



To: Planning Committee **Date:** February 5, 2024
From: Suzanne Smith **File:** RZ 22-021110
 Acting Director, Development
Re: **Application by Lung Designs Ltd. for Rezoning at 7560 Ash Street from “Single Detached (RS1/F)” Zone to “Single Detached (RS2/E)” Zone and “Single Detached - South McLennan (City Centre) (ZS14)” Zone**

Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10526, for the rezoning of 7560 Ash Street from the “Single Detached (RS1/F)” zone to the “Single Detached (RS2/E)” zone and the “Single Detached - South McLennan (City Centre) (ZS14)” zone, to facilitate a two lot subdivision be introduced and given first, second and third reading; and
2. The Richmond Zoning Bylaw 8500, Amendment Bylaw 10491 be abandoned.

Suzanne Smith
Acting Director, Development
(604-276-4138)

SS:le
Att. 5

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

Staff Report

Origin

Danny Lung of Lung Designs Ltd. has applied on behalf of the owners, Frederico Collaco and Nancy Collaco, to the City of Richmond for permission to rezone 7560 Ash Street from the “Single Detached (RS1/F)” zone to the “Single Detached (RS2/E)” zone and the “Single Detached - South McLennan (City Centre) (ZS14)” zone, to allow the property to be subdivided into two single-family lots (Attachment 1).

Vehicle access to the existing house on the west lot (Lot 1) is proposed from Ash Street. Vehicle access to the eastern lot (Lot 2) is proposed from a new extension of Armstrong Street. The site is currently occupied by an existing single-family dwelling on the western portion of the lot, which will remain on proposed Lot 1. The proposed subdivision plan is in Attachment 2.

The application was previously presented to Planning Committee on September 13, 2023 with a proposal to rezone the entire property to RS2/E with subdivision into two single-family lots. The application, including Bylaw 10491, was subsequently granted first reading on September 25, 2023. At the October 16, 2023 Public Hearing, the applicant requested that the application be referred back to staff as they wanted to rezone the proposed eastern lot to the ZS14 instead. Staff recommend that the original bylaw, Bylaw 10491, be abandoned as it is no longer required.

The application was revised and presented to Planning Committee on January 9, 2024 on the basis that the applicant had agreed to retain the existing single-family dwelling on the western portion of the site (proposed Lot 1) and to construct a new single detached house with a secondary suite on the eastern portion of the site (proposed Lot 2). The applicant had signed rezoning considerations to agree to provide a larger two-bedroom suite on proposed Lot 2, and a one-bedroom suite to be constructed on Lot 1 at the time that a new home is built on Lot 1. At the meeting, a delegate requested to amend the agreed-upon rezoning considerations to provide the larger secondary suite in a future home to be constructed on Lot 1 and provide a one-bedroom suite on Lot 2. Following the discussion, Committee passed a motion to refer the application back to staff for further review. This report responds to that referral.

Findings of Fact

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

Subject Site Existing Housing Profile

The existing single detached house is currently owner-occupied and does not contain a secondary suite.

Surrounding Development

Development immediately surrounding the site is as follows:

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

To the South: Two single-family lots, one zoned “Single Detached (RS2/E)” fronting onto Ash Street and one zoned “Single Detached (ZS14) – South McLennan (City Centre)” fronting onto Armstrong Street, which were rezoned and subdivided (RZ 16-732500 and SD 16-732501).

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

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

Related Policies & Studies

Official Community Plan/City Centre Area Plan

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

The proposed lot along Ash Street (Lot 1) will be approximately 19.2 m (63 ft.) wide and 1,031.2 m² (11,099.7 ft²) in area. The proposed lot along Armstrong Street will be approximately 19.2 m (63 ft.) wide and 566.9 m² (6,102.1 ft²) in area. The proposed rezoning and subdivision would comply with these designations and lot configuration requirements.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the properties.

The Province has granted Royal Assent to Bill 44, *Housing Statutes (Residential Development) Amendment Act, 2023*. Bill 44 prohibits a Local Government from holding a Public Hearing on a residential rezoning bylaw that is consistent with the OCP. The proposed rezoning meets the conditions established in Bill 44 and is consistent with the OCP. As a result, City Council may not hold a Public Hearing on the proposed rezoning.

Analysis

Proposed Rezoning and Subdivision

The applicant is proposing to rezone the subject site and subdivide into two single-family lots, to retain the existing single-family dwelling on the western portion of the site (proposed Lot 1) and to construct a new single detached house with a secondary suite on the eastern portion of the site (proposed Lot 2). In changing the rezoning of Lot 2 to ZS14 zone, the applicant can take advantage of additional floor area exclusions permitted under the site-specific zone for the new single-family house.

The applicant has provided a review by a qualified professional confirming that the existing dwelling meets all of the requirements of the proposed RS2/E zone upon rezoning and subdivision. There is an existing unauthorized carport in the front yard of proposed Lot 1, which the applicant must remove prior to final adoption of the rezoning bylaw.

This development proposal is consistent with the redevelopment along this block of Ash Street, including the adjacent properties, 7540 Ash Street to the north (RZ 09-500671) and 7580 Ash Street to the south (RZ 16-732500).

Transportation and Site Access

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

Tree Retention and Replacement

There are no bylaw-sized trees on the subject property or on adjacent City property. Any existing bylaw-sized trees on neighbouring properties are to be retained and protected. The applicant has agreed to plant a minimum of two trees in the front yard and two trees in the back yard of each of the proposed lots (for a total of eight trees). The proposed trees are to meet the minimum size requirements of a minimum 8 cm deciduous caliper or 4 m high conifers.

The current landscaping on proposed Lot 1 does not meet the proposed zone's requirements for live landscaping. To ensure that the future landscaping on Lot 1 meets the City's Zoning Bylaw requirements, the applicant must:

- 1) Submit a Landscape Plan for the subject site that includes: the proposed landscaping on Lot 1 and the eight trees to be planted on the subject site, an associated cost estimate and deposit of a Landscaping Security based on 100 per cent of the cost estimate (including hard and soft landscaping, installation costs and a 10 per cent contingency) and;
- 2) Enter into a legal agreement with the City that sets the terms for use and release of the Landscaping Security (e.g. the release of 90 per cent of the security after landscape inspection and the release of the remaining 10 per cent of the security after a one-year maintenance period).

Affordable Housing Strategy

The City's Affordable Housing Strategy for single-family rezoning applications requires a secondary suite or coach house on 100 per cent of new lots created through single-family

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

Prior to the January 9, 2024 Planning Committee meeting, the applicant had agreed to provide a larger two-bedroom suite on proposed Lot 2, and a one-bedroom suite on Lot 1 at the time the existing home is demolished and a new home built. At the meeting, a delegate requested to amend the rezoning considerations to provide the two-bedroom suite on Lot 1 and provide a one-bedroom suite on Lot 2. As a result of the discussion, Planning Committee passed a motion to refer the application back to staff for further review.

Staff have since met with the applicant to discuss the arrangement of secondary suites in the development proposal. Staff encouraged the applicant to construct the larger two-bedroom suite on proposed Lot 2 as the timing of construction of a new home on Lot 1 is unknown. Staff had also encouraged the applicant to consider renovating the existing home on Lot 1 to include the two-bedroom suite.

The applicant has informed staff that the owner of the existing home does not wish to undertake any renovations at this time as the dwelling is occupied by the owners. The applicant has requested instead to commit that any future single detached home on Lot 1 will contain a two-bedroom suite and a legal agreement will be registered on Title to that effect.

Accordingly, the applicant has agreed to the following conditions:

- the registration of a legal agreement on Title that stipulates that no final Building Permit inspection for any future dwelling unit on Lot 1 will be granted unless it includes a two-bedroom secondary suite, being a minimum 65 m² [700 ft²]; registration of this legal agreement is required prior to final adoption of the rezoning bylaw; and
- the registration of a legal agreement on Title, stating that no final Building Permit inspection for Lot 2 will be granted until a minimum one-bedroom 37 m² [400 ft²] 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.

These conditions will ensure the objectives of the Affordable Housing Strategy are upheld.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the developer is required to provide a 9.0 m wide road dedication along the entire east property line of the subject property for the widening of Armstrong Street. Prior to the road dedication, the owner is required to demolish the existing carport located on the rear of the subject property which is partially located within the required road dedication area,

At Subdivision stage, the developer is required to enter into a Servicing Agreement for the design and construction of engineering infrastructure and frontage improvements, as described in Attachment 5.

Frontage improvements include, but are not limited to, the following:

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

Also at subdivision stage, the developer is required to pay Property Taxes, Development Cost Charges, School Site Acquisition Charge, Address Assignment Fees and the costs associated with the completion of the design and construction of engineering infrastructure and frontage improvements as described in Attachment 5.

Financial Impact or Economic Impact

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

Conclusion

The purpose of this rezoning application is to rezone the property at 7560 Ash Street from the "Single Detached (RS1/F)" zone to the "Single Detached (RS2/E)" zone and the "Single Detached - South McLennan (City Centre) (ZS14)" zone to permit the property to be subdivided into two single-family lots, one lot zoned RS2/E fronting Ash Street, and one lot zoned ZS14 fronting Armstrong Street.

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

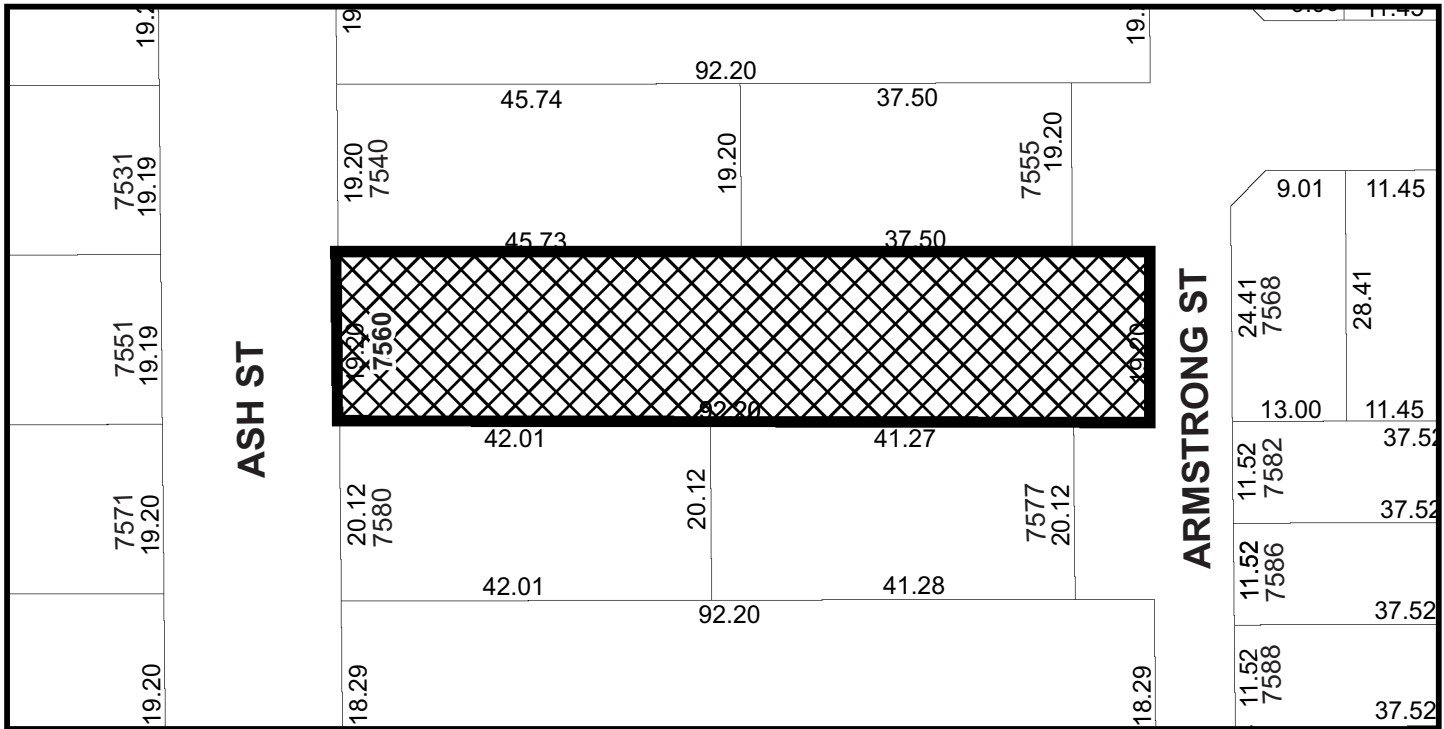
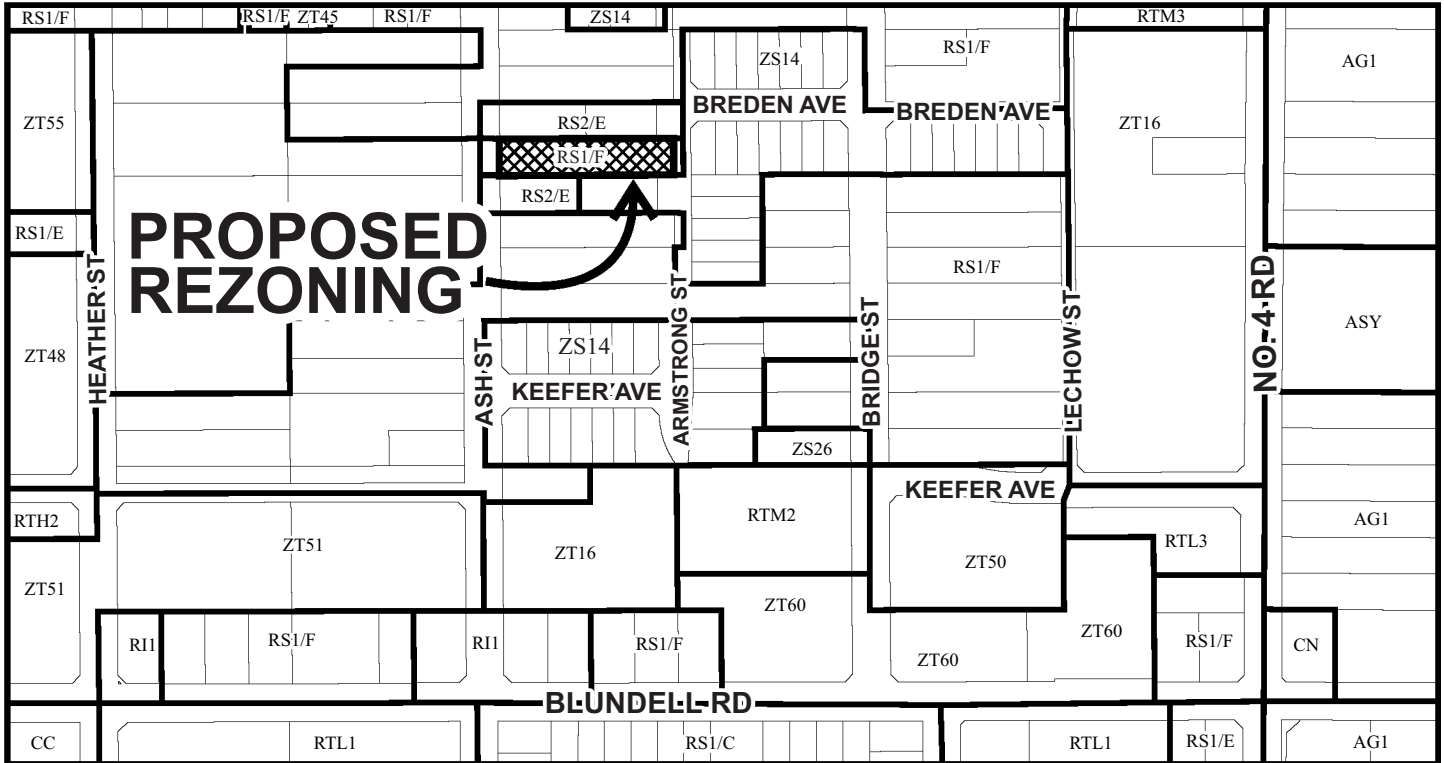
The list of rezoning considerations is included in Attachment 5, which has been agreed to by the applicant (signed concurrence on file). It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10526 be introduced and given first, second and third reading.



