



To: Planning Committee
From: Wayne Craig
Director, Development

Date: February 12, 2021
File: RZ 20-891369

Re: Application by Speera Ventures Incorporated for Rezoning at
10620 Williams Road from the "Single Detached (RS1/E)" Zone to the "Compact
Single Detached (RC2)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10244, for the rezoning of
10620 Williams Road from the "Single Detached (RS1/E)" zone to the "Compact Single
Detached (RC2)" zone, be introduced and given first reading.

Wayne Craig
Director, Development
(604-247-4625)

WC:na
Att. 7

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

Staff Report

Origin

Speera Ventures Incorporated has applied to the City of Richmond, on behalf of the owner AJM Ventures Ltd. – Jeffery Wu, for permission to rezone 10620 Williams Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, to permit the property to be subdivided to create two single-family lots, each with vehicle access from the rear lane (Attachment 1). The proposed subdivision is shown in Attachment 2. The proposed site plan is shown in Attachment 3.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 4).

Subject Site Existing Housing Profile

There is an existing owner-occupied single-family dwelling on the subject property, which is proposed to be demolished. The applicant has confirmed that there are no existing secondary suites in the dwelling.

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 Williams Road.

To the South: Across the lane, single-family dwellings on lots zoned “Single Detached with Granny Flat or Coach House – Edgemere (RE1)”, fronting Aintree Place.

To the East: Single-family dwellings on a lots zoned “Compact Single Detached (RC1)”, fronting Williams Road.

To the West: Single-family dwellings on a lots zoned “Compact Single Detached (RC1)”, fronting Williams Road.

Related Policies & Studies

Official Community Plan

The subject property is located in the Shellmont planning area, and is designated “Neighbourhood Residential” in the Official Community Plan (OCP). This designation provides for a range of housing including single-family and townhouses. The proposed rezoning and subdivision is consistent with this designation.

Arterial Road Policy

The subject property is designated “Arterial Road Compact Lot Single Detached” on the Arterial Road Housing Development Map. The Arterial Road Land Use Policy requires all compact lot developments to be accessed from the rear lane only. The proposed rezoning and ensuing development are consistent with this Policy.

Prior to final adoption of the rezoning bylaw, the applicant must submit a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director, Development, and deposit a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should comply with the guidelines of the OCP’s Arterial Road Policy and include any required replacement trees identified as a condition of rezoning.

Lot Size Policy 5443

The subject property is located within the area covered by Lot Size Policy 5443 (adopted by Council in 1990; amended in 2006). This Policy permits rezoning and subdivision of lots along this section of Williams Road in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R9) provided there is access to an operational rear lane (Attachment 5). These Districts are equivalent to the “Compact Single Detached (RC2)” and “Coach House (RCH)” zones of the current Zoning Bylaw 8500. This redevelopment proposal would allow for the creation of two lots, each approximately 10.5 m wide and 346 m² in area, which is consistent with the Lot Size Policy.

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. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

This redevelopment proposes to rezone and subdivide one existing single-family property into two new compact single-family lots with vehicular access from the rear laneway. This rezoning and subdivision is consistent with the lot fabric and vehicular access of the adjacent lots on

Williams Road. Similar applications to rezone and subdivide properties have been approved in recent years on both sides of this block of Williams Road, between Aragon Road and Shell Road.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report that demonstrates efforts requested by staff to modify the building envelope of one of the proposed lots to retain a good conditioned and significant tree. The Report identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses one bylaw-sized tree (tag# 001) on the subject property and three street trees (tag# CT001, CT002, CT003) on City property.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and supports the Arborist's findings, with the following comments:

- 1 tree (tag# 001) is a 97 cm caliper *Cedrus Deodara* Cedar tree in very good condition. This tree should be retained and protected with existing grade maintained within the 4.87 m radius tree protection zone. A tree survival security of \$10,000.00 will be required.
- 3 trees (tag# CT001 (15 cm caliper *Liquidambar styraciflua*), tag# CT002 (35 cm caliper *Liquidambar styraciflua*), and tag# CT003 (17 cm caliper *Liquidambar styraciflua*)), located on adjacent City property are identified to be retained and protected. The applicant is required to provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03. A tree survival security of \$30,000.00 will also be required.

Tree Protection

Four trees (tag# 001, CT001, CT002, CT003) are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 6). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Careful consideration of the existing grade within the Tree Protection Zone surrounding tree tag# 001 is required. Existing site grade is lower than the sidewalk therefore in order to save tree tag# 001, the grade within the TPZ cannot be manipulated. To ensure existing grade is maintained in the TPZ, a raised wooden deck is proposed. Placement of footings for the deck will be reviewed prior to Building Permit issuance, with the help of a Certified Arborist, to ensure roots of the tree are not impacted and ground drainage is addressed.
- A variance to the rear yard setback and to the location of the required private outdoor space would help achieve tree retention in the front yard of Lot 2 and improve use, accessibility and functionality around tree tag# 001.
- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.

- Prior to final adoption of the rezoning bylaw, submission to the City of a Tree Survival Security in the amount of \$40,000.00 to ensure 4 trees (tag# 001, CT001, CT002, CT003) are retained and protected.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all 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 remain in place until construction and landscaping on-site is completed.

New Tree Planting

As part of a new subdivision, each lot should have a minimum of two trees (one in the front yard and one in the rear yard). The applicant has agreed to plant two new trees (one in the front yard and one in the rear yard) for Lot 1 and one new tree in the rear yard for Lot 2 (because of the retained tree (tag# 001)); for a total of three new trees. The required new trees are to be of the following minimum sizes:

No. of New Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
3	6 cm	3.5 m

The required new trees are also to be incorporated into a Landscape Plan for the development site, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, prior to rezoning adoption.

VariANCES Requested

The proposed development is generally in compliance with the “Compact Single Detached (RC2)” zone in Richmond Zoning Bylaw 8500. However, in order to maintain a 4.87 m tree protection zone around tree tag# 001 in the front yard, the applicant is requesting two variances. The first variance is to reduce the minimum rear yard setback from 6.0 m to 3.18 m to accommodate the proposed building on Lot 2. The second variance is to allow the minimum 20 m² of private outdoor space to be located in the front yard on Lot 2.

