



City of Richmond

Report to Committee Planning and Development Division

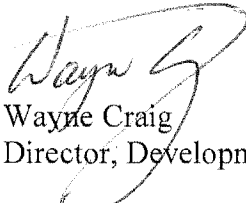
To: Planning Committee
From: Wayne Craig
Director, Development


Date: February 10, 2016
File: RZ 14-670731

Re: Application by Yeung Chui Lin for Rezoning at 6740 and 6780 Francis Road from Single Detached (RS1/E) to Single Detached (RS2/J)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9518, for the rezoning of 6740 and 6780 Francis Road from "Single Detached (RS1/E)" to "Single Detached (RS2/J)", be introduced and given first reading.


Wayne Craig
Director, Development
SB:blg
Att.

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

Staff Report

Origin

Yeung Chui Lin has applied to the City of Richmond for permission to rezone the two single family properties at 6740 and 6780 Francis Road from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/J)” zone, to permit the properties to be subdivided to create three (3) lots, with vehicle access to/from Francis Road (Attachment 1). The properties are occupied by a single family dwelling on each property, which will be demolished. A site survey showing the proposed subdivision 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, across Francis Road is a 48-unit townhouse development on property under Land Use Contract (047).

To the South, are two (2) dwellings on lots zoned “Single Detached (RS1/B)” fronting Maple Place.

To the East and West, are dwellings on lots zoned “Single Detached (RS1/E)”. Further to the west are two (2) dwellings on lots zoned “Single Detached (RS1/K)”.

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation for the subject site is “Neighbourhood Residential”. The proposed redevelopment is consistent with this designation.

Arterial Road Policy

The Arterial Road Policy identifies the portion of Francis Road fronting onto the subject site, between No. 2 Road and Gilbert Road, as a minor arterial road.

Lot Size Policy 5428

The subject site is located within the area governed by Lot Size Policy 5428, adopted by Council on December 18, 1989, and amended on December 15, 2008 (Attachment 4). The subject site is identified for redevelopment under the “Single Detached (RS2/C)” zone (i.e., 13.5 m wide lots, 360 m² in area) or “Single Detached (RS2/J)” zone (i.e., 13.4 m wide lots, 360 m² in area).

This rezoning application would enable the creation of three (3) lots; with a minimum lot width of 13.4 m and exceeding the minimum lot area of 360 m² required under the proposed RS2/J zone, and is in compliance with the Lot Size Policy.

Affordable Housing Strategy

The 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/ft² of total buildable area towards the City's Affordable housing Reserve Fund.

The applicant proposes to provide a legal secondary suite in all three (3) of the lots proposed at the subject site. To ensure that the secondary suites are 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 suites are constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. Registration of this legal agreement 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

The applicant has confirmed that information signage describing the proposed rezoning has been installed on the subject site and the statutory Public Hearing will provide local property owners and other interested parties with an opportunity to comment. Public notification for the Public Hearing will be provided as per the Local Government Act.

At the time of writing this staff report, staff have not received any public input regarding the subject rezoning application.

Analysis

Proposed Site Access

Vehicular access to the proposed lots will be from Francis Road. The proposed frontage will include three (3) driveways in two (2) driveway crossings, consolidating crossings and minimizing sidewalk interruptions.

Prior to issuance of a Building Permit, the applicant is required to submit a Construction Parking and Traffic Management Plan to the City's Transportation Department for review.

Tree Retention and Replacement

A Certified Arborist's Report was submitted by the applicant, which identifies tree species and location, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The arborist report assesses a total of 21 bylaw-sized trees; 14 on-site and 7 off-site.

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

- Protect and retain one (1) tree that is in good condition located in the rear yard of proposed west Lot A (15/15 cm dbh Japanese Maple #885).
- Protect and retain two (2) trees that are overgrown shrubs in good condition located in the rear yard of proposed middle Lot B (20/10/10 & 22/22 cm dbh English Laurel #886 & 887).
- Protect and retain one (1) tree that is in good condition located in the rear yard of proposed east Lot C (50 cm dbh Cherry #888).
- Protect and retain two (2) street trees (21 cm dbh Beech #905 & 906) planted by the City in the Francis Road sidewalk.
- Protect and retain five (5) trees located on the neighbouring properties to the south (42 cm dbh Douglas Fir #900 and 22-38 cm dbh Cedar #901, 902, 903 & 904).
- Remove one (1) tree (38 cm dbh Western Red Cedar #883) which is in good condition, but cannot be retained due to its proximity to the building envelope on the proposed west lot.
- Remove six (6) trees which are located clearly within the building envelope and cannot be retained (40 cm dbh Cherry #880, 30 cm dbh Lilac #881, 30/20/18 cm dbh Purple Plum #882, 22 cm dbh Plum #890, 41 cm dbh Cherry #891 & 48 cm dbh Lawson Cypress #892).
- Remove three (3) trees that are not good candidates for retention due to being an overgrown shrub, poor structure, sparse foliage and historically topping (12/12/12 cm dbh English Laurel #879, 35/20 cm dbh Western Red Cedar #884 & 52 cm dbh Apple #889). Note that the Cedar is in close proximity to a retention tree and needs to be removed by hand (chainsaw only) under the supervision of the Certified Arborist.

