



# City of Richmond

## Report to Committee Planning and Development Division

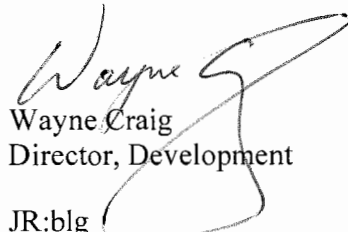
**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

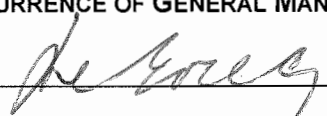
**Date:** July 11, 2016  
**File:** RZ 15-704505

**Re:** Application by Trendsetter Homes Ltd. for Rezoning at 11920/  
11940 Dunavon Place from Two-Unit Dwellings (RD1) to Single Detached (RS2/A)

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9571, for the rezoning of 11920/11940 Dunavon Place from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/A)", be introduced and given first reading.

  
Wayne Craig  
Director, Development  
JR:blg  
Att.

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

## **Staff Report**

### **Origin**

Trendsetter Homes Ltd. has applied to the City of Richmond for permission to rezone 11920/11940 Dunavon Place from the “Two-Unit Dwellings (RD1)” zone to the “Single Detached (RS2/A)” zone, to permit the property to be subdivided to create two (2) lots (Attachment 1). The proposed subdivision plan is shown in Attachment 2. There is an existing duplex on the property, which would be demolished.

### **Findings of Fact**

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

### **Surrounding Development**

Development immediately surrounding the subject site is as follows:

- To the north, across the cul-de-sac: Two (2) homes on lots zoned “Single Detached (RS1/A)” fronting Dunfell Road.
- To the south: Four (4) homes on lots zoned “Single Detached (RS1/A)” zone fronting Duncliffe Road.
- To the east: One (1) home on a lot in the “Single Detached (RS2/A)” zone fronting Dunavon Place.
- To the west: One (1) duplex on a lot in the “Single Detached (RS1/E)” zone fronting Dunavon Place.

### **Related Policies & Studies**

#### **Official Community Plan/Steveston Area Plan**

The subject property is located in the Steveston planning area (Attachment 4). The Official Community Plan (OCP) designation for the subject property is “Neighbourhood Residential.” The proposed rezoning is consistent with this designation.

#### **Zoning Bylaw 8500/Single-Family Lot Size Policy 5470**

The subject property is located within the area governed by Single-Family Lot Size Policy 5470, adopted by Council on July 15, 2002 (Attachment 5). This Single-Family Lot Size Policy permits subdivision consistent with the requirements of the “Single Detached (RS2/A)” zoning bylaw. The proposed rezoning and subdivision are compliant with this 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 14.9 m wide and at

least 444 m<sup>2</sup> in area. The proposed rezoning and subdivision would comply with these requirements.

### **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 are two (2) existing statutory right-of-way (ROW) agreements registered on Title. One (1) ROW (Registration number G43521) for the location of public utilities is no longer relevant to the subject property, and must be discharged from Title prior to rezoning approval. The second ROW (Registration number G57217) is a 3.0 m-wide ROW along the entire east property line for an existing sanitary sewer service. This ROW will not be impacted by the proposed rezoning and subdivision.

The applicant must provide a new 3.0 m-wide statutory right-of-way along the entire south property line. The applicant is aware that encroachment into a right-of-way is not permitted.

There is an existing covenant registered on Title that restricts the property use to a duplex only (registration number BE308151). This covenant must be discharged prior to subdivision approval.

#### **Transportation and Site Access**

Vehicle access is proposed to be from Dunavon Place via separate driveway crossings to each new lot.

#### **Tree Retention and Replacement**

The applicant has submitted a Certified Arborist's Report, which 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 14 bylaw-sized trees on the subject property and two (2) on neighbouring properties.

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

- One (1) Pine tree (Tree # 1) located on the development site is in moderate condition; however it is located within the proposed building envelope and is proposed to be removed and replaced.
- Four (4) Sycamore Maple trees (Trees # 2-5) located on the development site are in moderate condition; however all four (4) have become co-dependant and exhibit poor structure with co-dominant stems with poorly attached unions. Remove and replace.
- Two (2) Maple trees (Trees # 6 and 7) and one (1) Cedar tree (Tree # 9) located on the development site are in moderate condition and are recommended for retention in the Arborist's Report. Retain and protect.
- Five (5) trees (Trees # 8, 10-13) located on the development site are in poor condition and identified as unsuitable for retention in the Arborist's Report. Remove and replace.
- One (1) Japanese maple tree (Tree # 14, Dbh 23 cm) located on the development site is in good condition. Retain and protect.
- One (1) Western hemlock tree (Tree # 15, Dbh 35 cm) and one (1) Serbian spruce tree (Tree # 16, Dbh 22 cm) located on adjacent east property are in good condition. Retain and protect.
- Replacement trees are to be provided at a 2:1 ratio as per the Official Community Plan (OCP).