By reducing the rear yard setback requirement of 6.0 m to 3.18 m, an attached garage can be provided, and the front yard tree can be protected. With the building footprint on Lot 2 shifted towards the rear and tree protection and secondary suite parking requirements reducing available exterior space, the private outdoor space would need to be included in the front yard instead of the rear yard.

Staff support the requested variance as it will enable retention of the tree. The variances are required to be considered through a Development Variance Permit (DVP). The processing of a DVP to the satisfaction of the Director of Development is required prior to the adoption of the rezoning bylaw. Subdivision approval is required prior to DVP issuance as the variances are requested for Lot 2 only.

Affordable Housing Strategy

Consistent with the Affordable Housing Strategy, the applicant has proposed a secondary suite in both new dwellings each being a minimum of 50 m² (540 ft²) and having minimum two bedrooms each. Parking for both secondary suites will be accessed by the lane, adjacent to each garage. Prior to final adoption of the rezoning bylaw, the applicant must register a legal agreement on title to ensure that no final Building Permit inspection is granted until the secondary suite on Lot 1 and Lot 2 is constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Transportation and Site Access

Vehicular access to Williams Road is not permitted in accordance with Bylaw No. 7222 and therefore will be restricted to the rear lane only. Secondary suite parking will also be provided as required by Zoning Bylaw 8500.

Site Servicing and Frontage Improvements

At Subdivision stage, the applicant must enter into a City Work Order for the design and construction of the required site servicing and off-site improvements, as described in Attachment 7. A Works and Services Cost Recovery Bylaw charge of \$24,564.51 for lane improvements, is required to be paid prior to rezoning adoption. Provision of a new 2.0 m-wide right-of-way along the development's entire north property line will also be required prior to adoption of the rezoning bylaw for the purpose of containing inspection chambers and water meters.

At the Subdivision stage, the applicant is also required to pay the current year's taxes, Development Cost Charges (City, Metro Vancouver and TransLink), School Site Acquisition Charges, Address Assignment Fees, and the costs associated with the completion of the site servicing and other improvements as described in Attachment 7.

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 application is to rezone 10620 Williams Road from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone, to permit the property to be subdivided to create two single-family lots with vehicle access from the rear lane.

The proposed rezoning and subdivision are consistent with the applicable plans and policies affecting the subject site, with the exception of requested variances to the rear yard setback and outdoor private space on Lot 2 which will be addressed through a subsequent Development Variance Permit process.

The list of rezoning considerations is included in Attachment 7, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10244 be introduced and given first reading.



Nathan Andrews
Planning Technician

NA:rg

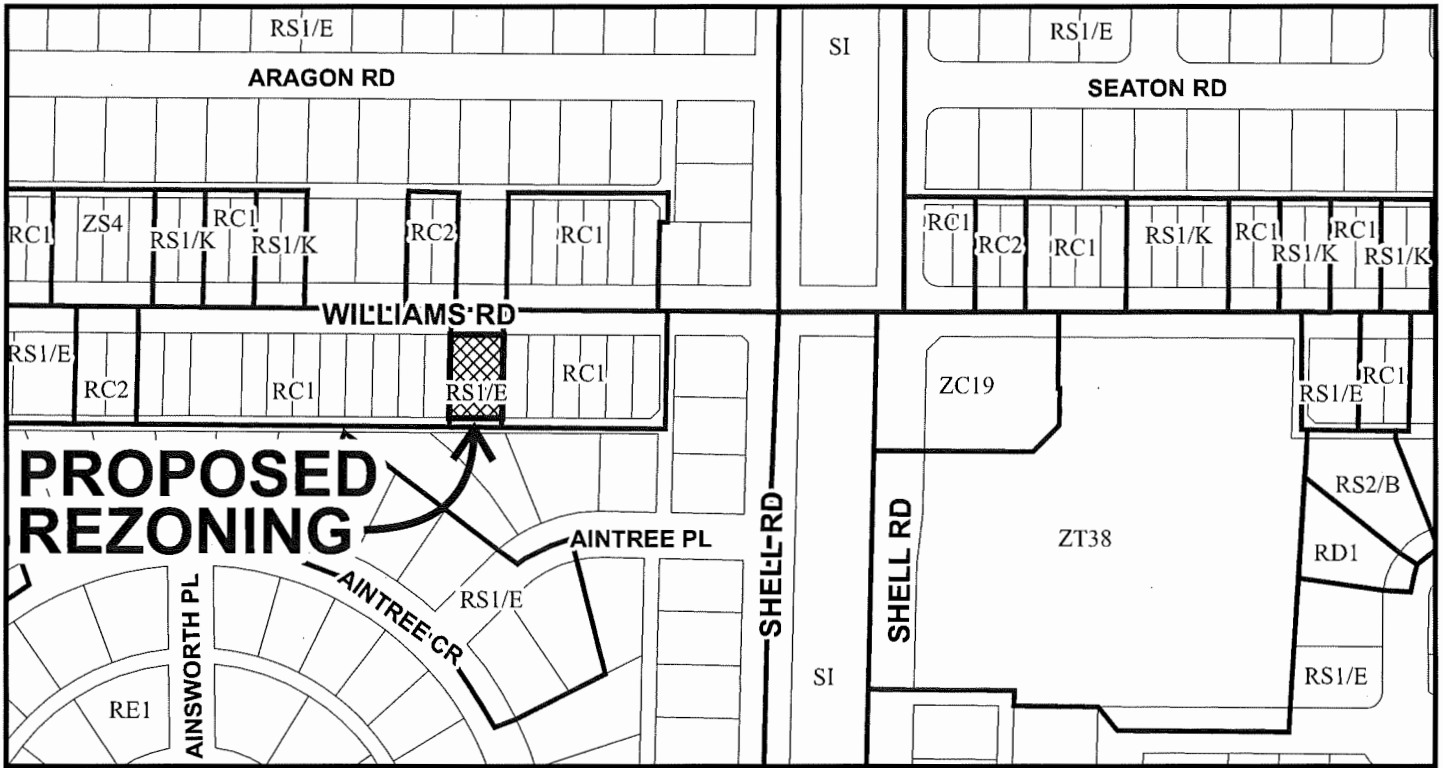
Attachments:

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Survey Plan and Proposed Subdivision Plan
- Attachment 3: Site Plan and Architectural Drawings
- Attachment 4: Development Application Data Sheet
- Attachment 5: Lot Size Policy 5443
- Attachment 6: Tree Retention Plan
- Attachment 7: Rezoning Considerations



City of Richmond

ATTACHMENT 1



73	10591	10611	10615	10631	10651	10671	10677	10691	10699	10711	10717	10717	20
6	20.12	20.12	10.06	10.06	20.12	10.06	10.06	10.06	10.06	10.06	10.06	10.06	16.4

WILLIAMS RD

10.52	10.52	10.52	10.52	10.21	10.21	21.03	10.21	10.21	10.52	10.52	10.47	10.57
10560	10568	10580	10582	10600	10608	10620	10640	10648	10660	10668	10680	10688
32.87	32.87	32.87	32.87	32.87	32.87	32.87	32.87	32.87	32.87	32.87	32.87	29.87
10.52	10.52	10.51	10.51	10.21	10.21	21.03	10.21	10.21	10.52	10.52	10.47	7.57
25.94	35.66		14.2	28.80	37.91		22.86					



RZ 20-891369

CNCL - 114

Original Date: 01/29/20

Revision Date:

Note: Dimensions are in METRES



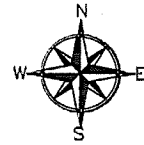
City of
Richmond



RZ 20-891369
CNCL - 115

Original Date: 01/29/20
Revision Date:
Note: Dimensions are in METRES

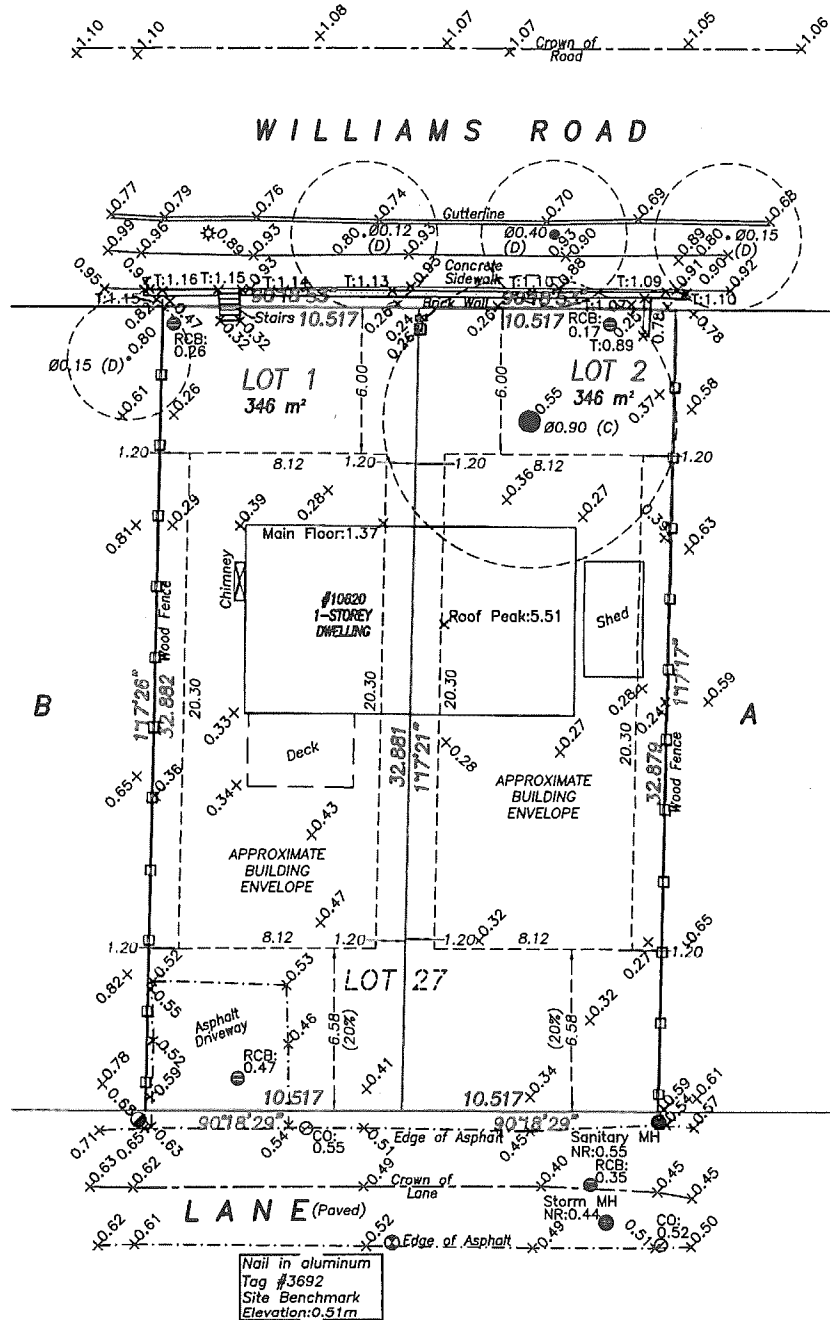
TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 27
BLOCK 12 SECTION 35 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 18551



#10620 WILLIAMS ROAD,
 RICHMOND, B.C.
 P.I.D. 003-625-109

NOTE:

Elevations shown are based on
 City of Richmond HPN
 Benchmark network.
 Benchmark: HPN #190
 Control Monument 94H1624
 Elevation: 2.353m
 Benchmark: HPN #191
 Control Monument 02H2453
 Elevation: 1.664m



LEGEND:

- (C) denotes conifer
- (D) denotes deciduous
- ⊙ denotes round catch basin
- ⊕ denotes water valve
- ⊞ denotes water meter
- ⊙ denotes manhole
- ⊙ denotes cleanout
- ⊙ denotes lamp standard
- ⊙ denotes power post
- ⊙ denotes site benchmark
- T: denotes top of wall

© copyright
 J. C. Tam and Associates
 Canada and B.C. Land Surveyor
 115 - 8833 Odlin Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: (604) 214-8928
 Fax: (604) 214-8929
 E-mail: office@jctam.com
 Website: www.jctam.com
 Job No. 7429
 FB-377 P91-93
 Drawn By: WK

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
 THEREOF UNLESS OTHERWISE INDICATED

CERTIFIED CORRECT:
 LOT DIMENSION ACCORDING TO
 FIELD SURVEY.

