



To: Planning Committee
From: Wayne Craig
Director, Development

Date: August 21, 2017
File: RZ 16-732500

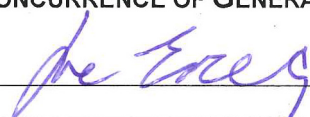
Re: Application by Westmark Development Ltd. for Rezoning at 7580 Ash Street from Single Detached (RS1/F) to Single Detached (RS2/E) and Single Detached (ZS14) – South McLennan (City Centre)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9702, for the rezoning of 7580 Ash Street from the “Single Detached (RS1/F)” zone to the “Single Detached (RS2/E)” zone and the “Single Detached (ZS14) – South McLennan (City Centre)” zone, be introduced and given first reading.


Wayne Craig
Director, Development

WC:sds
Att. 6

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

Staff Report

Origin

Westmark Development Ltd. has applied to the City of Richmond for permission to rezone the property at 7580 Ash Street from the “Single Detached (RS1/F)” zone to the “Single Detached (RS2/E)” zone (western portion) and the “Single Detached (ZS14) – South McLennan (City Centre)” zone (eastern portion), to permit the property to be subdivided into two single-family lots. Vehicle access to the western lot is proposed from Ash Street and a new extension of Armstrong Street for the eastern lot (Attachment 1). The site is currently occupied by a newly constructed single-family dwelling located on the western portion of the lot, which will remain. 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).

Surrounding Development

Development immediately surrounding the site is as follows:

To the North & South: Single-family dwellings on lots zoned “Single Detached (RS1/F)” fronting Ash Street.

To the East: Property zoned “Single Detached (RS1/F)” and “Single Detached (ZS14) – South McLennan (City Centre)” with a pending Subdivision application to create five single-family lots.

To the West: Across Ash Street, the City-owned Paulik Park.

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” (NRES). 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 Ash Street (minimum 18 m (59 ft.) frontage and 550 m² (5,920 ft²) area) and along Armstrong Street (minimum 11.3 m (37 ft.) frontage and 320 m² (3,444 ft²) area). The proposed lot along Ash Street will be approximately 20 m (66 ft.) wide and 845 m² (9,095 ft²) in area and the proposed lot along Armstrong Street will be approximately 20 m (66 ft.) wide and 830 m² (8,941 ft²) in area. The proposed rezoning and subdivision would comply with these designations and lot configuration requirements.

The Area Plan would allow for two adjacent lots to rezone and subdivide to create three lots fronting Armstrong Street. The applicant has contacted the adjacent property owners 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 both property owners are aware of the proposal to create two lots (including one large lot fronting Armstrong Street), are not interested in pursuing redevelopment at this time and have no specific objections to the rezoning application as proposed.

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 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 as per the *Local Government Act*.

Analysis

Proposed Rezoning and Subdivision

The applicant is proposing to rezone the subject site and subdivide into two single-family lots, in order to retain the newly constructed single-family dwelling on the western portion of the site (proposed Lot A) and construct an additional dwelling on the eastern portion of the site (proposed Lot B). Two separate zones are required to accommodate the purpose, "Single Detached (RS2/E)" (west lot) and "Single Detached (ZS14) – South McLennan (City Centre)" (east lot). No further development is proposed on Lot A.

The applicant provided a signed and sealed plan from a registered BC Land Surveyor confirming the existing buildings and structures of proposed Lot A meet the setback, coverage and density requirements of the proposed "Single Detached (RS2/E)" zoning.

If the subject rezoning is approved, it is anticipated that 7560 Ash Street would rezone and subdivide into two lots (one fronting Ash Street and one fronting Armstrong Street) as is currently proposed for the subject site. It is further noted that there is an existing rezoning and subdivision application at 7540 Ash Street, which has received third reading, also proposing to create two lots (including one large lot fronting Armstrong Street).

Transportation and Site Access

Vehicle access to the western lot (Lot A) is to be from Ash Street and vehicle access to the eastern lot (Lot B) is to be from a new extension of Armstrong Street.

Vehicle access to the proposed eastern lot is dependent on the completion of the road works associated with the Servicing Agreement (SA 11-559046) for the adjacent development to the east (7531 Bridge Street), which is currently in circulation. Prior to final adoption of the rezoning bylaw, the developer is required to register a legal agreement on Title of the proposed lots to ensure that prior to Subdivision approval, construction of all road works required as part of this servicing agreement are completed.

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 application will be required to register a restrictive covenant on Title to ensure the proposed new dwelling fronting Armstrong Street (Lot B) will have a fire sprinkling system installed. The Fire Department has reviewed the proposal and has no other concerns.

Tree Retention and Replacement

A Certified Arborist's Report was submitted by the applicant for the eastern portion of the site (proposed Lot B), 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 11 bylaw-sized trees on-site and three trees located on neighbouring properties.

The Arborist's recommendations include retaining one neighbouring tree (tag# 21), and removing five on-site trees due to poor condition (tag# 10, 11, 12, 13 & 14). Six trees (tag# 15, 16, 17, 18, 19 & 20) located within the road dedication area are to be removed. Compensation for trees within the road dedication area is not being sought as Armstrong Street is identified in the Area Plan. Two trees on the neighbouring development site were identified and approved for removal under RZ 10-539727 (tag# 22 & 23). Tree Preservation staff have reviewed the Arborist's Report, conducted an on-site visual tree assessment, and concur with the Arborist's recommendations.

Tree Protection

The proposed Tree Management Diagram is shown in Attachment 5, which outlines the protection of the one tree (tag# 21) on the neighbouring property. Prior to the demolition of the existing dwelling on the subject site, the applicant is required to install tree protection fencing around all trees to be retained, in accordance with the City's Tree Protection Information Bulletin TREE-03.

To ensure protection of the one tree, 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.

Tree Replacement

For the removal of the five trees on the eastern portion of the site (proposed Lot B), the OCP tree replacement ratio goal of 2:1 requires 10 replacement trees to be planted and maintained on-site. The applicant has proposed to plant and maintain four replacement trees on Lot B. Tree

protection and replacement requirements for proposed Lot A were addressed through the Building Permit for the existing dwelling.