#### *Tree Protection*

Four (4) trees on the subject property (Trees # 6, 7, 9, and 14) and two (2) trees on a neighbouring property (Trees # 15, and 16) 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:

- 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 inspection 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 of \$4,000 for the four (4) trees to be retained and protected on the subject property.
- Prior to demolition of the existing dwelling on the subject property, 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.

### *Tree Replacement*

The applicant wishes to remove 10 on-site trees. The 2:1 replacement ratio would require a total of 20 replacement trees. The applicant has agreed to plant two (2) replacement trees on each proposed lot; for a total of four (4) replacement trees. Together with the four (4) trees to be protected, this will result in four (4) trees on each lot; for a total of eight (8) trees on the subject property.

To ensure the four (4) required replacement trees are planted on the subject property, the applicant must provide a \$2,000 Landscape Security, which is equal to \$500 per replacement tree. To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$8,000 to the City's Tree Compensation Fund in lieu of the remaining 16 trees that cannot be accommodated on the subject property after redevelopment.

The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057. Replacement trees should be a mix of coniferous and deciduous species.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
2	8 cm	4 m
2	9 cm	5 m

### **Affordable Housing Strategy**

As per the City's Affordable Housing Strategy, single-family rezoning applications received prior to September 14, 2015 require a secondary suite or coach house on 50% of new lots created, or a cash-in-lieu contribution of \$1.00 per square foot of total buildable area towards the City's Affordable Housing Reserve Fund.

The applicant proposes to contribute \$5,321.00 toward the City's Affordable Housing Reserve Fund. This is equivalent to \$1.00/ft<sup>2</sup> of the total building area of each lot to be created, and is consistent with the Affordable Housing Strategy.

### **Site Servicing and Frontage Improvements**

At future development stage, the applicant must complete the required servicing works as described in Attachment 7.

### **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 application is to rezone 11920/11940 Dunavon Place from the "Two-Unit Dwellings (RD1)" zone to the "Single Detached (RS2/A)" zone, to permit the property to be subdivided to create two (2) lots.

This rezoning application complies with the land use designation and applicable policies for the subject site contained within the OCP and the Richmond Zoning Bylaw 8500.

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 9571 be introduced and given first reading.