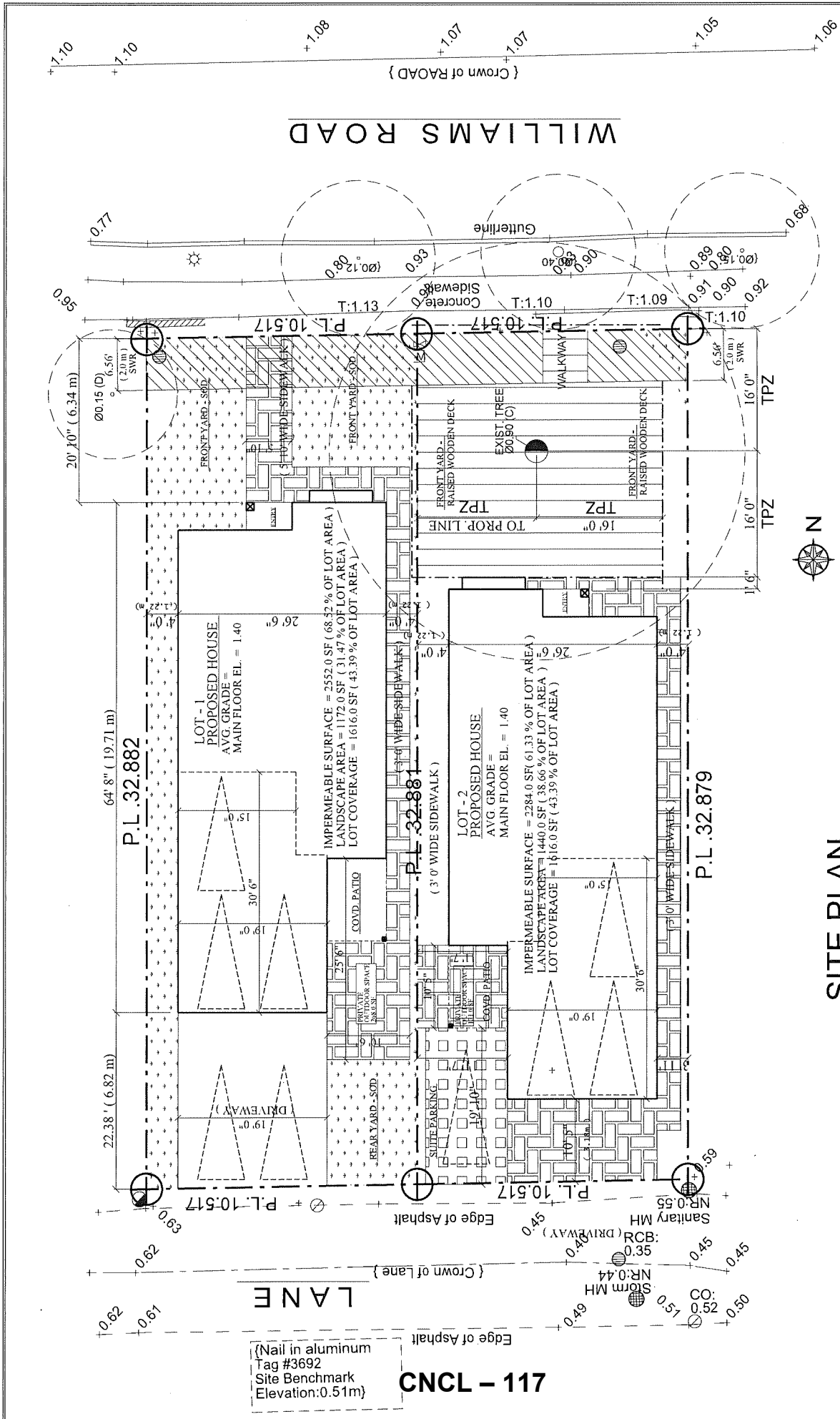
Johnson C. Tam
 JOHNSON C. TAM, B.C.L.S., C.L.S.
 NOVEMBER 19th, 2019.

NOTE:

Use site Benchmark Tag #967 for
 construction elevation

CNCL - 116

DWG No. 7429-Topo



(Nail in aluminum Tag #3692 Site Benchmark Elevation:0.51m)

