



City of Richmond

Report to Committee

To: Planning Committee

Date: May 6, 2019

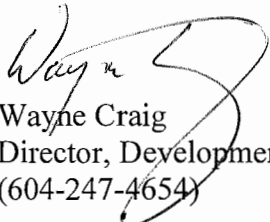
From: Wayne Craig
Director, Development

File: RZ 19-850544

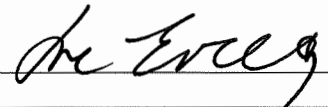
Re: Application by Gursher S. Randhawa for Rezoning at 5428 Chemainus Drive from the "Single Detached (RS1/E)" Zone to the "Single Detached (RS2/B)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10028, for the rezoning of 5428 Chemainus Drive from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, be introduced and given First Reading.


Wayne Craig
Director, Development
(604-247-4654)

WC:na
Att. 7

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

Staff Report

Origin

Gursher S. Randhawa has applied to the City of Richmond for permission to rezone 5428 Chemainus Drive from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone, to permit the property to be subdivided to create two single-family lots, each containing a secondary suite, with vehicle access from Chemainus Drive (Attachment 1). A site survey 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).

Subject Site Existing Housing Profile

A legal non-conforming duplex was previously located on the site but was demolished in 2018. It contained no secondary suites. The site is currently occupied by an unfinished single-family dwelling (Issued Building Permit 2017-778753) located on the eastern portion of the lot which complies with current the “Single Detached (RS2/B)” zoning requirements, proposed lot coverage and density.

Surrounding Development

Development immediately surrounding the site is as follows:

- To the North: Across Chemainus Drive, single-family dwellings on lots zoned “Single Detached (RS1/E)”.
- To the South: Single-family dwellings on property zoned “Single Detached (RS1/E)”.
- To the East: Single-family dwellings on property zoned “Single Detached (RS1/E)”.
- To the West: Across Cathay Road, single-family dwellings on property zoned “SingleDetached (RS1/E)”.

Related Policies & Studies

Official Community Plan/Blundell Area Plan

The subject property is located in the Blundell planning area, and is designated in the Official Community Plan (OCP) as Neighbourhood Residential. The proposed rezoning and subdivision is consistent with this designation.

Single-Family Lot Size Policy

The subject property is located in an area subject to the 5453 Single-Family Lot Size Policy which identifies the properties in the area that would be suitable for subdivision (Attachment 4). The proposed rezoning and subdivision of the subject property is consistent with this Policy.

Floodplain Management Implementation Strategy

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

Public Consultation

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

Should the Planning Committee endorse this application and Council grant First Reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing; where any area resident or interested party will have an opportunity to comment.

Analysis

Built Form and Architectural Character

The applicant is proposing to rezone the subject site to subdivide 5428 Chemainus Drive into two lots. The applicant has obtained a Building Permit and began construction of a single family dwelling on the eastern portion of the lot, in compliance with the existing zoning. It is currently at the framing stage awaiting rezoning and subdivision approval before construction resumes. The design has been modified to include a secondary suite.

The applicant has provided a signed and sealed plan from a registered BC Land Surveyor confirming the unfinished building meets the setback, lot coverage and density requirements of the "Single Detached (RS2/B)" zone. The applicant has also submitted conceptual development plans showing the proposed architectural elevations for the corner lot dwelling on Proposed Lot A (Attachment 5). Both single-family dwellings will be accessed from Chemainus Drive.

The building on the proposed corner lot (Lot A) has a modern design; with large north, south, and west facing windows and strong horizontal lines. The Lot B design plans (B7 17-778753) are of similar built form and architectural character with the exception of the single façade that fronts the local road.

In keeping with the City's urban design objectives for enhanced design and landscaping on corner lots, the applicant will be required to provide a landscape plan and register a restrictive covenant on title to ensure that the development design is consistent with the approved plans.

Prior to final adoption of the rezoning bylaw, the applicant must:

- Submit a Landscape Plan for Lot A, prepared by a Registered Landscape Architect, that is consistent with the landscaping requirements contained in Richmond Zoning Bylaw 8500. The Landscape Plan must include a cost estimate prepared by the Landscape Architect for the works (including all trees, soft and hard landscaping materials, fencing, installation costs, and a 10% contingency).
- Submit a Landscape Security based on the cost estimate provided above.
- Register a legal agreement on Title to ensure that the Building Permit application and ensuing development at the site is generally consistent with the proposed plans included in Attachment 5.

The final plans submitted at Building Permit stage must comply with all City regulations, including zoning, at the time of application.

Existing Legal Encumbrances

There is an existing 3.0 m wide Statutory Right-of-Way (SRW) across the south portion of the property and across a 3.0 m by 3.0 m wide area in the north east of the subject site for municipal services. Both SRW's will not be impacted by the proposed development. The applicant is aware that encroachment into the SRWs is not permitted.

Transportation and Site Access

Vehicle access to both lots is to be provided along Chemainus Drive only. All existing driveways along Cathay Road development frontages are to be closed permanently and the existing driveway off of Chemainus Drive is to be kept for Lot B. As part of a City Work Order, the new driveway for Lot A is to be provided according to the following spacing and design standards:

- The driveway for Lot A is to be placed immediately next to the common property line with Lot B.
- The width of each driveway is to be 4.0 m maximum at the property line with 0.9 m flares and 45° off-sets to meet the grade of sidewalk and boulevard. The 4.0 m driveway width is to be established 1.85 m from the adjacent common property line.

A 4 m by 4 m corner cut road dedication is also required at the northwest corner of the subject site (southeast corner of the Chemainus Drive and Cathay Road intersection).

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report which identifies zero on-site and two shared tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. One on-site bylaw-sized tree (T2 17-778752) was previously identified on the subject property but was removed in conjunction

with the approved Building Permit (B7 17-778753) for the first single family home. This was initiated prior to this rezoning application.

The City’s Tree Preservation Coordinator has also reviewed the Arborist’s Report and provides the following direction:

- Retain and protect both trees on the shared property line with the City (tag# 419 and 420) as they are in good health. Any work that will encroach into the Tree Protection Zone (TPZ) will require a project Arborist to oversee.

Tree Protection

Two trees (Tag # 419 and 420) on the shared west property line (shared with City boulevard) are proposed to be retained. The applicant has submitted a Tree Management Plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 6). To ensure that the trees identified for retention are protected at the 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 tree protection zones. 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 final adoption of the rezoning bylaw, Submission of a Tree Survival Security to the City in the amount of \$20,000 for the two trees to be retained.
- Installation of tree protection fencing is required around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City’s Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Tree Replacement

With the removal of one on-site tree (T2-17-778752) in conjunction with the approved Building Permit (B7 17-778753) prior to the rezoning of the subject property, the applicant has agreed to plant two trees on each lot proposed in order to be consistent with the 2:1 replacement ratio and Council Policy 5032; for a total of four trees. The required replacement trees are to be of the following minimum sizes, based on the size of the tree being removed as per Tree Protection Bylaw No. 8057, Zoning Bylaw 8500, and based on the replacement conditions as part of Tree Permit (T2-17-778752).

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
2	6.0 cm	2.0 m
2	10 cm	5.5 m

Affordable Housing Strategy

The Affordable Housing Strategy for single-family rezoning applications requires either a secondary suite or coach house on 100% of new lots created; a suite or coach house on 50% of new lots created together with a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$4.00/ft² of the total buildable area of the remaining lots; or, where secondary suites cannot be accommodated in the development, a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$4.00/ft² of the total buildable area of the development.

The applicant has proposed to provide a secondary suite on each lot. Lot A includes an approximately 400 ft² or 37.16 m² 1 bedroom secondary suite and Lot B an approximately 357 ft² or 33.16 m² bachelor suite. This proposal satisfies the Affordable Housing Strategy requirement.

Registration of a legal agreement on Title will be made to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on two of the two proposed lots (Lot A and Lot B), to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Site Servicing and Frontage Improvements

At the Subdivision stage, the applicant is required to complete the following via Work Order:

- Upgrades to both street frontages, including, but not limited to, removal of the two driveway crossings to Cathay Road, installation of one new driveway crossing to Chemainus Drive, provision of two single wheelchair ramps at the southeast corner of the Chemainus Drive and Cathay Road intersection, installation of a new 1.5 m wide concrete sidewalk next to the fronting property line, provision of a 1.5 m SRW (PROP) that runs the length of the northwest corner cut for continuation of the sidewalk around the protected tree (tag# 420), and installation of a new grass boulevard with street trees over the remaining width between the new sidewalk and the existing fronting road curb.
- Payment of the current year's taxes, School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the required servicing works as described in Attachment 7.

Financial Impact or Economic Impact

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

Conclusion

The purpose of this rezoning application is to rezone 5428 Chemainus Drive from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone to permit the subject property to be subdivided into two single-family lots with vehicle access from Chemainus Drive.

May 6, 2019

- 7 -

This rezoning application complies with the land use designations and applicable policies contained within the Official Community Plan (OCP) and Lot Size Policy 5453 for the subject site.

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

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10028, be introduced and given First Reading.



Nathan Andrews
Planning Technician
(604-247-4911)

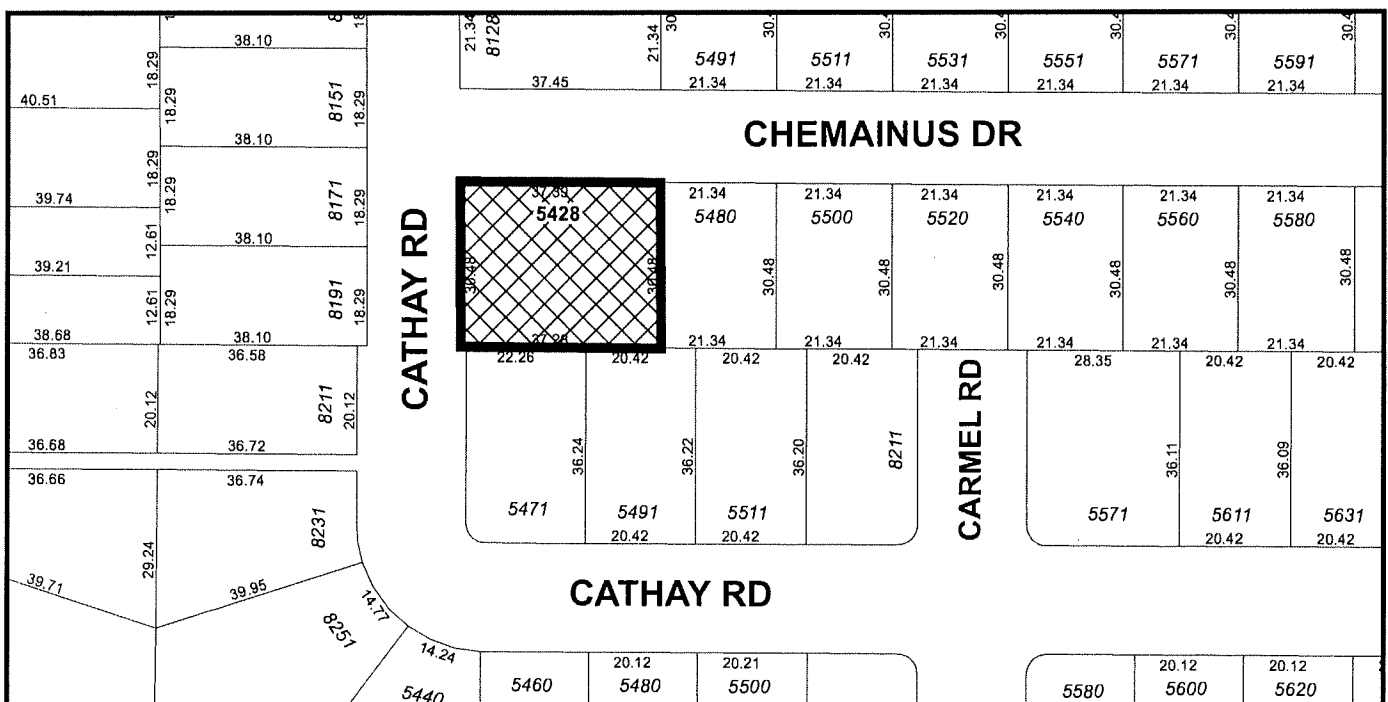
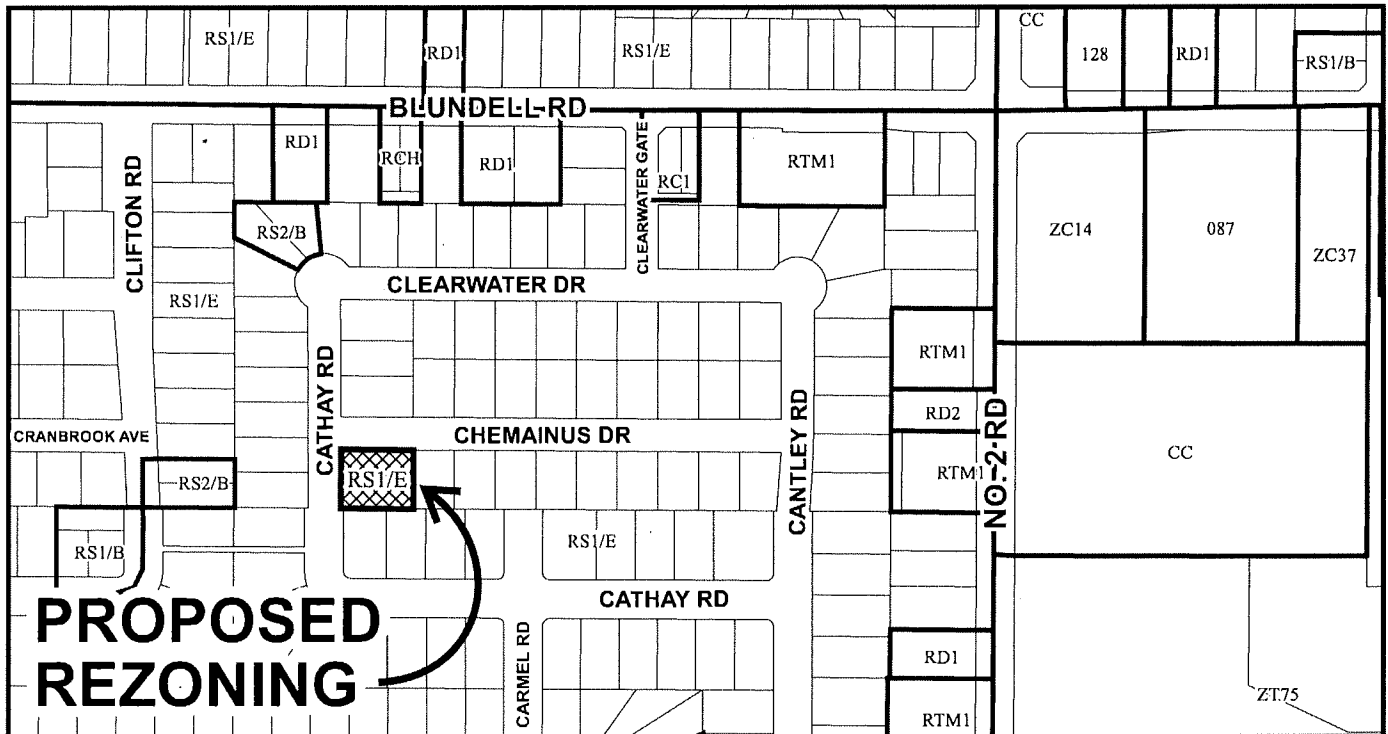
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Attachments:

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Single-Family Lot Size Policy Map
- Attachment 5: Conceptual Development Plans
- Attachment 6: Tree Management Plan
- Attachment 7: Rezoning Considerations



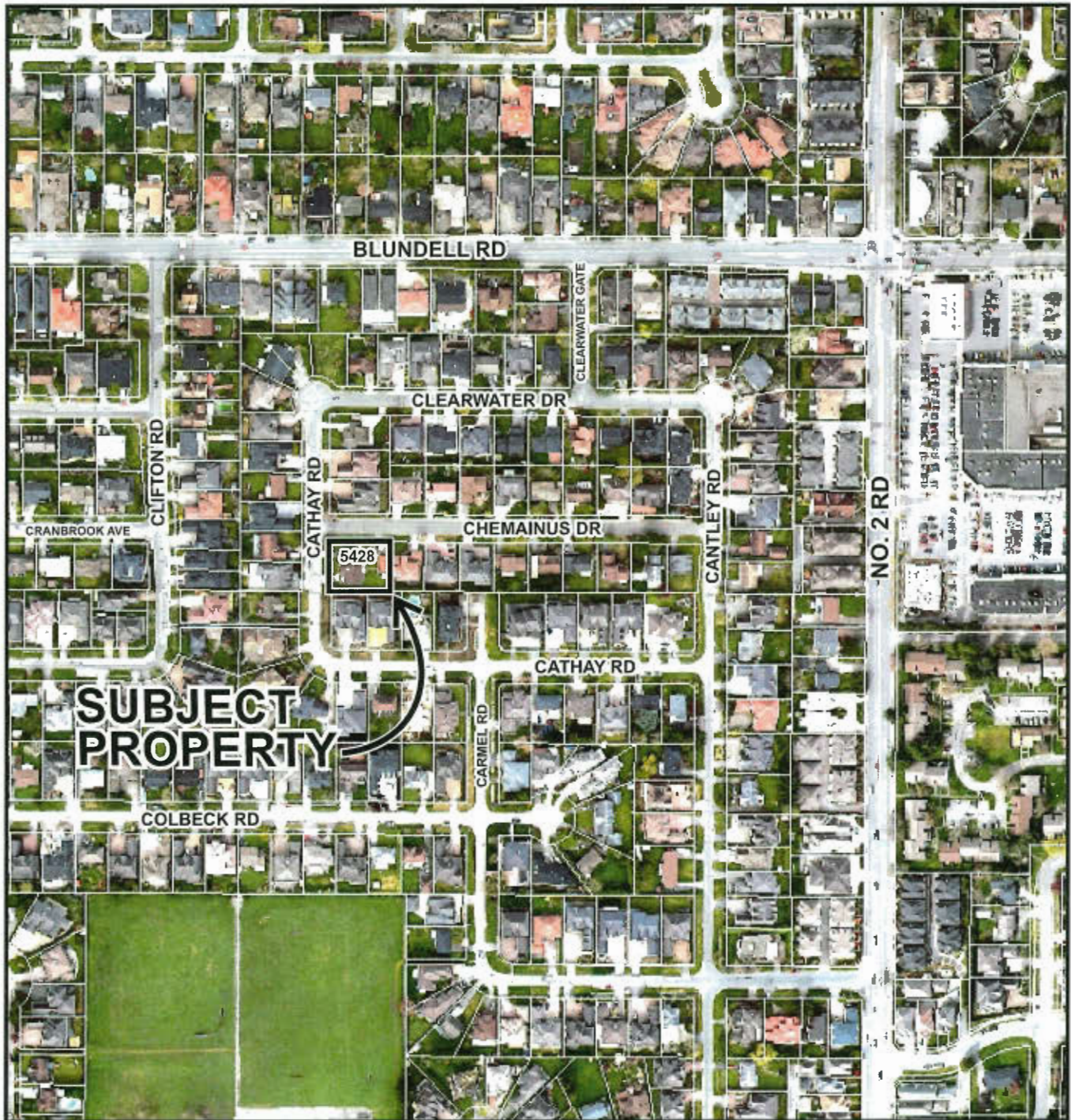
City of Richmond



	<h2>RZ 19-850544</h2>	Original Date: 01/15/19 Revision Date: Note: Dimensions are in METRES
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City of Richmond



**SUBJECT
PROPERTY**

5428



RZ 19-850544

Original Date: 01/15/19

Revision Date:

Note: Dimensions are in METRES

PLN - 162

**B.C. LAND SURVEYOR'S PROPOSED
SUBDIVISION AND TOPOGRAPHIC SURVEY OF:
LOT 152 SECTION 24 BLOCK 4 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT PLAN 42319**

SCALE: 0 1:250 10
 All distances are in metres.
 The intended plot size of this plan is 4320mm in width
 by 2830mm in height (8.50' when plotted at a scale of 1:250)

Parcel Identification Number (PID)
 003-637-808

Proposed Lot A AREA	Proposed Lot B AREA
570.4 m ²	556.0 m ²
0.28 acre	5985 sq ft

CLVIC ADDRESS
 4228 CHEMAINUS DRIVE
 RICHMOND, BC

ZONING
 RS1/E
 RS2/B
63

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This document was prepared for the exclusive use of our client, Stockham Construction Group
 *This document is intended for use as a topographic plan. It is based on Land Title Office records, and does not represent a boundary survey. Critical lot dimensions and areas must be confirmed by a proper cadastral survey
 Explorer Land Surveying, INC. accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made or actions taken based on this document.

FILE: 1725
 BWDAT: 1725-101-Camr/2019-1-31

Explorer
 Land Surveyors Inc
 131-1333 Ross Street
 Victoria, BC V8M 1P9
 www.explorersurveyors.com

LEGEND
 Elevations are geodetic based on integrated survey monument 77H4564 in the City of Richmond at elevation 1.084m.
 Note: Only trees with Trunk greater than 0.20m are identified. Consult Arborist to verify tree species

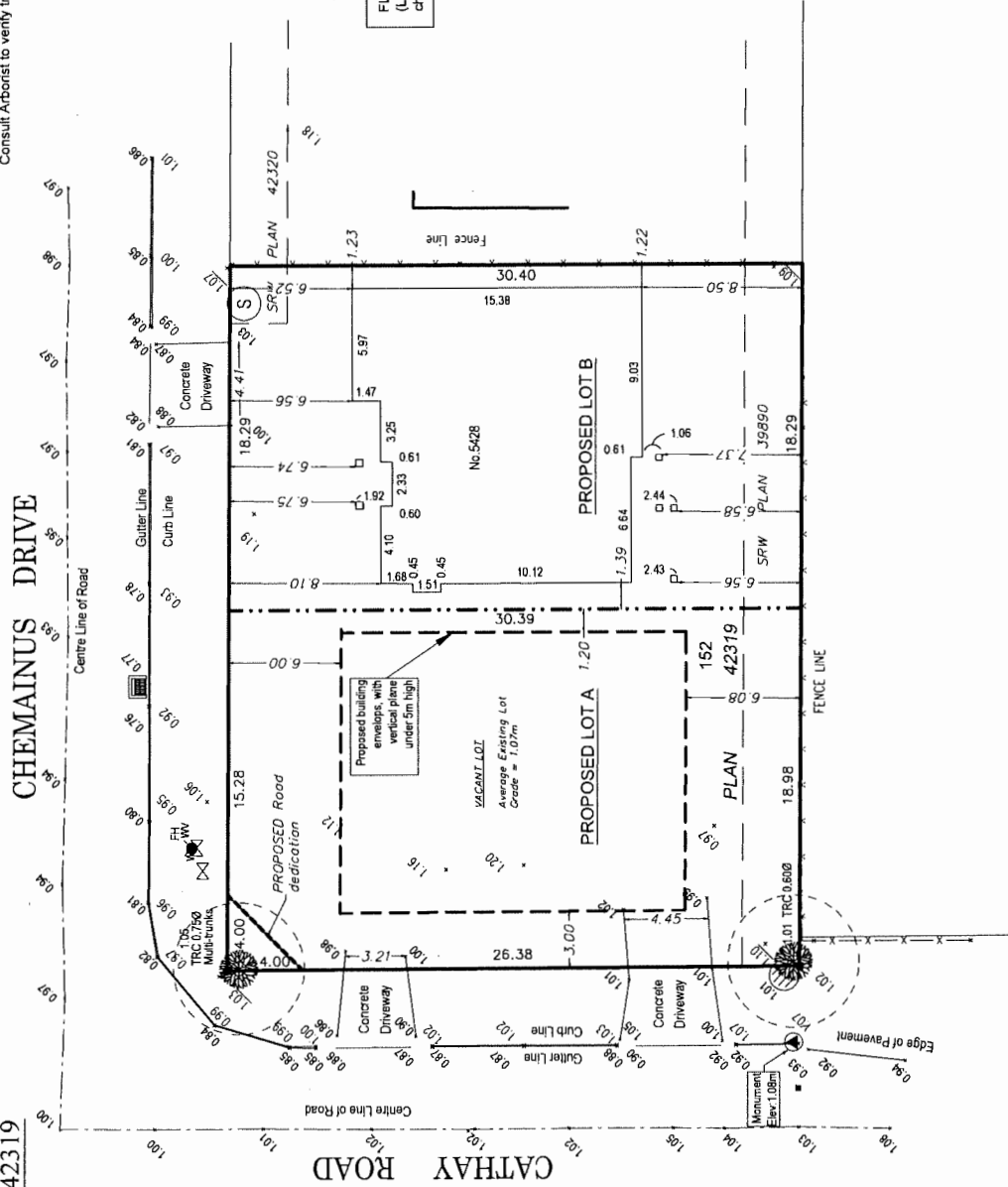
- - denotes Iron Post found
- - denotes Lead Plug found
- TRC - denotes Deciduous Tree type
- TRC - denotes Coniferous Tree type
- ☐ - denotes Catchbasin
- - denotes Sanitary Manhole
- ◊ - denotes Lawn basin
- WV - denotes Water Valve
- FH - denotes Fire Hydrant

FLAT LOT, UNABLE TO CONTOUR
 (Lot dimensions and areas subject to change after final subdivision survey)



CERTIFIED CORRECT
 Lot dimensions are correct according to Land Title Office records.

Kenneth KC Ng, BCLS
 Field Survey - 24 January, 2019
 Dated this 31st of January, 2019.
 This document is not valid unless originally signed and sealed or digitally signed with Jurimet digital signature.
 Info: <https://www.pricert.com>





RZ 19-850544

Attachment 3

Address: 5428 Chemainus Drive

Applicant: Gursher S. Randhawa

Planning Area(s): Blundell Area Plan

	Existing	Proposed
Owner:	1001844 BC Ltd.	To be determined
Site Size (m²):	Total Site: 1126.4 m ²	Lot A: 570.4 m ² Lot B: 556.0 m ²
Land Uses:	Residential (Single-family)	No change
OCP Designation:	Neighbourhood Residential (NRES)	No change
Single-Family Lot Size Policy Designation:	Policy 5453 Permitted for Subdivision	No change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)
Number of Lots:	1	2

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	none permitted
Buildable Floor Area (m ²):*	Lot A: Max. 287.2 m ² (3,091.9 ft ²) Lot B: Max. 282.9 m ² (3,045.4 ft ²)	Lot A: Max. 287.2 m ² (3,091.9 ft ²) Lot B: Max. 282.9 m ² (3,045.4 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70%	Building: Max. 45% Non-porous Surfaces: Max. 70%	none
Lot Size:	Min. 360.0 m ²	Lot A: 570.4 m ² Lot B: 556.0 m ²	none
Lot Dimensions (m):	Lot A (Corner) Min. Width: 14.0 m Lot B Min. Width: 12.0 m Min. Depth: 24.0 m	Lot A (Corner) Width: 18.98 m Lot B Width: 18.29 m Depth: 30.4 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m Exterior Side: Min. 3.0 m	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m Exterior Side: Min. 3.0 m	none
Height (m):	Max 9.0 m	Max 9.0 m	none

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



City of Richmond

Policy Manual

Page 1 of 2	Adopted by Council: November 15, 1993 Amended by Council: January 15, 2001 * October 20 th , 2003	POLICY 5453
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 24-4-7	

POLICY 5453:

The following policy establishes lot sizes in Section 24-4-7, located in the area generally bounded by Francis Road, Blundell Road, Railway Avenue and No. 2 Road as shown on the attached map:

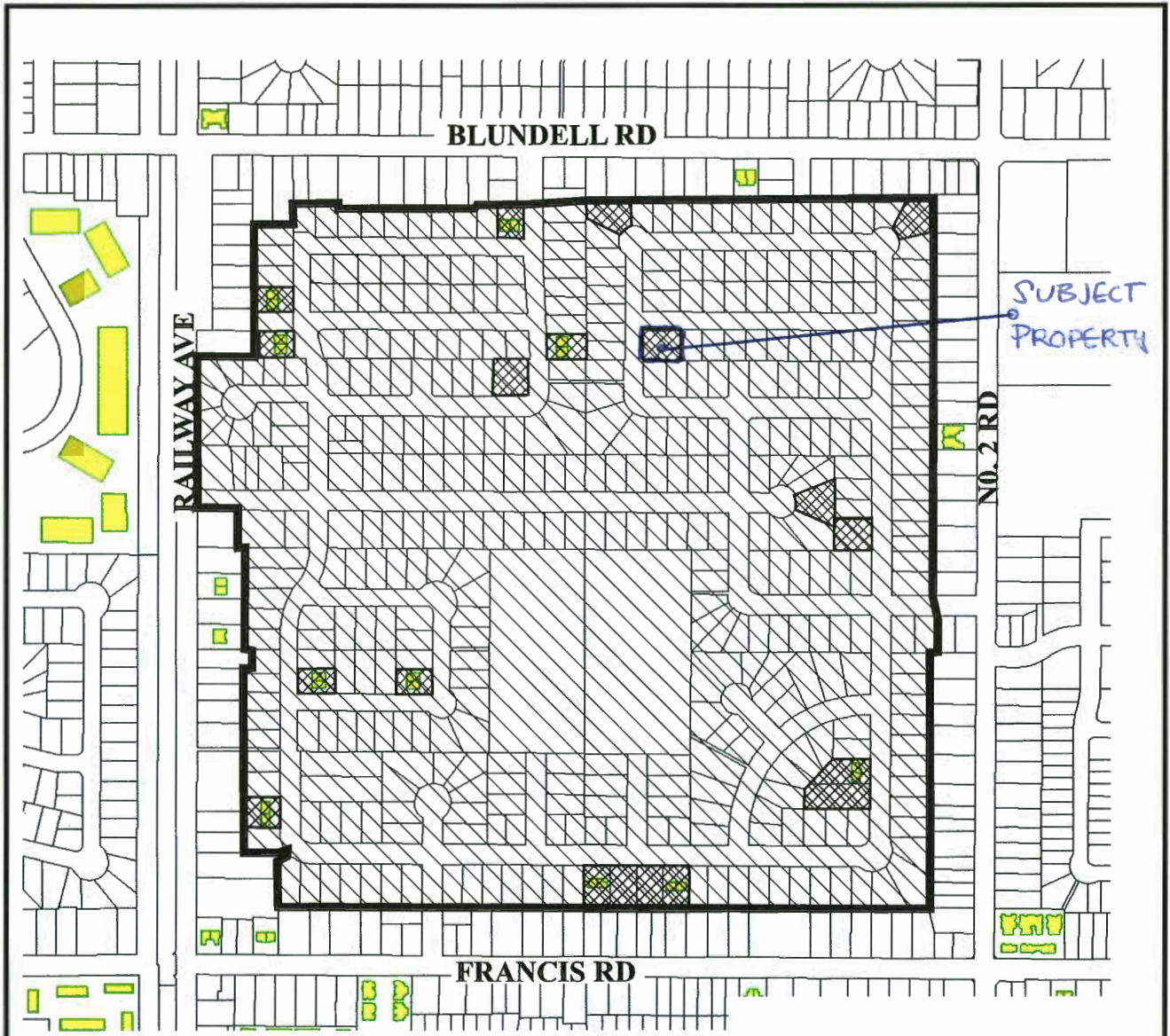
That properties located within the area generally bounded by Francis Road, Blundell Road, Railway Avenue and No. 2 Road in Section 24-4-7, as shown on the attached map, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw No. 5300, with the following exceptions:



- (i) That lots with existing duplexes be permitted to subdivide as per Single-Family Housing District, Subdivision Area B (R1/B); and

and that this policy be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw 5300.

* Original Adoption Date In Effect

1081046



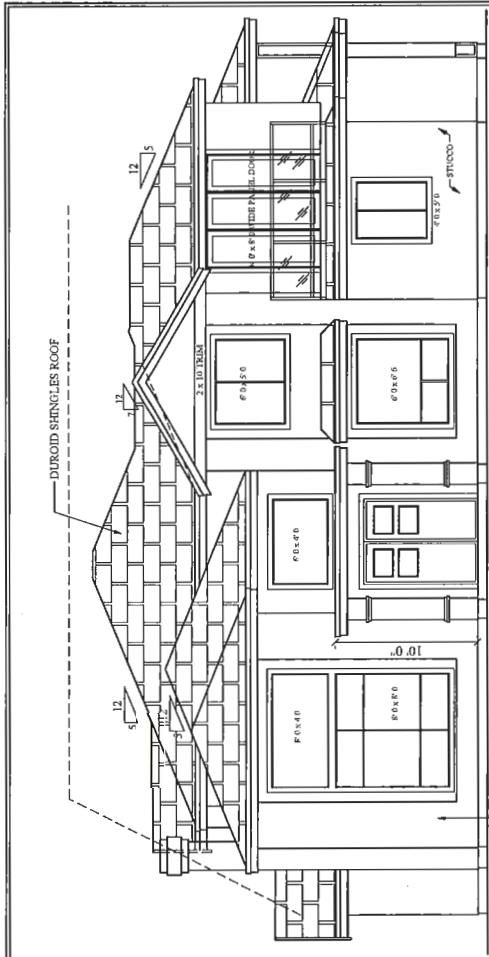
-  Subdivision Permitted as Per **R1/E**
-  Subdivision of Duplexes Permitted as Per **R1/B**



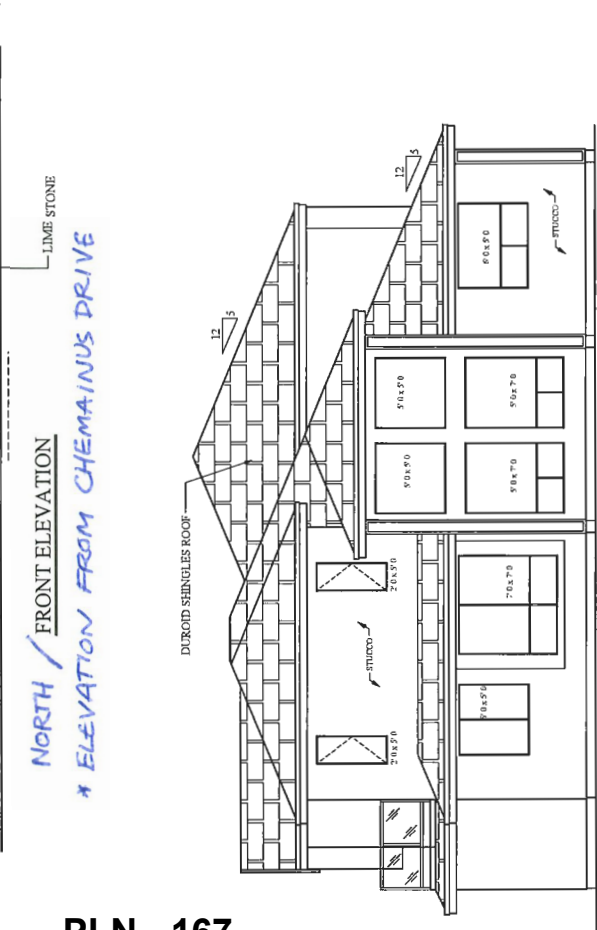
Policy 5453
Section 24-4-7

Adopted Date: 11/15/93
 Amended Date: 10/20/03

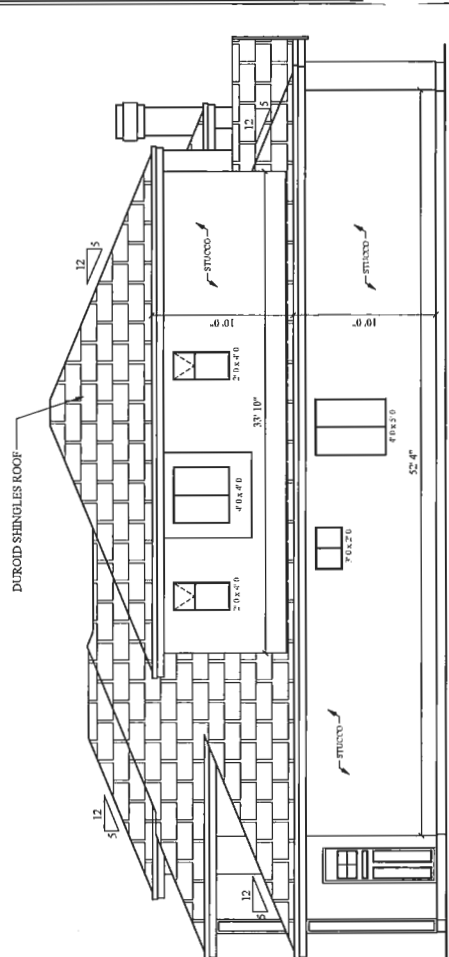
LOT A - CORNER LOT ELEVATIONS



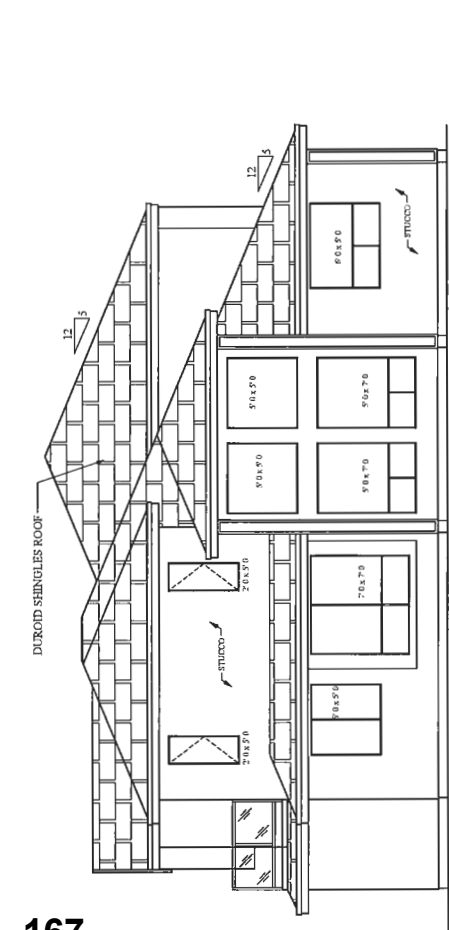
WEST / RIGHT SIDE ELEVATION
ELEVATION FROM CATHAY ROAD



NORTH / FRONT ELEVATION
* ELEVATION FROM CHEMAINUS DRIVE



EAST / LEFT SIDE ELEVATION



SOUTH / REAR ELEVATION

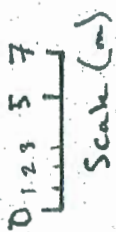
LIMITING DISTANCE = 4'0"
EXPOSED BUILDING FACE = 462.0 S.F.
PER UNPROTECTED OPENINGS 7 1/2" = 60.34 S.F.
PROPOSED UNPROTECTED OPENINGS = 58.0 S.F.

ASTONISH DESIGN & DETAILING LTD.
19732 - 71B AVE. LANGLEY B.C.
PH: 1 604 539 1740 FAX: 1 604 539 1741
CELL: 1 604 728 0369 E-MAIL: astonishdesign@hotmail.com

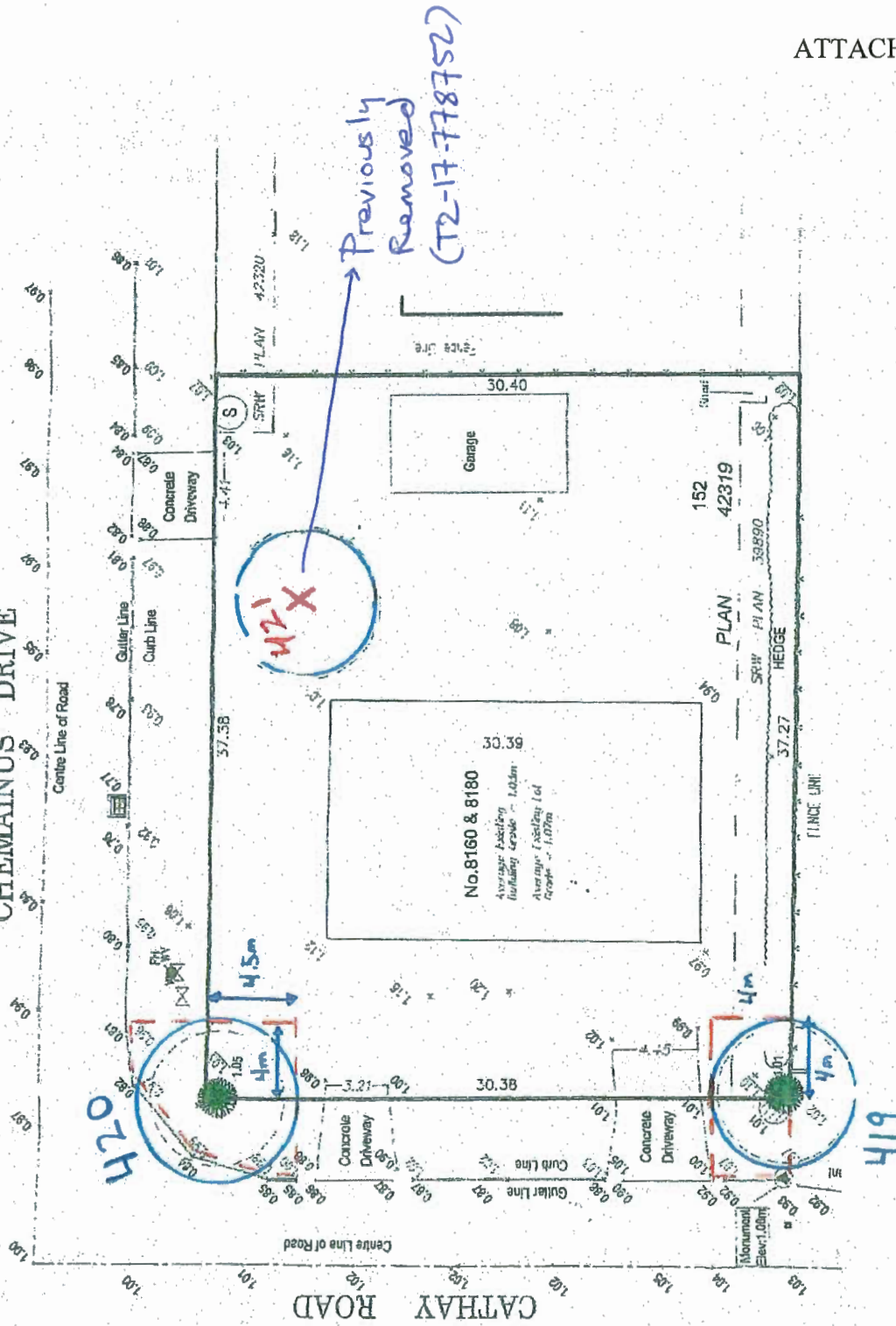
ELEVATIONS	
SCALE:	8160 - Cathay Road - Richmond BC
DATE:	12/14/10
DESIGNER:	ASTONISH DESIGN & DETAILING LTD.
PROJECT:	19732 - 71B AVE. LANGLEY B.C.

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

Tree Management Plan - 8160/8180 Cathay Rd - July 29 2017



- Retain Tree
- Previously Removed Tree
- Crown Dripline
- Tree Protection
- Barrier





City of Richmond

Rezoning Considerations
Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 5428 Chemainus Drive

File No.: RZ 19-850544

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10028, the developer is required to complete the following:

- 4.0 m x 4.0 m corner cut road dedication is required at the northwest corner of the subject site (southeast corner of the Chemainus Drive and Cathay Road intersection).
- Submission of a Landscape Security in the amount of \$1,000 (\$500/tree) to ensure that a total of two replacement trees are planted and maintained on Lot B. The required replacement trees are to be of the following minimum sizes, based on the size of the tree being removed as per Tree Protection Bylaw No. 8057 and Tree Permit T2-17-778752.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
1	6.0 cm	2.0 m
1	10.0 cm	5.5 m

- Submission of a Landscape Plan for Lot A, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
 - comply with the landscaping requirements contained in Richmond Zoning Bylaw 8500;
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - include the two required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
1	6.0 cm	2.0 m
1	10.0 cm	5.5 m

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting is required.

- Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site 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.
- Submission of a Tree Survival Security to the City in the amount of \$20,000 for the 2 trees to be retained.
- Installation of 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.
- Granting of a 1.5 m Statutory Right-of-Way for Public-Right-of-Passage (PROP) measured from the required corner cut road dedication of Lot A for the purpose of sidewalk continuation and to enable protection of Tree # 420.
- Registration of a flood indemnity covenant on title.
- Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on two of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
- Registration of a legal agreement on Title to ensure that the Building Permit application and ensuing development on Lot A is generally consistent with the conceptual plans included in Attachment 5.

PLN - 169

Initial: _____

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

1. Payment of the current year's taxes, School Site Acquisition Charge, and Address Assignment Fees.
2. Completion of the following servicing works and off-site improvements. These may be completed through a City work order:

Water Works:

- Using the OCP Model, there is 142 L/s of water available at a 20 psi residual at the hydrant fronting 5428 Chemainus Dr. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- At the Developer's cost, the Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
 - Provide a 3m wide utility right of way along the entire north property line. The purpose of the required utility right of way is to provide clearance between the existing old AC water main along the north property line and the required water meters/drainage inspection chambers for the lots to be created. No permanent structures such as trees, concrete fences, etc. are permitted within the required 3m wide utility right of way.
- At the Developer's cost, the City will:
 - Cut and cap at main the existing water service connection.
 - Provide 25mm diameter water service connections complete with water meters to the proposed subdivision at the common property line. Tie-ins shall be to the existing 150mm diameter AC water main along Chemainus Drive frontage and the water meters shall be placed within the required 3m wide utility right of way along the north property line.

Storm Sewer Works:

- At the Developer's cost, the City will:
 - Cut and cap at main the existing storm service connections.
 - Install a new storm service connection off of the existing storm sewer along Chemainus Drive complete with inspection chamber which shall be placed within the required 3m wide utility right of way along the north property line.

Sanitary Sewer Works:

- At the Developer's cost, the Developer is required to:
 - Not start onsite excavation and/or foundation works until the City has completed the proposed rear yard sanitary works. Also indicate this as a note on the Building Permit site plans.
- At the Developer's cost, the City will:
 - Provide a new sanitary service connection complete with an inspection chamber and tie-in to the existing sanitary sewer along the south property line via a wye. The tie-in shall be where the common property line intersects the existing sanitary line and the inspection chamber shall be placed at the center of a new 3m wide by 1.5m deep utility right of way. The new 3m wide by 1.5m deep utility right of way will consist of a 1.5m wide by 1.5m deep right of way from each of the lots to be created. The new 3m wide by 1.5m deep utility right of way shall not overlap the existing 3m wide utility right of way along the south property line.
 - Cut, cap, and remove all of the existing sanitary service connections.

Frontage Improvements:

PLN - 170

Initial: _____

- The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground Hydro service lines.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
 - Construct the following frontage improvements:
 - Removal of the two driveway crossings to Cathay Road;
 - Installation of one new driveway crossing to Chemainus Drive;
 - Provision of a new wheelchair ramp at the southeast corner of the Chemainus Drive and Cathay Road intersection;
 - Installation of a new 1.5 m wide concrete sidewalk next to the fronting property line; and
 - Installation of a new grass boulevard with street trees over the remaining width between the new sidewalk and the existing fronting road curb.

General:

- The Developer is required to:
 - Provide if pre-load is required, prior to pre-load installation, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting the development site (e.g., existing AC sanitary mains along the south property line and existing AC water mains along the west and north property lines.), proposed utility installations, the existing houses along the south and east property lines, and provide mitigation recommendations. The mitigation recommendations shall be implemented prior to pre-load.
 - Enter into 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.

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

1. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site

Initial: _____

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 10028 (RZ 19-850544)
5428 Chemainus 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)".

PID 003-637-808

Lot 152 Section 24 Block 4 North Range 7 West New Westminster District Plan 42319

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10028".

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.



MAYOR

CORPORATE OFFICER