As per Tree Protection Bylaw No. 8057, based on the sizes of the on-site trees being removed (18-30 cm dbh), replacement trees shall be the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	or	Minimum Height of Coniferous Replacement Tree
4	8 cm		4 m

To ensure that four replacement trees are planted on-site at development stage, the applicant is required to submit a Landscaping Security in the amount of \$2,000 (\$500/tree) prior to final adoption of the rezoning bylaw. Securities 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.

The applicant is also required to submit a cash-in-lieu contribution in the amount of \$3,000 (\$500/tree) to the City’s Tree Compensation Fund for the balance of required replacement trees not planted on the proposed lot (6 trees).

Affordable Housing Strategy

The City’s Affordable Housing Strategy for single-family rezoning applications received prior to 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 \$2.00/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 proposed western lot does not contain a secondary suite. The applicant will provide a voluntary contribution to the Affordable Housing Reserve Fund based on \$2.00/ft² of total buildable area (i.e. \$7,957.22) in-lieu of providing a secondary suite, consistent with the Affordable Housing Strategy. The cash-in-lieu contribution must be submitted prior to final adoption of the rezoning bylaw.

On the proposed eastern lot, the applicant proposes to provide a legal secondary suite. To ensure that the secondary suite is 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 east property line of the subject property for extension of Armstrong Street.

At Subdivision stage, the developer is required to enter into a Servicing Agreement for the design and construction of engineering infrastructure and frontage improvements, as described in Attachment 6. Frontage improvements include, but are not limited to, the following:

- Armstrong Street: pavement widening, new 1.5 m wide concrete sidewalk at the new property line, 1.5 m wide treed/grassed boulevard and 0.15 m wide curb and gutter.
- Ash Street: road widening, new 1.75 m wide concrete sidewalk at the property line, 3.1 m wide treed/grassed boulevard and 0.15 m wide curb and gutter.

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 6.

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 the property at 7580 Ash Street from the "Single Detached (RS1/F)" zone to the "Single Detached (RS2/E)" zone (western portion) and the "Single Detached (ZS14) – South McLennan (City Centre)" zone (eastern portion), to permit the property to be subdivided into two single-family lots.

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 6, 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 9702 be introduced and given first reading.



