



To: Planning Committee
From: Wayne Craig
Director, Development

Date: June 5, 2023
File: RZ 21-945951

Re: **Application by Benito Kho and Verney Kho for Rezoning at 7520 Ash Street from “Single Detached (RS1/F)” Zone to “Single Detached (RS2/E)” Zone**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10472, for the rezoning of 7520 Ash Street from the “Single Family (RS1/F)” zone to the “Single Family (RS2/E)” zone, be introduced and given first reading.

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

WC:le

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

Staff Report

Origin

The owners, Benito Kho and Verney Kho has applied to the City of Richmond for permission to rezone 7520 Ash Street from the “Single Detached (RS1/F)” zone to the “Single Detached (RS2/E)” zone, to allow the property to be subdivided into two single-family lots (Attachment 1). Vehicle access to the west lot (proposed Lot 1) is proposed from Ash Street. Vehicle access to the eastern lot (Lot 2) is proposed from a new extension of Armstrong Street. The site is currently occupied by an existing single-family dwelling on the western portion of the lot, which will remain on proposed Lot 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).

Subject Site Existing Housing Profile

The existing single detached house is currently rented and does not contain a secondary suite. The applicant has confirmed that the existing tenants will remain in the dwelling following the rezoning and subdivision application.

Surrounding Development

Development immediately surrounding the site is as follows:

To the North: A single-family dwelling zoned “Single Detached (RS1/F)” fronting onto Ash Street.

To the South: Two single-family lots zoned “Single Detached (RS2/E)” one lot fronts onto Ash Street while the other lot fronts onto Armstrong Street, (RZ 09-500671 and SD 09-500672).

To the East: Across Armstrong Street, a single-family dwelling zoned “Single Detached (ZS14) – South McLennan (City Centre)” fronting onto Breden Avenue.

To the West: Across Ash Street, the City-owned Paulik Park.

Related Policies & Studies

Official Community Plan/City Centre Area Plan

The Official Community Plan (OCP) land use designations for the subject property is “Neighbourhood Residential” (NRES). The City Centre Area – McLennan South Sub-Area Plan land use designation for the subject property is “Residential, Historic Single Family” (Attachment 4). The Plan identifies minimum lot sizes along Ash Street (minimum 18 m [59 ft.] frontage and 550 m² [5,920 ft²] area) and along Armstrong Street (minimum 11.3 m [37 ft.] frontage and 320 m² [3,444ft²] area.)

The proposed lot along Ash Street (Lot 1) will be approximately 19.2 m (63 ft.) wide and 799 m² (8,600 ft²) in area. The proposed lot along Armstrong Street (Lot 2) will be approximately 19.2 m (63 ft.) wide and 799 m² (8,600 ft²) in area. The proposed rezoning and subdivision complies with these designations and lot configuration 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 properties. The applicant has contacted the adjacent property owner to the north at 7600 Ash Street to make them aware of the application and to determine if they were interested in rezoning at this time. The applicant advised staff in writing that the property owner is aware of the proposed rezoning and has no specific objections to the rezoning application as proposed (Attachment 5).

Should the Planning Committee endorse this application and Council grant first reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 10472 (the “Rezoning Bylaw”), the Rezoning 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

Proposed Rezoning and Subdivision

This redevelopment proposes to rezone and subdivide the subject site into two single-family lots, to retain the existing single-family dwelling on the western portion of the site (proposed Lot 1), and to construct a new single detached house with a secondary suite on the eastern portion of the site (proposed Lot 2). The applicant has provided a review by a qualified professional confirming that the existing dwelling meets all of the requirements of the proposed zone upon rezoning and subdivision. This development proposal is consistent with the redevelopment along this block of Ash Street, including the adjacent property to the south, 7540 Ash Street (RZ 09-500671).

Transportation and Site Access

Vehicle access to the western lot (Lot 1) is proposed to be from Ash Street via the existing driveway location and vehicle access to the eastern lot (Lot 2) is proposed to be from the new Armstrong Street.

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 a total of 21 trees on the subject property 18 of which are bylaw-sized, and two street trees on City property. Of the 18 bylaw-sized trees on the subject property, seven trees are located within the required City road dedication for Armstrong Street (Attachment 6).

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

- Two trees (tags #1 & 2) located on City property along the Ash Street frontage are in good condition and are identified to be retained and protected in the Arborist report. The applicant is required to provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Two trees (tags #3 & 4) located on the development site in the rear yard of the proposed lot fronting Armstrong Street are in good condition and are identified to be retained and protected in the Arborist report.
- Nine trees (tags #6, 7, 8, 11, 15, 19, 21, 22, and 23) on the development site are in poor condition (sparse canopy, previously topped, Bronze Birch Borer infestation) and are proposed to be removed and replaced.
- Seven trees (tags #9, 10, 12, 14, 16, 18, and 20) are located within the future City Road (Armstrong Street). The 2:1 ratio as per the O.C.P. for replacement trees does not apply to the trees identified within a planned future neighbourhood roadway.
- Replacement trees should be at the 2:1 ratio specified in the OCP.

Tree Replacement

The applicant wishes to remove nine on-site trees (Trees #6, 7, 8, 11, 15, 19, 21, 22 and 23.) The 2:1 replacement ratio would require a total of 18 replacement trees. In addition to the two trees (Tag #3 & 4) to be retained on-site, the applicant has agreed to plant five trees on proposed Lot 1 and three trees on proposed Lot 2 for a total of eight replacement trees. Accordingly, after redevelopment, Lot 1 would contain five trees, and proposed Lot 2 would contain five trees. 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.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
8	8 cm	4.0 m

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$7500.00 (\$750/per tree) to the City’s Tree Compensation Fund in lieu of the remaining 10 trees that cannot be accommodated on the subject property after redevelopment.

Tree Protection

Two trees (tag #1 & 2) on City property and two trees on the subject property (tag #3 & 4) 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, the applicant must submit Tree Retention Security in the amounts of: \$20,000.00 for the retention of two on-site trees, and \$20,000.00 for the retention of two trees on City property.
- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site are completed.

Affordable Housing Strategy

The City's Affordable Housing Strategy for single-family rezoning applications requires a secondary suite or coach house on 100 per cent of new lots created through single-family rezoning and subdivision applications; a secondary suite or coach house on 50 per cent of new lots created including a cash-in-lieu contribution towards the City's Affordable Housing Reserve Fund of the total buildable area of the remaining lots; or a cash-in-lieu contribution on the total buildable area of all lots where a secondary suite cannot be accommodated in the development.

The existing single detached dwelling which will be retained on the proposed western lot (Lot 1), does not contain a secondary suite. Consistent with the Affordable Housing Strategy, the applicant has agreed to the registration of a covenant on Title that stipulates that any future development on Lot 1 must include a minimum one-bedroom secondary suite. Registration of this legal agreement will be required prior to final adoption of the rezoning bylaw.

On the proposed eastern lot (Lot 2), the applicant proposes to provide a minimum one-bedroom secondary suite of 93 m² (1,000 ft²). 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 a minimum one-bedroom secondary suite of 93 m² 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.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the developer is required to provide a 9.0 m wide road dedication along the entire east property line of the subject property for the extension of Armstrong Street.

At Subdivision stage, the applicant must enter into a Servicing Agreement for the design and construction of engineering infrastructure and frontage improvements, as described in Attachment 7. Frontage improvements include, but are not limited to, the following:

- Install a new storm service connection, complete with inspection chambers near the Armstrong Street frontage to service proposed Lot 2.
- Armstrong Street: pavement widening, new 1.5 m wide concrete sidewalk at the new property line, 1.5 m wide treed/grassed boulevard and 0.15 m wide curb and gutter.
- Ash Street: road widening, new 1.75 m wide concrete sidewalk at the property line, 3.1 m wide treed/grassed boulevard and 0.15 m wide curb and gutter.

Also at Subdivision stage, the applicant is required to pay Property Taxes, Development Cost Charges, School Site Acquisition Charge, Address Assignment Fees and the costs associated with the completion of the design and construction of engineering infrastructure and frontage improvements as described in Attachment 7.

Financial Impact or Economic Impact

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

Conclusion

The purpose of this rezoning application is to rezone the property at 7520 Ash Street from the “Single Detached (RS1/F)” zone to the “Single Detached (RS2/E)” zone to permit the property to be subdivided into two single-family lots.

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

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 10472 be introduced and given first reading.



