



To: Planning Committee
From: Wayne Craig
Director of Development

Date: September 17, 2014
File: RZ 13-648179

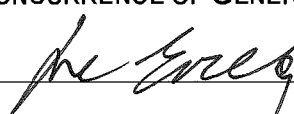
Re: Application by Rav Bains for Rezoning at 7440 Williams Road from Single Detached (RS1/E) to Coach House (ZS12) – Broadmoor

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9175, for the rezoning of 7440 Williams Road from “Single Detached (RS1/E)” to “Coach House (ZS12) - Broadmoor”, be introduced and given first reading.


Wayne Craig
Director of Development

CL:blg
Att.

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

Staff Report

Origin

Rav Bains has applied to the City of Richmond for permission to rezone the property at 7440 Williams Road from “Single Detached (RS1/E)” zone to “Coach House (ZS12) - Broadmoor” zone, to permit the property to be subdivided to create two (2) lots. Each lot would have a principal dwelling and an additional smaller dwelling unit above an attached garage, with vehicle access from Williams Road via a shared driveway. There is currently a single-detached dwelling on the subject site, which will be demolished. A map and aerial photo showing the location of the subject site and surrounding context are included in Attachment 1. A site survey and proposed subdivision plan of the property are included in Attachment 2.

Findings of Fact

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

Surrounding Development

Existing development immediately surrounding the site is as follows:

- To the north, directly across Williams Road, are single-detached dwellings and an existing non-conforming duplex on lots zoned “Single Detached (RS1/E)”, which have the potential to redevelop to compact lots under the Arterial Road Policy.
- To the east and west, are lots zoned “Coach House (ZS12) - Broadmoor”, each of which contain a principal dwelling and an additional smaller dwelling unit above an attached garage, with vehicle access from Williams Road via shared driveways.
- To the south, fronting Nevis Drive, are newer single detached dwellings on large lots zoned “Single Detached (RS1/E)”.

Related Policies & Studies

Official Community Plan (OCP)

There is no Area Plan for this neighbourhood. The 2041 OCP Land Use Map designation for the subject site is “Neighbourhood Residential”. This redevelopment proposal is consistent with this designation.

Arterial Road Policy

The south side of this block of Williams Road, between Nevis Drive and Dunoon Drive, is undesignated on the Arterial Road Development Map included in the OCP. Therefore, this application has been considered on its own merit and on the basis of existing newer development adjacent to the subject site within this block, which will be discussed further in the “Analysis” section.

Affordable Housing Strategy

Richmond's Affordable Housing Strategy requires a secondary suite or coach house on 50% of new lots created through a development application, or a cash-in-lieu contribution of \$1.00/ft² of total building area towards the City's Affordable Housing Reserve Fund.

The proposed rezoning to permit the subject site to be subdivided to create two (2) lots, each with a principal dwelling and an additional dwelling unit above an attached garage, conforms to the Affordable Housing Strategy. No additional cash-in-lieu contribution would be required.

Public Input

There have been no concerns expressed by the public about the development proposal in response to the placement of the rezoning sign on the subject site.

Staff Comments

Background

The subject property is located on the south side of Williams Road, between Nevis Drive and Dunoon Drive, in an established residential neighbourhood in the Broadmoor Planning Area. The south side of this block of Williams Road has seen substantial recent redevelopment through rezoning and subdivision. Only three (3) large lots remain (including the subject property) on the south side of this block of Williams Road with redevelopment potential under current City policy.

As proposed, each new lot would be approximately 15 m wide and 369 m² in area. This proposal is consistent with the existing pattern of redevelopment along the south side of this block of Williams Road.

Site Plan & Architectural Elevations

The Site Plan (Attachment 4) proposed by the applicant is consistent with the building envelope illustrated in the "Coach House (ZS12) – Broadmoor" zone, which involves a principal dwelling and an additional dwelling unit above an attached garage at the rear of each lot, on either side of a shared driveway centered on the proposed common property line. The principal dwellings face the street, while the attached garages and 2nd storey units face the shared driveway. While the centered shared driveway form is generally discouraged in the city, it is acceptable at the subject site due to the site-specific zoning and the existing pattern of redevelopment on the south side of this block of Williams Road.

Prior to rezoning approval, the applicant is required to register a legal agreement on title to ensure that, upon subdivision of the property, the sole access to the site is from the proposed shared driveway. Prior to subdivision of the property, a cross-access easement is required to be registered on title, to grant each property the right to use the shared driveway for access.

Consistent with zoning, on-site vehicle parking is proposed as follows:

- Two (2) side-by-side parking spaces for the principal dwellings are proposed within the attached garage on each lot.
- One (1) surface parking space for the additional dwelling unit is proposed within a portion of the rear yard, immediately south of the attached garage on each lot.

The proposed architectural elevations (Attachment 4) provide for an attractive pedestrian-oriented streetscape along Williams Road, through defined main entries with covered porches, columns, window openings, facade projections, and varied primary and secondary roof forms.

Prior to rezoning approval, the applicant is required to register a legal agreement on title to ensure that the site plan and architectural elevation plans are generally consistent with those included in Attachment 4. At Building Permit stage, plans must comply with all City regulations, including zoning, and staff will ensure that Building Permit plans are generally consistent with the registered legal agreement for the site plan and building design.

Indoor/Outdoor Amenity

Consistent with other development under the “Coach House (ZS12) – Broadmoor” zone, each lot proposed will contain private yard space.

Trees & Landscaping

A Certified Arborist’s Report has been submitted by the applicant, which identifies the number, species, and sizes of trees on the subject property, as well as nearby on adjacent lots, and provides recommendations on tree retention and removal relative to the proposed development.

The City’s Tree Preservation Coordinator has reviewed the Arborist’s Report, has conducted on-site visual tree assessment, and provides the following recommendations, which are consistent with the Arborist’s Report:

- One (1) Apple tree located on-site is in good condition (Tree # 388), but is in conflict with both the required sewer line extension to service the proposed development as well as with the required surface parking space for the additional dwelling unit. Therefore, this tree should be removed at future development stage.
- Nine (9) Cedar trees in fair condition are located on the neighbouring property to the south at 7431 Nevis Drive (Trees # 389-397), which are required to be retained and protected.
- Three (3) trees on-site are in poor condition due to infection and defects, and should be removed at future development stage (Trees # 384, 385, and 387; Cherry, Plum, and Apple).
- One (1) tree located on the common property line between 7440 & 7428 Williams Road (to the west) is in decline due to previous topping and lot grading on the neighbouring property to the west within the tree protection zone. Therefore, this tree should be removed at future development stage. Written authorization for removal of this shared

tree has been obtained from the neighbouring property owner(s) at 7428 Williams Road and is on file.

The proposed Tree Retention Plan is shown in Attachment 5.

To ensure that the off-site trees identified for retention are protected (i.e., Trees # 389-397), the applicant is required to:

- Submit a Contract with a Certified Arborist for supervision of all on-site works proposed within the required tree protection zone. The Contract is required prior to rezoning approval.
- Install tree protection fencing to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03. Tree protection fencing must be installed prior to demolition of the existing dwelling and must remain in place until construction and landscaping on the proposed lots is completed.

Consistent with the 2:1 tree replacement ratio in the OCP, the applicant is required to plant and maintain a total of 10 replacement trees on the proposed lots (ranging from 6-9 cm deciduous caliper or 3.5-5 m high conifer).

The applicant has submitted a preliminary Landscape Plan, prepared by a registered Landscape Architect (Attachment 6), which shows the proposed location of six (6) replacement trees on the proposed lots, as well as a variety of other flowering and evergreen shrubs, perennials, and groundcovers within the front and rear yards (e.g. Abelia, Hydrangea, Rhododendron, Skimmia, Viburnum, Fern etc.). Prior to rezoning approval, the applicant is required to submit a final Landscape Plan along with a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including fencing, paving, and installation costs).