Steven De Sousa
Planning Technician - Design

SDS:rg

Attachment 1: Location Map/Aerial Photo

Attachment 2: Proposed Subdivision Plan

Attachment 3: Development Application Data Sheet

Attachment 4: City Centre Area – McLennan South Sub-Area Plan Land Use Map

August 21, 2017

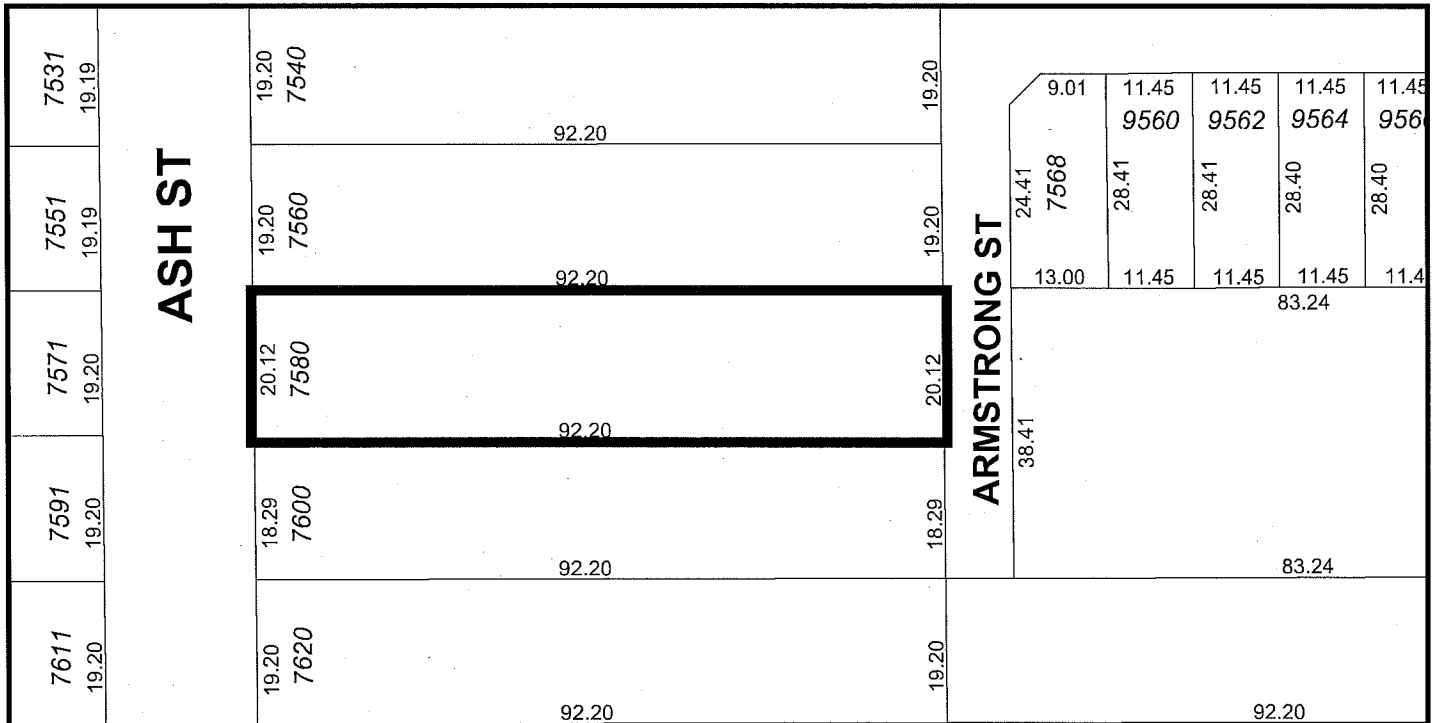
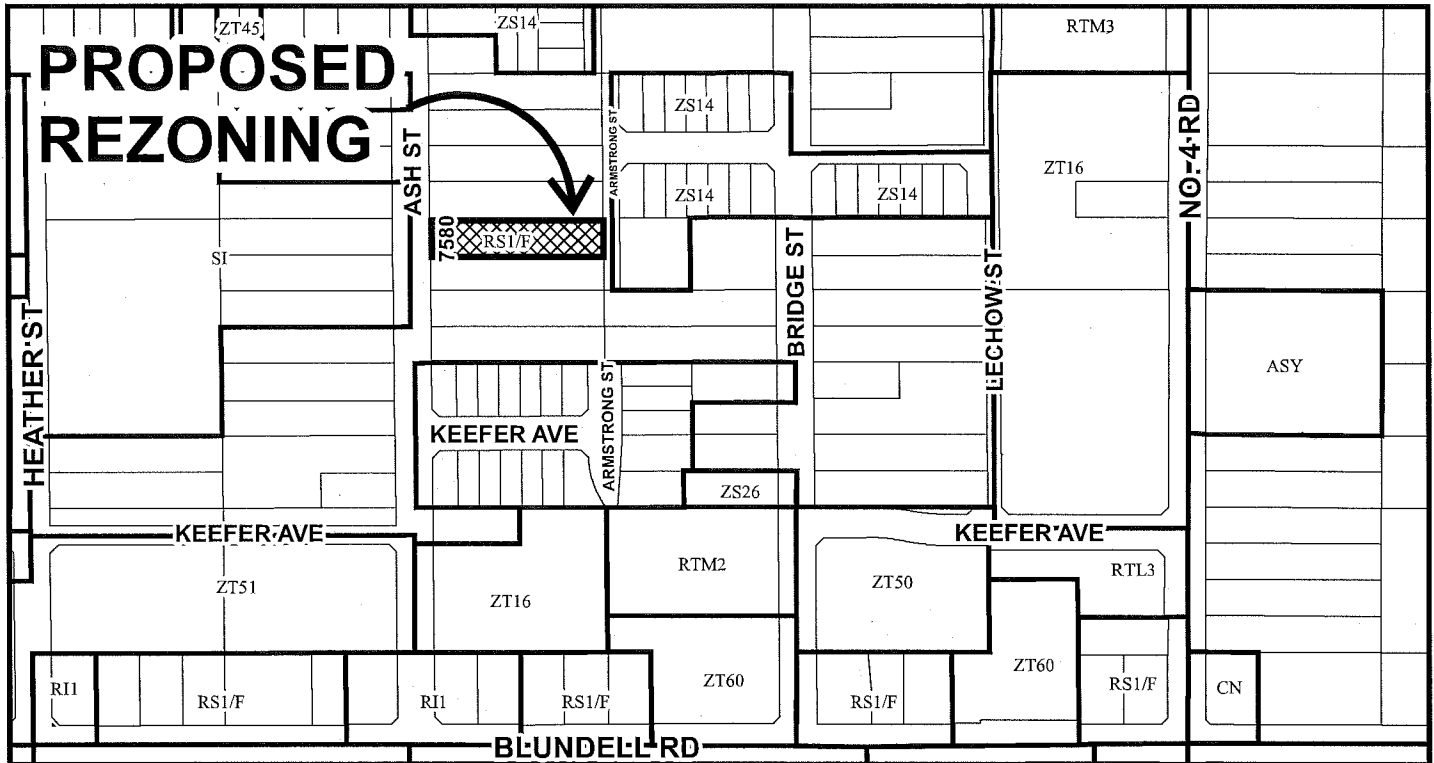
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RZ 16-732500

Attachment 5: Tree Management Plan
Attachment 6: Rezoning Considerations



City of
Richmond



RZ 16-732500

PLN - 76

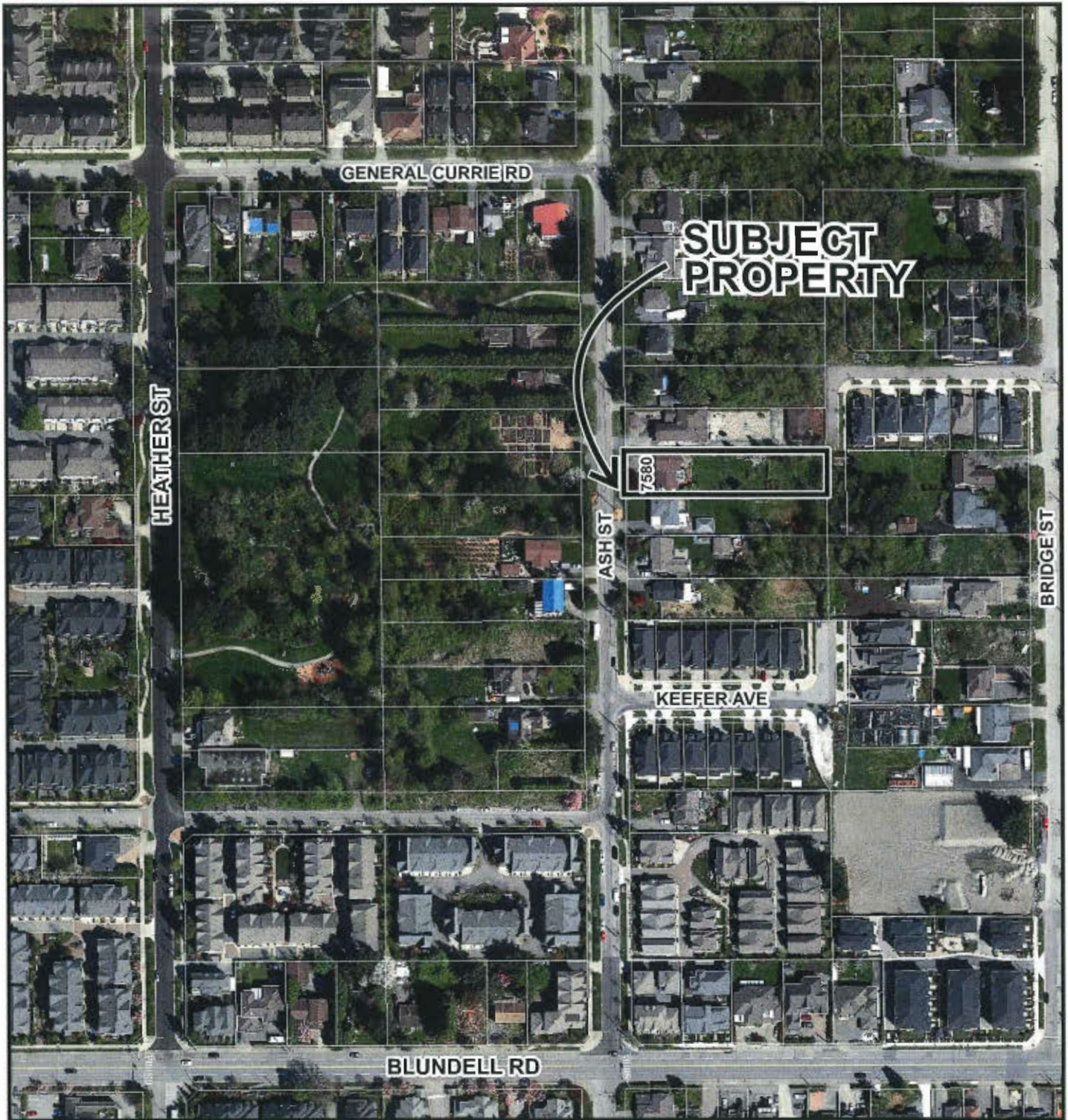
Original Date: 06/07/16

Revision Date: 08/24/17

Note: Dimensions are in METRES



City of Richmond



RZ 16-732500

PLN - 77

Original Date: 06/07/16

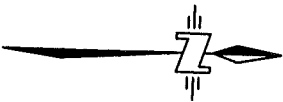
Revision Date: 08/24/17

Note: Dimensions are in METRES

PLAN SHOWING PROPOSED SUBDIVISION OF LOT 4
 EXCEPT: PCL. "A" , EXP PLAN 33316;
 BLK F; SEC. 15 BLK4N, RGE.6 WEST,
 N.W.D., PLAN 1207

SCALE = 1:300

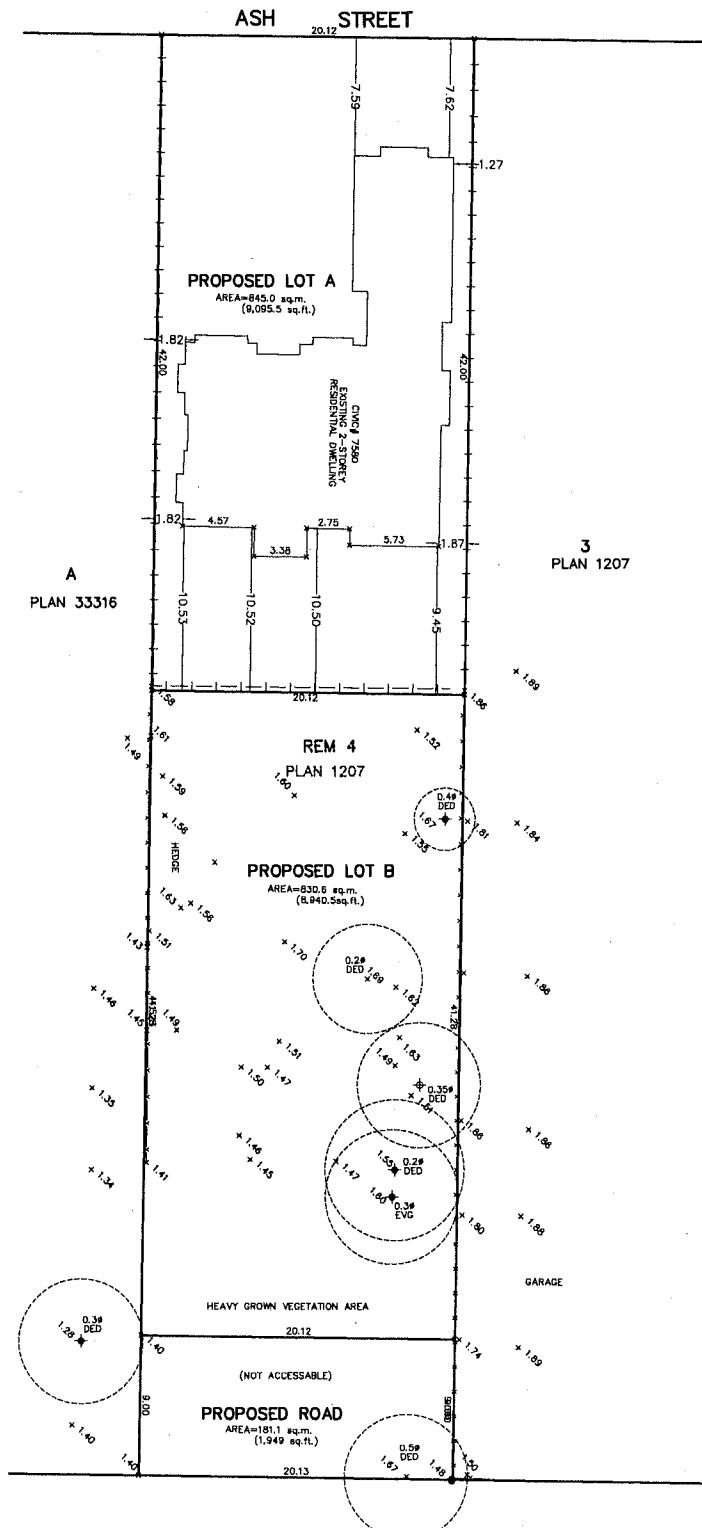
CIVIC ADDRESS: 7580 ASH STREET
 RICHMOND, BC
 PID: 000-568-929



BENCHMARK
 ELEVATIONS ARE BASED ON:
 CITY OF RICHMOND SECONDARY
 BENCH MARK #478
 ELEVATION = 1.459 METRE
 GEODETIC DATUM = CVD28GVRD

LEGEND:

- $\times 12.24$ GROUND ELEVATION
- TREE WITH DRIFLINE
(TIED AT POINT OF ENTRY INTO THE GROUND)
- x-x-x WOOD FENCE
- LEGAL IRON PIN



CERTIFIED CORRECT ACCORDING TO FIELD
 SURVEY THIS 2nd DAY OF JULY, 2017.

RICHARD S FU B.C.L.S.



3817 McKAY PLACE
 RICHMOND BC V6X 3R6
 TEL: 604-313-2883
 FILE: 1506-009



RZ 16-732500

Attachment 3

Address: 7580 Ash Street

Applicant: Westmark Development Ltd.

Planning Area(s): City Centre – McLennan South

	Existing	Proposed
Owner:	H., H., & S. Bains	To be determined
Site Size:	1,856.7 m ² (19,985 ft ²)	Lot A: 845.0 m ² (9,095 ft ²) Lot B: 830.6 m ² (8,941 ft ²) Road Dedication: 181.1 m ² (1,949 ft ²)
Land Uses:	Single-family residential	No change
OCP Designation:	Neighbourhood Residential	Complies
Area Plan Designation:	Residential, Historic Single-Family	Complies
Zoning:	Single Detached (RS1/F)	Lot A: Single Detached (RS2/E) Lot B: Single Detached (ZS14) – South McLennan (City Centre)
Number of Units:	1	2

On Future Subdivided Lots	Bylaw Requirement (Lot A – RS2/E)	Existing (Lot A)	Bylaw Requirement (Lot B – ZS14)	Proposed (Lot B)	Variance
Floor Area Ratio:	Max. 0.55 for 464.5 m ² of lot area + 0.3 for remainder	Max. 0.55 for 464.5 m ² of lot area + 0.3 for remainder	Max. 0.55 for 464.5 m ² of lot area + 0.3 for remainder	Max. 0.55 for 464.5 m ² of lot area + 0.3 for remainder	None Permitted
Buildable Floor Area:*	Max. 369.6 m ² (3,978 ft ²)	367.4 m ² (3,955 ft ²)	Max. 365.3 m ² (3,932 ft ²)	Max. 365.3 m ² (3,932 ft ²)	None Permitted
Lot Coverage Building:	Max. 45%	38%	Max. 45%	Max. 45%	None
Non-Porous:	Max. 70%	65%	Max. 70%	Max. 70%	
Landscaping:	Min. 30%	35%	Min. 25%	Min. 25%	
Lot Size:	Min. 550.0 m ²	845.0 m ²	Min. 320.0 m ²	830.6 m ²	None
Lot Dimensions:	Width: 18.0 m Depth: 24.0 m	Width: 20 m Depth: 42 m	Width: 11.3 m Depth: 24.0 m	Width: 20 m Depth: 41 m	None

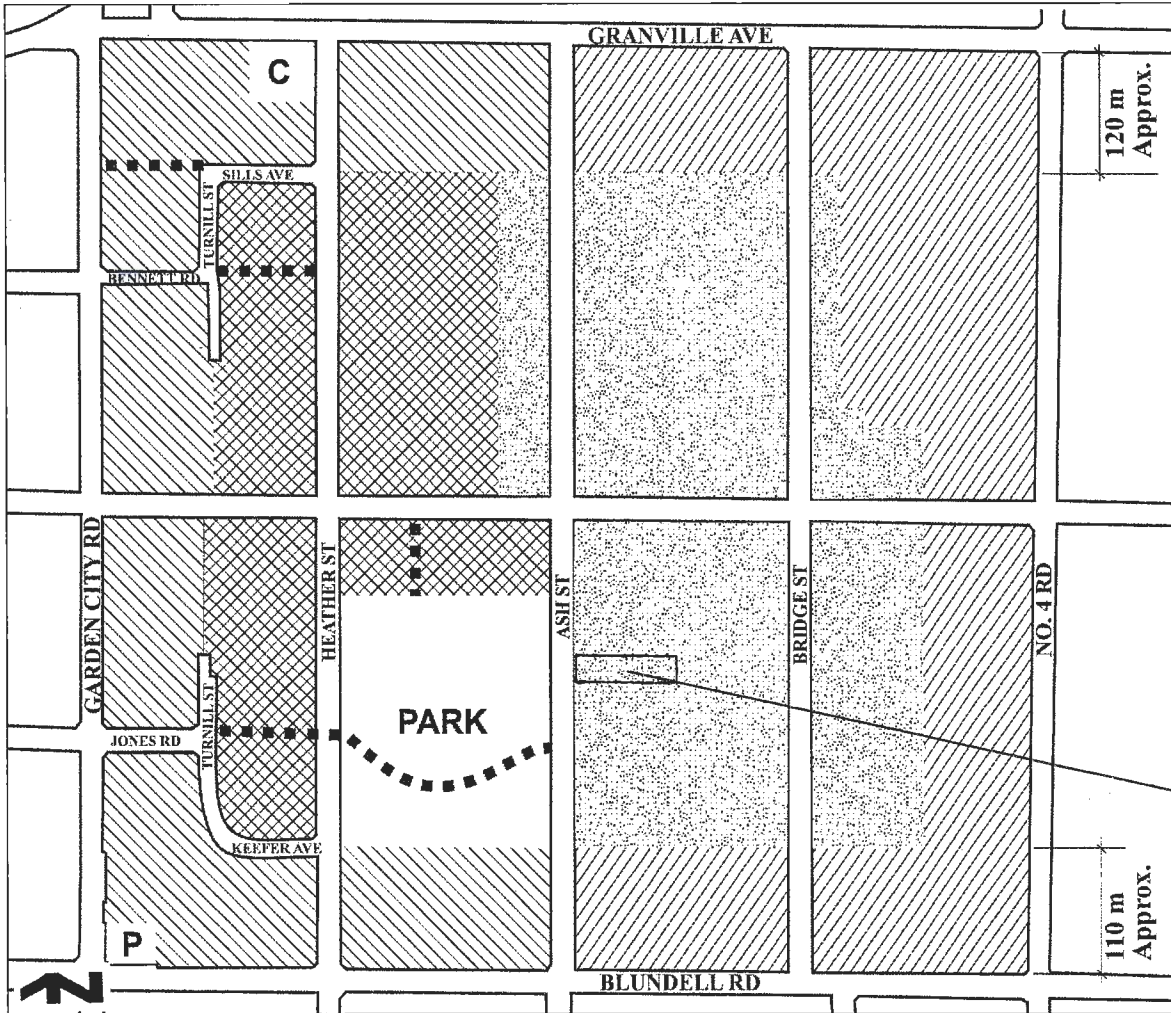
On Future Subdivided Lots	Bylaw Requirement (Lot A – RS2/E)	Existing (Lot A)	Bylaw Requirement (Lot B – ZS14)	Proposed (Lot B)	Variance
Setbacks:	Front: Min. 6.0 m Rear (60%): Min. 8.4 m Rear (40%): Min. 10.5 m Side: Min. 2.0 m	Front: 7.6 m Rear (60%): 8.6 m Rear (40%): 10.5 m Side: 2.0 m	Front: Min. 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. 2 ½ storeys	Max. 2 ½ storeys	Max. 2 ½ storeys	Max. 2 ½ storeys	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.

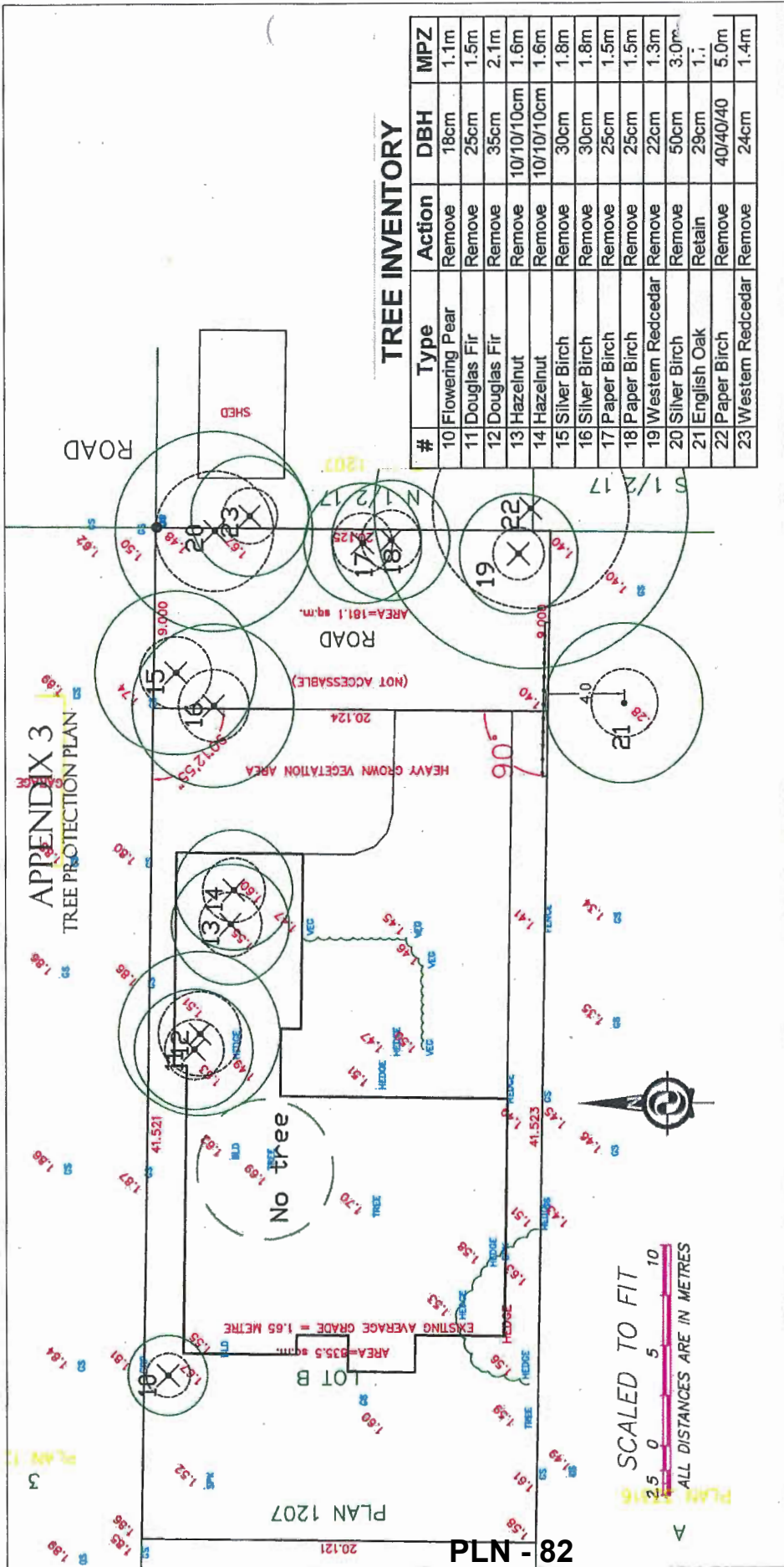
City of Richmond

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, Keefer Avenue, and Turnill Street are commonly referred to as the “ring road”.



TREE INVENTORY

#	Type	Action	DBH	MPZ
10	Flowering Pear	Remove	18cm	1.1m
11	Douglas Fir	Remove	25cm	1.5m
12	Douglas Fir	Remove	35cm	2.1m
13	Hazelnut	Remove	10/10/10cm	1.6m
14	Hazelnut	Remove	10/10/10cm	1.6m
15	Silver Birch	Remove	30cm	1.8m
16	Silver Birch	Remove	30cm	1.8m
17	Paper Birch	Remove	25cm	1.5m
18	Paper Birch	Remove	25cm	1.5m
19	Western Redcedar	Remove	22cm	1.3m
20	Silver Birch	Remove	50cm	3.0m
21	English Oak	Retain	29cm	1.1
22	Paper Birch	Remove	40/40/40	5.0m
23	Western Redcedar	Remove	24cm	1.4m

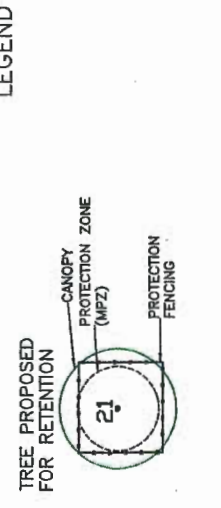
**Froggers Creek
Tree Consultants Ltd**
7743 162nd Avenue, Burnaby BC V5C 4H4
Telephone: 604-271-0022 Fax: 604-437-0970

7580 Ash Street Richmond BC

TREE PROTECTION PLAN
THE DRAWING PLANTS ALL TREES PROPOSED FOR RETENTION, REMOVAL, THEIR CANOPES, PROTECTION ZONES AND PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT

DATE: 04/23/2018

- NOTES:**
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
 2. REFER TO ATTACHED TREE PROTECTION PLAN FOR DETAILED INFORMATION REGARDING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
 3. ALL MEASUREMENTS ARE METRIC





Address: 7580 Ash Street

File No.: RZ 16-732500

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9702, the developer is required to complete the following:

1. Road dedication along the entire east property line measuring 9.0 m wide and 181.1 m² in area for the extension of Armstrong Street.
2. Submission of a Landscape Security of \$2,000 (\$500/tree) to ensure that a total of four replacement trees (one located within 6.0 m of the front lot line) are planted and maintained on the proposed eastern lot (Lot B) with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	or	Minimum Height of Coniferous Replacement Tree
4	8 cm		4 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. City's acceptance of the developer's offer to voluntarily contribute \$3,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
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. Registration of a flood indemnity covenant on Title.
6. Registration of a legal agreement on Title ensuring that prior to Subdivision approval, the road works associated with the Servicing Agreement (SA 11-559046) for the adjacent development to the east (7531 Bridge Street) are completed.
7. 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 eastern lot (Lot B), to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
8. The City's acceptance of the applicant's voluntary contribution of \$2.00 per buildable square foot of the single-family developments (i.e. \$7,957.22) to the City's Affordable Housing Reserve Fund.

Prior to Demolition Permit* Issuance, the developer is required to complete the following:

1. Installation of tree protection fencing 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 must remain in place until construction and landscaping on-site is completed.

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

1. Registration of a legal agreement on Title to ensure the proposed dwelling on Armstrong Street has 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. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure and frontage improvements, including (but not limited to) the following:

Water Works:

- Using the OCP Model, there is 348.0 L/s and 243.0 L/s of water available at a 20 psi residual at the Ash 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 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 within the future lane dedication of 7531 Bridge Street, 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 St complete with meter and meter box, located at the south property line.
 - Retain the existing 25mm water service connection at the Ash St. 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 within the future lane dedication of 7531 Bridge Street, complete with a new manhole at the south property line and at the tie-in to the existing sewer to the north.
 - Install a new storm service connection for the lot 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 Ash 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 a new 200 mm sanitary sewer along the lot's Armstrong Street frontage complete with manhole at the south property line and tie-in to the existing sewer at the north. The alignment may:
 - Option 1: be approximately 40 m long and located within the future lane dedication along the west property line of 7531 Bridge Street, complete with a new manhole at the tie-in point to the north, OR
 - Option 2: be approximately 25 m long and tie-in to the future sanitary sewer for 7560/7540 Ash Street, should the servicing agreement works for 7560/7540 Ash Street proceed prior to or concurrently with 7580 Ash Street. The design for the sanitary sewer for 7580 Ash Street should be coordinated with the design for 7560/7540 Ash Street.
 - Install a new sanitary service connection for the lot fronting Armstrong Street complete with inspection chamber off of the newly installed sanitary sewer.
 - Retain the existing sanitary service connection at the Ash 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 other frontage improvements as per Transportation's requirements, including (but not limited to) the following:
 - Armstrong Street: pavement widening, new 1.5 m wide concrete sidewalk at the new property line, 1.5 m wide treed/grassed boulevard and 0.15 m wide curb and gutter (refer to SA 07-368221).
 - Ash Street: road widening, new 1.75 m wide concrete sidewalk at the property line, 3.1 m wide treed/grassed boulevard and 0.15 m wide curb and gutter (refer to SA 07-368221).
 - Additional signage at the intersection of Breden Avenue and Armstrong Street, including but not limited to, "No Exit", house addresses, truck restrictions, etc.

General Items:

- a. 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 copy on file]

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9702 (RZ 16-732500)
7580 Ash 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 (RS2/E)".

That area shown as "BLOCK A" cross-hatched on "Schedule A attached to and forming part of Bylaw No. 9702".

- 2. 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)".

That area shown as "BLOCK B" cross-hatched on "Schedule A attached to and forming part of Bylaw No. 9702".

- 3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9702".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Series of horizontal lines for recording dates and conditions.

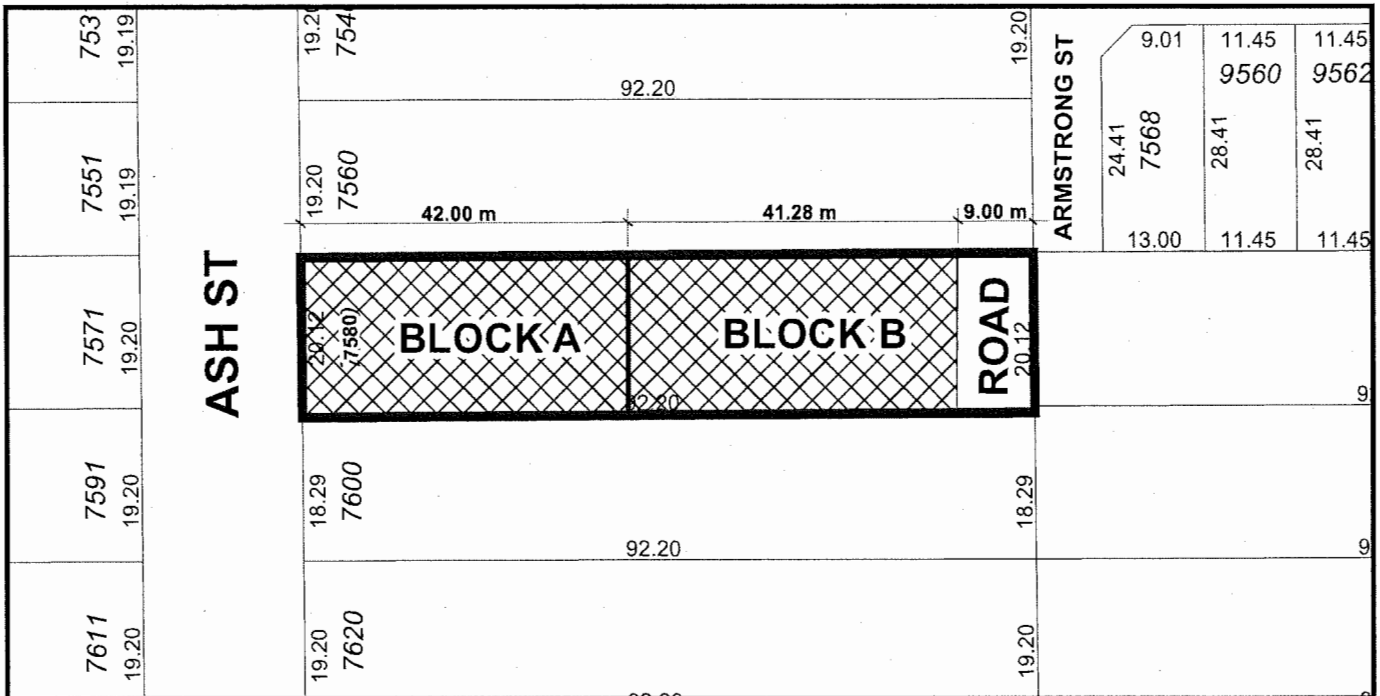
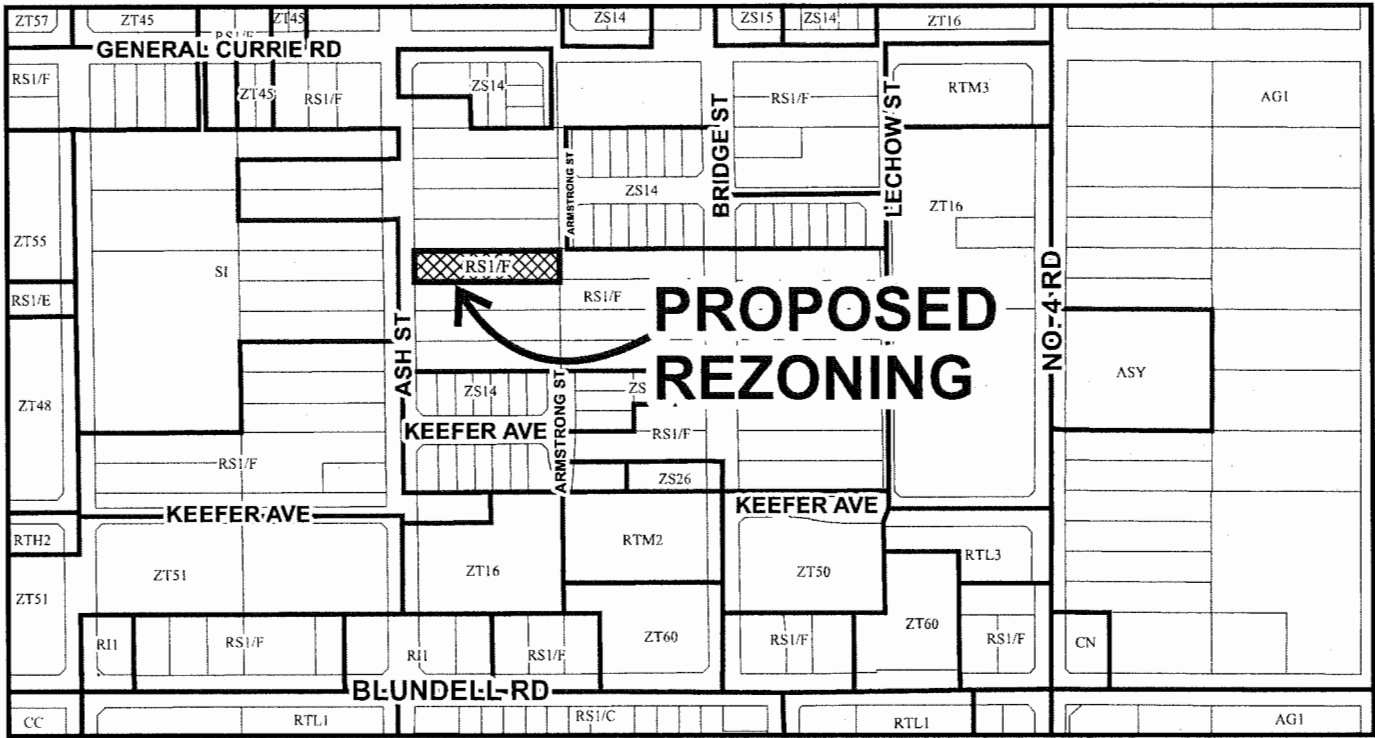
CITY OF RICHMOND APPROVED by 8D APPROVED by Director or Solicitor BK

MAYOR

CORPORATE OFFICER



City of Richmond



	<h2>RZ 16-732500</h2>	Original Date: 07/20/17 Revision Date: 08/03/17 Note: Dimensions are in METRES
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