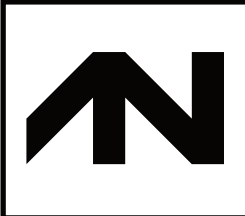
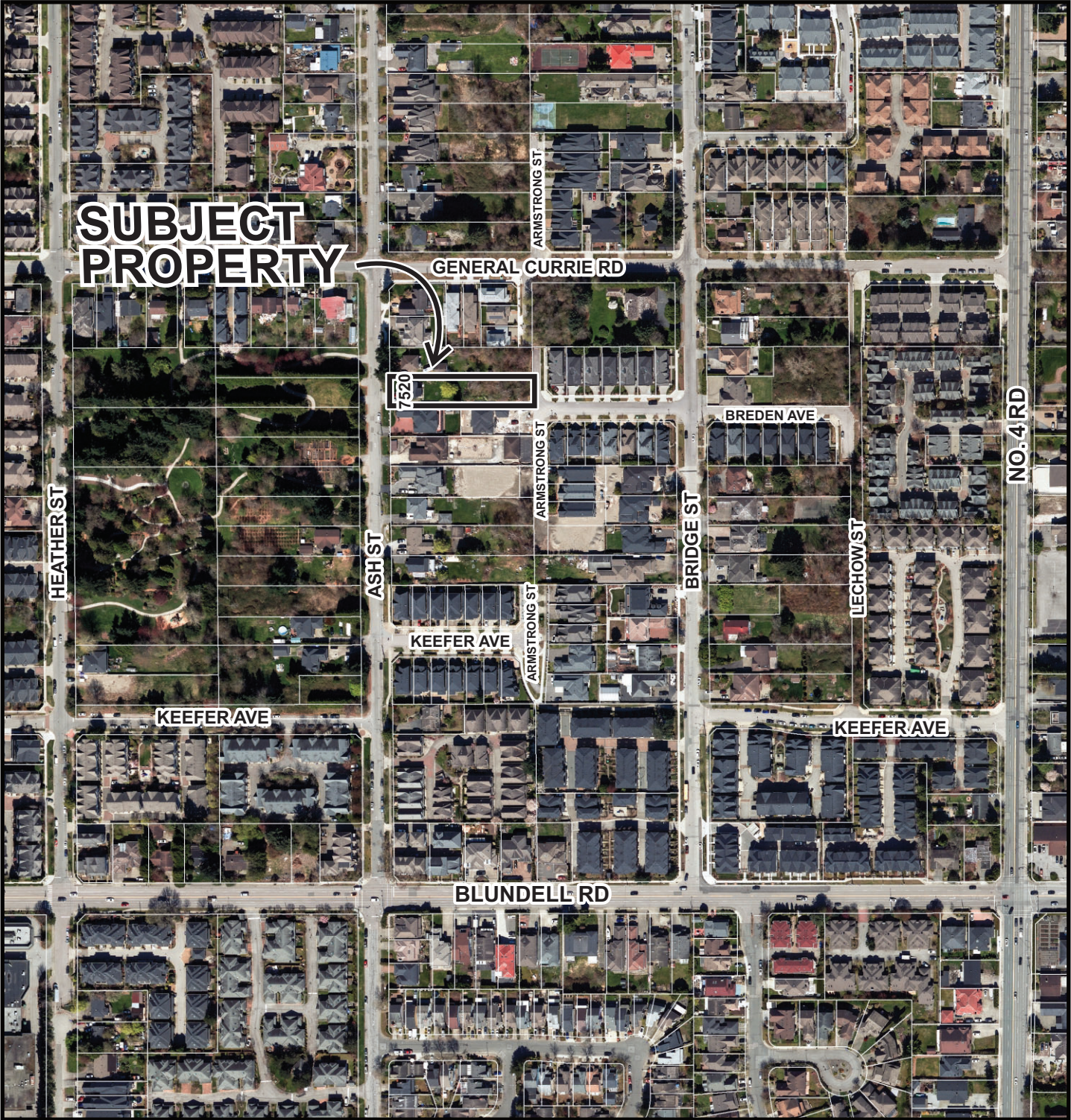
Laurel Eyton
Planning Technician
(604-276-4262)

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- Att. 1: Location Map
 2: Conceptual Development Plans
 3: Development Application Data Sheet
 4: South McLennan Sub Area Plan
 5: 7600 Ash St – Neighbour Letter regarding Development
 6: Tree Management Plan
 7: Rezoning Considerations



