



City of Richmond

Report to Committee Fast Track Application Planning and Development Department

To: Planning Committee

Date: January 24, 2014

From: Wayne Craig
Director of Development

File: RZ 13-647579

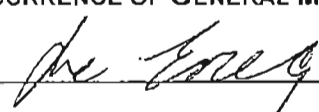
Re: Application by Chris and Mike Stylianou for Rezoning at 11900 and
11902 Kingfisher Drive from Single Detached (RS1/E) to Single Detached (RS2/B)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9097, for the rezoning of 11900 and 11902 Kingfisher Drive from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", 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

Item	Details	
Applicant	Chris & Mike Stylianou	
Location	11900/11902 Kingfisher Drive (Attachment 1)	
Development Application Data Sheet	See Attachment 2	
Zoning	Existing: "Single Detached (RS1/E)"	
	Proposed: "Single Detached (RS2/B)"	
OCP Designation	Neighbourhood Residential (NRES)	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Steveston Area Plan Designation	Single-Family	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Affordable Housing Strategy Response	Consistent with the Affordable Housing Strategy for single-family rezoning applications, the applicant proposes to build a legal secondary suite within the principal dwelling on one (1) of the two (2) proposed lots.	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Flood Management	Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.	
Surrounding Development	North:	Two (2) dwellings on large-sized lots zoned "Single Detached (RS1/E)", directly across Kingfisher Drive.
	South:	One (1) dwelling on a large-sized lot zoned "Single Detached (RS1/E)" and a duplex on a large-sized lot zoned "Two-Unit Dwellings (RD1)", directly across Merganser Drive to the south.
	East:	One (1) dwelling on a large-sized lot zoned "Single Detached (RS1/E)", fronting Kingfisher Drive.
	West:	One (1) dwelling on a large-sized lot zoned "Single Detached (RS1/E)" and a duplex on a large-sized lot zoned "Two-Unit Dwellings (RD1)", directly across Merganser Drive to the west.
Rezoning Considerations	See Attachment 3	

Staff CommentsBackground

The proposed rezoning would enable a subdivision to create two (2) smaller lots from an existing large lot at the south-east corner of Kingfisher Drive and Merganser Drive. Each new lot would be a minimum of 12 m wide, and between 417 m² and 510 m² in area. A survey plan of the proposed subdivision is provided in **Attachment 4**. The proposed site plan for the dwellings on the proposed lots is provided in **Attachment 5**.

The subject site contains an existing non-conforming duplex which was constructed in the mid 1970's, and is located in an established residential neighbourhood that has seen limited redevelopment through rezoning and subdivision in recent years. This rezoning application is consistent with the Zoning amendment provisions of Richmond Zoning Bylaw 8500 as it relates to a rezoning application on a site containing a duplex and that is intended to be subdivided into no more than two (2) lots. This rezoning application is also consistent with a similar rezoning application on Merganser Drive, which was approved by Council in 2009. Potential exists for other large-sized lots in the area that contain a duplex to redevelop in a similar manner.

Trees & Landscaping

A Tree Survey and a Certified Arborist's Report were submitted by the applicant, which identify and provide recommendations on tree retention and removal relative to the proposed development. The Tree Survey identifies one (1) bylaw-sized Falsecypress tree on-site, four (4) bylaw-sized Cedar trees and one (1) bylaw-sized Fir tree on City-owned property in the boulevard next to the site, and two (2) bylaw-sized Birch trees on the neighbouring lot to the east at 5280 Merganser Drive. The proposed Tree Retention & Removal Plan is shown in **Attachment 6**.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, has conducted on-site visual tree assessment, and concurs with the recommendations to:

- Remove the bylaw-sized Falsecypress tree (Tree # 6) from the site due to poor condition and structure (i.e. co-dominant stems, unbalanced canopy, visibly sparse); and
- Protect the off-site Birch trees (Trees # 7 & 8) on the neighbouring lot to the west at 5280 Merganser Drive in accordance with the City's Tree Protection Information Bulletin TREE-03.

Consistent with the 2:1 replacement ratio in the Official Community Plan (OCP), the applicant has agreed to plant and maintain two (2) replacement trees on each of the proposed lots (6 cm deciduous calliper or 3.5 m high conifer).

To ensure that the replacement trees are planted and that the yards of these proposed corner lots are enhanced, the applicant must submit the following prior to rezoning:

- A Landscape Plan and cost estimate, prepared by a registered Landscape Architect, for the front and exterior side yards of the proposed lots (i.e. the yards that front onto Kingfisher Drive and Merganser Drive), to the satisfaction of the Director of Development; and
- A Landscaping Security in the amount of 100% of the cost estimate (including fencing, paving, replacement tree and installation costs).

The Landscape Plan must address the following items:

- Include the dimensions of tree protection fencing in accordance with the City's Tree Protection Information Bulletin TREE-03;
- Include the two (2) required replacement trees (6 cm deciduous calliper or 3.5 m high conifer)
- Include a mix of coniferous and deciduous replacement trees; and

- The grade between the City's sidewalk and the landscaping along property lines should be the same;
- All front and exterior side yards along Kingfisher Drive and Merganser Drive must be planted with a combination of lawn, flower beds, flowering shrubs, and ground cover to provide seasonal interest and water permeability;
- If individual shrubs are planted in the front and exterior side yards, they must be of a low height that will not exceed 1.2 m at maturity, and must be located behind any fencing that is proposed;
- Continuous hedges are not permitted in the front and exterior side yards.
- If any fencing is proposed along the front and exterior side yards:
 - it must be setback from the property line and is limited to a maximum height of 1.2 m and must be picket, wicket, or post-rail rather than solid panel;
 - it must incorporate flower beds, flowering shrubs and other low-lying landscaping to provide improved articulation.

The City's Parks department staff has reviewed the Arborist's Report and has conducted a site inspection. Parks has provided the following comments on retention and removal of trees on City-owned property in the boulevard next to the subject site:

- Retain the bylaw-sized Fir tree (Tree # 1) on City-owned property in front of the neighbouring lot to the east (11880 Kingfisher Drive), due to its fair condition and its limited potential impact from proposed development on-site. If the existing driveway on-site is to be removed and replaced with a new driveway, excavation must be done by hand to minimize damage to the root system, and the new driveway on-site must be shifted as far west as possible. Tree protection fencing must be installed at a minimum of 3 m from the main trunk and maintained during construction;
- Remove two (2) bylaw-sized Cedar trees (Trees # 2 and 3) on City-owned property to the north of the subject site due to poor structure and condition from previous topping and limb failure.
- Remove the two (2) bylaw-sized Cedar trees (Trees #4, and 5) on City-owned property to the west of the subject site due to poor condition and structure from previous topping, and due to construction impacts resulting from required site servicing along the Merganser Drive frontage to the west (i.e. storm and water service connections).
- Remove the Cedar hedge that straddles a portion of the west property line of the subject property along Merganser Drive to facilitate proposed development on-site.

The applicant is required to contact the Parks Department four days prior to future removal of Trees # 2, 3, 4, and 5 at future development stage to provide adequate time for staff to post tree removal signage.

The applicant is required to submit a security in the amount of \$1,300 to ensure the survival of the Fir tree on City-owned property in front of 11880 Kingfisher Drive (Tree # 1). Following completion of construction and landscaping on the subject site, a landscaping inspection will be conducted to verify tree survival and 50% of the security will be released. The remaining 50% of the security will be released one year after the initial landscaping inspection if the tree has survived.

To compensate for removal of the four (4) bylaw-sized Cedar trees from City-owned property (Trees # 2, 3, 4, 5), the applicant is required to submit a contribution in the amount of \$3,900 to the City's Tree Compensation Fund to enable the Parks Department to plant new trees along this frontage, space permitting, or elsewhere in the City.

To ensure that the trees identified for retention are protected (i.e., the Fir tree on City-owned property in front of 11880 Kingfisher Drive [Tree # 1], and the off-site Birch trees [Trees # 7 and 8]), the applicant is required to:

- a. Submit a contract with a Certified Arborist for supervision of any works conducted within close proximity to Tree Protection Zones. The contract must include the scope of work to be undertaken, including:
 - The proposed number of site monitoring inspections (at specified stages of construction, e.g., at demolition, excavation, perimeter drainage, driveway installation stage etc.).
 - Supervision of required sanitary sewer service connection works.
 - A provision for the Arborist to submit a post-construction impact assessment report to the City for review.
- b. Tree protection fencing to City standard around retained trees 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.

Preliminary Architectural Elevation Plans

To illustrate how the future corner lot interfaces will be treated, the applicant has submitted preliminary architectural plans of the proposed building elevations (**Attachment 7**). Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on Title to ensure that the building design is generally consistent with the attached building design. Future Building Permit plans must comply with all City regulations and staff will ensure that Building Permit plans are generally consistent with the registered legal agreement for building design.

Site Servicing & Vehicle Access

There are no servicing concerns with the proposed rezoning.

Vehicle access to the proposed north lot is to be from Kingfisher Drive. Vehicle access to the proposed south lot is to be from Merganser Drive to the south.

Subdivision and Building Permit Stage

At future Subdivision stage, the applicant will be required to pay servicing costs and register utility Rights-of-Way on Title to service the proposed lots (as described below).

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

Storm Sewer Works

- Cap and abandon the existing storm service connection on Merganser Drive.
- Provide a new dual storm service connection complete with inspection chamber in a 1.5 m x 1.5 m utility Right-of-Way (ROW) from the existing 300 mm diameter storm sewer at Merganser Drive.

Water Works

- Disconnect the existing water service connection at Kingfisher Drive and cap the connection at the main.
- Provide two (2) new water service connections complete with individual water meters in accordance with Waterworks and Water Rates Bylaw No. 5637 from the existing 150 mm diameter watermain at Merganser Drive, with a 1.5 m x 1.5 m utility Right-of-Way (ROW) for each meter.
- A portion of the existing 150 mm watermain may need to be replaced due to its crossing with the new storm service connection. If required, replacement works are to be done by City crews at the applicant's cost through a receivable.

Sanitary Sewer Works

- The two (2) proposed lots will be serviced:
 - From Merganser Drive to the west, through a Type 2 inspection chamber in a 1.5 m wide x 6 m long utility Right-of-Way (ROW) located near or at the common property line.
 - From the Type 2 inspection chamber, the applicant will be required to provide a 150 mm sanitary lead approximately 18.0 m in length going south to a Type 3 inspection chamber. The sanitary lead shall be installed at an offset of 3.0 m from the west property line to attain the required horizontal clearance and minimize impact to the existing 150 mm watermain located along the west property line. A 6.0 m utility Right-of-Way (ROW) is required along the entire west property line of the proposed south lot;
 - From the Type 3 inspection chamber, the applicant will be required to provide a 150 mm sanitary lead approximately 23.0 m in length going east and to tie-in to existing sanitary manhole located at the south-east corner of the proposed south lot (SMH4177). The sanitary lead shall be installed at a 1.5 m offset from the south property line. A 3.0 m wide utility Right-of-Way (ROW) is required at the entire south property line of the proposed south lot.

Conclusion

This rezoning application to permit subdivision of a large lot containing a duplex into two (2) medium-sized lots zoned "Single Detached (RS2/B)" complies with applicable policies and land use designations contained within the OCP and the Area Plan. The application is consistent with the amendment provisions of Richmond Zoning Bylaw 8500 as it relates to a rezoning application on a site containing a duplex and that is intended to be subdivided into no more than

two (2) lots. Each lot proposed would be a minimum of 12 m wide, and between 417 m² and 510 m² in area.

The list of rezoning considerations is included in **Attachment 3**, which has been agreed to by the applicant (signed concurrence on file).

On this basis, staff recommends support for the application. It is recommended that Richmond Zoning Bylaw, Amendment Bylaw 9097 be introduced and given first reading.

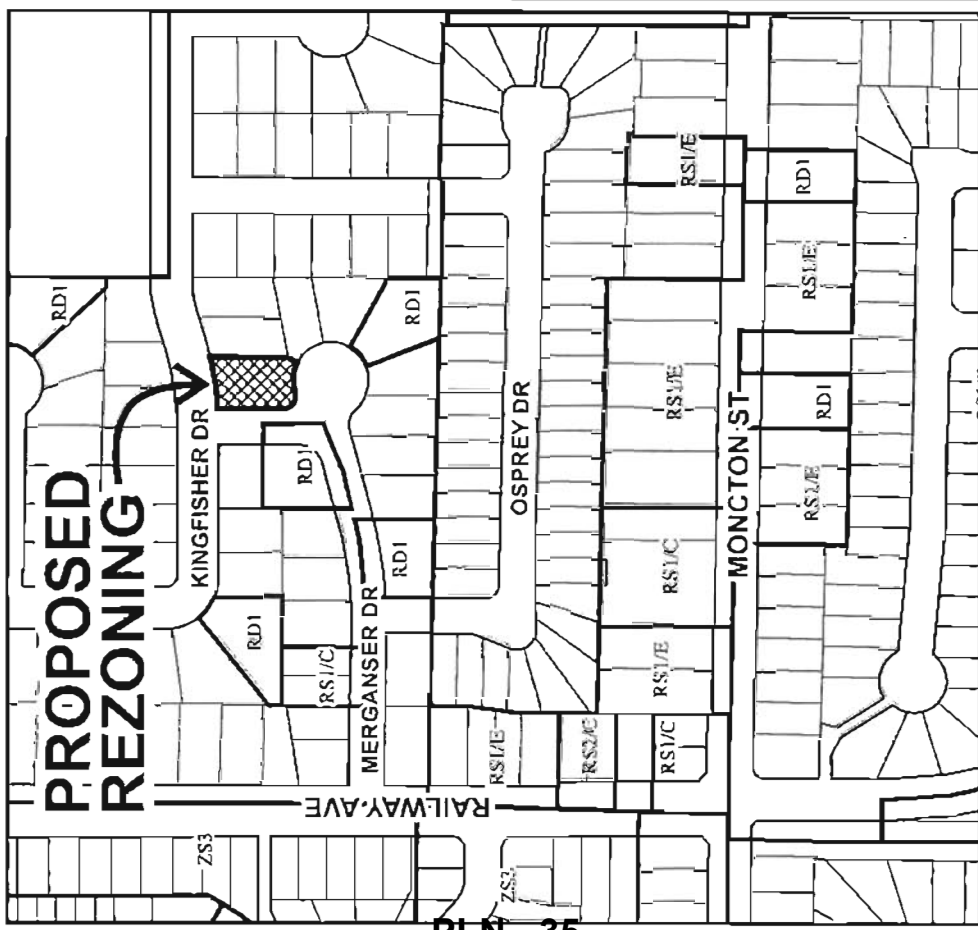


Cynthia Lussier
Planning Technician
(604-276-4108)

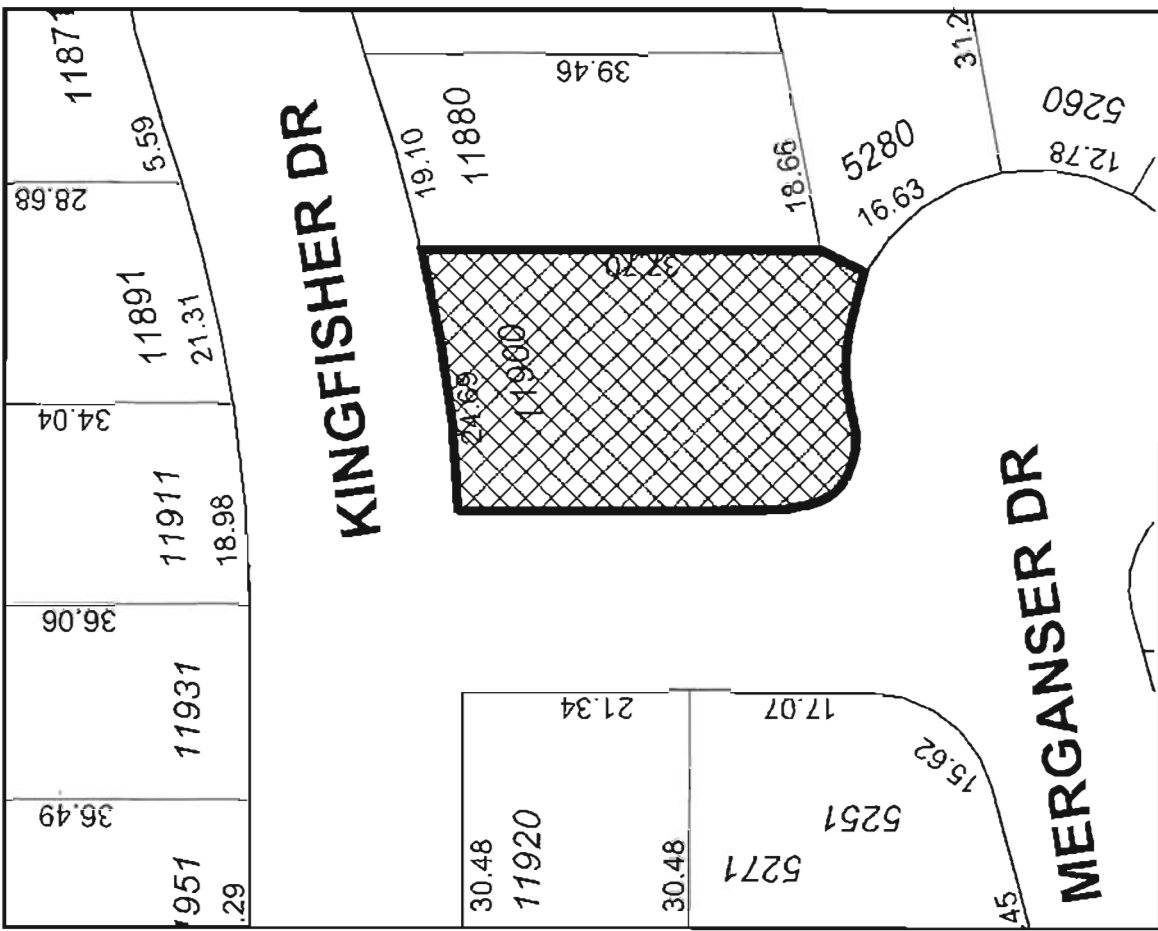
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Attachments:

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Rezoning Considerations
- Attachment 4: Survey Plan of Proposed Subdivision
- Attachment 5: Proposed Site Plan
- Attachment 6 Tree Retention & Removal Plan
- Attachment 7: Preliminary Building Elevation Plans



PLN - 35

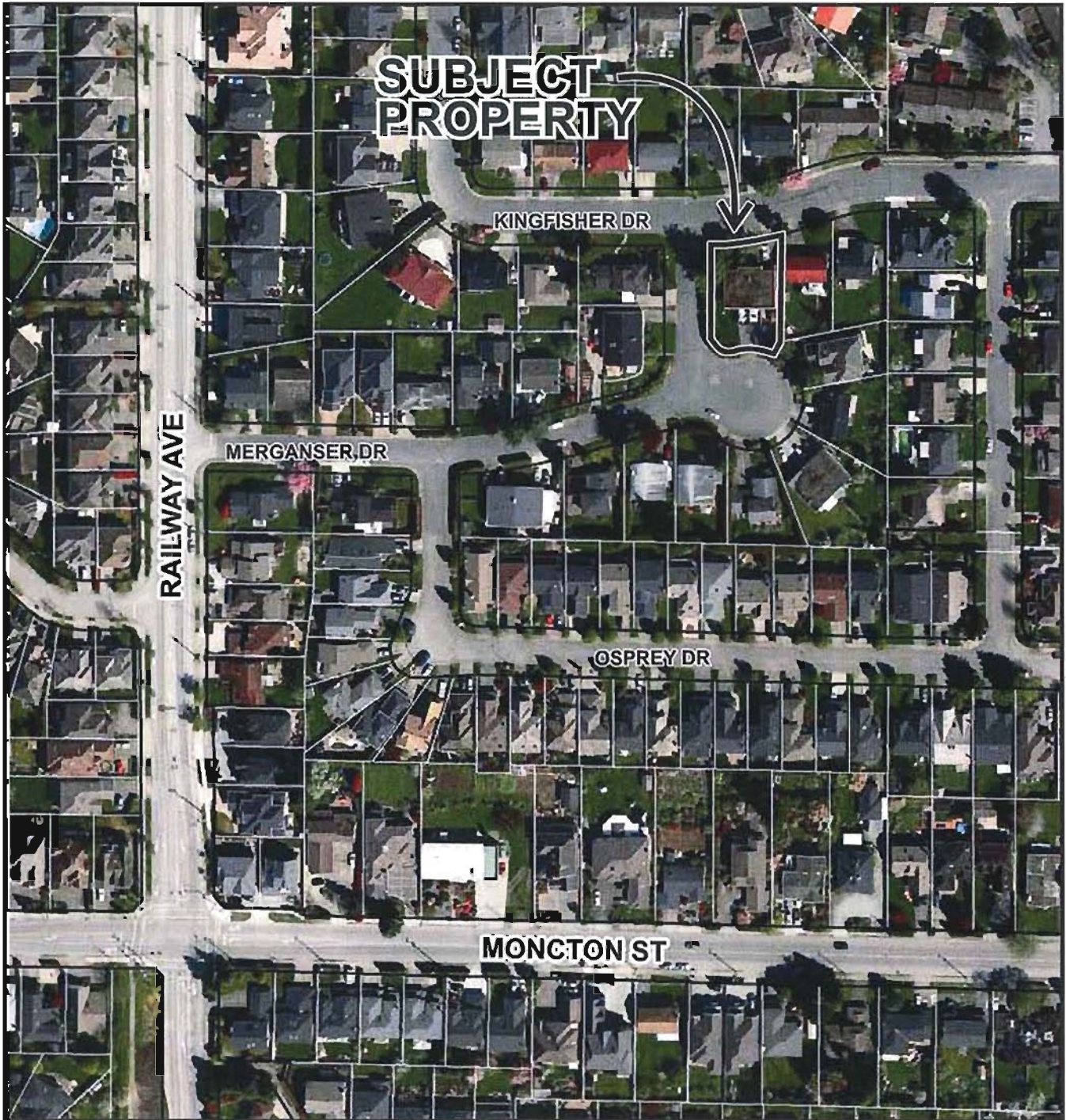


RZ 13-647579

Original Date: 10/15/13
 Revision Date:
 Note: Dimensions are in METRES



City of
Richmond



RZ 13-647579

Original Date: 10/15/13

Revision Date:

Note: Dimensions are in METRES



RZ 13-647579

Attachment 2

Address: 11900/11902 Kingfisher Drive

Applicant: Chris & Mike Stylianou

Date Received: October 9, 2013

Fast Track Compliance: January 15, 2013

	Existing	Proposed
Owner	Andreas Stylianou (deceased) Irene Stylianou	To be determined
Site Size (m ²)	927.4 m ² (9,982 ft ²)	Proposed north lot – 417.3 m ² (4,491 ft ²) Proposed south lot – 510.1 (5,490 ft ²)
Land Uses	One (1) duplex	Two (2) single detached dwellings
Zoning	Single Detached (RS1/E)	Single Detached (RS2/B)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building	Max. 45%	Max. 45%	none
Lot Coverage – Building, structures, and non-porous	Max. 70%	Max. 70%	none
Lot Coverage – Live plant material	Min. 25%	Min. 25%	none
Setback – Front Yard (m)	Min. 6 m	Min. 6 m	none
Setback – Interior Side Yard (m)	Min. 1.2 m	Min. 1.2 m	none
Setback – Exterior Side Yard (Kingfisher Drive)	Min. 6 m or Min. 3 m for corner lots	6 m	none
Setback – Exterior Side Yard (Merganser Drive to the south)	Min. 6 m or Min. 3 m for corner lots	6 m	none
Setback – Rear Yard (m)	Where the exterior side yard is 6 m, a min. 1.2 rear yard is permitted	1.2 m	none
Height (m)	2 ½ storeys	2 ½ storeys	none
Min. Lot Size	Min. 360 m ²	Proposed north lot - 417.3 m ² Proposed south lot - 510.1 m ²	none
Lot Width	Min. 14 m for corner lots	Approximately 15 m	none

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



**City of
Richmond**

Rezoning Considerations

Development Applications Division
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 11900/11902 Kingfisher Drive

File No.: RZ 13-647579

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9097, the applicant is required to complete the following:

1. Submission of a Landscape Plan for the front yards and exterior side yards of the proposed lots, 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, replacement tree, and installation costs). The following items must be addressed in the Landscape Plan:
 - Include the dimensions of tree protection fencing in accordance with the City's Tree Protection Information Bulletin TREE-03;
 - Include the two (2) required replacement trees (6 cm deciduous calliper or 3.5 h high conifer)
 - Include a mix of coniferous and deciduous replacement trees;
 - The grade between the City's sidewalk and the landscaping along property lines should be the same;
 - All front and exterior side yards along Kingfisher Drive and Merganser Drive must be planted with a combination of lawn, flower beds, flowering shrubs, and ground cover to provide seasonal interest and water permeability;
 - If individual shrubs are planted in the front and exterior side yards, they must be of a low height that will not exceed 1.2 m at maturity, and must be located behind any fencing that is proposed;
 - Continuous hedges are not permitted in the front and exterior side yards.
 - If any fencing is proposed along the front and exterior side yards:
 - it must be setback from the property line and is limited to a maximum height of 1.2 m and must be picket, wicket, or post-rail rather than solid panel;
 - it must incorporate flower beds, flowering shrubs and other low-lying landscaping to provide improved articulation.
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any works conducted within close proximity to Tree Protection Zones of the Fir tree (Tree # 1) on City-owned property in front of the neighbouring lot to the east (11880 Kingfisher Drive), and the off-site Birch trees (Trees # 7 and 8) on the neighbouring lot to the east (5280 Merganser Drive). The contract must include the scope of work to be undertaken, including:
 - The proposed number of site monitoring inspections (at specified stages of construction, e.g. at demolition, excavation, perimeter drainage, driveway installation stage etc);
 - Supervision of required sanitary service connection works; and
 - A provision for the Arborist to submit a post-construction impact assessment report to the City for review.

3. Submission of a security in the amount of \$1,300 to ensure the survival of the Fir tree on City-owned property in front of 11880 Kingfisher Drive (Tree # 1). Following completion of construction and landscaping on the subject site, a landscaping inspection will be conducted to verify tree survival and 50% of the security will be released. The remaining 50% of the security will be released one year after the initial landscaping inspection if the trees have survived.
4. Submission of a contribution in the amount of \$3,900 to the City's Tree Compensation Fund to enable the Parks department to plant new trees along this frontage, space permitting, upon project completion, or elsewhere in the City.
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 is granted until a secondary suite is constructed within the principal dwelling on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
 Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$5,368) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.
7. Registration of a legal agreement on title to ensure that the building design at future development stage is generally consistent with the preliminary architectural plans of the proposed building elevations included as **Attachment 7** to this report.

At Demolition* stage, the following is required to be completed:

- Tree protection fencing must be installed to City standard around Trees # 1, 7, 8 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 City Tree Removal* stage, the applicant is required to:

- Contact the Parks department 4 days prior to removal of Trees # 2, 3, 4, and 5 to enable tree removal signage to be posted.

At Subdivision* stage, the following is required to be completed:

- Payment of servicing costs and registration of utility Rights-of-Way on title to service the proposed lots as follows:

Storm Sewer Works

- The applicant is required to cap and abandon the existing storm connection on Merganser Drive.
- The applicant is required to provide a new dual storm service connection complete with inspection chamber in a 1.5 m X 1.5 m utility Right of Way from the existing 300 mm diameter storm sewer at Merganser Drive.

Water Works

- The applicant is required to provide two new water service connections complete with individual water meters in accordance with Waterworks and Water Rates Bylaw No. 5637 from the existing 150 mm diameter AC watermain at Merganser Drive frontage with a 1.5 m X 1.5 m utility Right-of-Way for each meter.

- The applicant is required to disconnect the existing water service at Kingfisher Drive and cap the connection at the main.
- A portion of the existing 150 mm AC watermain may need to be replaced due to its crossing with the new storm service connection. If required, replacement works to be done by City crews at developer's cost through a receivable.

Sanitary Sewer Works

- The two (2) proposed lots will be serviced at Merganser Drive frontage through a Type 2 inspection chamber in a 1.5 m wide x 6.0 m long utility Right-of-Way located near or at the common property line.
- From the Type 2 inspection chamber, provide a 150 mm sanitary lead approximately 18.0 m in length going south to a Type 3 inspection chamber. The sanitary lead shall be installed at an offset of 3.0 m from the west property line to attain required horizontal clearance and minimize impact to the existing 150 mm AC watermain located along the west property line. A 6.0 m utility Right-of-Way is required along the entire west property line of the proposed south lot.
- From the Type 3 inspection chamber, provide a 150 mm sanitary lead approximately 23.0 m in length going east and tie-in to the existing sanitary manhole located at the southeast corner of the proposed south lot (SMH4177). The sanitary lead shall be installed at a 1.5 m offset from the south property line. A 3.0 m wide utility Right-of-Way is required at the entire south property line of the proposed south lot.

General Items

- 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.

At Building Permit* stage, the following is required to be completed:

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. 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.
- 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 original on file]

Signed

Date

SURVEY PLAN OF LOT 334 SECTION 1 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 44470

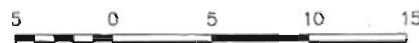
PARCEL IDENTIFIER (PID): 003-606-996

CIVIC ADDRESS

#11900 KINGFISHER DRIVE
RICHMOND, B.C.

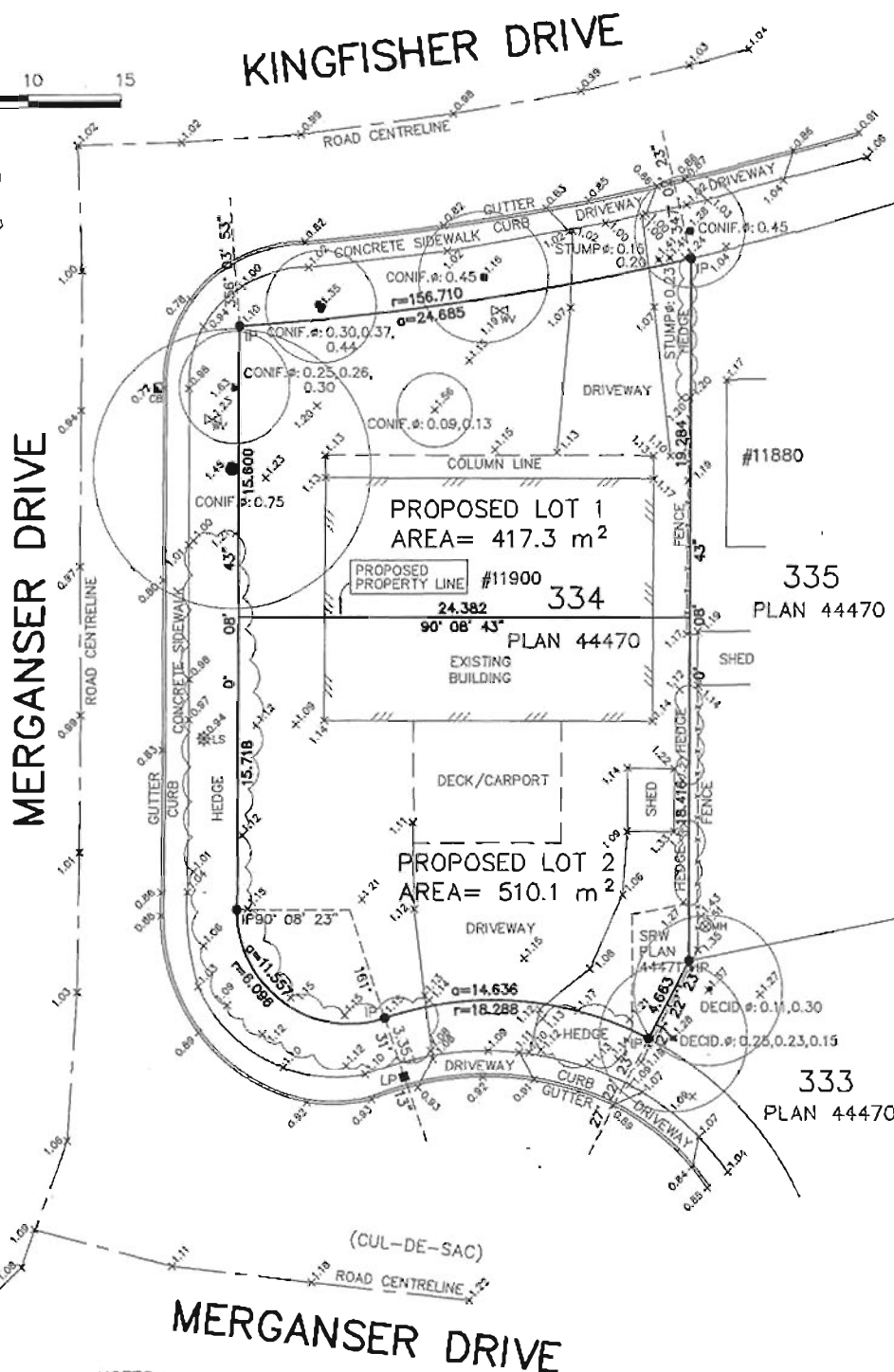
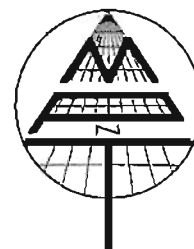
LEGEND

SCALE 1:250



ALL DISTANCES ARE IN METRES.

- x 1.03 INDICATES SPOT ELEVATION
- CB INDICATES CATCH BASIN
- LS INDICATES LAMP STANDARD
- MH INDICATES MANHOLE
- △ WV INDICATES WATER VALVE
- IP INDICATES IRON POST
- LP INDICATES LEAD PLUG



ZONING:

CURRENT: R1/E
PROPOSED: R1/B

© COPYRIGHT

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#320 - 11120 HORSESHOE WAY
RICHMOND, B.C., V7A 5H7
PH: 604-270-9331
FAX: 604-270-4137
CADFILE: 16933-002-TPG-001.DWG

NOTES:

- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND HPN MONUMENT #205 (77H4827) WITH AN ELEVATION OF 1.044 METRES.
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS AND ARE SUBJECT TO REVISION FOLLOWING COMPLETION OF LEGAL ADJUDICATORY SURVEY.
- ALL DESIGNATED TREES AS DEFINED BY CITY OF RICHMOND BYLAW NO. 8057, ARE SHOWN HEREON.

PLN - 42

Stapleton
B.C.L.S.

DATE OF SURVEY: MAY 28, 2013
DATE OF PLOT: AUGUST 15, 2013

R-13-16933-TPG

CLIENT REF: CHRIS & MIKE STYLIANOU



SITE PLAN

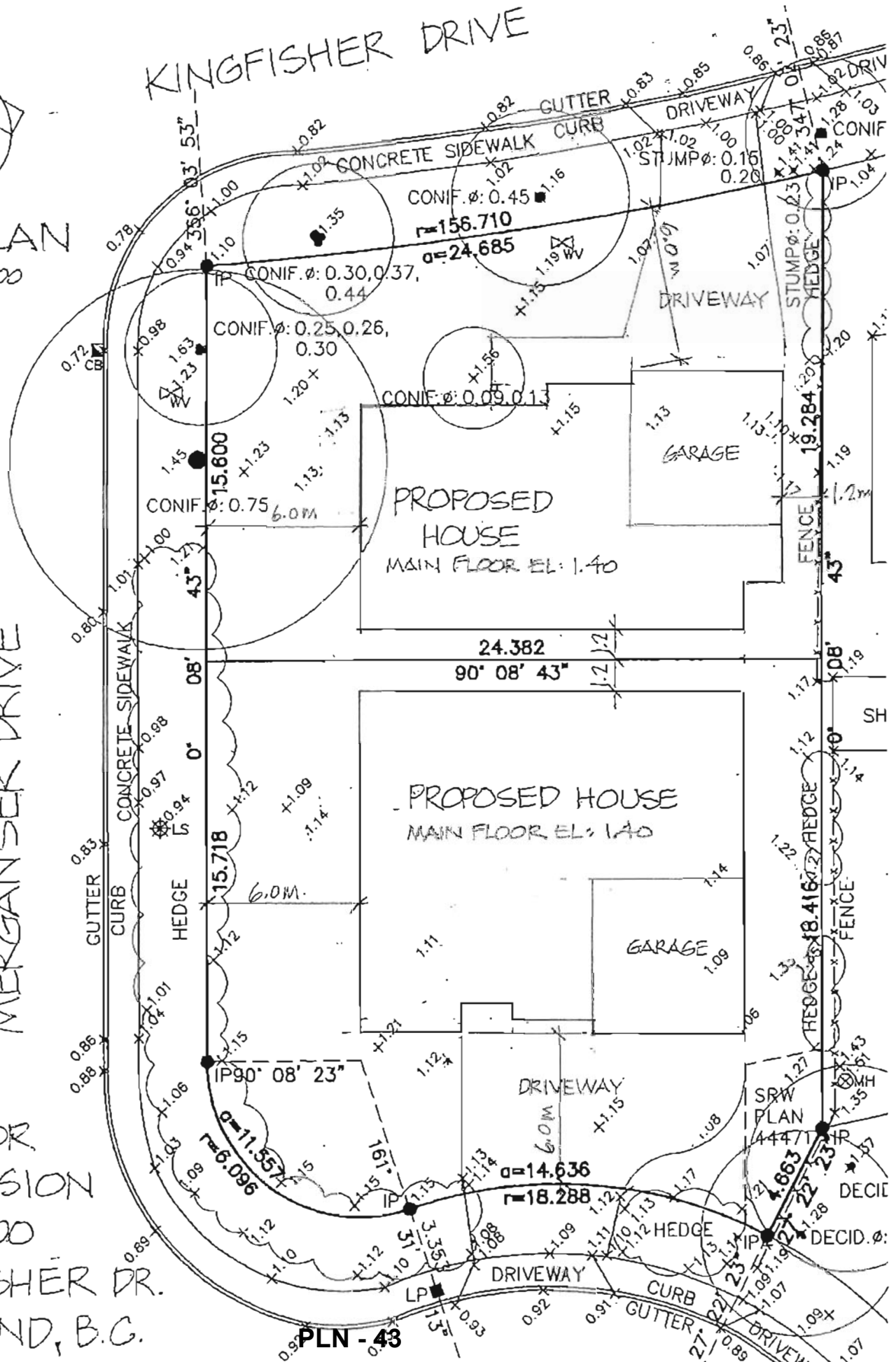
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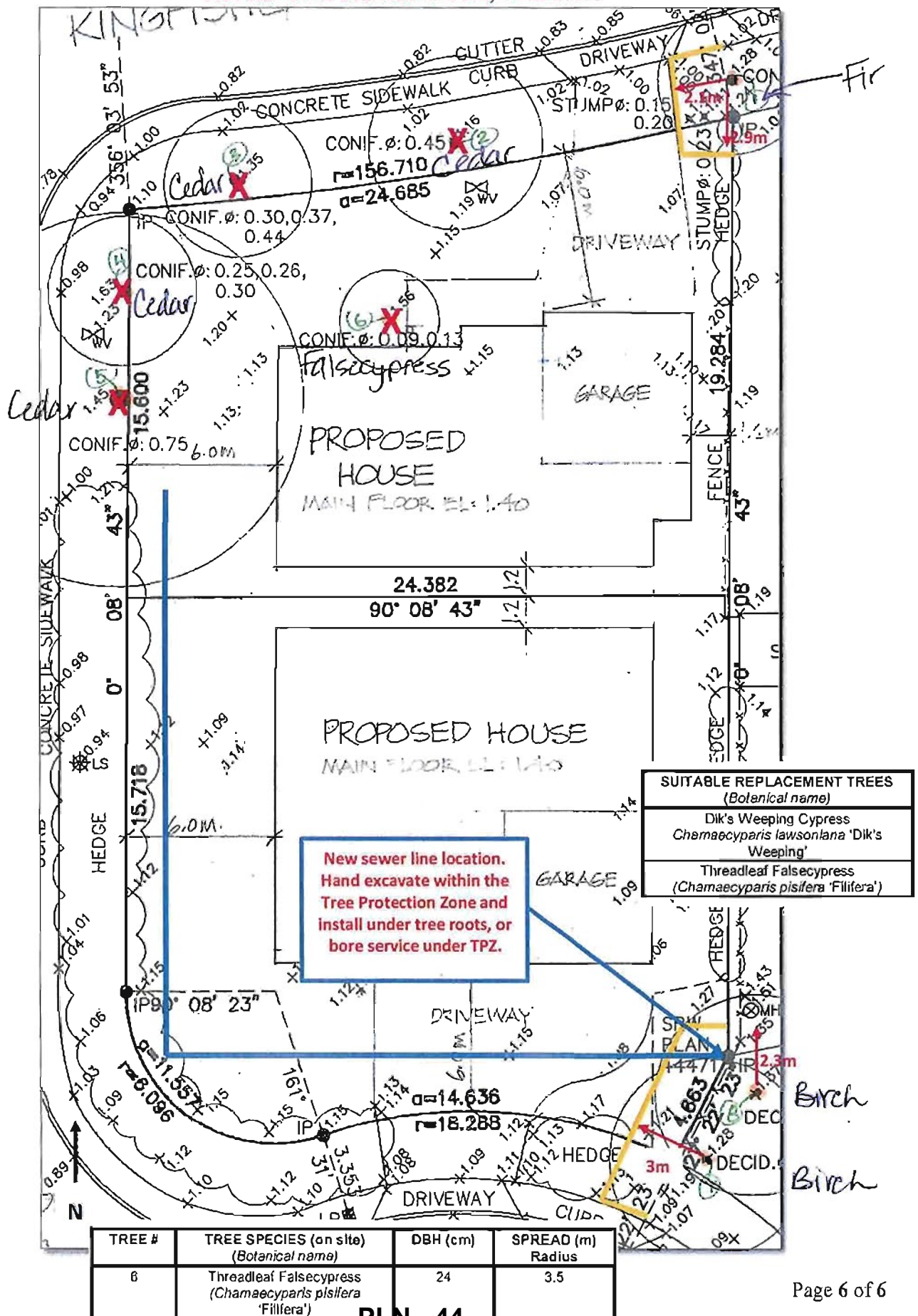
KINGFISHER DRIVE

WEGAN SER DRIVE

PLAN FOR
SUBDIVISION
AT #11900
KINGFISHER DR.
RICHMOND, B.C.

PLN - 43





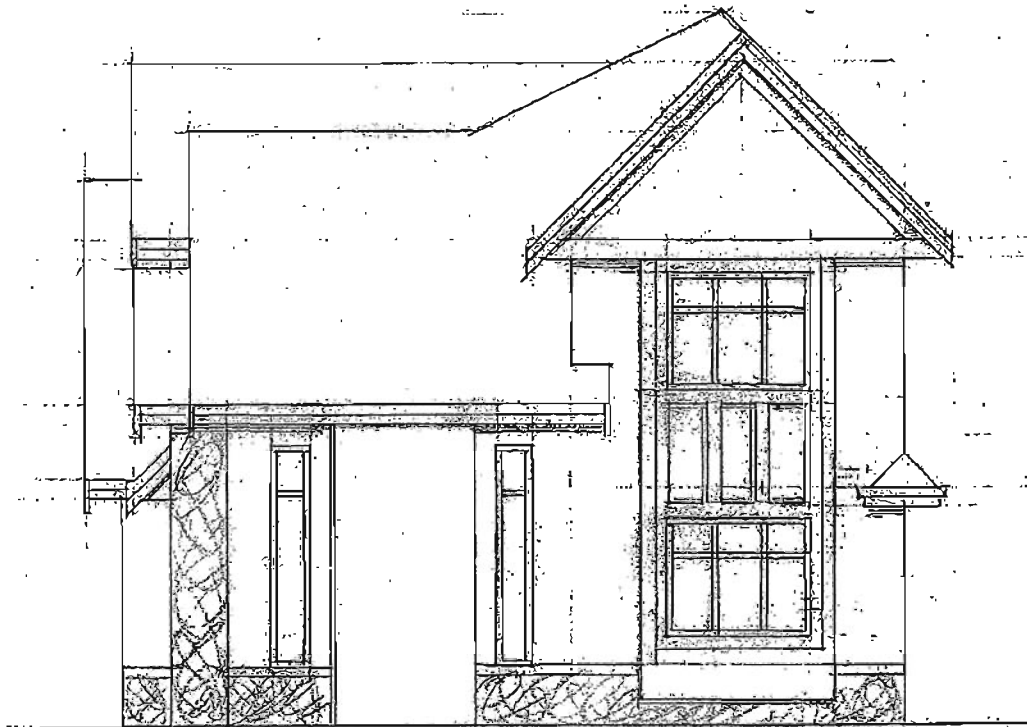
11900 KINGFISHER DRIVE - NORTH LOT

ATTACHMENT 7



FRONT ELEVATION (NORTH)

PRELIMINARY



WEST ELEVATION PLN - 45

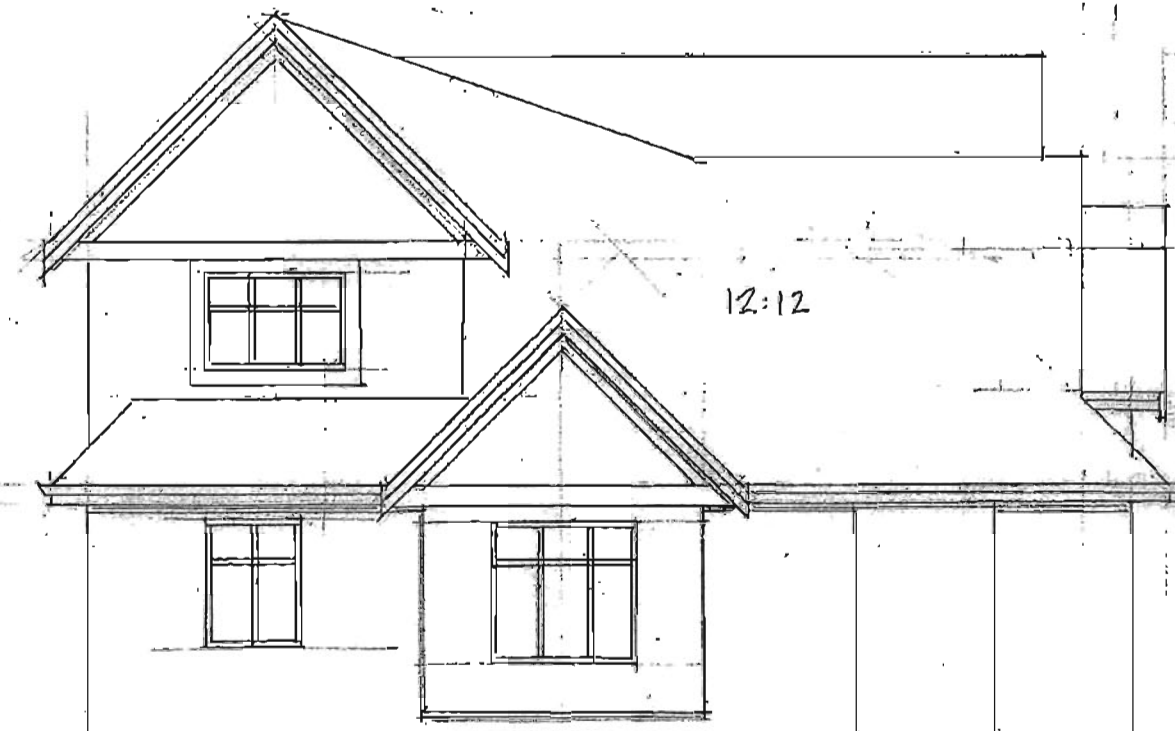
PRELIMINARY

11900 KINGFISHER DRIVE - SOUTH LOT



FRONT ELEVATION (SOUTH)

PRELIMINARY



WEST ELEVATION

PLN - 46

PRELIMINARY



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9097 (RZ 13-647579)
11900/11902 Kingfisher Drive**

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/B)"**.

P.I.D. 003-606-996

Lot 334 Section 1 Block 3 North Range 7 West New Westminster District Plan 44470

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9097"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>BK</i>
APPROVED by Director or Solicitor <i>il</i>

MAYOR

CORPORATE OFFICER