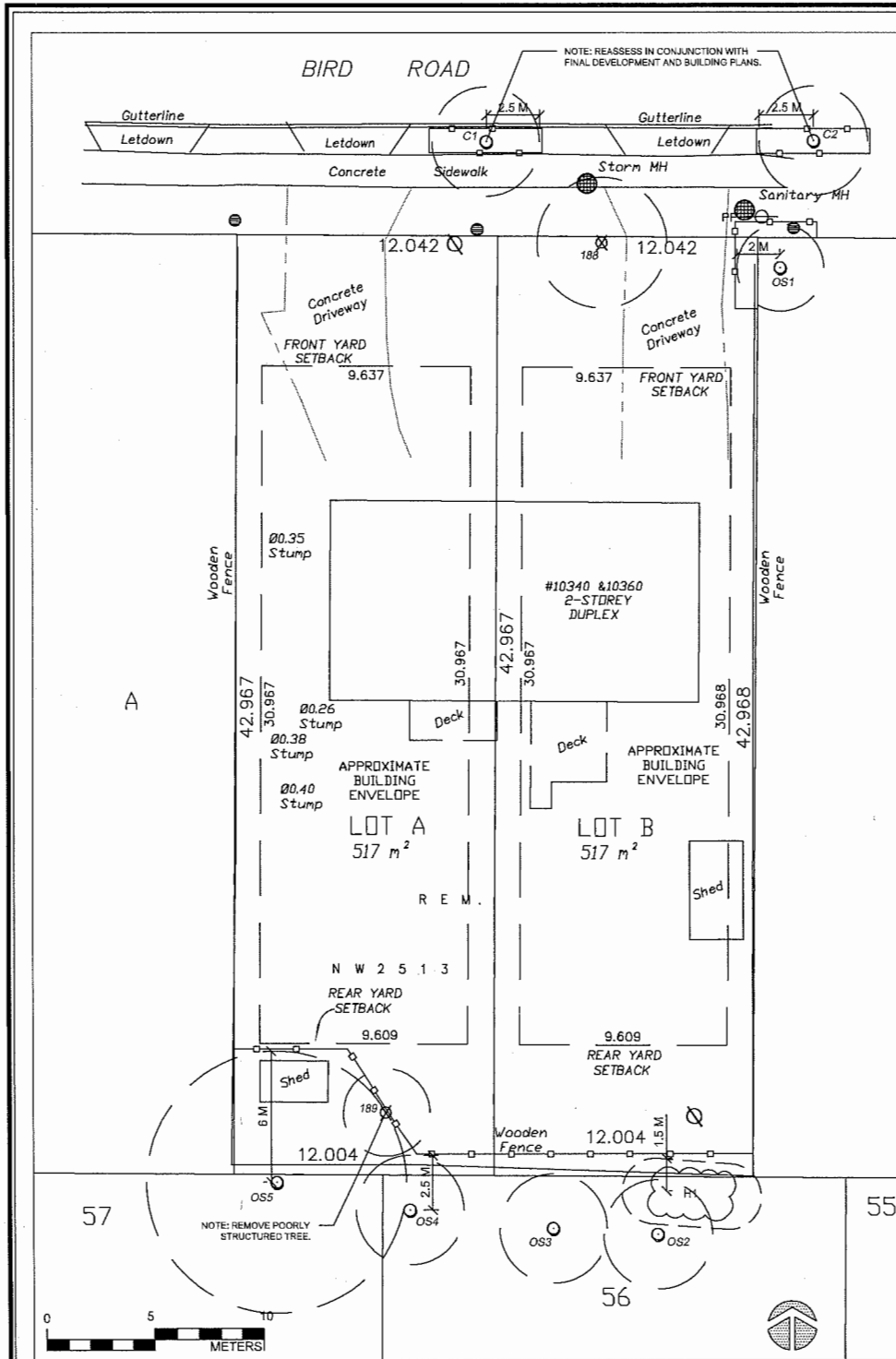
Subdivision permitted as per Single-Family Housing District (R1/E) on Caithcart Road.



# POLICY 5424 SECTION 26, 5-6

Adopted Date: 11/20/89

Amended Date:



**MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS**

#105, 8277 129 St.  
Surrey, British Columbia  
V3W 0A6  
Ph: (778) 593-0300  
Fax: (778) 593-0302  
Mobile: (604) 240-0309  
Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE  
**TREE PRESERVATION AND PROTECTION PLAN**  
10340 10360 BIRD ROAD  
RICHMOND, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	MAY2416	NR	CITY COMMENTS

NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

NOTE: REPLACEMENT TREES SHALL CONFORM TO BC S/LA/BCLNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

SHEET TITLE  
**T1 - TREE REMOVAL AND PRESERVATION PLAN**

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DRAWN  
**MK**

SCALE  
**AS SHOWN**

DATE  
**JANUARY 29, 2016**

**T-1**  
SHEET 1 OF 2

Acceptable Replacement Trees (Others Available)

Japanese Snowbell ( <i>Syringa japonica</i> )
Paperbark Maple ( <i>Acer griseum</i> )
Amur Cork Oak ( <i>Quercus ussuriensis</i> )
Paper Birch ( <i>Betula papyrifera</i> )
Pacific Dogwood ( <i>Cornus nuttallii</i> )
Serbian Spruce ( <i>Picea omorika</i> )