City of Richmond

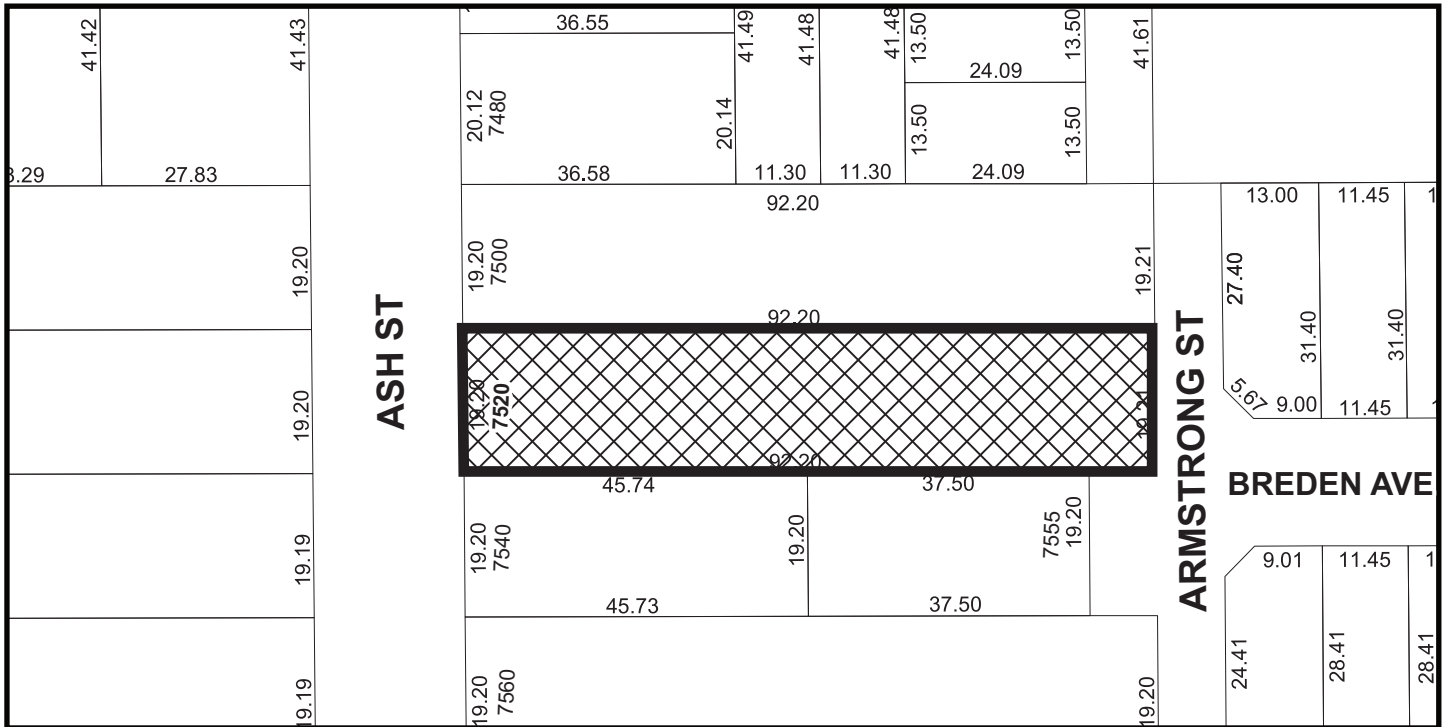
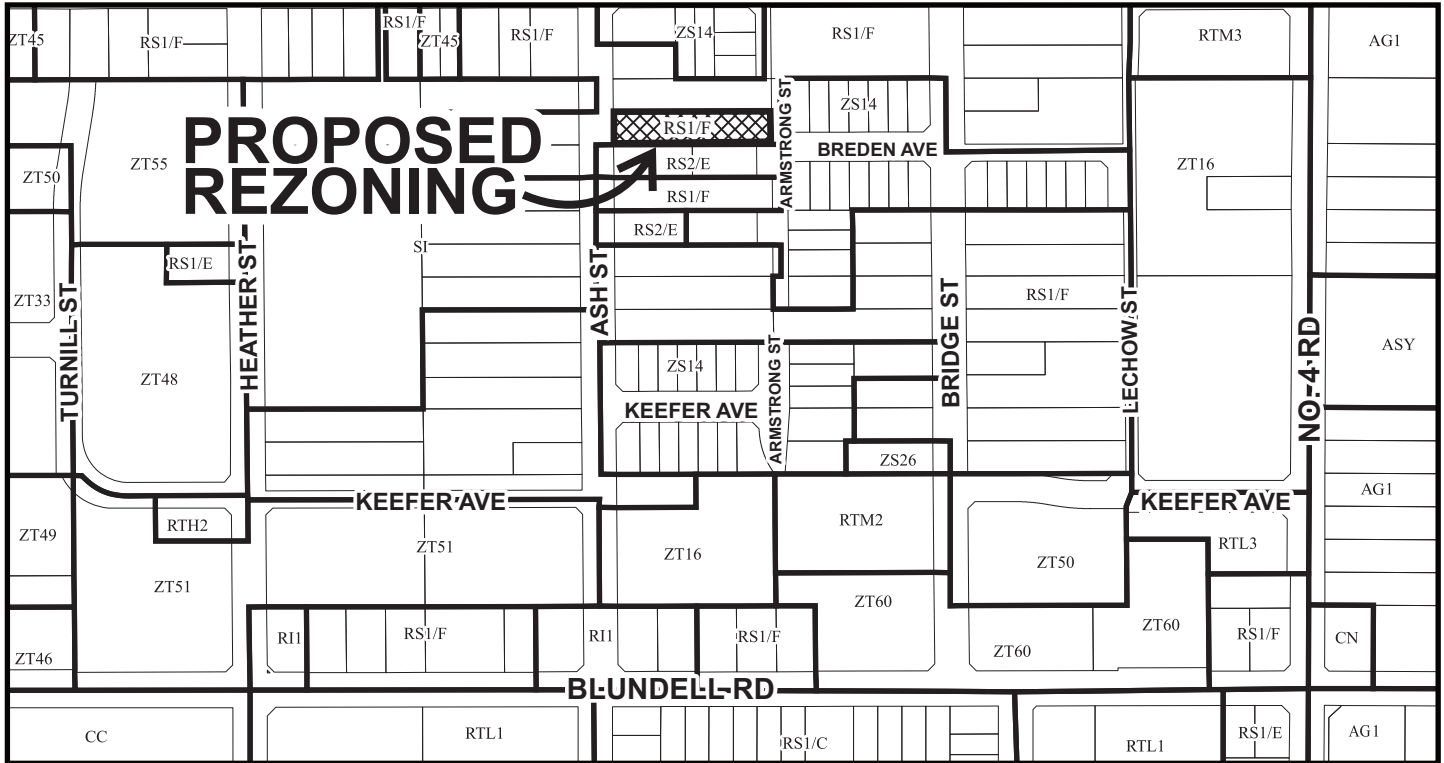