Laurel Eyton
Planning Technician
(604-276-4262)

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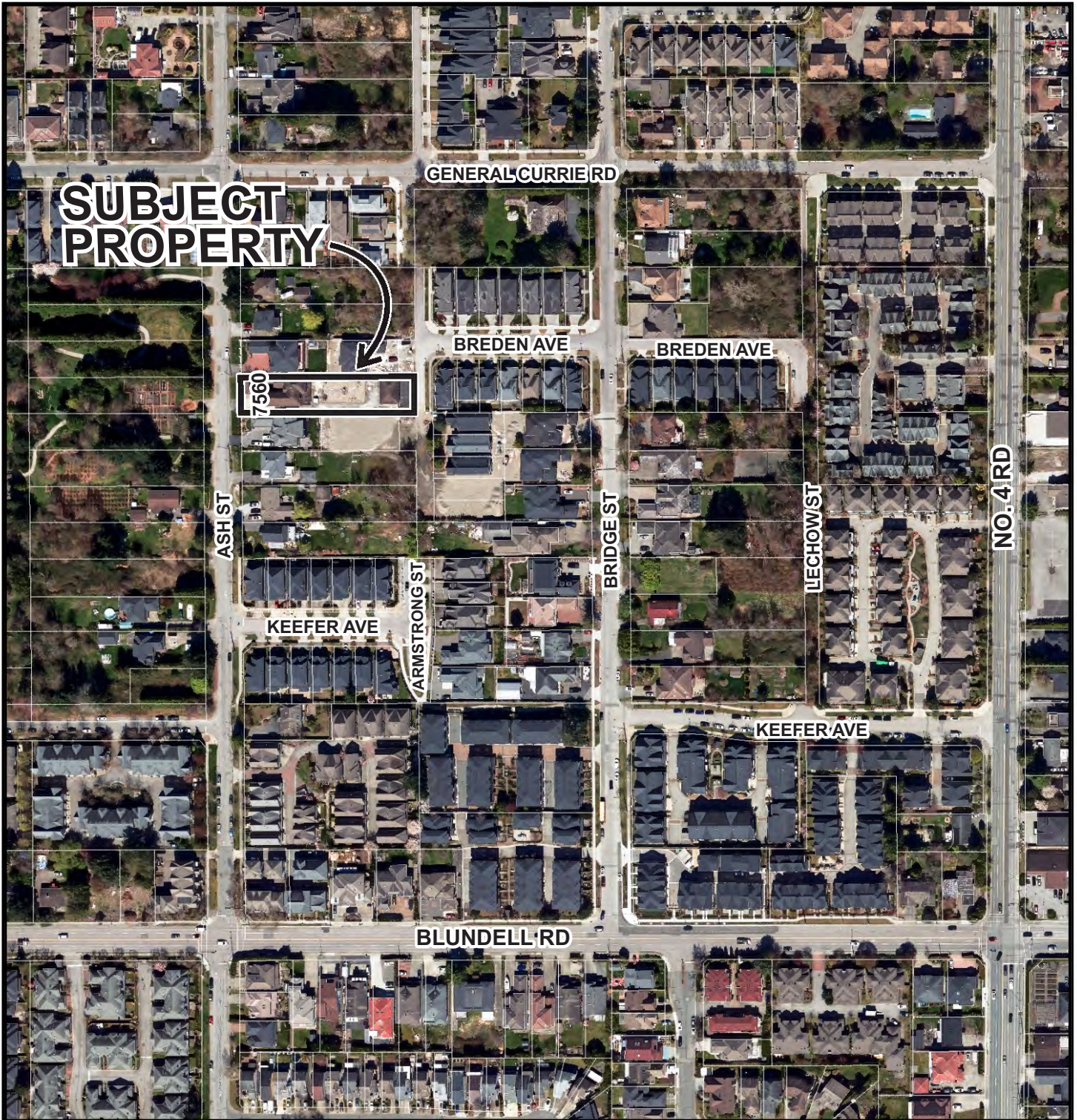
- Att. 1: Location Map
2: Subdivision Plan
3: Development Application Data Sheet
4: South McLennan Sub Area Plan
5: Rezoning Considerations



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| | <h1>RZ 22-021110</h1> | <p>Original Date: 09/22/22</p> |
| | <p>PLN - 48</p> | <p>Revision Date:</p> |
| | | <p>Note: Dimensions are in METRES</p> |



City of
Richmond



RZ 22-021110

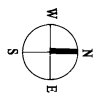
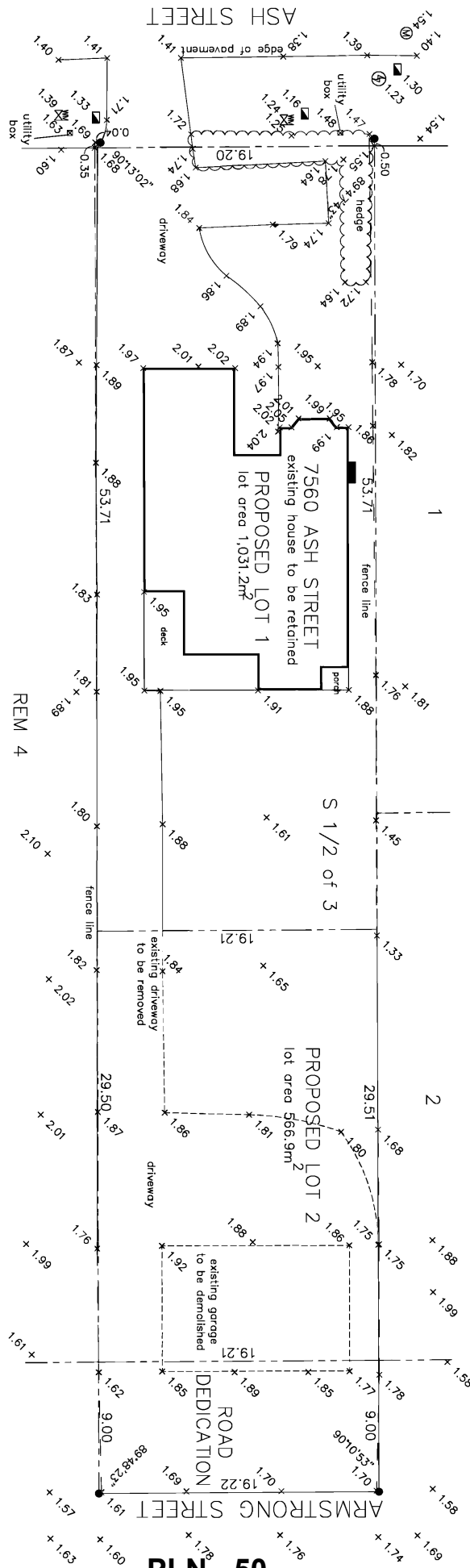
PLN - 49

Original Date: 09/22/22

Revision Date:

Note: Dimensions are in METRES

Attachment 2



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| Station | Description | Date | By |
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PLN - 50



Lung Designs Group Ltd. building design & interior
 288 - 2833 Viking Way, Richmond, B.C. V6V 3B6 Tel: 604-278-7482 E-MAIL: LDGLTD@TELUS.NET

Project For:
**REZONING AND SUBDIVISION
 FOR THE COLLACO
 RESIDENCE**

7560 ASH STREET
 RICHMOND, B.C.

Drawn By:
SUBDIVISION PLAN

| | |
|-----------------------|-----|
| Date: AUGUST 2023 | SP |
| Drawn By: [Signature] | 2 |
| Scale: 1/4" = 1'-0" | # 2 |
| Job No: 200802 | |



RZ 22-021110

Attachment 3

Address: 7560 Ash Street

Applicant: Lung Designs Ltd. (Danny Lung)

Planning Area(s): City Centre – McLennan South

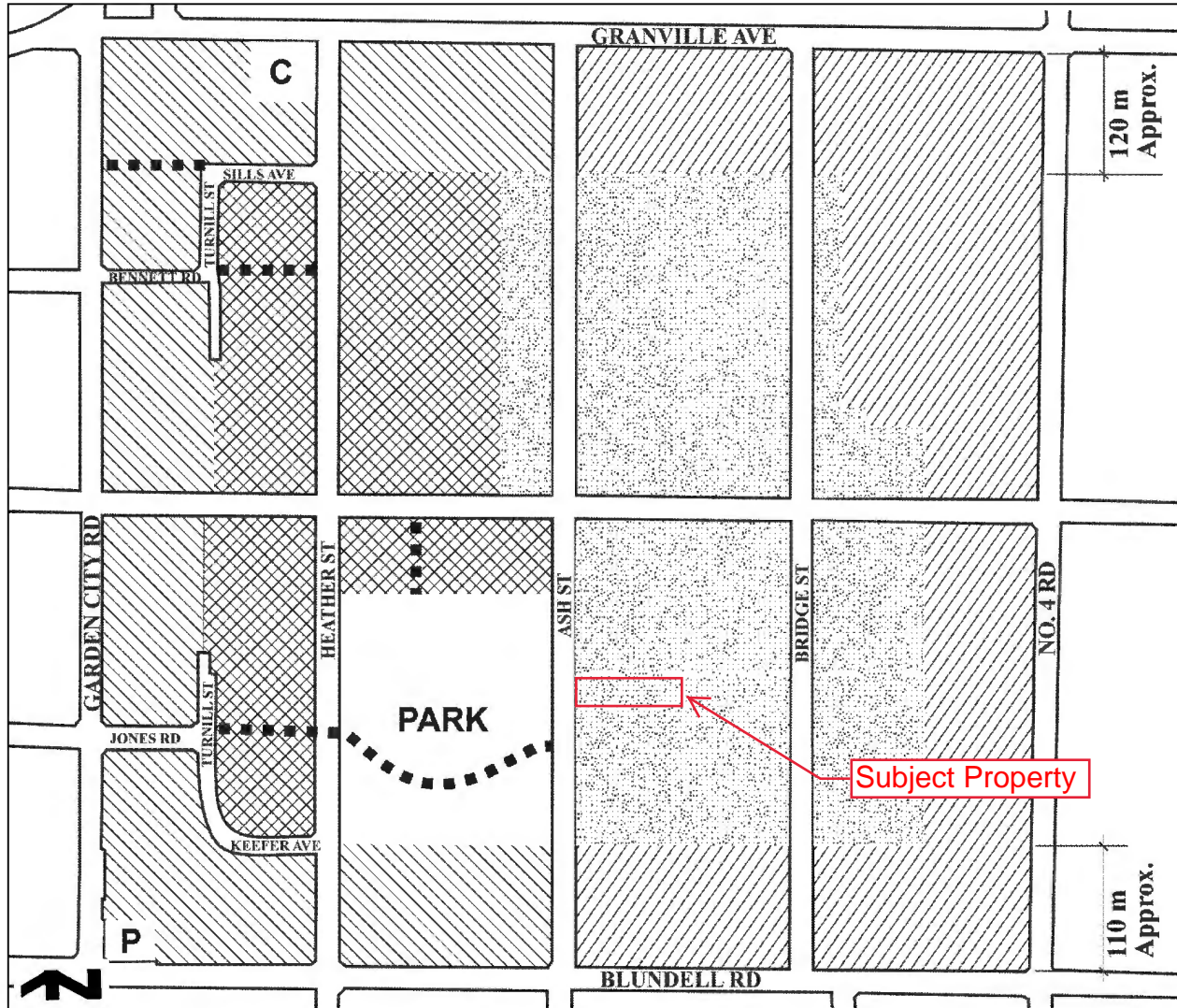
| | Existing | Proposed |
|-----------------------------------|-------------------------------------|--|
| Owner: | Frederico and Nancy Collaco | Lot 1: No change Lot 2: To be determined |
| Site Size (m²): | 1771.00 m ² | Lot 1: 1031.2 m ² Lot 2: 566.9 m ² |
| Land Uses: | Single-family residential | No change |
| OCP Designation: | Neighbourhood Residential | No change |
| Area Plan Designation: | Single Family | No change |
| Zoning: | Single Detached (RS1/F) | Lot 1: Single Detached (RS2/E) Lot 2: Single Detached – South McLennan (City Centre) (ZS14) |
| Number of Units: | One existing Single Family Dwelling | 2 Single Family Dwellings |

| On Future Subdivided Lots | Bylaw Requirement | Proposed | Variance |
|--|---|--|----------------|
| Floor Area Ratio: | Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ² | Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ² | none permitted |
| Buildable Floor Area (m ²):* | Lot 1: Max. 425.5 m ² (4580.0 ft ²) Lot 2: Max. 286.2 m ² (3080.6 ft ²) | Lot 1: Existing House 412.7 m ² (4442 ft ²) Lot 2: Max. 286.2 m ² (3080.6 ft ²) | none permitted |
| Lot Coverage (% of lot area): | Building: Max. 45% Non-porous Surfaces: Max. 70% Lot 1: Live Landscaping Min. 30% Lot 2: Live Landscaping Min. 25% | Building: Max. 45% Non-porous Surfaces: Max. 70% Lot 1 Live Landscaping: Min. 30% Lot 2 Live Landscaping: Min. 25% | none |
| Lot Size: | Lot 1: Min. 550 m ² Lot 2: Min. 320 m ² | Lot 1: 1031.2 m ² Lot 2: 566.9 m ² | none |
| Lot Dimensions (m): | Lot 1 Width: Min. 18.0 m Lot 1 Depth: Min. 24.0 m Lot 2 Width: Min. 11.3 m Lot 2 Depth: Min. 24.0 m | Lot 1 Width: 19.2 m Lot 1 Depth: 53.7 m Lot 2 Width: 19.2 m Lot 2 Depth: 29.5 m | none |

| On Future Subdivided Lots | Bylaw Requirement | Proposed | Variance |
|---------------------------|---|---|----------|
| Setbacks (m): | Lot 1 Front: Min. 6.0 m Lot 1 Rear: Min. 8.32 m (1 st storey) /10.40m (2 nd storey) Lot 1 Side: Min. 1.8 m Lot 2 Front: Min. 6.0 m Lot 2 Rear: Min. 6.0 m Lot 2 Side: Min. 1.2 m | Lot 1 Front: 15.13 m Lot 1 Rear: 16.47 m Lot 1 Side : 1.81 m (north); 3.30m (south) Lot 2 Front: 6.04 m Lot 2 Rear: 6.09 m Lot 2 Side : 1.89 m (north); 1.86 m (south) | none |
| Height (m): | Max. 2 ½ storeys | Max. 2 ½ storeys | none |

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

Land Use Map Bylaw 9106
2015/09/14



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

Note: Sills Avenue, Le Chow Street, Keffer Avenue, and Turnill Street are commonly referred to as the “ring road”.



Address: 7560 Ash Street

File No.: RZ 22-021110

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10526, the developer is required to complete the following:

1. Removal of unauthorized structure (carport) on proposed Lot 1.
2. Demolition of the existing garage.
3. Road dedication along the entire east property line measuring 9.0 m wide for the extension of Armstrong Street.
4. 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 hard and soft landscaping, installation costs, and a 10% contingency). The Landscape Plan should:
 - comply with the requirements of the zone(s) regarding lot coverage, non-porous surfaces, and live landscaping percentages.
 - include the required four trees to be planted and maintained on each proposed lot (for a total of eight trees); minimum 8 cm caliper deciduous and 4 m high conifers. A minimum security of \$6,000.00 (\$750/tree) for these new trees must be included in the Landscape Cost Estimate. **NOTE: minimum size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees.**
5. Registration of a flood indemnity covenant on title.
6. Registration of a legal agreement on Title to ensure that no final Building Permit inspection for a new dwelling unit on proposed Lot 1 is granted until a minimum 65 m² (700 ft²) two-bedroom secondary suite is constructed on Lot 1, and that no final Building Permit inspection for a new dwelling unit on Lot 2 is granted until a minimum one-bedroom 37 m² (400 ft²) secondary suite is constructed on Lot 2, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. The legal agreements will need to be modified at the time of subdivision to ensure that each subdivided lot has the correct legal agreement attached.
7. Payment of all fees in full for the cost associated with required public notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

Prior to a Demolition Permit* Issuance, the developer is required to:

1. Installation of tree protection fencing around all trees on neighbouring properties to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.

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

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

a) *Water Works:*

Using the OCP Model, there is 400 L/s of water available at a 20 psi residual at the Ash Street frontage and 210 L/s of water available at a 20 psi residual along the Armstrong Street frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.

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Initial: _____

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

- b) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
- c) Inspect and retain existing water service connection near the Ash Street Frontage if in good condition to service proposed Lot 1. If damaged or no longer suitable for further use replace the water service connection via the Servicing Agreement.
- d) Install a new water service connections complete with water meters per City standards near the Armstrong Street frontage to service proposed Lot 2.
- e) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process (or via the servicing agreement process, if one is required).

At Developer's cost, the City will:

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

Storm Sewer Works:

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

- g) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
- h) Inspect and retain existing storm service connections near the Ash Street Frontage if in good condition to service proposed Lot 1. If damaged or no longer suitable for further use replace the storm service connections via the Servicing Agreement.
- i) Install a new storm service connections complete with inspection chambers near the Armstrong Street frontage to service proposed Lot 2.

At Developer's cost, the City will:

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

Sanitary Sewer Works:

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

- j) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
- k) Inspect and retain existing sanitary service connection near the Ash Street Frontage if in good condition to service proposed Lot 1. If damaged or no longer suitable for further use replace the sanitary service connection via the Servicing Agreement.
- l) Install a new sanitary service connections complete with inspection chambers near the Armstrong Street frontage to service proposed Lot 2.

At Developer's cost, the City will:

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

Street Lighting:

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

- n) Review street lighting levels along all road and lane frontages, and upgrade as required.
- o) Replace the Hydro lease light on Ash Street with a new City street light, and provide street lighting conduit along the development frontage.

Frontage Improvements

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

- p) Complete other frontage improvements as per Transportation requirements, e.g.:

- (1) Armstrong Street: pavement widening, new 1.5 m wide concrete sidewalk at the new property line, 1.5 m wide treed/grassed boulevard and 0.15 m wide curb and gutter. The road widening is to include +/- 6.35 m wide new pavement to meet the existing edge of pavement.
- (2) Ash Street: road widening to meet existing pavement for a total width of 8.5m, new 1.75 m wide concrete sidewalk at the property line, 3.1 m wide treed/grassed boulevard and 0.15 m wide curb and gutter.
- (3) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

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

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 10526 (RZ 22-021110)
7560 Ash Street

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

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "SINGLE DETACHED (RS2/E)":

That area shown cross-hatched and as indicated as "A" on "Schedule A attached to and forming part of Bylaw No. 10526"

- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "SINGLE DETACHED - SOUTH MCLENNAN (CITY CENTRE) (ZS14)":

That area shown cross-hatched and as indicated as "B" on "Schedule A attached to and forming part of Bylaw No. 10526"

- 3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10526".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and conditions.

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

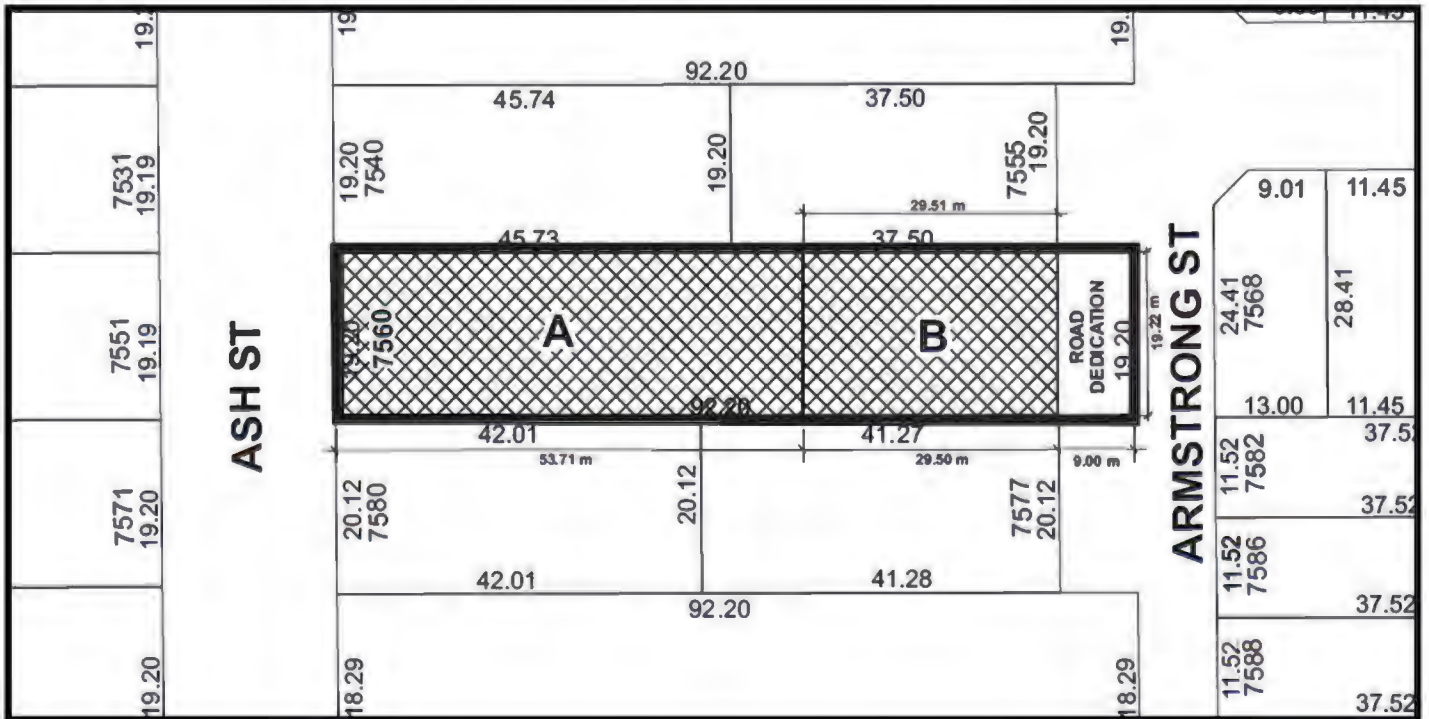
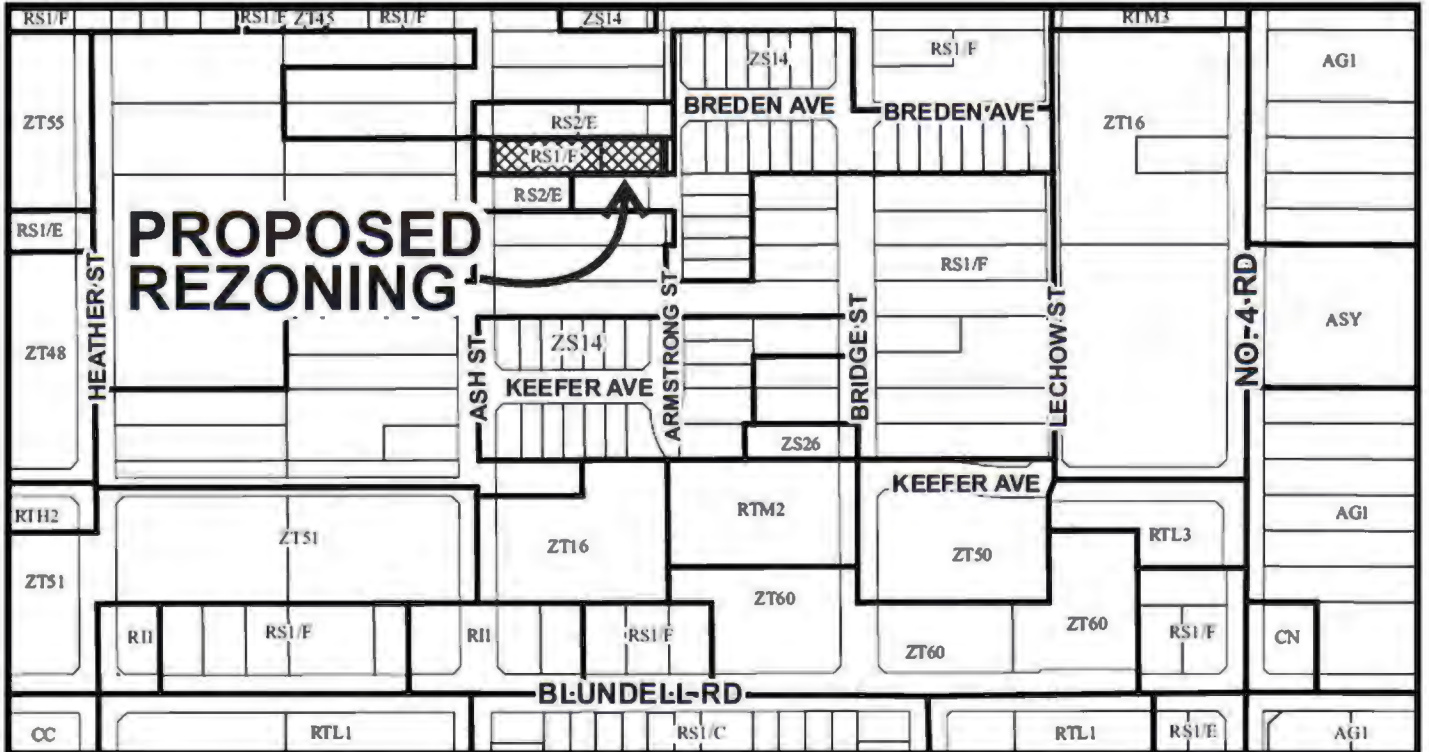
MAYOR

CORPORATE OFFICER



City of Richmond

“Schedule A attached to and forming part of Bylaw No. 10526”



RZ 22-021110

Original Date: 09/22/22

Revision Date: 12/14/23

Note: Dimensions are in METRES