



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

Date: November 15, 2017
File: RZ 17-778570


Re: Application by Ken Phuah for Rezoning at 10011 Seacote Road from
"Single Detached (RS1/E)" Zone to "Compact Single Detached (RC2)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9788, for the rezoning of 10011 Seacote Road from "Single Detached (RS1/E)" zone to "Compact Single Detached (RC2)" zone, be introduced and given first reading.


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

SDS:blg
Att. 7

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

Staff Report

Origin

Ken Phuah has applied to the City of Richmond for permission to rezone the property at 10011 Seacote Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, to permit the property to be subdivided into two lots, with vehicle access from the existing rear lane (Attachment 1). The subject site is currently occupied by a single-family dwelling, which is proposed to be demolished. 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: Across Williams Road, a sanitary sewer pump station on a City-owned lot zoned “Single Detached (RS1/E)”.
- To the South: Across the rear lane, a single-family dwelling on a lot zoned “Single Detached (RS1/E)” fronting Seafield Crescent.
- To the East: Across Seacote Road, single-family dwellings on lots zoned “Compact Single Detached (RC1)” fronting Williams Road.
- To the West: Single-family dwellings on lots zoned “Compact Single Detached (RC2)” fronting Williams Road.

Related Policies & Studies

Official Community Plan/Arterial Road Land Use Policy

The Official Community Plan (OCP) land use designation for the subject site is “Neighbourhood Residential (NRES)”. The Arterial Road Land Use Policy in the OCP identifies the subject site for redevelopment as “Arterial Road Compact Lot Single Detached”. The proposed rezoning and subdivision would comply with these designations.

Single-Family Lot Size Policy 5434

The subject property is located within the area governed by Single-Family Lot Size Policy 5434 (adopted by Council on February 19, 1990 and last amended in 2006) (Attachment 4). The Policy permits the subject property to be rezoned and subdivided in accordance with the provisions of the “Compact Single Detached (RC2)” zone or the “Coach Houses (RCH1)” zone, provided that vehicle access is from the rear lane only. The proposed rezoning and subdivision would comply with the requirements of the “Compact Single Detached (RC2)” zone and Single-Family Lot Size Policy 5434.

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 Statutory Right-of-Way (SRW) registered on Title for storm sewer utilities located along the north property line (4.6 m wide), which will not be impacted by the proposed development. The applicant is aware that encroachment into the SRW is not permitted.

Transportation and Site Access

Vehicle access to the proposed lots is to be from the existing rear lane, with no access permitted from Williams Road, in accordance with Residential Lot (Vehicular) Access Regulation Bylaw No. 7222.

Prior to final adoption of the rezoning bylaw, the applicant is required to provide a 4 m x 4 m corner cut road dedication on the northeast corner of the subject site.

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 on tree retention and removal relative to the proposed development. The report assesses one bylaw-sized tree located on the subject site and two City-owned trees on the Williams Road boulevard.

The Arborist's recommendations include retaining the two City-owned trees (tag# 2 & 3) and removing one on-site tree (tag# 1) due to conflict with the proposed building envelope and low landscape value. Tree Preservation staff have reviewed the Arborist's Report, conducted an on-site visual tree assessment, and concur with the Arborist's recommendations.

Tree Protection

The proposed Tree Management Diagram is shown in Attachment 5, which outlines the protection of the two City-owned trees (tag# 2 & 3). To ensure protection, the applicant is required to complete the following, prior to final adoption of the rezoning bylaw:

- Submission to the City of a contract with a Certified Arborist for supervision of all works conducted within or in close proximity to tree protection zones.
- Submission of a Tree Survival Security to the City in the amount of \$6,750 for the two City-owned trees to be retained.

Prior to the demolition of the existing dwelling on the subject site, the applicant is required to install tree protection fencing around all trees to be retained, in accordance with the City's Tree Protection Information Bulletin TREE-03.

Tree Replacement

For the removal of the one tree on-site (tag# 1), the OCP tree replacement ratio goal of 2:1 requires two replacement trees. Consistent with Council Policy No. 5032 for Tree Planting (Universal), the applicant has proposed to plant and maintain five replacement trees on-site; two on proposed Lot A and three on proposed Lot B.

As per Tree Protection Bylaw No. 8057, based on the size of the on-site tree being removed (24 cm dbh), replacement trees shall be the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
5	6 cm	3.5 m

To ensure the five replacement trees are planted on-site at development stage, and the front yards of the subject site are enhanced consistent with the landscape guidelines of the Arterial Road Land Use Policy, the applicant will provide a Landscape Plan and a Landscape Security based on 100% of the cost estimate provided by the Landscape Architect (which includes \$2,500 for the five replacement trees), 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.

Built Form, Architectural Character & Landscaping

The applicant has submitted preliminary conceptual plans showing the proposed architectural elevations of the corner lot dwelling (proposed Lot B) at the intersection of Williams Road and Seacote Road (Attachment 6).

The applicant has proposed a deck on top of the garage and second floor of the dwelling for both lots. The applicant has confirmed that the height of the proposed deck on top of the second floor

does not exceed the 7.5 m height maximum for a flat roof measured to the top of the guardrail and the proposed deck on the garage is within the 5.0 m height maximum, as per Zoning Bylaw requirements.

Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on Title to ensure that the Building Permit application and ensuing development of the corner lot is generally consistent with the submitted conceptual plans, to the satisfaction of the Director of Development. Building Permit plans must comply with all City regulations and staff will ensure that the plans are generally consistent with the registered legal agreement.

The applicant is also required to submit a Landscape Plan prepared by a Registered Landscape Architect for the front yards of the proposed lots. As stated above, the applicant is required to provide a landscape security based on 100% of the cost estimate provided by the Landscape Architect, prior to final adoption of the rezoning bylaw.