RZ 21-945951
PLN - 17

Original Date: 01/25/22
Revision Date:
Note: Dimensions are in METRES



City of Richmond



RZ 21-945951

PLN - 18

Original Date: 01/25/22

Revision Date:

Note: Dimensions are in METRES



RZ 21-945951

Attachment 3

Address: 7520 Ash Street

Applicant: Benito Kho and Verney Kho

Planning Area(s): City Centre – McLennan South

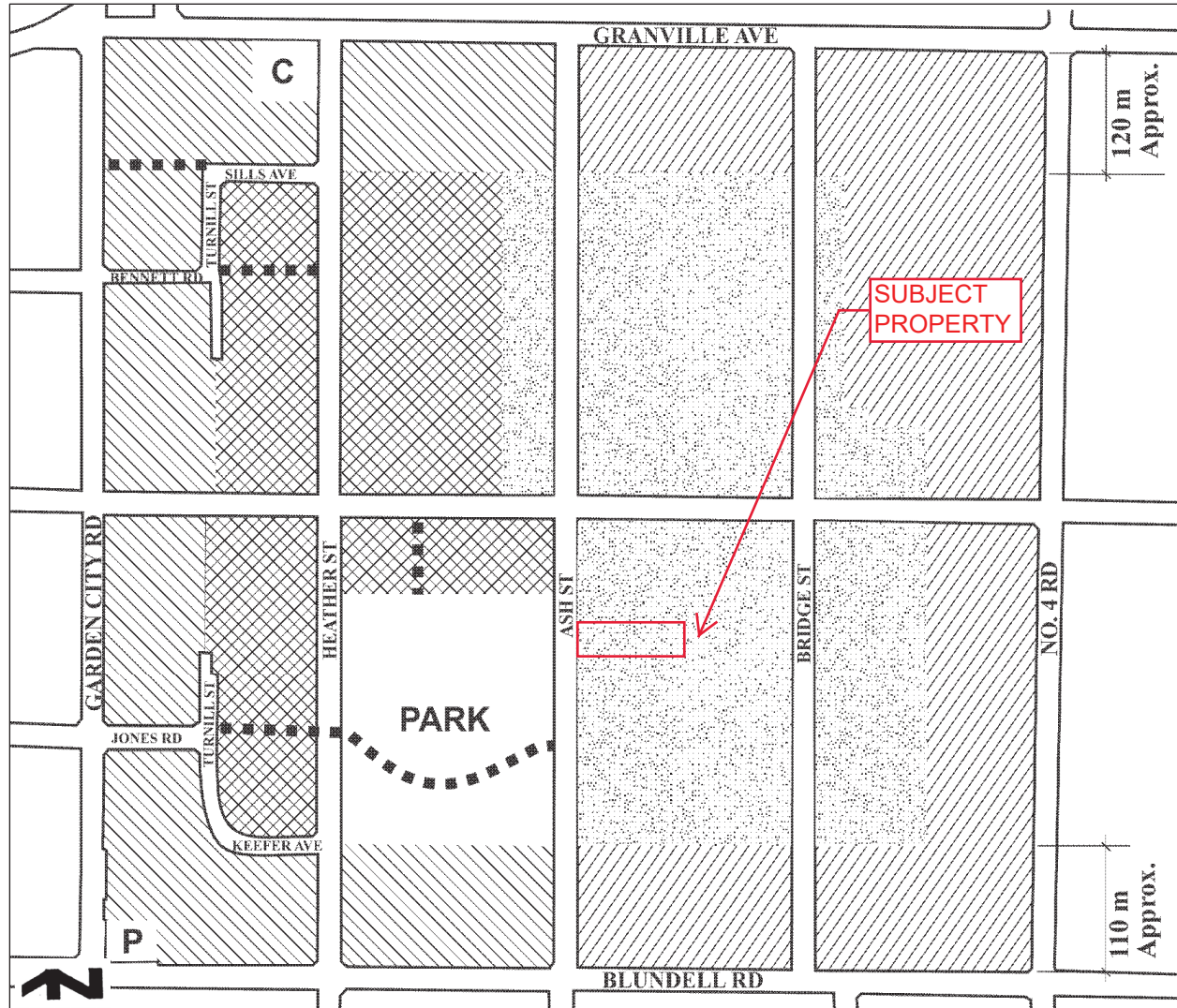
	Existing	Proposed
Owner:	Benito Kho and Verney Kho	Lot 1: No change Lot 2: To be determined
Site Size (m²):	1769.5 m ²	Lot 1: 799 m ² Lot 2: 799 m ²
Land Uses:	Single-family residential	No change
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Single Family	No change
Zoning:	Single Detached (RS1/F)	Single Detached (RS2/E)
Number of Units:	One existing Single Family Dwelling	2 Single Family Dwellings






