



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

Date: February 29, 2016
File: RZ 15-691873

Re: Application by Malkit Johal for Rezoning at 8431 No. 1 Road from Single Detached (RS1/E) to Compact Single Detached (RC2)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9533, for the rezoning of 8431 No. 1 Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.

Wayne Craig
Director, Development

CL:blg
Att.

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

Staff Report

Origin

Malkit Johal has applied to the City of Richmond for permission to rezone the property at 8431 No. 1 Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, to permit the property to be subdivided to create two (2) lots, with vehicle access to/from the existing rear lane to the west of the site (Attachment 1). 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 and south, are single-family dwellings on lots zoned “Compact Single Detached (RC1)”.
- To the east, immediately across No. 1 Road, is a strata-titled duplex on a lot zoned “Two-Unit Dwellings (RD1)”.
- To the west, across the rear lane, is a dwelling on a lot zoned “Single-Detached (RS1/E)”, fronting Alanmore Place.

Related Policies & Studies

Official Community Plan

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

Arterial Road Policy

The Arterial Road Policy identifies the subject site for redevelopment potential to compact lots or coach houses, with rear lane access. This redevelopment proposal is consistent with the Arterial Road Policy designation.

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 received one (1) online submission from a member of the public about the rezoning application (Attachment 4).

The nature of the concern raised was whether the existing large tree in the front yard of the subject site will be retained with the proposed development. Staff provided a response to the resident, confirming that the tree is required to be retained and protected through the proposed development.

Further details about tree retention and removal associated with this proposal are provided below.

Analysis

Site Access

Vehicular access to No. 1 Road (a major arterial road) is not permitted in accordance with Residential Lot (Vehicular) Access Regulation Bylaw No. 7222.

Vehicular access to the proposed lots will be from the existing rear lane to the west of the subject site, which runs parallel to No. 1 Road.

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 Report assesses one (1) bylaw-sized tree, and one (1) bylaw-sized topiary pruned shrub on-site.

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:

- Protect and retain the Douglas Fir tree (Tree # 262), which is in good condition and is located outside of the building envelope.
- Remove the bylaw-sized topiary pruned shrub (Tree # 263), which has no landscape value and is in conflict with the building envelope.

The proposed Tree Retention Plan is shown in Attachment 5. The Plan provides cross-section details showing that the lot grade within the protection zone of Tree # 262 must be maintained at its current elevation and that only small portions of the lot to the north and south of the tree protection zone are proposed to be filled to accommodate pedestrian walkways to the front entries of each dwelling.

To ensure protection of Tree # 262, the applicant must complete the following items prior to final adoption of the rezoning bylaw:

- Submission of a contract with a Certified Arborist for supervision of all works conducted within close proximity to the tree protection zone. The contract must include the scope of work, including the number of monitoring inspections at specified stages of construction, the required special measures for tree retention, and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
- Submission of a survival security in the amount of \$5,000. The security will not be released until an acceptable impact assessment report is submitted by the Arborist and a site inspection has been passed by City staff.

Prior to demolition of the existing dwelling on the subject site, the applicant is required to install tree protection fencing around the tree to be retained (Tree # 262). 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.

The proposed removal of the bylaw-sized topiary shrub (Tree # 263) requires a tree replacement ratio of 2:1, as per the OCP. The applicant has agreed to plant and maintain a total of two (2) small replacement trees on-site in the rear yards of the proposed lots.

The landscaping guidelines in the Arterial Road Policy indicate that two (2) trees should be planted and maintained within the front yards of the proposed lots. However, given the effort undertaken by the applicant to retain the large tree in the front yard (Tree # 262), as well as the City's requirements for service connections in the front yard, staff do not recommend that any additional trees be planted in the front yard.

To ensure that the required two (2) replacement trees are planted and maintained in the rear yards, the applicant is required to submit a Landscaping Security in the amount of \$1,000 (\$500/tree) prior to rezoning.

To ensure that the front yards of the proposed lots are enhanced consistent with the landscape guidelines of the Arterial Road Policy, and that the lot grading is maintained within the protection zone of Tree # 262 as shown in the Tree Retention Plan, the applicant is required to submit a Landscape Plan for the front yards, prepared by a Registered Landscape Architect, along with a Landscaping Security based on 100% of a cost estimate provided by the Landscape Architect for the proposed works. 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.

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 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 the City's Zoning Bylaw. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw. This agreement will be discharged from title (at the initiation of the applicant) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.

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

Site Servicing and Frontage Improvements

There are no servicing concerns with rezoning.

Rear lane drainage upgrades were completed through a capital works project within the last few years and no further works are required.

At future subdivision and Building Permit stage, the applicant is required to pay: Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and work orders for the costs associated with completion of the required service connection works as described in Attachment 6.

Financial 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 the property at 8431 No. 1 Road from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone, to permit the property to be subdivided to create two (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 be the applicant (signed concurrence on file).

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9533 be introduced and given first reading.



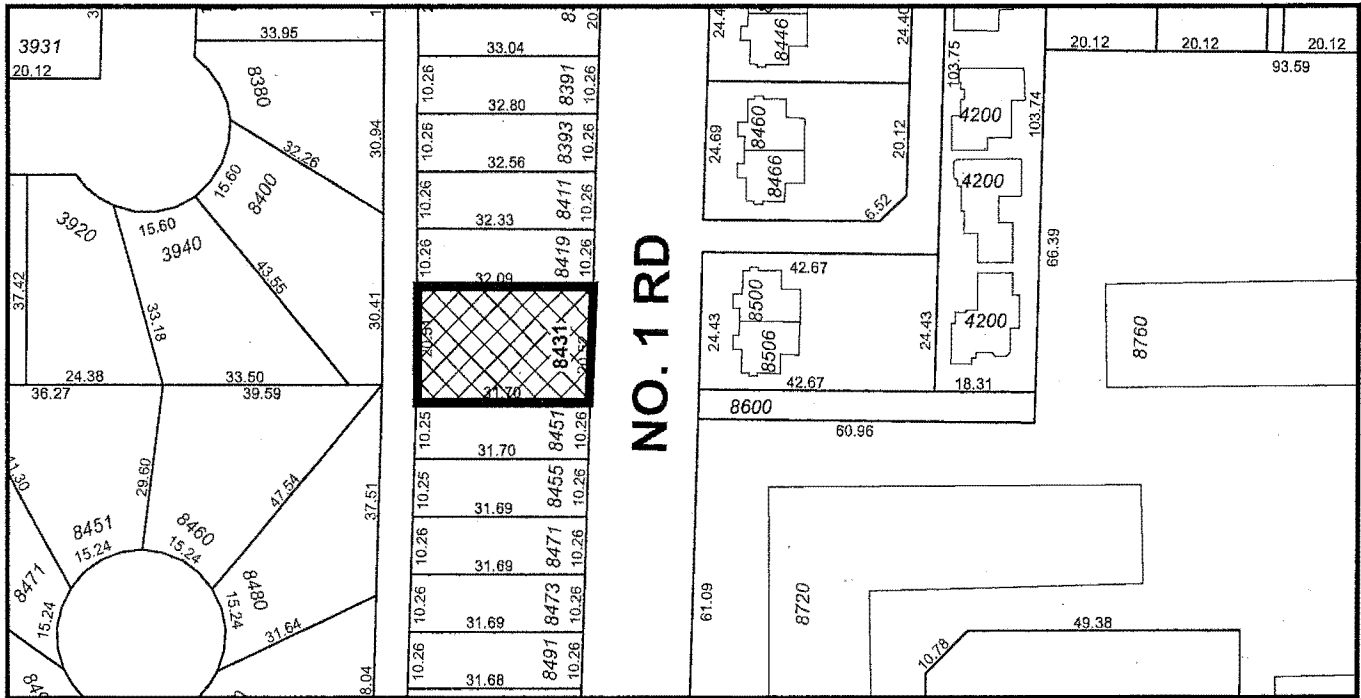
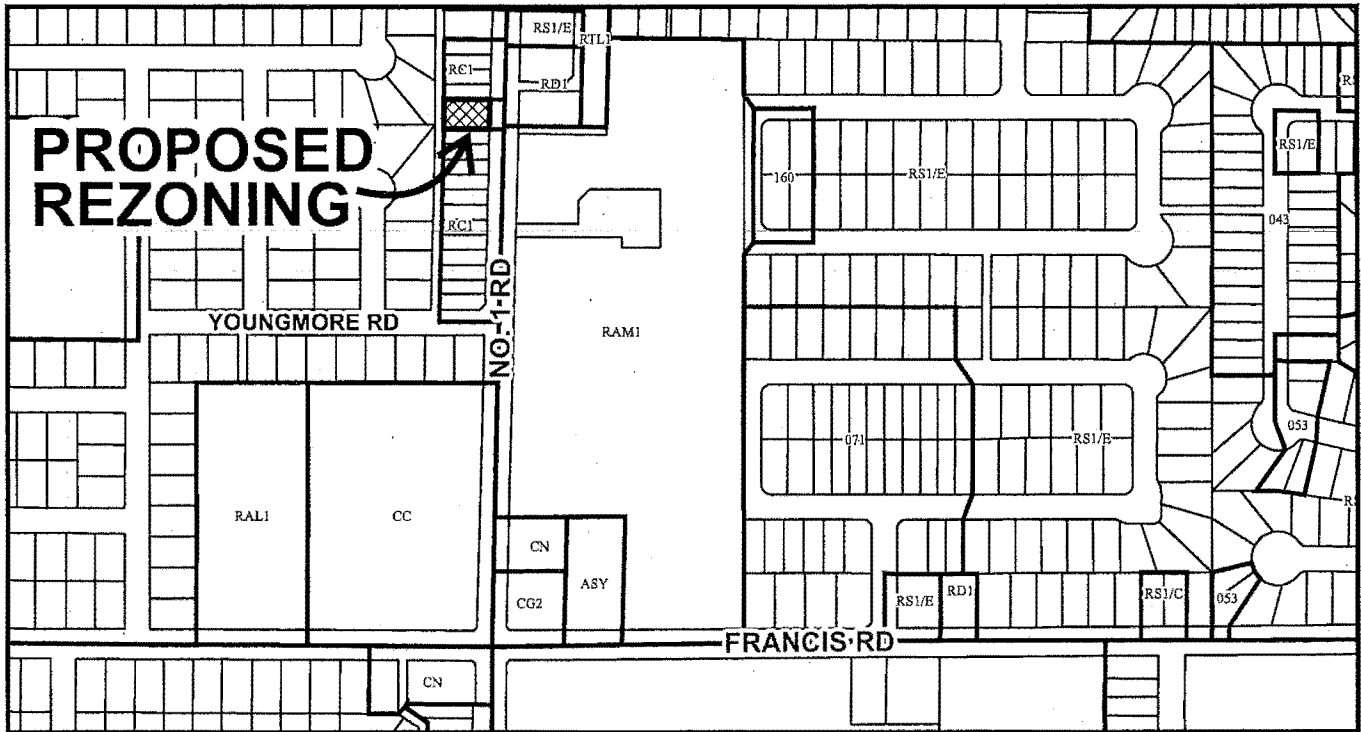
Cynthia Lussier
Planner 1
(604-276-4108)

CL:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Site Survey
- Attachment 3: Development Application Data Sheet
- Attachment 4: Correspondence from the public
- Attachment 5: Proposed Tree Retention Plan
- Attachment 6: Rezoning Considerations



City of
Richmond



	<h1>RZ 15-691873</h1>	<p>Original Date: 02/10/15</p> <p>Revision Date:</p> <p>Note: Dimensions are in METRES</p>
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City of
Richmond



RZ 15-691873

Original Date: 02/10/15

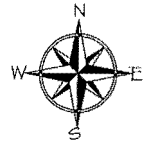
Revision Date

Note: Dimensions are in METRES

CNCL - 200

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 16 SECTION 22
BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 19395**

#8431 NO. 1 ROAD,
RICHMOND, B.C.
P.I.D 010-485-970

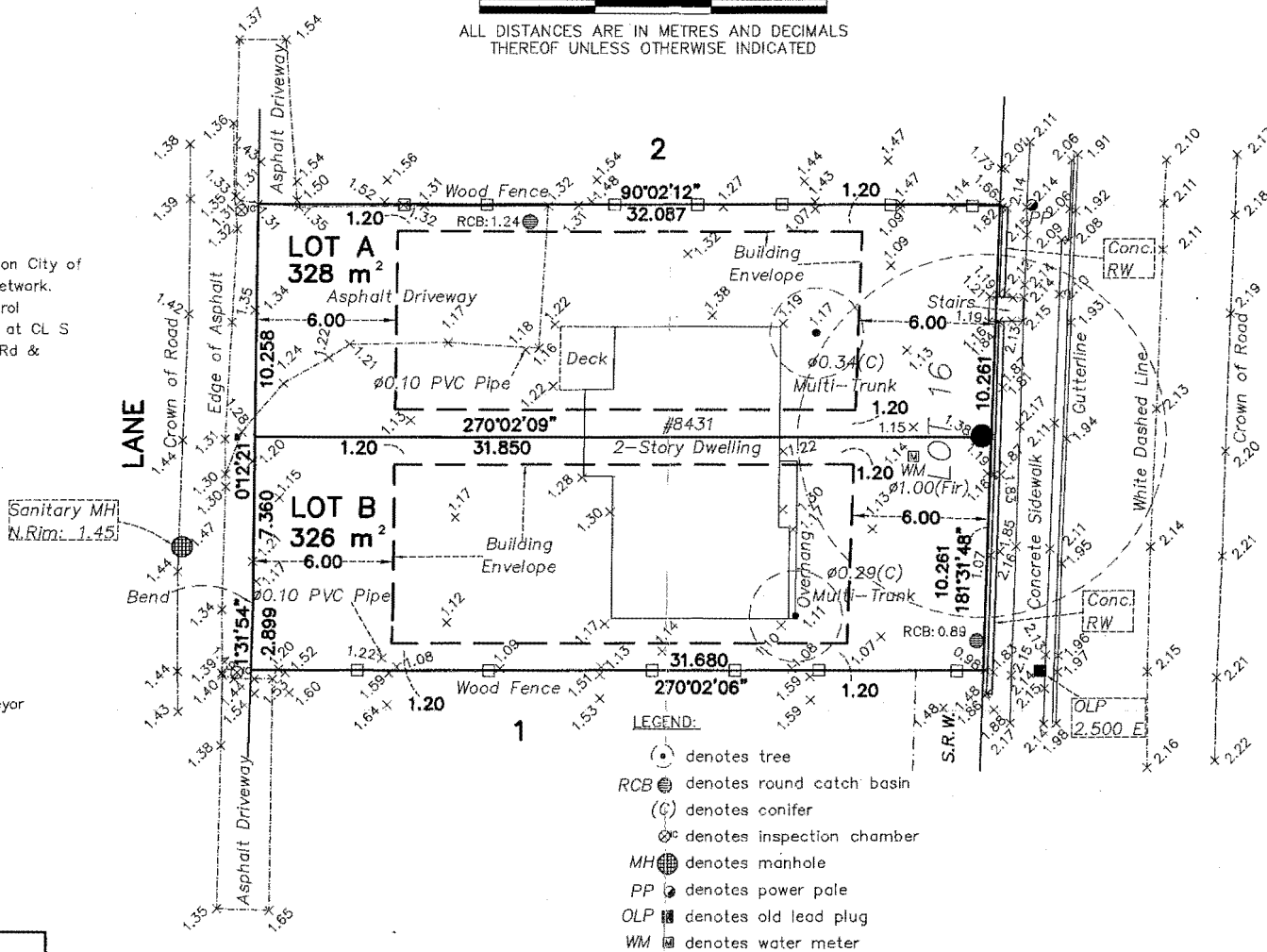


SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

NOTE:
Elevations shown are based on City of
Richmond HPN Benchmark network.
Benchmark: HPN #202, Control
Monument 77H4623 Located at CL S
bound L turn lane @ No. 3 Rd &
Bennett Rd
Elevation = 1.452 metres



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Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 5814
FB-253 P79-81
Drawn By: VC

DWG No. 5814-TOPO

- LEGEND:**
- (●) denotes tree
 - RCB ● denotes round catch basin
 - (C) denotes conifer
 - ⊙ denotes inspection chamber
 - MH ● denotes manhole
 - PP ● denotes power pole
 - OLP ■ denotes old lead plug
 - WM ■ denotes water meter

NO. 1 ROAD

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S.
NOVEMBER 26th, 2014



RZ 15-691873

Attachment 3

Address: 8431 No. 1 Road

Applicant: Malkit Johal

Planning Area(s): Seafair

	Existing	Proposed
Owner:	Malkit Johal	To be determined
Site Size (m²):	654 m ²	Proposed north lot – 328 m ² Proposed south lot - 326 m ²
Land Uses:	Single-family dwelling	Two (2) residential lots
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Compact Single Detached (RC2)
Other Designations:	The Arterial Road Policy designates the subject property for redevelopment to compact lots or coach houses (if applicable).	This proposal is consistent with the Arterial Road Policy designation.

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	Max. 0.60	none permitted
Lot Coverage – Buildings:	Max. 50%	Max. 50%	none
Lot Coverage – Buildings, Structures, and Non-Porous Surfaces:	Max. 70%	Max. 70%	none
Lot Size (min. dimensions):	270 m ²	Proposed north lot – 328 m ² Proposed south lot - 326 m ²	none
Setback – Front & Rear Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2 ½ storeys	2 ½ storeys	none
Off-street Parking Spaces:	Principal dwelling – 2 Secondary suite – 1	Principal dwelling – 2 Secondary suite – 1	none
Private Outdoor Space:	Min. 20 m ²	Min. 20 m ²	none

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

Lussier, Cynthia

From: Webgraphics
Sent: Monday, 22 February 2016 10:29 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #915)

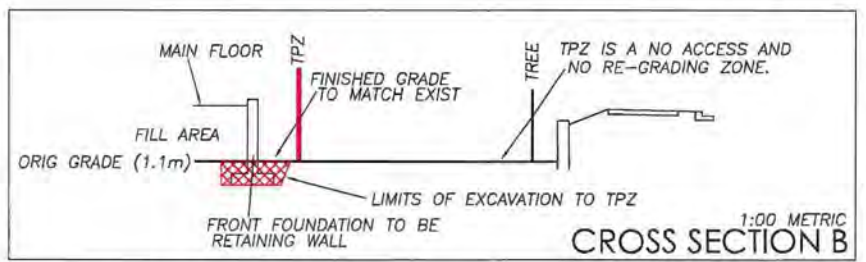
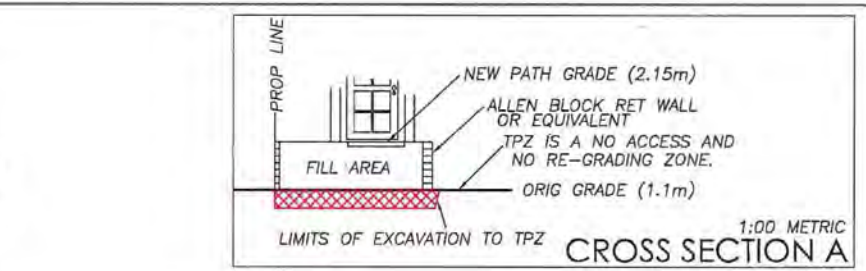
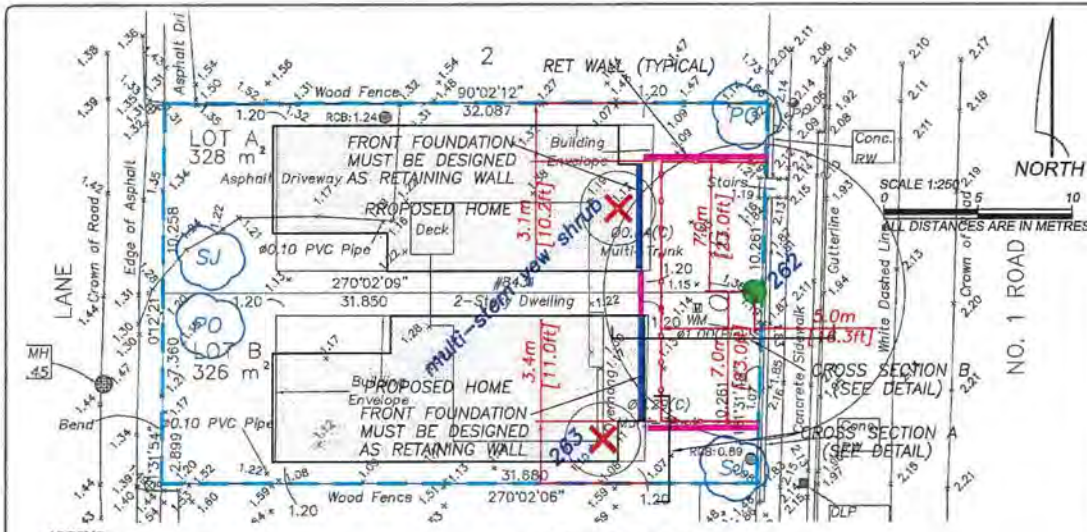
Send a Submission Online (response #915)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	2/22/2016 10:28:07 AM

Survey Response

Your Name	Karin Holland Biggs
Your Address	12262 Ewen Avenue
Subject Property Address OR Bylaw Number	8431 #1 Road
Comments	<p>This single family property has an application to be rezoned to a 2 family property. I am concerned that the magnificent, unique, 100-150' tree in the front yard near the sidewalk will be cut down, when the property is loaded with sand before building. I believe it is a fir. This would be a criminal loss of an irreplaceably tall and well formed tree which stands visible for kilometres, like a church spire between Francis and Blundell Roads. This "elder" tree, given its maturity and stature, cannot be replaced by some new planting. There is no signage or red protective taping to show the developer intends to protect this tree. I request the city ensure that this tree, which started its life before any of us were born, be protected to continue to grow after we are gone. Dr. Karin Holland Biggs, Ph.D.</p>



- LEGEND:**
- X denotes TAG NUMBER or ID REFERENCE.
 - denotes DRIFLINE (spread of the branches and foliage) of the tree.
 - X denotes RETENTION tree (proposed).
 - X denotes REMOVAL tree (proposed).
 - X denotes HIGH RISK REMOVAL tree (proposed).
 - X denotes OFF-SITE tree (to be protected and/or owner contacted as noted).
 - + denotes NON-BY-LAW underside tree (as measured by project arborist).
 - denotes SITE or STUDY AREA BOUNDARY.
 - denotes TREE PROTECTION ZONE (TPZ) setback alignment as specified by project arborist.
 - X denotes REPLACEMENT TREE proposed (conceptual location - see plant list for details).

- SUGGESTED PLANT LIST:**
- PLEASE USE BOTANICAL NAME WHEN ORDERING PLANT MATERIAL. PLANT SIZES MUST MEET MUNICIPAL REQUIREMENTS FOR MINIMUM SIZE AND SPECIES. PLANTING LOCATIONS MUST MEET ARBORICULTURAL BEST MANAGEMENT PRACTICES AND BCCLA/BCUNA SPECIFICATIONS FOR SELECTION, HANDLING, PLANTING, ESTABLISHMENT AND MAINTENANCE.
- | QTY | CODE | COMMON NAME | BOTANICAL NAME | COMMON NAME |
|-----|------|-------------|-----------------|-------------------|
| 2 | SJ | 5cm CAL. | SYRAX JAPONICUS | JAPANESE SHOWBELL |
| 1 | PO | 3.0m HT | FICIA OMORICA | TERMINAL SPRUCE |

TREE PLANTING GUIDELINES:

- 1. CONCEPTUAL DESIGN:** This drawing represents a conceptual schematic of replacement tree planting recommendations in context to municipal requirements. Selection of species and the siting of trees must conform to the municipal standards.
- 2. SITING:** Additionally, new trees should be planted at least 2.0 m from any property line and at least 3.0 m from any roads, lanes, catch basins, down drains and other infrastructure, and at a minimum setbacks from buildings as follows: 4.0 m for most categories, 6.0 m for medium category and 8.0 m for large category trees.
- 3. SITE PREPARATION:** On disturbed sites or construction sites the sub-soil and planting soils in proximity to the planting sites may be damaged such that the soils are overly compacted, poorly drained, and/or of inferior composition from the site preparation and construction activities. In these cases, sub-soil remediation and amendment, and/or use of a geotextile fabric with suitable growing medium to at least 600mm depth within a suitable radius of the planting site for each tree will be required.
- 4. STANDARDS:** Replacement trees are to conform to Current BC Landscape Standards as published and updated from time to time by BCCLA/BCUNA in regards to specifications for quality, selection, site preparation, handling, planting methods, staking and establishment maintenance.
- 5. ALTERNATES:** The species choices are for consultation only, if alternate species are desired by the owner, the species must conform to the municipal standards, and should conform to a comparable size and form of the tree species that was conceptually specified for that location (i.e. small, medium or large of maturity and/or columnar, pyramidal or normal wide) spreading crown).
- 6. LANDSCAPE SURFACE FINISHING:** The planting site surrounding the base of planted trees a steady finished top planting bed with shrubs and/or herbaceous ground cover (i.e. not grass lawn) to complement the trees. If trees are planted within a lawn area, the grass should be excluded from a mulch circle of at least 1.0 m radius around each tree trunk and finished with a 75 cm depth (3 inch) depth of 15 mm-mineral (1/2 inch-mineral) composted bark mulch. Hand weeding is favoured over using trimmers and mowers due to the potential for those mechanical devices to damage the trunk and roots of the new tree.
- 7. WATERING:** Most tree species and most landscape conditions will not require permanent irrigation after establishment, however, interim watering of the root balls will be required for at least one growing season after planting. This should be completed by hand watering (from on-site hose bib) or by truck delivery, watering bag device, or a temporary interim irrigation system. The watering schedule should be adjusted to suit the weather conditions as they change, and in response to monitoring the root ball soil hydrology. On a conceptual basis, we recommend watering intervals as follows:
 - Immediately after planting: Day of and then 3 days later
 - February 1 to March 15: Every two weeks
 - March 15 to June 30: Once per week (may reduce to once every 2 weeks in sustained heavy rainfall conditions)
 - July 1 to Aug 30: Once per week (may increase to twice per week in drought conditions)
 - Sept 1 to Sep 30: Every two weeks
 Based on the above, we normally expect approximately 30 to 35 watering events to be required during an average growing season.
- 8. STAKING:** Stakes are to be installed per BC Landscape Standards and/or as directed by the project arborist. All stakes and related hardware must be removed after a one year establishment period, unless otherwise required for a longer term or as directed by the project arborist.
- 9. MAINTENANCE:** Maintenance during the establishment period, and all future tree maintenance for the life of the tree, should include a review of structural pruning requirements within the first five years. The trees should not be topped or headed back in any pruning event. All pruning cuts should be made to proper arboricultural standards. It is recommended that any assessment or treatment of trees be undertaken by a tree services Contractor employing qualified ISA Certified Arborists with competence to ANSI A300 Pruning Standards.

TREE INVENTORY AND ASSESSMENT LIST:

- Tag # denotes the tag affixed to the tree for reference in report and on drawings.
- Dbh denotes the diameter of the trunk measured at 1.4 m above grade or as per arboricultural standards (i.e. for mill stem trees).
- Cond denotes health and structural rating using Visual Tree Assessment (VTA) procedures.
- U denotes unsuitable = a tree in very poor condition that is deemed not viable for retention in active land use areas due to pre-existing advanced health decline or significant structural defect.
- M denotes Marginal = a tree in poor to fair condition that has a pre-existing moderate rated defect that may affect its viability considering the proposed land use but is considered for retention conditional to certain special measures.
- S denotes Suitable = a tree in good or excellent condition with no overt or identifiable significant defect, and is well suited for consideration of retention if the project design can accommodate it.
- Action denotes the proposed treatment of the tree within the current development design. See report and drawing for more details.

Tag #	Dbh (cm)	Tree Type	Cond	Observations	Action
262	95	Douglas fir	M	<ul style="list-style-type: none"> • Multiple leaders at 1.5m high with narrow union, one stem being dominant and the other is subdominant, impairing its structure, but this defect is not high risk for failure at this time. • Historical window pruning for utility secondary cables. • Root system is asymmetric in form due to the historical installation of a retaining wall directly beside the trunk (circa 30 years). Since the time of installation, the roots have grown almost exclusively into the frontage of the lot and large structural roots and the trunk have grown in contact with the retaining wall. This root system was found not to be fully restricted on the eastern side, and some roots were observed to grow below the sidewalk and retaining wall, therefore it is not high risk for failure. • The extent of the root system toward the west is physically evident on the surface, and the structural roots extend well into the building envelopes of the proposed new lots. Excavation for the house foundation requires root pruning at the time of site preparation activities to avoid destabilizing root loss to this tree. • The front yard elevation is 1.0m below the proposed finished grade. Sections of the front yards must be raised via fill placement to achieve access into the site, and the remaining root system requires protection will be suffocated and the tree will be killed as a result. 	Retain and Protect Keep Existing Grade As-is in Protection Zone
263	14+14+11	Pacific yew	M	<ul style="list-style-type: none"> • This is a small topiary pruned shrub. • This shrub is in direct conflict with the building envelope of the proposed southerly lot. 	Remove

ARBORTECH CONSULTING a division of acigroup.ca

HEAD OFFICE: SERVING METRO VANCOUVER
SUITE 200 - 3740 CHATHAM STREET, RICHMOND, BC CANADA V7E 2Z3 p 604.275.3484

FRASER VALLEY REGIONAL OFFICE
SUITE 109 - 1325 MCCALLUM ROAD, ABBOTSFORD, BC CANADA V2S 8A3 p 604.755.7132

REV #	DATE	COMMENTS
2	JAN 20, 2016	OVERLAY OF CURRENT DESIGN / ADDED CROSS SECTIONS
0	JAN 28, 2015	INITIAL SUBMISSION

TREE MANAGEMENT DRAWING	
PROJECT:	PROPOSED TWO LOT SUBDIVISION
ADDRESS:	8431 No.1 ROAD, RICHMOND
CLIENT:	GURJEET JOHAL
ACL FILE:	15109
SHEET:	1 OF 1



Address: 8431 No. 1 Road

File No.: RZ 15-691873

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9533, the developer is required to complete the following:

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including fencing, retaining walls, hard surfaces, installation costs, and a 10% contingency). 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 the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report.
2. Submission of a Landscaping Security in the amount of \$1,000 (\$500/tree) for a total of two (2) replacement trees in the rear yards of the proposed lots.
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, the required special measures for tree retention, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security to the City in the amount of \$5,000 for the tree to be retained in the front yard (Tree # 262). The security will not be released until an acceptable impact assessment report is submitted by the Arborist and a site inspection has been passed by City staff
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) lots proposed, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
7. Registration of a legal agreement on Title ensuring that the principal dwelling and any secondary suite cannot be stratified.

At Demolition* Permit stage, the following must be completed:

- Installation of tree protection fencing around the tree to be retained (Tree # 262). 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* and Building Permit* stage, the following must be completed:

- Payment of Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fees.
- Payment of the costs associated with completion of the required service connection works, as follows:

Water Works

- Using the OCP Model, there is 364.8 L/s of water available at a 20 psi residual at the No. 1 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95.0 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 is to:
 - Cut and cap all existing water service connection at the watermain, along the No. 1 Road frontage.
 - Install two (2) new 25 mm water service connections complete with meters and meter boxes along the No. 1 Road frontage.
 - All proposed waterworks are to be outside the tree protection zone and must provide the minimum horizontal clearance of 1.2 m.

Storm Sewer Works

- At the developer's cost, the City is to:
 - Cut and cap the existing service connection at the south east corner of the subdivision site.
 - Install a new 1050 mm diameter manhole complete with a service connection for the south subdivided lot. A 3.0 m by 3.0 m utility right-of-way for the proposed manhole at the southeast corner of the lot is required.
 - Install a new service connection off of the box culvert along No.1 Road, complete with inspection chamber, for the northern lot. Sufficient clearance must be provided from existing hydro pole.
 - All proposed storm works are to be outside the tree protection zone and must provide the minimum horizontal clearance of 1.2 m.

Sanitary Sewer Works

- The developer is required to reuse the existing service connection at the northwest corner of the northern lot.
- At the developer's cost, the City is to:
 - Plug the opening for the existing service connection at the southeast face of manhole SMH724.
 - Install a new service connection complete with an inspection chamber with tie-in to the east face of the existing manhole SMH724 to service the southern lot.

Frontage Improvements

- The developer is required to:
 - coordinate with BC Hydro, Telus and other private communication service providers for their servicing requirements.
 - 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).

General Items

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

- 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 original on file)

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9533 (RZ 15-691873)
8431 No. 1 Road

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

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "COMPACT SINGLE DETACHED (RC2)".

P.I.D. 010-485-970

Lot 16 Section 22 Block 4 North Range 7 West New Westminster District Plan 19395

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9533".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Series of horizontal lines for recording dates and details of readings.

Approval stamp: CITY OF RICHMOND, APPROVED by BK, APPROVED by Director or Solicitor.

MAYOR

CORPORATE OFFICER