Tree Protection

A total of four (4) trees on-site and all seven (7) trees off-site are to be retained and protected. A total of ten (10) trees will be removed from the site. The proposed Tree Protection Plan is shown in Attachment 5.

To ensure protection of the trees (#885, 886, 887, 888, 900, 901, 902, 903, 904, 905 & 906), the applicant must complete the following items prior to final adoption of the rezoning bylaw:

- Submit 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, including the number of monitoring inspections at specified stages of construction, any

special measures required for tree retention, and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.

- Submit a survival security in the amount of \$4,000 for the four (4) trees retained on-site (\$1,000 for each of #885, 886, 887 & 888). The security for each tree will not be released until an acceptable impact assessment report is submitted by the Arborist and a landscaping inspection has been passed by City staff.

Prior to demolition of the existing dwellings on the subject site, the applicant is required to install tree protection fencing around the 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 on-site is completed.

Tree Replacement

A total of 10 bylaw-sized trees on-site are proposed to be removed (i.e., #880, 881, 882, 883, 884, 879, 889, 890, 891 & 892). As the proposed lots cannot reasonably accommodate a total of twenty (20) new replacement trees on-site in addition to the 4 retention trees to achieve the OCP tree replacement ration of 2:1, the applicant has agreed to provide a combination of planting replacement trees on-site and providing a cash-in-lieu contribution to the City's Tree Compensation Fund for off-site tree planting.

Nine (9) replacement trees are proposed to be planted and maintained (minimum 6 cm caliper deciduous or 3.5 m high conifer), with two (2) trees in the front yard and one (1) tree in the back yard of each of the three (3) proposed lots. To ensure that the required replacement trees are planted and maintained and that the front yards of the proposed lots are enhanced, the applicant is required to submit Landscape Plans prepared by a Registered Landscape Architect, along with Landscaping Security in the amount of 100% of a cost estimate for the proposed works provided by the Landscape Architect. The Landscape Plans must respond to the guidelines of the Arterial Road Policy. The Landscape Plans, Cost Estimates, and Landscaping Security are required to be submitted prior to final adoption of the rezoning bylaw. A portion of the security (e.g. 70%) will be released after construction and landscaping at the subject site is completed and a landscaping inspection by City staff has been passed. The City will retain the balance of the security for a one-year maintenance period to ensure that the landscaping survives.

The applicant proposes to provide a cash-in-lieu contribution in the amount of \$5,500 to the City's Tree Compensation Fund for off-site planting. This amount represents \$500/tree for each of the eleven (11) replacement trees not accommodated on-site.

Site Servicing and Frontage Improvements

To accommodate the future widening of Francis Road, City utilities and sidewalk, the applicant is required to provide 3.1 m wide road dedication along the north edge of the site.

There are no servicing concerns with rezoning.

Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings) is a requirement of rezoning.

At future subdivision stage, the applicant must: pay the costs associated with completion of the required servicing and enter into a Servicing Agreement for off-site frontage improvements as described in Attachment 6.

At future Building Permit stage, the applicant must: pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fees.

Financial Impact or Economic Impact

This 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 properties at 6740 and 6780 Francis Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/J)" zone, to permit the properties to be subdivided to create three (3) lots.

This rezoning complies with the land use designations and applicable policies contained within the OCP and Lot Size Policy 5428 regarding 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).

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9518 be introduced and given first reading.

Sara Badyal

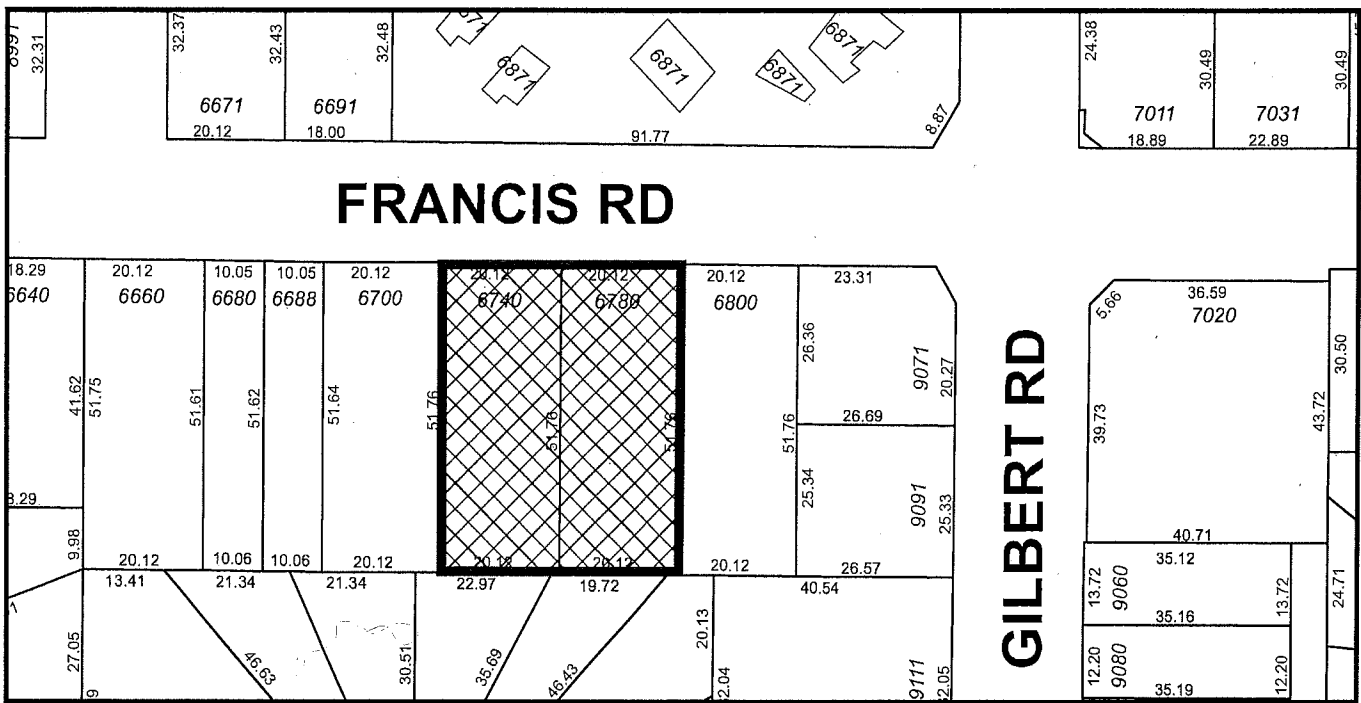
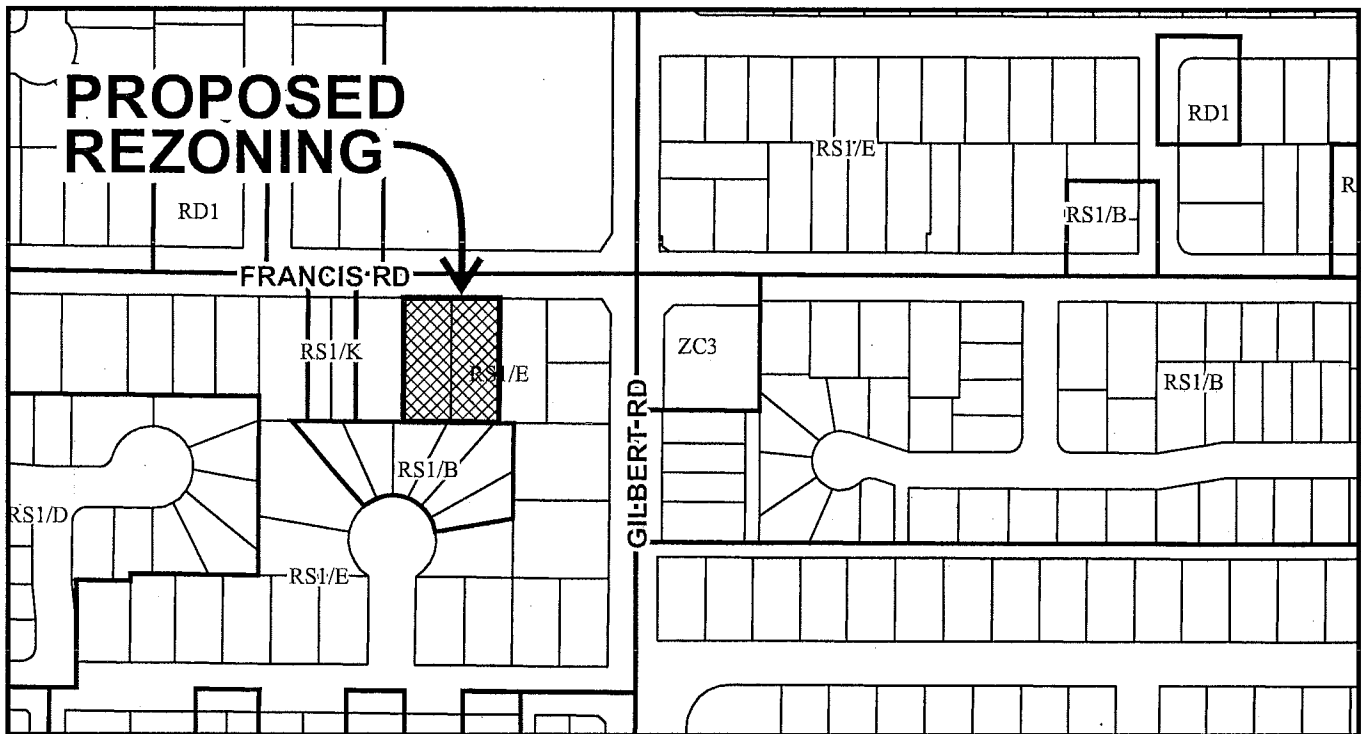
Sara Badyal, M. Arch, MCIP, RPP
Planner 2
(604-276-4282)

SB:blg

Attachment 1: Location Map & Aerial Photo
Attachment 2: Proposed Subdivision Plan
Attachment 3: Development Application Data Sheet
Attachment 4: Lot Size Policy 5428
Attachment 5: Proposed Tree Protection Plan
Attachment 6: Rezoning Considerations



City of
Richmond



RZ 14-670731

Original Date: 09/05/14

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 14-670731

Original Date: 09/05/14

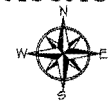
Revision Date:

Note: Dimensions are in METRES

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOTS 2 AND 3 SECTION 30 BLOCK 4 NORTH RANGE 6 WEST
 NEW WESTMINSTER DISTRICT PLAN 14934

ATTACHMENT 2

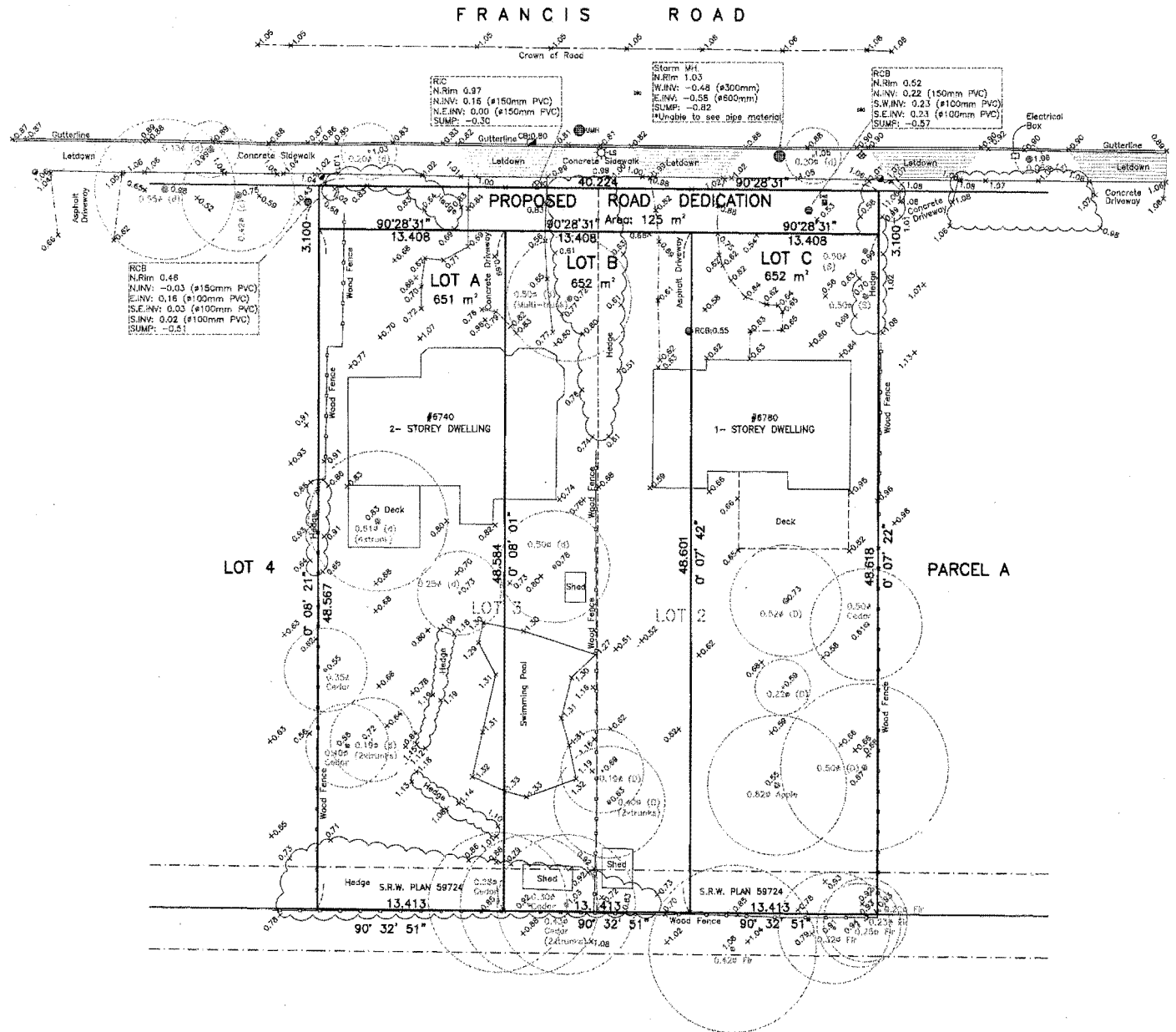
#6740-6780 FRANCIS ROAD,
 RICHMOND, B.C.
 P.I.D. 004-910-736 (LOT 2)
 P.I.D. 010-027-998 (LOT 3)



SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
 THEREOF UNLESS OTHERWISE INDICATED



- LEGEND:**
- (D) denotes deciduous
 - (S) denotes stump
 - denotes power pole
 - denotes round catch basin
 - MHD denotes storm manhole
 - UMH denotes unknown manhole
 - ☐ denotes catch basin
 - ⊙ denotes inspection chamber
 - denotes water meter
 - ⊕ denotes water valve
 - CO denotes cleanout
 - LS denotes lamp standard
 - ⚡ denotes fire hydrant

NOTE:
 Elevations shown are based on City of
 Richmond HPN Benchmark network.
 Benchmark: HPN #204, Central Monument 02H2452
 Located at in grassy area @ SW corner No.3 Road & Steveston
 Highway
 Elevation = 1.559 metres

CERTIFIED CORRECT:
 LOT DIMENSION ACCORDING TO
 FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S.

MAY 25th, 2015.

CNCL - 166

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 J. C. Tam and Associates
 Canada and B.C. Land Surveyor
 115 - 8833 Galin Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: 214-8928
 Fax: 214-8929
 E-mail: office@jctam.com
 Website: www.jctam.com
 Job No. 5878
 FB-260 P128-132; FB-281 P90-92
 Drawn By: TH/O/WK

DWG No. 5678-TOPO-04



RZ 14-670731

Attachment 3

Address: 6740 and 6780 Francis Road

Applicant: Yeung Chui Lin

Planning Area(s): Blundell

	Existing	Proposed	
Owner	Ding City Development Inc. #BC1007335	Unknown	
Site Size	Approximately 6740 Francis Rd 1,040 m ² 6780 Francis Rd 1,040 m ² Total 2,080 m ²	Approximately Lot A 651 m ² Lot B 652 m ² Lot C 652 m ² Road Dedication 125 m ² Total 2,080 m ²	
OCP Designation	Neighbourhood Residential	Complies	
702 Policy Designation	Single Detached (RS2/C or RS2/J)	Complies	
Zoning	Single Detached (RS1/E)	Single Detached (RS2/J)	
Flood Construction Level	Min. 0.3 m above road crown	Complies	
Number of Units	2 houses	3 houses	
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	With Affordable Housing Density Bonus: Max. 0.55 for 464.5m ² of lot area & Max. 0.3 for remainder	With Affordable Housing Density Bonus: Max. 0.55 for 464.5m ² of lot area & Max. 0.3 for remainder	None permitted
Lot Coverage: Building Non-Porous Landscaping	Max. 45% Max. 70% Max. 25%	Max. 45% Max. 70% Max. 25%	None
Lot Size: Lot A Lot B Lot C	Min. 13.4 m wide & Min. 360 m ²	13.4 m wide & 651 m ² 13.4 m wide & 652 m ² 13.4 m wide & 652 m ²	None
Setbacks: Front Yard Interior Side Yard Rear Yard	Min. 9.0 m Min. 1.2 m Min. 6.0 m	Min. 9.0 m Min. 1.2 m Min. 6.0 m	None
Building Height	2 ½ Storey & within Residential Vertical Lot Envelopes	2 ½ Storey & within Residential Vertical Lot Envelopes	None
Off-street Parking: Principal Dwelling Secondary Suite	2 1	2 1	None



City of Richmond

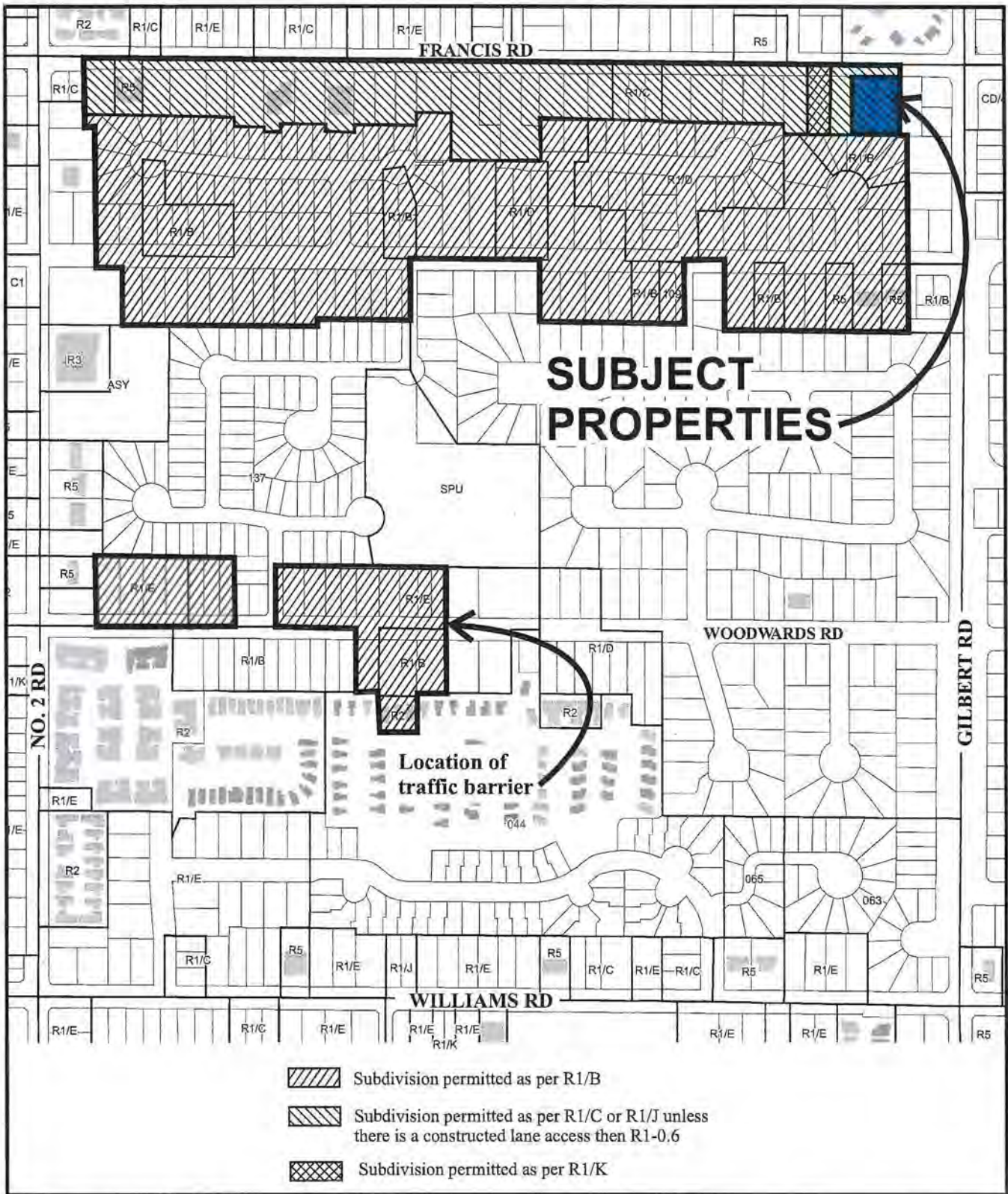
Policy Manual

Page 1 of 2	Adopted by Council: December 18, 1989 Amended by Council: December 15, 2008	POLICY 5428
File Ref: 4430-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 30-4-6	

POLICY 5428:

The following policy establishes lot sizes for properties in Section 30-4-6 as shown on the attached map:

1. Subdivisions in the Quarter Section's interior areas as designated on the map may be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300;
2. Subdivisions along Francis Road as shown on the map will be restricted to Single-Family Housing District R1/C or Single-Family Housing District R1/J unless there is a constructed lane access, then subdivisions may be permitted to Single-Family Housing District R1-0.6, except that 6680 Francis Road may be permitted to subdivide to Single-Family Housing District R1-K without the requirement for a lane access; and
3. This policy is to 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.



**Policy 5428
Section 30-4-6**

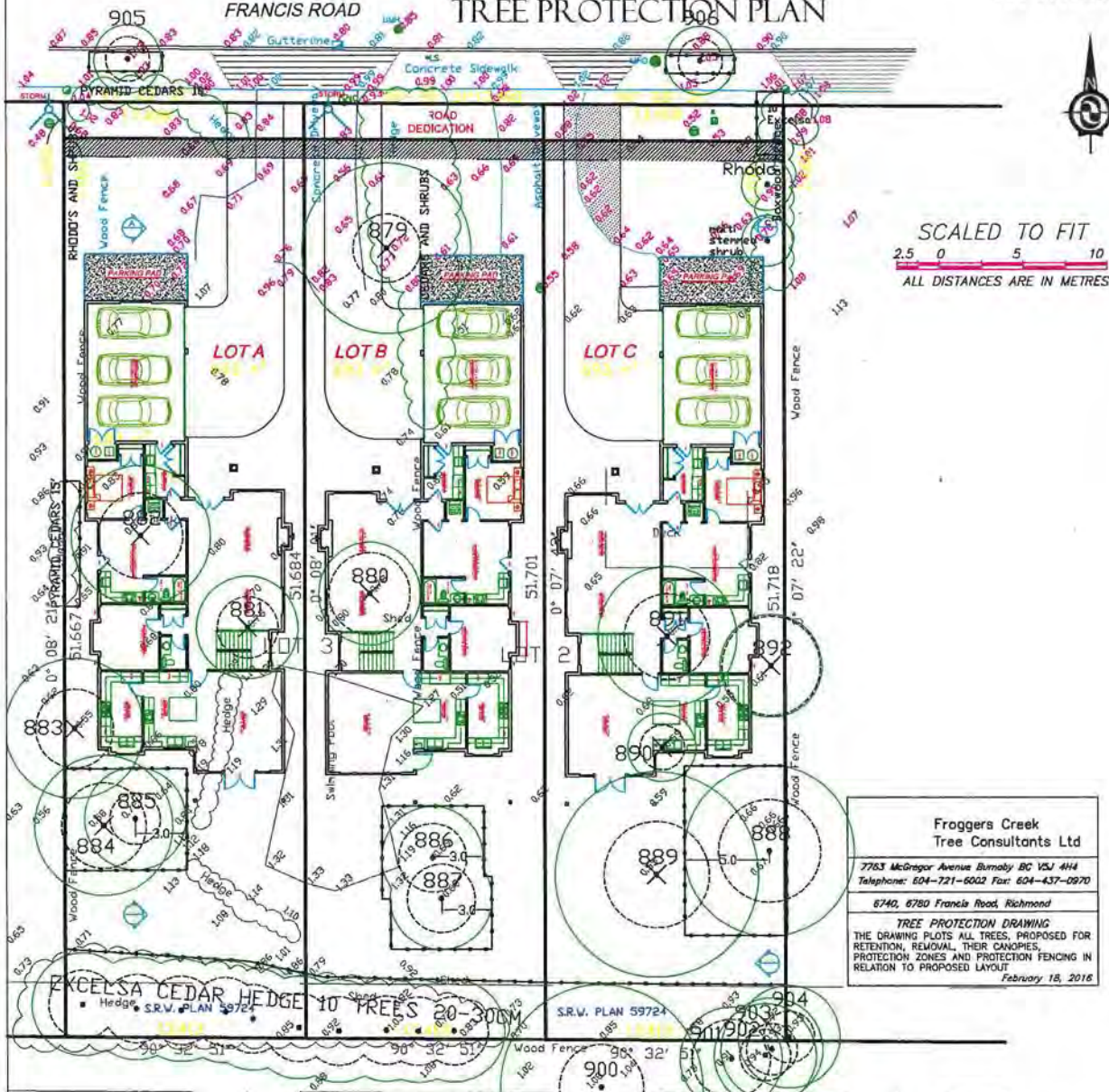
Adopted Date: 12/18/89

Amended Date: 12/15/08

Note: Dimensions are in METRES

APPENDIX 3 TREE PROTECTION PLAN

ATTACHMENT 5



**Froggers Creek
Tree Consultants Ltd**

7763 McGregor Avenue Burnaby BC V5J 4H4
Telephone: 604-721-6002 Fax: 604-437-0970

6740, 6760 Francis Road, Richmond

TREE PROTECTION DRAWING
THE DRAWING PLOTS ALL TREES, PROPOSED FOR
RETENTION, REMOVAL, THEIR CANOPIES,
PROTECTION ZONES AND PROTECTION FENCING IN
RELATION TO PROPOSED LAYOUT
February 18, 2016

TREE PROTECTION FENCING Minimum Radial Distance from trunk

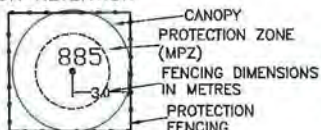
#	Type	DBH	Metres	Feet
885	Japanese Maple	15/15cm	3.0m	9.8ft
886	English Laurel	20/10/10	3.0m	9.8ft
887	English Laurel	22/22cm	3.0m	9.8ft
888	Cherry	50cm	5.0m	16.4ft
893	Excelsa Cedars	20 to 30cm	3.0m	9.8ft
900	Douglas Fir	42cm	6.0m	19.7ft
901	Western Redcedar	38cm	3.0m	9.8ft
902	Western Redcedar	25cm	3.0m	9.8ft
903	Western Redcedar	23cm	3.0m	9.8ft
904	Western Redcedar	22cm	3.0m	9.8ft
905	European Beech	21cm	2.0m	6.6ft
906	European Beech	21cm	2.0m	6.6ft

TREE INVENTORY

#	Type	Action	DBH	MPZ
879	Willow	Remove	12/12/12cm	2.0m
880	Cherry	Remove	40cm	2.4m
881	Lilac	Remove	30cm	1.8m
882	Plum	Remove	30/20/18	2.5m
883	Cedar	Remove	38cm	2.3m
884	Cedar	Remove	35/20cm	2.5m
885	Maple	Retain	15/15cm	1.5m
886	Laurel	Retain	20/10/10	1.8m
887	Laurel	Retain	22/22cm	2.0m
888	Cherry	Retain	50cm	3.0m
889	Apple	Remove	52cm	3.1m
890	Plum	Remove	22cm	1.3m
891	Cherry	Remove	41cm	2.5m
892	Cypress	Remove	48cm	2.9m
893	Cedar	Retain	20 to 30cm	2.0m
900	D. Fir	Retain	42cm	2.5m
901	Cedar	Retain	38cm	2.3m
902	Cedar	Retain	25cm	1.5m
903	Cedar	Retain	23cm	1.4m
904	Cedar	Retain	22cm	1.3m
905	Beech	Retain	21cm	1.3m
906	Beech	Retain	21cm	1.3m

LEGEND

TREE PROPOSED FOR RETENTION



TREE PROPOSED FOR REMOVAL



NOTES:
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CANOPY
3. ALL MEASUREMENTS ARE METRIC

ENCL - 170



Address: 6740 and 6780 Francis Road

File No.: RZ 14-670731

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9518, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. Road dedication of 3.1 m wide along the entire Francis Road frontage for future road widening, City utilities and sidewalk. Frontage improvement works to be constructed by the developer via the required Servicing Agreement.
3. Registration of a flood indemnity covenant on title (Min. 2.9 m GSC Area A).
4. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed in all 3 single family dwellings on the 3 future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
5. Installation of appropriate tree protection fencing around all trees to be retained on-site and off-site as part of the development prior to any construction activities, including building demolition, occurring on-site.
6. 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.
7. Submission of a Tree Survival Security to the City in the amount of \$4,000 for the 4 trees to be retained. The security will not be released until an impact assessment report is submitted by the Arborist and a landscaping inspection has been passed by City staff to the satisfaction of the City's Tree Preservation Coordinator.
8. The City's acceptance of the developer's voluntary contribution in the amount of \$5,500 to the City's Tree Compensation Fund for off-site planting (e.g., \$500/tree for 11 required replacement trees not accommodated on-site).
9. 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 at least 2 trees in each front yard and 1 tree in each back yard (9 total), including 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.
 - Include required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
20	6 cm		3.5

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

1. Enter into a Servicing Agreement* for the design and construction of frontage improvements and infrastructure. Works include, but may not be limited to:
 - a) Behind existing curb, Min. 1.5 m wide (exclusive of 0.15 m curb) boulevard with grass and street trees and 1.5 m wide concrete sidewalk.
 - b) Lot C to have driveway as close to west property line as possible in accordance with Bylaw 7222 and driveways for Lot A and Lot B to have adequate separation and placed as close together as possible to minimize parking loss on Francis Road.
 - c) Coordinate with BC Hydro, Telus and other private communication service providers.
 - d) To underground Hydro and other communication service provider service lines (requirement for 3-Lot subdivisions).

- e) Relocate/modify any of the existing power poles and/or guy wires within the property frontages, as needed.
 - f) To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).
2. The following works are to be done at the developer's sole cost via a Servicing Agreement and City Work Order:
- a) Water Works, including: Disconnect the existing 20 mm water connections on Francis Road and install three new 25 mm diameter water connections complete with meters and meter boxes within a new required 1.5 m wide utilities SRW along the north property line(s) of the lots (to accommodate water meters and storm IC's)
 - b) Storm Sewer Works, including:
 - i. Cut and cap the existing service connection and remove the existing storm IC at the adjoining property line between lots 6740 & 6780.
 - ii. Cut and cap the existing storm service connection and remove the existing storm IC at the north east corner of the development site.
 - iii. Install a new storm service complete with IC and dual service connections at the adjoining property line of the newly subdivided center and west lots along Francis Road frontage.
 - iv. Install a new storm service complete with IC and service connection to the newly created most easterly subdivided lot.
 - v. Storm IC's to be located in the new required 1.5 m wide utilities SRW along the north property line(s) of the lots (to accommodate water meters and storm IC's).
 - c) Sanitary Sewer Works, including:
 - i. Cut and cap the existing sanitary service to 6740 Francis Road located at the south west corner of the development site.
 - ii. Install a new sanitary service complete with IC and dual service connections at the adjoining PL of the newly subdivided center and west lots along the existing SRW (south).
 - iii. Upgrade the existing sanitary service and IC located at the south east corner of the development site to service the newly subdivided east lot.

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

- 1. Driveway locations to align with driveway crossing locations approved through required Servicing Agreement.
- 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. Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the 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.
- 4. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
- 5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals 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 9518 (RZ 14-670731)
6740 and 6780 Francis 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/J)".

P.I.D. 010-027-998

Lot 3 Section 30 Block 4 North Range 6 West New Westminster District Plan 14934

P.I.D. 004-910-796

Lot 2 Section 30 Block 4 North Range 6 West New Westminster District Plan 14934

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9518".

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.

APPROVED by BK
APPROVED by Director or Solicitor
W

MAYOR

CORPORATE OFFICER