On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	none permitted
Buildable Floor Area (m ²):*	Lot 1: Max. 360 m ² (3870 ft ²) Lot 2: Max. 360 m ² (3870 ft ²)	Lot 1: Max. 360 m ² (3870 ft ²) Lot 2: Max. 360 m ² (3870 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 30%	Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 30%	none
Lot Size:	Min. 550 m ²	Lot 1: 799 m ² Lot 2: 799 m ²	none
Lot Dimensions (m):	Width: Min. 18.0 m Depth: Min. 24.0 m	Width: 19.2 m Depth: 41.6 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 8.32 m (1 st storey) / 10.40m (2 nd storey) Side: Min. 1.8 m	Front: Min. 6.0 m Rear: Min. 8.32 m (1 st storey) / 10.40m (2 nd storey) Side: Min. 1.8 m	none
Height (m):	Max. 2 ½ storeys	Max. 2 ½ storeys	none

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

City of Richmond

Land Use Map Bylaw 9106
2015/09/14



<p> Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family 0.75 base F.A.R.</p> <p> Residential, 2 ½ storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family 0.60 base F.A.R.</p> <p> Residential, 2 ½ storeys typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family 0.55 base F.A.R.</p>	<p> Residential, Historic Single-Family, 2 ½ storeys maximum 0.55 base F.A.R., Lot size along Bridge and Ash Streets:</p> <ul style="list-style-type: none"> • Large-sized lots (e.g. 18 m/59 ft. min. frontage and 550 m²/ 5,920 ft² min. area) <p>Elsewhere:</p> <ul style="list-style-type: none"> • Medium-sized lots (e.g. 11.3 m/ 37 ft. min. frontage and 320 m²/ 3,444 ft² min. area), with access from new roads and General Currie Road; <p>Provided that the corner lot shall be considered to front the shorter of its two boundaries regardless of the orientation of the dwelling.</p>	<p> Trail/Walkway</p> <p>C Church</p> <p>P Neighbourhood Pub</p>
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Note: Sills Avenue, Le Chow Street, Keefe Avenue, and Turnill Street are commonly referred to as the “ring road”.

7500 Ash Street
Richmond, BC

May 25, 2023

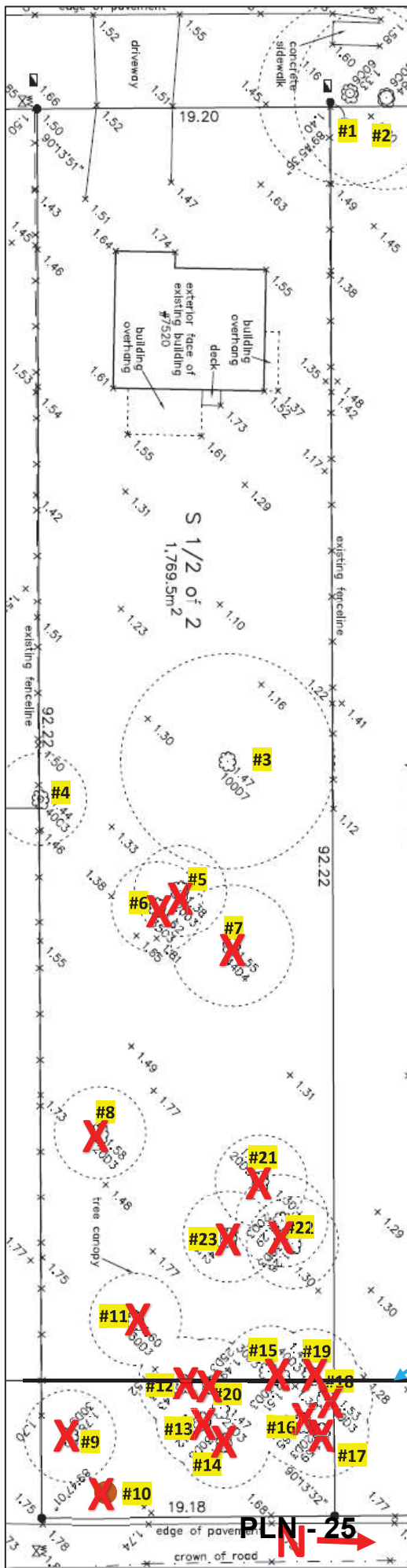
To Whom It May Concern:

I, *Sharon MacBougan*, am the owner of 7500 Ash Street Richmond.

I confirm that I am aware of the development potential of 7500 Ash Street and 7520 Ash Street together can be rezoned and subdivided into three lots fronting onto Armstrong.

I confirm that I know about the application for rezoning of 7520 Ash Street and that further development of 7520 Ash Street is going forward.

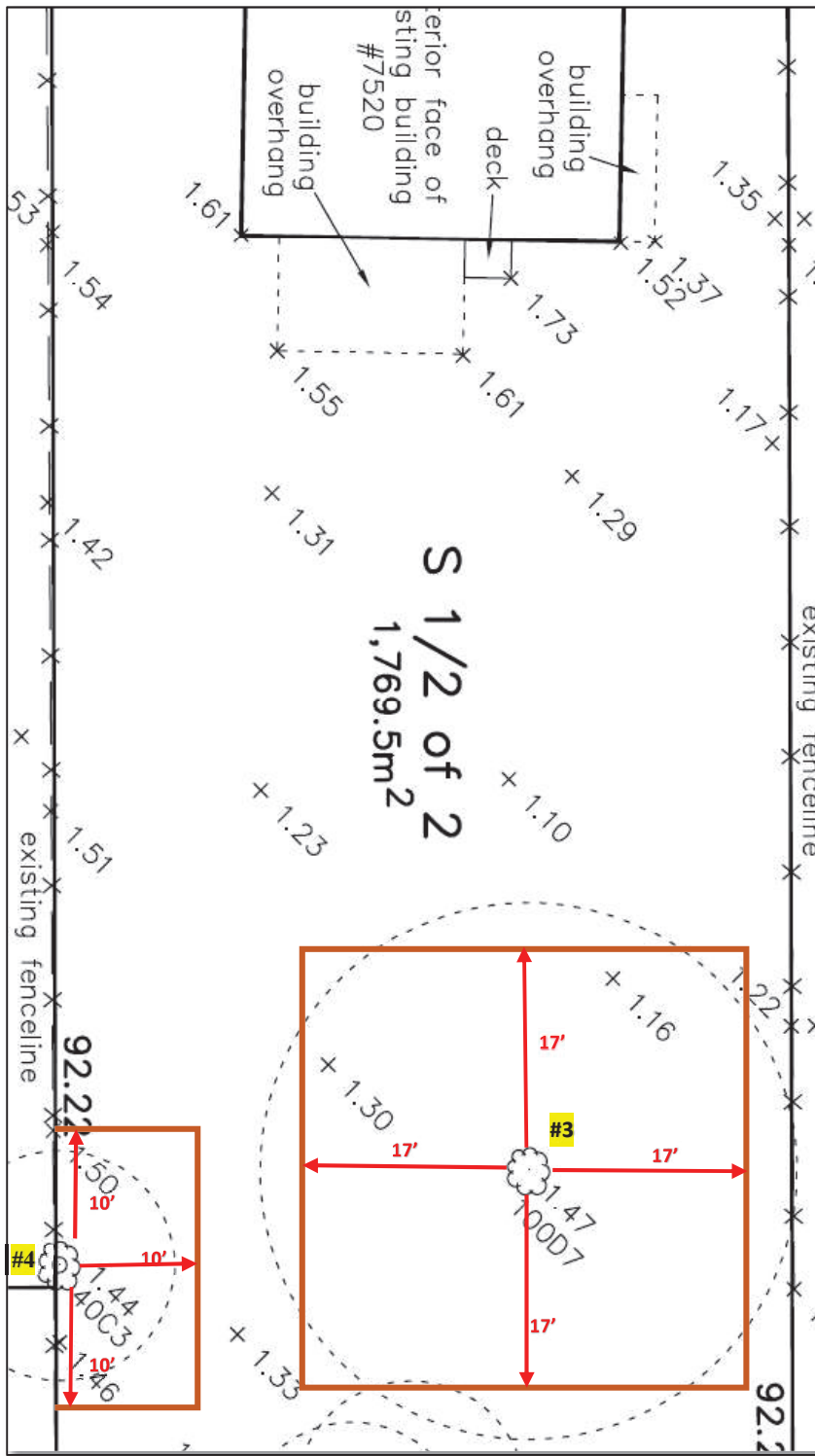
Sharon MacBougan



Site Survey - Not to Scale

Proposed Road
right of Way

Note: Tree Tags #5, #13, and #17
are not bylaw-sized.



