



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee

Date: September 6, 2016

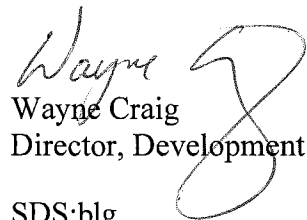
From: Wayne Craig
Director, Development

File: RZ 16-722173

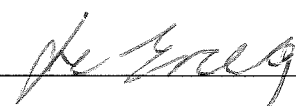
Re: Application by Greg Klemke for Rezoning at 9771 Seavale Road from Single Detached (RS1/E) to Single Detached (RS2/B)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9611, for the rezoning of 9771 Seavale Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.


Wayne Craig
Director, Development

SDS:blg
Att. 6

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

Staff Report

Origin

Greg Klemke has applied to the City of Richmond for permission to rezone the property at 9771 Seavale Road from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone, to permit the property to be subdivided to create two (2) lots, with vehicle access from Seavale Road for one lot and an existing rear lane for the other lot (Attachment 1). The site is currently occupied by a single-family dwelling, which will be demolished. A site survey showing the proposed subdivision plan is included in Attachment 2.

Findings of Fact

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

Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the North: Single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting Seaport Avenue.
- To the South: Single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting Seavale Road.
- To the East: Single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting Seavale Road.
- To the West: Across a lane, single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting Seacote Road.

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation for the subject property is “Neighbourhood Residential”. The proposed rezoning and subdivision would comply with this designation.

Single-Family Lot Size Policy 5409/Zoning Bylaw 8500

The subject property is located within the area governed by Single-Family Lot Size Policy 5409 (adopted by Council on April 10, 1989 and last amended in 2013) (Attachment 4). The Lot Size Policy permits the property to be rezoned and subdivided in accordance with the provisions of the “Single Detached (RS1/B)” zone. The proposed rezoning and subdivision would comply with the requirements of the “Single Detached (RS2/B)” zone and Lot Size Policy 5409.

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

Existing Legal Encumbrances

There is an existing 3.0 m wide statutory right-of-way (SRW) registered on Title for utilities in the rear yard along the north property line; which will not be impacted by the proposed development, and will remain on proposed Lot 2. The applicant is aware that encroachment into the statutory right-of-way is not permitted.

Site Access

In an effort to maximize opportunities for tree retention of mature healthy trees on-site, vehicle access to proposed Lot 1 (western lot) will be through the Seavale Road cul-de-sac. Vehicle access to proposed Lot 2 (eastern lot) will be via the existing rear lane. A restrictive covenant is to be registered on Title for proposed Lot 2 at Subdivision stage to ensure that vehicle access will be from the existing rear lane.

Tree Retention and Replacement

A Certified Arborist's Report was submitted by the applicant; which identifies tree species, assesses tree structure and condition, and provides recommendations for tree retention and removal related to the proposed development. The report assesses 17 trees on the subject property and three (3) trees on the neighbouring property.

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

- Retain and protect six (6) Cottonwood trees (tag# 236, 237, 238, 239, 240 & 241) located on the west side of the development site due to good condition (66, 71, 60, 71, 66, 88 cm dbh). The applicant has agreed to provide vehicle access from Seavale Road to proposed Lot 1 in order for these trees to be retained.

- Retain and protect one (1) Birch tree (tag# 247) and one (1) Cedar tree (tag# 258) located on the development site due to good condition (21 & 80 cm dbh).
- Retain and protect three (3) trees (tag# 1, 2 & 3) on the neighbouring property to the south.
- Remove and replace one (1) Pear tree and two (2) Cottonwood trees (tag# 233, 234 & 235) located on the development site due to poor condition and conflict with the proposed Lot 2 rear lane access (29, 93, 86 cm dbh).
- Remove and replace four (4) trees (tag# 232, 248, 249 & 254) located on the development site due to poor condition, including disease and limb failure (64, 34, 66, 33 cm dbh).
- Remove and replace two (2) Cottonwood trees (tag# 242 & 243) located on the development site due to conflict with the proposed development (76 & 127 cm dbh). This tree species has a tendency to shed branches and are not good specimens to be retained in close proximity to a structure.

Tree Protection

Eight (8) trees (tag# 236, 237, 238, 239, 240, 241, 247 & 258) on the subject property and three (3) trees (tag# 1, 2 & 3) on the neighbouring property are to be retained and protected. The applicant has submitted a Tree Management Plan; which outlines the protection of these trees (Attachment 5). To ensure the protection of the 11 trees, the applicant is required to complete the following:

- Prior to final adoption of the rezoning bylaw, submission of a contract with a Certified Arborist for supervision of all works conducted within close proximity to tree protection zones. The contract must include the scope of work, including the number of monitoring inspections, any special measures required to ensure tree protection, and a provision for the Arborist to submit a post-construction impact assessment to the City for review.
- Submission of a Survival Security in the amount of \$18,000 for the eight (8) on-site trees to be retained and protected.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all on and off-site trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping works are completed.

Tree Replacement

For the removal of the nine (9) trees (tag# 232, 233, 234, 235, 242, 243, 248, 249 & 254) on the subject property, the OCP replacement ratio goal of 2:1 requires 18 replacement trees. Considering the limited space in the yards of the proposed lots due to the 3 m wide statutory right-of-way in the rear yard and the eight (8) trees to be retained, the applicant's Arborist has indicated that four (4) additional replacement trees can be accommodated on-site. The applicant has proposed to plant and maintain one (1) tree on proposed Lot 1, in addition to the six (6) trees

to be retained and protected, and three (3) trees on proposed Lot 2, in addition to the two (2) trees to be retained and protected.

As per Tree Protection Bylaw No. 8057, based on the sizes of the on-site trees being removed (29-127 cm dbh), replacement trees shall be the following minimum sizes:

| No. of Replacement Trees | Minimum Caliper of Deciduous Replacement Tree | or | Minimum Height of Coniferous Replacement Tree |
|--------------------------|---|----|---|
| 1 | 8 cm | | 4 m |
| 1 | 9 cm | | 5 m |
| 1 | 10 cm | | 5.5 m |
| 1 | 11 cm | | 6 m |

The applicant is also required to submit a cash-in-lieu contribution in the amount of \$7,000 (\$500/tree) to the City’s Tree Compensation Fund for the balance of required replacement trees not planted on the proposed lots (14 trees).

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

Affordable Housing Strategy

The City’s current Affordable Housing Strategy (adopted by Council September 14, 2015) for single-family rezoning applications requires a secondary suite on 100% of new lots, or a secondary suite on 50% of new lots, plus a cash-in-lieu contribution of \$2.00/ft² of total buildable area towards the City’s Affordable Housing Reserve Fund for the remaining 50% of new lots, or a 100% cash-in-lieu contribution.

The applicant proposes to provide a legal secondary suite in the dwelling on one (1) of the two (2) lots proposed at the subject site. To ensure that the secondary suite is built to the satisfaction of the City in accordance with the City’s Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and Richmond Zoning Bylaw 8500. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw.

For the remaining one (1) lot, the applicant proposes to provide a voluntary contribution to the Affordable Housing Reserve Fund based on \$2.00/ft² of total buildable area (i.e. \$5,996.46) in-lieu of providing a secondary suite. The cash-in-lieu contribution must be submitted prior to final adoption of the rezoning bylaw.

Site Servicing and Frontage Improvements

At future subdivision and building permit stage, the applicant is required to complete the following:

- Frontage improvements including, but not limited to, removal of existing driveway access to proposed Lot 2, which will have rear lane access, replaced with a new sidewalk. Driveway for proposed Lot 1 to be constructed to City design standards.
- Payment of current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the required servicing works and frontage improvements as described in Attachment 6.

Financial Impact or Economic Impact

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

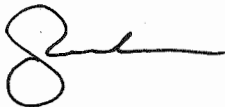
Conclusion

The purpose of this rezoning application is to rezone the property at 9771 Seavale Road from Single Detached (RS1/E)" to "Single Detached (RS2/B)", to permit the property to be subdivided to create two (2) lots.

This rezoning application complies with the land use designations and applicable policies contained within the OCP for the subject site.

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

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9611 be introduced and given first reading.