CNCL - 117

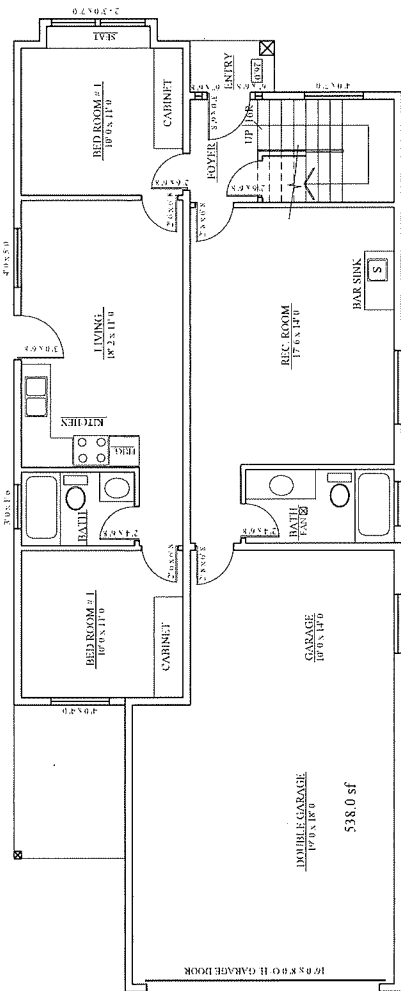
SITE PLAN
PROPOSED 2 LOT SUBDIVISION

Feb 08 2021

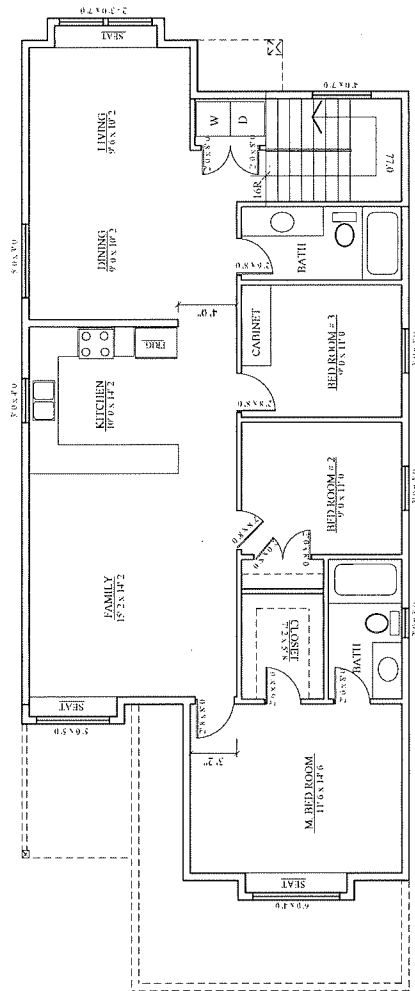
ASTONISH DESIGN & DETAILING LTD.
 19732 - 718 Ave. Langley B.C.
 PH: 1 604 539 1740 FAX: 1 604 539 1741
 CELL: 1 604 728 0389 E-MAIL: ava@astishd.com

SITE PLAN
 10620 - Williams Road, Richmond, B.C.
 PROJECT NO: 2018-001
 SHEET NO: 1 OF 1

24. Revise @ 11:23:54 AM 2/8/2021



MAIN FLOOR PLAN - AREA = 1517.0 SF INCL. GARAGE

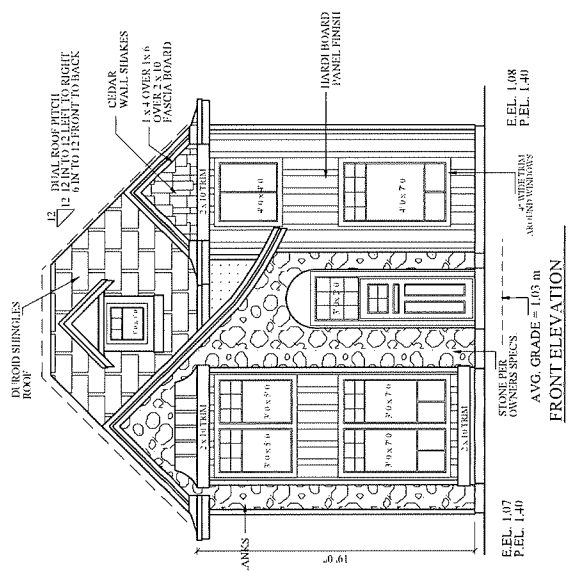


SECOND FLOOR PLAN - AREA = 1255.0 SF

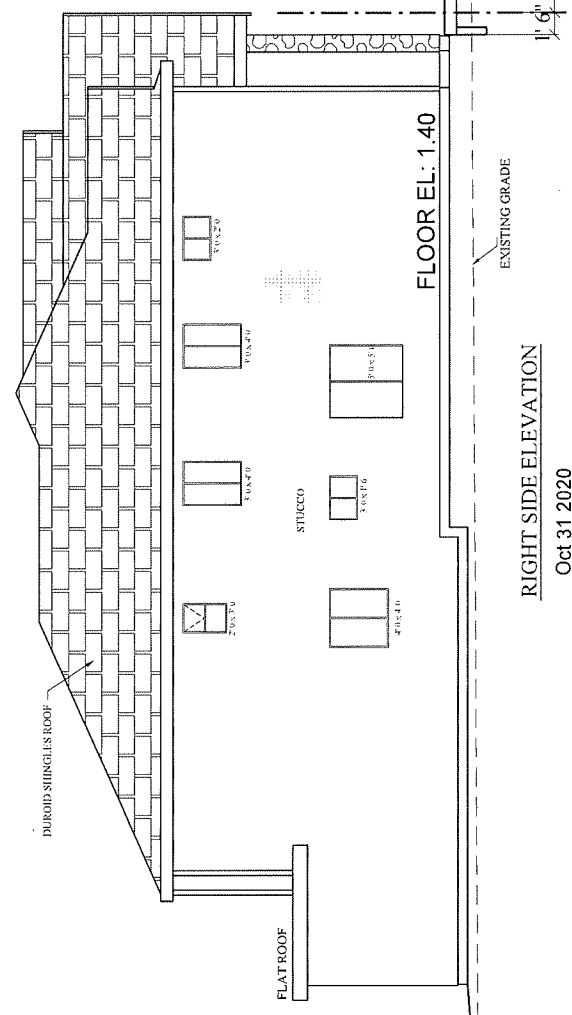
Astomish Design & Detailing Ltd.
 10732-7103 Ave. Langley B.C.
 TEL: 1 604 539 8949 FAX: 1 604 539 1711
 CELL: 1 604 228 0889 EMAIL: astomish@hotmail.com

THESE PLANS CONFORM TO
 B.C.B.C. 2018 EDITION

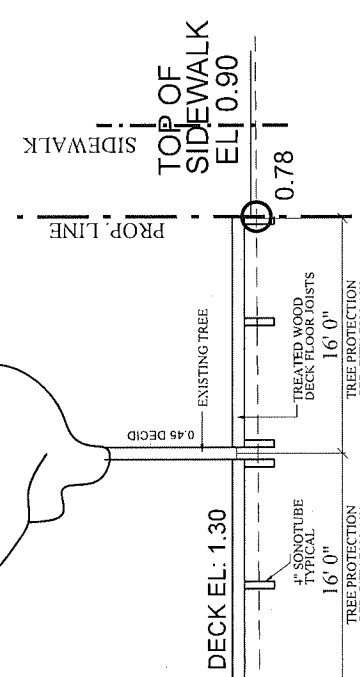
FLOOR PLANS	
DATE:	10/29/18 - Williams Road, Richmond, B.C.
DRAWN:	ASTOMISH
CHECKED:	ASTOMISH
SCALE:	AS SHOWN
PROJECT:	10732-7103
NO:	118



CNCL - 119



RIGHT SIDE ELEVATION
Oct 31 2020



Asternish Design & Detailing Ltd.	
10620 - Williams Road, Richmond, B.C.	
PH: 1 604 539 1740 FAX: 1 604 539 1741	
CELL: 1 604 738 0389 EMAIL: a.d@asternish.com	
ELEVATIONS	
DATE:	10620 - Williams Road, Richmond, B.C.
REVISION:	THISSE PLANS CONFORM TO
SCALE:	B.C.B.C. 2018 EDITION
STATUS:	DATE:
DATE:	DATE:

Oct 31 2020



RZ 20-891369

Attachment 4

Address: 10620 Williams Road

Applicant: Speera Ventures Incorporated

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	AJM Ventures Ltd. – Jeffery Wu	To be determined
Site Size (m²):	692 m ²	Lot 1: 346 m ² Lot 2: 346 m ²
Land Uses:	One single detached dwelling	Two single detached dwellings
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	N/A	No change
702 Policy Designation:	Lot Size Policy 5443 permits rezoning and subdivision of lots along the south side of this section of Williams Road to "Compact Single Detached (RC2)" or "Coach House (RCH)".	No change
Zoning:	Single Detached (RS1/E)	Compact Single Detached (RC2)
Number of Units:	1	2
Other Designations:	Arterial Road Compact Lot Single Detached	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Buildable Floor Area (m ²):*	Lot A: Max. 207.60 m ² (2235 ft ²) Lot B: Max. 207.60 m ² (2235 ft ²)	Lot A: Max. 207.54 m ² (2234 ft ²) Lot B: Max. 207.54 m ² (2234 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 50% Non-porous Surfaces: Max. 70% Lot Landscaping with live plant material: Min. 20%	Building: Max. 50% Non-porous Surfaces: Max. 70% Lot Landscaping with live plant material: Min. 20%	none
Lot Size:	Min. 270 m ²	346 m ²	none
Lot Dimensions (m):	Width: 9.0 m Depth: 24.0 m	Width: 10.52 m Depth: 32.88 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	Front: Min. 6.0 m Side: Min. 1.2 m Rear Lot 1: Min. 6.0 m Rear Lot 2: Min. 3.18 m	Variance requested for Lot 2 rear yard only
Height (m):	Max. 2 ½ Storeys (9.0 m)	9.0 m	none
On-site Vehicle Parking with Secondary Suite:	Min. 3 per lot	Lot 1: Min. 3 Lot 2: Min. 3	none
Private Outdoor Space (m ²):	Min. 20 m ² (min.3.0 width and depth) provided on the lot outside front yard	Min. 20 m ² in the front yard	Variance on Lot 2 only

Other: _____

* 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 2	Adopted by Council: December 17, 1990 Amended by Council: December 18, 2006	POLICY 5443
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File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 35-4-6
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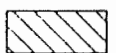
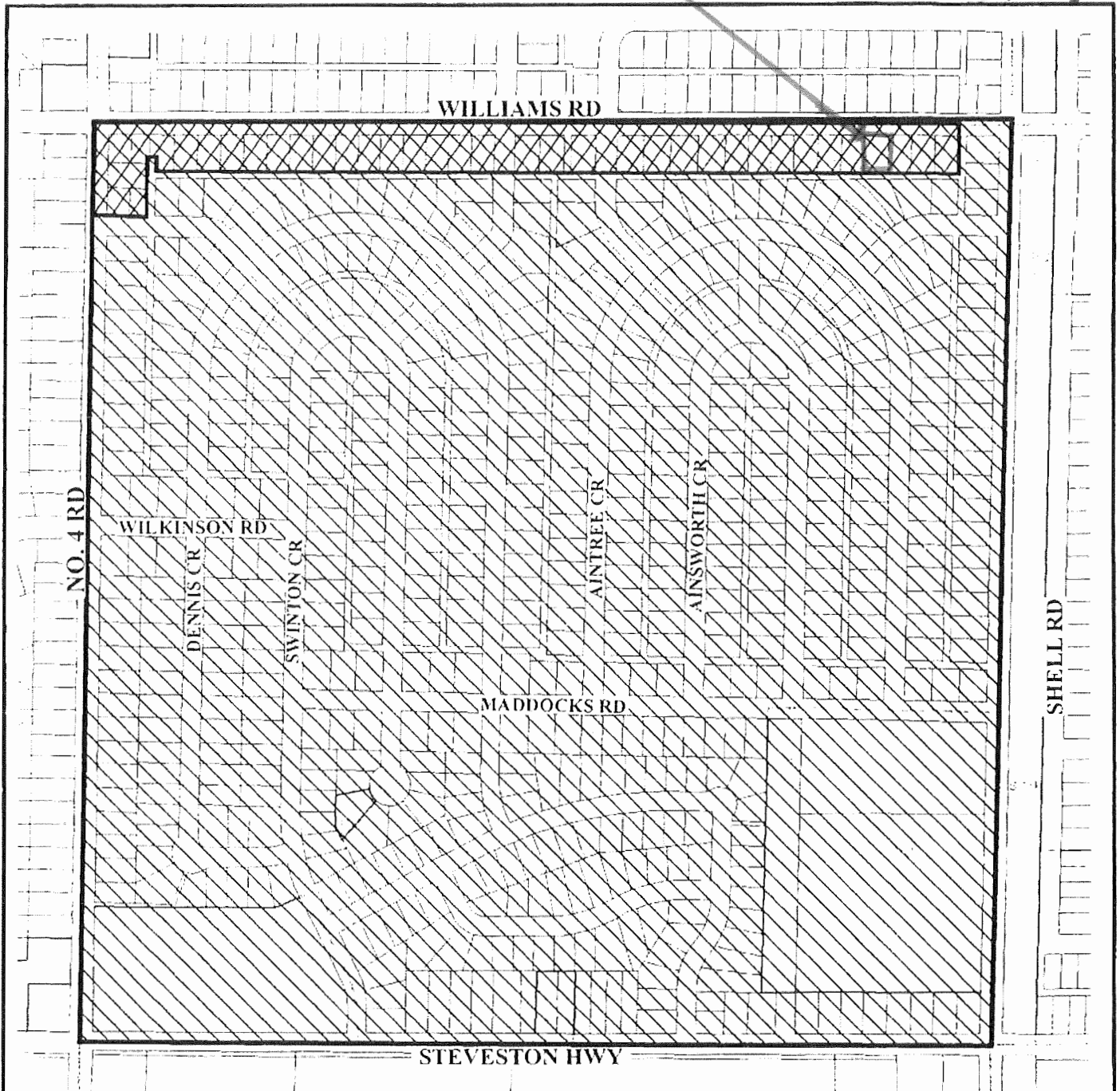
POLICY 5443:

The following policy establishes lot sizes in Section 35-4-6 located in the area bounded by Steveston Highway, Shell Road, No. 4 Road and Williams Road:

1. That properties within the area bounded by Steveston Highway, Shell Road, No. 4 Road and Williams Road, in Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) as per Zoning and Development Bylaw 5300, with the exception that:
 - a) Properties fronting on Williams Road from No. 4 Road to Shell Road and properties fronting on No. 4 Road from Williams Road to Dennis Place, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R9) provided that vehicle accesses are to the existing rear laneway only.

2. This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, except as per the amending procedures contained in the Zoning and Development Bylaw 5300.

SUBJECT PROPERTY



Subdivision permitted as per **R1/E**.



Subdivision permitted as per R1-0.6 or R9 provided that access is to a constructed lane and not to the arterial road.



Policy 5443
Section 35, 4-6
CNCL - 123

Adopted Date: 12/17/90

Amended Date: 12/18/06

SYMBOL	DESCRIPTION
[Symbol]	Property Lines
[Symbol]	Proposed Structures
[Symbol]	Existing Structures
[Symbol]	Site Elevation
[Symbol]	Site Grading
[Symbol]	Site Utilities
[Symbol]	Site Access
[Symbol]	Site Features
[Symbol]	Site Notes

Note: The fence building contractor shall erect all fencing to CoR specs to allow for vehicle doors to open and additionally as dimensioned on the TMP.

Note: This inventory has not been included on this site plan. Please see the Arborist Report for more detail each tree.

Note: ARBORIST INCLUSION IS NOT LIMITED TO THE HIGHLIGHTED RED ZONES AND ACTIVITIES C THE TMP - THE SCOPE MAY CHANGE DUE TO THE TMP. THE TREE INVENTORY AND TREE TAGGING SHALL AS COR PAKING ENGINEERING REQUIREMENTS REVIEW