To compensate for the required four (4) replacement trees not proposed to be planted on-site, the applicant has agreed to submit a contribution to the City's Tree Compensation Fund in the amount of \$2,000 (\$500/tree) prior to rezoning approval.

Flood Management

Registration of a flood indemnity covenant on title is required prior to final adoption of the rezoning bylaw. The minimum flood construction level is at least 0.3 m above the highest elevation of the crown of the fronting road.

Site Servicing

There are no servicing upgrades required with the proposed rezoning.

Subdivision & Building Permit Stage

At Subdivision stage, the applicant will be required to:

- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.

- Register a cross-access easement on title to grant each property the right to use the shared driveway for access.
- Register a 3.0 m wide statutory right-of-way on title for the sanitary sewer along the south property line, from the west property line to the east edge of the proposed shared driveway.

At Building Permit stage, the applicant will be required to complete the following service works:

Water Works

- Provide two (2) new water service connections from the existing 250 mm diameter watermain within the Williams Road frontage in the City boulevard.
- Cap and abandon the existing water connection at the main.

Storm Sewer Works

- Provide two (2) new storm service connections complete with a type 2 inspection chamber at the proposed shared property line within the City boulevard.
- Remove existing inspection chambers and cap existing leads at the main.

Sanitary Sewer Works

- Provide new sanitary service to the proposed lot, as follows:
 - From the existing inspection chamber located south of the subject site, provide a new sanitary lead and inspection chamber (“A”) immediately northeast.
 - From the new inspection chamber (“A”), provide a new sanitary lead going east to a new inspection chamber (“B”) located at the south end of the proposed shared property line. The new lots will be serviced through this inspection chamber (“B”).

Analysis

This development proposal to permit a subdivision to create two (2) lots, each to contain a principal dwelling and an additional dwelling unit above an attached garage, is consistent with the intent of the Arterial Road Policy in the OCP as it is an infill development proposal along a minor arterial road, which is along a transit route and is within close proximity to the Broadmoor Neighbourhood Service Centre at the intersection of Williams Road and No. 3 Road (approximately 150 m).

The form of development and architectural character proposed at the subject site is similar to other dwellings with attached 2nd storey dwelling units that have previously been approved on the south side of this block of Williams Road. The proposed design provides for a pedestrian-oriented streetscape along Williams Road, which is consistent with the guidelines for arterial road redevelopment.

Financial Impact

None.

Conclusion

This rezoning application is to permit the subject property to be subdivided to create two (2) lots, each to contain a principal dwelling and an additional dwelling unit above an attached garage, with vehicle access from Williams Road via a shared driveway. The application has been considered on its own merit, and on the basis of existing adjacent development on the south side of this block of Williams Road. Staff supports the proposed rezoning on the basis that it complies with applicable policies and land use designations contained within the OCP, and is consistent with the established pattern of redevelopment on the block.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9175 be introduced and given first reading.



Cynthia Lussier
Planning Technician
(604-276-4108)

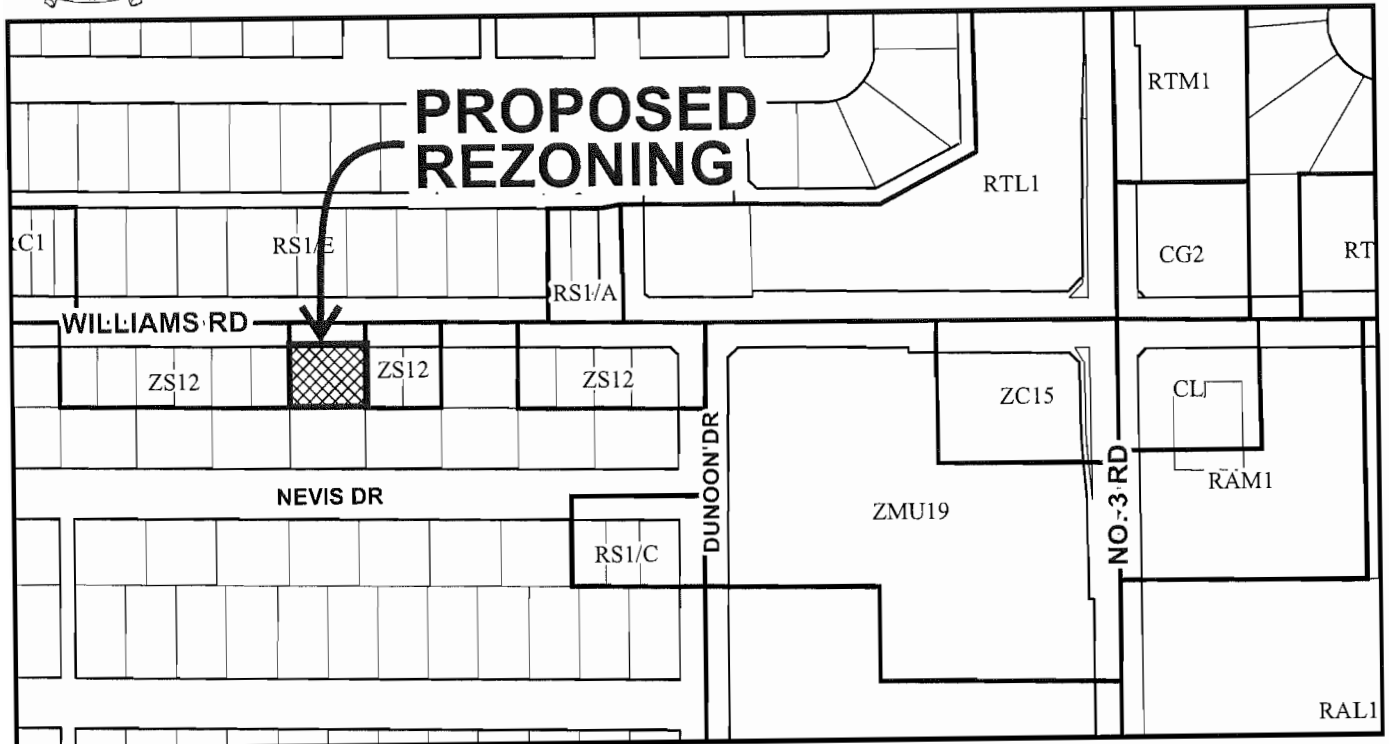
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Attachments:

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Site Survey & Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Site Plan & Architectural Elevations
- Attachment 5: Proposed Tree Retention Plan
- Attachment 6: Preliminary Landscape Plan
- Attachment 7: Rezoning Considerations



City of
Richmond



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WILLIAMS RD						
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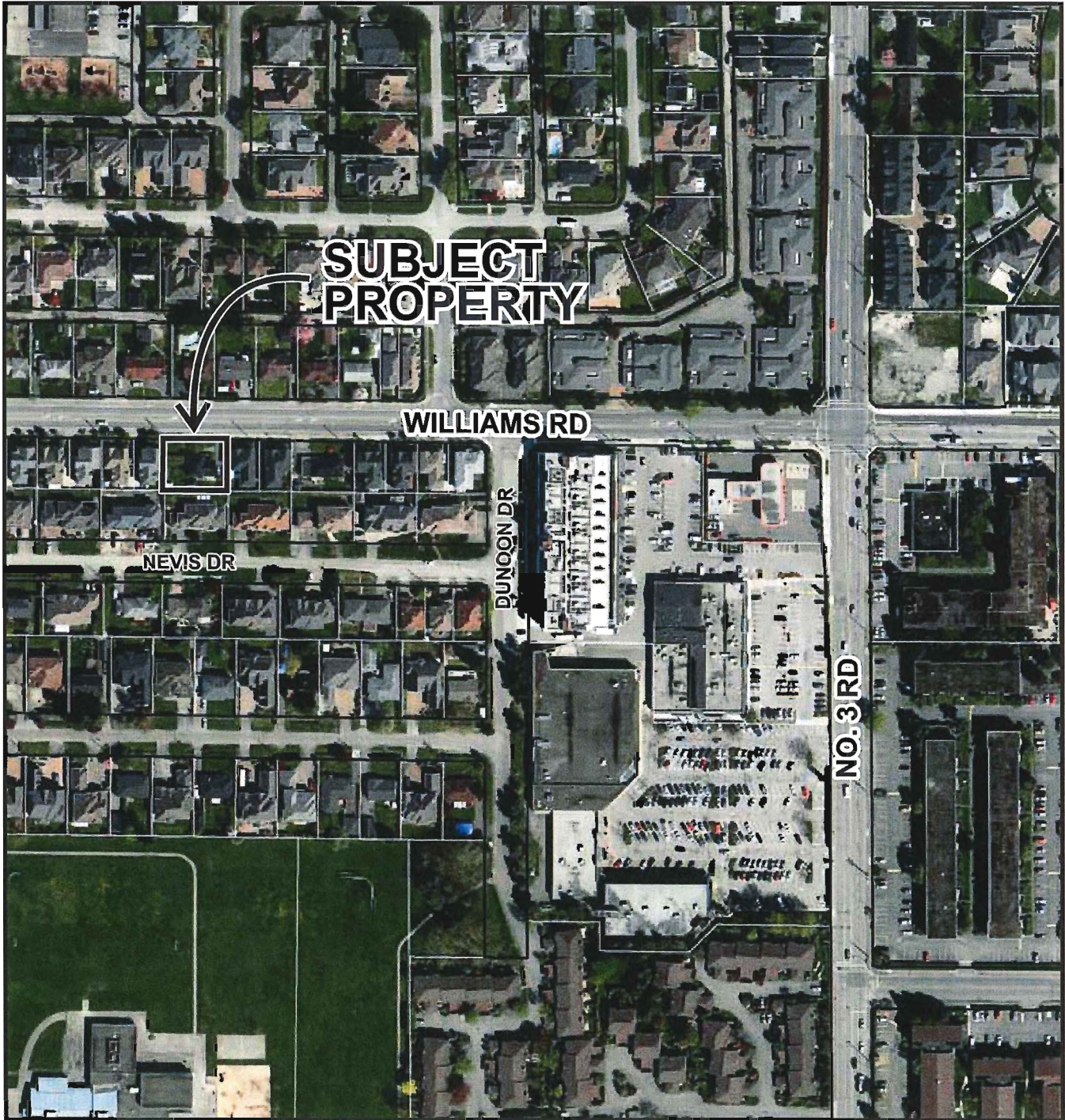


RZ 13-648179

Original Date: 09/05/14
 Revision Date:
 Note: Dimensions are in METRES



City of
Richmond



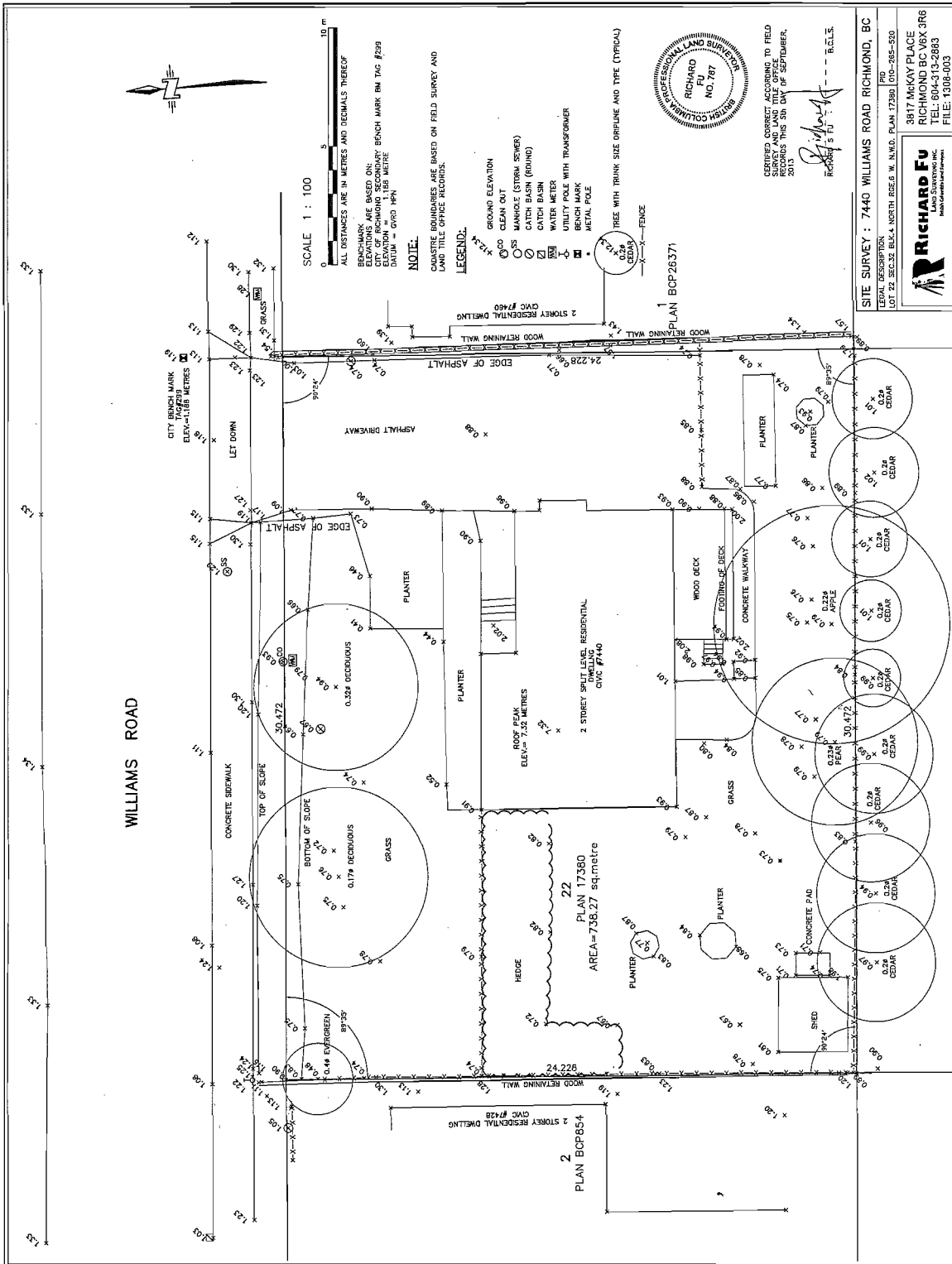
RZ 13-648179

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Revision Date: 09/05/14

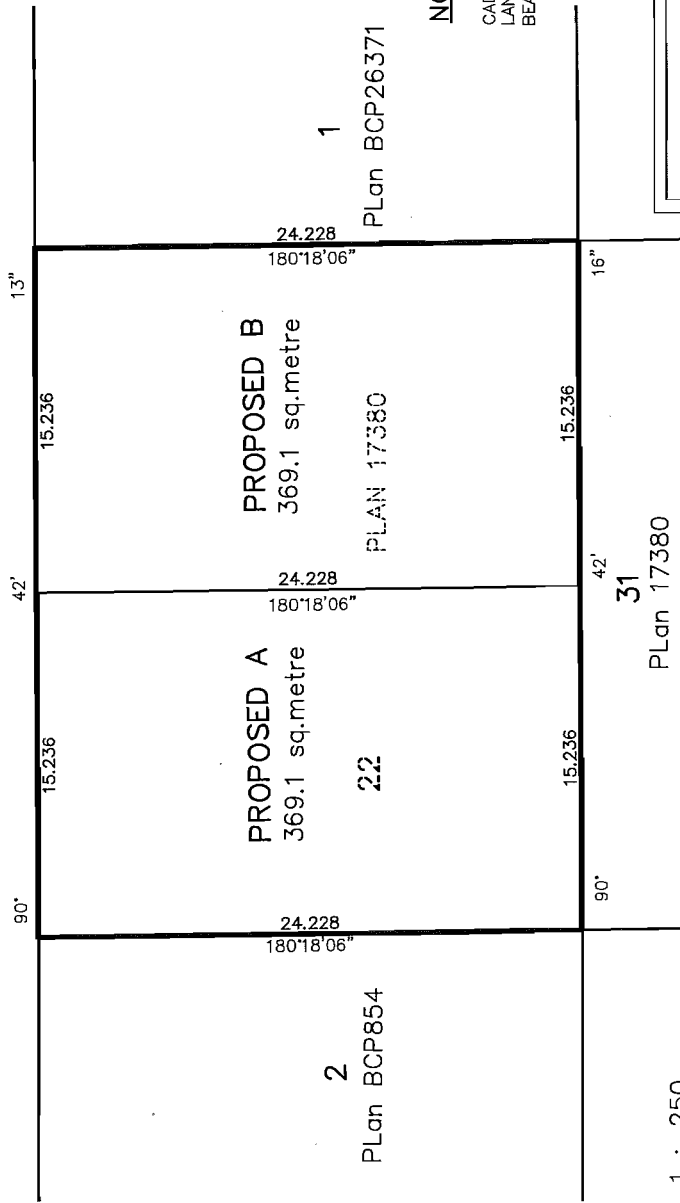
Note: Dimensions are in METRES

CNCL - 332



PROPOSED SUBDIVISION OF LOT 22
 SEC. 32 BLK. 4 NORTH, RGE. 6 WEST
 N.W.D. PLAN 17380

WILLIAMS ROAD



NOTE:

CADASTRE BOUNDARIES ARE BASED ON FIELD SURVEY AND LAND TITLE OFFICE RECORDS. BEARINGS ARE BASED ON PLAN BCP26371

SCALE 1 : 250



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF



3817 MCKAY PLACE
 RICHMOND BC V6X 3R6
 TEL: 604-313-2883
 FILE: 1308-003



RZ 13-648179

Attachment 3

Address: 7440 Williams Road

Applicant: Rav Bains

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	Gurdev Singh Kahlon Paramjit Singh Kahlon Surinder Kaur Kahlon	To be determined
Site Size (m²):	738.27 m ²	Two (2) lots, each approximately 369 m ²
Land Uses:	One (1) single-detached dwelling	Two (2) principal dwellings, each with an additional dwelling unit above an attached garage
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Coach House (ZS12) - Broadmoor

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55, together with an additional 0.1 provided the lot contains one (1) or more dwelling units with less than 60.0 m ² of gross floor area 239.85 m² on each lot	236 m ² on each lot	none permitted
Lot Coverage – Building:	Max. 45%	37.7%	none
Lot Coverage – Buildings, structures & non-porous surfaces:	Max. 70%	44.6%	none
Lot Coverage – Live plant material:	Min. 20%	28.9%	none
Lot Size (min. dimensions):	N/A	N/A	none
Building Envelope:	Buildings shall not be sited outside the building envelope identified in Diagram 1, Section 15.12.6.2 of the ZS12 zone	Buildings are proposed to be sited within the building envelope identified in Diagram 1, Section 15.12.6.2 of the ZS12 zone	none
			none
Height (m):	Max. 9.0 m	Max. 9.0 m	none
On-Site Vehicle Parking Spaces:	2 spaces per primary dwelling unit + 1 space per additional dwelling unit	2 spaces per primary dwelling unit + 1 space per additional dwelling unit	none



CONTEXT PLAN
SCALE: N.T.S.

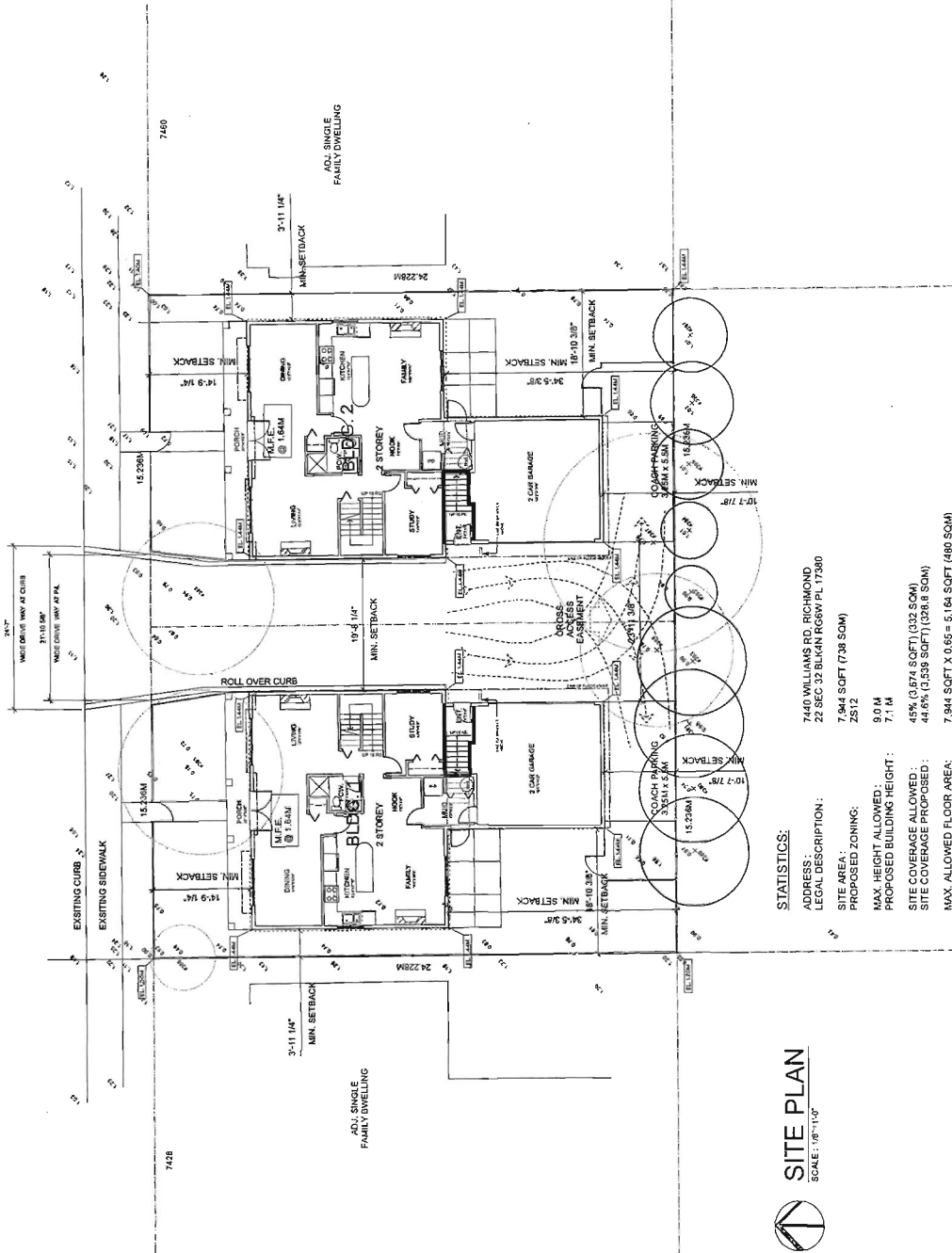
Note: All plans to comply with All city regulations at BF and dev. stage (preliminary)

1	SECTION	GENERAL NOTES
1	PLAN & SECTION	GENERAL NOTES
1	DATE	1/1/2018
DRAWN BY		CONTRACT
PROJECT		1 SINGLE FAMILY SUBDIVISION



SITE PLAN
SCALE: 1/8"=1'-0"

WILLIAMS RD.



STATISTICS:

ADDRESS: 7440 WILLIAMS RD, RICHMOND, VA 23122
 LEGAL DESCRIPTION: 22 SEC 32 BLK 4 N RGSW PL 17390
 SITE AREA: 7,944 SQFT (738 SQM)
 PROPOSED ZONING: RS12
 MAX. HEIGHT ALLOWED: 9.0 M
 PROPOSED BUILDING HEIGHT: 7.1 M
 SITE COVERAGE ALLOWED: 45% (3,574 SQFT) (332 SQM)
 SITE COVERAGE PROPOSED: 44.6% (3,538 SQFT) (328.8 SQM)
 MAX. ALLOWED FLOOR AREA: 7,944 SQFT X 0.65 = 5,164 SQFT (480 SQM)
 PROPOSED FLOOR AREA: 5,084 SQFT (472 SQM)
 MAX. ALLOWED COVERED DECK: 7,944 SQFT X 0.03 = 238 SQFT (22 SQM)
 PROPOSED COVERED DECK: 122 SQM (131 SQFT)

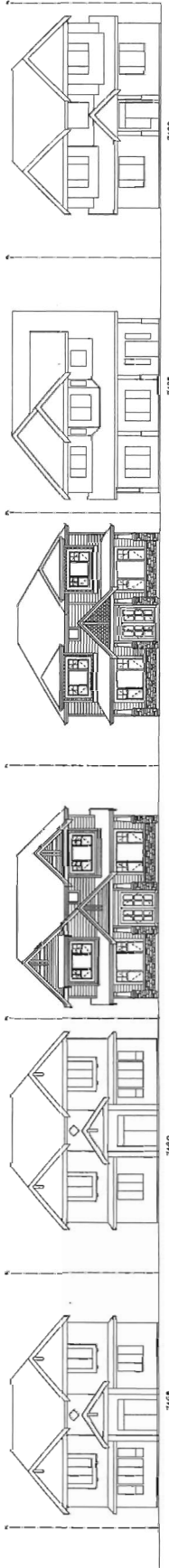
7440 WILLIAMS RD.
RICHMOND, VA

Yamamoto
Architecture Inc.

DATE: 01/15/2018
 TIME: 10:00 AM
 DRAWING TITLE: SITE PLAN

PLAN #1a

SCALE	1/8"=1'-0"
SHEET NO.	A1.0
DATE	01/15/2018
DRAWN BY	JP
CHECKED	
PAGE NO.	1/2



STREETSCAPE - WILLIAMS RD.
 SCALE: 1/4" = 1'-0"

CNCL - 337

2	CIRCLE 2004	GENERAL PROVISIONS
1	JAN. 8, 2004	GENERAL PROVISIONS
NO.	DATE	REVISIONS
CONTRACT		

(preliminary)

Single-Family Residential
 Project: 2 SINGLE FAMILY RESIDENCION

7440 WILLIAMS RD.
 RICHMOND, S.C.

Yamamoto
 Architecture Inc.

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 and 2015. All other rights reserved.
 2011-2015

STREETSCAPE
PLAN #2a

SCALE	1/4" = 1'-0"	SHEET NO.	A2.0
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DESIGNER	JP	FULL NAME	YAM
CHECKED			

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6	DATE: 02/14/2014	DESCRIPTION: GENERAL ELEVATIONS
5	DATE: 02/14/2014	DESCRIPTION: GENERAL ELEVATIONS
4	DATE: 02/14/2014	DESCRIPTION: GENERAL ELEVATIONS
3	DATE: 02/14/2014	DESCRIPTION: GENERAL ELEVATIONS
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(Preliminary)

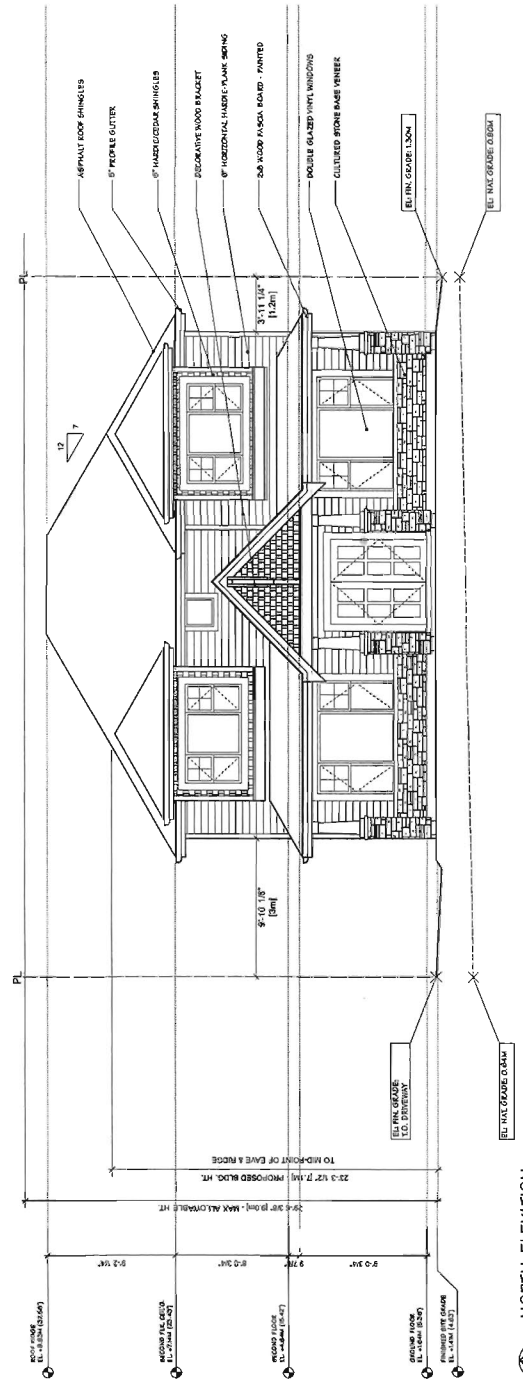
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PERFORMANCE, E.C.

Yamamoto
Architecture Inc.

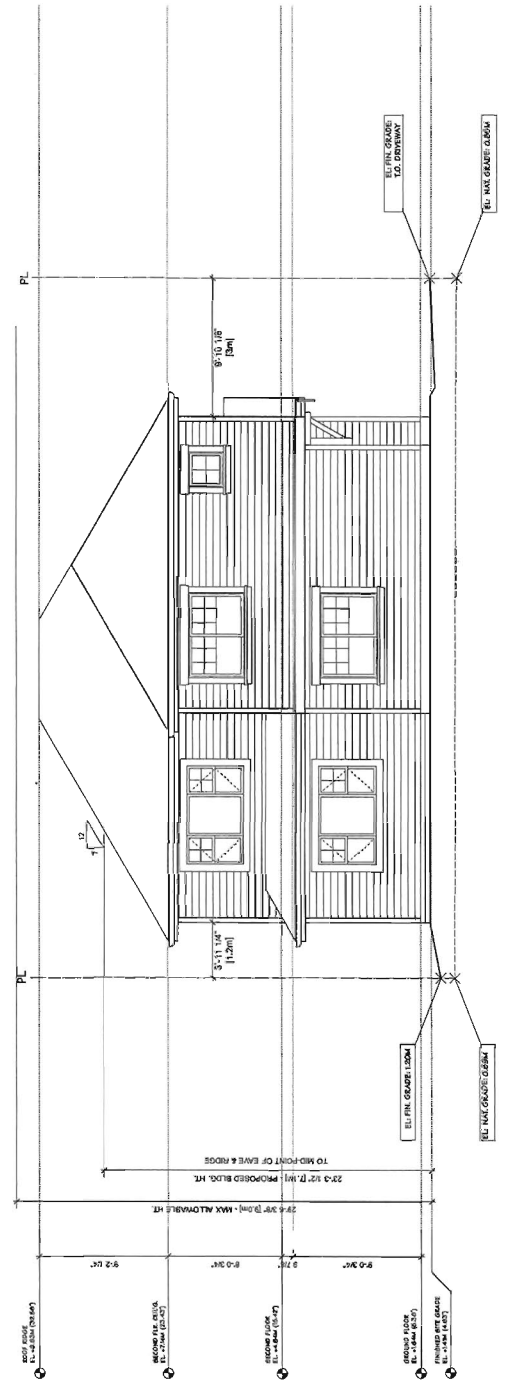
2345 W. BROAD ST., N.W.
PERMIT NO. 14-001731-01
ISSUED DATE

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FRONT & BACK ELEVATIONS
PLAN #3c

PROJECT NO.	14-001731-01
DATE	02/14/2014
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NORTH ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

7	00/21/2024	GENERAL EDITIONS
1	00/21/2024	GENERAL EDITIONS
NO.	DATE	REVISION
COMMENTS		

(preliminary)

2 SINGLE FAMILY SUBDIVISION

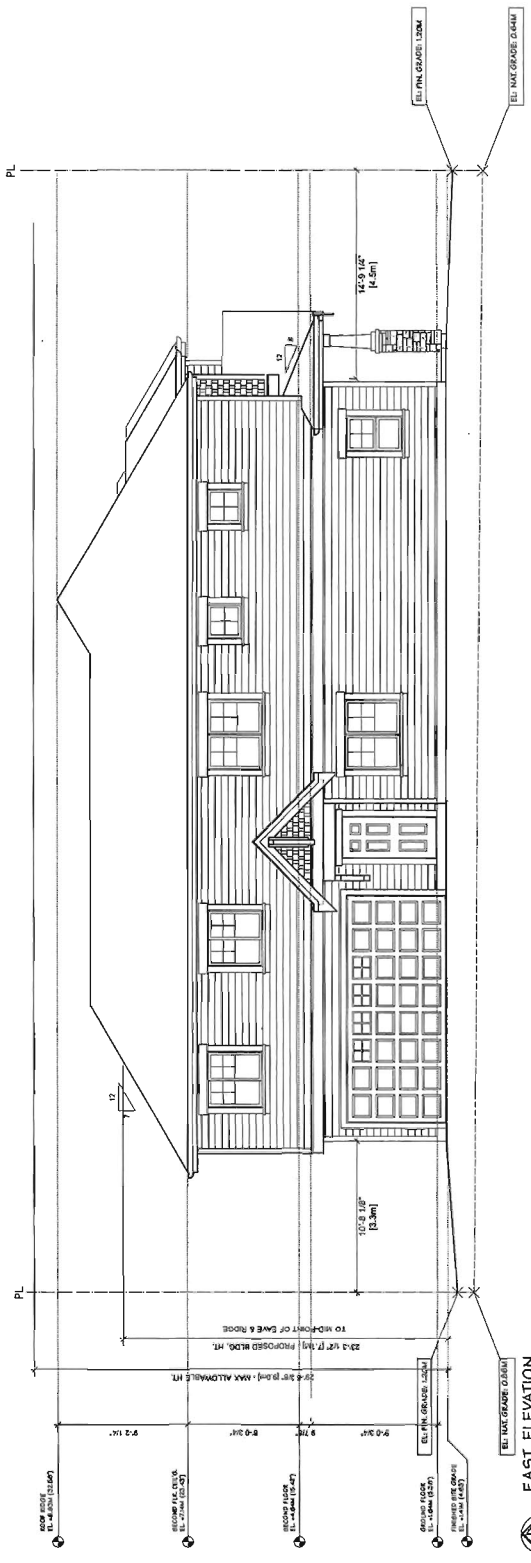
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Architecture Inc.

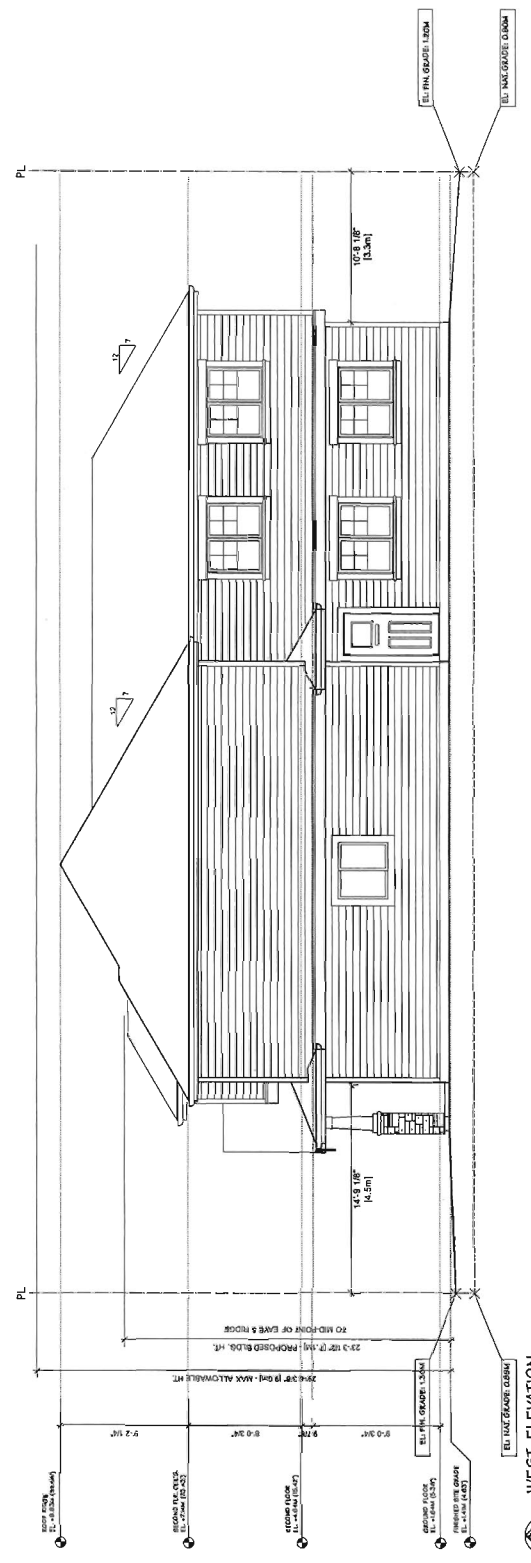
234 W. BROAD, WVA, W.V.
TEL: 252.333.7111
WWW.YAMAMOTOARCH.COM

BUILDING NO.1
SIDE ELEVATIONS
PLAN #3d

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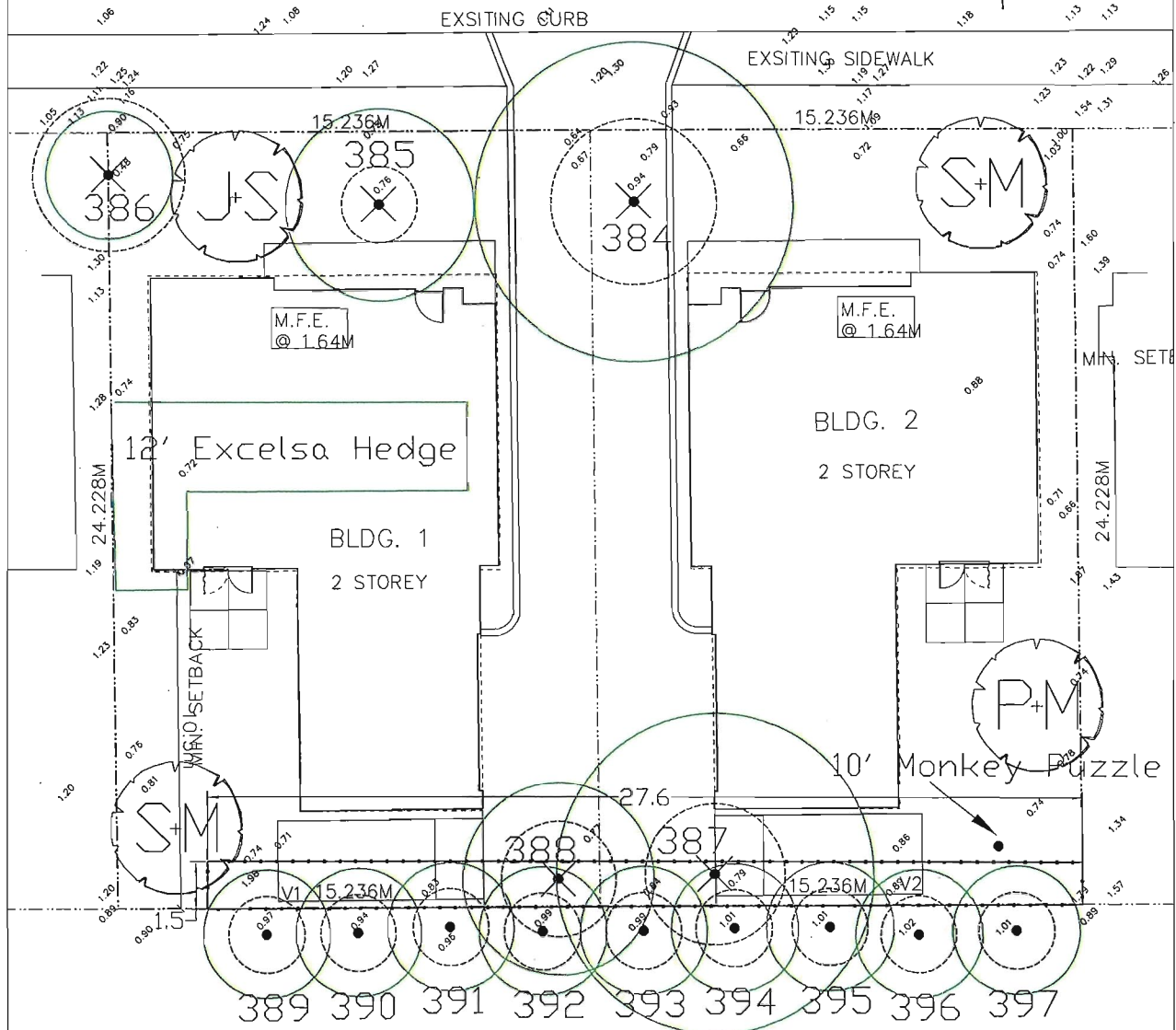
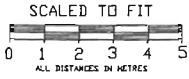


EAST ELEVATION
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WEST ELEVATION
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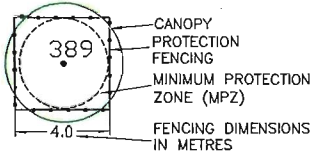
APPENDIX 3
TREE PROTECTION PLAN
WILLIAMS RD.



TREE PROPOSED FOR RETENTION

LEGEND

TREE PROPOSED FOR REMOVAL



Replacement Trees		
QTY	Type	Size
2	Saucer Magnolia	
1	Paperbark Maple	
1	Japanese Snowbell	

TREE INVENTORY				
#	Type	Action	DBH	Canopy
384	Weeping Cherry	Remove	44cm	5.0m
385	Fruiting Plum	Remove	20cm	3.0m
386	Douglas Fir	Remove	40cm	2.0m
387	Apple	Remove	20/20/20	5.0m
388	Apple	Remove	17/14cm	3.0m
389-397	Excelsa Cedar	Retain	20cm	2.0m

NOTES:
1. PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BCNTA STANDARD FOR CONTAINER GROWN PLANTS.
2. ALL LANDSCAPING AND LANDSCAPE MATERIALS CONFORM TO THE LATEST EDITION OF THE BCNTA/BCSLA "LANDSCAPE STANDARDS".

TREE PROTECTION FENCING
Minimum Radial Distance from trunk

#	Type	DBH	Metres	Feet
389-397	Cedar	20cm	2.0m	6.6ft

- NOTES:
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
3. PROPOSED TREE REMOVAL AND RETENTION REFLECTS PRELIMINARY DRIVEWAY SERVICE CORRIDOR ALIGNMENT CONSIDERATIONS.
4. ALL MEASUREMENTS ARE METRIC

Froggers Creek
Tree Consultants Ltd
7763 McGrager Avenue Burnaby BC V5J 4H4
Telephone: 604-721-6002 Fax: 604-437-0970
7440 Williams Road, Richmond BC
TREE PROTECTION DRAWING
THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR CANOPIES, PROTECTION ZONES, REPLACEMENT TREES AND PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT
January 30, 2014

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4270 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604 555 0044
www.m2a.com
Email: office@m2a.com



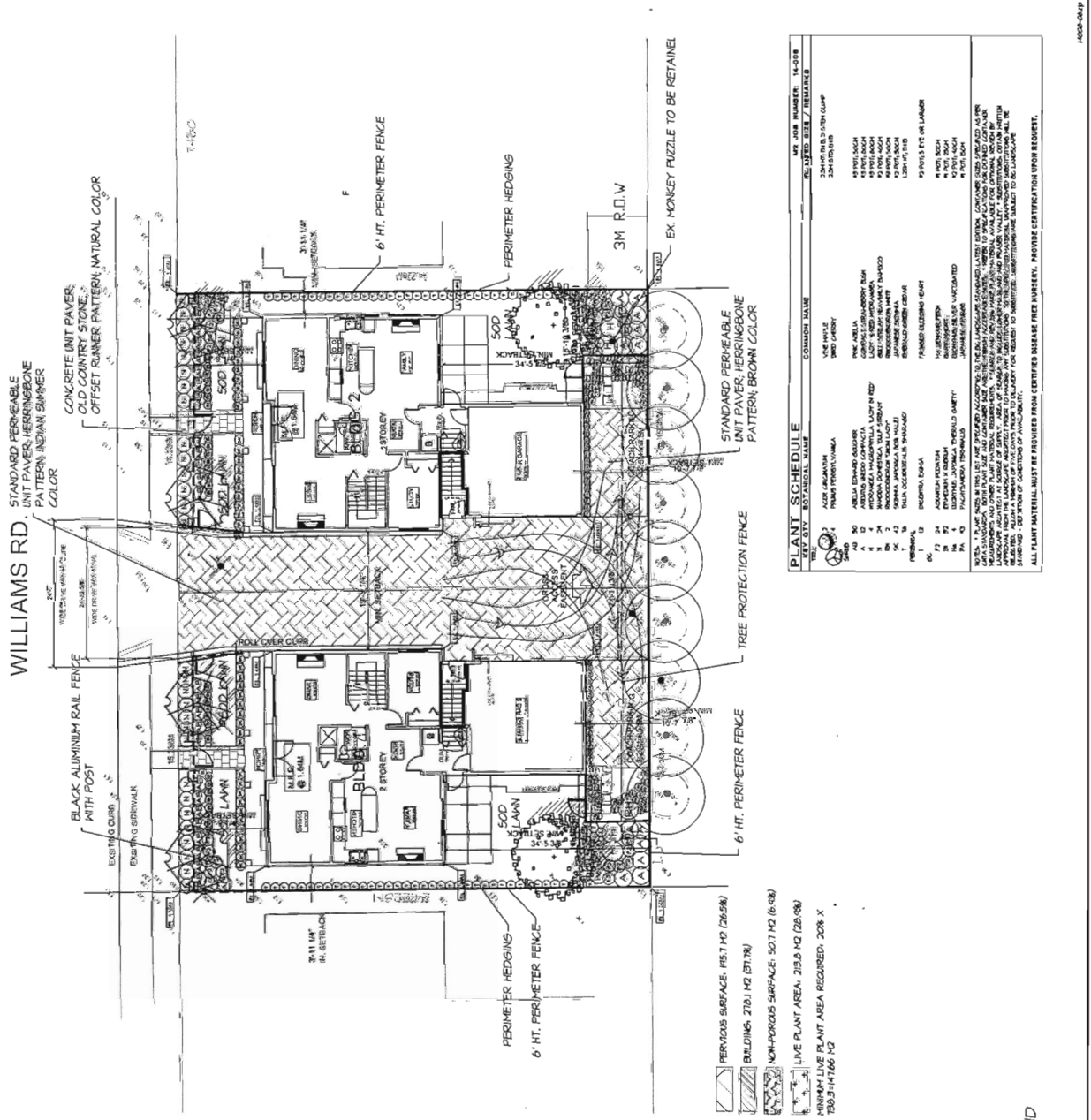
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(preliminary)

PROJECT: 2 SINGLE FAMILY RESIDENCES
7460 WILLIAMS RD
RICHMOND, BC

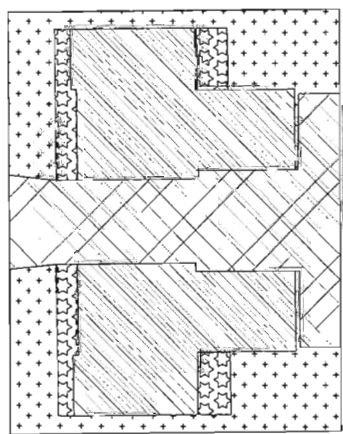
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SHEET: 01
SHEET COUNT: 11
JOB NUMBER: 14-008
M2A PROJECT NUMBER: H-008



PLANT SCHEDULE

NO.	PLANT NAME	COMMON NAME	MP JOB NUMBER: 14-008
1	ACER	RED BARK	30' DBH @ 15' CLIP
2	ACER	RED BARK	20' DBH @ 15' CLIP
3	ACER	RED BARK	15' DBH @ 15' CLIP
4	ACER	RED BARK	10' DBH @ 15' CLIP
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NON-POROUS SURFACE, PERMEABLE PAVER AREA AND LANDSCAPED AREA OVERLAY

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 4220 - 251 Lorne Mews
 New Westminster, British Columbia
 V3M 3L7
 Tel: 604.555.0044
 Fax: 604.555.0045
 Email: office@m2la.com

PROJECT:

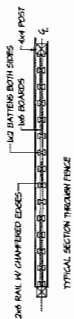
2 SINGLE FAMILY SUBDIVISIONS
 7440 WILLIAMS RD
 RICHMOND, BC

DRAWING TITLE:

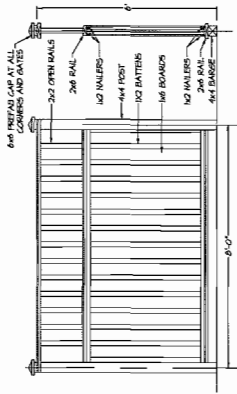
LANDSCAPE
 DETAILS

DATE:	DRAWING NUMBER:
SCALE:	L2
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CHECKED BY:	
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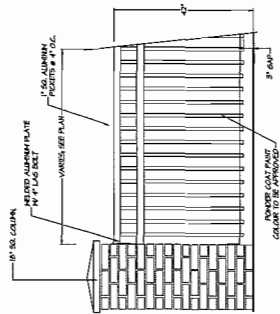
SCALE: OF 3
 M2LA PROJECT NUMBER: M2-008



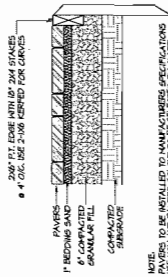
TYPICAL SECTION THROUGH FENCE



1. 6' HT. PERIMETER FENCE
 1/2" x 1/2"



3. 42" HT. RAIL ALUMINUM FENCE WITH COLUMN
 3/4" x 1/2"



2. PAVERS ON GRADE
 1/2" x 1/2"

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Address: 7440 Williams Road

File No.: RZ 13-648179

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9175, the following must be completed:

1. Submission of a final Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including fencing, paving, and installation costs). The Landscape Plan should:
 - Comply with the applicable 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 the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - Include the required six (6) replacement trees.
2. City acceptance of the developer's offer to voluntarily contribute \$2,000 to the City's Tree Compensation Fund for the planting of four (4) replacement trees within the City.
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the off-site trees to be retained on the neighbouring property to the south at 7431 Nevis Drive (Trees #389-397). 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. Registration of a flood indemnity covenant on Title.
5. Registration of a legal agreement on title to ensure that, upon subdivision of the property, the sole access to the site is from the proposed shared driveway.
6. Registration of a legal agreement on title to ensure that the plans at Building Permit stage are generally consistent with the site plan, architectural elevation plans, and landscape plan included in Attachment 4 to this report.

At Demolition* stage, the following must be completed:

- Installation of tree protection fencing on-site around the off-site trees to be retained on the neighbouring property to the south at 7431 Nevis Drive (Trees #389-397). Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03. Tree protection fencing must be installed prior to demolition of the existing dwelling and must remain in place until construction and landscaping on the proposed lots is completed.

At Subdivision* stage, the following must be completed:

- Payment of Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.
- Registration of a cross-access easement on title to grant each property the right to use the shared driveway for access.
- The granting of a 3.0 m wide statutory right-of-way for the sanitary sewer along the south property line, from the west property line of the subject site to the east edge of the proposed shared driveway.

At Building Permit* Stage, the developer must complete the following requirements:

- Plans must comply with all City regulations, including zoning, and plans must be generally consistent with the site plan, architectural elevation plans, and landscape plan included in Attachment 4 of this report, in accordance with the legal agreement registered on title at rezoning stage.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. The Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

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

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

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

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

(signed copy on file)

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9175 (RZ 13-648179)
7440 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 HOUSE (ZS12) - BROADMOOR".

P.I.D. 010-265-520
Lot 22 Section 32 Block 4 North Range 6 West New Westminster District Plan 17380

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9175".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Horizontal lines for recording readings and requirements.

CITY OF RICHMOND APPROVED by BK APPROVED by Director or Solicitor ul

MAYOR

CORPORATE OFFICER