Affordable Housing Strategy

The City's Affordable Housing Strategy for single-family rezoning applications received prior to July 24, 2017, 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 if secondary suites cannot be accommodated.

The applicant proposes to provide a legal secondary suite on both of the two lots proposed at the subject site. To ensure the secondary suites are built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary 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.

Site Servicing and Frontage Improvements

Prior to subdivision approval, the applicant is required to enter into a Servicing Agreement for the design and construction of required engineering infrastructure and frontage improvements, as described in Attachment 7. Frontage improvements include, but are not limited to, the following:

- Seacote Road: Road widening, curb and gutter, treed/grassed boulevard and a new 1.5 m concrete sidewalk.
- Williams Road: Repair any damaged or uneven sidewalk panels as necessary.
- Lane upgrades including a lighting strip and roll-over curb on both sides.

The applicant is also required to complete the following, prior to subdivision approval:

- Payment of the current year's taxes, Development Cost Charges (City and Metro Vancouver), School Site Acquisition Charge, Address Assignment Fees, and the costs

associated with the completion of the required engineering infrastructure and frontage improvements as described in Attachment 7.

- Payment to the City, in accordance with the Works and Services Cost Recovery Bylaw No. 8752, Schedule 7, in the amount of \$41,828.15 to recover lane improvement construction costs financed by the City.

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).

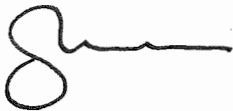
Conclusion

The purpose of this application is to rezone the property at 10011 Seacote Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, to permit the property to be subdivided into two single-family lots.

This rezoning application complies with the land use designation and applicable policies contained within the OCP 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).

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9788 be introduced and given first reading.



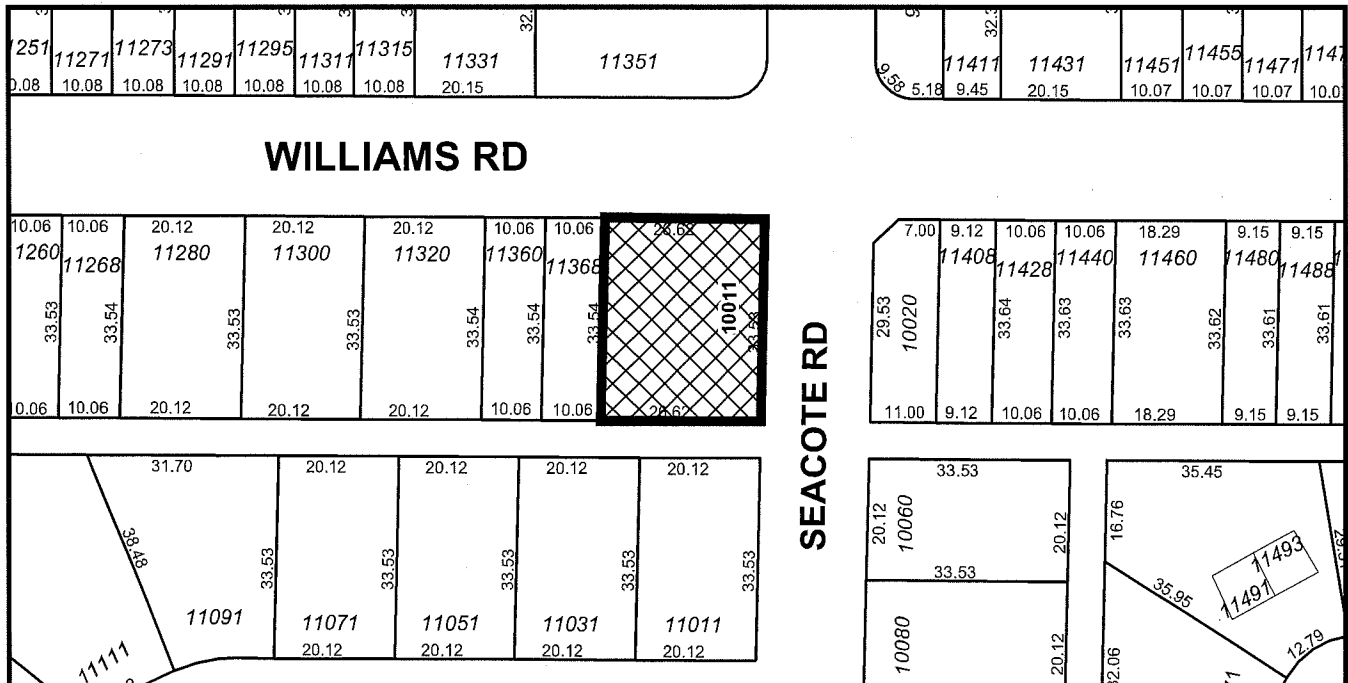
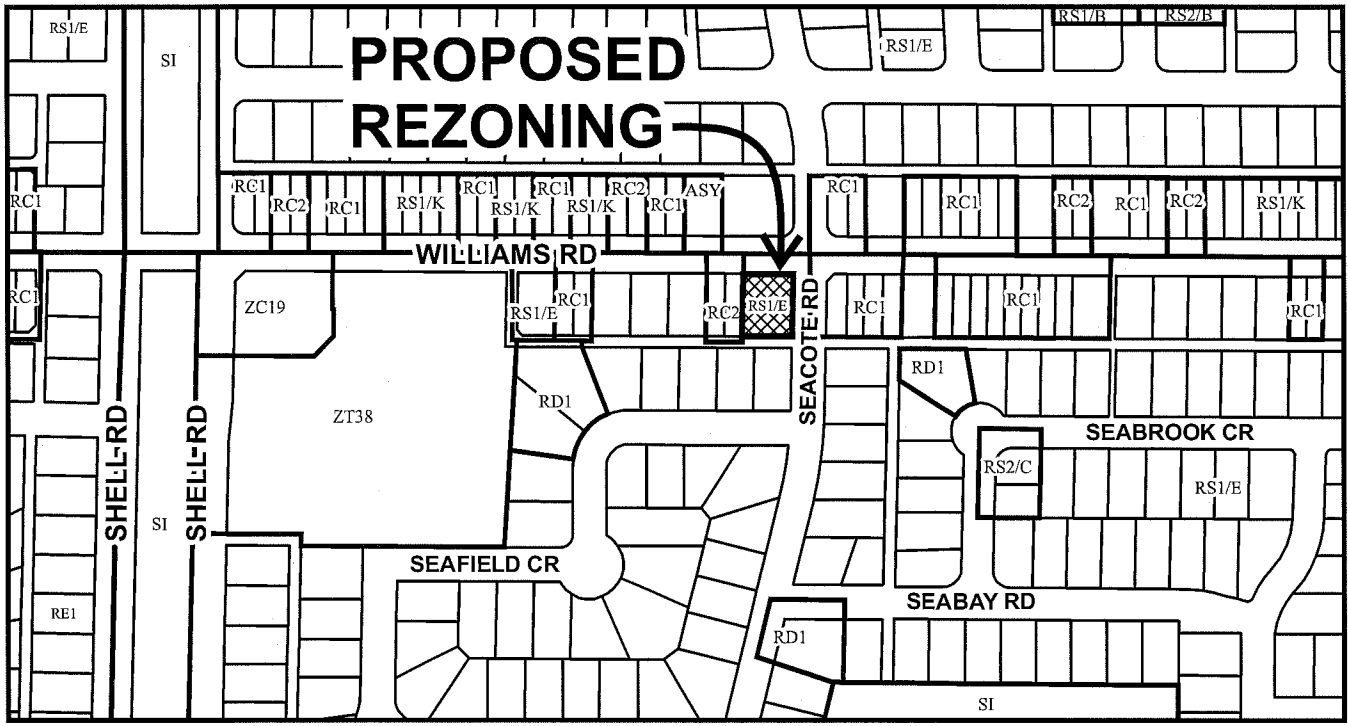
Steven De Sousa
Planning Technician – Design
(604-204-8529)

