



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

Date: December 7, 2016
File: RZ 15-718064

Re: Application by Xu Yang for Rezoning at 7431 Williams Road from Single Detached (RS1/E) to Coach Houses (RCH1)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9613, for the rezoning of 7431 Williams Road from "Single Detached (RS1/E)" to "Coach Houses (RCH1)", be introduced and given first reading.

Wayne Craig
Director, Development

WC:jr
Att. 8

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

Staff Report

Origin

Xu Yang has applied to the City of Richmond for permission to rezone 7431 Williams Road from the "Single Detached (RS1/E)" zone to the "Coach Houses (RCH1)" zone, to permit the property to be subdivided into two (2) lots, each with a single detached home and an accessory coach house above a detached garage, with vehicle access from the rear lane (Attachment 1). The proposed subdivision plan is shown in Attachment 2. The single-family dwelling that formerly occupied the property has been demolished, and the site is currently vacant.

Findings of Fact

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

Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the North, across the lane: a lot zoned "Single Detached (RS1/E)," containing a single-family dwelling with vehicle access from Bates Road and the rear lane.
- To the South, across Williams Road: lots zoned "Coach House (ZS12) – Broadmoor," each with a single-family dwelling and coach house above an attached garage with vehicle access from Williams Road.
- To the East and West: lots zoned "Single Detached (RS1/E)," each with a single-family dwelling with vehicle access from Williams Road.

Related Policies & Studies

Official Community Plan/Broadmoor Area Plan

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

The subject property is located within the area governed by the Central West Sub-Area Plan, contained in the OCP (Attachment 5). The Sub-Area Plan contains policies that direct new development to the perimeter of the neighbourhood along the arterial roads with vehicle access from rear lanes where possible. The land-use designation in the Sub-Area Plan for the subject property is "Low Density Residential." The proposed rezoning is consistent with the Central West Sub-Area Plan.

Arterial Road Policy

The Arterial Road Policy identifies the subject site for redevelopment to compact lots or coach houses, with rear lane access. This 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 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 1st 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

Site Planning and Architectural Character

The preliminary conceptual plans proposed for redevelopment of the subject site have satisfactorily addressed the staff comments identified as part of the rezoning application review process (Attachment 6).

The proposed site plan involves a principal dwelling on the south of each proposed lot oriented to Williams Road, and an accessory coach house above a detached garage on the north of each lot, with vehicle access from the rear lane. Separate private open spaces are proposed on-site for both the principal dwelling and for the exclusive use of the coach house. The required private outdoor space for the coach house is proposed to be provided as a small balcony off the main living area of the coach house, facing the rear lane. The proposed balconies are oriented closer to the common property line, to limit potential overlook to the neighbouring properties. The proposed building siting and open space are consistent with the requirements of the RCH1 zone.

For each lot, on-site parking is proposed in a garage and parking pad in accordance with the Zoning Bylaw. Parking for the principal dwelling consists of two (2) parking spaces provided in a tandem arrangement, one (1) within the garage and one (1) on an exterior parking pad. Tandem parking arrangements are permitted in the RCH1 zone for the principal dwelling only. One (1) parking space for the coach house is provided in the garage. Prior to final adoption of the rezoning bylaw, the applicant must register a restrictive covenant on title prohibiting the conversion of the garage into habitable space.

The proposed site plan and architectural elevations show that the second storey of each coach house building is to be set back along the east and west elevations to break up the building mass and to provide for visual interest.

On-site garbage and recycling storage is proposed to be set back a minimum of 1.5 m from the rear property line; a 1.82 m (6 ft) wooden fence is proposed at the rear property line to screen this storage area, consistent with the requirements of the RCH1 zone.

Prior to final adoption of the rezoning bylaw, the applicant is required to submit:

- A Landscape Plan, prepared by a Registered Landscape Architect, for the site that is consistent with both the proposed zoning and with the landscaping guidelines in the Arterial Road Policy. The Landscape Plan must be accompanied by a cost estimate prepared by the Landscape Architect for the works (including all trees, soft and hard materials proposed, fencing, installation costs, and a 10% contingency).
- A Landscaping Security based on 100% of the cost estimate by the Landscape Architect.

Prior to final adoption of the rezoning bylaw, minor revisions to enhance the coach house design can be made to the preliminary conceptual plans included in Attachment 6.

Furthermore, the applicant must register legal agreements on title to ensure that:

- The coach house cannot be stratified;
- The area used for parking cannot be converted to habitable space;
- The Building Permit application and ensuing development at the site is generally consistent with the proposed conceptual plans included in Attachment 6.

The Building Permit application process includes coordination between Building Approvals and Planning Department staff to ensure that the covenant is adhered to. The final plans submitted at Building Permit stage must comply with all City regulations, including Zoning.