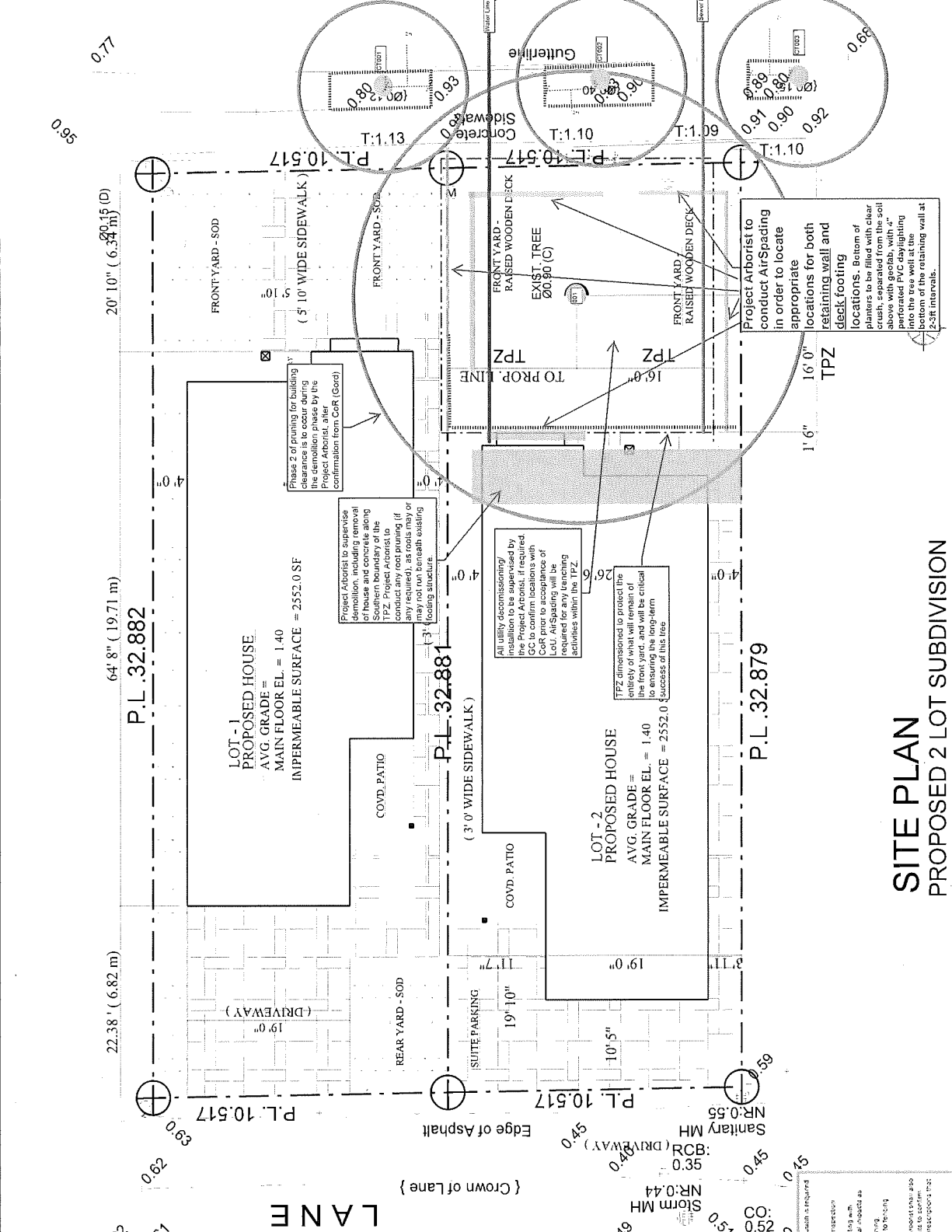
10620 Williams Road
Spearva Re zoning

Tree Management Plan V1

DATE: 10/20/2020

PROJECT: 10620 Williams Road

PREPARED BY: [Logo]



SITE PLAN
PROPOSED 2 LOT SUBDIVISION

Oct 31 2020

THESE PLANS CONFORM TO
LOCAL SUBDIVISION

Nail in aluminum
Tag #3692
Site Benchmark
Elevation: 0.51m

CNCL - 124

- REQUIRED: Project Arborist inclusion is required
1. Field Construction ARBORIST inspection
 2. Pre-construction tree work measurements
 3. Pre-construction tree work marking with color paint to identify individual impacts as required
 4. Tree Removal/Preservation Plan
 5. Tree Removal/Preservation Plan
 6. Tree Removal/Preservation Plan
- Notes to file the Project Arborist plan: 1. The Project Arborist plan must be submitted to the City of Spearva at the same time as the other subdivision plans. 2. The Project Arborist plan must be submitted to the City of Spearva at the same time as the other subdivision plans. 3. The Project Arborist plan must be submitted to the City of Spearva at the same time as the other subdivision plans.



Address: 10620 Williams Road

File No.: RZ 20-891369

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10244, the developer is required to complete the following:

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
 - comply with the guidelines of the OCP’s Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - include the 3 required new trees with the following minimum sizes:

No. of New Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
3	6 cm		3.5 m

2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of \$40,000.00 for the 4 trees (tag# 001, CT001, CT002, CT003) to be retained. The applicant is required to provide a post-construction impact report upon completion of all construction activities on-site, at which time the City may return all or a portion of the Tree Survival Security. The remainder may be held for a one year monitoring period, to ensure that the trees survive. The City may transfer the remaining security to the City's Tree Compensation Fund if the tree is not successfully retained.
4. Registration of a flood indemnity covenant on title.
5. Lane upgrades completed previously by the City are to be paid in the amount of \$24,564.51 per the Works and Services Cost Recovery Bylaw 8752.
6. Registration of a Statutory Right-of-Way to provide for a 2.0 m-wide right-of-way along the development’s entire north property line, for the purpose of containing inspection chambers and water meters. The 2.0 m-wide right-of-way plan shall be replaced with a specific right-of-way plan to encompass just the area where the meters and inspection chambers are located, once the locations of the meters and inspection chambers are finalized.
7. The submission and processing of a Development Variance Permit* for Lot 2 completed to a level deemed acceptable by the Director of Development.
8. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a minimum two bedroom secondary suite of minimum 50 m² (540 ft²) is constructed on both Lot 1 and Lot 2, to the satisfaction of the City in accordance with the BC Building Code and the City’s Zoning Bylaw.

Prior to a Demolition Permit* being issued, the developer must complete the following requirements:

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

At Subdivision* stage, the developer must complete the following requirements:

1. Pay Development Cost Charges (City and GVS & DD & TransLink), Cost Recovery Bylaw Charge for lane improvements, School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.

2. At the developer's sole cost complete the following works via a City Work Order:

Water Works:

- a) Using the OCP Model, there is 861 L/s of water available at a 20 psi residual at the Williams Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b) At Developer's cost, the Developer is required to:
 - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
- c) At Developer's cost, the City will:
 - i) Cut and cap, at main, the existing water service connection and remove water meter.
 - ii) Install one new water service connection for each proposed lot complete with meter and meter box.

Storm Sewer Works:

- d) At Developer's cost, the City will:
 - i) Inspect and confirm the capacity and condition of the existing storm connections. If the existing storm connections are adequate to be reused, they may be retained. If not, a single service connection and inspection chamber with dual service leads shall be installed for the proposed lot; cut and cap the existing service connections and retain the western inspection chamber to serve the adjacent property.
 - ii) Cut and cap the lawn basin at the south property line of the existing lot once the property is raised to match the surrounding area and the need for the lawn basin is eliminated. The developer is to confirm that removal of the lawn basin will not adversely affect drainage in the area and retain/relocate if required.

Sanitary Sewer Works:

- e) At Developer's cost, the City will:
 - i) Cut and cap, at inspection chamber, the service connection to the existing lot. Retain the inspection chamber to serve adjacent properties.
 - ii) Install a new sanitary service connection complete with inspection chamber and dual service leads.

Frontage Improvements:

- f) At Developer's cost, the Developer is required to:
 - i) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - (2) When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (3) To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc). These should be located onsite.
 - ii) Provide a 2.0 m-wide right-of-way along the development's entire north property line, for the purpose of containing inspection chambers and water meters. The 2.0 m-wide right-of-way plan shall be replaced with a specific right-of-way plan to encompass just the area where the meters and inspection chambers are finalized.
 - iii) Complete other frontage improvements as per Transportation requirements.

General Items:

- g) At Developer's cost, the Developer is required to:

- i) 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.

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

1. Registration of Development Variance Permit on Title for Lot 2.
2. 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.
3. 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

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 10244 (RZ 20-891369)
10620 Williams 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 "COMPACT SINGLE DETACHED (RC2)".

P.I.D. 003-625-109

Lot 27 Block 12 Section 35 Block 4 North Range 6 West New Westminster District Plan 18551

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10244".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and conditions.

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

MAYOR

CORPORATE OFFICER