SDS:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Single-Family Lot Size Policy 5434
- Attachment 5: Tree Management Diagram
- Attachment 6: Conceptual Building Elevations
- Attachment 7: Rezoning Considerations



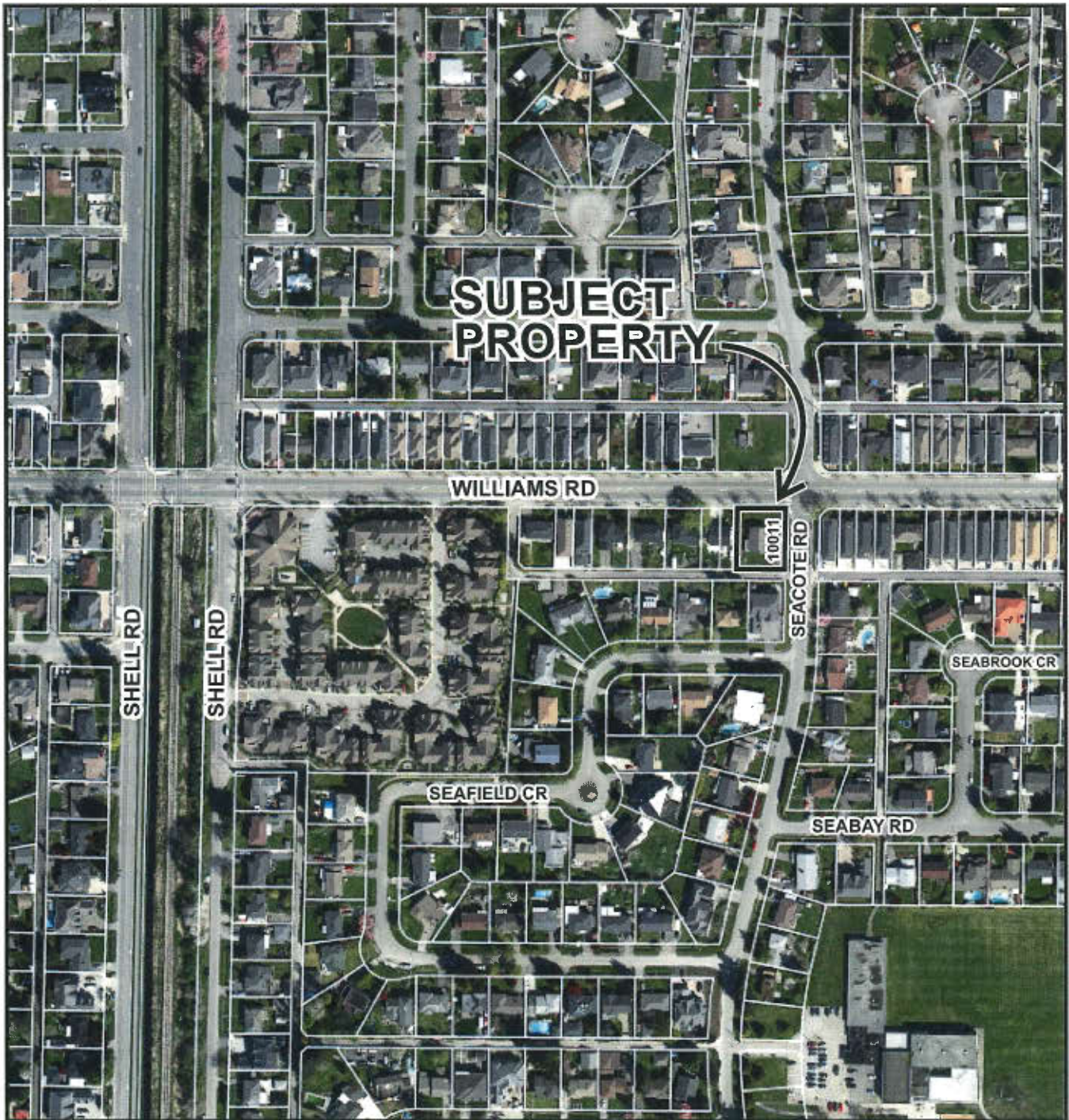
City of
Richmond



	<h1>RZ 17-778570</h1>	<p>Original Date: 07/26/17</p> <p>Revision Date:</p> <p>Note: Dimensions are in METRES</p>
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City of
Richmond