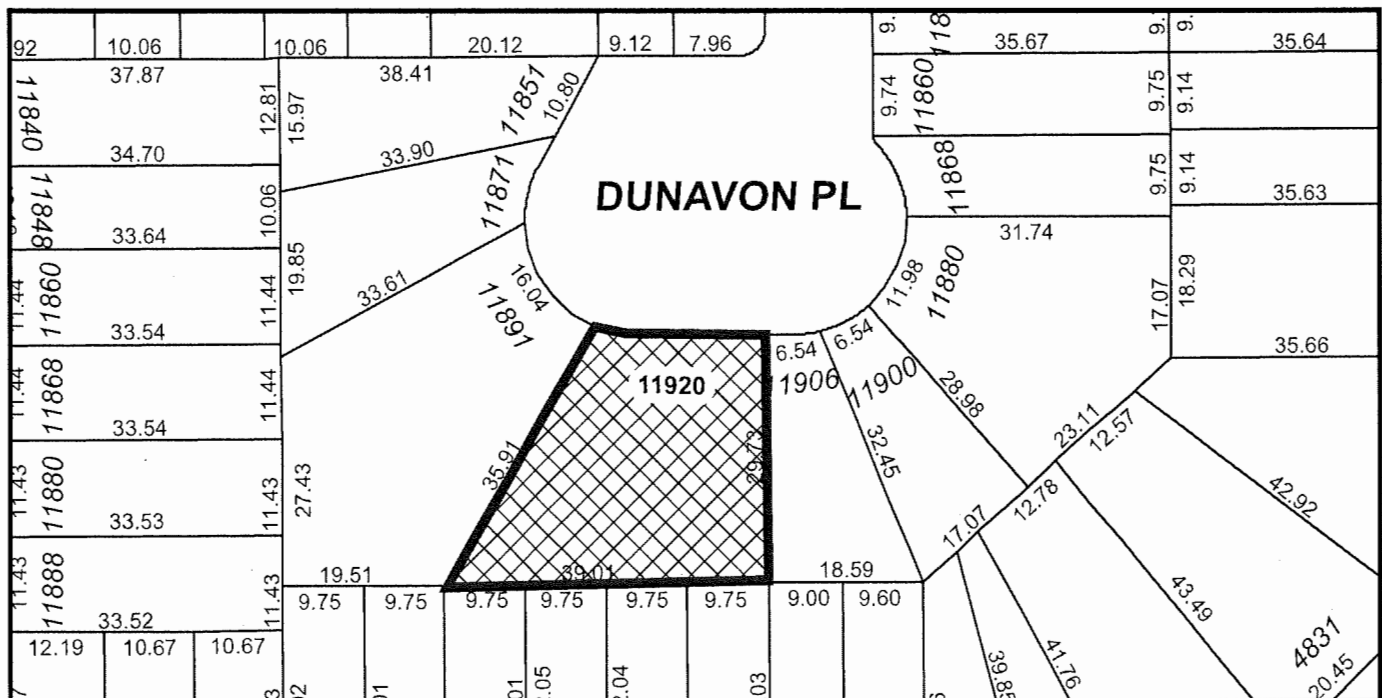
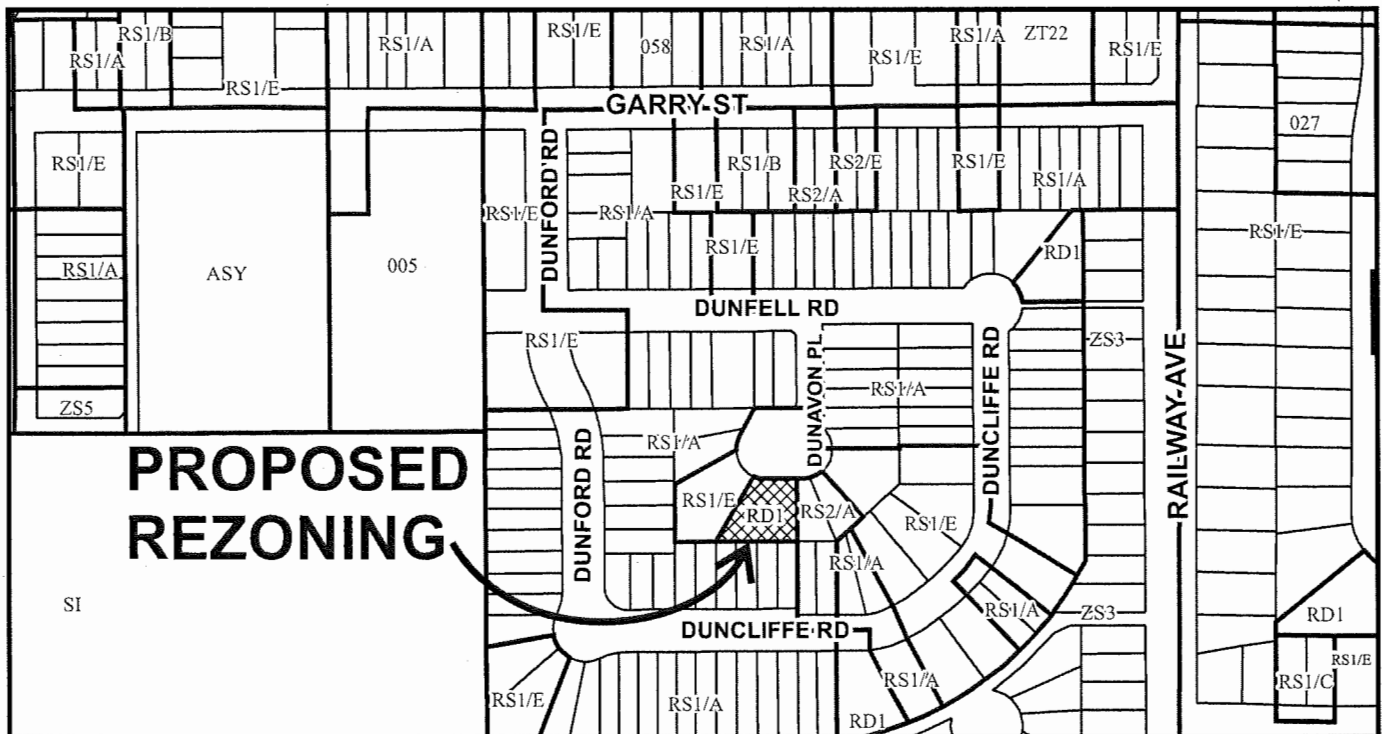
Jordan Rockerbie  
Planning Technician  
(604-276-4092)

JR:blg

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Steveston Area Land Use Map
- Attachment 5: Lot Size Policy 5470
- Attachment 6: Tree Retention Plan
- Attachment 7: Rezoning Considerations



# City of Richmond



## RZ 15-704505

Original Date: 07/24/15

Revision Date:

Note: Dimensions are in METRES





City of  
Richmond



RZ 15-704505

Original Date: 07/24/15

Revision Date:

Note: Dimensions are in METRES



**SURVEY PLAN OF LOT 146 SECTION 2  
BLOCK 3 NORTH RANGE 7 WEST  
NWD PLAN 48471**

PID: 000-857-114

CIVIC ADDRESS:

**#11920 DUNAVON PLACE  
RICHMOND, B.C.**

**LEGEND**

SCALE 1:200



- IP DENOTES SPOT ELEVATION
- CB DENOTES STANDARD IRON POST
- O CB DENOTES CATCH BASIN
- O IC DENOTES INSPECTION CHAMBER
- O MH DENOTES MANHOLE
- O PB DENOTES PULLBOX
- O WV DENOTES WATER VALVE
- SAN DENOTES SANITARY
- BCH DENOTES BC HYDRO
- C DENOTES CONIFEROUS TREE
- D DENOTES DECIDUOUS TREE
- Ø DENOTES DIAMETER

**FOR CITY OF RICHMOND  
APPLICATION PURPOSES**

ALL DISTANCES AND ELEVATIONS ARE IN METRES.  
PROPORTIONS ARE DERIVED FROM FIELD SURVEY.  
ELEVATIONS ARE TO GEODETIC DATUM AND ARE DERIVED  
FROM RICHMOND HPN BENCHMARK (INTEGRATED SURVEY  
CONTROL MONUMENT) 77H4827 (HPN #205)  
ELEVATION: 1.044 METRES.