Tree #	Type	DBH (cm)	Approximate Drip Line (m)
188	Norway Spruce ( <i>Picea abies</i> )	50	3.0
189	Plum ( <i>Prunus sp.</i> )	24	2.5
H1	Emerald Cedar ( <i>Thuja occidentalis</i> )	~3m tall	0.75
OS1	Austrian Pine ( <i>Pinus nigra</i> )	27	2.75
OS2	Apple ( <i>Malus sp.</i> )	~30	3.0
OS3	Apple ( <i>Malus sp.</i> )	~32/15/15	3.0
OS4	European White Birch ( <i>Betula pendula</i> )	20/25	3.5
OS5	Western Redcedar ( <i>Thuja plicata</i> )	85/55/60	6.0
C1	Red Maple ( <i>Acer rubrum</i> )	40	3.0
C2	Red Maple ( <i>Acer rubrum</i> )	34	3.0

**LEGEND**

	TREE TO BE RETAINED		MINIMUM NO DISTURBANCE ZONE
	TREE TO BE REMOVED		TREE PROTECTION FENCING
	STUMP		



# City of Richmond

**Rezoning Considerations**  
Development Applications Department  
6911 No. 3 Road, Richmond, BC V6Y 2C1

**Address:** 10340/10360 Bird Road

**File No.:** RZ 15-704996

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9567, the applicant is required to complete the following:**

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Submission of a Landscaping Security in the amount of \$2,000 (\$500/tree) to ensure that a total of four (4) replacement trees are planted and maintained on the proposed lots with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	6 cm		3.5 m
2	9 cm		5 m

The security will not be released until an acceptable impact assessment report by the Certified Arborist is submitted and a landscaping inspection has been passed by City staff. The City may retain a portion of the security for a one-year maintenance period.

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.

3. 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.
4. Submission of a Tree Survival Security to the City in the amount of \$5,670 for the two (2) City trees to be retained. The security will not be released until an acceptable impact assessment report by the Certified Arborist is submitted and a landscaping inspection has been passed by City staff. The City may retain a portion of the security for a one-year maintenance period.
5. Registration of an aircraft noise sensitive use covenant on Title.
6. Registration of a flood indemnity covenant on Title.
7. Registration of a legal agreement on title ensuring that the principal dwelling and any secondary suite cannot be stratified.
8. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
9. Discharge of the existing covenant registered on Title of the subject property (i.e. Z187549), which restricts the use of the property to a duplex.

**At Demolition\* stage, the applicant must complete the following requirements:**

- Installation of appropriate tree protection fencing around all trees to be retained as part of the development in accordance with the City's Tree Protection Information Bulletin TREE-03, prior to any construction activities, including building demolition, occurring on-site, and must remain in place until construction and landscaping on-site is completed.

**At Subdivision\* and Building Permit\* stage, the applicant must complete the following requirements:**

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. 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.

**CNCL - 199**

Initial: \_\_\_\_\_

- Discharge of the existing Strata Plan (NW2513).
- The following servicing works and off-site improvements may be completed through either a) a Servicing Agreement\* entered into by the applicant to design and construct the works to the satisfaction of the Director of Engineering; or b) a cash contribution (based on the City's cost estimate for the works) for the City to undertake the works at development stage:

*Water Works:*

- a) Using the OCP Model, there is 198.0 L/s of water available at a 20 psi residual at the Bird Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b) The Developer is required to:
  - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for on-site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and building designs.
- c) At Developers cost, the City is to:
  - Cut and cap the existing water service connections along the Bird Road frontage.
  - Install 2 new water service connections complete with meters and meter boxes along the Bird Road frontage.

*Storm Sewer Works:*

- d) At Developers cost, the City is to:
  - Cut and cap the existing storm service connections located at the northwest and northeast corners of the development site.
  - Upgrade the existing storm service connection complete with IC and dual connections as per City of Richmond design specifications, located mid-span of the development site.

*Sanitary Sewer Works:*

- e) At Developers cost, the City is to:
  - Cut and cap the existing sanitary service connection at the northeast corner of the development site.
  - Install a new sanitary service connection and IC with dual connections located at the adjoining property line of the newly subdivided lots.

*Frontage Improvements:*

- f) Frontage improvements include driveway or concrete removal and restoration at Developer's cost.
- g) The Developer is required to :
  - Coordinate with BC Hydro, Telus and other private communication service providers:
    - To underground Hydro service lines.
    - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - To determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).
  - Complete other frontage improvements as per Transportation's requirements.

*General Items:*

- a) The Developer is required to:
  - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- 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 Department 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.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

[signed copy on file]

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Signed

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Date





Richmond Zoning Bylaw 8500
Amendment Bylaw 9567 (RZ 15-704996)
10340/10360 Bird 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 "SINGLE DETACHED (RS2/B)".

P.I.D. 006-372-899

Strata Lot 1 Section 26 Block 5 North Range 6 West New Westminster District Strata Plan NW2513 together with an interest in the Common Property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

P.I.D. 006-372-945

Strata Lot 2 Section 26 Block 5 North Range 6 West New Westminster District Strata Plan NW2513 together with an interest in the Common Property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9567".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED

Series of horizontal lines for signatures and approvals.

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

MAYOR

CORPORATE OFFICER