



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee

Date: September 8, 2015

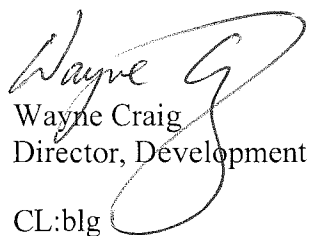
From: Wayne Craig
Director, Development

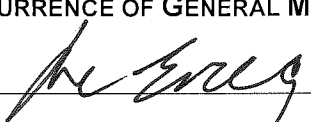
File: RZ 14-662541

Re: Application by Sumaiyya Hasan for Rezoning at 8571 No. 4 Road from Single Detached (RS1/E) to Coach Houses (RCH1)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9290, for the rezoning of 8571 No. 4 Road from "Single Detached (RS1/E)" to "Coach Houses (RCH1)", be introduced and given first reading.


 Wayne Craig
 Director, Development
 CL:blg
 Att.

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

Staff Report

Origin

Sumaiyya Hasan has applied to the City of Richmond for permission to rezone the property at 8571 No. 4 Road from the “Single Detached (RS1/E)” zone to the “Coach Houses (RCH1)” zone, to permit the property to be subdivided to create two (2) lots, each with a principal single-detached dwelling and an accessory coach house above a detached garage, with vehicle access to/from the existing rear lane (Attachment 1). A survey of the subject site showing the proposed subdivision plan is included in Attachment 2.

Findings of Fact

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

Surrounding Development

The subject site currently contains a single-detached dwelling. Existing development immediately surrounding the subject site is as follows:

- To the North, is a lot zoned “Single Detached (RS1/E), and beyond that are two (2) lots zoned “Compact Single Detached (RC1)”, each of which contain a single-detached dwelling.
- To the South, is a lot zoned “Single Detached (RS1/E) containing a single-detached dwelling.
- To the East, immediately across No. 4 Road are two (2) lots zoned “Agriculture (AG1)” in the Agricultural Land Reserve, which each contain a single-detached dwelling along No. 4 Road.
- To the West, immediately across the existing rear lane, is a lot zoned “Single Detached (RS1/B)” fronting Allison Street, which contains a single-detached dwelling.

Related Policies & Studies

Official Community Plan (OCP)

The OCP land use designation for the subject site is “Neighbourhood Residential”. The Ash Street Sub-Area Plan designation for the subject site is “Low Density Residential” (Attachment 4). This redevelopment proposal is consistent with these designations.

Arterial Road Policy

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

Agricultural Land Reserve (ALR) Buffer Zone

Consistent with the Official Community Plan (OCP) guidelines, the applicant will be required to register a covenant on Title prior to rezoning to secure a 4 m wide landscaped buffer along the No. 4 Road frontage of the proposed lots.

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

Staff have not received any comments from the public about the development proposal in response to the placement of the rezoning sign on the property.

Analysis**Site Planning, Transportation Requirements, and Architectural Character**

The proposed conceptual plans included in Attachment 5 have satisfactorily addressed the staff comments identified as part of the rezoning application review process.

The proposed site plan involves a principal dwelling on the east side and an accessory coach house above a detached garage on the west side of each lot proposed. Private open space is proposed in the rear yard in between the principal dwelling and the coach house on each lot proposed. Private open space for the exclusive use of the coach house is also proposed in the form of a small balcony facing the existing rear lane.

Pedestrian access to the site and coach house is proposed via a permeable pathway from No. 4 Road, as well as from the rear lane.

Vehicle access to the subject site is required to be from the rear lane only, with no access permitted to No. 4 Road, in accordance with Bylaw 7222.

On-site parking is proposed in the garage in accordance with the Zoning Bylaw and consists of two (2) parking spaces for the principal dwelling, provided in a tandem arrangement, along with one (1) parking space for the coach house to the side, with vehicle access to the site from the existing rear lane. Prior to final adoption of the rezoning bylaw, the applicant must register a restrictive covenant on Title prohibiting the conversion of the parking area in the garage into habitable space.

The proposed architectural elevation plans include articulation of the coach house building and appropriate window placement, thereby avoiding blank facades, providing some visual interest, and minimizing overlook onto the principal dwelling's private outdoor space as well as onto adjacent properties.

On-site garbage and recycling is proposed to be set back a minimum of 1.5 m from the rear property line, in accordance with the RCH1 zone. Screening of on-site garbage and recycling will be reviewed upon receipt of the required Landscape Plan for the site prior to final adoption of the rezoning bylaw.

Prior to final adoption of the rezoning bylaw, the applicant must register restrictive covenants on Title to ensure that:

- The coach house cannot be stratified.
- The Building Permit application and ensuing development at the site is generally consistent with the proposed conceptual plans included in Attachment 5. The Building Permit application process includes coordination between Building Approvals and Planning Department staff to ensure that the covenant is adhered to.

Tree Retention and Replacement

A Certified Arborist's Report was submitted by the applicant, which identifies tree species, assesses their structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 11 bylaw-sized trees, and one (1) undersized hedging Cedar on the subject site.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted visual tree assessment, and provides the following comments:

- A Spruce tree (Tree # 1) in the northwest corner of the site is in good condition and should be retained and protected a minimum of 3 m out from the base of the tree.
- The undersized hedging Cedar (Tree # 3) has little landscape value or long term viability and is recommended for removal.
- Trees # 2, 4, 5, 6, 7, 8, 9, 10, 11 and 12 are all in poor condition and have either sparse canopy foliage, have been historically topped and as a result, exhibit significant structural defects such as leans, narrow and weak secondary stem unions at the main branch union below previous topping cuts, and co-dominant stems with inclusions. These trees are not good candidates for retention and should be removed and replaced.

Tree Retention

One (1) tree is required to be retained and protected on-site (Tree # 1). The proposed Tree Retention & Removal Plan is shown in Attachment 6.

To ensure protection of Tree # 1, the applicant must complete the following items prior to final adoption of the rezoning bylaw:

- Submit a contract with a Certified Arborist for supervision of all works conducted within close proximity to the tree protection zone. The contract must include the scope of work, including the number of monitoring inspections at specified stages of construction, and special measures to ensure tree protection, and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
- Submit a Survival Security in the amount of \$1,000.

Prior to demolition of the existing dwelling on the subject site, the applicant is required to install tree protection fencing around Tree # 1 at a minimum of 3 m out from the base of the tree. 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.

Tree Replacement

A total of 10 trees and one (1) undersized hedging Cedar are proposed to be removed. The OCP tree replacement ratio of 2:1 requires that 20 replacement trees be planted and maintained on the subject site. Due to the compact size of the proposed lots and the effort required to retain Tree # 1, staff recommend that a total of eight (8) replacement trees be planted and maintained on the proposed lots at development stage, and that a voluntary contribution be submitted to the City's Tree Compensation Fund in the amount of \$4,000. The replacement trees must be of the following minimum sizes and be located as follows:

- Two (2) 6 cm deciduous trees in the rear yard of the proposed north lot.
- Two (2) 6 cm deciduous trees in the rear yard of the proposed south lot.
- Two (2) 8 cm deciduous or 4 m high coniferous trees in the front yard of each lot proposed [for a total of four (4) trees].

To ensure that the required replacement trees are planted and maintained, and that the front and rear yards of the subject site are enhanced, the applicant is required to submit a Landscape Plan prepared by a Registered Landscape Architect, along with a Security in the amount of 100% of a Cost Estimate for the works provided by the Landscape Architect. The Landscape Plan must respond to the guidelines of the Arterial Road Policy and must comply with the landscaping requirements of the RCH1 zone. The Landscape Plan, Cost Estimate, and Security must be submitted prior to final adoption of the rezoning bylaw. The Security will be reduced by 90% after construction and landscaping on the proposed lots is completed and a landscaping inspection has been passed by City staff. The City will retain 10% of the Security for a one-year maintenance period to ensure that the landscaping survives.

Existing Legal Encumbrances

There are no existing legal encumbrances currently registered on Title of the subject site.

Affordable Housing Strategy

The Affordable Housing Strategy requires a secondary suite or coach house on 50% of new lots, or a cash-in-lieu contribution of \$1.00/ft² of total building area toward the City's Affordable Housing Reserve Fund for single-family rezoning applications.

This proposal to permit a subdivision to create two (2) lots, each with a principal single detached dwelling and accessory coach house above a detached garage, conforms to the Affordable Housing Strategy.

Site Servicing and Frontage Improvements

Frontage and servicing improvements are required with the proposed rezoning. Prior to final adoption of the rezoning bylaw, the applicant is required to enter into a Servicing Agreement for the design and construction of:

- frontage improvements along No. 4 Road in accordance with the standard road cross-section requirements, to include: a 1.5 m wide treed/grass boulevard behind the existing curb/gutter, a 1.5 m wide concrete sidewalk at the property line, complete with transition to the existing sidewalk located beyond the subject site's frontage.
- Rear lane re-grading to a center swale configuration and installation of a lane drainage system complete with Type 3 inspection chambers from the subject site's north property line to the south property line. The developer is required to extend the new drainage system from the subject site's south property line by approximately 30 m to tie into the existing lane drainage system, replacing the existing Type 1 inspection chamber with a Type 3 inspection chamber.

Note: the Servicing Agreement design is to include the required water, sanitary, and storm service connection works as described in Attachment 7.

Prior to final adoption of the rezoning bylaw, the applicant is also required to provide a cash-in-lieu contribution in the amount of \$10,663.60 for future lane improvements to include lane lighting, and roll over curb and gutter on both sides of the rear lane from the subject site's north property line to the south property line.

At subdivision and development stage, the applicant is required to:

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

Financial Impact

This 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 subject proposal is to rezone the property at 8571 No. 4 Road from the "Single Detached (RS1/E)" zone to the "Coach Houses (RCH1)" zone, to permit the property to be subdivided to create two (2) lots, each with a principal single-detached dwelling and an accessory coach house above a detached garage, with vehicle access to/from the existing rear lane.

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

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

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9290 be introduced and given first reading.



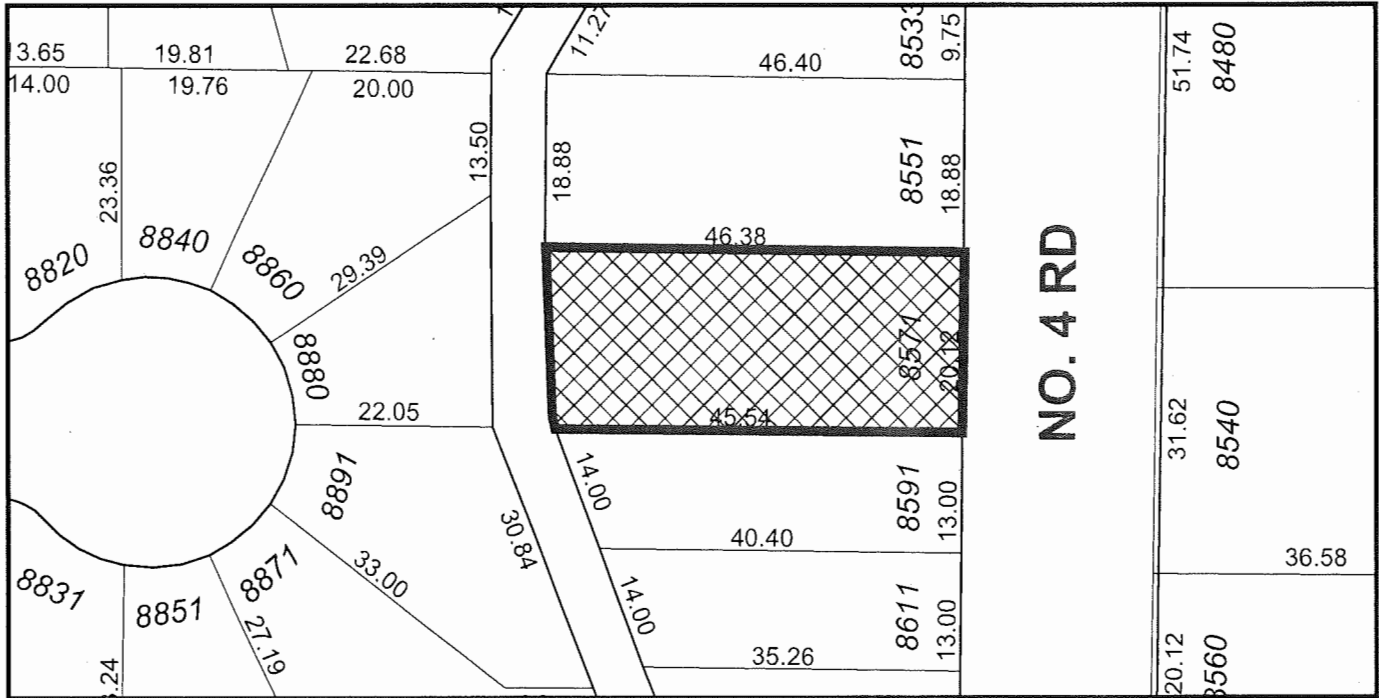
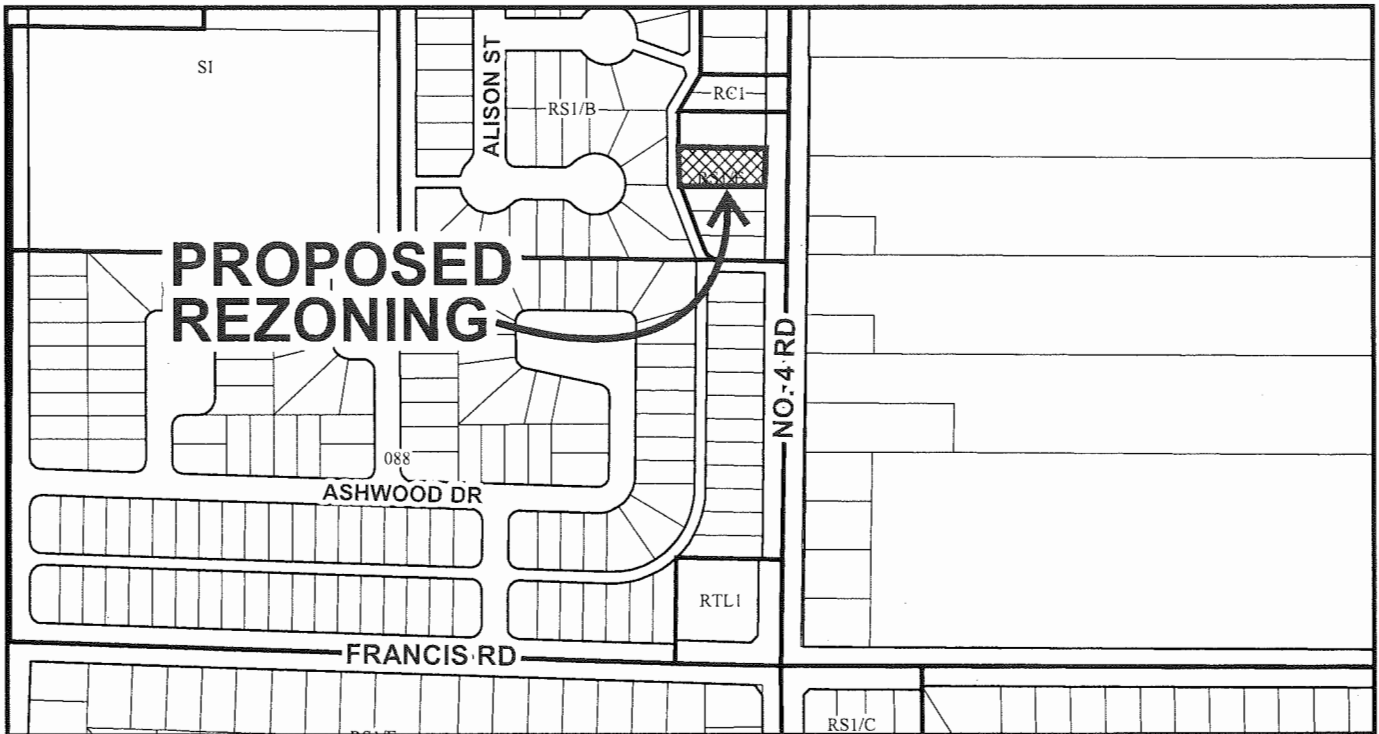
Cynthia Lussier
Planning Technician
(604-276-4108)

CL:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Site Survey and Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Ash Street Sub-Area Plan Land Use Map
- Attachment 5: Conceptual Development Plans
- Attachment 6: Proposed Tree Retention & Removal Plan
- Attachment 7: Rezoning Considerations



City of
Richmond



RZ 14-662541

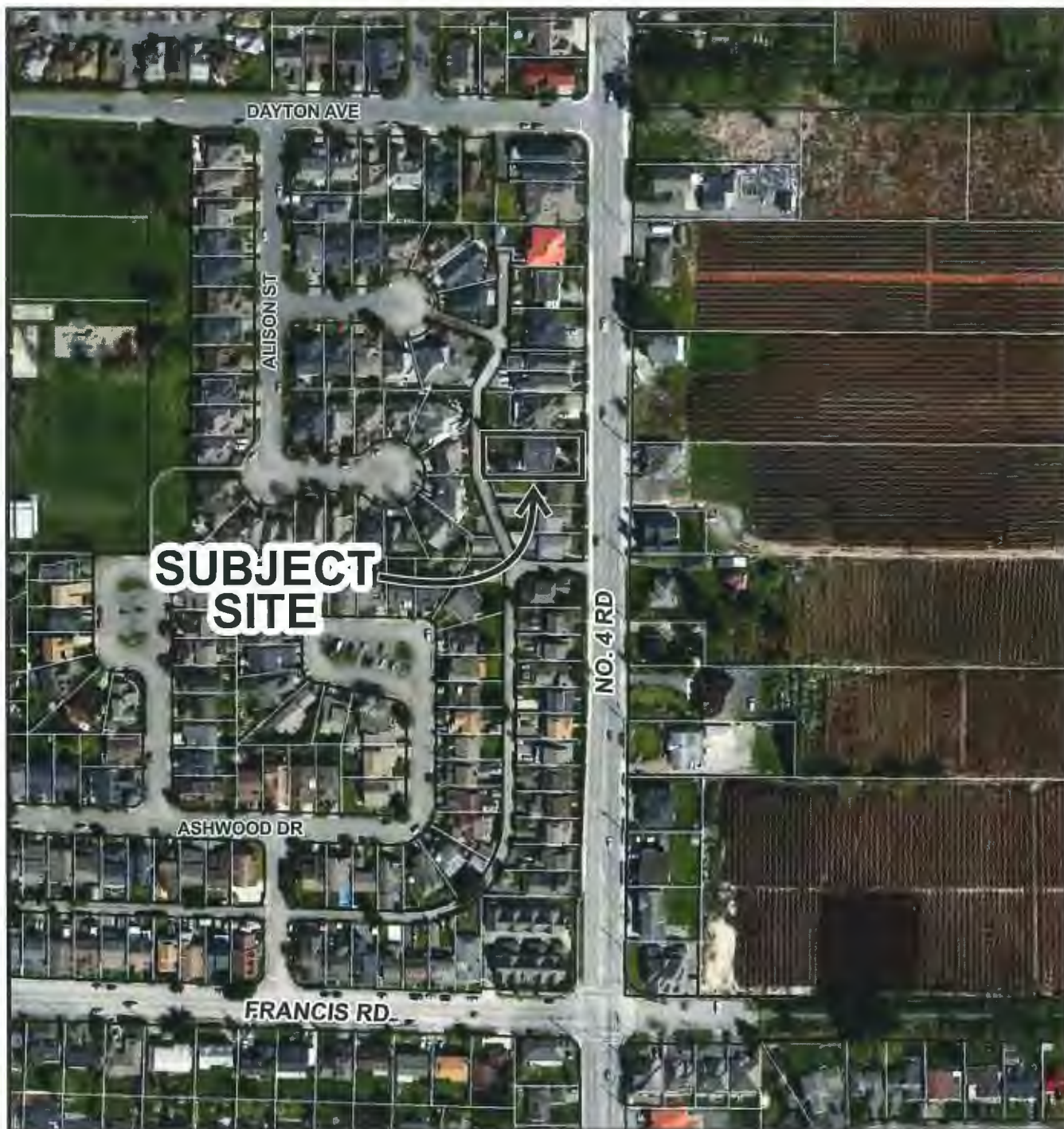
Original Date: 05/14/14

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 14-662541

Original Date: 05/15/14

Revision Date:

Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT "A" SECTION 22
BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 70738**

#8571 NO. 4 ROAD,
RICHMOND, B.C.
P.I.D 002-729-229

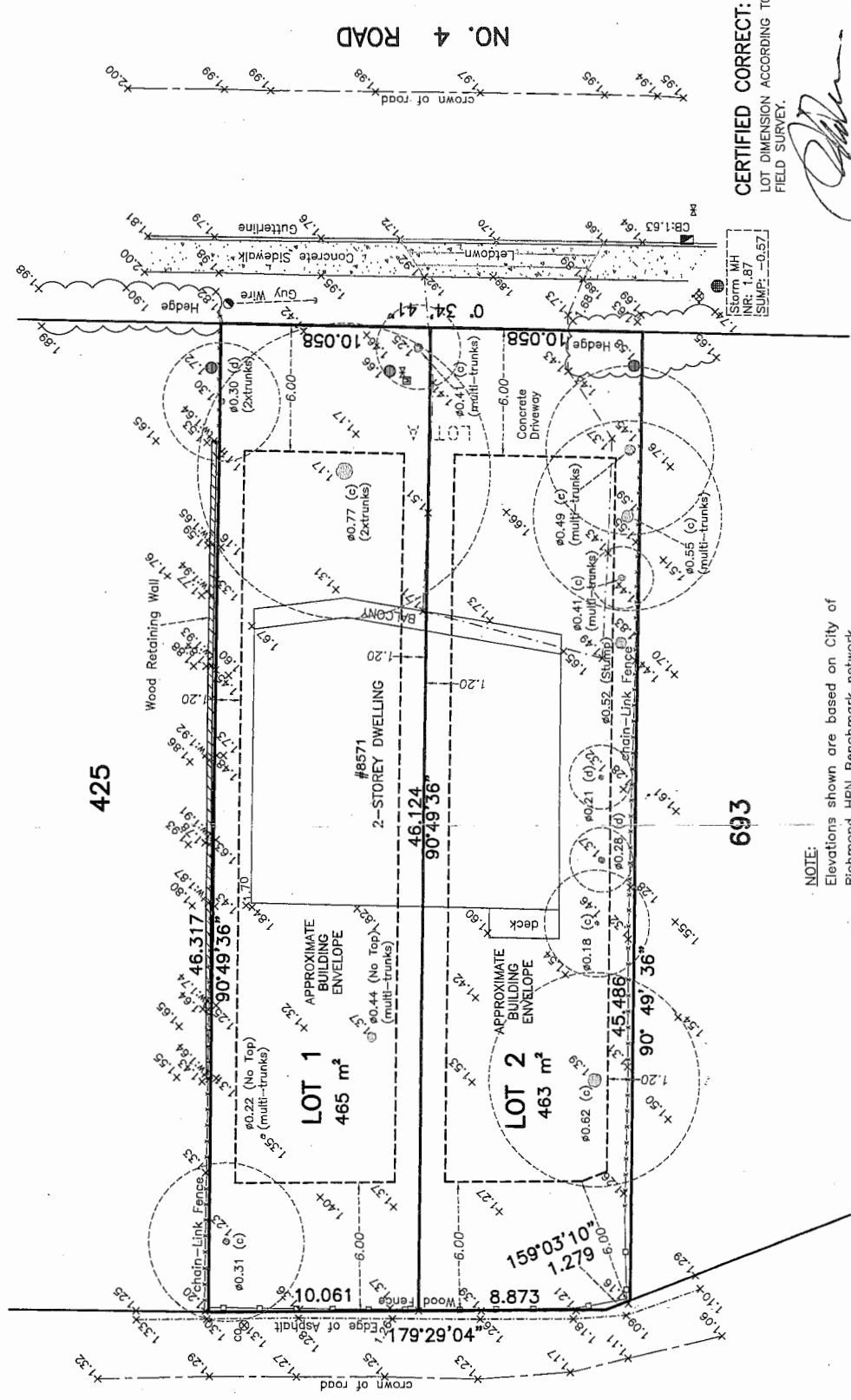


- LEGEND:**
- (d) denotes deciduous
 - (c) denotes conifer
 - denotes power pole
 - denotes round catch basin
 - MH denotes manhole
 - CB denotes catch basin
 - denotes water meter
 - denotes water valve
 - ◇ denotes fire hydrant
 - CO denotes cleanout
 - NR denotes north rim
 - tw denotes top of wall

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

[Signature]
JOHNSON C. TAM, B.C.L.S.

APRIL 9th, 2014.

NOTE:
Elevations shown are based on City of
Richmond HPN Benchmark network.
Benchmark: HPN #202, Control Monument 77H4623 Located
at CL S bound L turn lane @ No.3 Rd & Bennett Rd
Elevation = 1.452 metres

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J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8853 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-9929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 5507
FB-248 P152-153
Drawn By: MY

DWG No. 5507-TOPO



RZ 14-662541

Attachment 3

Address: 8571 No. 4 Road

Applicant: Sumaiyya Hasan

Planning Area(s): Broadmoor (Ash Street Sub-Area)

	Existing	Proposed
Owner:	Sumaiyya Hasan Hasan Aslam Qazi	To be determined
Site Size (m²):	928 m ²	North Lot – 465 m ² South Lot – 463 m ²
Land Uses:	Single detached housing	Two (2) residential lots, each with a principal dwelling & accessory coach house
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Low Density Residential	No change
Zoning:	Single Detached (RS1/E)	Coach Houses (RCH1)
Other Designations:	The Arterial Road Policy designates the subject site for redevelopment to include coach houses with lane access.	No change

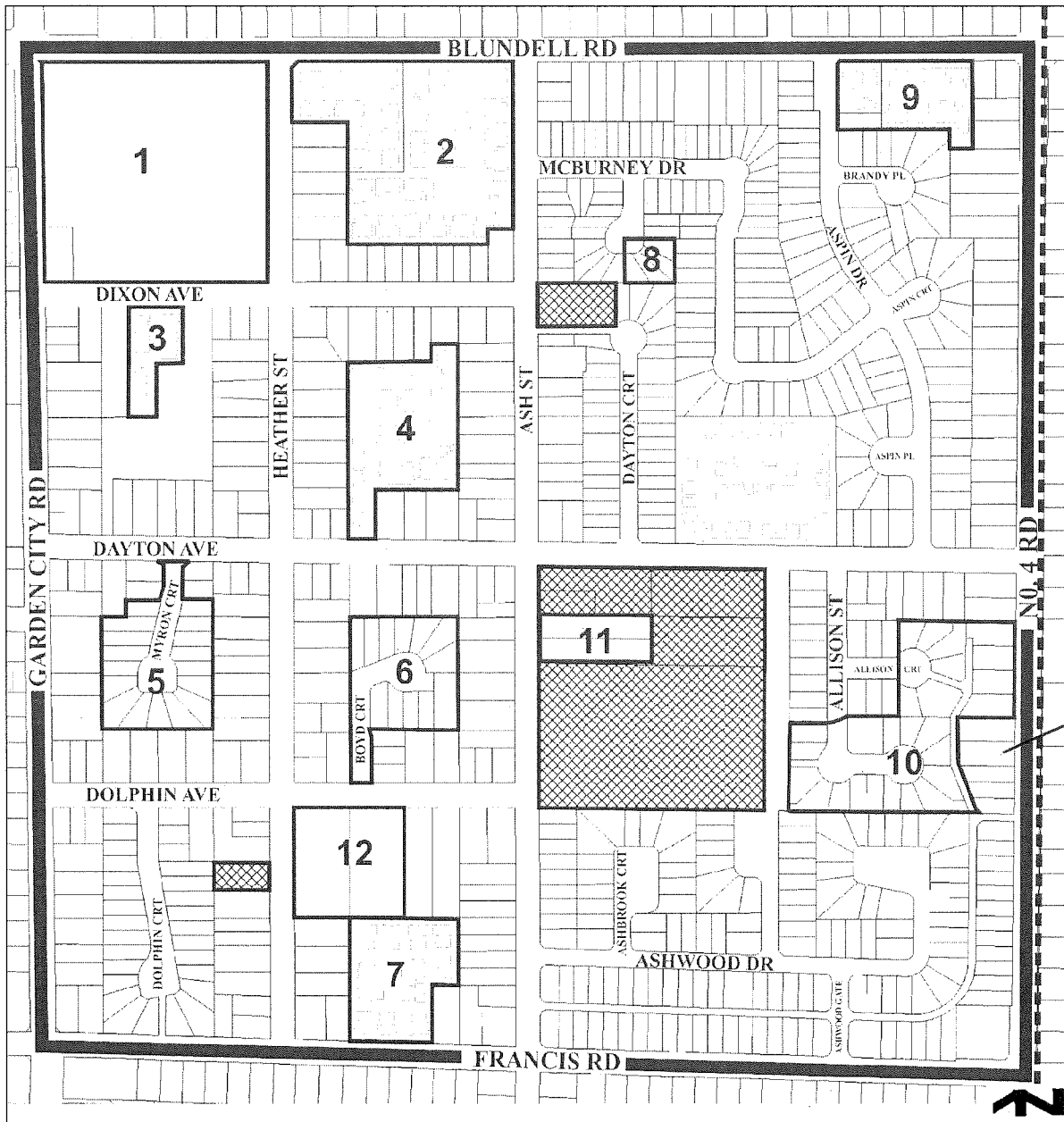
On Future Subdivided Lots	Bylaw Requirement		Proposed		Variance
Floor Area Ratio:	Max. 0.60		Max. 0.60		none permitted
Lot Coverage – Building:	Max. 45%		Max. 45%		none
Lot Coverage – Buildings, Structures, and Non-Porous Surfaces:	Max. 70%		Max. 70%		None
Lot Coverage – Live Plant Material:	Min. 20%		Min. 20%		none
Lot Size (min. dimensions):	270 m ²		North Lot – 465 m ² South Lot – 463 m ²		none
Principal Dwelling Setback – Front/Rear Yards (m):	Min. 6 m		Min. 6 m		none
Principal Dwelling Setback – Side Yards (m):	Min. 1.2 m		Min. 1.2 m		none
Coach House Building Setback – Rear Yard (m):	Min. 1.2 m		Min. 1.2 m		none
Coach House Building Setback – Side Yards (m):	Ground floor	Min. 0.6 & 1.8 m	Ground floor	Min. 0.6 & 1.8 m	none
	Second floor	Min. 1.2 m & 1.8 m	Second floor	Min. 1.2 m & 1.8 m	none
Principal Dwelling Height (m):	Max. 2 ½ storeys		Max. 2 ½ storeys		none

On Future Subdivided Lots	Bylaw Requirement		Proposed		Variance
Coach House Building Height (m):	Max. 2 storeys or 6.0 m, whichever is less, as measured from the highest elevation of the crown of the lane		Max. 2 storeys or 6.0 m, whichever is less, as measured from the highest elevation of the crown of the lane		none
On-Site Parking Spaces – Principal Dwelling:	2		2		none
On-Site Parking Spaces – Coach House:	1		1		none
Tandem Parking Spaces:	permitted		2 for Principal Dwelling		none
Amenity Space – Outdoor:	Principal Dwelling	Min. 30 m ²	Principal Dwelling	Min. 30 m ²	none
	Coach House	No minimum	Coach House	No minimum	

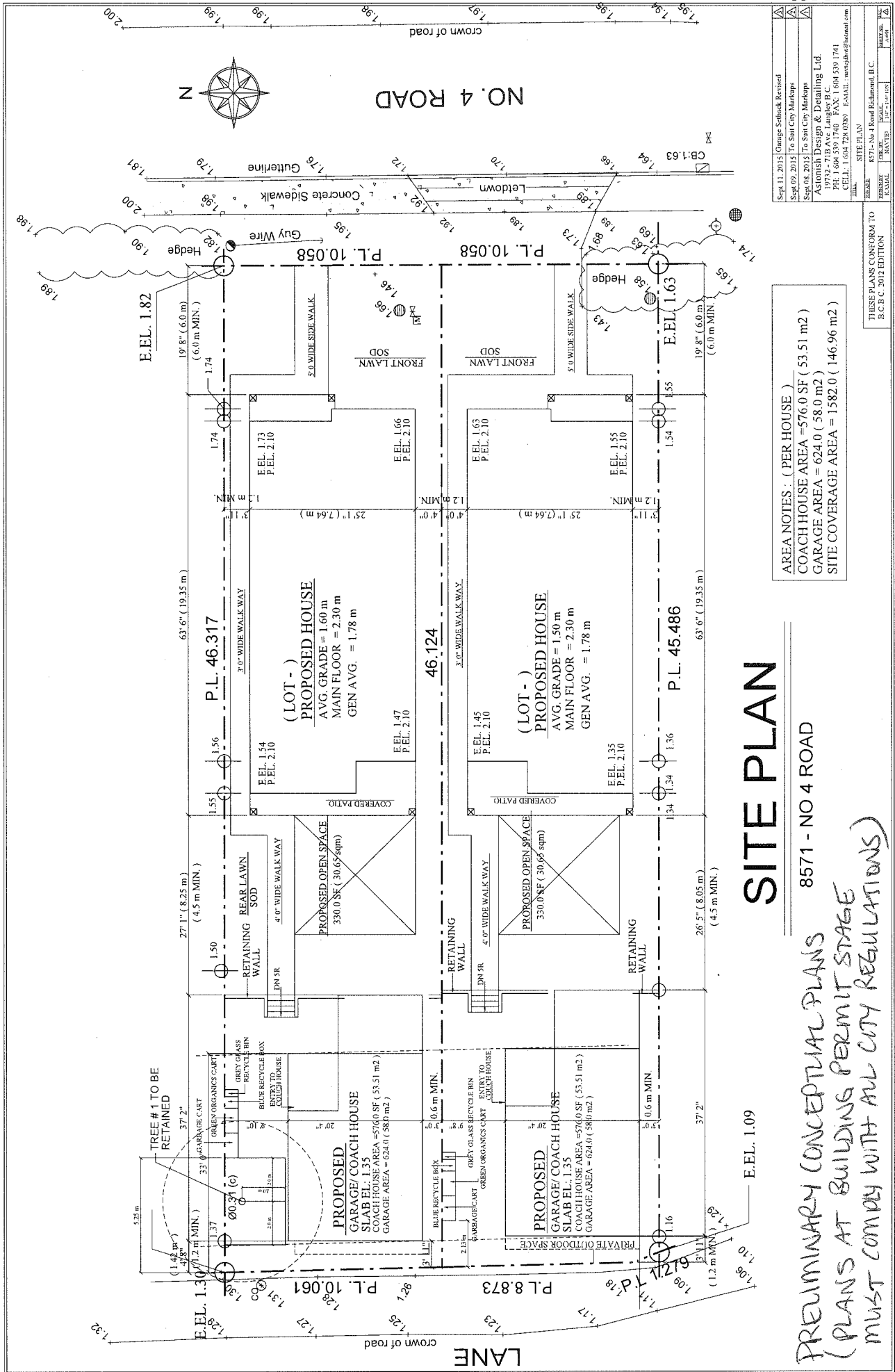
Other: Tree replacement compensation required for loss of bylaw-sized trees.

City of Richmond

Land Use Map *Bylaw 9086
2015/04/27*



----- ALR Boundary	———— Area Boundary	Designated Infill Areas – Refer to Table: 1
Public, Institutional & Open Space	Low Density Residential	(1-12)



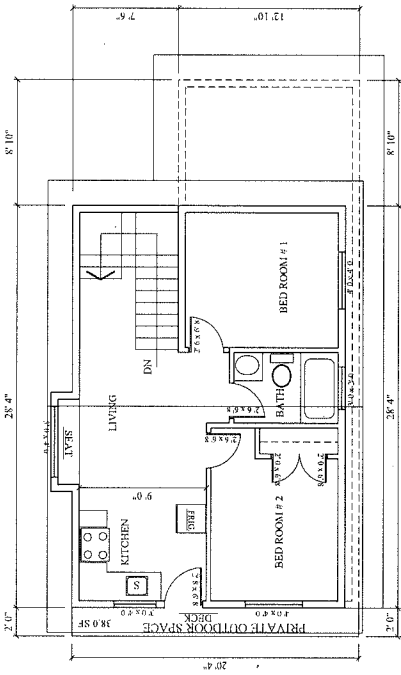
SITE PLAN

8571 - NO 4 ROAD

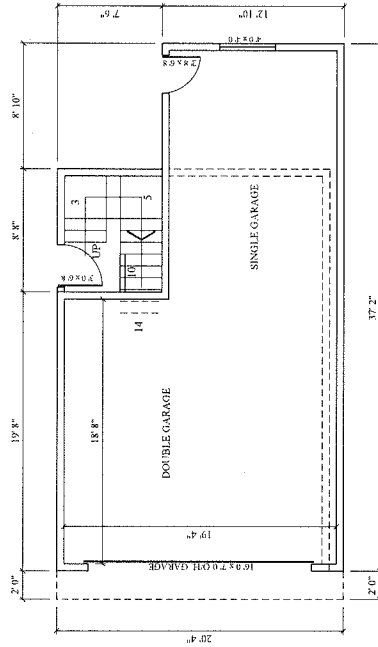
PRELIMINARY CONCEPTUAL PLANS
 (PLANS AT BUILDING PERMIT STAGE
 MUST COMPLY WITH ALL CITY REGULATIONS)

Sept. 11, 2015	Change Setback Revised
Sept. 09, 2015	To Suit City Markups
Sept. 08, 2015	To Suit City Markups
Astomish Design & Detailing Ltd.	
1972 - 718 Ave Langley, B.C.	
TEL: 604 539 1740 FAX: 1 604 539 1741	
CELL: 1 604 282 0350 E-MAIL: astomish@astomish.com	
SITE PLAN	
Drawn:	8571 - No 4 Road Richmond, B.C.
Checked:	
Approved:	
Date:	

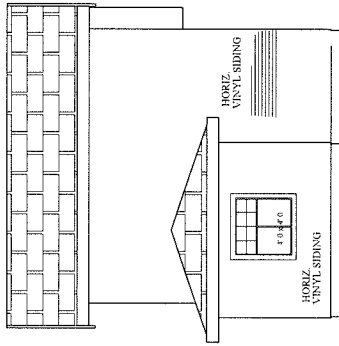
THESE PLANS CONFORM TO
 B.C.B.C. 2012 EDITION



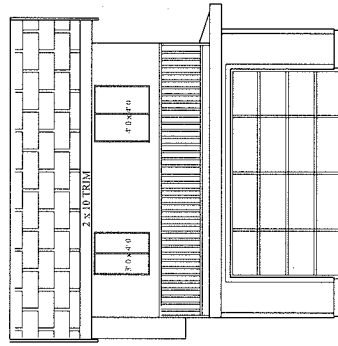
COACH HOUSE FLOOR PLAN
 COACH HOUSE AREA = 576.0 SF (53.51 m²)



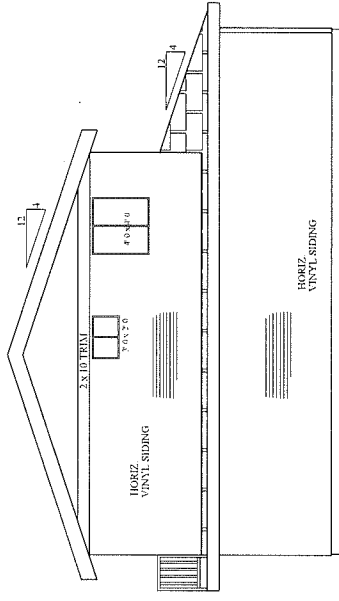
GARAGE FLOOR PLAN
 GARAGE AREA = 624.0 (58.0 m²)



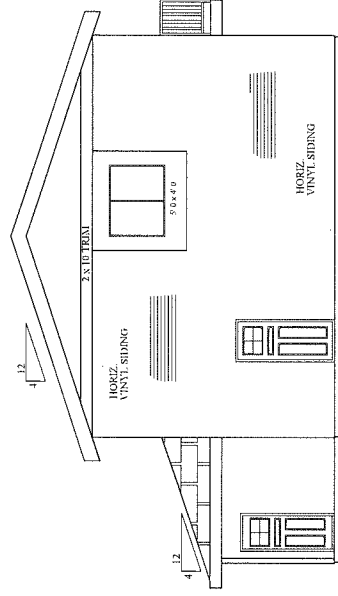
FRONT ELEVATION
 (EAST)



REAR ELEVATION
 (WEST)



LEFT SIDE ELEVATION
 (SOUTH)

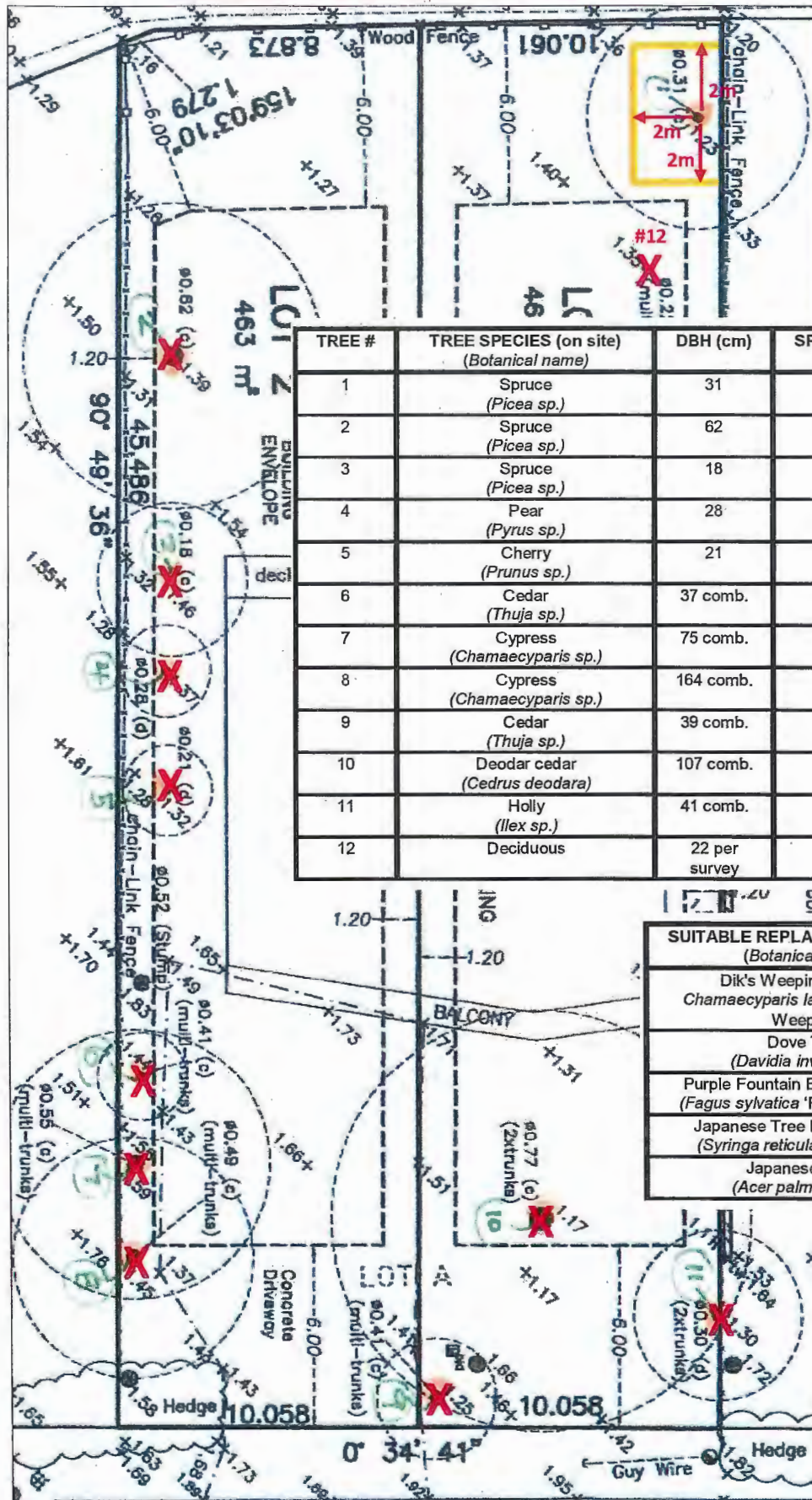


RIGHT SIDE ELEVATION
 (NORTH)

DATE	DESCRIPTION
Sept 17, 2015	Elevations Added
Sept 06, 2015	To Suit City Markups
Astonish Design & Detailing Ltd 1973-7191 Ave. Langley, B.C. Langley, B.C. V3A 1G5 TEL: 1 604 728 0880 FAX: 604 728 0880 www.astonishdesign.com	
SCALE	AS SHOWN
PROJECT	COACH HOUSE PLAN
CLIENT	3715 North Richmond B.C.
DRAWN	SA/TE
CHECKED	SA/TE
DATE	10/27/2015
SCALE	AS SHOWN

PRELIMINARY CONCEPTUAL PLANS
 (PLANS AT BUILDING PERMIT STAGE
 MUST COMPLY WITH ALL CITY REGULATIONS)

Tree Retention & Removal Plan, Scale 1:200



TREE #	TREE SPECIES (on site) (Botanical name)	DBH (cm)	SPREAD (m) Radius
1	Spruce (<i>Picea sp.</i>)	31	2.5
2	Spruce (<i>Picea sp.</i>)	62	3.5
3	Spruce (<i>Picea sp.</i>)	18	1.5
4	Pear (<i>Pyrus sp.</i>)	28	1.5
5	Cherry (<i>Prunus sp.</i>)	21	1.5
6	Cedar (<i>Thuja sp.</i>)	37 comb.	1.5
7	Cypress (<i>Chamaecyparis sp.</i>)	75 comb.	3
8	Cypress (<i>Chamaecyparis sp.</i>)	164 comb.	3
9	Cedar (<i>Thuja sp.</i>)	39 comb.	1
10	Deodar cedar (<i>Cedrus deodara</i>)	107 comb.	3
11	Holly (<i>Ilex sp.</i>)	41 comb.	1
12	Deciduous	22 per survey	1

SUITABLE REPLACEMENT TREES (Botanical name)
Dik's Weeping Cypress <i>Chamaecyparis lawsoniana</i> 'Dik's Weeping'
Dove Tree (<i>Davidia involucrata</i>)
Purple Fountain European Beech (<i>Fagus sylvatica</i> 'Purple Fountain')
Japanese Tree Lilac 'Ivory Silk' (<i>Syringa reticulata</i> 'Ivory Silk')
Japanese Maple (<i>Acer palmatum sp.</i>)





Address: 8571 No. 4 Road

File No.: RZ 14-662541

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9290, the following items must be completed:

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, along with a Landscaping Security based on 100% of a cost estimate for the works provided by the Landscape Architect (including 10% contingency, fencing, required trees, all hard and soft landscaping, and installation). The Landscaping Security will be reduced by 90% after construction and landscaping on the proposed lots is completed and a landscaping inspection has been passed by City staff. The City will retain 10% of the Security for a one-year maintenance period to ensure that the landscaping survives. The Landscape Plan must respond to the guidelines of the Arterial Road Policy and comply with the landscaping requirements of the RCH1 zone, and must include the following replacement trees:
 - Two (2) 6 cm deciduous trees in the rear yard of the proposed north lot.
 - Two (2) 6 cm deciduous trees in the rear yard of the proposed south lot.
 - Two (2) 8 cm deciduous or 4 m high coniferous trees in the front yard of each lot proposed [for a total of four (4) trees].
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of all on-site works conducted within close proximity to the tree protection zone of the Spruce tree to be retained (Tree #1). The contract must include the scope of work to be undertaken, including the number of monitoring inspections at specified stages of construction, and special measures to ensure tree protection, and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of \$\$1,000 for the Spruce tree to be retained (Tree # 1).
4. City acceptance of the developer's offer to voluntarily contribute \$4,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
5. Submission of a cash-in-lieu contribution in the amount of \$10,663.60 for future lane improvements to include lane lighting, and roll over curb and gutter on both sides of the rear lane from the subject site's north property line to the south property line.
6. Registration of a restrictive covenant on Title of the lot to ensure that the Building Permit application and ensuing development at the site is generally consistent with the preliminary plans included in Attachment 5 to the staff report dated September 8, 2015.
7. Registration of a flood indemnity covenant on Title.
8. Registration of a legal agreement on title to ensure that landscaping planted in the front yard within the ALR buffer area along No. 4 Road (4.0 m wide, as measured from the east property line) is maintained and will not be abandoned or removed. The legal agreement is to identify the ALR buffer area and to indicate that the subject property is located across from active agricultural operations and is subject to impacts of noise, dust, and odour.
9. Registration of a legal agreement on Title ensuring that the coach house on each lot proposed cannot be strata-titled.
10. Registration of a legal agreement on title prohibiting the conversion of the parking area in the garage into habitable space.

11. Entrance into a Servicing Agreement* for the design and construction of:

- road improvements along No. 4 Road in accordance with the standard road cross-section requirements, to include: a 1.5 m wide treed/grass boulevard behind the existing curb/gutter, a 1.5 m wide concrete sidewalk at the property line, complete with transition to the existing sidewalk located beyond the subject site's frontage.
- Rear lane re-grading to a center swale configuration and installation of a lane drainage system complete with Type 3 inspection chambers from the subject site's north property line to the south property line. The developer is required to extend the new drainage system from the subject site's south property line by approximately 30 m to tie into the existing lane drainage system, replacing the existing Type 1 inspection chamber with a Type 3 inspection chamber.
- The Servicing Agreement design is to include the following required water, sanitary, and storm service connection works:

Water Works

- Using the OCP Model, there is 366 L/s of water available at 20 psi residual at the No. 4 Road frontage. Based on the proposed zoning, your site requires a minimum fire flow of 95 L/s. Once the building design has been confirmed at the Building Permit stage, fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) must be submitted to confirm that there is adequate available flow.
- At the applicant's cost, the City is to disconnect the existing 20 mm diameter connection and install two (2) new 25 mm diameter connections complete with meter boxes at the property line. Meter boxes must be placed on the grass boulevard outside of any private fencing at minimum 1 m away from paved walkways.

Storm Sewer Works

- At the applicant's cost, the City is to cap the existing storm connection at the northeast corner of the property and to remove the existing storm inspection chamber and connection near the middle of the No. 4 Road frontage.
- At the applicant's cost, the City is to install a new storm sewer inspection chamber with two (2) service connections at the common property line along the No. 4 Road frontage. Site and boulevard drainage must be graded towards the new inspection chamber to prevent storm water from ponding on the boulevard, road, and walkways.
- A 3 m (east-west) x 1.5 m (north-south) Statutory Right-of-Way for utilities is required to contain the existing City-owned inspection chamber at the southeast corner of the proposed site. The details of the Statutory Right-of-Way shall be finalized at the Servicing Agreement design review stage.

Sanitary Sewer Works

- At the applicant's cost, the City is to remove the existing sanitary sewer inspection chamber and connection near the northwest corner of the property, and install a new inspection chamber with two (2) service connections at the common property line along the rear lane.

General Items

- The developer is required to coordinate with BC Hydro, Telus and other private communication service providers:
 - For any applicable servicing requirements.
 - 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 to coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).

At Demolition Application* stage, the following requirements must be completed:

- Installation of tree protection fencing around Tree # 1 at a minimum of 3 m out from the base of the tree. 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* and Building Permit* Application stage, the following requirements must be completed:

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

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



Richmond Zoning Bylaw 8500
Amendment Bylaw 9290 (RZ 14-662541)
8571 No. 4 Road

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

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "COACH HOUSES (RCH1)".

P.I.D. 002-729-229

Lot "A" Section 22 Block 4 North Range 6 West New Westminster District Plan 70738

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9290".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and requirements.

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

MAYOR

CORPORATE OFFICER