Transportation and Site Access

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

Pedestrian access to the site and coach house is proposed via a permeable pathway from both Williams Road and the rear lane, in accordance with the requirements of the RCH1 zone.

Prior to the 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

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 nine (9) bylaw-sized trees on the subject property.

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

- Three (3) trees (tag # 115, 117 & 119) located on the development site, ranging in size from 24.8 cm dbh to 30 cm dbh, are in moderate condition but in direct conflict with the proposed development and will suffer negative impacts from significant grade change required to meet the required flood construction level. Remove and replace.
- Six (6) trees (tag # 111, 112, 113, 114, 116 & 118) located on the development site, ranging in size from 23 cm dbh to 40 cm dbh, all exhibit poor form and are in poor condition. Remove and replace.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove all nine (9) on-site trees. The 2:1 replacement ratio would require a total of eighteen (18) replacement trees. The applicant has agreed to plant three (3) trees on each proposed lot, for a total of six (6) 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 |
|--------------------------|---|---|
| 6 | 8 cm | 4 m |

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$6,000 to the City’s Tree Compensation Fund in lieu of the remaining twelve (12) trees that cannot be accommodated on the subject property after redevelopment.

Affordable Housing Strategy

The Affordable Housing Strategy for single-family rezoning applications requires a secondary suite or coach house on 100% of new lots created, or a suite or coach house on 50% of new lots created and a cash-in-lieu contribution to the City’s Affordable Housing Reserve Fund of \$2.00/ft² of the total buildable area of the remaining lots.

This proposal conforms to the Affordable Housing Strategy as it involves the creation of two (2) lots, each with a principal single detached dwelling and accessory coach house above a detached garage.

Site Servicing and Frontage Improvements

At Subdivision stage, the applicant is required to complete the following:

- Payment of the current year’s taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the required servicing works and frontage improvements as described in Attachment 8.
- Payment to the City, in accordance with the Subdivision and Development Bylaw No. 8751, a \$43,660.40 cash-in-lieu contribution for the design and construction of frontage improvements and lane upgrades. Upgrades to the Williams Road frontage include a grass and tree boulevard at the curb and relocation of the sidewalk to the property line.

At Building Permit stage, the applicant is required to complete the following:

- Removal of the existing driveway crossing to Williams Road, and replacement with concrete curb, gutter, and sidewalk to match existing conditions.

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 7431 Williams Road from the "Single Detached (RS1/E)" zone to the "Coach House (RCH1)" zone, to permit the property to be subdivided to create (2) lots, each with a single-family home and a coach house above a detached garage.

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

The list of rezoning considerations is included in Attachment 8, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9613 be introduced and given first reading.



Jordan Rockerbie
Planning Technician

JR:rg

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Broadmoor Area Land Use Map
- Attachment 5: Central West Sub-Area Land Use Map
- Attachment 6: Conceptual Development Plans
- Attachment 7: Tree Management Drawing
- Attachment 8: Rezoning Considerations



City of
Richmond



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|--------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| 20.12 | 20.12 | 20.12 | 20.12 | 20.12 | 20.12 | 20.12 | 20.12 | 20.12 | 20.12 | |
| 0.06 | 9.14 | 9.14 | 9.14 | 20.12 | 20.12 | 27.43 | 20.12 | 20.12 | 20.12 | |
| 35.37 | 35.37 | 35.37 | 35.37 | 35.36 | 35.36 | 35.36 | 35.36 | 35.36 | 35.36 | |
| 7359 | 7371 | 7391 | 7393 | 7411 | 7431 | 7451 | 7471 | 7511 | 7531 | 7551 |
| 0.06 | 9.14 | 9.14 | 9.14 | 20.12 | 20.12 | 20.12 | 27.43 | 20.12 | 20.12 | 20.12 |
| WILLIAMS RD | | | | | | | | | | |
| 30.48 | 15.24 | 15.24 | 15.24 | 15.24 | 15.24 | 15.24 | 30.48 | 15.24 | 15.24 | |
| 7360 | 7380 | 7382 | 7386 | 7388 | 7420 | 7428 | 7440 | 7460 | 7468 | |
| 24.23 | 24.23 | 4.23 | 24.23 | 4.23 | 24.23 | 4.23 | 24.23 | 4.23 | 24.23 | |

| | | |
|--|---------------------|--------------------------------|
| | RZ 15-718064 | Original Date: 01/20/16 |
| | | Revision Date: |
| | | Note: Dimensions are in METRES |



City of
Richmond



RZ 15-718064

Original Date: 01/20/16

Revision Date:

Note: Dimensions are in METRES

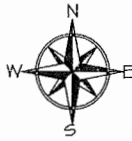
**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 6 SECTION 29
BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 17789**

