



City of Richmond

Report to Committee Planning and Development Division

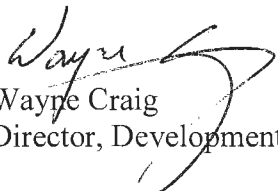
To: Planning Committee
From: Wayne Craig
Director, Development

Date: August 23, 2017
File: RZ 16-738465

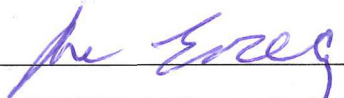
Re: Application by Sandeep Kang for Rezoning at 3751 Shuswap Avenue from
"Single Detached (RS1/E)" to "Coach Houses (RCH1)"

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9727, for the rezoning of 3751 Shuswap Avenue from "Single Detached (RS1/E)" to "Coach Houses (RCH1)", be introduced and given first reading.


Wayne Craig
Director, Development

JR:blg
Att. 7

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

Staff Report

Origin

Sandeep Kang has applied to the City of Richmond for permission to rezone 3751 Shuswap Avenue from the “Single Detached (RS1/E)” zone to the “Coach Houses (RCH1)” zone, to permit the property to be subdivided to create two single-family lots, each with a principal dwelling and accessory coach house above a detached garage, with vehicle access from the rear lane (Attachment 1). The proposed subdivision is shown in Attachment 2. There is an existing single-family dwelling on the property, which would be demolished.

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 property is as follows:

- To the North: One single-family dwelling on a lot zoned “Single Detached (RS1/E),” with vehicle access from the rear lane.
- To the South, across Shuswap Avenue: Single-family dwellings on lots zoned “Single Detached (RS1/A),” with vehicle access from the rear lane, and one single-family dwelling on a lot zoned “Single Detached (RS1/A),” with vehicle access from No. 1 Road.
- To the East, across No. 1 Road: Single-family dwellings on lots zoned “Single Detached (RS1/B),” with vehicle access from Fundy Road.
- To the West, across the rear lane: A single-family dwelling on a lot zoned “Single Detached (RS1/E),” with vehicle access from the rear lane.

Related Policies & Studies

Official Community Plan/Steveston Area Plan

The subject property is located in the Steveston planning area. The Official Community Plan (OCP) designation for the subject property is “Neighbourhood Residential” (Attachment 4). The Steveston Area Land Use Map designation for the subject property is “Single Detached” (Attachment 5). The proposed rezoning is consistent with these designations.

Arterial Road Land Use Policy

The subject property is designated “Arterial Road Compact Lot Coach House” on the Arterial Road Housing Development Map, which allows for compact lot single detached or compact lot coach house development. The Arterial Road Land Use Policy requires all compact lot developments to be accessed from a functional municipal lane only. The proposed rezoning and ensuing development are consistent with the Policy.

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 has not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Built Form 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. These plans include architectural elevations for the coach houses on each lot, and elevations for the building faces abutting No. 1 Road and Shuswap Avenue for Proposed Lot B; which is a corner lot (Attachment 6).

The site plan for Proposed Lot A shows a principal dwelling fronting No. 1 Road and a coach house above a detached garage fronting the rear lane. Private outdoor space for the coach house is provided at grade, and no balcony is proposed for the coach houses. Second storey setbacks on the south and west elevations break up the vertical massing, and projecting window boxes on the north and west elevations provide articulation and visual interest.

The overall design and siting of the coach house on Proposed Lot B is similar to the coach house on Proposed Lot A, with additional attention to the south elevation in order to address the road interface. The primary access to the coach house is from Shuswap Avenue, and the entry includes a porch and secondary roof gables. The landscaping should further emphasize the exterior side yard setback as the “front yard” of the coach house.

The plans for the principal dwelling on Proposed Lot B show articulation of the building façade on the south and east elevations, and projecting gable ends on the south elevation. The east elevation includes small sections of flat roof above the porch and each window projection.

For each lot, on-site parking is proposed in a garage in accordance with the Zoning Bylaw. Parking for the principal dwelling consisting of two parking spaces provided in a tandem arrangement; which is permitted in the “Coach Houses (RCH1)” zone for the principal dwelling only. One parking space for the coach house is provided in the garage.

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

- A Landscape Plan, prepared by a Registered Landscape Architect, that is consistent with the landscaping regulations contained in Richmond Zoning Bylaw 8500 and the Arterial Road Land Use Policy. The Landscape Plan must include a cost estimate prepared by the Landscape Architect for the works (including all trees, soft and hard landscaping materials, fencing, installation costs, and a 10% contingency).
- A Landscaping Security based on 100% of the cost estimate by the Landscape Architect.

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

- The coach house cannot be stratified.
- The area used for tandem 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, at the time of application.

Existing Legal Encumbrances

There is an existing 1.5 m wide Statutory Right-of-Way (SRW) along the entire front lot line for municipal service connections. A 0.4 m road dedication is required along the entire No. 1 Road frontage, for boulevard and sidewalk widening, which will reduce the total width of the SRW. The applicant is aware that encroachment into the SRW is not permitted.

Transportation and Site Access

Vehicle access to the proposed lots is to be from the existing rear lane only. No vehicle access is permitted from No. 1 Road, in accordance with Residential Lot (Vehicular) Access Regulation Bylaw No. 7222. The developer is required to remove the existing driveway access to Shuswap Avenue.

Pedestrian access to the proposed lots will be provided via a permeable pathway from both No. 1 Road and the rear lane. Each proposed lot must have a clear, unobstructed pathway from No. 1 Road to the coach house, in accordance with the requirements of the “Coach Houses (RCH1)” zone. The coach house on the proposed corner lot will have an additional pedestrian access to Shuswap Avenue.

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

There are no bylaw-sized trees on the subject property, and no trees on adjacent properties that require tree protection measures. The applicant must plant two trees on each new lot, for a total of four trees, consistent with the landscaping requirements for Arterial Road Compact Lot Development contained in the OCP. Prior to final adoption of the rezoning bylaw, the applicant is required to submit a Landscape Plan showing the four required trees, and submit a Landscape Security for the installation of the landscaping.

Affordable Housing Strategy

The Affordable Housing Strategy for single-family rezoning applications received prior to July 18, 2017, requires a secondary suite or coach house on 100% of new lots created; a suite or coach house on 50% of new lots created together with 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; or, where secondary suites cannot be accommodated in the development, a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$2.00/ft² of the total buildable area of the development.

This proposal conforms to the Affordable Housing Strategy as it involves the creation of two 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 frontage improvements to both No. 1 Road and Shuswap Avenue; which include, but are not limited to:

- A 4.0 m x 4.0 m corner cut road dedication at the intersection of Shuswap Avenue and No. 1 Road.
- A 0.4 m road dedication along the entire No. 1 Road frontage for sidewalk and boulevard widening.
- Removal of the existing sidewalk on No. 1 Road.
- Removal of the existing driveway crossing and curb letdown to Shuswap Avenue.
- Construction of a 1.5 m wide concrete sidewalk at the property line and a 1.5 m wide landscaped boulevard on both No. 1 Road and Shuswap Avenue.

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 7.
- Payment to the City, in accordance with the Subdivision and Development Bylaw No. 8751, a \$32,483.70 cash-in-lieu contribution for the design and construction of lane upgrades, which will include repaving, drainage, concrete curb and gutter, and lane lighting.

Financial 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 3751 Shuswap Avenue from the "Single Detached (RS1/E)" zone to the "Coach Houses (RCH1)" zone, to permit the property to be subdivided to create two single-family lots, each with a principal dwelling and accessory coach house above a detached garage, with vehicle access from the rear lane.

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

The list of rezoning considerations is included in Attachment 7, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9727 be introduced and given first reading.



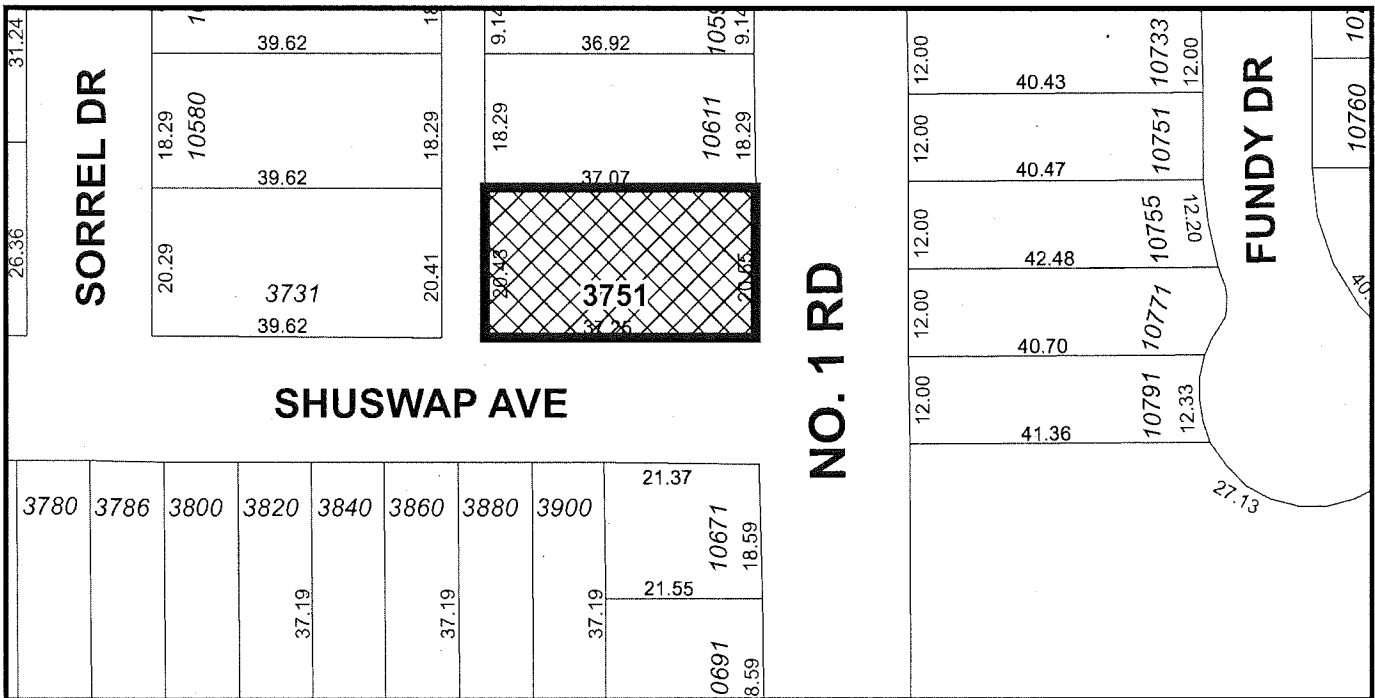
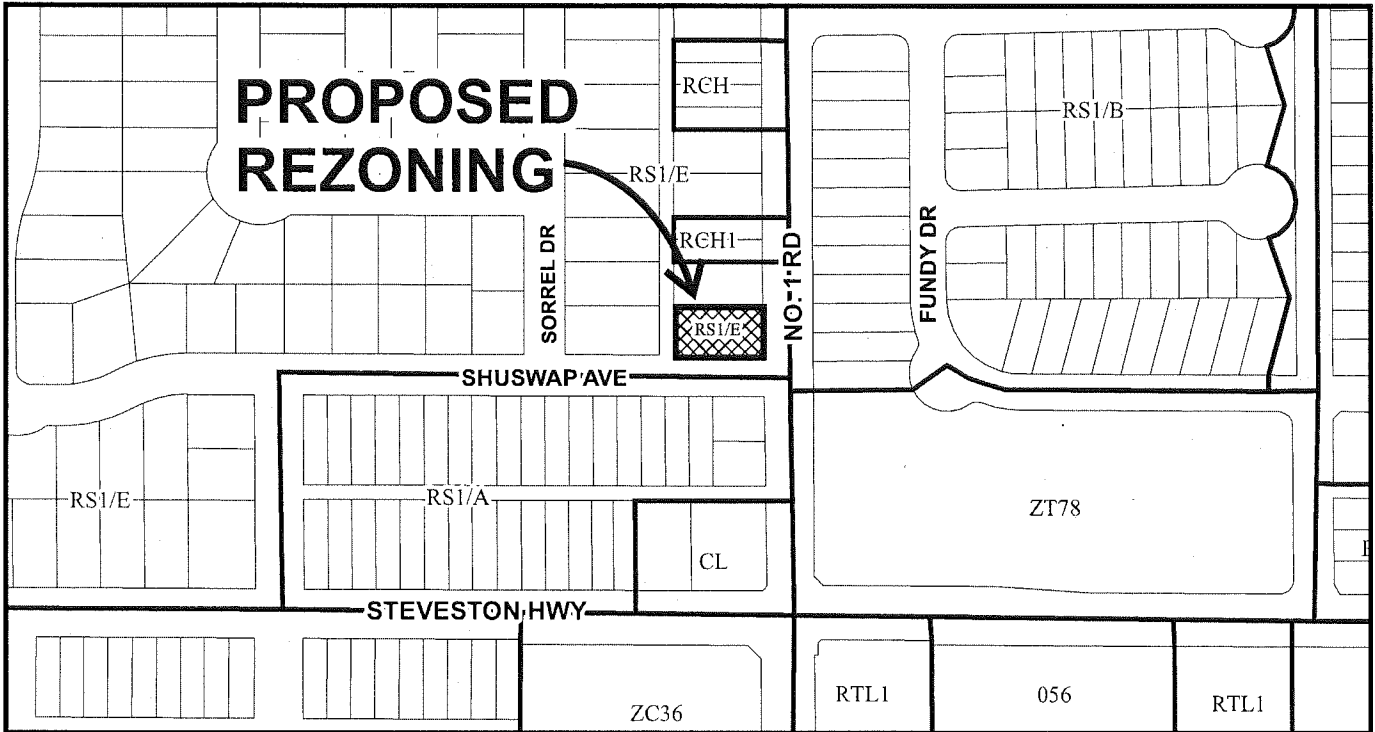
Jordan Rockerbie
Planning Technician
(604-276-4092)

JR:blg

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Steveston Area Land Use Map (Official Community Plan)
- Attachment 5: Steveston Area Land Use Map (Steveston Area Plan)
- Attachment 6: Conceptual Development Plans
- Attachment 7: Rezoning Considerations



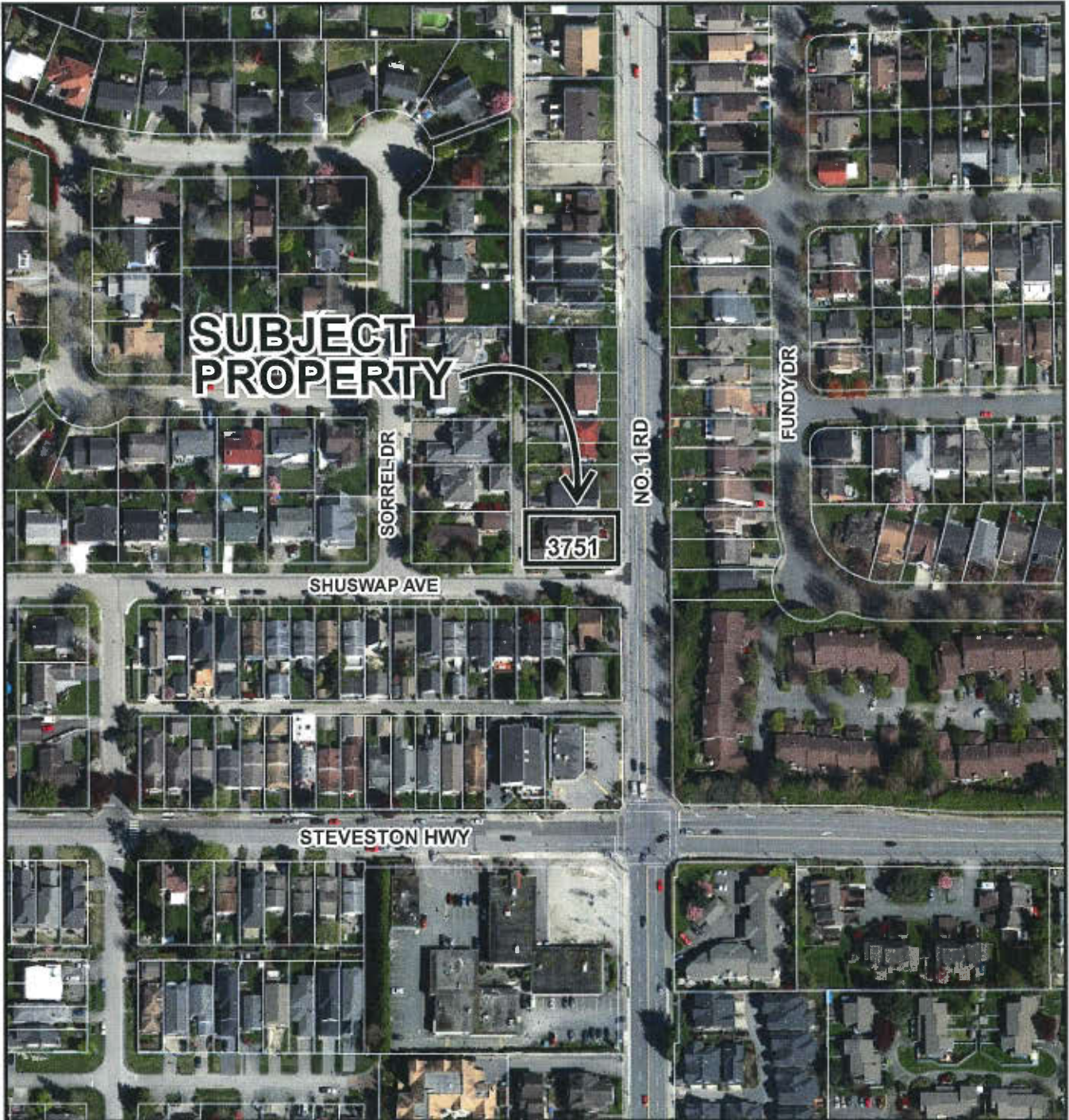
City of
Richmond



	<h1>RZ 16-738465</h1>	<p>Original Date: 08/09/16 Revision Date: 06/01/17 Note: Dimensions are in METRES</p>
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City of
Richmond



**SUBJECT
PROPERTY**

3751

SORREL DR

SHUSWAP AVE

STEVESTON HWY

NO. 1 RD

FUNDY DR



RZ 16-738465

Original Date: 08/09/16

Revision Date:

Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF
 LOT 608 EXCEPT: PARCEL "D" (BYLAW PLAN 42919), SECTION 34
 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 42890**

751 SHUSWAP AVENUE,
 RICHMOND, B.C.
 P.L.D. 008-594-701

561

604

REM.
 560

NOTE:
 Elevations shown are based on City of
 Richmond HPN Benchmark network.
 Benchmark: HPN #231,
 Control Monument 19713
 Located at E side of Dyke, W side
 lagoon opp. Mariner Park. Prot. By
 4x4 posts
 Elevation = 3.419 metres

NOTE:
 Use site Benchmark Tog #843 for
 construction elevation control.

- LEGEND:**
- (c) denotes conifer
 - (D) denotes deciduous
 - ▣ denotes catch basin
 - denotes round catch basin
 - ⊙ denotes water valve
 - ⊕ denotes cleanout
 - ⊗ denotes lamp standard
 - ⊙ denotes fire hydrant
 - ⊙ denotes sign
 - ⊙ denotes power post
 - MF denotes main floor
 - TW denotes top of retaining wall

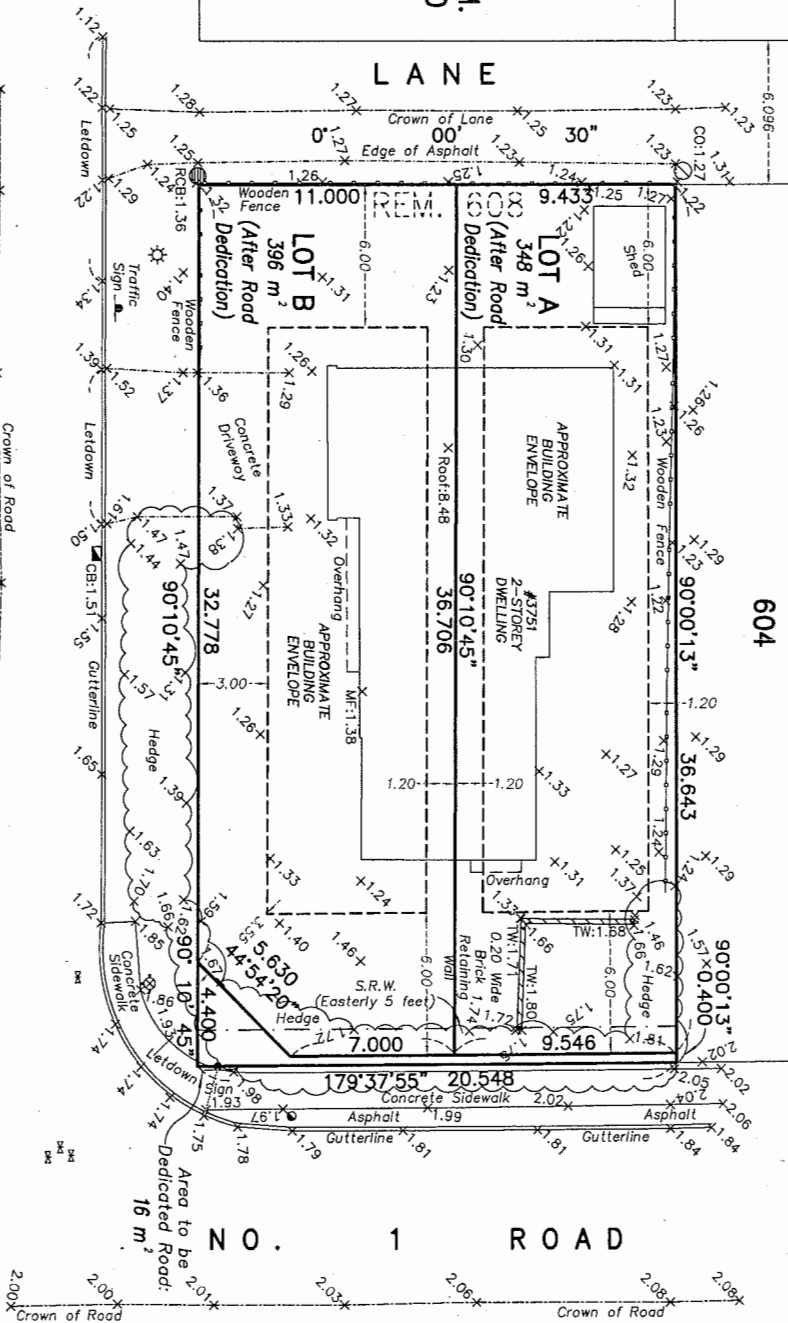
© copyright
 J. C. Tam and Associates
 Canada and B.C. Land Surveyor

715 - 8833 Odlin Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: 214-8928
 Fax: 214-8929

E-mail: office@jctam.com
 Website: www.jctam.com
 Job No. 6045
 FB-281 P96-98
 Drawn By: IO

DWG No. 6045-Topo-03

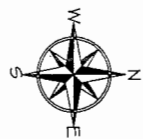
SHUSWAP AVENUE



SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
 THEREOF UNLESS OTHERWISE INDICATED



CERTIFIED CORRECT:
 LOT DIMENSION ACCORDING TO
 FIELD SURVEY.

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

MAY 27th, 2015.



RZ 16-738465

Attachment 3

Address: 3751 Shuswap Avenue

Applicant: Sandeep Kang

Planning Area(s): Steveston

	Existing	Proposed
Owner:	Jasbinder Singh Hayre Bhajno Yasmin Kaur Hayre	To be determined
Site Size (m²):	760 m ²	Lot A: 348 m ² Lot B: 396 m ² Road dedication: 16 m ²
Land Uses:	One single-family home	Two single-family homes
OCP Designation:	Neighbourhood Residential	No change
Steveston Area Plan Designation:	Single-Detached	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*	Lot A: Max. 175.8 m ² (1,892.3 ft ²) Lot B: Max. 204.6 m ² (2,202.3 ft ²)	Lot A: Max. 166.0 m ² (1,786.8 ft ²) Lot B: Max. 194.8 m ² (2,096.8 ft ²)	none
Coach House Floor Area*	Min. 33.0 m ² (355.2 ft ²) Max. 60.0 m ² (645.8 ft ²)	42.8 m ² (461.0 ft ²)	none
Total Buildable Floor Area*	Lot A: 208.8 Max. m ² (2,247.5 ft ²) Lot B: 237.6 Max. m ² (2,557.5 ft ²)	Lot A: 208.8 Max. m ² (2,247.5 ft ²) Lot B: 237.6 Max. m ² (2,557.5 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	Lot A: 348 m ² Lot B: 396 m ²	none
Lot Dimensions (m):	Lot A Width: Min. 9.0 m Lot B Width: Min. 11.0 m Depth: Min. 35.0 m	Lot A Width: 9.5 m Lot A Depth: 36.6 m Lot B Width: 11.0 m Lot B Depth: 36.6 m	none
Principal Dwelling Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m Interior Side: Min. 1.2 m Exterior Side: Min. 3.0 m	Front: Min. 6.0 m Rear: Min. 6.0 m Interior Side: Min. 1.2 m Exterior Side: Min. 3.0 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Coach House Dwelling Setbacks:	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 Exterior Side: Min. 3.0 m	Rear: 1.2 m Interior Side (Lower): 0.6 m Interior Side (Upper): 1.2 m Opposite Interior Side: 2.64 m Exterior Side: 4.2 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	6.47 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	Principal Dwelling: 30 m ²	none
Coach House Balcony:	Max. 8.0 m ²	No balcony proposed	none

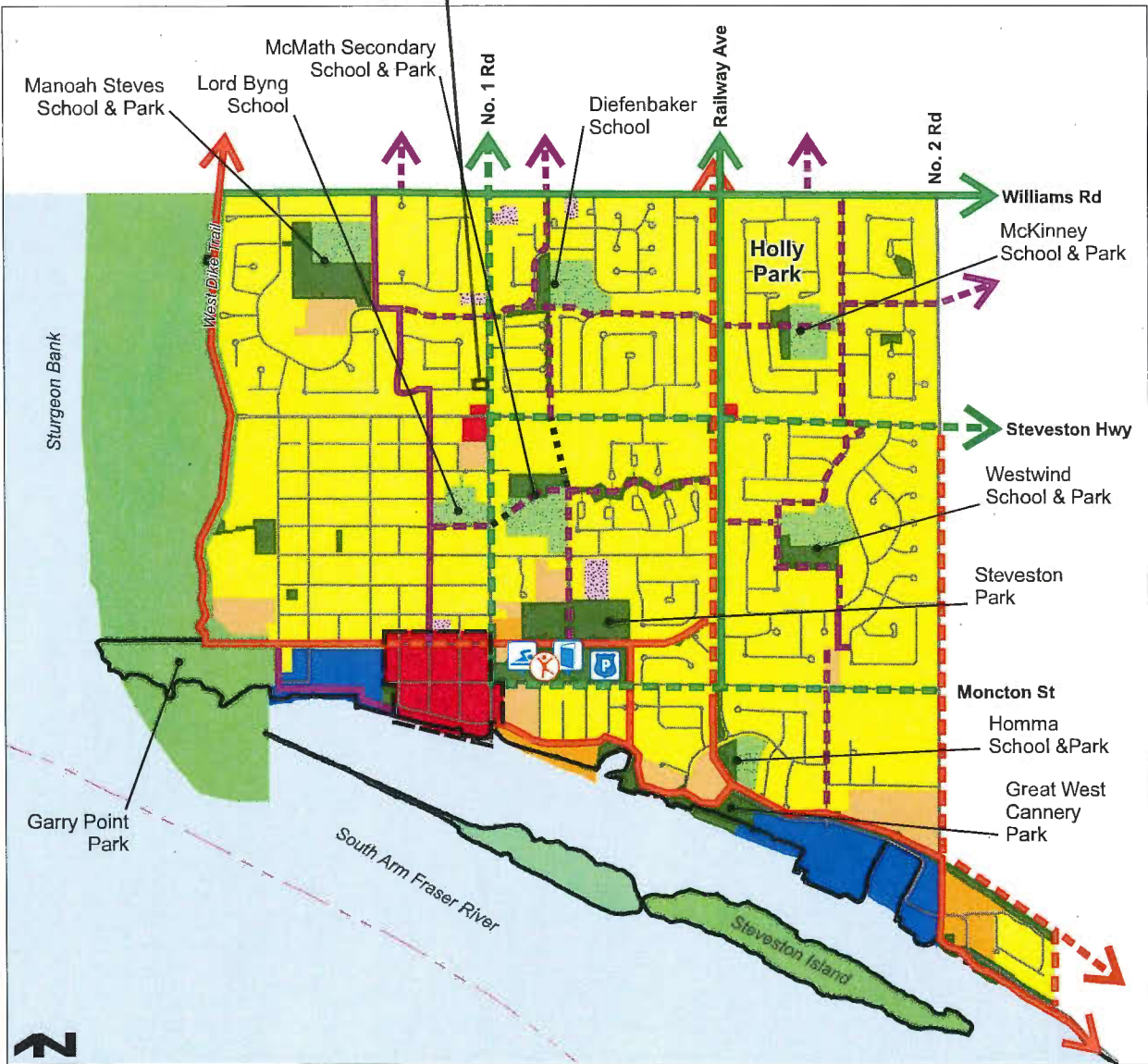
Other: Tree replacement compensation required for loss of bylaw-sized trees.

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



4. Steveston

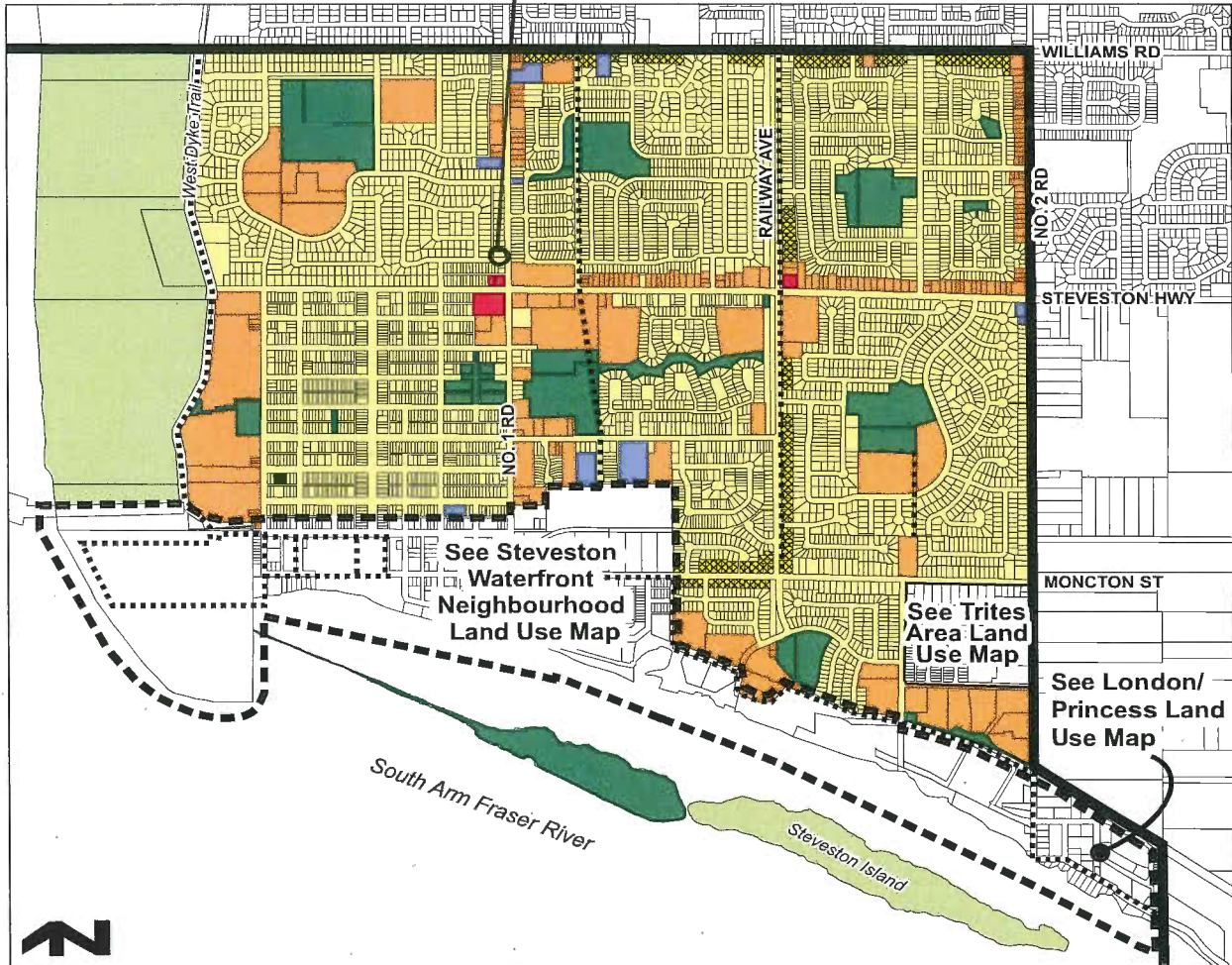
SUBJECT PROPERTY













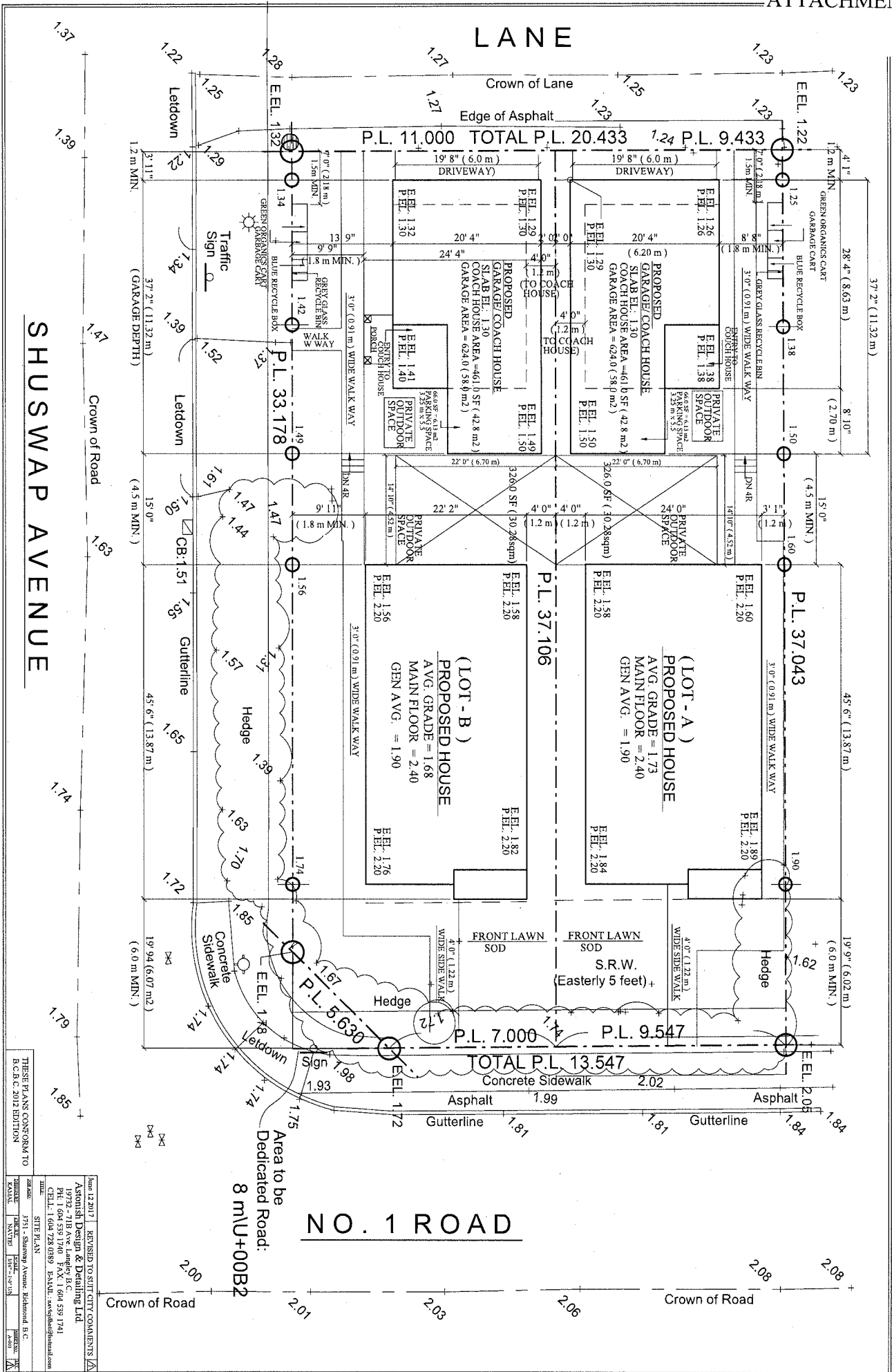
Apartment Residential	Steveston Community Centre	Existing Major Street Bike Route
Commercial	Police Steveston Community Station	Future Major Street Bike Route
Community Institutional	Steveston Library	Existing Greenway/Trail
Conservation	Steveston Pool	Future Greenway/Trail
Industrial	Steveston Neighbourhood Centre (future)	Existing Neighbourhood Link - enhanced
Mixed Use		Future Neighbourhood Link - unenhanced
Neighbourhood Residential		Future Neighbourhood Link
Neighbourhood Service Centre		
Park		
School		

Steveston Area Land Use Map

Bylaw 9604
2016/12/19



	Single-Family		Institutional
	Single-Detached/Duplex/Triplex		Conservation Area
	Multiple-Family		Trail
	Commercial		Steveston Area Boundary
	Public Open Space		Steveston Waterfront Neighbourhood Boundary

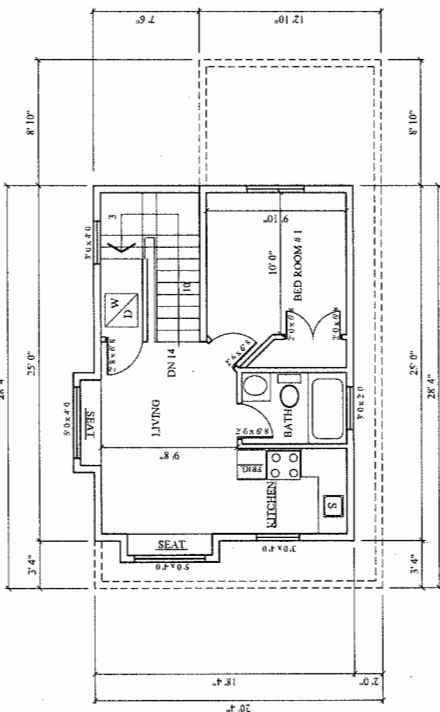


DATE	12/2017	REVISION	REVISED TO CITY COMMENTS
DESIGNER	Astomish Design & Detailing Ltd.		
19732 - 718 Ave Langley, B.C.			
PH: 1 604 539 1740 FAX: 1 604 539 1741			
CELL: 1 604 728 0389 EMAIL: jawa@astomish.com			
CLIENT	3151 - Shuswap Avenue, Richmond, B.C.		
TITLE	SITE PLAN		
SCALE	AS SHOWN		
DATE	12/2017		

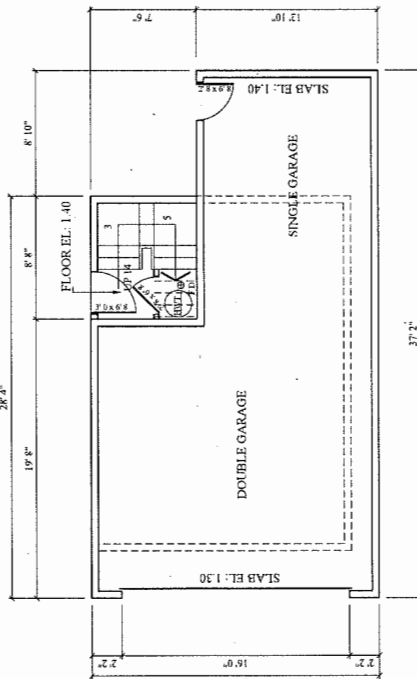
THESE PLANS CONFORM TO B.C.B.C. 2012 EDITION

Area to be Dedicated Road: 8 m \U+00B2

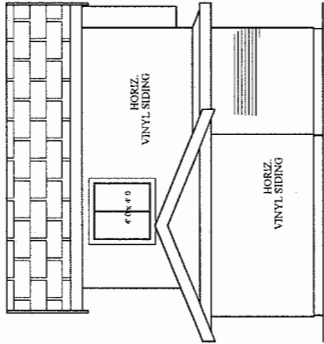
COACH HOUSE - PROPOSED LOT A



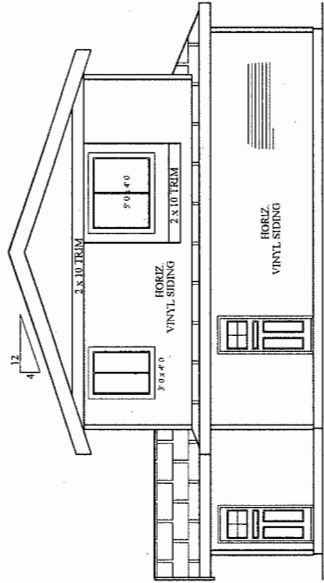
COACH HOUSE FLOOR PLAN
COACH HOUSE AREA = 458.0 SF (42.54 m²)
(INCLUDING STAIRS)



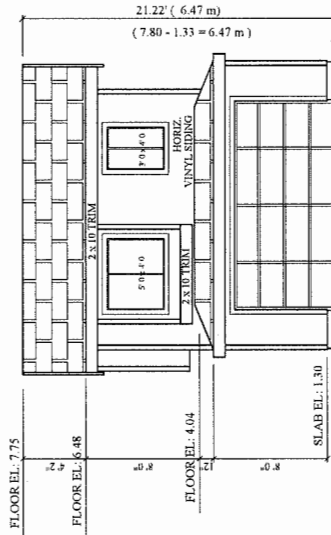
GARAGE PLAN
AREA = 624.0 SF (57.96 m²)



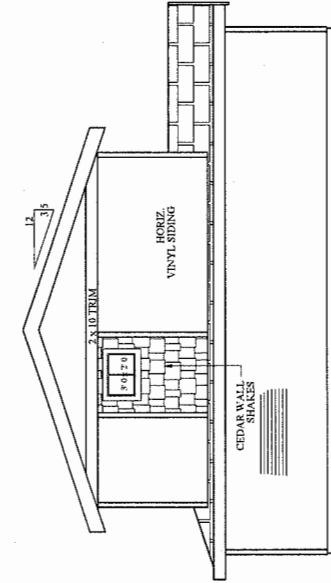
FRONT ELEVATION (EAST)



LEFT SIDE ELEVATION (NORTH)



REAR ELEVATION (WEST)
HIGHEST CROWN ON LANE EL. 1.27



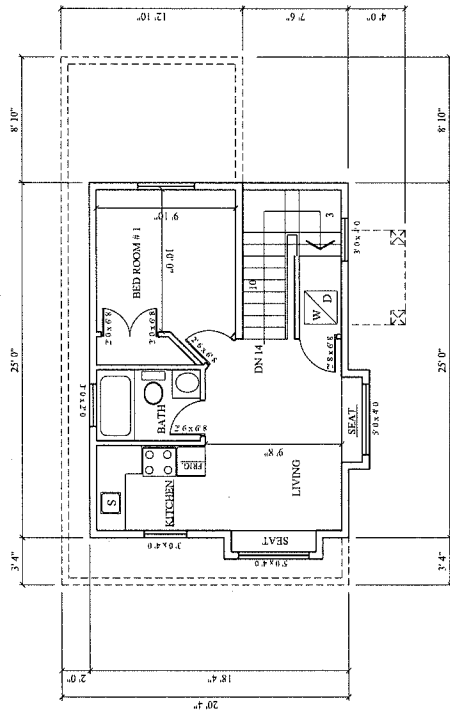
RIGHT SIDE ELEVATION (SOUTH)

Astonish Design & Detailing Ltd.
19732 - 71B Ave Langley B.C.
PH: 1 604 539 1740 FAX: 1 604 539 1741
CELL: 1 604 728 0869 EMAIL: astonish@astonish.com
COACH HOUSE PLAN - Lot A

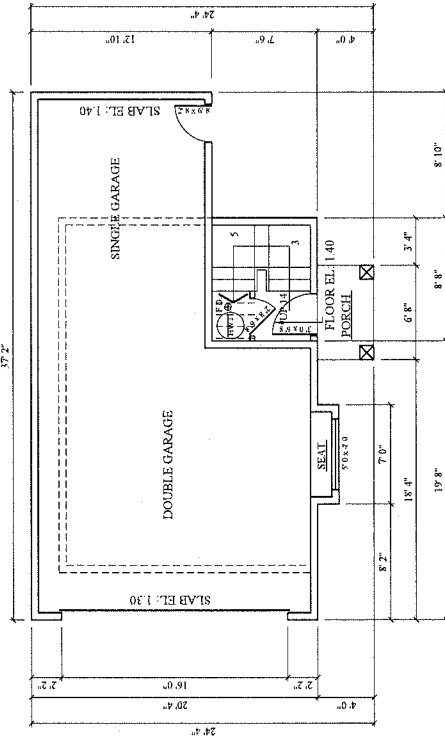
THESE PLANS CONFORM TO
B.C.B.C. 2012 EDITION

DATE	3/5/11	ISSUED FOR	PERMITS
DATE	3/5/11	ISSUED FOR	PERMITS
DATE	3/5/11	ISSUED FOR	PERMITS
DATE	3/5/11	ISSUED FOR	PERMITS

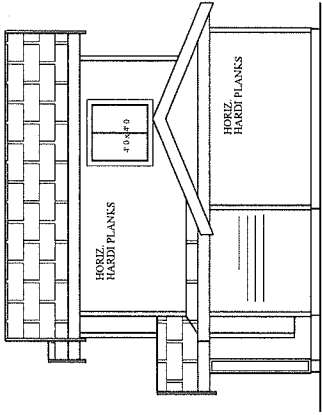
COACH HOUSE - PROPOSED LOT B



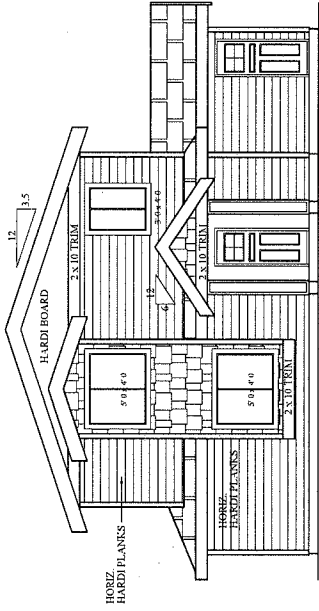
COACH HOUSE FLOOR PLAN
 COACH HOUSE AREA = 458.0 SF (42.54 m²)
 (INCLUDING STAIRS)



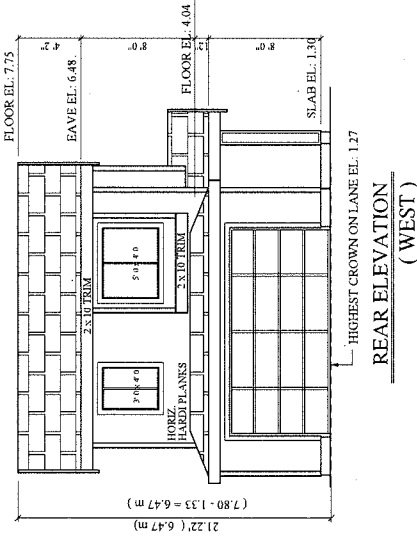
GARAGE PLAN
 AREA = 624.0 SF (57.96 m²)



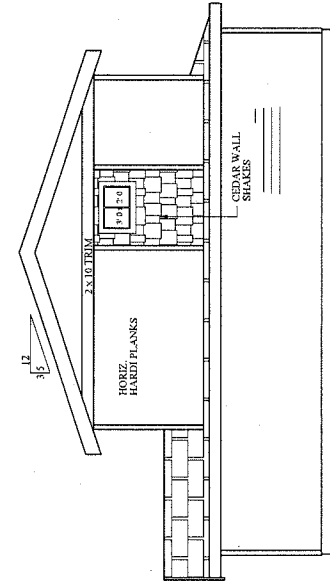
FRONT ELEVATION
 (EAST)



RIGHT SIDE ELEVATION
 (NORTH)



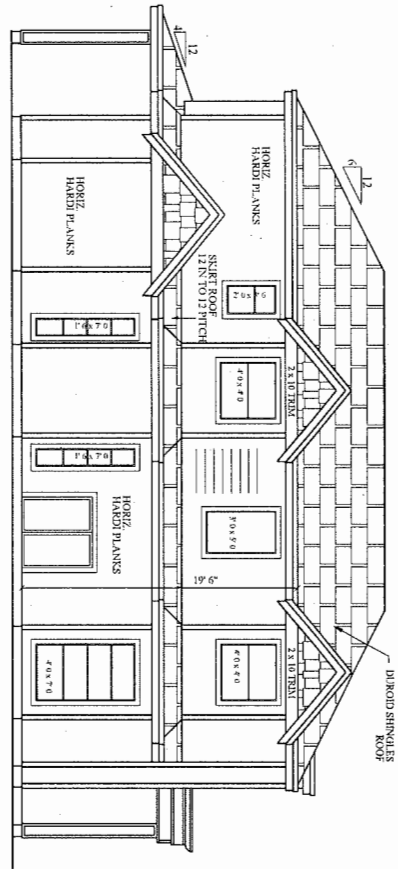
REAR ELEVATION
 (WEST)



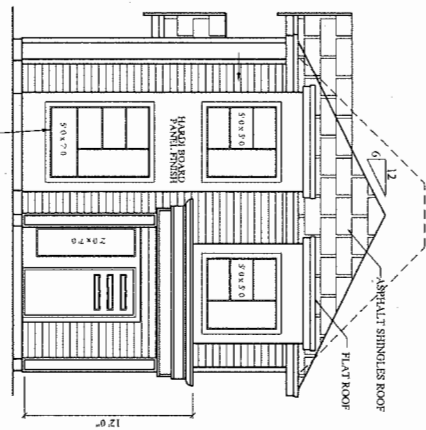
LEFT SIDE ELEVATION
 (SOUTH)

DATE	12/20/17	REVISION	REVISED TO SUIT CITY COMMENTS
Astonish Design & Detailing Ltd 19732 - 71E Ave Langley, B.C. Langley, B.C. V3A 0G4 (604) 530-1741 FAX: (604) 530-1742 CELL: 1-604-728-0380 EMAIL: ronald@astonish.com			
TITLE	COACH HOUSE PLAN - LOT B		
SCALE	1/8" = 1'-0"	1/4" = 1'-0"	1/2" = 1'-0"
DESIGNED BY	RM/ML	CHECKED BY	RM/ML
DRAWN BY	RM/ML	DATE	12/20/17
THESE PLANS CONFORM TO B.C.B.C. 2012 EDITION			

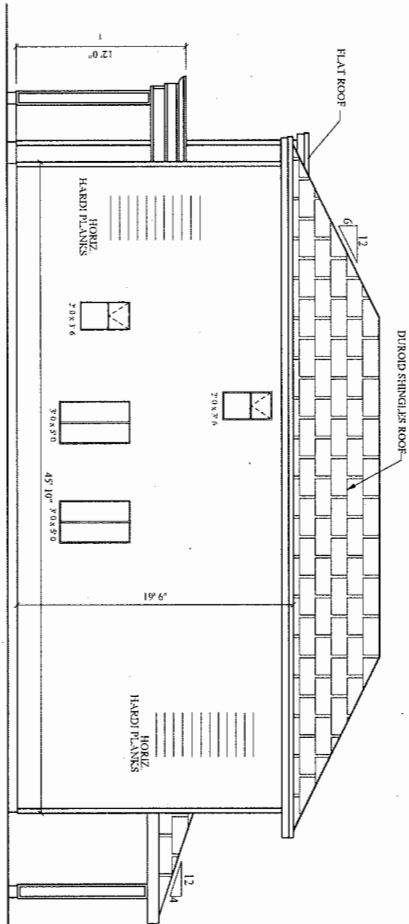
PRINCIPAL DWELLING - PROPOSED LOT B



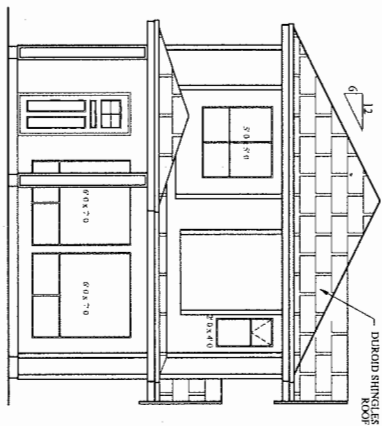
SOUTH (LEFT) SIDE ELEVATION



EAST (FRONT) ELEVATION



NORTH (RIGHT) SIDE ELEVATION



WEST (REAR) ELEVATION

Astorish Design & Detailing Ltd
 19752 - 7th Ave Langley B.C.
 CH 1 604 798 1341 FAX 1 604 539 1341
 CH 1 604 728 8385 E-MAIL: astorishdesign@astorish.com
 WEBSITE: www.astorishdesign.com

THESE PLANS CONFORM TO
 B.C.B.C. 2012 EDITION

SCALE	ELEVATIONS
FRONT	1/4" = 1'-0"
REAR	1/4" = 1'-0"
SIDE	1/4" = 1'-0"
PLAN	1/4" = 1'-0"



Address: 3751 Shuswap Avenue

File No.: RZ 16-738465

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9727, the developer is required to complete the following:

1. A 0.4 m road dedication along the entire No. 1 Road frontage for sidewalk and boulevard widening.
2. A 4.0 x 4.0 m corner cut road dedication at the intersection of Shuswap Avenue and No. 1 Road.
3. 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 a 10% contingency. The Landscape Plan should:
 - Comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line.
 - Comply with the landscaping requirements for corner lots established in Richmond Zoning Bylaw 8500.
 - Include a mix of coniferous and deciduous trees.
 - Include the four required trees with the following minimum sizes:

No. of Required Trees	Minimum Caliper of Deciduous Tree	Minimum Height of Coniferous Tree
4	6 cm	2 m

4. Registration of a flood indemnity covenant on Title.
5. Registration of a legal agreement on Title, ensuring that the coach house cannot be stratified.
6. Registration of a legal agreement on Title, prohibiting the conversion of the tandem parking area into habitable space.
7. 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 a Servicing Agreement* or a City work order:

Water Works:

- Using the OCP Model, there is 588 L/s of water available at a 20 psi residual at the hydrant on Shuswap Avenue. Based on the proposed development, the 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 Building designs.
- At Developer's cost, the City is to:
 - Install one new water service connection complete with meter and meter box off of the existing 200 mm PVC watermain on Shuswap Avenue for the southern subdivided lot.
 - Install one new water service connection complete with meter and meter box off of the existing 300 mm AC watermain on No.1 Road for the northern subdivided lot.
 - Cut and cap at main the existing water service connection.

Storm Sewer Works:

- At Developer's cost, the City is to:
 - Install a new storm service connection complete with inspection chamber and dual service leads at the adjoining property line of the two newly subdivided lots, off of the existing box culvert on No.1 Road.
 - Cut, cap and remove the existing storm service connection and inspection chamber STIC42202 at the southwest corner of the subject site.

Sanitary Sewer Works:

- At Developer's cost, the City is to:
 - Install a new sanitary service connection complete with inspection chamber and dual service leads off of the existing 200 mm AC sewer in the lane, west of the subject site.
 - Cut and cap the existing sanitary service lead at the northwest corner of the subject site.

Frontage Improvements:

- The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located onsite.
 - Review streetlight spacing and revise as required. Install a new streetlight at the southwest corner of the intersection between Shuswap Avenue and No.1 Road. Streetlight design may be provided by the developer for the City to review and install, if a Servicing Agreement is not required.
 - Complete upgrades to the No. 1 Road frontage, including, but not limited to:
 - Removal of the existing concrete sidewalk, replacement with a 1.5 m wide sidewalk at the new property line, and a 1.5 m wide landscaped boulevard.
 - Complete upgrades to the Shuswap Avenue frontage, including, but not limited to:
 - Permanent closure of the existing driveway crossing, removal of the driveway letdown, and replacement with concrete curb and gutter.
 - Construction of a new 1.5 m wide sidewalk at the property line, and 1.5 m wide landscaped boulevard.
 - Pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$32,483.70 cash-in-lieu contribution for the design and construction of lane upgrades as set out below:
 - Lane Asphalt/Pavement (EP .0636) \$11,032.20
 - Lane Drainage (EP .0637) \$10,623.60
 - Lane Concrete Curb & Gutter (EP .0638) \$5,516.10
 - Lane Lighting (EP. 0639) \$5,311.80

Initial: _____

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 9727 (RZ 16-738465)
3751 Shuswap Avenue

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. 006-594-701

Lot 608 Except: Parcel "D" (Bylaw Plan 42919), Section 34 Block 4 North Range 7 West New Westminster District Plan 42890

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9727".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

SEP 11 2017



MAYOR

CORPORATE OFFICER