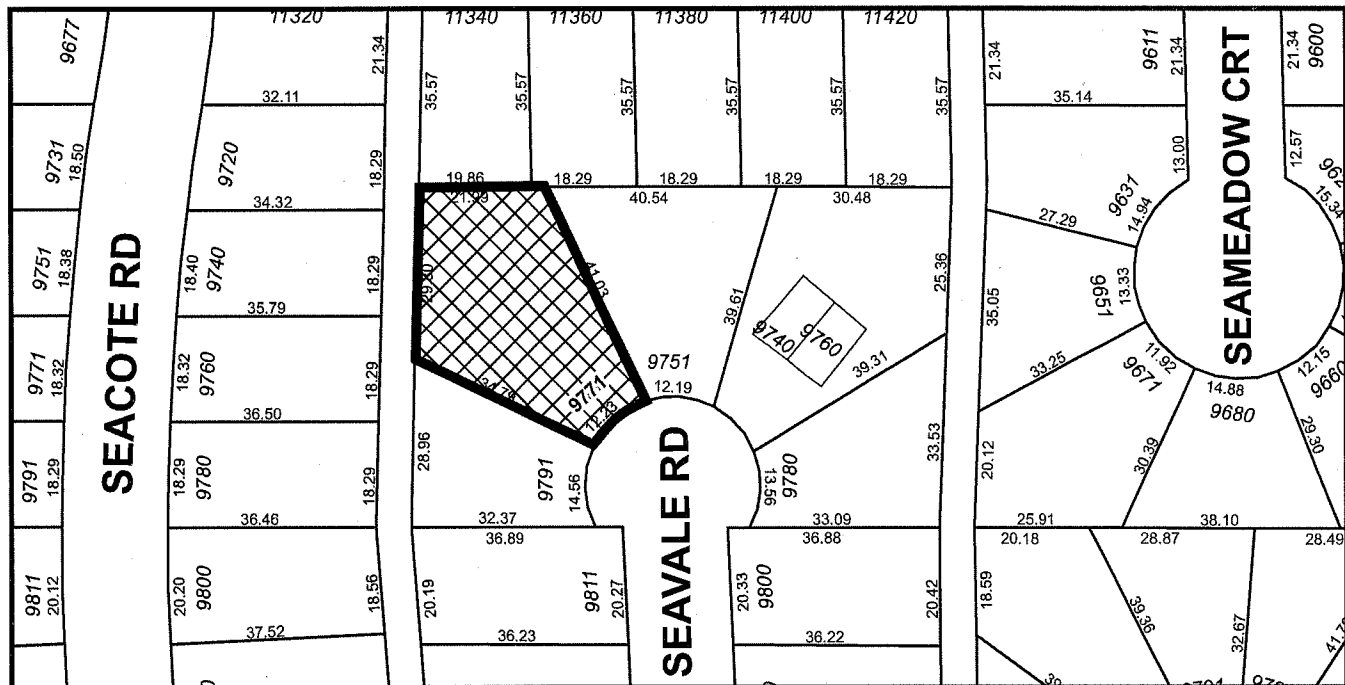
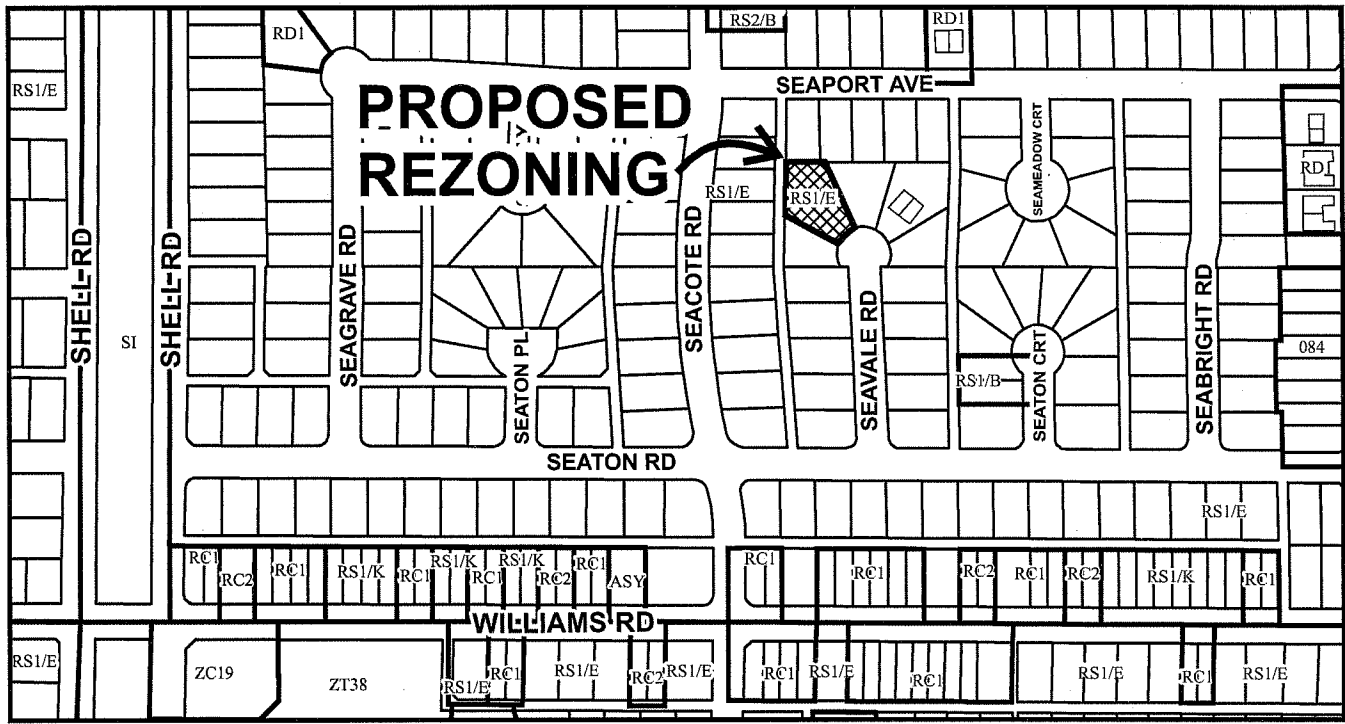
Steven De Sousa
Planning Technician – Design
(604-276-8529)

SDS:blg

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Lot Size Policy 5409
- Attachment 5: Tree Management Plan
- Attachment 6: Rezoning Considerations



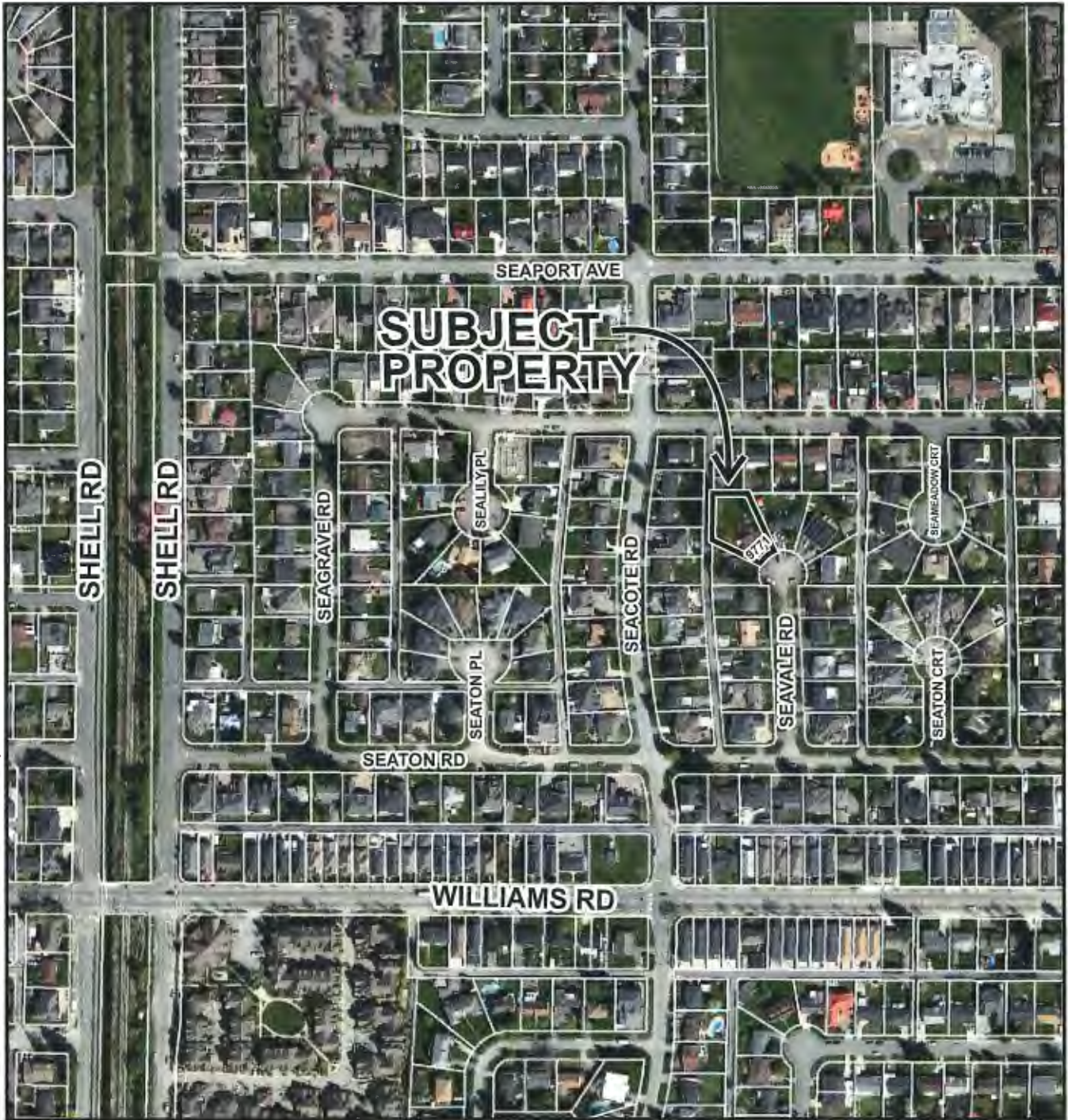
City of
Richmond



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| | <h1>RZ 16-722173</h1> | <p>Original Date: 01/04/16</p> <p>Revision Date:</p> <p>Note: Dimensions are in METRES</p> |
|--|-----------------------|--|



City of
Richmond



RZ 16-722173

Original Date: 01/04/16

Revision Date:

Note: Dimensions are in METRES

**SURVEY PLAN OF LOT 68 SECTION 25 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 35759**

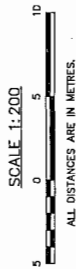
PID: 003-486-231

CIVIC ADDRESS:

#9771 SEVALE ROAD
RICHMOND, B.C.

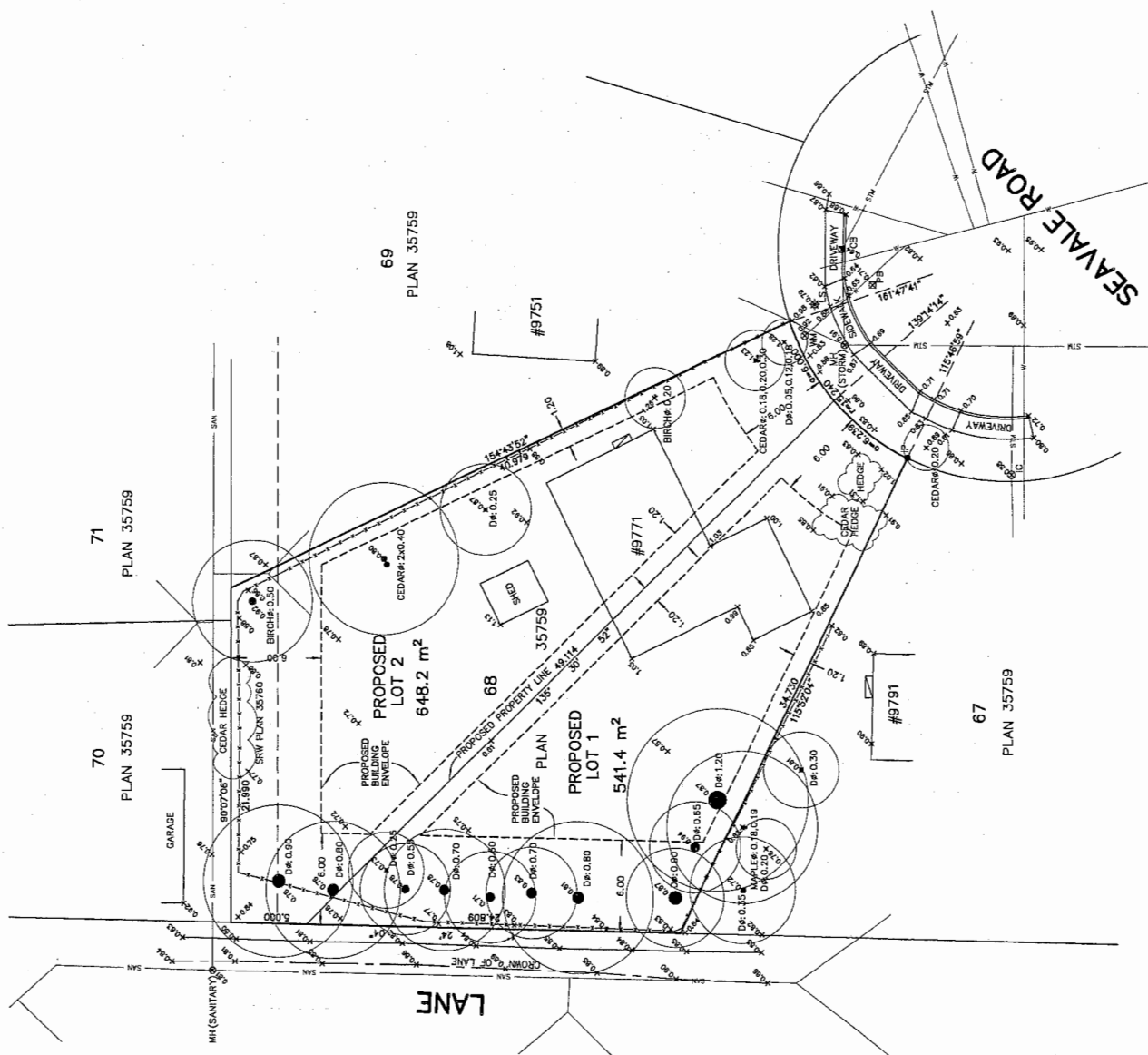
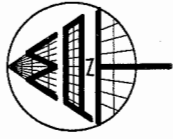
FOR CITY OF RICHMOND
APPLICATION PURPOSES

LEGEND



- INDICATES SPOT ELEVATION
- IP INDICATES IRON POST
- CB INDICATES CATCH BASIN
- SB INDICATES SILL BOX
- WM INDICATES WATER METER
- OH INDICATES MANHOLE
- LS INDICATES LAMP STANDARD
- IC INDICATES INSPECTION CHAMBER
- CONC. INDICATES CONCRETE
- D INDICATES DECIDUOUS TREE
- P INDICATES TREE TRUNK DIAMETER
- STM- INDICATES STORM
- SAN- INDICATES SANITARY
- ** INDICATES WATER

CNCP 482
CURRENT ZONING: RSI/E
PROPOSED ZONING: RSI/B



- NOTES:**
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS AND FIELD SURVEY.
 - ELEVATIONS ARE IN METRES AND ARE DERIVED FROM THE 1985 NAVIGATIONAL DATUM (#91 (GSP455) ELEVATION=1,864 METRES).
 - ALL DESIGNATED TREES AS DEFINED BY CITY OF RICHMOND BYLAW NO. 8057, ARE SHOWN HEREON.
 - PROPOSED BUILDING ENVELOPES TO BE CONFIRMED BY CITY OF RICHMOND.

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#320 - 11120 HORRSHIDE WAY
RICHMOND, B.C., V7A 5H7
PH: 604-270-9331
FAX: 604-270-4137
CADFILE: 18009-001-TPG-001.DWG

R-16-18009-TPG

CERTIFIED CORRECT
THIS 27th DAY OF AUGUST, 2016
[Signature]
DATE OF SURVEY: NOVEMBER 5, 2015



RZ 16-722173

Attachment 3

Address: 9771 Seavale Road

Applicant: Greg Klemke

Planning Area(s): Shellmont

| | Existing | Proposed |
|--|--|--|
| Owner: | R. & B. Busse | To be determined |
| Site Size: | 1,189.6 m ² (12,804 ft ²) | Lot 1: 541.4 m ² (5,827 ft ²) Lot 2: 648.2 m ² (6,977 ft ²) |
| Land Uses: | Single-family residential | No change |
| Designations: OCP Lot Size Policy 5409 | Neighbourhood Residential Single Detached (RS2/B) | Complies Complies |
| Zoning: | Single Detached (RS1/E) | Single Detached (RS2/B) |
| Number of Units: | 1 | 2 |

| On Future Subdivided Lots | Bylaw Requirement | Proposed | | Variance |
|---------------------------|--|--|-------------------------------------|----------------|
| Floor Area Ratio: | Max 0.55 for 464.5 m ² of Lot Area + Max. 0.3 for Remainder | Max 0.55 for 464.5 m ² of Lot Area + Max. 0.3 for Remainder | | None Permitted |
| Buildable Floor Area* | Lot 1: Max. 278 m ² (2,992 ft ²) Lot 2: Max. 310 m ² (3,336 ft ²) | Lot 1: Max. 278 m ² (2,992 ft ²) Lot 2: Max. 310 m ² (3,336 ft ²) | | None Permitted |
| Lot Coverage: | Buildings: Max. 45% Non-Porous: Max. 70% Landscaping: Max. 25% | Buildings: Max. 45% Non-Porous: Max. 70% Landscaping: Max. 25% | | None |
| Lot Size: | Min. 360 m ² | Lot 1: 541 m ² Lot 2: 648 m ² | | None |
| Lot Dimensions: | Width: Min. 12 m Depth: Min. 24 m | Lot 1 Width: 15 m Depth: 41 m | Lot 2 Width: 14 m Depth: 45 m | None |
| Setbacks: | Front: Min. 6 m Interior Side: Min. 1.2 m Rear: Min. 6 m | Front: Min. 6 m Interior Side: Min. 1.2 m Rear: Min. 6 m | | None |
| Height: | Max. 2 ½ Storeys & within Residential Vertical Lot Envelopes | Max. 2 ½ Storeys & within Residential Vertical Lot Envelopes | | none |

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

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



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: April 10, 1989
 Amended by Council: October 16, 1995
 Amended by Council: July 16, 2001*
 Amended by Council: October 21, 2013

POLICY 5409

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 25-4-6

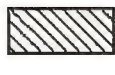
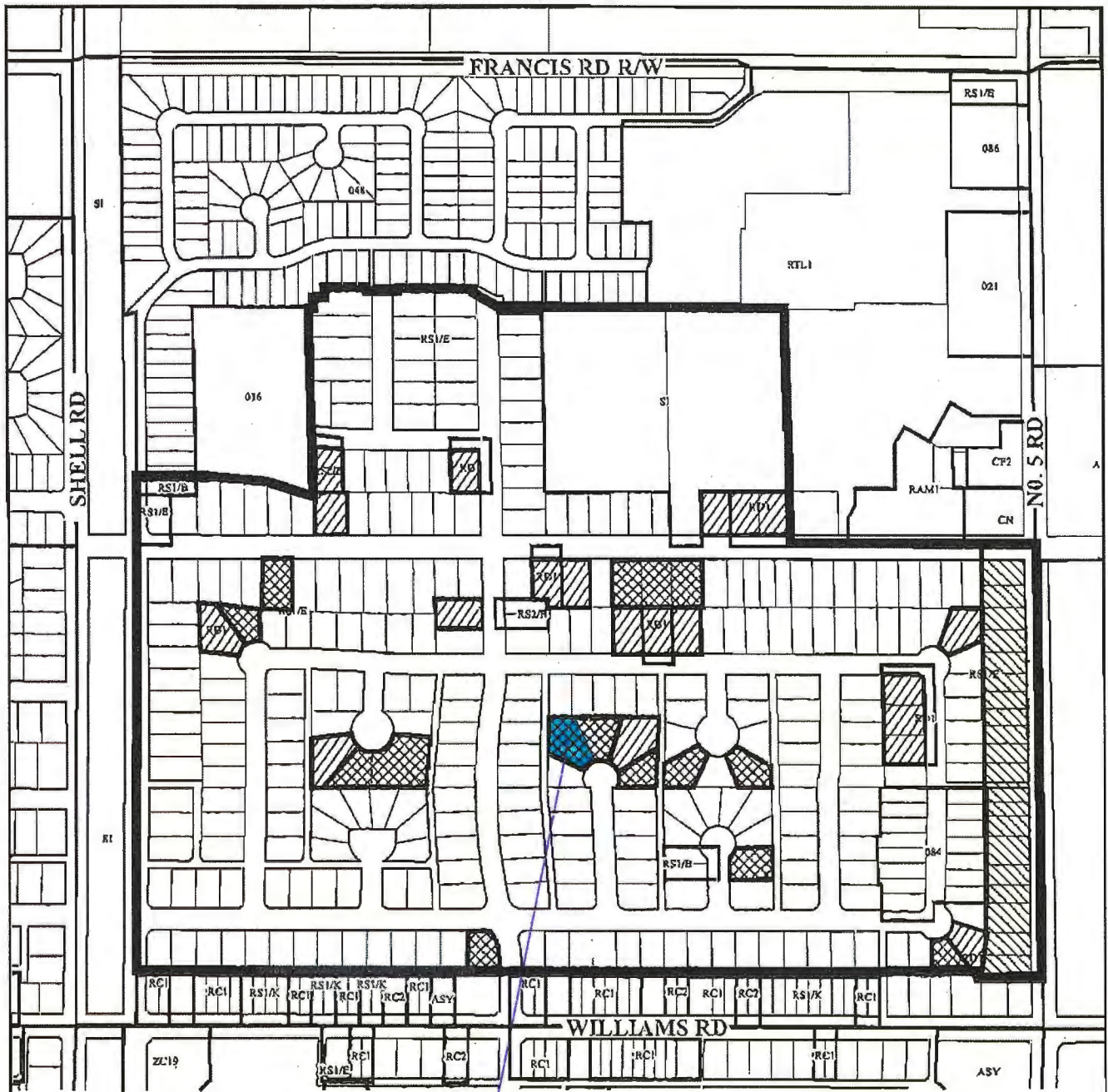
POLICY 5409:

The following policy establishes lot sizes for the area generally bounded by **Shell Road, King Road, No. 5 Road** and **properties fronting onto Seaton Road**, in a portion of Section 25-4-6:

1. That properties within the area be permitted to rezone and subdivide in accordance with the provisions of Single Detached (RS2/E) in Richmond Zoning Bylaw 8500, with the following exceptions:
 - (a) properties with existing duplexes identified on the accompanying plan may be rezoned and subdivided into a maximum of two lots;
 - (b) properties with frontage on No. 5 Road may be rezoned and subdivided as per Single Detached (RS2/C); and
 - (c) properties shown as "cross-hatched" on the accompanying plan may be rezoned and subdivided as per Single Detached (RS2/B).

This policy, as shown on the accompanying plan, 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 Richmond Zoning Bylaw 8500.

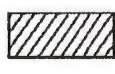
* Original Adoption Date In Effect



Rezoning and Subdivision permitted as per RS2/C



Rezoning and Subdivision permitted as per RS2/E



Duplexes eligible to be rezoned and subdivided into two lots.



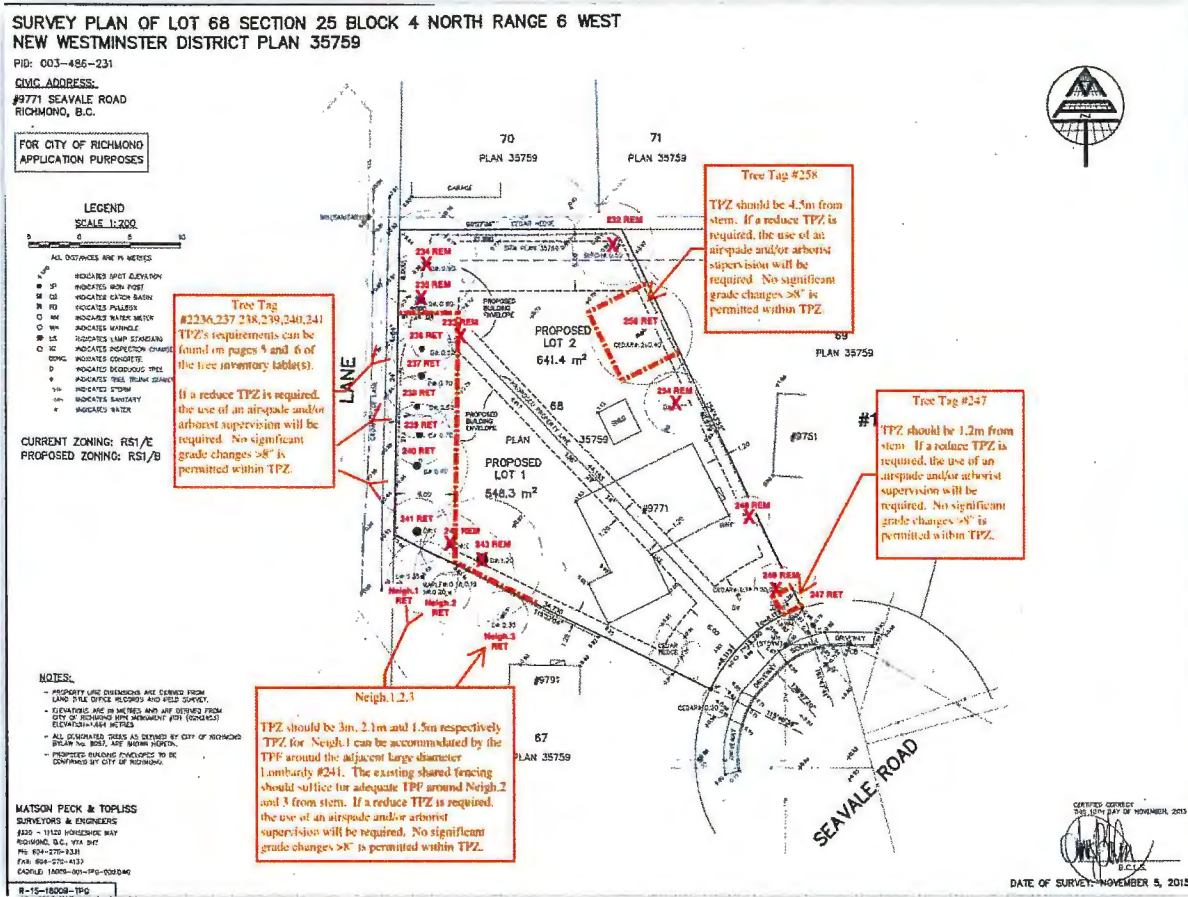
Rezoning and subdivision permitted as per RS2/B



Policy 5409 Section 25,4-6

Adopted Date: 04/10/89
Amended Date: 07/16/01
Amended Date: 10/21/13

Site Plan (Mark up)



| TREE REPLACEMENT PLAN - SUGGESTED PLANT LIST AND LOCATION(S) | | | | | |
|---|-----|--------|-------------|---|-------------------|
| NOTE: | | | | | |
| <ul style="list-style-type: none"> H denotes required size in height; C denotes required size in caliper Planting(s) should be scheduled for the late winter / early spring or early fall | | | | | |
| CODE | QTY | SIZE | REP. TREE # | BOTANICAL NAME | COMMON NAME |
| JS | 2 | C: 6cm | 1,3 | <i>Styrax japonica</i> | Japanese Snowbell |
| VM | 1 | C: 6cm | 2 | <i>Acer circinatum</i> | Vine Maple |
| HL | 1 | C: 6cm | 4 | <i>Gleditsia tricanthos intermis 'Sunburst'</i> | Honey Locust |

Note: Tree species and installation locations will have to be determined once a final site plan drawing for each proposed building envelope is completed. We have determined (preliminary) that approximately 4 trees can be installed post development(s). The residual required trees should be held through the cash-in-lieu protocol until final installation locations can be determined.



Address: 9771 Seavale Road

File No.: RZ 16-722173

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9611, the developer is required to complete the following:

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

Table with 2 columns: No. of Replacement Trees, Minimum Caliper of Deciduous Tree and 2 columns: Minimum Height of Coniferous Tree. Rows show 1 tree with calipers of 8cm, 9cm, 10cm, 11cm and heights of 4m, 5m, 5.5m, 6m.

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

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting is required.

- 2. City acceptance of the developer's offer to voluntarily contribute \$7,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained.
4. Submission of a Tree Survival Security to the City in the amount of \$18,000 for the eight (8) trees to be retained.
5. Registration of a flood indemnity covenant on Title.
6. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
7. The City's acceptance of the applicant's voluntary contribution of \$2.00 per buildable square foot of the single-family developments (i.e. \$5,996.46) to the City's Affordable Housing Reserve Fund.

At Demolition Permit* stage, the developer is required to complete the following:

- 1. 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 must remain in place until construction and landscaping on-site is completed.

At Subdivision* stage and Building Permit* stage, the developer must complete the following:

- 1. Registration of a legal agreement on Title ensuring that the only means of vehicle access to proposed Lot 2 (eastern most lot) is from the existing rear lane.
2. Payment of current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the cost associated with the completion of the required servicing works and frontage improvements.
3. If applicable, 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.

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

Water Works:

- a. Using the OCP Model, there is 76 L/s of water available at a 20 psi residual at the Seavale Road frontage.
- b. The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for on-site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
- c. At the Developers cost, the City is to:
 - Cut and cap at main, the existing water service connection at the Seavale Road frontage.
 - Install two new water service connections complete with meter and meter box.
 - Install a new fire hydrant to service the cul-de-sac on Seavale Road, east of the common property line of 9831 and 9811 Seavale Road.

Storm Sewer Works:

- d. The Developer is required to:
 - Retain existing storm service connections at the southeast corner of the lot.
- e. At the Developers cost, the City is to:
 - Install a new storm service connection off of the existing 200mm storm sewer on Seavale Road complete with inspection chamber to service the southern proposed lot.

Sanitary Sewer Works:

- f. The Developer is required to:
 - Retain the existing sanitary service connection at the northeast corner of the lot.
- g. At the Developers cost, the City is to:
 - Install a new sanitary service connection complete with inspection chamber, off of the existing 200 mm sanitary sewer on the lane west of the proposed lot.

Frontage Improvements:

- h. The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - 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 (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).
 - Complete other frontage improvements as per Transportation's requirements
- i. Frontage improvements to be completed at Developer's cost include, but are not limited to, the following:
 - Existing driveway access to be removed and replaced complete with sidewalk panels fronting proposed Lot 2, which will have rear access.
 - Proposed Lot 1 driveway to be constructed to current City design standards.

General Items:

- a. The Developer is required to:
 - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
5. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
6. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.

- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

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

[signed copy on file]

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9611 (RZ 16-722173)
9771 Seavale Road

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

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "SINGLE DETACHED (RS2/B)".

P.I.D. 003-486-231
Lot 68 Section 25 Block 4 North Range 6 West New Westminster District Plan 35759

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9611".

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 BK
APPROVED by Director or Solicitor
al

MAYOR

CORPORATE OFFICER