Central Lot Tree Management Plan, Scale 1/16" = 1'



City of Richmond

Rezoning Considerations
Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 7520 Ash Street

File No.: RZ 21-945951

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10472, the developer is required to complete the following:

1. Road dedication along the entire east property line measuring 9.0 m wide for the extension of Armstrong Street.
2. Submission of a Landscape Security in the amount of \$6,000.00 (\$750/tree) to ensure that five replacement trees are planted and maintained on proposed Lot 1 and three replacement trees are planted and maintained on proposed Lot 2 (minimum 8 cm deciduous caliper or 4 m high conifers). NOTE: If any of the five replacement trees required to be planted on proposed Lot 1 cannot be accommodated, the applicant is required to submit a letter from a qualified professional confirming this to the satisfaction of the Director of Development, and a cash-in-lieu contribution in the amount of \$750/tree to the City's Tree Compensation Fund may be accepted.
3. City acceptance of the developer's offer to voluntarily contribute \$7500.00 to the City's Tree Compensation Fund for the planting of 10 replacement trees within the City.
4. 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.
5. Submission of a Tree Survival Security to the City in the amount of \$20,000.00 for the two trees to be retained on the subject property.
6. Submission of a Tree Survival Security to the City in the amount of \$20,000 for the two trees to be retained on City property.
7. 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.
8. Registration of a flood indemnity covenant on title.
9. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a minimum one-bedroom secondary suite is constructed on Lot 1, and a minimum 1 bedroom 93 m² (1000 sqft) secondary suite is constructed on Lot 2, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
10. Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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

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, the developer must complete the following requirements:

1. Payment of the current year's property taxes, Development Cost Charges, School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the design and construction of engineering infrastructure and frontage improvements.
2. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

a) *Water Works:*

Using the OCP Model, there is 444 L/s of water available at a 20 psi residual at the Ash Street frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.

At Developer's cost, the Developer is required to:

- b) Cut and cap the existing water service connection on Ash St and replace with a 25mm water service connection complete with water meter and water meter box, as per standard City specifications.
- c) Install a new 200mm water main extending from the existing 200mm water main located on Armstrong St and Breden Ave. Proposed water main to extend until the north PL of 7520 Ash St.
- d) Install a new water service connection complete with water meter and water meter box from the newly proposed water main extension to service the proposed east lot.
- e) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection on both frontages. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
- f) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
- g) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W20-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process (or via the servicing agreement process, if one is required).

At Developer's cost, the City will:

- h) Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works

At Developer's cost, the Developer is required to:

- i) Cut and cap the existing storm sewer service connection located at the North West corner of the site.
- j) Confirm the condition and capacity of the existing storm sewer service connection located at the south west corner of the site to be 100mm diameter or larger. If adequate to standard City specifications reuse to service the west lot.
- k) Install a new 600mm storm sewer main extending from the north face of the manhole located on Armstrong St and Breden Ave, to the north PL of 7520 Ash St.
- l) Install a new storm sewer service connection complete with inspection chamber from the newly proposed storm sewer main extension to service the proposed east lot.
- m) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.

At Developer's cost, the City will:

- n) Complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

At Developer's cost, the Developer is required to:

- o) Confirm the condition and capacity of the existing sanitary service connection located in the North West corner of the lot. Reuse if in good condition to service the west lot.
- p) Install a new 200mm sanitary sewer main extending from the north face of the manhole located on Armstrong St and Breden Ave, to the north PL of 7520 Ash St.

- q) Install a new sanitary sewer service connection complete with inspection chamber from the newly proposed sanitary main extension to service the proposed east lot.
- r) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.

At Developer's cost, the City will:

- s) Complete all tie-ins for the proposed works to existing City infrastructure.

Street Lighting:

At Developer's cost, the Developer is required to:

- t) Review street lighting levels along all road and lane frontages, and upgrade as required.

Frontage Improvements:

At Developer's cost, the Developer is required to:

- u) Complete other frontage improvements as per Transportation requirements, e.g.:
 - (1) Armstrong Street: pavement widening, new 1.5 m wide concrete sidewalk at the new property line, 1.5 m wide treed/grassed boulevard and 0.15 m wide curb and gutter. The road widening is to include +/- 6.35 m wide new pavement to meet the existing edge of pavement.
 - (2) Ash Street: road widening to meet existing pavement for a total width of 8.5m, new 1.75 m wide concrete sidewalk at the property line, 3.1 m wide treed/grassed boulevard and 0.15 m wide curb and gutter. All frontage works along the Ash Street frontage are to be designed to ensure the retention and protection of is to be two trees (Tag #1 and #2).
 - (3) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
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.

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 10472 (RZ 21-945951)
7520 Ash Street

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/E)".

P.I.D. 012-032-115

South Half of Lot 2, Block "F", Section 15, Block 4 North, Range 6 West, New Westminster District, Plan 1207.

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10472".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Series of horizontal lines for signature or date entry.

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

MAYOR

CORPORATE OFFICER