RZ 17-778570

Original Date: 07/26/17

Revision Date:

Note: Dimensions are in METRES

**B.C. LAND SURVEYOR'S PROPOSED
SUBDIVISION AND TOPOGRAPHIC SURVEY OF:**

**LOT 12 SECTION 36 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 23314**

SCALE:



All distances are in metres.
The intended plot size of this plan is 432mm in width
by 293mm in height (6 size) when plotted at a scale of 1:250

Parcel Identification Number (PID)
009-228-535

Proposed Lot A	Proposed Lot B
TOTAL SITE AREA	AREA
893.0 m ²	482.7 m ²
9612 sq. ft.	5196 sq. ft.

CIVIC ADDRESS
10011 SEACOTE ROAD
RICHMOND, BC

ZONING
RS1/E

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This document was prepared for the exclusive use of our client,
KEN HUJARI

This document is intended for use as a topographic plan. It is based on Land Title Office records, and does not represent a boundary survey. Critical lot dimensions and areas must be confirmed by a proper cadastral survey. Explorer Land Surveying Inc. accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made or actions taken based on this document.

FILE #: 1729
PROFESSIONAL 1729-1001 because 2017-02-08

Explorer
Land Surveying Inc

133-1345 Base Aluminium Pkwy
Richmond BC V6V 2G9
Tel: (604) 273-8879
mobile: (604) 273-8879
email: ken@explorersurvey.com

LEGEND

Elevations are geodetic based on integrated survey monument 77H4912 in the City of Richmond at elevation 0.808m.
Note: Only trees with Trunk greater than 0.20m are identified. Consult Arborist to verify tree species

- - denotes Iron Post Found
- - denotes Lead Plug Found
- ⊙ - denotes Deciduous Tree Type
- ⊙ - denotes Storm Manhole
- ⊙ - denotes Catchbasin
- ⊙ - denotes Electrical Box
- ⊙ - denotes Water Meter
- ⊙ - denotes Lawn Basin
- ⊙ - denotes Water Valve
- ⊙ - denotes Street Sign
- ⊙ - Retaining Wall Elevation Labels (T=Top, B=Bottom)
- ⊙ - denotes Utility Pole
- ⊙ - denotes Unnamed Manhole
- ⊙ - denotes Sanitary Manhole
- ⊙ - denotes Traffic Signals
- ⊙ - denotes Lamp Standard

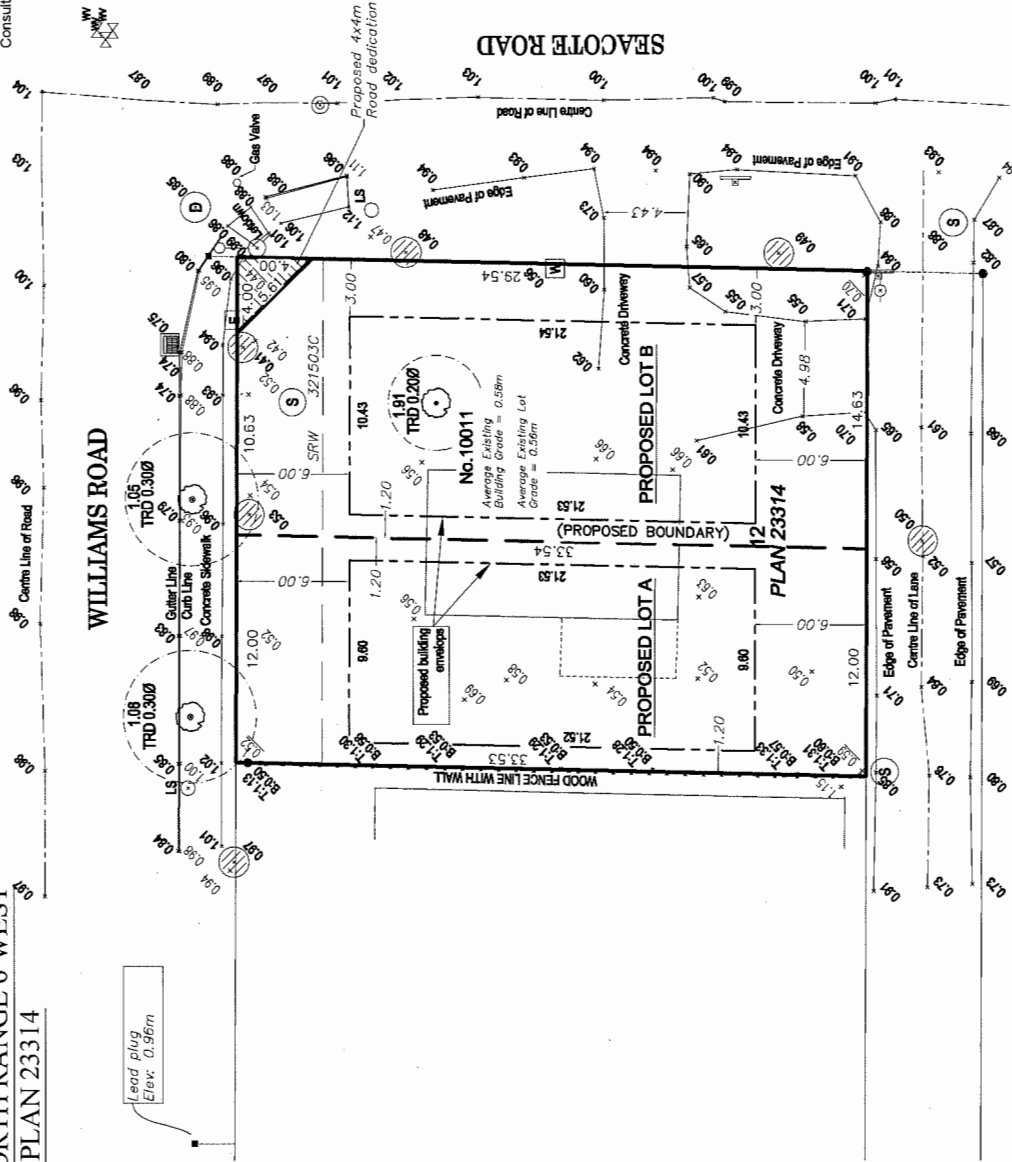
FLAT LOT, UNABLE TO CONTOUR



CERTIFIED CORRECT
Lot dimensions are correct according to Land Title Office records.

Kenneth
Ng PIC171F
Kenneth KC Ng, BCLS
Field Survey - May 31, 2017
Dated this 24th of September, 2017.

This document is not valid unless digitally signed and dated or digitally signed with Jurisnet digital signatures.
Info: <https://www.jurisnet.com>





RZ 17-778570

Attachment 3

Address: 10011 Seacote Road

Applicant: Ken Phuah

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	J. Thomas & K. Phuah	To be determined
Site Size:	893.0 m ² (9,612 ft ²)	Lot A: 402.3 m ² (4,330 ft ²) Lot B: 482.7 m ² (5,196 ft ²) Road dedication: 8.0 m ² (86 ft ²)
Land Uses:	Single-family residential	No change
OCP Designation:	Neighbourhood Residential	Complies
702 Policy Designation:	Compact Single Detached (RC2) or Coach Houses (RCH1)	Compact Single Detached (RC2)
Zoning:	Single Detached (RS1/E)	Compact Single Detached (RC2)
Number of Units:	1	2

Proposed Lots	Bylaw Requirement		Proposed		Variance
Floor Area Ratio:	Max. 0.6 for 464.5 m ² of lot area plus 0.3 for remainder		Max. 0.6 for 464.5 m ² of lot area plus 0.3 for remainder		None Permitted
Buildable Floor Area:*	Lot A: Max. 241.3 m ² (2,598 ft ²) Lot B: Max. 284.1 m ² (3,058 ft ²)		Lot A: Max. 241.3 m ² (2,598 ft ²) Lot B: Max. 284.1 m ² (3,058 ft ²)		None permitted
Lot Coverage:	Building: Max. 50% Non-porous: Max. 70% Landscaping: Min. 20%		Building: Max. 50% Non-porous: Max. 70% Landscaping: Min. 20%		None
Lot Size:	270.0 m ²		Lot A: 402.3 m ² Lot B: 482.7 m ²		None
Lot Dimensions:	Lot A Width: 9.0 m Depth: 24.0 m	Lot B Width: 11.0 m Depth: 24.0 m	Lot A Width: 12.0 m Depth: 33.5 m	Lot B Width: 14.6 m Depth: 33.5 m	None
Setbacks:	Front: Min. 6.0 m Rear: Min. 6.0 m Interior Side: Min. 1.2 m Exterior Side: Min. 3.0 m		Front: Min. 6.0 m Rear: Min. 6.0 m Interior Side: Min. 1.2 m Exterior Side: Min. 3.0 m		None
Height:	Max. 2 ½ storeys (9.0 m pitched roof or 7.5 m flat roof)		Max. 2 ½ storeys (9.0 m pitched roof or 7.5 m flat roof)		None
Private Outdoor Space:	Min. 20.0 m ²		Min. 20.0 m ²		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

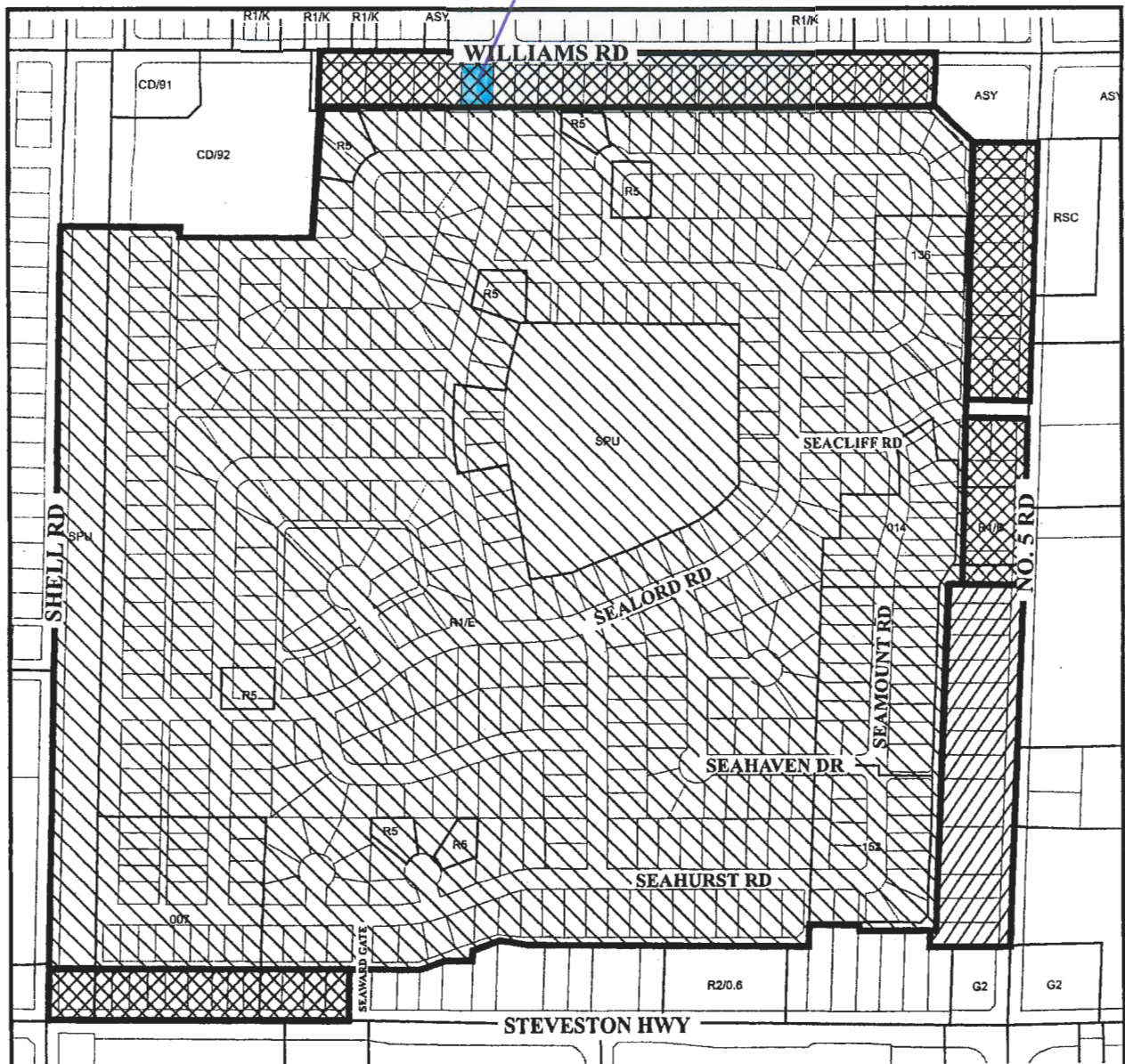
Page 1 of 2	Adopted by Council: February 19, 1990 Amended by Council: November 18, 1991 Amended by Council: October 16, 2006	POLICY 5434
File Ref:	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-6	

POLICY 5434:

The following policy establishes lot sizes in a portion of Section 36-4-6, within the area bounded by **Steveston Highway, Shell Road, No. 5 Road, and Williams Road:**

1. That properties within the area bounded by Shell Road, Williams Road, No. 5 Road, and Steveston Highway, in a portion of Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E), with the exception that:
 - a) Properties fronting on Williams Road from Shell Road to No. 5 Road, properties fronting on Steveston Highway from Seaward Gate to Shell Road, and properties fronting on No. 5 Road from Williams Road to approximately 135 m south of Seacliff Road to rezone and subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R/9) provided that vehicle accesses are to the existing rear laneway only. Multiple-family residential development shall not be permitted in these areas.
 - b) Properties fronting on No. 5 Road from Steveston Highway to approximately 135 m south of Seacliff Road be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) provided that vehicle accesses are to the existing rear laneway only.
2. This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.

SUBJECT PROPERTY



Subdivision permitted as per **R1/E** (18 m wide lots)



Subdivision permitted as per **R1-0.6 or R/9**
(access to lane only) (No Multiple-family residential development is permitted.)



Subdivision permitted as per **R1/B**

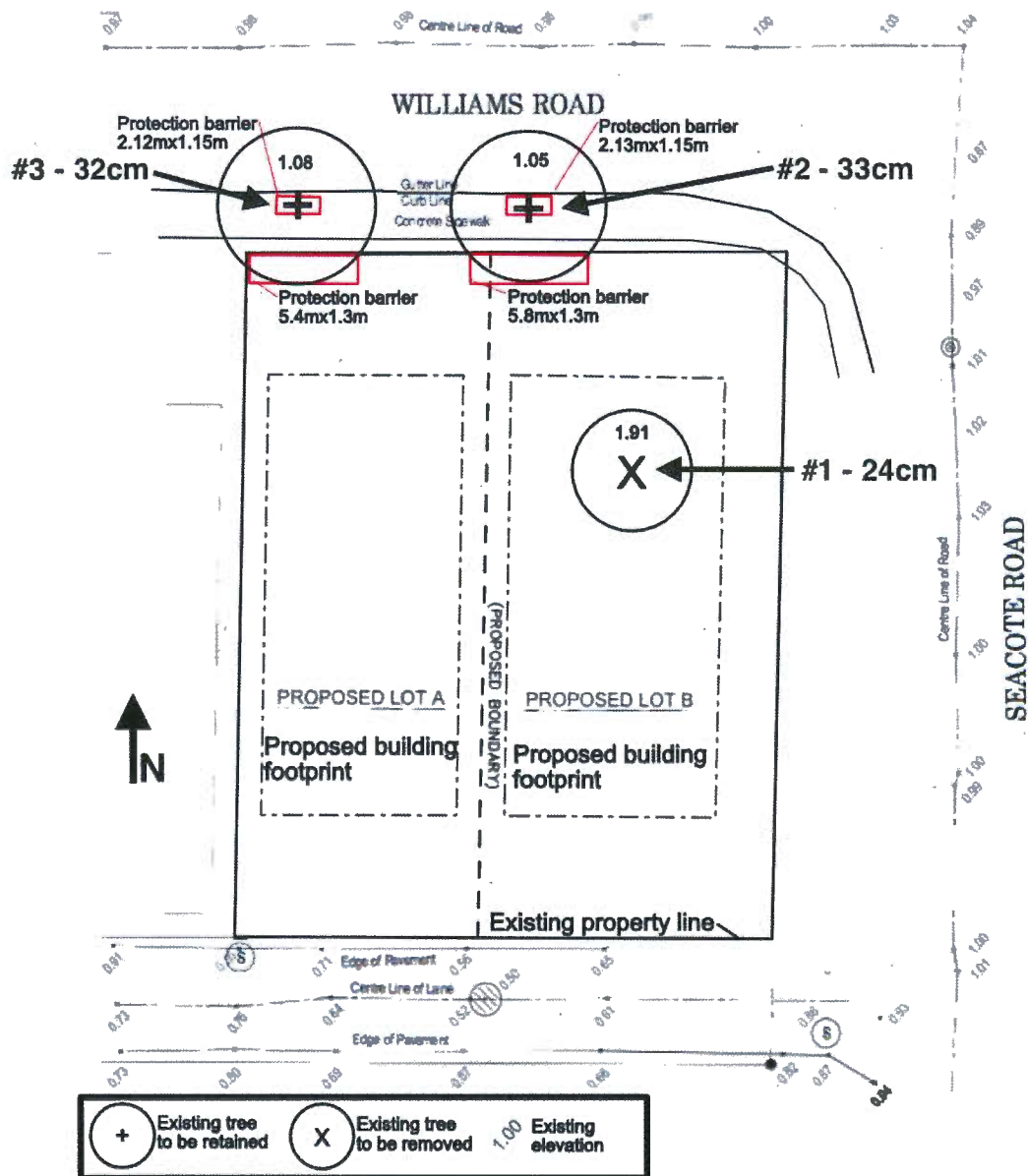


Policy 5434 Section 36-4-6

Adopted Date: 02/19/1990

Amended Date: 11/18/1991
10/16/2006

Tree Retention Plan - 10011 Seacote Rd.



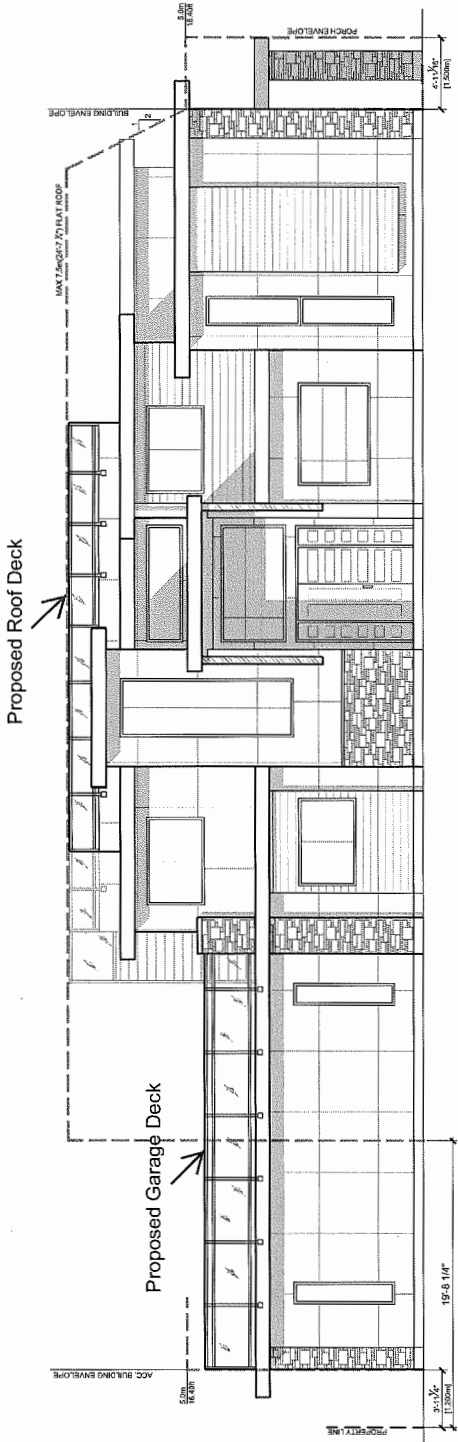
Tree #	Common Name	Botanical Name	DBH (cm)	Crown Spread (m)
1	Weeping cherry	<i>Prunus pendula</i>	24	5.8
2*	Sweetgum	<i>Liquidambar styraciflua</i>	33	7.6
3*	Sweetgum	<i>Liquidambar styraciflua</i>	32	7.8

* Trees on City property

Original Date: July 8, 2017

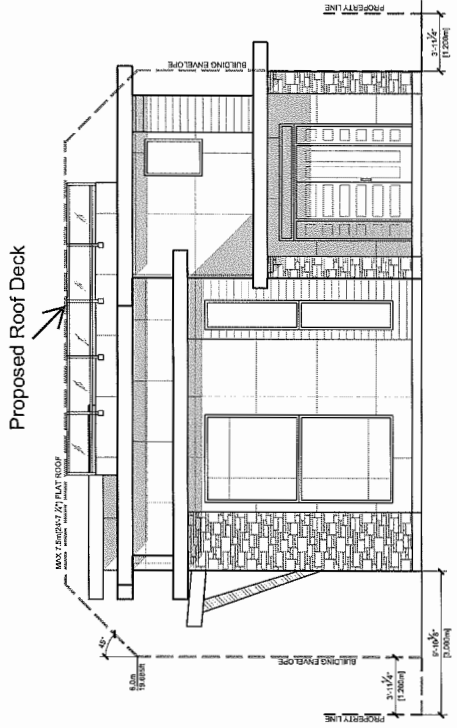
Amended Date: October 2, 2017

Common Name	Botanical Name
Vine maple	<i>Acer circinatum</i>
Douglas Maple	<i>Acer glabrum</i> var <i>douglasii</i>
Paperbark Maple	<i>Acer griseum</i>
Japanese Maple	<i>Acer palmatum</i>
Eastern Redbud	<i>Cercis canadensis</i>
Golden Chain Tree	<i>Laburnum watereri</i> 'Vossi
Sourwood	<i>Oxydendrum arboreum</i>
Japanese Stewartia	<i>Stewartia pseudocamellia</i>
Purple Dawyck Beech	<i>Fagus sylvatica</i> 'Dawyckii Purple'
Dawyck Beech	<i>Fagus sylvatica</i> 'Dawyckii'



Flanking (East) Side View Elevation
Scale 1/4" = 1'-0"

Shawnee Road



Front (North) View Elevation
Scale 1/4" = 1'-0"

Williams Road



City of Richmond

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

Address: 10011 Seacote Road

File No.: RZ 17-778570

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9788, the developer is required to complete the following:

1. Road dedication of 4 m by 4 m corner cut at the northeast corner of the subject site.
2. 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 \$2,500 for the five replacement trees, all hard and soft materials, installation 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 a mix of coniferous and deciduous trees.
 - Include low fencing outside of the rear yard (max 1.2 m).
 - Include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report.
 - Include the five required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
5	6 cm		3.5 m

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.

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, 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 \$6,750 for the two City-owned trees to be retained (tag# 2 & 3).
5. Registration of a flood indemnity covenant on Title.
6. Registration of a legal agreement on Title, ensuring that the Building Permit application and ensuing development of the corner lot is generally consistent with the submitted conceptual plans, to the satisfaction of the Director of Development.
7. Registration of a legal agreement on Title; to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on both of the two future lots; to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

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

1. Payment of the current year's taxes, Development Cost Charges (City and Metro Vancouver), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the required servicing works and frontage improvements.

Initial: _____

2. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure and frontage improvements. Works include, but may not be limited to, the following:

Water Works:

- Using the OCP Model, there is 528.0 L/s of water available at 20 psi residual at the hydrant located at the north east corner of 11360 Williams Road and 409.0 L/s of water available at 20 psi residual at the frontage of Seacote Road. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- At the Developer's cost, 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 designs at Building Permit stage.
 - Retain the existing 25 mm water service connection at the Seacote Road frontage of the lot.
- At the Developer's cost, the City will:
 - Install a new water service connection off of the existing 300 mm PVC watermain on Williams Road; complete with water meter, to service the west lot.

Storm Sewer Works:

- At the Developer's cost, the Developer is required to:
 - Check the existing storm service connection located in the middle of the subject site along Williams Road (STCN28308). Confirm the material and condition of the inspection chamber and pipe. If deemed acceptable by the City, the existing service connection may be retained and upgraded to service both lots with a new IC & dual service leads. In the case that the service connection is not in a condition to be re-used, the service connection shall be replaced by the City, at the Developer's cost, as described below.
- At the Developer's cost, the City will:
 - Cut and cap the existing storm service connection located in the middle of the subject site along Williams Road (STCN28308) at a distance slightly closer to the property line to avoid potential conflict with a City tree.
 - Install a new storm service connection at the adjoining property line of the two newly created lots; complete with inspection chamber, off of the existing storm sewer along Williams Road. If installation of a new storm service connection is required, please note that arborist's recommendations & review is required for the works within the drip line of the existing tree.
 - Cut, cap, and remove the existing storm service connections and inspection chambers (STCN12503 & STCN28307) at the subject site.

Sanitary Sewer Works:

- At the Developer's cost, the Developer is required to:
 - Check the existing sanitary service connections at the south west corner of the subject site (SCON3354). Confirm the material and condition of the inspection chamber and pipe. If deemed acceptable by the City, the existing service connection may be retained. In the case that a service connection is not in a condition to be re-used, the service connection shall be replaced by the City; at the Developer's cost, as described below.
- At the Developer's cost, the City will:
 - Replace the existing sanitary service connection at the southwest corner of the subject site (SCON3354) if required.
 - Install a new sanitary service connection off of the existing manhole SMH725 along the north property line.

Frontage Improvements:

- 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.). These should be located on-site.
 - Complete other frontage improvements as per Transportation's requirements, which include, but are not limited to, the following:
 - Vehicular access to be restricted to the rear lane.
 - Removal of existing driveway off Seacote Road.

Initial: _____

- Seacote Road: Along the entire frontage, using the existing curb/gutter along the east side, widen the road to include a 11.2 m pavement width, 0.15 m wide curb/gutter, 1.85 m wide treed/grassed boulevard (but can be reduced to 1.5 m when there is a constraint), and a 1.5 m wide sidewalk.
- Williams Road: Repair any damaged/uneven sidewalk panels as necessary.
- Lane: along the entire south property line, upgrade existing lane to include (from north to south) approximately 0.6 m wide lighting strip, 0.15 m wide roll-over curb, 5.1 m wide driving surface, and a 0.15 m wide roll-over curb.
- Ensure on-site parking meets the Zoning Bylaw requirements.

General Items:

- The Developer is required to:
 - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
 - Not encroach into the existing SRW with proposed trees, non-removable fencing, or other non-removable structures.
 - Pay, in keeping with the Cost Recovery Bylaw No. 8752, a \$41,828.15 contribution prior to the approval of the subdivision.

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.

Initial: _____

- 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 9788 (RZ 17-778570)
10011 Seacote 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. 009-228-535

Lot 12 Section 36 Block 4 North Range 6 West New Westminster District Plan 23314

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9788".

FIRST READING

NOV 27 2017

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Approval stamp: CITY OF RICHMOND APPROVED by [Signature] APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER