



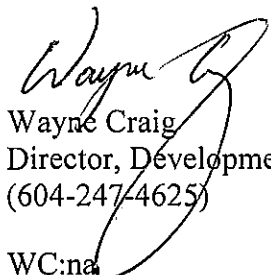
To: Planning Committee
From: Wayne Craig
Director, Development

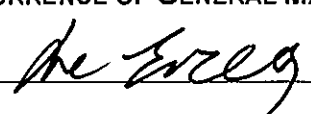
Date: May 30, 2019
File: RZ 18-802621

Re: Application by Pakland Developments Ltd. for Rezoning at 7571 Bridge Street from the "Single Detached (RS1/F)" Zone to the "Single Detached (ZS14) – South McLennan (City Centre)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9939, for the rezoning of the western portion of 7571 Bridge Street from the "Single Detached (RS1/F)" zone to the "Single Detached (ZS14) – South McLennan (City Centre)" zone, be introduced and given First Reading.


Wayne Craig
Director, Development
(604-247-4625)
WC:na
Att. 8

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

Staff Report

Origin

Pakland Developments Ltd. has applied to the City of Richmond for permission to rezone the western portion of the property at 7571 Bridge Street from the “Single Detached (RS1/F)” zone to the “Single Detached (ZS14) – South McLennan (City Centre)” zone, to permit a subdivision to create two single-family lots fronting an extension to Armstrong Street and one single-family lot fronting Bridge Street. A location map and aerial photo is provided in Attachment 1. A survey of the subject property and proposed lot configuration is provided in Attachment 2.

This application and two other rezoning applications to the north (7531 and 7551 Bridge Street RZ 10-539727), which have been approved, and to the northwest (7580 Ash Street RZ 16-732500), which has received third reading, are connected to each other by means of a Servicing Agreement and road allocation along Armstrong Street. The required road works associated with all applications identified will facilitate the continuation of Armstrong Street south, with the ultimate goal for the connection of Armstrong Street from Braeden Avenue (to the north) to Keefer Avenue (to the south) as indicated in the McLennan South Area Plan.

Findings of Fact

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

Subject Site Existing Housing Profile

A single-family dwelling is currently under construction on the eastern portion of the subject site and will remain, as it complies with current zoning requirements. A site survey showing the single-family dwelling under construction, road dedication and future property lines is included in Attachment 2.

Surrounding Development

Development immediately surrounding the site is as follows:

- To the North: Property zoned “Single Detached (RS1/F)” and “Single Detached (ZS14) – South McLennan (City Centre)” with an approved rezoning and subdivision application to create five single-family lots (RZ 10-539727 and SD 10-539728). The lots are currently vacant; however, Building Permits for 7531 and 7551 Bridge Street are under review by the Building Approvals Department. Current ownership of these properties is the same as the subject property.
- To the South: A single-family dwelling on a lot zoned “Single Detached (RS1/F)” fronting Bridge Street.
- To the East: Across Bridge Street, single-family dwellings on lots zoned “Single Detached (RS1/F)”.

To the West: Single-family dwellings on lots zoned “Single Detached (RS1/F)” fronting Ash Street. A rezoning and subdivision application is currently under review for two lots, 7600 Ash Street and 7620 Ash Street, to create five lots; with two fronting Ash Street and three fronting the new extension of Armstrong Street (RZ 19-853820 and SD 19-853833). A staff report on the proposed rezoning and subdivision will be forwarded to Planning Committee for consideration at a later date.

Related Policies & Studies

Official Community Plan/City Centre Area – McLennan South Sub-Area Plan

The Official Community Plan (OCP) land use designation for the subject property is “Neighbourhood Residential”. The City Centre Area – McLennan South Sub-Area Plan land use designation for the subject property is “Residential, Historic Single Family” (Attachment 4). The Plan identifies minimum lot sizes along Bridge Street (minimum 18 m (59 ft.) frontage and 828.0 m² (8,913 ft²) area) and along Armstrong Street (minimum 11.3 m (37 ft.) frontage and 320.0 m² (3,444 ft²) area). The proposed rezoning and subdivision would comply with these designations and lot configuration requirements.

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.

The applicant has contacted the adjacent property owner to make them aware of the application and to determine if they were interested in rezoning at this time. The applicant has advised staff in writing that the property owner is aware of the proposed rezoning and has no specific objections to the rezoning application as proposed (Attachment 5).

Should the Planning Committee endorse this application and Council grant first reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 9939 (the “Rezoning Bylaw”), the Rezoning Bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Proposed Rezoning and Subdivision Plan

The applicant is proposing to rezone the western portion of the subject site with the intention of subdividing 7571 Bridge Street to create two single-family lots, and a remainder lot that would be consolidated with a portion of 7588 Armstrong Street to create a third lot. A 9.0 m wide road dedication for the extension of Armstrong Street is also proposed. The proposed subdivision plan is provided in Attachment 6. In order to subdivide, a rezoning of the western portion of the site to “Single Detached (ZS14) – South McLennan (City Centre)” is required. The proposed rezoning and subdivision is consistent with lot pattern to the north abutting the site.

The applicant has provided a signed and sealed plan from a registered BC Land Surveyor confirming the existing buildings and structures currently under construction on proposed Lot 1 meet the lot size, setback, coverage, and density requirements of the existing “Single Detached (RS1/F)” zoning upon subdivision.

If the subject rezoning is approved, the proposed subdivision would consolidate a portion of the adjacent northern lot (7588 Armstrong Street) as referenced in Attachment 6. The proposed lot along Bridge Street will be approximately 19 m (62 ft.) wide and 877 m² (9,440 ft²) in area and the proposed lots along Armstrong Street will be approximately 11.5 m (38 ft.) wide and 432 m² (4,650 ft²) in area. 7531 and 7551 Bridge Street were previously rezoned and subdivided (RZ 10-539727 and SD 10-539728) in a manner similar to this application.

Transportation and Site Access

Vehicle access to the eastern lot and existing building at 7571 Bridge Street (Proposed Lot 1) is to be from Bridge Street. Vehicle access to the western portion of the site is to be from the extension of Armstrong Street. Prior to subdivision approval for 7571 Bridge Street, the Servicing Agreement SA 11-559046 associated with the adjacent development to the North is to be revised to reflect the additional works that are required to service the proposed development. A legal agreement is to be registered on Title to ensure construction of all road works required as part of this servicing agreement.

The length of the Armstrong Street extension creates a road which is greater than 90 m without a secondary emergency access. Prior to subdivision approval, the applicant will be required to register a restrictive covenant on Title to ensure the proposed new dwellings fronting Armstrong Street (Proposed Lots 2, 3 and 4) will have a fire sprinkling system installed. A Statutory Right-of-Way (SRW) over the driveway of the proposed Lot 4 to allow vehicles to turn around at the dead-end, including a swept-path analysis showing access is functional will also need to be provided prior to subdivision approval. This supersedes the need for an SRW at 7588 Armstrong Street as part of the application at 7531 and 7551 Bridge Street (RZ 10-539727) and therefore, prior to subdivision approval, discharge of Plan #EPP82028 should be completed. The Fire Department has reviewed the proposal and has no other concerns.

Tree Retention and Replacement

A Certified Arborist's Report (the "Report") was submitted by the applicant, which identifies tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 17 bylaw-sized trees on the subject site and nine trees located off-site at 7551 Bridge Street, 7600 and 7620 Ash Street, and on City-owned property.

City Tree Preservation staff have reviewed the Report, conducted on-site visual tree assessment, and provide the following comments:

- Four Cypress trees (tag# 44, 45, 47 and 48) located in the southwest corner of the site are in fair condition and were considered for retention. City staff and the applicant discussed measures to retain these trees, including changes to the proposed subdivision plan and modifications to the proposed building design. However, these trees are recommended for removal due to the impact of peat excavation required for the proposed building foundation, which would encroach into the critical root zone of the trees, affect site drainage, and alter the hydrology of the soil. These impacts would lead to decline of the trees' health and put the trees at risk of failure. As a result, these trees should be removed and replaced with specimen trees as per Richmond Tree Protection Bylaw No. 8057.
- Eight Birch and Cypress trees on-site (tag# 37, 38, 39, 40, 41, 42, 43, and 46) are in poor condition and suffering from Bronze Birch Borer infestation are recommended to be removed and replaced.
- Five on-site trees located within the Armstrong Street road dedication area (tag#49, 52, 53, 54, and 55) are to be removed. Compensation for the removal of these five trees is not required as Armstrong Street is identified in the Sub-Area Plan.
- Three off-site trees (tag# 17(475), 18 (474), 19(473)) at 7551 Bridge Street are to be retained and protected, as secured through the previous rezoning application for 7531 and 7551 Bridge Street (RZ 10-539727).
- One tree located on City property (tag# 20) and one bush (tag#21) at 7591 Bridge Street are to be retained and protected.
- Four off-site trees (tag# 50, 51, 56(E), and 57(D)) at 7600 and 7620 Ash Street are located within the future Armstrong Street road dedication. These trees will be reviewed through the rezoning application for 7600 and 7620 Ash Street (RZ 19-853820).

Tree Protection

Five trees (tag # 17(475), 18 (474), 19(473), 20, and 21) located off-site are to be retained and protected. Additionally, four trees (tag# 50, 51, 56(E), and 57(D)) will not be impacted by this rezoning application and are to be retained pending the rezoning application at 7600 and 7620 Ash Street. The applicant has provided a Tree Management Plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 7). Tree protection fencing is required to be installed in accordance with the City's Tree Protection Information Bulletin TREE-03.

To ensure protection of the retained trees, prior to final adoption of the Rezoning Bylaw, the applicant is required to submit to the City:

- A contract with a Certified Arborist for supervision of all works conducted within or in close proximity to tree protection zones; and
- A Tree Survival Security of \$5,000 to ensure that one tree (tag#20) on City Boulevard is protected. The survival security will not be released until an acceptable post-construction impact assessment report is received and a landscape inspection has been passed after construction is completed.
- Note: The three off-site protected trees (tag# 17(475), 18 (474), 19(473)) at 7551 Bridge Street have securities already in place as per the rezoning conditions from RZ 10-539727.

Tree Replacement

The applicant wishes to remove 17 on-site trees (tag# 37-49, and 52-55). Five of these trees are located in the required road dedication for Armstrong Street, so compensation is not required. For the remaining 12 trees, the 2:1 replacement ratio would require a total of 24 replacement trees. The applicant has agreed to plant and maintain four replacement trees on each of Proposed Lots 1, 3, and 4, for a total of 12 replacement trees. Three replacement trees on Proposed Lot 2 were secured through the rezoning of 7531 and 7551 Bridge Street, and therefore do not count toward the required replacement trees for the subject rezoning application.

The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Richmond Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
6	8 cm	4 m
6	9 cm	5 m

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$6,000 to the City’s Tree Compensation Fund in lieu of the 12 remaining trees that cannot be accommodated on the subject site after redevelopment.

To ensure that 12 replacement trees are planted on-site at development stage, the applicant is required to submit a Landscaping Security in the amount of \$6,000 (\$500/tree) prior to final adoption of the Rezoning Bylaw. The Security will not be released until a landscaping inspection has been passed by City staff after construction and landscaping has been completed. The City may retain a portion of the security for a one year maintenance period from the date of the landscape inspection.

Affordable Housing Strategy

The City’s Affordable Housing Strategy for single-family rezoning applications received after July 24, 2017, requires a secondary suite on 100% of new lots, or a secondary suite on 50% of

new lots, plus a cash-in-lieu contribution of \$4.00/ft² of total buildable area towards the City's Affordable Housing Reserve Fund for the remaining 50% of new lots, or a 100% cash-in-lieu contribution if secondary suites cannot be accommodated.

The newly constructed dwelling on the eastern portion of 7571 Bridge Street does not contain a secondary suite. The applicant will provide a voluntary contribution to the Affordable Housing Reserve Fund based on \$4.00/ft² of total buildable area (i.e. \$16,332.00). The cash-in-lieu contribution must be submitted prior to final adoption of the Rezoning Bylaw.

On the western portion of 7571 Bridge Street, the applicant proposes to provide a legal secondary suite within each new single-family dwelling. The applicant proposes that each suite will at minimum be a one-bedroom suite of approximately 408 ft² or 37.9 m². To ensure that the secondary suites are built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and Richmond Zoning Bylaw 8500. Registration of this legal agreement is required prior to final adoption of the Rezoning Bylaw.

Site Servicing and Frontage Improvements

Prior to final adoption of the Rezoning Bylaw, the developer is required to provide a 9.0 m wide road dedication along the entire west property line of the subject property representing half of the width for the extension of Armstrong Street.

At the subdivision stage, the developer is required to enter into an amendment to the existing Servicing Agreement (SA 11-559046) for the design and construction of engineering infrastructure and frontage improvements, as described in Attachment 8.

Also at subdivision stage, the developer is required to pay Property Taxes, Development Cost Charges, School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the design and construction of engineering infrastructure and frontage improvements as described in Attachment 8.

Financial Impact

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

Conclusion

The purpose of this rezoning application is to rezone the western portion of the property at 7571 Bridge Street from the "Single Detached (RS1/F)" zone to the "Single Detached (ZS14) – South McLennan (City Centre)" zone, to permit a subdivision to create two single-family lots fronting an extension to Armstrong Street and one single-family lot fronting Bridge Street.

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

The list of rezoning considerations is included in Attachment 8, 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 9939 be introduced and given first reading.



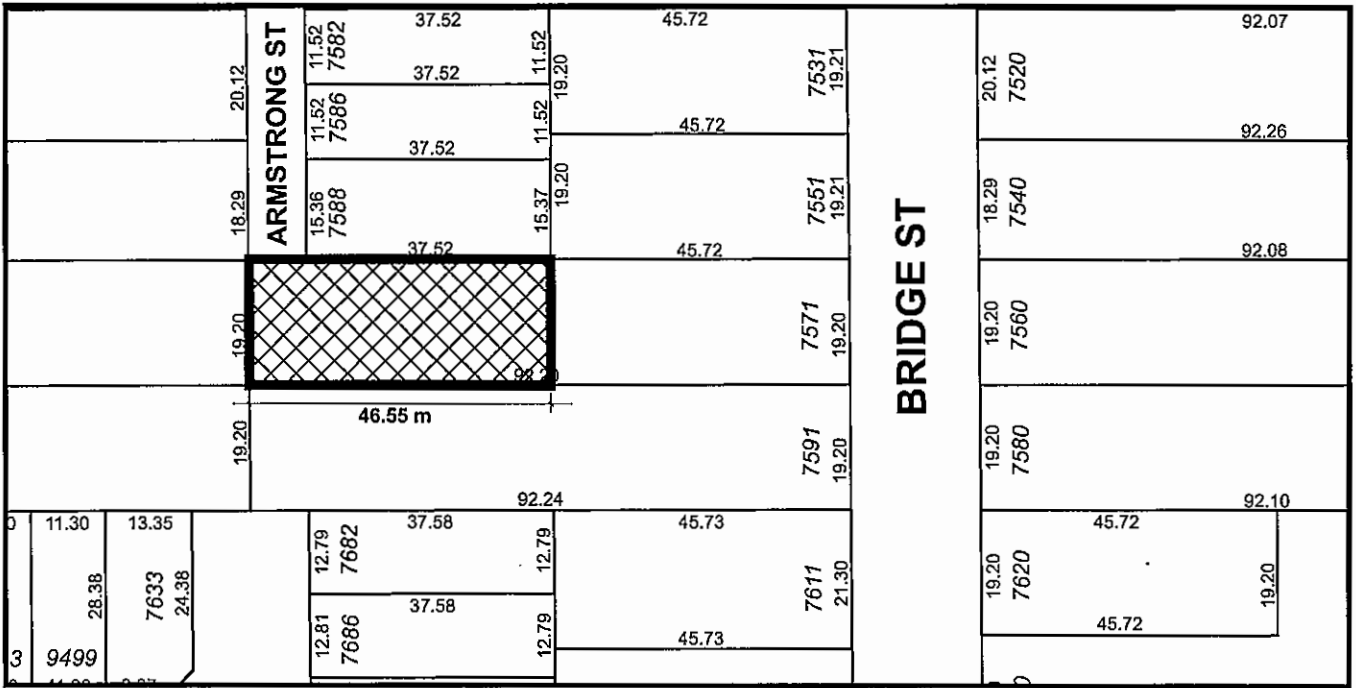
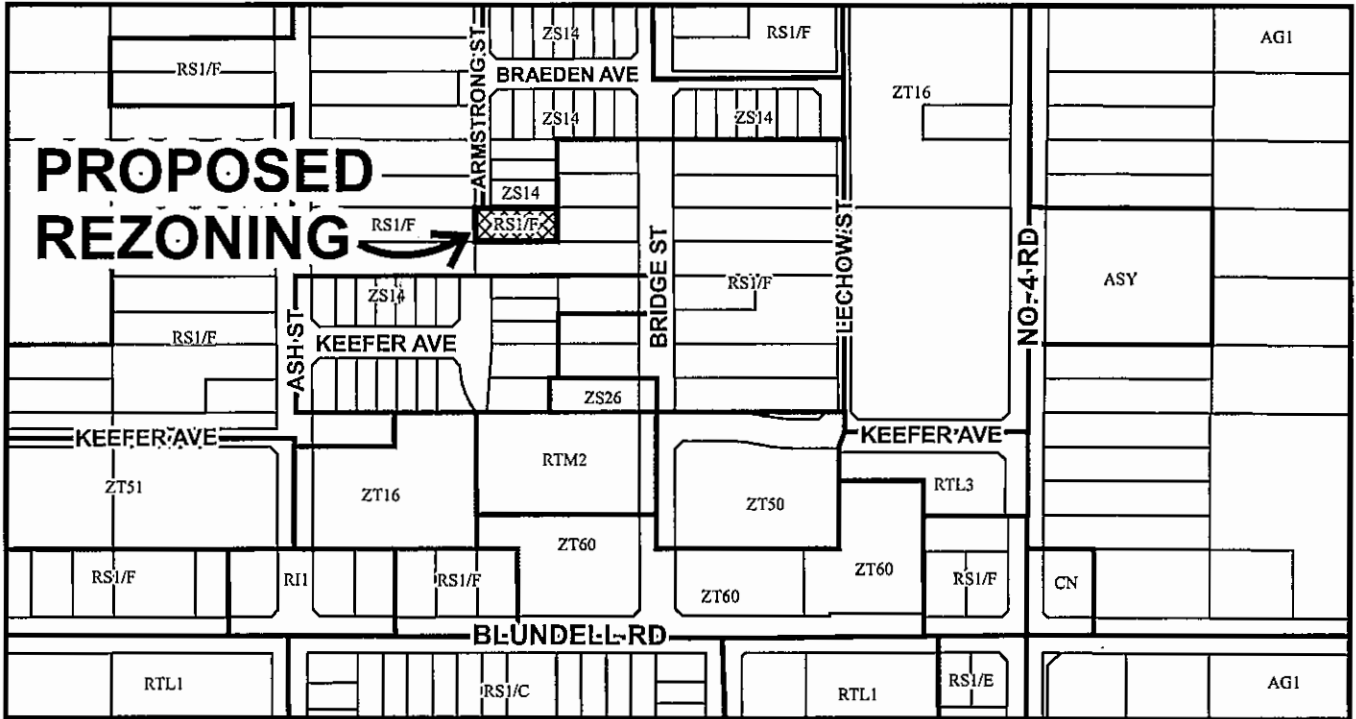
Jor:
Nathan Andrews
Planning Technician
(604-276-4911)

NA/JR:blg

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Site Survey
- Attachment 3: Development Application Data Sheet
- Attachment 4: City Centre Area – McLennan South Sub-Area Plan Land Use Map
- Attachment 5: Letter to the owner of 7591 Bridge Street
- Attachment 6: Proposed Subdivision Plan
- Attachment 7: Tree Management Plan
- Attachment 8: Rezoning Considerations



City of
Richmond



	<h1 style="margin: 0;">RZ 18-802621</h1>	<p>Original Date: 09/05/18</p> <p>Revision Date: 05/06/19</p> <p>Note: Dimensions are in METRES</p>
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City of
Richmond



RZ 18-802621

Original Date: 02/13/18

Revision Date: 04/15/19

Note: Dimensions are in METRES



RZ 18-802621

Attachment 3

Address: 7571 Bridge Street

Applicant: Pakland Developments Ltd

Planning Area(s): City Centre – McLennan South

	Existing	Proposed
Owner:	0898146 BC Ltd	To be determined
Site Size:	1,774 m ² (19,095 ft ²)	East Portion: 877.3 m ² (9,443 ft ²) Approx. West Lots: 432 m ² (4,650 ft ²) Road Dedication: 172.5 m ² (1,857 ft ²)
Land Uses:	Single-family residential	No change
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Residential, Historic Single-Family	No change
Zoning:	Single Detached (RS1/F)	East Portion: Single Detached (RS1/F) West Portion: Single Detached (ZS14) – South McLennan (City Centre)

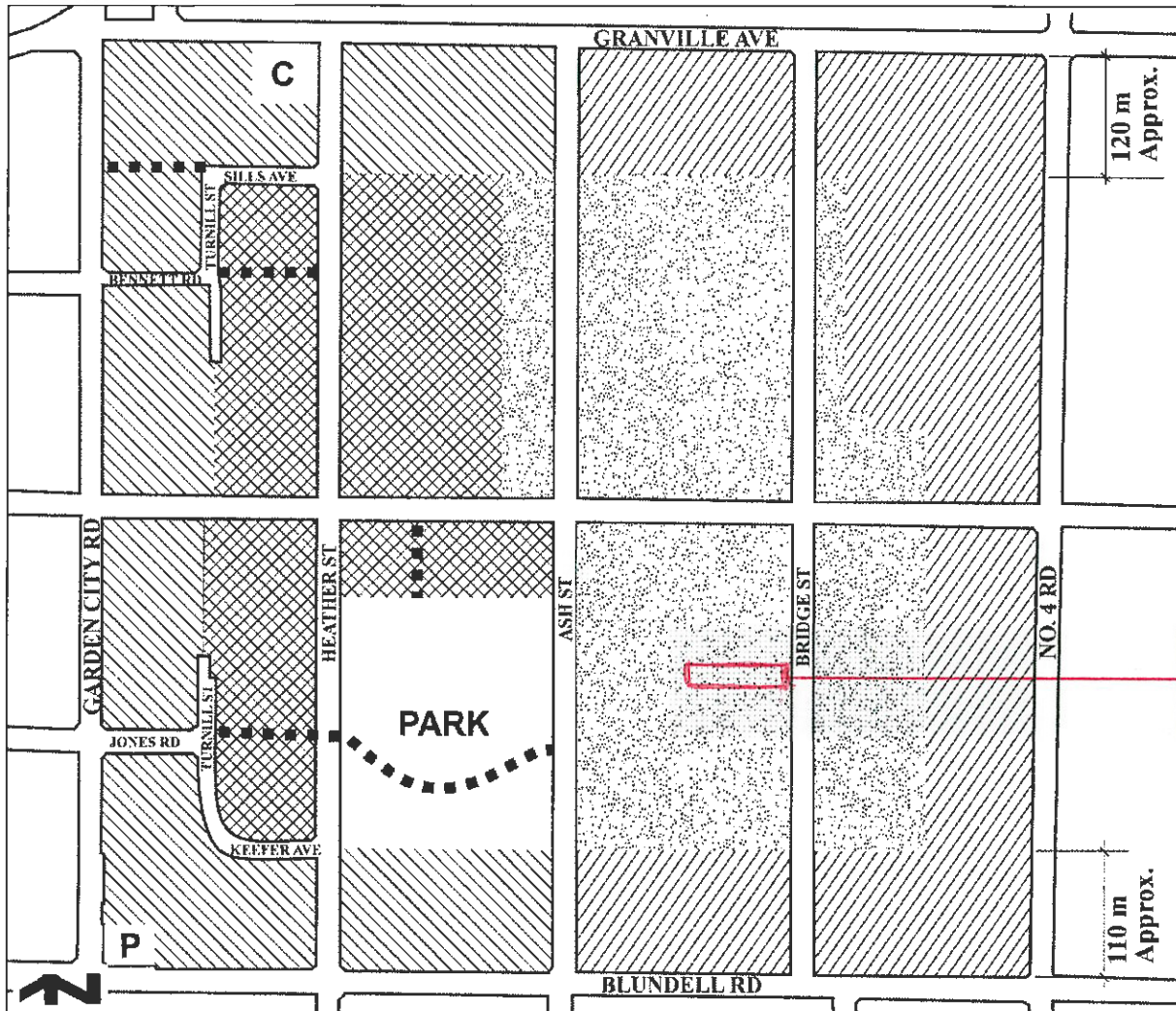
On West Portion of 7571 Bridge Street	Bylaw Requirement Single Detached (ZS14) – South McLennan (City Centre)	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for 464.5 m ² of lot area + 0.3 for area in excess of 464.5 m ²	Max. 0.55 for 464.5 m ² of lot area + 0.3 for area in excess of 464.5 m ²	None Permitted
Buildable Floor Area:*	Max. 237.6 m ² (2,558 ft ²)	Max. 237.6 m ² (2,558 ft ²)	None Permitted
Lot Coverage Building: Non-Porous: Landscaping:	Max. 45% Max. 70% Min. 25%	Max. 45% Max. 70% Min. 25%	None
Lot Size:	Min. 320.0 m ²	Approx. for each new lot: 432 m ²	None
Lot Dimensions:	Min. Width: 11.3 m Min. Depth: 24.0 m	Width: 11.5 m Depth: 37.5 m	None
Setbacks:	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	None
Height:	Max. 9.0 m	Max. 9.0 m	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.

City of Richmond

Land Use Map Bylaw 9106
2015/09/14



<p> Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family 0.75 base F.A.R.</p> <p> Residential, 2 ½ storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family 0.60 base F.A.R.</p> <p> Residential, 2 ½ storeys typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family 0.55 base F.A.R.</p>	<p> Residential, Historic Single-Family, 2 ½ storeys maximum 0.55 base F.A.R., Lot size along Bridge and Ash Streets:</p> <ul style="list-style-type: none"> • Large-sized lots (e.g. 18 m/59 ft. min. frontage and 550 m²/ 5,920 ft² min. area) <p>Elsewhere:</p> <ul style="list-style-type: none"> • Medium-sized lots (e.g. 11.3 m/ 37 ft. min. frontage and 320 m²/ 3,444 ft² min. area), with access from new roads and General Currie Road; <p>Provided that the corner lot shall be considered to front the shorter of its two boundaries regardless of the orientation of the dwelling.</p>	<p> Trail/Walkway</p> <p>C Church</p> <p>P Neighbourhood Pub</p>
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Note: Sills Avenue, Le Chow Street, Keffer Avenue, and Turnill Street are commonly referred to as the “ring road”.

To the Owner of 7591 Bridge Street Richmond

May 09, 2019

SUB: To inform you about the Proposed Rezoning of 7571 Bridge Street RZ 18-802621

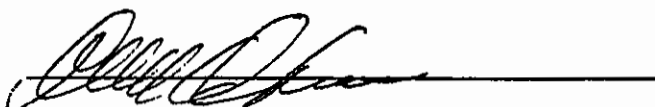
We the owner/applicant of 7571 Bridge Street has applied to City of Richmond under the above Rezoning file Number for the Rezoning and Subdivision of our property located at 7571 Bridge Street in order to subdivide our back portion of Land to be combined with 7531 & 7551 Bridge Street back portion of land to create 5 new single family lots under ZS14 Zoning with each lot will be approximately 37.5 feet wide and 120 feet deep facing the new extension of Armstrong Street at the West Property Line. Once the Armstrong Street is dedicated build, it will end at your North PL and that will give you an opportunity to subdivide your property to create Two New Single family Lot facing, one facing Bridge Street and the other facing Armstrong Street.

As part of our development, we will be removing most of the trees located at our property and that includes the cypress tree that is leaning at the North Property line over your property.

If you have any question or concern about this proposed development, you can contact City of Richmond at 604-276-4000 and ask for the planner Nathan Andrews and his direct line is 604-247-4911.

You can also contact us for any questions or concern at 604-786-8960 (Khalid Hasan).

Thanks.

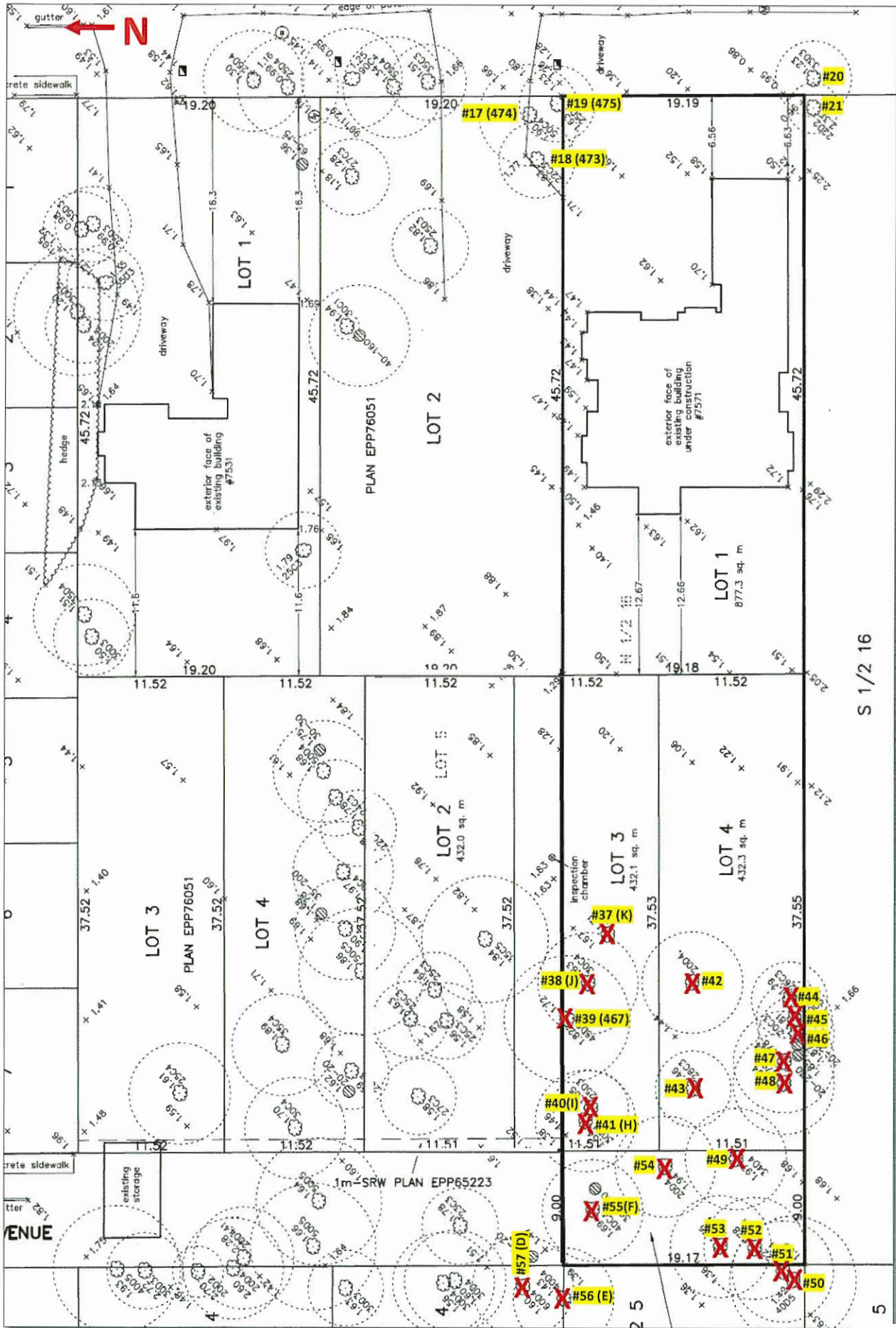


Acknowledgement by the owner of 7591 Bridge Street

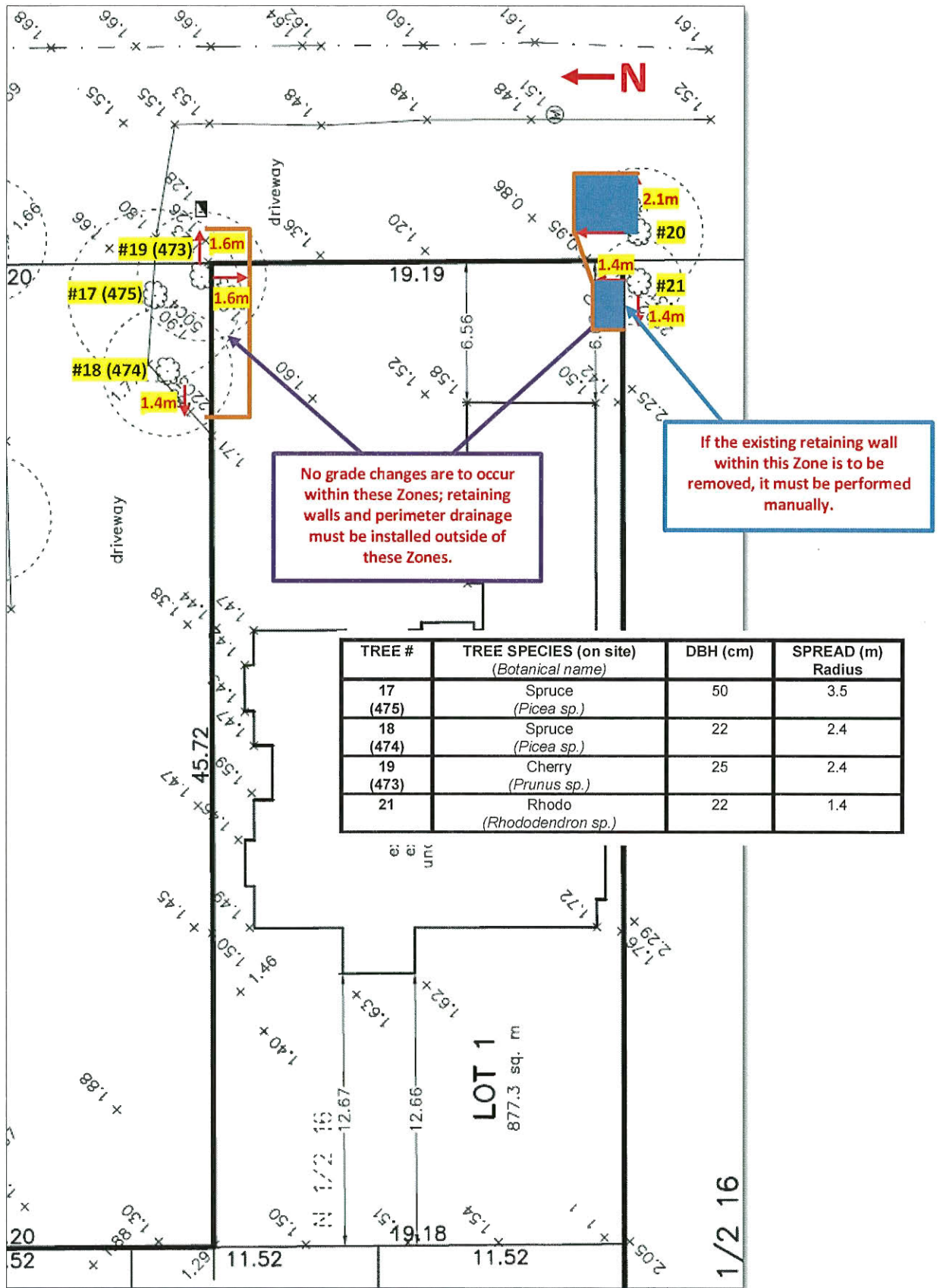
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Clifford Oleksiew

PLN - 142



S 1/2 16



7571 Bridge St. Preliminary Front Yard Tree Retention & Removal Plan - Scale 1:250



Address: 7571 Bridge Street

File No.: RZ 18-802621

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9939, the developer is required to complete the following:

1. Road dedication along the entire west property line measuring 9.0 m wide and 172.5 m² in area for the extension of Armstrong Street.
2. Submission of a Landscape Security of \$6,000 (\$500/tree) to ensure that a minimum of 12 replacement trees are planted and maintained on the proposed development site with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
6	8 cm	4 m
6	9 cm	5 m

The security will not be released until a landscaping inspection is passed by City staff. The City may retain a portion of the security for a one-year maintenance period.

3. The City's acceptance of the applicants' voluntary contribution in the amount of \$6,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City, in-lieu of planting the remaining 12 required replacement trees on-site (\$500 per tree).
4. 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.
5. Submission of a Tree Survival Security to the City in the amount of \$5,000 for the one tree on City property to be retained. The survival security will not be released until an acceptable post-construction impact assessment report is received and a landscape inspection has been passed after construction is completed. The City may retain a portion of the security for a one-year monitoring period.
6. 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.
7. Registration of a flood indemnity covenant on Title.
8. Registration of a legal agreement on Title ensuring that prior to Subdivision approval, the road works associated with the amended Servicing Agreement (SA 11-559046) for both the subject property and the adjacent development to the north (7531 and 7551 Bridge Street) are completed.
9. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on the proposed western lots with a minimum of one-bedroom secondary suites on each lot and be a minimum of 408 ft² or 37.9 m². Moreover, the inclusion of the suites will be to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
10. The City's acceptance of the applicant's voluntary contribution of \$4.00 per buildable square foot of the single-family developments (i.e. \$16,332.00) to the City's Affordable Housing Reserve Fund.

Prior to Subdivision* Approval, the developer is required to complete the following:

1. Registration of a legal agreement on Title to ensure the proposed dwellings on Armstrong Street have a fire sprinkling system installed (the length of the Armstrong Street extension creates a road which is greater than 90 m without a secondary emergency access).

2. Payment of the current year's property taxes, Development Cost Charges, School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the design and construction of engineering infrastructure and frontage improvements.
3. Granting of a statutory right-of-way (PROP) over the driveway of the proposed Lot 4 to allow vehicles to turn around at the dead-end, including a swept-path analysis showing access is functional.
4. Discharge of statutory right-of-way (PROP) EPP82028 over the driveway of the current 7588 Armstrong Street.
5. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure and frontage improvements, including (but not limited to) the following:

Note: The proposed development is adjacent to another proposed development at 7531 Bridge Street and 7551 Bridge Street (RZ10-539727 and SA11-559046). The security bond for the servicing agreement works is in place and the design is approved in principle. The proposed development (7571 Bridge Street) is to be serviced via the same servicing agreement. As a condition for 7571 Bridge Street development's rezoning application approval, SA11-559046 is to be revised to reflect the additional works that are required to service the proposed development. The security bond shall also be amended to be based on the revised Servicing Agreement which reflects the increased scope of work. This document specifies the additions and amendments that are required to be made to the existing SA11-559046.

Water Works:

- Using the OCP Model, there is 251.0 L/s and 243.0 L/s of water available at a 20 psi residual at the Bridge St frontage and Armstrong St frontage, respectively. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.

The Developer is required to:

- Submit a 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.
- Install approximately 20m of new 200mm PVC watermain along the lot's Armstrong Street frontage, up to the south property line of 7571 Bridge St, in addition to the approximately 40m of proposed watermain shown in the approved SA11-559046 drawings. Complete with a new fire hydrant and blow-off located at the south property line.
- Install a new 25mm water service connection off of the new watermain on Armstrong Street complete with meter and meter box for each of the two future lots.
- Retain the existing 25mm water service connection at the Bridge Street frontage.

At Developer's cost, the City is to:

- Perform all tie-ins for proposed works to existing City infrastructure.

Storm Sewer Works:

The Developer is required to:

- Install approximately 20m of new 600mm storm sewer along the lot's Armstrong Street frontage, up to the south property line of 7571 Bridge Street, in addition to the approximately 72m of proposed storm sewer shown in the approved SA11-559046 drawings. Complete with a new manhole at the south property line.
- Install a new storm service connection for each of the two subdivided lots for 7571 Bridge Street that are fronting Armstrong Street. The newly installed manhole may serve as the inspection chamber provided hydraulic requirements are met.
- Retain the existing storm service connection at the Bridge Street frontage.

At Developer's cost, the City is to:

- Perform all tie-ins for proposed works to existing City infrastructure.

Sanitary Sewer Works:

The Developer is required to:

- Install approximately 20m of new sanitary sewer along the lot's Armstrong Street frontage, up to the south property line of 7571 Bridge Street, in addition to the approximately 73m of proposed sanitary sewer shown in the approved SA11-559046 drawings. Complete with a new manhole at the south property line.
- Install a new sanitary service connection for each of the two subdivided lots for 7571 Bridge Street that are fronting Armstrong Street; complete with inspection chamber.
- Retain the existing sanitary service connection at the Bridge Street frontage.

At Developer's cost, the City is to:

- Perform all tie-ins for proposed works to existing City infrastructure.

Frontage Improvements:

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 (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
- Provide Type 1 decorative luminaire poles with Zed 10G-100W-HPS lights along the development's new Armstrong Street frontage.
- Complete the following frontage improvements to Bridge Street as per Transportation's requirements:
 - Pair driveways to optimize on-street parking spaces in the future, if possible.
 - The road cross-section and other offsite works should be designed to match those in SA11-559046.
 - The new sidewalk and boulevard are to transition to meet the existing frontage treatments to the south of the subject site with appropriate tapers.
- Complete the following frontage improvements to Armstrong Street as per Transportation's requirements:
 - Between RZ18-802621 and RZ10-539727, the applicant's proposal creates a total of five new lots on Armstrong Street. This will require revisions to the previously approved road works in SA11-59046, as the conditions on Armstrong Street have changed significantly:
 - The additional lots will generate increased traffic volume on Armstrong Street
 - Armstrong Street is being extended further south, while still being a dead-end
 - Armstrong Street cannot be fully opened until the surrounding lots provide lane dedications, and the timing of any other subdivision of these lots is uncertain.
 - Along the western portion of 7571 Bridge Street and along the frontage of 7582, 7586, and 7588 Armstrong Street, provide a functional road design for the interim half-road condition, including:
 - A local half-road with a pavement width of 6.0m, complete with temporary curb and gutter.
 - A 1.5 m wide concrete sidewalk next to the new property line.
 - A grass boulevard over the remaining width between the sidewalk and the east curb of Armstrong Street.
 - Temporary driveway letdowns for each lot; locate driveways to optimize on-street parking spaces in the future, if possible.
 - A statutory right-of-way (PROP) over the driveway of the proposed Lot 4 to allow vehicles to turn around at the dead-end, including a swept-path analysis showing access is functional (this supersedes the need for a SRW at 7588 Armstrong Street)
 - All above ground third party utilities (e.g. hydro/telephone kiosks) must not be placed within any frontage works area including sidewalk and boulevard. A Statutory Right-of-Way (SRW) within the subject site is to be secured for the placement of this equipment.

- Along the frontages of 7582, 7586, and 7588 Armstrong Street and the western portion of 7571 Bridge Street, provide a functional road design for the ultimate condition, as shown in drawing 5599046-11-05.
- Interim and ultimate road designs must be reviewed and approved by Fire Response and Environmental Services staff.
- Occupancy for the proposed Lots 3 and 4 should not be granted until all access-related road works on Armstrong Street are complete.
- Unless otherwise specified, all road works should be designed as per bylaw, TAC Standards and the City's Engineering Design Specifications.
- The scope of work for the interim road works will be confirmed once a functional road plan is submitted. A cost estimate for the ultimate roadworks across the entire west PL of the site including the modified works to the north is required to be submitted to Engineering for review and approval. Engineering is to determine how the amount of funds for the future roadworks and how the funds are to be collected, held and the timing for implementing and releasing the contribution.

General Items:

The Developer is required to:

- Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Provide additional land dedication as required by Transportation's rezoning considerations.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.
All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9939 (RZ 18-802621)
7571 Bridge Street

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 (ZS14) - SOUTH MCLENNAN (CITY CENTRE)"

The area shown as cross-hatched on "Schedule A" attached to and forming part of Bylaw No. 9939.

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9939".

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.

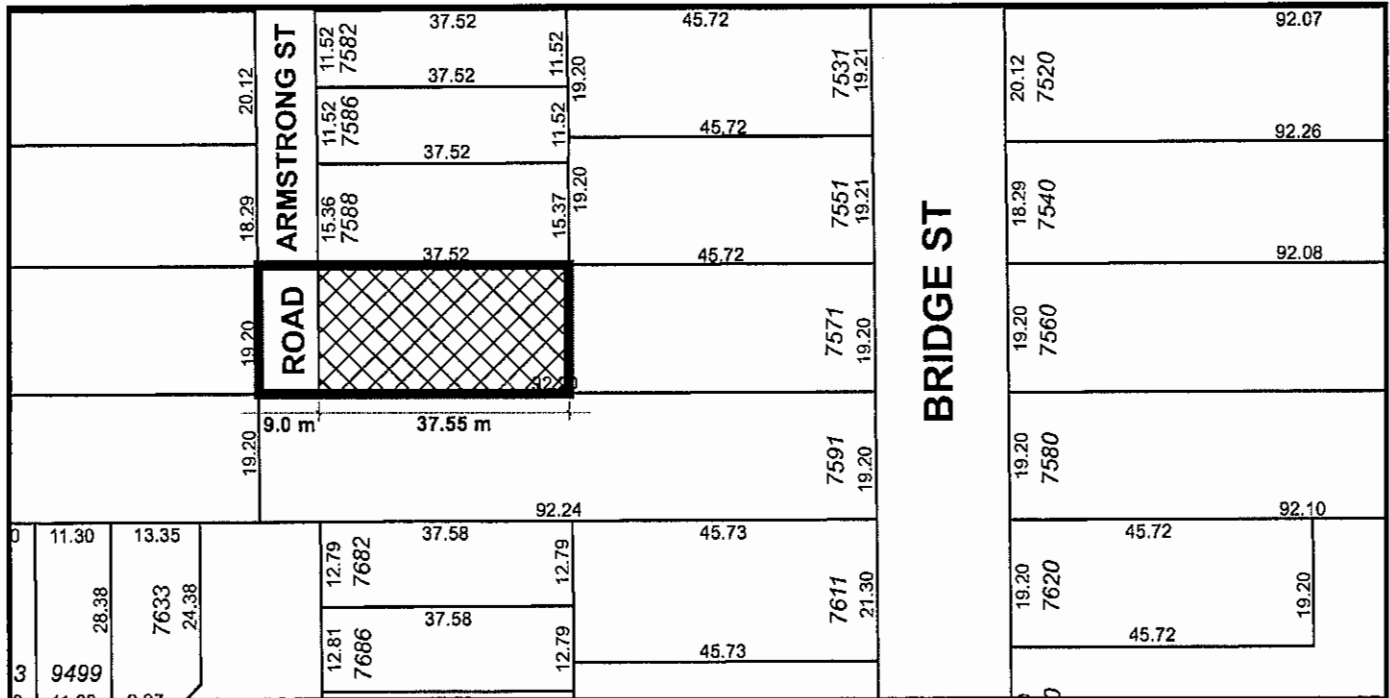
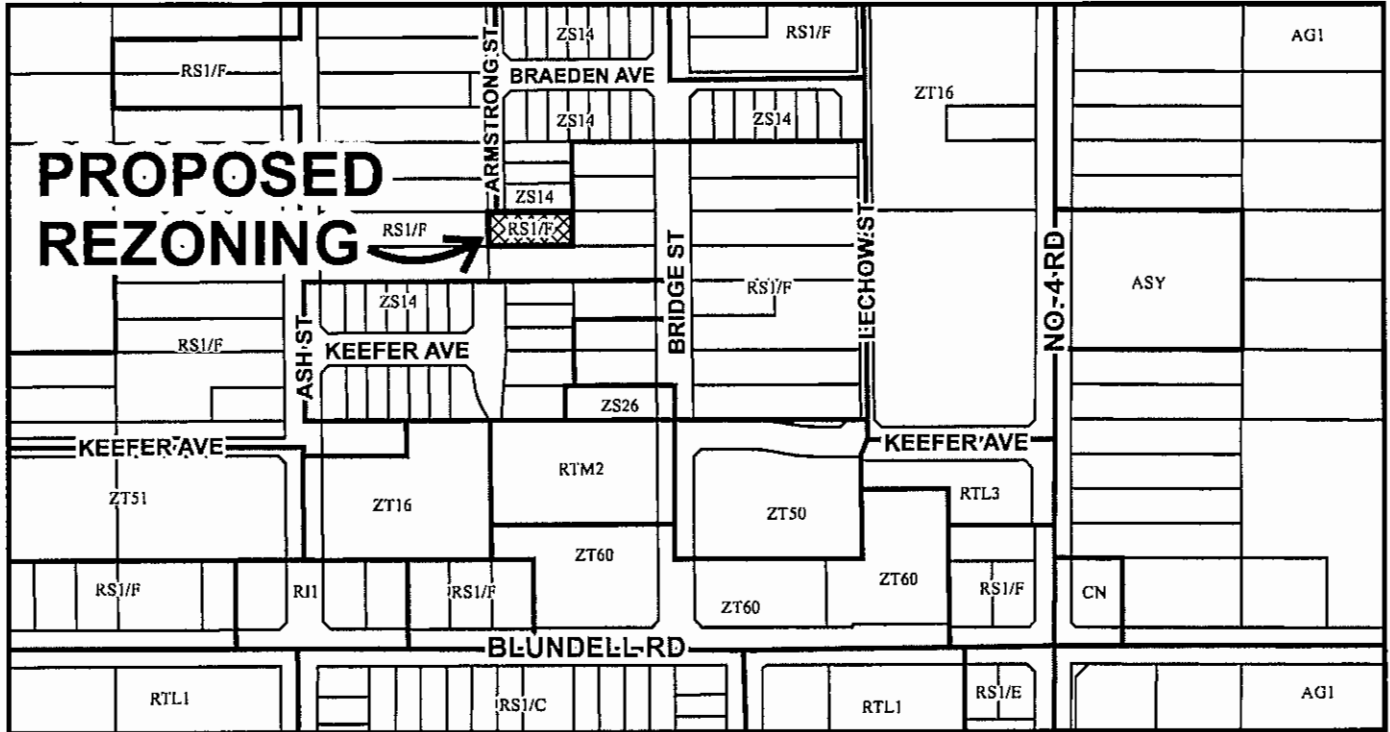
CITY OF RICHMOND APPROVED by [Signature] APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER



City of
Richmond



	<h1>RZ 18-802621</h1>	Original Date: 09/05/18
		Revision Date:
		Note: Dimensions are in METRES