#7431 WILLIAMS ROAD,
RICHMOND, B.C.
P.I.D 010-320-903

SCALE: 1:200

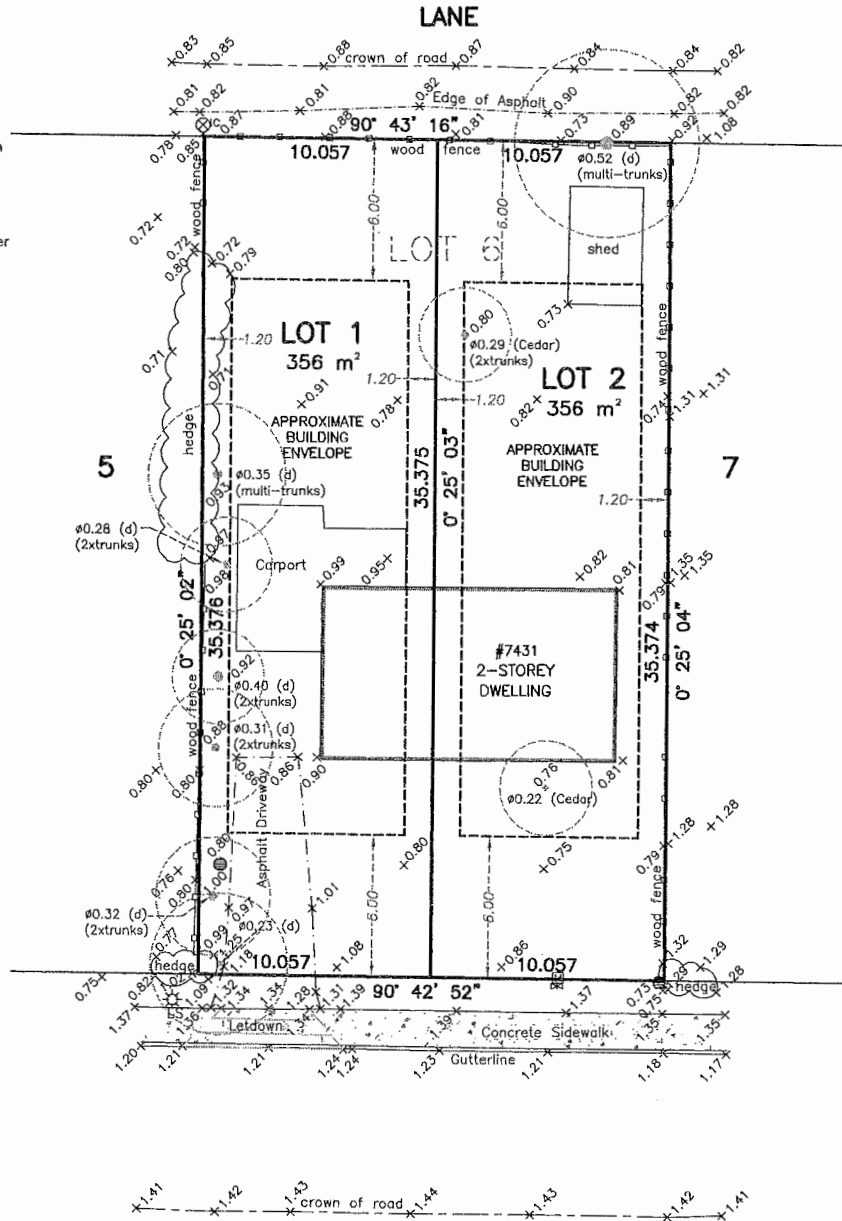


ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- (d) denotes deciduous
- ⊙ denotes round catch basin
- ⊕ denotes water valve
- ⊖ denotes water meter
- LS* denotes lamp standard
- ⊗ denotes inspection chamber



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Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 6241
FB-265 P58-60
Drawn By: MY/IO

NOTE:
Elevations shown are based on
City of Richmond HPN Benchmark
network.
Benchmark: HPN #204, Control
Monument 02H2452
In grassy area @ SW crn No. 3
Rd & Steveston Hwy
Elevation = 1.559 metres

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S.

October 22nd, 2015.

DWG No. 6241-TOPO

PLN - 70



RZ 15-718064

Attachment 3

Address: 7431 Williams Road

Applicant: Xu Yang

Planning Area(s): Broadmoor / Central West Sub-Area

| | Existing | Proposed |
|-----------------------------------|--|--|
| Owner: | Yu Ai Xi and Kedong Xi | To be determined |
| Site Size (m²): | 712 m ² | Lot 1: 356 m ² Lot 2: 356 m ² |
| Land Uses: | One (1) single-family home | Two (2) single-family homes and two (2) coach houses |
| OCP Designation: | Neighbourhood Residential | No change |
| Sub-Area Plan Designation: | Low density residential | No change |
| Arterial Road Policy: | Compact Single Detached or Coach House | No change |
| Zoning: | Single Detached (RS1/E) | Coach Houses (RCH1) |

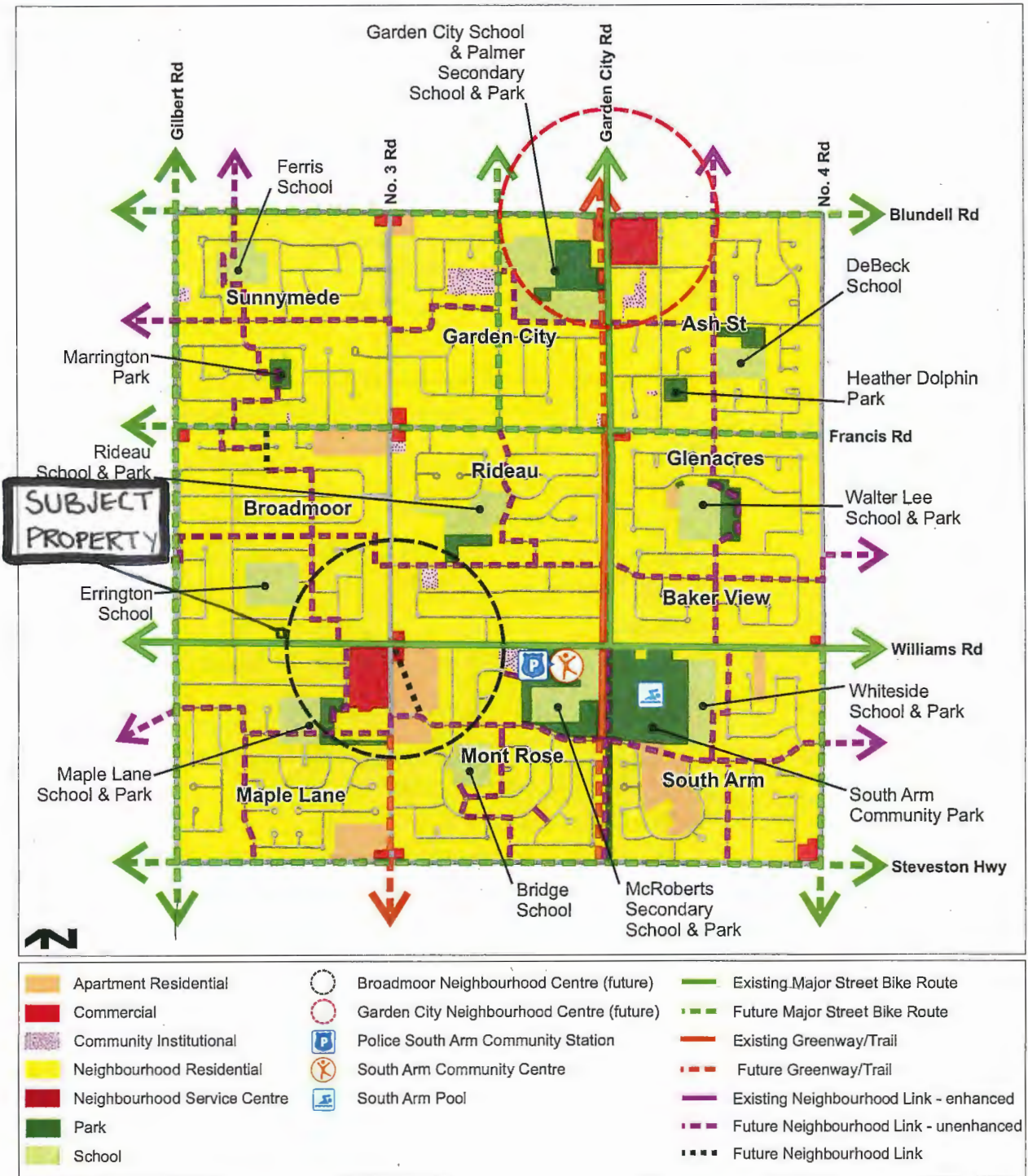
| On Future Subdivided Lots | Bylaw Requirement | Proposed | Variance |
|----------------------------------|--|--|----------------|
| Floor Area Ratio: | Max. 0.6 | Max. 0.6 | none permitted |
| Principal Dwelling Floor Area* | Max. 186.3 m ² (2,005 ft ²) | Max. 171.43 m ² (1,845.25 ft ²) | none |
| Coach House Floor Area* | Min. 33.0 m ² (355 ft ²) Max. 60.0 m ² (645 ft ²) | 42.17 m ² (454 ft ²) | none |
| Total Buildable Floor Area* | Max. 213.6 m ² (2,299 ft ²) | Max. 213.6 m ² (2,299 ft ²) | none permitted |
| Lot Coverage: | Building: Max. 45% Non-porous Surfaces: Max. 70% | Building: Max. 45% Non-porous Surfaces: Max. 70% | none |
| Lot Size: | Min. 315.0 m ² | 356.0 m ² | none |
| Lot Dimensions (m): | Width: 9.0 m Depth: 35.0 m | Width: 10.057 m Depth: 35.375 m | none |
| Principal Dwelling Setbacks (m): | Front: Min. 6.0 m Rear: Min. 6.0 m Interior Side: Min. 1.2 m | Front: Min. 6.0 m Rear: Min. 6.0 m Interior Side: Min. 1.2 m | none |

| On Future Subdivided Lots | Bylaw Requirement | Proposed | Variance |
|----------------------------------|---|--|-----------------|
| Coach House Dwelling Setbacks: | Front: Min. 15 m Rear: Min. 1.2 m Interior Side (Ground) Min. 0.6 m Interior Side (Upper): Min 1.2 m Opposite Interior Side: Min. 1.8 m | Front: 22.45 m Rear: 1.2 m Interior Side (Lower): 0.9 m Interior Side (Upper): Min 1.4 m Opposite Interior Side: 2.9 m | none |
| Principal Dwelling Height: | Max. 9.0 m | Max. 9.0 m | none |
| Coach House height: | Max. 6.5 m, measured from the crown of the lane | 6.41 m, measured from the crown of the lane | none |
| On-Site Parking Spaces: | Principal Dwelling: 2 Coach House: 1 | Principal Dwelling: 2 Coach House: 1 | none |
| Tandem Parking Spaces: | Permitted for Principal Dwelling | Principal Dwelling: 2 | none |
| Outdoor Amenity Space: | Principal Dwelling: Min. 30 m ² Coach House: No minimum | Principal Dwelling: 30 m ² Coach House: 3.25 m ² balcony | none |
| Coach House Balcony: | Max. 8.0 m ² | 3.94 m ² | none |

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

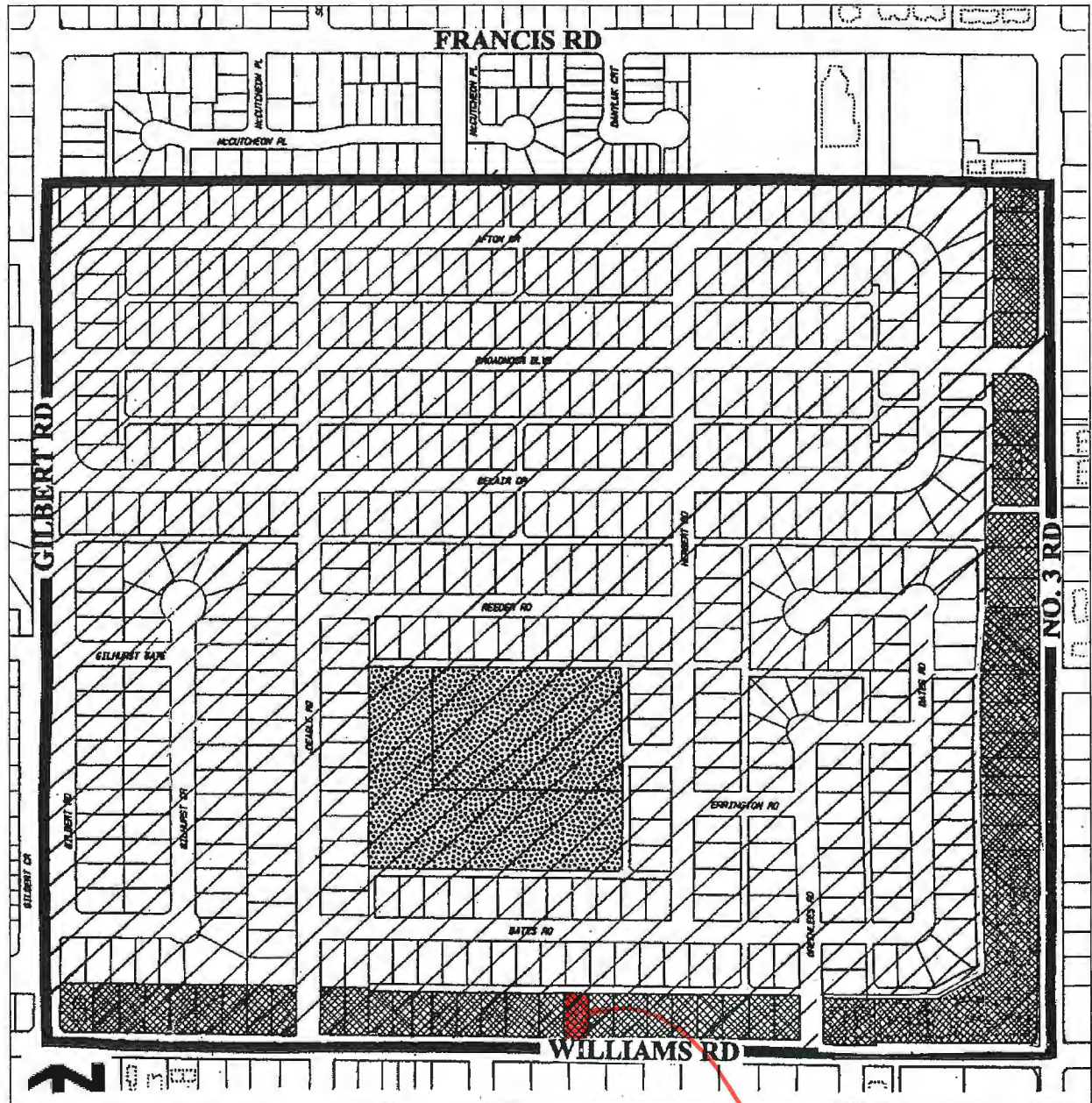
* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

6. Broadmoor



City of Richmond

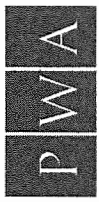
Land Use Map Bylaw 7624 2003/12/15



-  Low Density Residential
-  Large Lot Single-Family (R1/E)
-  Public and Open Space Use
-  Strata Outlines

SUBJECT PROPERTY

PLN - 74



pacific west architecture

1305 West 7th Ave (Across Square)
 Vancouver B.C. V6H 6G5
 Office: 604.307.7072
 Fax: 604.307.7055
 www.pacificwestarch.com

REVISIONS
 1

| NO. | DATE |
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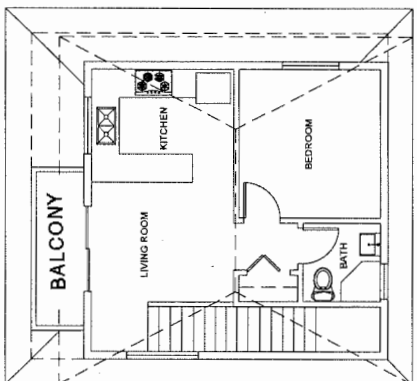
DESIGNED FOR RECORDS
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 AMT
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 OS
 CHECKED BY
 PY
 DATE CHECKED
 CONSULTANT

JAN. 14, 2014

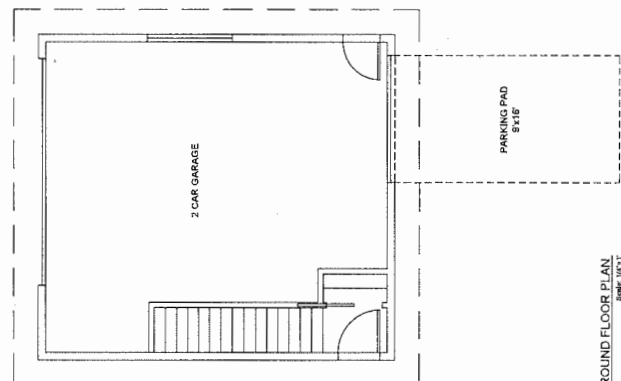
PROJECT
7431 WILLIAMS RD.
 BOUNDARY

DRAWING TITLE
**COACH HOUSE
 ELEVATIONS (WEST)**

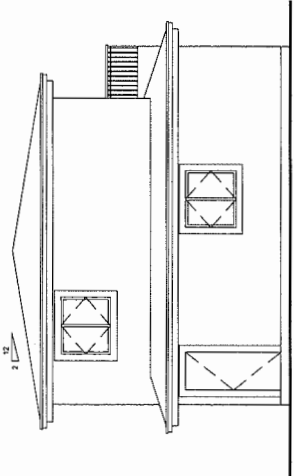
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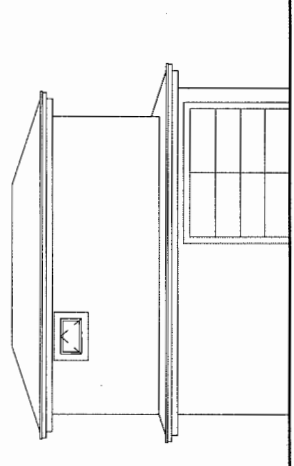
1 UPPER FLOOR PLAN
 SCALE: 1/8"=1'-0"



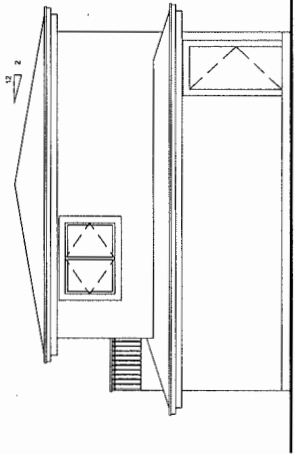
2 GROUND FLOOR PLAN
 SCALE: 1/8"=1'-0"



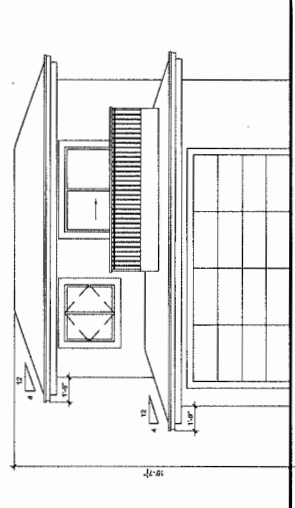
6 EAST ELEVATION
 SCALE: 1/8"=1'-0"



3 SOUTH ELEVATION
 SCALE: 1/8"=1'-0"

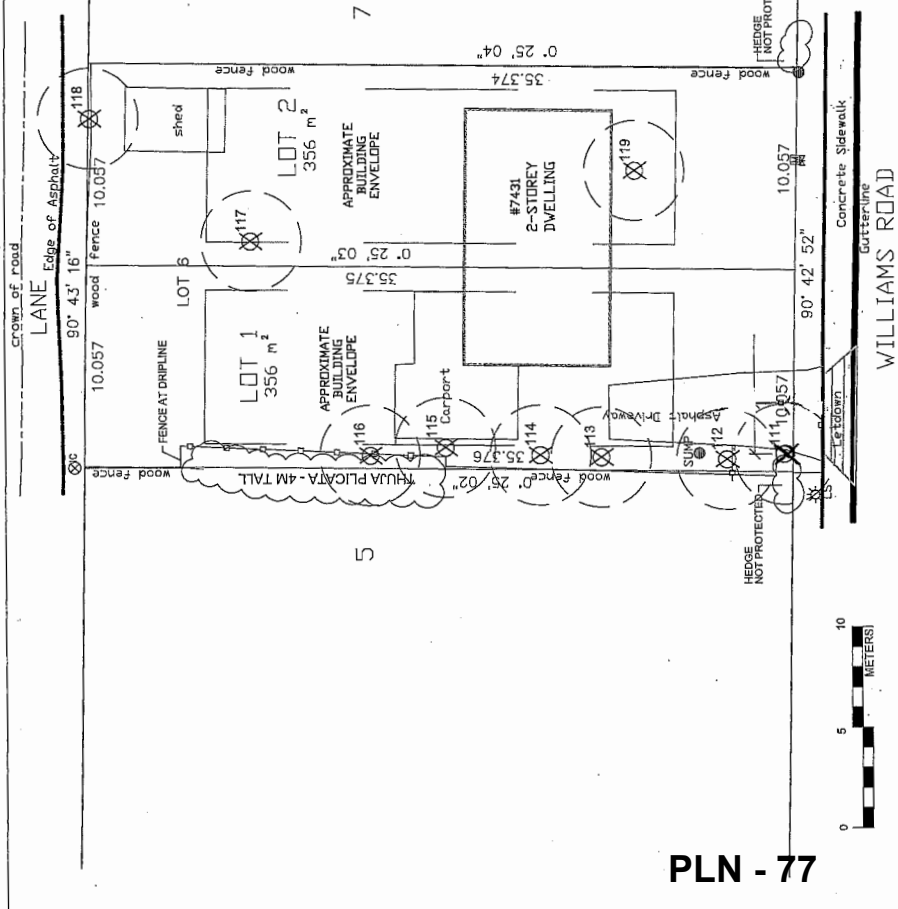


4 WEST ELEVATION
 SCALE: 1/8"=1'-0"



5 NORTH ELEVATION
 SCALE: 1/8"=1'-0"

LANE ELEVATION



PLN - 77

- LEGEND**
- TREE TO BE RETAINED
 - TREE TO BE REMOVED
 - MINIMUM NO DISTURBANCE ZONE

Acceptable Replacement Trees (Others Available)

- Japanese Snowbell (*Styrax japonica*)
- Paperbark Maple (*Acer griseum*)
- Armstrong Maple (*Acer rubrum 'Armstrong'*)
- Paper Birch (*Betula papyrifera*)
- Pacific Dogwood (*Cornus nuttallii*)
- Serbian Spruce (*Picea omorika*)

| Tree # | Type | DBH (cm) | Approximate Dripline (m) (From Survey) |
|--------|--|----------|--|
| 111 | Mountain Ash (<i>Sorbus americana</i>) | 23 | 3.0 |
| 112 | Mountain Ash (<i>Sorbus americana</i>) | 18/22 | 2.5 |
| 113 | Mountain Ash (<i>Sorbus americana</i>) | 19/22 | 2.5 |
| 114 | Mountain Ash (<i>Sorbus americana</i>) | 20/28 | 2.0 |
| 115 | Holly (<i>Ilex sp</i>) | 21/10 | 2.0 |
| 116 | Mountain Ash (<i>Sorbus americana</i>) | 8/8/20 | 3.0 |
| 117 | Threadleaf Falsecypress (<i>Chamaecyparis pisifera Filifera</i>) | ~20/8 | 2.0 |
| 118 | Mountain Ash (<i>Sorbus americana</i>) | ~5-16 X5 | 4.0 |
| 119 | Threadleaf Falsecypress (<i>Chamaecyparis pisifera Filifera</i>) | 30 | 2.0 |



| | | | | | | | | |
|-------|-----|------|----|----------|---|---|-------------------|-------------------|
| STAMP | NO. | DATE | BY | REVISION | PROJECT TITLE 7431 WILLIAMS ROAD RICHMOND, B.C. | SHEET TITLE T-1 TREE REMOVAL AND PRESERVATION PLAN | DRAWN MK | T-1 SHEET OF 2 |
| | | | | | | | SCALE AS SHOWN | |

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MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS



Address: 7431 Williams Road

File No.: RZ 15-718064

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9613, 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 installation costs and the \$3,000 Landscape Security for the six (6) required replacement trees to be planted. 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; and
- include the three (3) required replacement trees per lot with the following minimum sizes:

| No. of Replacement Trees | Minimum Caliper of Deciduous Tree | or | Minimum Height of Coniferous Tree |
|--------------------------|-----------------------------------|----|-----------------------------------|
| 6 | 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.

2. City acceptance of the developer's offer to voluntarily contribute \$6,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
3. Registration of a flood indemnity covenant on title.
4. Registration of a legal agreement on title ensuring that the coach house cannot be stratified.
5. Registration of a legal agreement on title prohibiting the conversion of the parking area into habitable space.
6. Registration of a legal agreement on title to ensure that the Building Permit application and ensuing development at the site is generally consistent with the preliminary conceptual plans included in Attachment 6 to this staff report.

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.

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

1. Payment of the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fees.
2. Complete the following servicing works and off-site improvements. These may be completed through either a Servicing Agreement* or a City work order:

Water Works:

- Using the OCP Model, there is 442 L/s of water available at a 20 psi residual at the Williams Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.

- The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
- At the Developers cost, the City is to:
 - Cut & cap the existing water service connection along the Williams Road frontage.
 - Install two new water service connections with meter and meter box.

Storm Sewer Works:

- The Developer is required to:
 - Retain existing storm service connections at both the southeast and the southwest corners of the lot and upgrade inspection chamber as required.
 - Pay cash-in-lieu for lane drainage upgrades, see "Frontage Improvements".
- At the Developers cost, the City is to:
 - Install a new inspection chamber to tie-in to the existing service connection at the southwest corner of 7431 Williams Road. The inspection chamber shall be located within the road right-of-way and will be used to facilitate future development by 7411 Williams Road.

Sanitary Sewer Works:

- At the Developers cost, the City is to:
 - Cut & cap the existing sanitary service connection at the northwest corner of the lot.
 - Install a new sanitary inspection chamber complete with dual service connection along the north common property of the development site.
 - All sanitary works to be completed prior to any onsite building construction.

Frontage Improvements:

- The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground Hydro service lines.
 - 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).
 - Remove the existing driveway crossing to Williams Road, and replace with concrete curb, gutter, and sidewalk.
 - Pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$43,660.40 cash-in-lieu contribution for the design and construction of frontage improvements and lane upgrades as set out below:

| | |
|--|-------------|
| • Concrete Sidewalk (EP. 0640) | \$5,834.80 |
| • Boulevard Landscape/Trees (EP. 0647) | \$5,834.80 |
| • Lane Asphalt/Pavement (EP. 0636) | \$10,864.80 |
| • Lane Drainage (EP. 0637) | \$10,462.40 |
| • Lane Concrete Curb & Gutter (EP. 0638) | \$5,432.40 |
| • Lane Lighting (EP. 0639) | \$5,231.20 |

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.

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 9613 (RZ 15-718064)
7431 Williams 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 "COACH HOUSES (RCH1)".

P.I.D. 010-320-903

Lot 6 Section 29 Block 4 North Range 6 West New Westminster District Plan 17789

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9613".

FIRST READING

DEC 21 2016

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

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

MAYOR

CORPORATE OFFICER