ALL DESIGNATED TREES AS DEFINED BY CITY OF  
RICHMOND BYLAW No. 8057, ARE SHOWN HEREON.  
THIS PROPERTY IS SUBJECT TO THE REGISTERED  
COVENANT: BE308151.

**MATSON PECK & TOPLISS  
SURVEYORS & ENGINEERS**

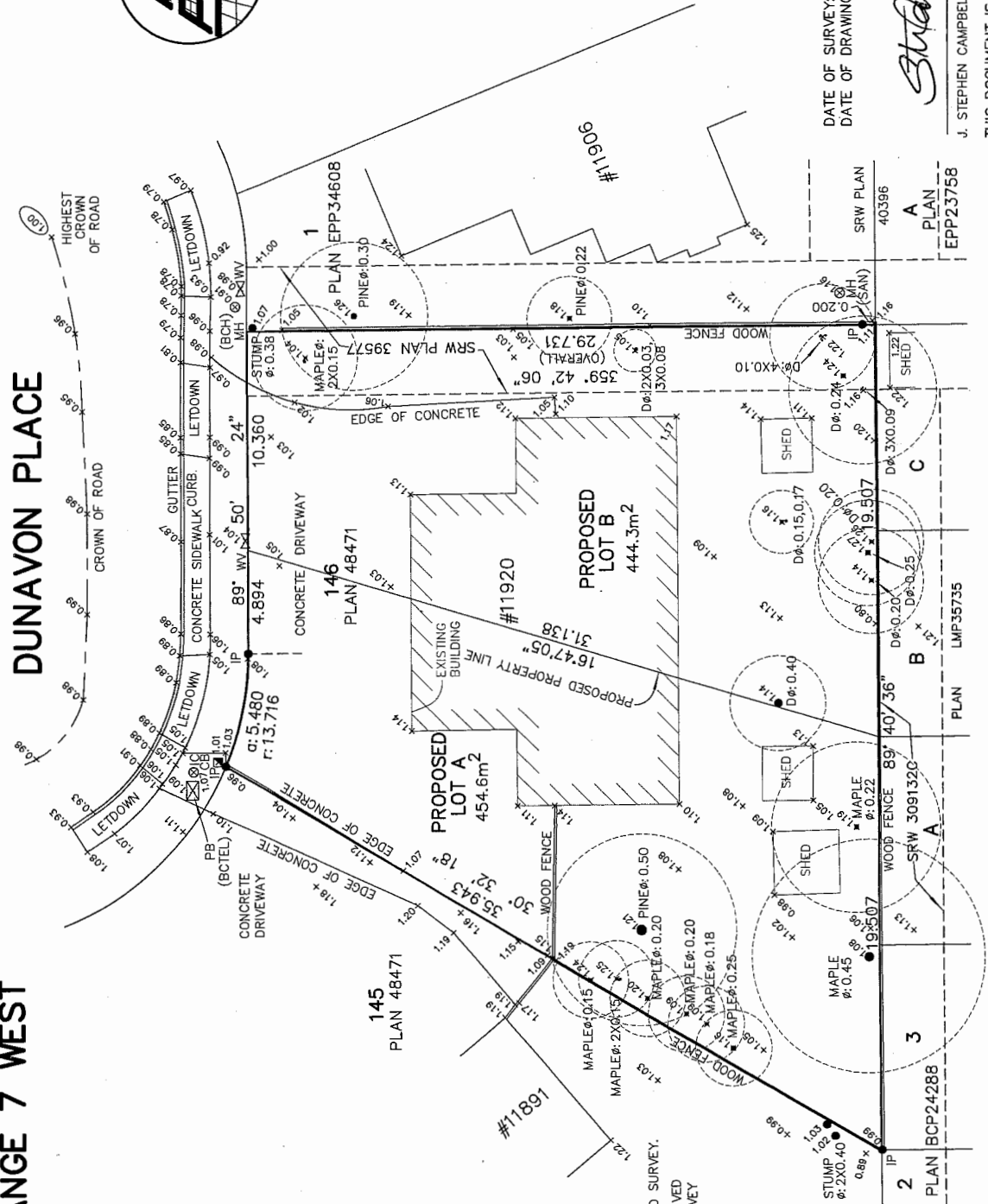
#320 - 11120 HORSESHOE WAY  
RICHMOND, B.C.  
V7A 5H7

PH: 604.270.9331

FAX: 604.270.4137

CADFILE: 17883-001-TPG-001.DWG

CLIENT REF.: TRENDSETTER HOMES



DATE OF SURVEY: JUNE 09, 2015  
DATE OF DRAWING: APRIL 7, 2016

*Stephen Campbell*

J. STEPHEN CAMPBELL, BOLS #712

THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED.



**RZ 15-704505**

**Attachment 3**

Address: 11920/11940 Dunavon Place

Applicant: Trendsetter Homes Ltd.

Planning Area(s): Steveston

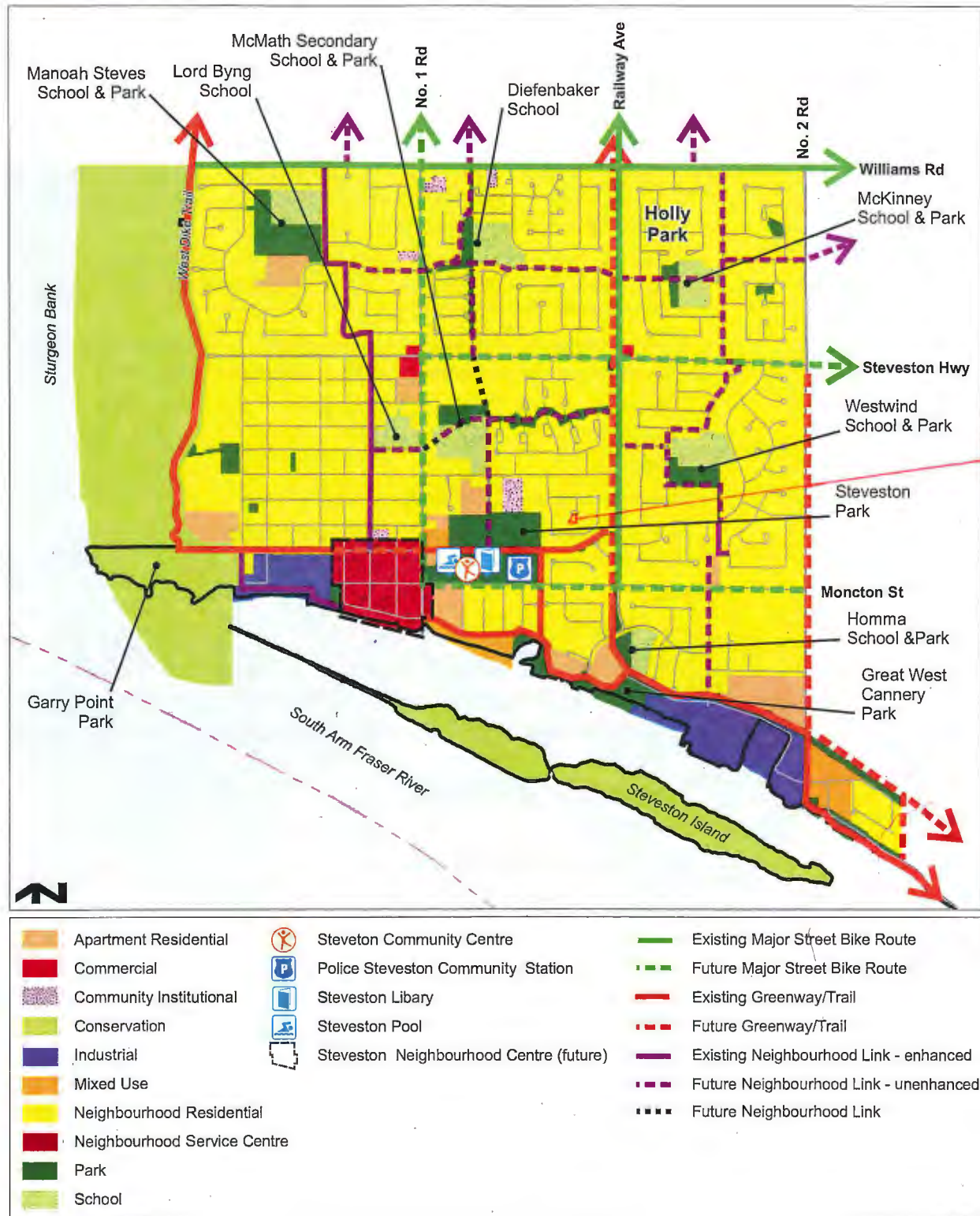
	Existing	Proposed
<b>Owner:</b>	John MacDonald Mary Anne MacDonald	To be determined
<b>Site Size (m<sup>2</sup>):</b>	898.9 m <sup>2</sup>	Lot A: 454.6 m <sup>2</sup> Lot B: 444.3 m <sup>2</sup>
<b>Land Uses:</b>	One (1) duplex	Two (2) single detached homes
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>702 Policy Designation:</b>	RS1/A	RS2/A
<b>Zoning:</b>	RD1	RS2/A

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 applied to the first 464.5 m <sup>2</sup> of the lot area, together with 0.30 applied to the balance	Max. 0.55 applied to the first 464.5 m <sup>2</sup> of the lot area, together with 0.30 applied to the balance	none permitted
Buildable Floor Area*:	Lot A: Max. 2,691 ft <sup>2</sup> Lot B: Max. 2,630 ft <sup>2</sup>	Lot A: Max. 2,691 ft <sup>2</sup> Lot B: Max. 2,630 ft <sup>2</sup>	none permitted
Lot Coverage – Building:	Max. 45%	Max 45%	none
Lot Size (min. dimensions):	270.0 m <sup>2</sup>	Lot A: 454.6 m <sup>2</sup> Lot B: 444.3 m <sup>2</sup>	none
Setback – Front and Rear Yards:	Min. 6.0 m	Min. 6.0 m	none
Setback – Side Yards:	Min. 1.2 m	Min. 1.2 m	none
Height:	Max. 2 ½ Storeys	Max. 2 ½ Storeys	none

Other: Tree replacement compensation required for loss of significant trees.

\*Preliminary estimate for reference only; not inclusive of garage; exact building size to be determined at Building Permit stage.

## 4. Steveston



CNCL - 285



# City of Richmond

# Policy Manual

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Adopted by Council: July 15, 2002

**POLICY 5470**

File Ref: 4045-00

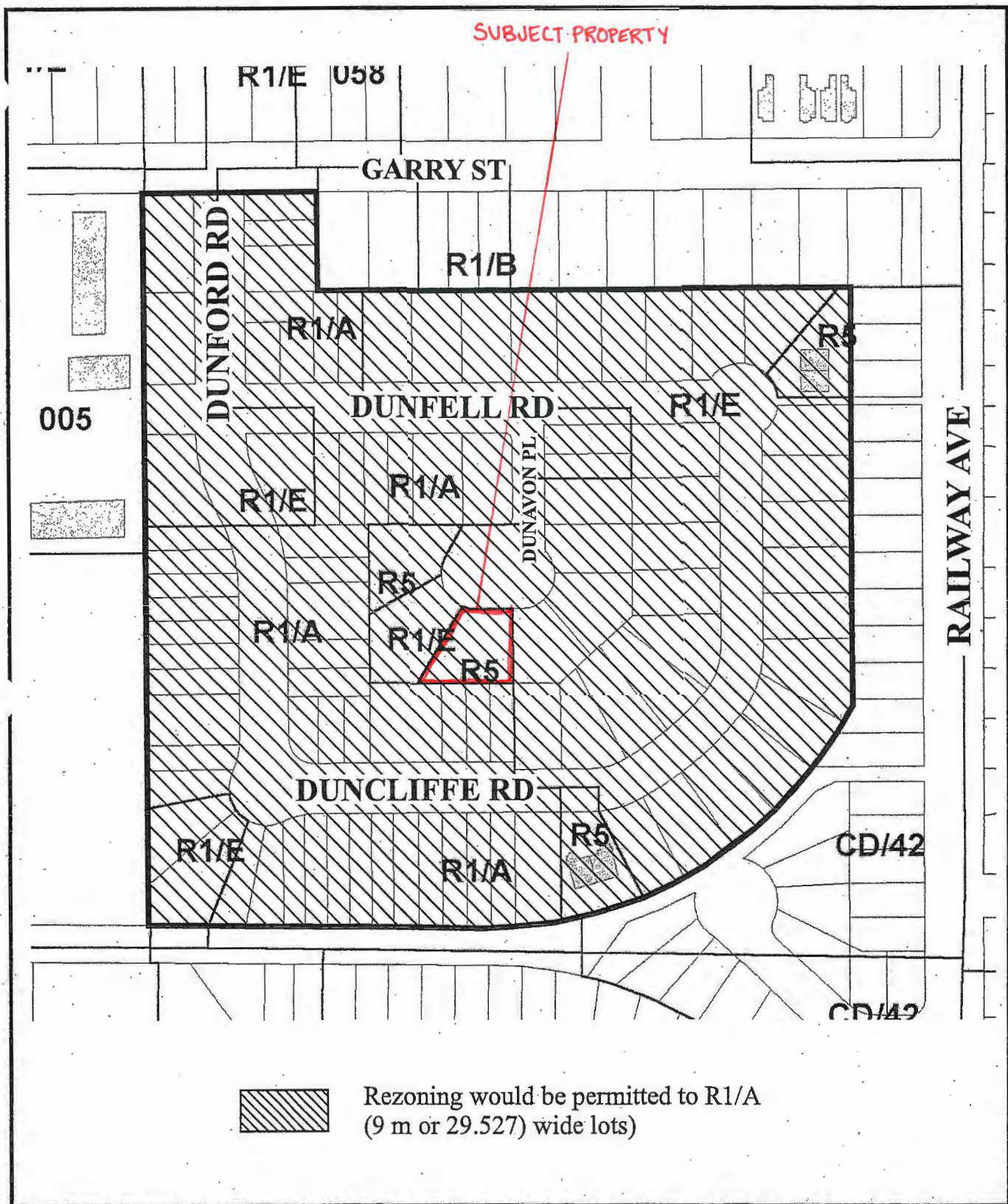
**SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 2-3-7****POLICY 5470:**

The following policy establishes lot sizes for properties within the area located along **Dunfell Road, Dunford Road, Dunccliffe Road, and Dunavon Place**, in a portion of Section 2-3-7:

That properties located along Dunfell Road, Dunford Road, Dunccliffe Road, and Dunavon Place, in the south-east quadrant of Section 2-3-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area A (R1/A) zoning of the Zoning and Development Bylaw 5300.

This policy is to be used to determine the disposition of future single-family 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 5470 Section 02, 3-7

CNCL - 287

Adopted Date: 07/15/02

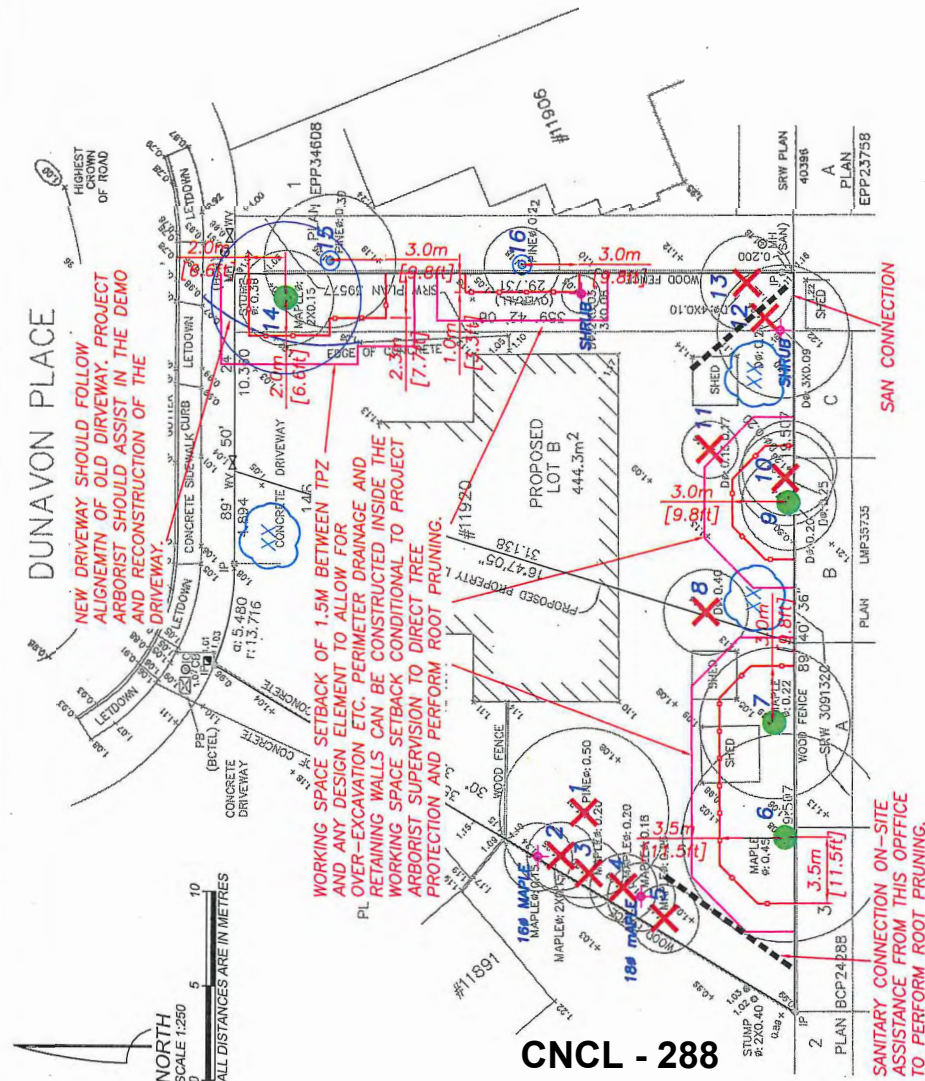
Amended:

Note: Dimensions are in METRES

Please use botanical name when ordering.  
Current aboriginal best management practices and BCSCA/BCUNA standards apply to: quality, root ball, health form, handling, planting, guying/staking and establishment care.

CODE	QTY	BOTANICAL NAME		COMMON NAME
		BROADLEAF - SMALL TO MEDIUM SCALE	Size	
ACA	6m C	<i>Acer campestre</i>	Field maple	
AG	6m C	<i>Acer glabrum</i>	Paperbark maple	
AKB	6m C	<i>Acer rubrum 'Bowhall'</i>	Bowhall maple	
ARRS	6m C	<i>Acer rubrum 'Red Sunset'</i>	Red Sunset maple	
DI	6m C	<i>Davidia involucriata</i>	Dove tree	
FSD	6m C	<i>Fagus sylvatica 'Dawdyk'</i>	Dawdyk beech	
FSP	6m C	<i>Fagus sylvatica 'Pendula'</i>	Weeping European beech	
MSO	3.5m H	<i>Magnolia soulangeana</i>	Saunder magnolia	
SP	6m C	<i>Stewartia pseudocamellia</i>	Japanese stewartia	
AP	6m C	<i>Acer palmatum</i>	Japanese maple	
AU	6m C	<i>Arbutus unedo</i>	Strawberry tree	
CC	3.5m H	<i>Cornus canadensis</i>	Redbud	
MGR	6m C	<i>Magnolia grandiflora</i>	Southern magnolia (evergreen)	
WST	6m C	<i>Magnolia stellata</i>	Star magnolia	
PSAR	6m C	<i>Prunus sargentii 'Nancho'</i>	Sargent cherry	
PY	6m C	<i>Prunus x yedoensis</i>	'Yoshino cherry	
SJ	6m C	<i>Syrax japonicus</i>	Japanese snowbell	
EVERGREEN - SMALL SCALE:				
APC	3.5m H	<i>Abies procera 'Glauc'</i>	Noble fir	
PO	3.5m H	<i>Picea omorika</i>	Serbian spruce	

- ✗ denotes TAG NUMBER or ID REFERENCE.
- AC denotes ALDER or COTONWOOD TREE (untagged bylaw sized).
- denotes DRIFLINE (spread of the branches and foliage) of the tree.
- denotes RETENTION tree (proposed).
- denotes REMOVAL tree (proposed).
- denotes HIGH RISK REMOVAL tree (proposed).
- denotes OFF-SITE tree (to be protected and/or owner contacted as proposed).
- denotes NON-BYLAW undersize tree (as measured by project arborist).
- denotes SITE or STUDY AREA BOUNDARY.
- denotes TREE PROTECTION ZONE (TPZ) setback alignment as specified.
- denotes REPLACEMENT TREE proposed (conceptual location - see plan).

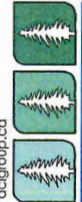


**PLAN NOTES:**

SEE SHEET 1 FOR TREE DATA AND SPECIFICATIONS

aciara@uic.edu

PROJECT:	TWO LOT SBDIVISION
ADDRESS:	11920 DUNAVON PL RICHMOND
CLIENT:	TRENDSETTER HOMES
ACI FILE:	16183
SHEET: 2 OF 2	



**ARBORTECH  
CONSULTING**  
P.O. BOX 100  
RICHMOND, BC V7A 4V4  
TEL: 604 275 3484

SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4  
 1-800-331-1333  
 604-275-3484





**Address:** 11920/11940 Dunavon Place

**File No.:** RZ 15-704505

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9571, the developer is required to complete the following:**

1. City acceptance of the developer's offer to voluntarily contribute \$8,000.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
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 \$4,000.00 for the four (4) trees to be retained.
4. Submission of a Landscape Security to the City in the amount of \$2,000.00 to ensure that four (4) replacement trees are planted on the subject property.
  - Replacement trees should be a mix of deciduous and coniferous trees.
  - The four (4) required replacement trees are to be of the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
2	8 cm	4 m
2	9 cm	5 m

5. Discharge of statutory right-of-way G43521 from Title, which no longer applies to the subject property.
6. Registration of a 3.0 m-wide statutory right-of-way along the south property line for extension of the sanitary sewer.
7. Registration of a flood indemnity covenant on Title.
8. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments on the future lots (i.e. \$5,321.00) to the City's Affordable Housing Reserve Fund.

**Note:** Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a proposal to build a secondary suite on one (1) of the two (2) future lots at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.

**Prior to Subdivision\*, the applicant must complete the following requirements:**

1. Discharge of covenant BE308151 from Title, which restricts the property to a duplex.

**Prior to Demolition\* stage, the applicant 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. Enter into a Servicing Agreement\* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to, the following:

*Water Works:*

- Using the OCP Model, there is 167 L/s of water available at 20 psi residual at the hydrant fronting 11920 Dunavon Place. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- 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 onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
- At the Developer's cost, the City will:
  - Install two (2) new water service connections complete with meter and meter box to service the newly subdivided lots.
  - Cut and cap at main the existing water service connection at the Dunavon Place frontage

*Storm Sewer Works:*

- At the Developer's cost, the City will:
  - Install one (1) new storm sewer service connection with a Type 2 inspection chamber at the common property line fronting Dunavon Place.
  - Cut and cap the existing service connection at the northwest corner of the subject site..

*Sanitary Sewer Works:*

- The Developer is required to:
  - Provide a 3 m wide utility right-of-way along the entire south property line of the proposed development.
  - Install a new sanitary sewer complete with two (2) new manholes within the Dunavon Place roadway along the entire lot frontage.
  - Install a new sanitary service connection complete with inspection chamber and dual service leads.
- At the Developer's cost, the City is to:
  - Perform all tie-ins of proposed works to existing City infrastructure.
  - Cut and cap the existing sanitary service connection at the southeast corner of the subject site.

*Frontage Improvements:*

- The Developer is required to:
  - Coordinate with BC Hydro, Telus and other private communication service providers:
    - To underground Hydro service lines.
    - Provide pre-ducting for future Hydro/Telephone/Cable utilities, if required.
    - 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.).
- All removal and relocation of curb, gutter, and curb letdowns to be done at Developer's cost.

*General Items:*

- 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.

**Prior to Building Permit\* issuance, the developer must complete the following requirements:**

1. Submit 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.
2. 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.

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Signed

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Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9571 (RZ 15-704505)  
11920/11940 Dunavon Place**

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/A)"**.

P.I.D. 000-857-114

Lot 146 Section 2 Block 3 North Range 7 West New Westminster District Plan 48471

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9571"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

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_____
_____
_____
_____
_____

CITY OF RICHMOND
APPROVED by <b>BK</b>
APPROVED by Director or Solicitor <b>al</b>

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER