



To: Planning Committee

Date: September 25, 2017


From: Wayne Craig
Director, Development

File: RZ 16-754653

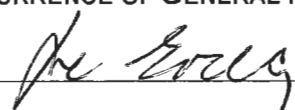
Re: Application by 1008358 BC Ltd for Rezoning at 10451/10453 No. 1 Road from
Single Detached (RS1/E) to Coach Houses (RCH1)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9753, for the rezoning of 10451/10453 No. 1 Road from "Single Detached (RS1/E)" to "Coach Houses (RCH1)", be introduced and given first reading.


Wayne Craig
Director, Development

WC:je
Att. 7

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

Staff Report

Origin

1008358 BC Ltd has applied to the City of Richmond for permission to rezone the property at 10451/10453 No. 1 Road from “Single Detached (RS1/E)” to “Coach Houses (RCH1)” (Attachment 1) in order to permit subdivision into two lots, each with a single family residence and a coach house with vehicle access from the rear lane. A survey of the subject site, which illustrates the proposed subdivision plan, is included in Attachment 2. The site currently contains a non-conforming duplex, which will be demolished.

Findings of Fact

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

Surrounding Development

The subject site is located on the west side of No. 1 Road. Existing development immediately surrounding the subject site is as follows:

- To the North, a non-conforming duplex on a lot zoned “Single Detached (RS1/E)”.
- To the South, a single family dwelling with a coach house on a lot zoned “Coach Houses (RCH)”. This lot was part of a rezoning and two-lot subdivision in 2012.
- To the East, immediately across No. 1 Road, three single family dwellings on lots zoned “Single Detached (RS1/B)”.
- To the West, two single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting onto Sorrel Drive.

Related Policies & Studies

Official Community Plan/Steveston Area Plan

The subject property is designated “Single Family” in the Steveston Area Plan and is designated “Neighbourhood Residential (NRES)” in the Official Community Plan (OCP) (Attachment 4). The proposed rezoning and future subdivision are consistent with these designations.

Arterial Road Policy

The site is designated “Arterial Road Compact Lot Coach House” in the Arterial Road Land Use Policy. This application is consistent with the designation.

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 1st 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 per the *Local Government Act*.

Analysis

Built Form and Architectural Character

The preliminary conceptual plans for redevelopment of the subject site, included in Attachment 5, have satisfied the staff comments provided during the rezoning application review process.

The proposed Site Plan includes a principal dwelling on the east side of each proposed lot, fronting on No. 1 Road. An accessory coach house above a detached garage is proposed at the rear (west side) of each lot, with access from the rear lane. The proposed building siting and open space are consistent with the requirements of the RCH1 zone.

In accordance with the Zoning Bylaw, on-site parking for each lot consists of two (2) parking spaces for each principal residence, and one (1) separate parking space for the coach house. Parking spaces for the principal residence are provided within the garage structure, and parking for the accessory dwelling is provided within a covered carport.

The conceptual architectural elevation plans for the coach houses include asymmetrical sloped roofs and horizontal detailing in a west-coast modern style. High quality materials, such as cedar siding and ample windows, will enhance the simple massing of the structures. Continuity of the architectural detailing from the front elevation to the rear, and landscape screening facing the main dwelling, provide an appropriate interface between the two dwellings on each lot. Private open space for the coach houses is provided at grade at the rear of the structure, facing the principal dwelling. No balconies are proposed to face the rear lane or the side yards. To create a visually appealing streetscape along the rear lane, the coach houses will be mirrored, and the materials and colour palettes will be varied for each accessory building.

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 requirements of 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, minor revisions to enhance the coach house design may be made to the preliminary conceptual plans included in Attachment 5. The applicant must register a restrictive covenant on title to ensure that:

- The coach house on each lot cannot be stratified.
- The Building Permit application and ensuing development of the coach houses at the site is generally consistent with the preliminary conceptual plans included in Attachment 5.

Existing Legal Encumbrances

There is an existing Right-of-Way registered on title (G113432) which allows City access to utilities along the eastern boundary/front yard of the site. The applicant is aware that no encroachment is permitted within the Right-of-Way.

Transportation and Site Access

Vehicle access for both lots will be provided from the rear lane only, per Residential (Vehicular) Access Regulation Bylaw No.7222. Pedestrian access for both lots will be from No. 1 Road and from the rear lane.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The report assesses one tree on the neighbouring property.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and supports the findings, with the following comments:

- One tree (#22) located on the adjacent neighbouring property is identified as a 46 cm conifer in excellent condition. The neighbouring tree should be retained and protected per the City of Richmond Tree Protection Information Bulletin Tree-03. Tree protection fencing should be located a minimum of 2 m onto the development site, to a total of 3 m wide on either side of the tree. In addition, any proposed building permit application should illustrate a setback of 0.6 m outside the 2 m minimum tree protection zone for any new building. A Tree Protection Plan is provided in Attachment 6.
- As there are no trees located on site, a minimum of two new trees should be planted on each lot as a condition of rezoning approval.

Tree Protection

Tree #22 on the neighbouring property is to be retained and protected. The applicant has submitted a tree protection plan showing the tree to be retained and the measures taken to protect it during the development stage (Attachment 6). To ensure that the tree identified for retention is protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to the tree protection zone. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around Tree #22. 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 remain in place until construction and landscaping on-site is completed.

Tree Planting

The applicant has agreed to plant two trees on each lot proposed, for a total of four trees. The trees are to have a minimum caliper of 6 cm for deciduous trees or a minimum height of 3.5 m for coniferous trees.

To ensure that the new trees are planted and maintained, and that the front and rear yards of the proposed lots are enhanced in accordance with the Arterial Road Policy and the RCH1 zoning, the applicant is required to submit the following prior to final adoption of the rezoning bylaw:

- A landscape plan prepared by a Registered Landscape Architect, accompanied by a cost estimate for all the works, including all trees, soft and hard materials proposed, fencing, installation costs.
- Landscape Security based on 100% of the cost estimate prepared by the Landscape Architect, plus 10% contingency.

These conditions are described in the Rezoning Considerations (Attachment 7).

Affordable Housing Strategy

The affordable housing strategy for single-family rezoning applications requires a secondary suite or coach house on 100% of new lots created, or 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 remaining lots.

The applicant proposes to build a coach house on each of the lots created. This application is consistent with the Affordable Housing Strategy.

Site Servicing and Frontage Improvements

There are no servicing concerns with rezoning. At future subdivision stage, the applicant is required to:

- Pay the current year's taxes, Development Cost Charges (City and GVS&DD), School Site Acquisition Charges and Address Assignment Fees.

- Complete all necessary connections for water, sanitary, storm and private utility services, and install water meters.
- Complete a Work Order for frontage improvements, including removing the existing driveway and sidewalk, and constructing along the entire frontage a new concrete sidewalk and a grass boulevard with street trees. The new sidewalk and boulevard will transition to meet the existing frontage treatments to the north and south of the subject site, where improvements will be made at future redevelopment.
- Pay a \$40,290.60 cash-in-lieu contribution for the design and construction of lane upgrades, including asphalt paving, drainage, concrete curb and gutter, and lighting for the rear lane.
- Upgrading the existing back lane to City lane design standards.
- Other frontage improvements per Transportation Planning's requirements.

Financial Impact or Economic Impact

This rezoning 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 10451/10453 No. 1 Road from "Single Detached (RS1/E)" to "Coach Houses (RCH1)" in order to subdivide into two lots with vehicle access from the rear lane. Future development will include a single family residence and coach house on each lot.

The proposed rezoning is consistent with the applicable plans and policies for the area.

The applicant has agreed to the list of rezoning considerations included in Attachment 7, with signed concurrence on file.

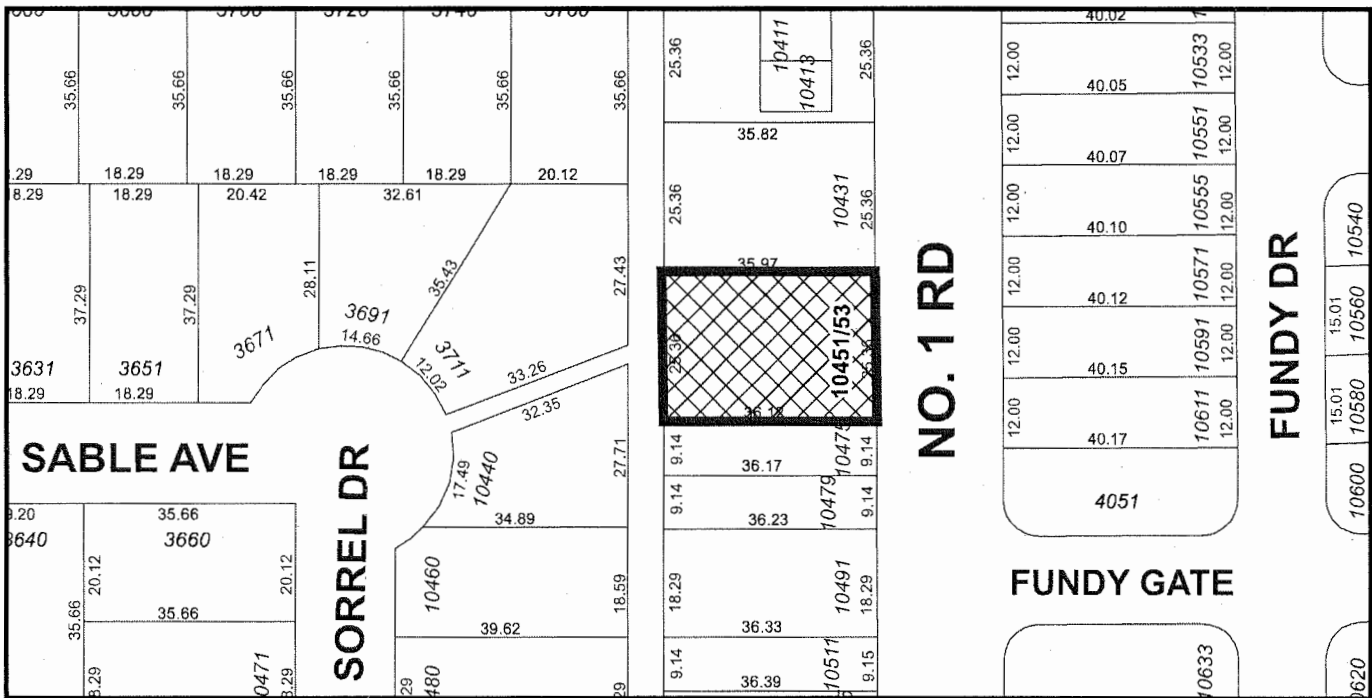
It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9753 be introduced and given first reading.



Jeanette Elmore
Planner 2

JE:cas

- Attachment 1: Location Map
- Attachment 2: Survey and Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Steveston Area Land Use Map
- Attachment 5: Preliminary Conceptual Development Plans
- Attachment 6: Tree Protection Plan
- Attachment 7: Rezoning Considerations



RZ 16-754653

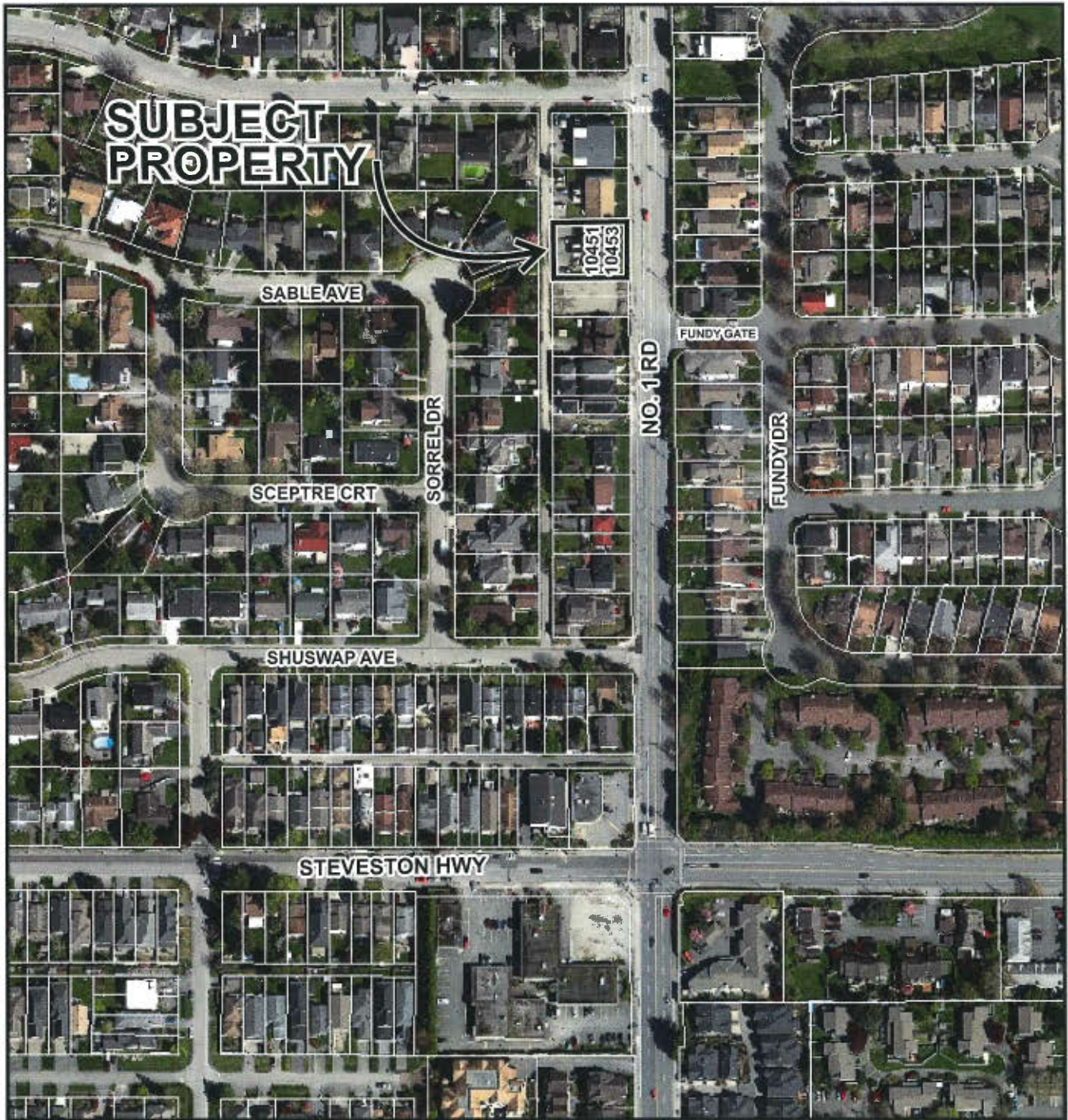
Original Date: 01/06/17

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 16-754653

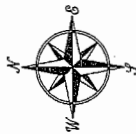
Original Date: 01/06/17

Revision Date:

Note: Dimensions are in METRES

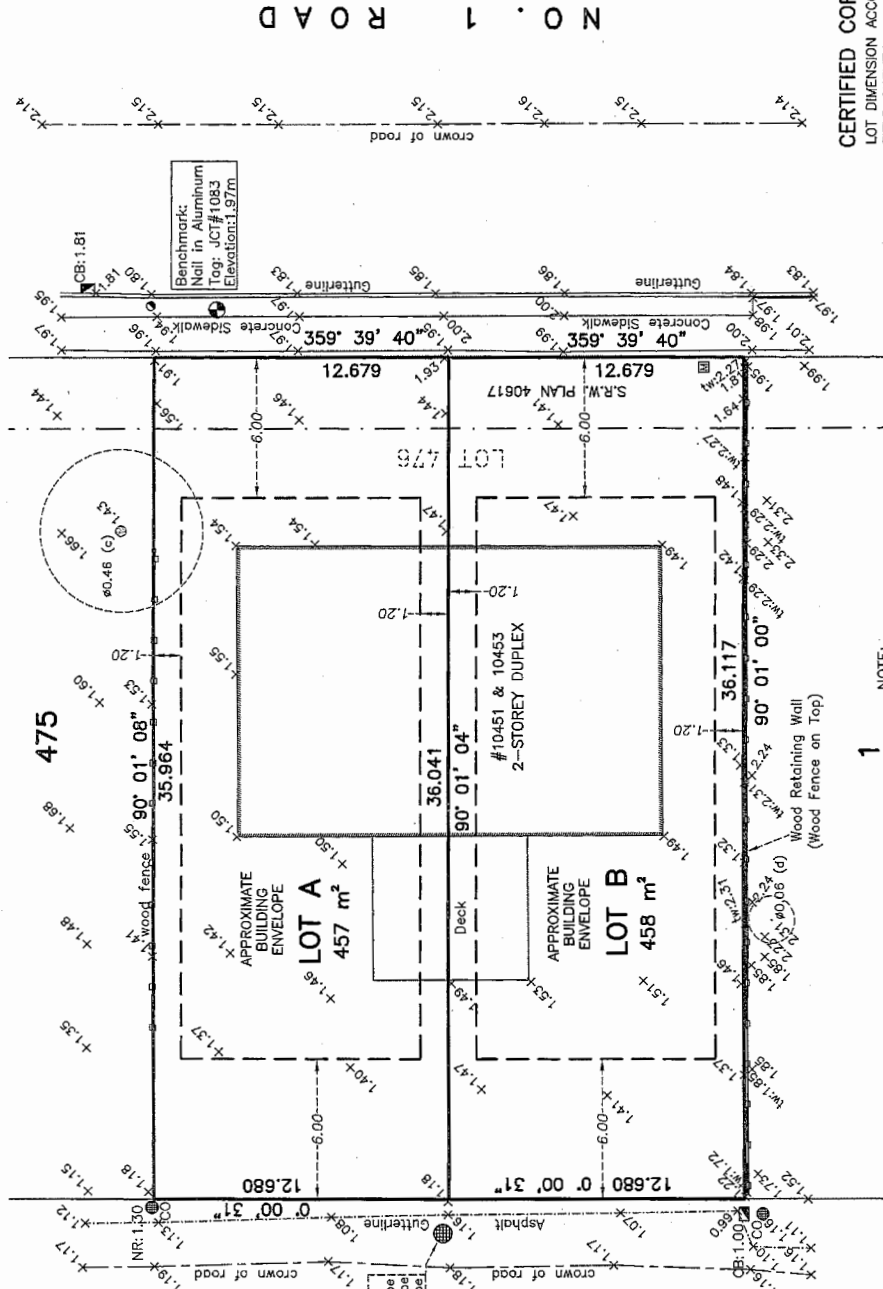
**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 476
SECTION 34 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 40616**

#10451 & 10453 NO. 1 ROAD,
RICHMOND, B.C.
P.I.D. 005-374-006



- LEGEND:**
- (c) denotes conifer
 - (d) denotes deciduous
 - ⦿ denotes power pole
 - MF denotes manhole
 - CB denotes catch basin
 - WM denotes water meter
 - CO denotes cleanout
 - NR denotes north rim
 - tw denotes top of wall

Storm MH NR: 1.19
S. Inv. -0.45 Ø0.20 Conc. Pipe
W. Inv. -0.45 Ø0.40 Conc. Pipe
N. Inv. -0.45 Ø0.50 Conc. Pipe



CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

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

NOVEMBER 17th, 2016.

NOTE:
Elevations shown are based on City of
Richmond HPN Benchmark network.
Benchmark: HPN #234, Control Monument
77H4891 Elevation = 1.125 metres
(Benchmark: HPN #231, Control Monument
19713, Elevation = 3.419 metres)

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

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Canada and B.C. Land Surveyor
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Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 6780
FB-320 P113
Drawn By: MY

DWG No. 6780-TOPO



RZ 16-754653

Attachment 3

Address: 10451 & 10453 No. 1 Road

Applicant: 1008358 BC Ltd

Planning Area(s): Steveston

	Existing	Proposed
Owner:	1008358 BC Ltd	To be determined
Site Size (m²):	915 m ²	Lot A: 457 m ² Lot B: 458m ²
Land Uses:	One duplex	Single-family residential with coach house
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	Single-Family	No Change
Zoning:	Single Detached (RS1/E)	Coach Houses (RCH1)
Number of Units:	2	4
Other Designations:	The Arterial Road Policy designates the subject site for redevelopment to compact lots and coach houses.	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Buildable Floor Area (m ²):*	Lot A: Max. 274.2 m ² (2,951.46 ft ²) Lot B: Max. 274.8 m ² (2,957.92 ft ²)	Lot A: 274 m ² (2,949 ft ²) Lot B: 274 m ² (2,949 ft ²)	none permitted
Coach House Size	Min. 33 m ² (355 ft ²) Max. 60 m ² (645 ft ²)	Lot A: 59.83 m ² (644 ft ²) Lot B: 59.83 m ² (644 ft ²)	
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Live landscaping: Min. 20%	Lot A: Building: 42.0% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20% Lot B: Building: 42.8% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	none
Lot Size:	Min. 315.0 m ²	Lot A: 457 m ² Lot A: 458 m ²	none
Lot Dimensions (m):	Width: Min. 9.0 m Depth: Min. 35.0 m	Width: 12.68 m Depth: 12.68 m	none

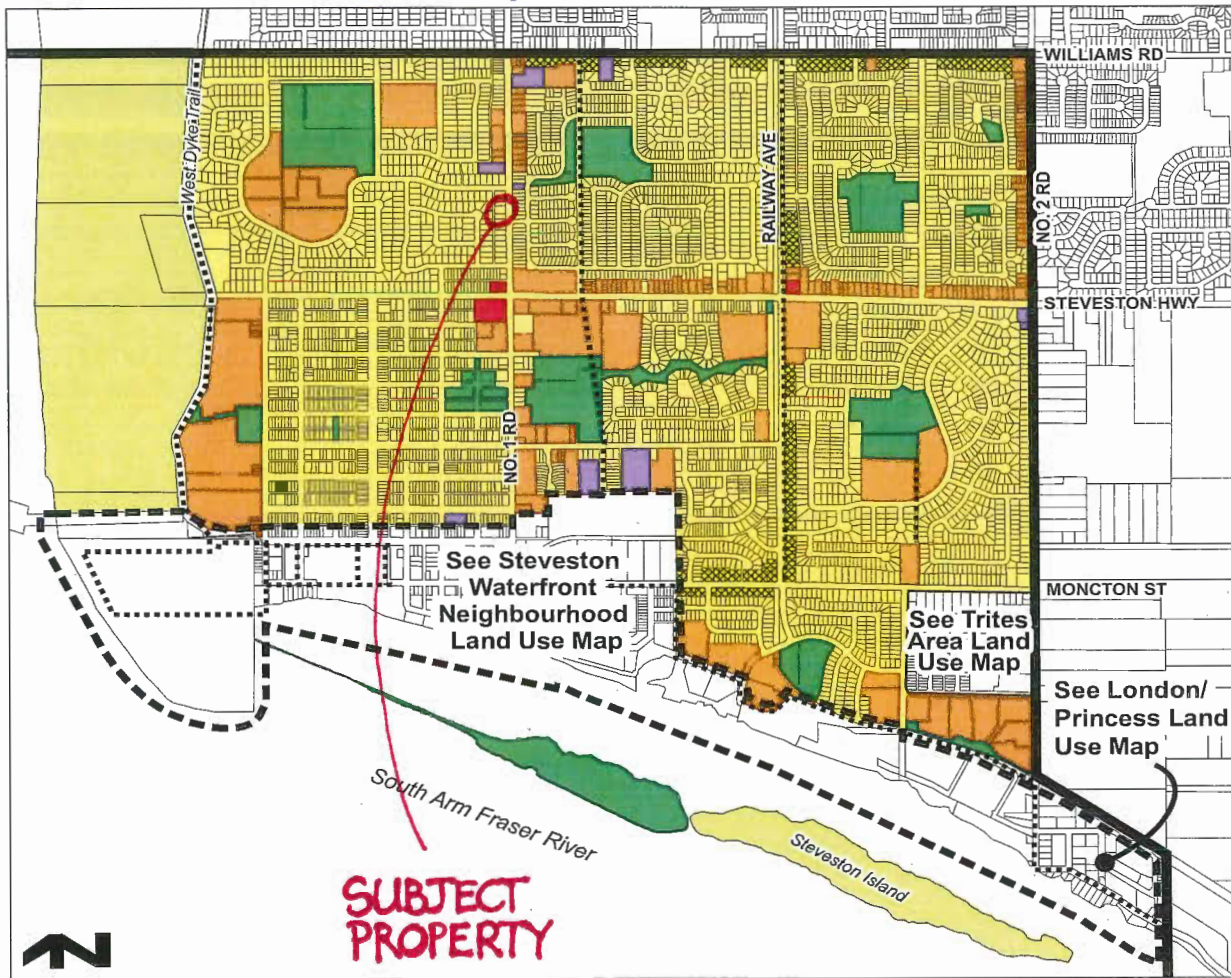
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setbacks, principal dwelling (m):	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	Lot A: Front: 6.0 m Rear: Min. 6.0 m North Side Yard: 1.2 m South Side Yard: 2.18 m Lot B: Front: 6.0 m Rear: Min. 6.0 m North Side Yard: 1.51 m South Side Yard: 1.88 m	none
Setbacks, coach house (m):	Front: Min. 15.0 m Rear: Max. 3.0 m North Side Yard: Min. 1.8 m South Side Yard: Min. 1.2 m	Lot A: Front: Min. 15.0 m Rear: 3.6 m North Side Yard: 2.03 m South Side Yard: 1.2 m Lot B: Front: Min. 15.0 m Rear: 3.6 m North Side Yard: 2.03 m South Side Yard: 1.2 m	
Height, principal dwelling (m):	Max. 2 ½ storeys or 9.0 m	Max. 2 ½ storeys or 9.0 m	none
Height, coach house (m):	Max. 2 storeys or 6.5 m	2 storeys or 6.45 m	
Off-street Parking Spaces – principal dwelling	2	2	none
Off-street Parking Spaces – coach house	1	1	none
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	None	none
Amenity Space – Outdoor:	30 m ²	30.66 m ²	none











Other: Tree replacement compensation required for loss of significant trees.

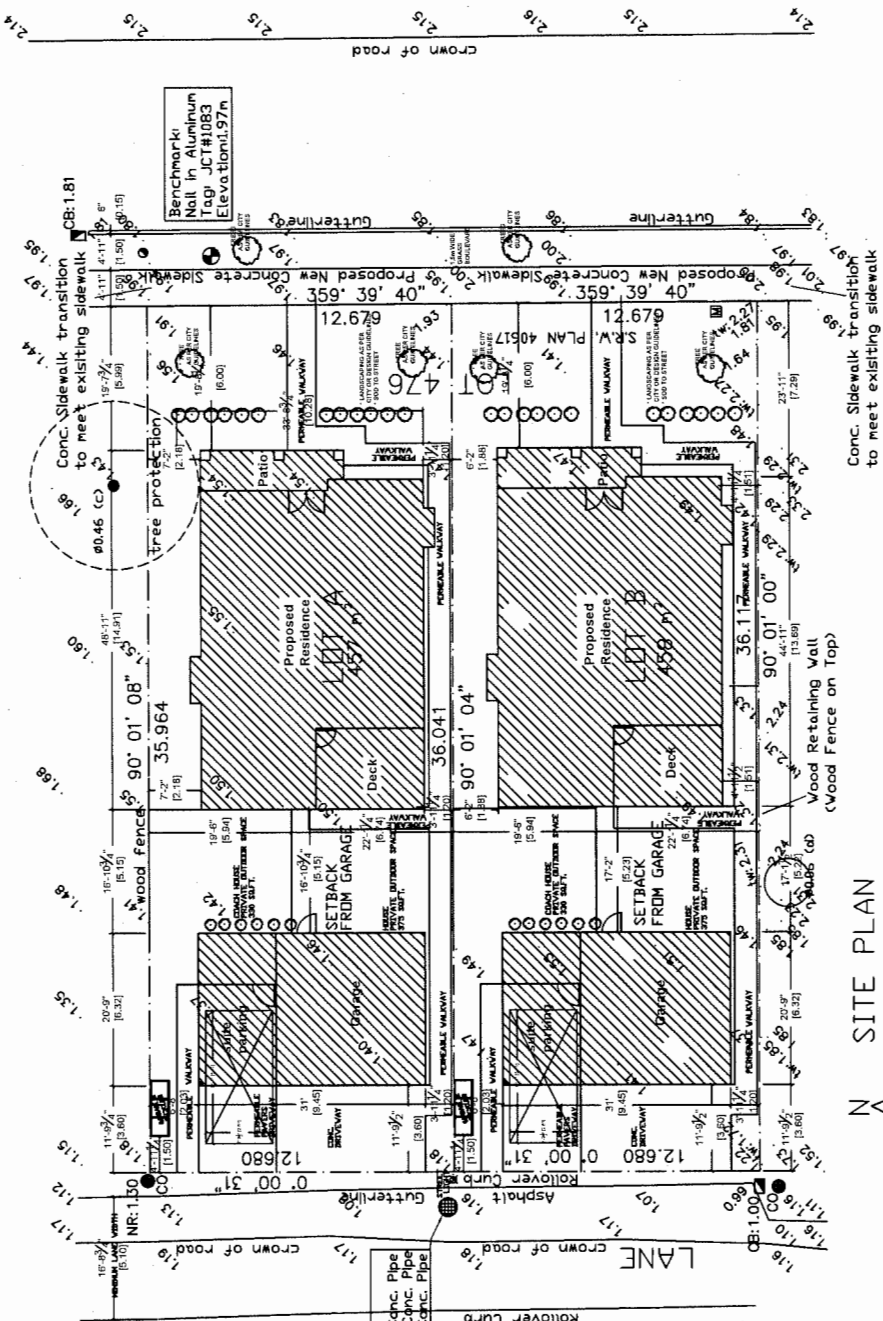
* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

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

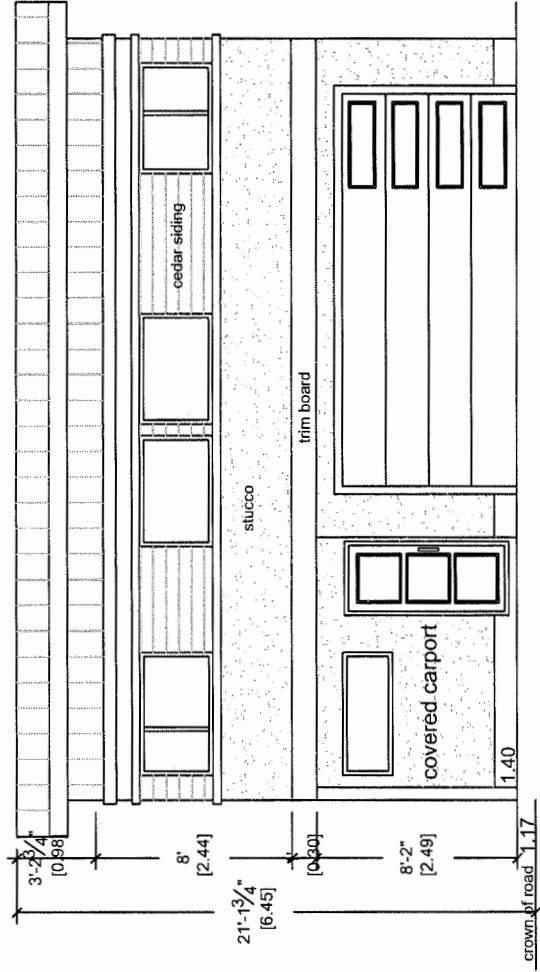


N
SITE PLAN
LOTS A & B

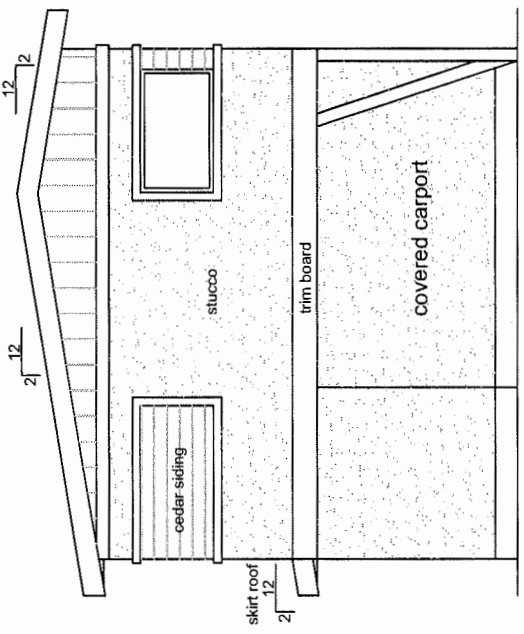
Lot Calculations	
Zoning:	ROH1
Address:	LOT A, RICHMOND, B.C.
LOT AREA:	457.4 sq.m. (462.9 sq.ft.)
FLOOR AREA RATIO 0.80 =	2953.8 (274.4 sq.m.)
PROPOSED:	
MAIN FLOOR AREA:	1187 sq.ft. (110.3 sq.m.)
UPPER FLOOR AREA:	1118 sq.ft. (103.9 sq.m.)
COACH HOUSE AREA:	644 sq.ft. (59.83 sq.m.)
TOTAL FLOOR AREA =	2949 sq.ft. (274.03 sq.m.)
GARAGE AREA (not counted in F.S.R.):	498 sq.ft. (46.27 sq.m.)
SITE COVERAGE	
MAX ALLOWABLE @ 0.45:	206.63 sq.m. (2215.35 sq.ft.)
PROPOSED:	196.10 sq.m. (2109.50 sq.ft.)

Storm MH NR 119
S. Invi -0.45 @0.20 Conc. Pipe
V. Invi -0.45 @0.40 Conc. Pipe
N. Invi -0.45 @0.50 Conc. Pipe

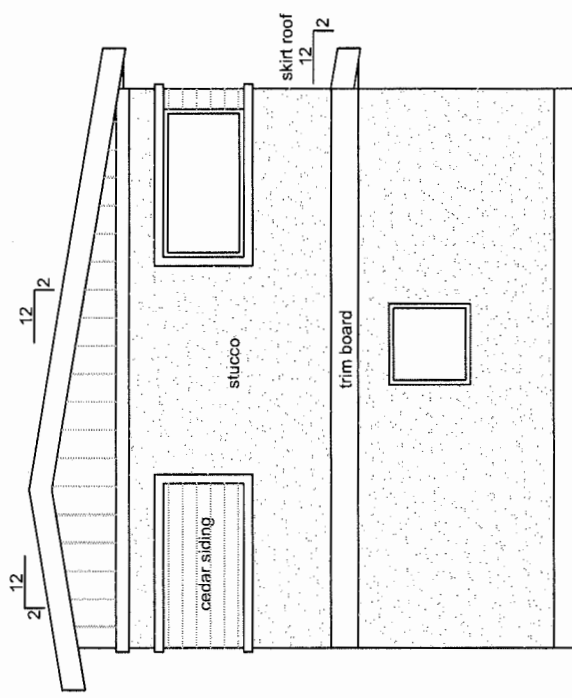
Lot Calculations	
Zoning:	ROH1
Address:	LOT B, RICHMOND, B.C.
LOT AREA:	457.0 sq.m. (4919 sq.ft.)
FLOOR AREA RATIO 0.80 =	2951.4 (274.2 sq.m.)
PROPOSED:	
MAIN FLOOR AREA:	1187 sq.ft. (110.3 sq.m.)
UPPER FLOOR AREA:	1118 sq.ft. (103.9 sq.m.)
COACH HOUSE AREA:	644 sq.ft. (59.83 sq.m.)
TOTAL FLOOR AREA =	2949 sq.ft. (274.03 sq.m.)
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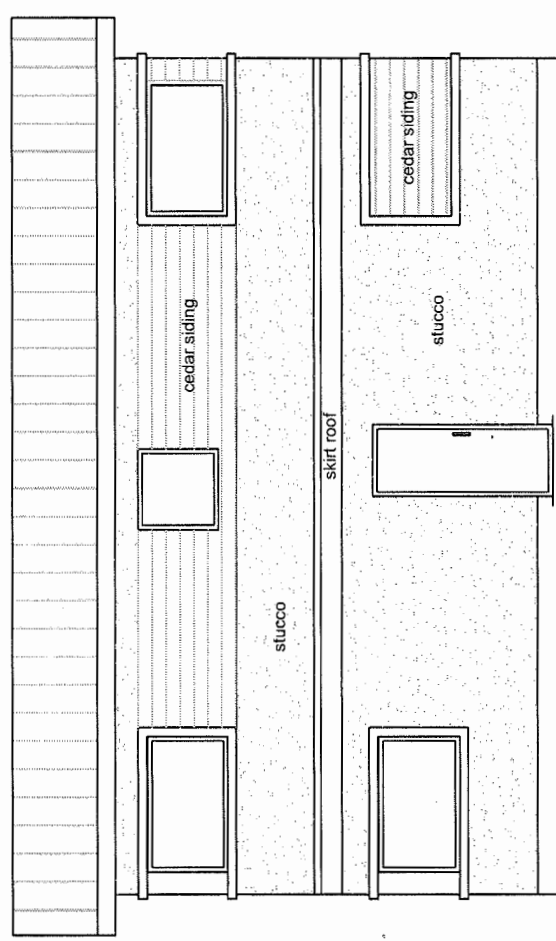
front
Coach House



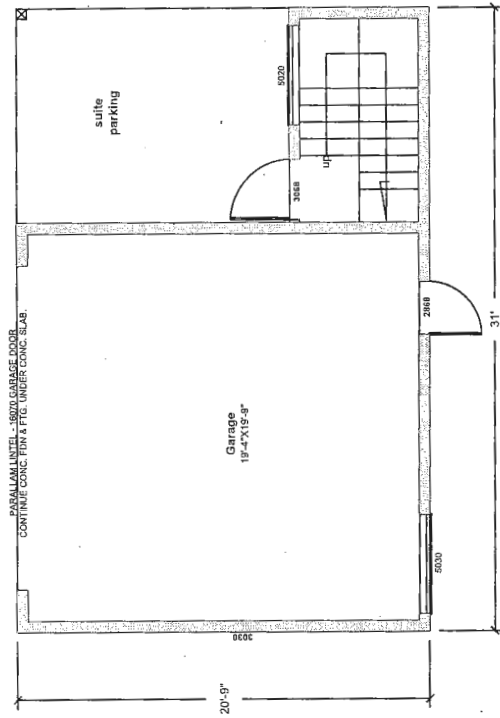
left
Coach House



right
Coach House

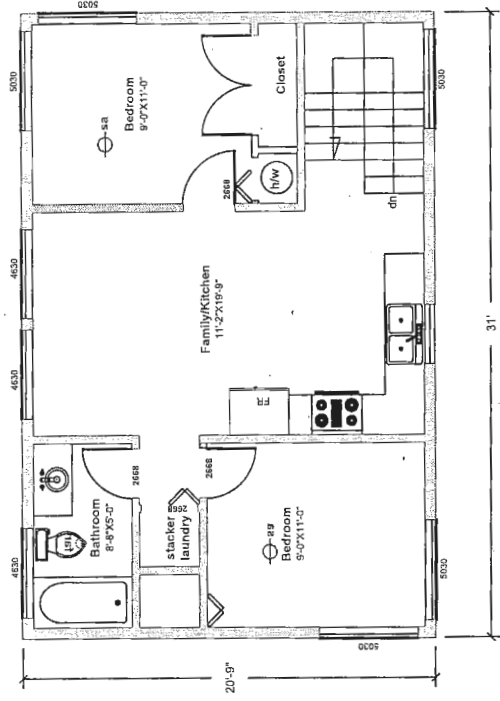


rear
Coach House



COACH HOUSE Garage

Scale: 1/4"=1'-0"



COACH HOUSE top floor

Scale: 1/4"=1'-0"

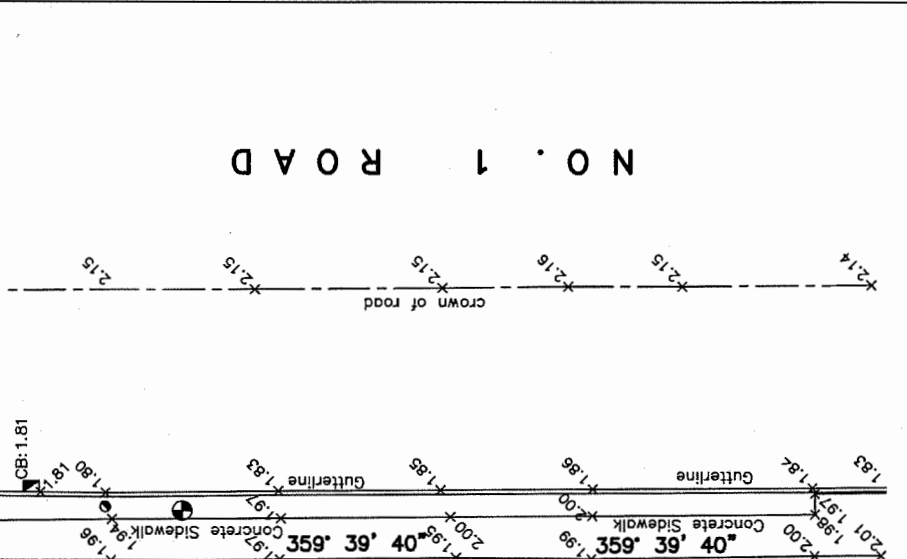
- coach house must conform to RCH zone in all aspects.

10451 & 10453 No. 1 Rd.
Richmond, BC

TREE SURVEY

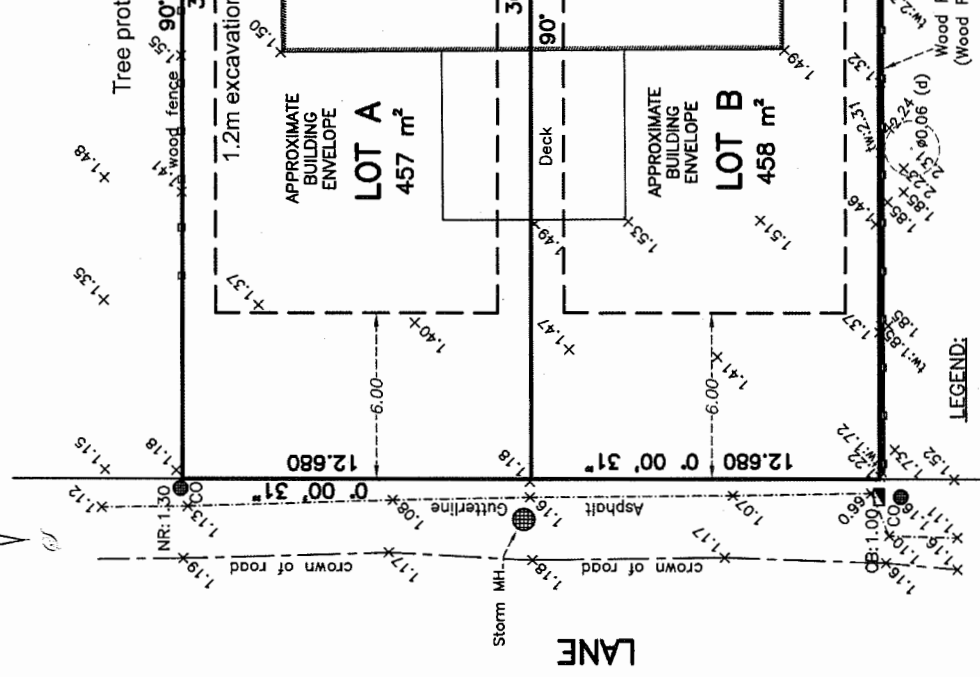
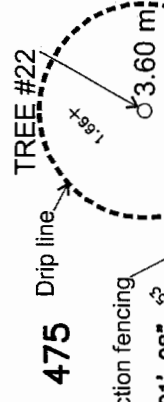
Date	Jan. 14, 2017
Scale	1:244.15
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Job	Halbeem
Sheet	1
Of	1

Suitable Replacement Trees	
Common Name	Botanical Name
Kousa Dogwood	Cornus kousa
Japanese Maple	Acer palmatum
Golden Chain Tree	Laburnum watereri "vossii"
Pacific Dogwood	Cornus nuttallii
Oyama Magnolia	Magnolia sieboldii
Japanese flowering Cherry	Prunus serrulata



- GENERAL NOTES:
- Diameter at breast height (DBH)
 - Tree protection zone (TPZ) which is 6X diameter
 - TPZ is measured from the trunk to the fencing
 - X = tree to be removed
 - [Symbol] = tree protection barrier

Tree No.	Common Name	Botanical Name	DBH (cm)	Crown Spread (radius)
#22	Grand fir	Abies grandis	51	3.6m



1

SCALE - as shown
ALL DISTANCES ARE IN METERS

- LEGEND:
- [Symbol] denotes power pole
 - [Symbol] denotes manhole
 - [Symbol] denotes catch basin
 - [Symbol] denotes water meter
 - [Symbol] denotes cleanout
 - [Symbol] denotes north rim
 - [Symbol] denotes top of wall

REVISIONS BY



Address: 10451/10453 No. 1 Road

File No.: RZ 16-754653

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9753, the developer is required to complete the following:

1. 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 tree security and installation costs. 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;
 - include a total of 2 new trees on each lot proposed, for a total of 4 trees, and should be a mix of coniferous and deciduous trees. Deciduous trees should have a minimum caliper of 6 cm and conifers should be at least 3.5 m high, per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees; and
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report.
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Registration of a flood indemnity covenant on title.
4. Registration of a legal agreement on title ensuring that the coach house cannot be stratified.
5. 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 5 of this staff report.

At Subdivision* 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. Provide a cash contribution based on a City cost estimate for the City to manage the design and construction of the works. Works include, but may not be limited to:

Water Works:

- Disconnect existing 20mm water connection along No 1 road and install two new 25mm water connections, complete with meters and meter boxes off of the existing 300mm AC water main along No 1 Road for the north side and south side lots.
- Place both newly installed water meters alongside the east side property line.
- Note that the applicant must 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.

Storm Sewer Works:

- Install a new storm service connection, complete with an inspection chamber and dual service leads at the adjoining property line of the newly subdivided lots off of the existing 375mm main within the lane along the west property line.
- Cut and cap the existing storm service connection at the southwest corner of the development site, and remove inspection chamber.

Initial: _____

Sanitary Sewer Works:

- Check the existing sanitary service connection at the southwest corner and the northwest corner to confirm the material, capacity, and condition of the inspection chambers and pipes by video inspection. If deemed acceptable by the City, the existing service connections may be retained. In the case that either of the service connections are not in a condition to be re-used, a new service connection, complete with inspection chamber or dual service leads, shall be installed at the common property line of the newly subdivided lots at the Developer's cost.
 - The developer may not start onsite excavation or building construction prior to completion of rear-yard sanitary and storm works.
3. Complete a City work order for the design and construction of frontage improvements, including:
- Removing the existing sidewalk and constructing a new 1.5 m wide concrete sidewalk next to the Property Line. The remaining frontage width between the new sidewalk and the curb is to be treated as a grass boulevard with street trees (minimum width = 1.5 m). The new sidewalk and boulevard are to transition to meet the existing frontage treatments to the north and south of the subject site.
 - Removing all existing driveways and back-filling with frontage improvements per standards described above.
 - Upgrading the existing back lane to City design standards: minimum 5.1 m wide pavement, roll-over curb on both sides of the lane, and street lighting. The final cross-section of the lane is to be determined by Engineering taking utility and other requirements into consideration.
4. Coordinate with BC Hydro, Telus and other private communication service providers to determine if above ground structures are required and coordinate their locations (e.g Vista, PMT, LPT, shaw cabinets, Telus Kiosks, etc). These shall be located onsite.
5. Provide a \$40,290.60 cash-in-lieu contribution for the design and construction of frontage upgrades as set out below:
- | | |
|---|-------------|
| ○ Lane – Asphalt/Pavement (EP.0636) | \$13,683.60 |
| ○ Lane – Drainage (EP.0637) | \$13,176.80 |
| ○ Lane – Concrete curb and gutter (EP.0638) | \$6,841.80 |
| ○ Lane - Lighting (EP.0639) | \$6,588.40 |
- Payment should reference the above cost breakdown and transaction codes and PeopleSoft account number 7500-10-000-90304-0000 for Roads Provisions account.
6. 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.
7. Install appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

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

Initial: _____

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 9753 (RZ 16-754653)
10451/10453 No.1 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. 005-374-006

Lot 476 Section 34 Block 4 North Range 7 West New Westminster District Plan 40616

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9753".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and conditions.

Approval stamp: CITY OF RICHMOND APPROVED by [Signature] APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER