



City of Richmond

Report to Committee Planning and Development Division

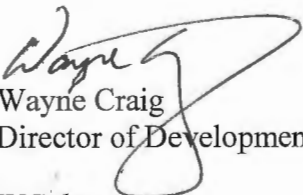
To: Planning Committee
From: Wayne Craig
Director, Development

Date: August 29, 2016
File: RZ 15-706060

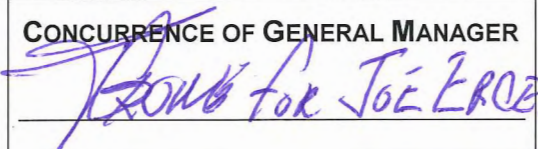
Re: Application by MTM Developments Ltd. for Rezoning at 2280 McLennan Avenue from the "Single Detached (RS1/D)" Zone to the "Single Detached (RS2/B)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9578, for the rezoning of 2280 McLennan Avenue from the "Single Detached (RS1/D)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.


Wayne Craig
Director of Development

WC: hc
Att. 8

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

Staff Report

Origin

MTM Developments Ltd. has applied to the City of Richmond for permission to rezone the property at 2280 McLennan Avenue (Attachment 1) from “Single-Detached (RS1/D)” to “Single Detached (RS2/B)” in order to subdivide with three (3) single family lots (Attachment 2). This site currently contains a single family dwelling which will be demolished.

Findings of Fact

A Development Application Data Sheet, providing the details of the development proposal, is provided in Attachment 3.

Surrounding Development

Development immediately surrounding the subject property includes:

- To the north along Finlayson Drive and McLennan Avenue, single family dwellings on lots zoned “Single Detached (RS1/B)” and “Single Detached (RS1/D)”.
- To the south is the Bridgeport Trail.
- To the east along Baydala Court, single family dwellings on lots zoned “Single Detached (RS1/D)”.
- To the west along McLennan Avenue, single family dwellings on lots zoned “Single Detached (RS1/B)” and “Single Detached (RS1/D)”.

Related Policies & Studies

Official Community Plan/Bridgeport Area Plan

The Official Community Plan (OCP) land use designation for the subject site is “Neighbourhood Residential”, and the Bridgeport Area Plan designation for the subject site is “Residential (Single-Family)”. The proposed rezoning and subdivision would comply with these designations.

Single-Family Lot Size Policy 5448/Zoning Bylaw 8500

The subject site is located within the area for Lot Size Policy 5448 that Council adopted on September 16, 1991 and amended on February 20, 2012 (Attachment 4). The Policy permits properties within the area to be rezoned and subdivided in accordance with the regulations in the “Single Detached (RS1/B)”. However, “Single Detached (R1/B)” has been replaced with “Single Detached (RS2/B)”, as per Zoning Bylaw Section 2.3.8, where minimum lot size is 450 m² and minimum lot width is 12 m. Given the proposed subdivision is three lots of 613 m² with lot width of 12.19 m, the proposed subdivision complies with zone standards and Lot Size Policy 5448.

Aircraft Noise Sensitive Development Policy

The subject site is located within the Aircraft Noise Sensitive Development (ANSD) Policy Area 2. Within Area 2, this policy allows rezoning from one (1) Single-Family Housing District (RS1) to another Subdivision Area (A-H, J-K, or RS2), subject to compliance with the applicable policies. The development proposal complies with the ANSD Policy. Registration of an aircraft noise sensitive use covenant on Title is required prior to the final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9578, to address public awareness and ensure that aircraft noise mitigation is incorporated into the dwelling design and construction.

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 the final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9578.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have received one (1) piece of correspondence from the public (Attachment 5) about the rezoning application in response to the placement of the rezoning sign on the property. The member of the public is supportive of a rezoning for single family but would prefer to see two (2) not three (3) houses to retain more green space and to mitigate a perceived impact on traffic circulation. Staff have responded with an acknowledgement letter.

Should the Planning Committee endorse this application and Council grant 1st reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 9578, it 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

Transportation and Site Access

Vehicle access to the proposed lots is from McLennan via three (3) driveway crossings (Attachment 6) arranged to maximize the availability of street parking along McLennan Avenue. The location of the driveways will be secured at subdivision stage via the Servicing Agreement.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses a total of 14 bylaw-sized trees on the subject property, and seven (7) street trees on City property along the Bridgeport Trail.

The City’s Tree Preservation Coordinator and Parks Department Arborist have reviewed the Arborist’s Report and have the following comments:

- 13 trees (tags #808, #809, #811, #812, #813, #814, #815, #816, #817, #818, #820, #821, #829) located on the development site should be removed due to poor condition.
- One (1) tree (tag #810), a multi-branched English Holly must be retained and protected.
- Seven (7) trees (tags #A-G) in the City Right-of-Way along Bridgeport Trail should be removed due to poor condition.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove 13 on-site trees (Trees #808, #809, #811, #812, #813, #814, #815, #816, #817, #818, #820, #821 and #829). The 2:1 replacement ratio would require a total of 26 replacement trees. The applicant has agreed to plant three (3) trees on each lot proposed for a total of nine (9) trees. All required replacement trees must comply with the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
3	11 cm	6 m
3	10 cm	5.5 m
3	9 cm	5 m

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$8,500 to the City’s Tree Compensation Fund in lieu of the remaining 17 replacement trees that cannot be accommodated on the subject property after redevelopment.

Additionally, seven (7) trees on City land along the Bridgeport Trail will be removed due to poor health. The applicant will contribute \$9,100 to the City’s Tree Compensation to facilitate replacement planting by the Parks Department.

Tree Protection

The applicant has submitted a tree protection plan showing the one (1) tree to be retained on-site and the measures taken to protect it during development stage (Attachment 8). To ensure that the tree identified for retention is protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to 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 demolition of the existing dwelling on the subject site, 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 remain in place until construction and landscaping on-site is completed.

Affordable Housing Strategy

The City's Affordable Housing Strategy policy for single-family rezoning applications received prior to September 14, 2015 requires a secondary suite or coach house on 50% of new lots, or a cash-in-lieu contribution of \$1/ft² of total buildable area towards the City's Affordable Housing Reserve Fund.

The applicant proposes to construct a legal secondary suite on two (2) of three (3) lots proposed for the subject site. To ensure that the secondary suites are built to the satisfaction of the City, in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement to be registered on title stating that no final Building Permit inspection will be granted until 2 (two) secondary suites are constructed in accordance with the BC Building Code and Richmond Zoning Bylaw 8500. Registration of this legal agreement is required prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9578.

Site Servicing and Frontage Improvements

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9578, the applicant is required to enter into a Servicing Agreement for the design and construction of off-site improvements along the McLennan Avenue frontage, as detailed in Attachment 8.

Financial Impact or Economic Impact

This rezoning would result in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure, such as road works, waterworks, storm sewers, sanitary sewers, street lights, street trees, and/or traffic signals.

Conclusion

The purpose of this rezoning application is to rezone 2280 McLennan Avenue from the "Single Detached (RS1/D)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create three (3) lots.

The rezoning application complies with the land use designations and other policies in the OCP, Bridgeport Area Plan and Lot Size Policy 5448 which are applicable to 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).

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9578 be introduced and given first reading.

Helen Cain

Helen Cain
Planner 2

HC: cas

- Attachment 1: Location Map/Aerial Map
- Attachment 2: Land Survey of Proposed Subdivision
- Attachment 3: Development Application Data Sheet
- Attachment 4: Lot Size Policy 5448
- Attachment 5: Public Comments on Rezoning Application
- Attachment 6: Sketch Plan with Driveway Locations
- Attachment 7: Tree Retention and Removal Plan
- Attachment 8: Rezoning Considerations



City of Richmond



RZ 15-706060

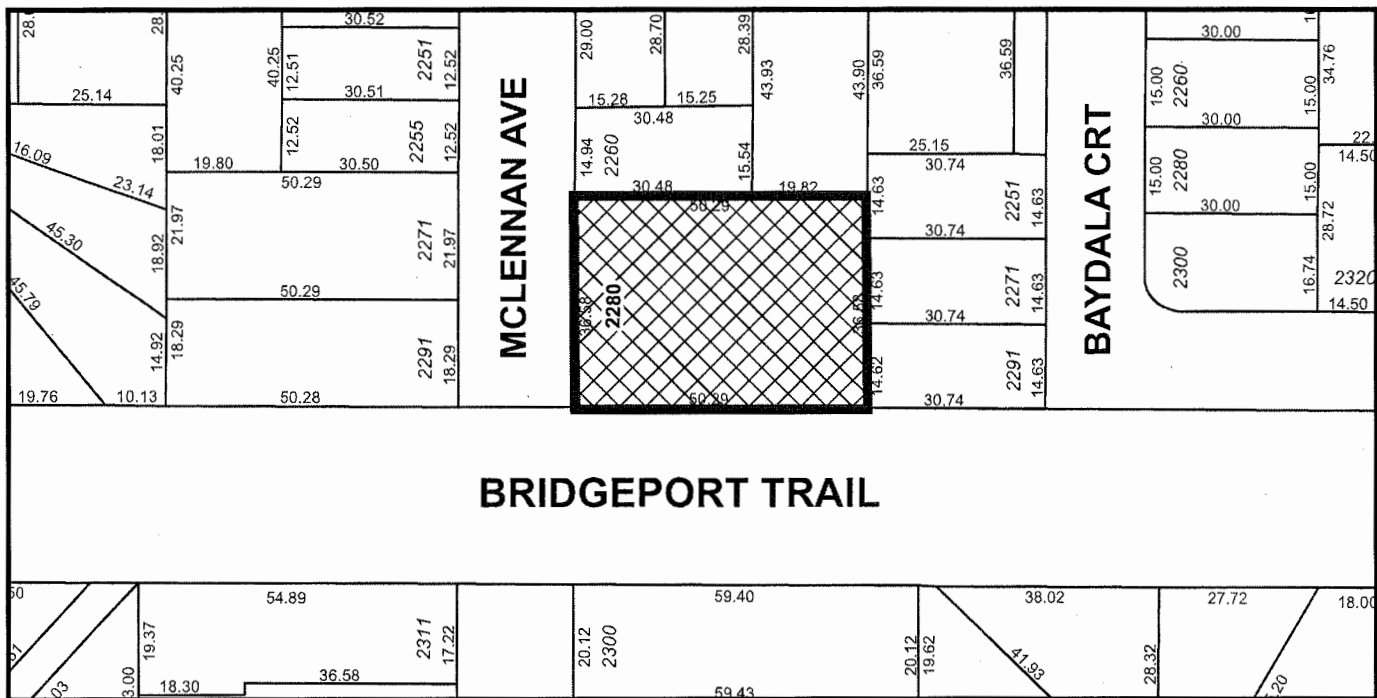
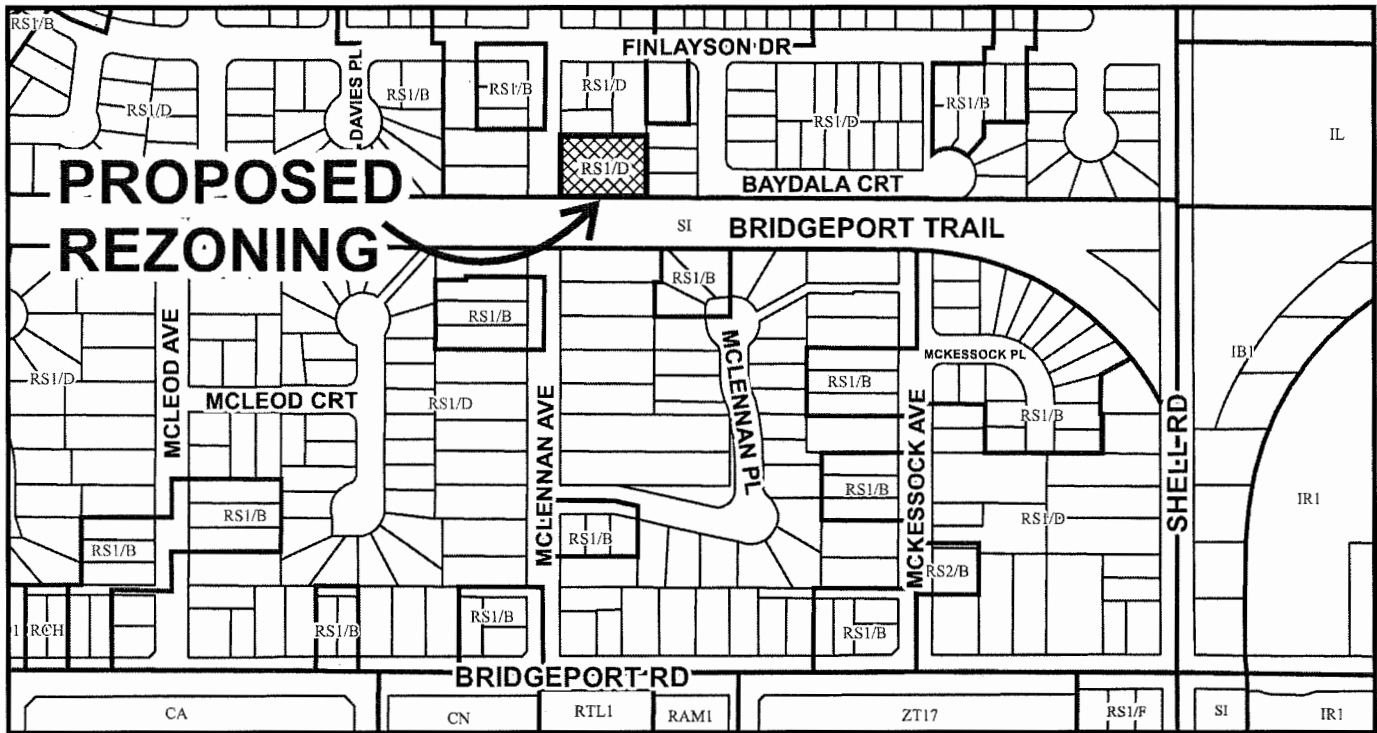
Original Date: 08/06/15


Revision Date:

Note: Dimensions are in METRES



City of Richmond



	<h2>RZ 15-706060</h2>	<p>Original Date: 08/06/15</p> <p>Revision Date:</p> <p>Note: Dimensions are in METRES</p>
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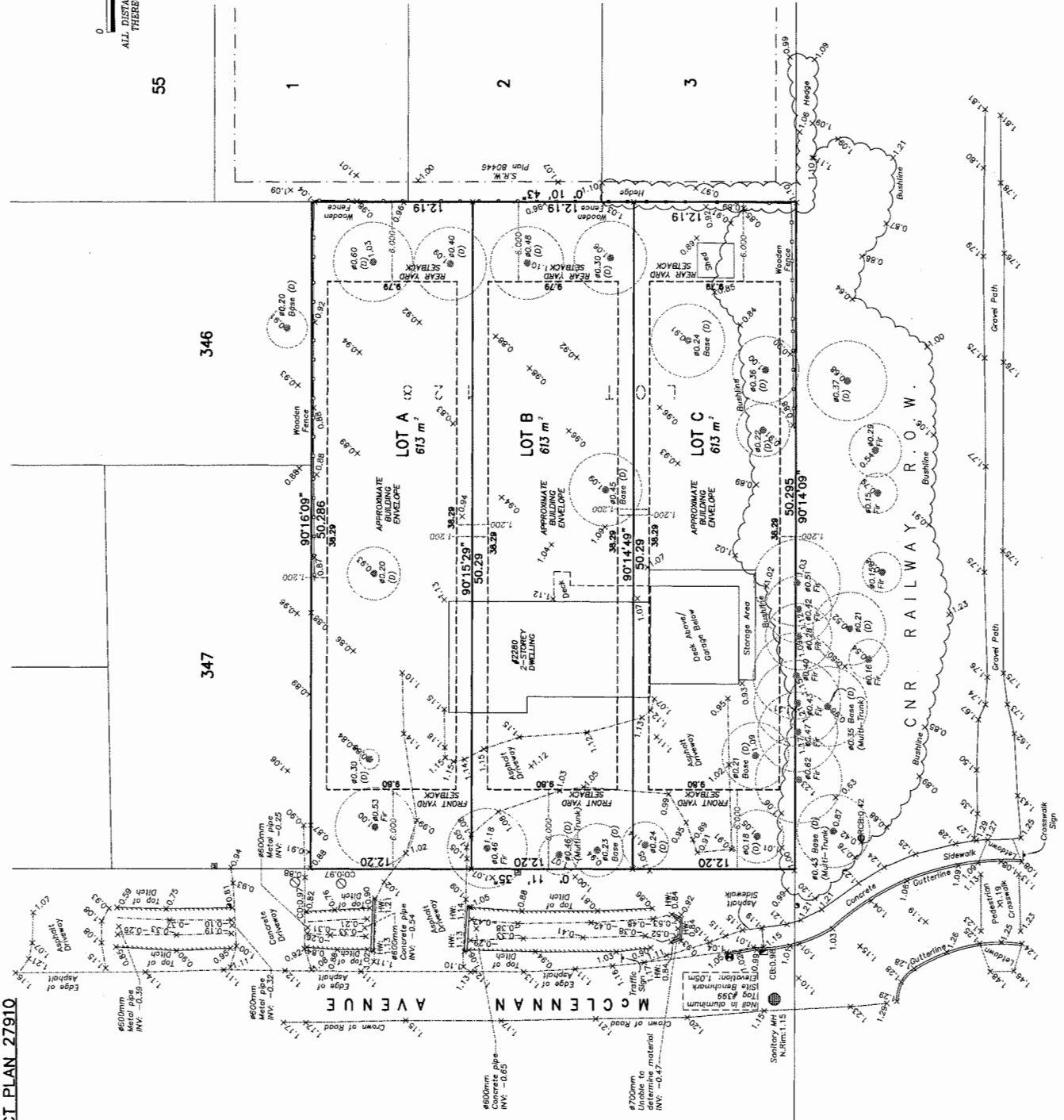
**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 128
FRACTIONAL SECTION 23 BLOCK 5 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 27910**

#2280 MCLENNAN AVENUE,
RICHMOND, B.C.
P.L.D. 009-982-210



SCALE: 1:200

0 5 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



- LEGEND:**
- (C) denotes center
 - (D) denotes deciduous
 - denotes catch basin
 - denotes round catch basin
 - ⊙ denotes water meter
 - denotes manhole
 - denotes cleanout
 - denotes sign
 - denotes power post
 - HW denotes roadwall
 - INV. denotes invert

NOTE:
Elevations shown are based on City of Richmond HFN Benchmark network.
Benchmark: HFN #194
Control Monument 0202415
Elevation: 3.337m
Benchmark: HFN #196
Control Monument 7749370
Elevation: 1.793m

NOTE:
Use site Benchmark Tag #399 for construction elevation control.

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J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Orlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 6097
FB-284 P28-33, 41
Drawn By: IO

CERTIFIED CORRECT:
LET OR PERSON ACCORDING TO
FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S.
JULY 2nd, 2015.

DWG No. 6097-Topo-01



RZ 15-706060

Attachment 3

Address: 2280 McLennan Avenue

Applicant: MTM Developments Ltd.

Planning Area(s): Bridgeport

	Existing	Proposed
Owner:	MTM Developments Ltd.	N/A
Site Size (m²):	1,839 m ²	Lots 1, 2 and 3 – 613 m ²
Land Uses:	Single Family Dwelling	Single Family Dwelling
OCP Designation:	Neighbourhood Residential	Neighbourhood Residential
Area Plan Designation:	Residential (Single Family)	Residential (Single Family)
702 Policy Designation:	5448	5448
Zoning:	RS1/D	RS2/B
Number of Units:	1 single family dwelling	3 single family dwellings and 2 secondary suites
Other Designations:	Aircraft Noise Sensitive Area 2	Aircraft Noise Sensitive Area 2

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	One principal dwelling	One principal dwelling	none permitted
Floor Area Ratio:	Max. 0.55	0.55 (with a suite)	none permitted
Buildable Floor Area*	Lot A: Max. 500 m ² (5,382 ft ²) Lot B: Max. 500 m ² (5,382 ft ²) Lot C: Max. 408 m ² (4,392 ft ²)	Lot A: Max. 500 m ² (5,382 ft ²) Lot B: Max. 500 m ² (5,382 ft ²) Lot C: Max. 408 m ² (4,392 ft ²)	none permitted
Lot Coverage – Building:	Max. 45%	45%	none
Lot Size (min. dimensions):	450 m ²	613 m ²	none
Setback – Front Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Side & Rear Yards (m):	Min. 1.2 m (side) Min. 6.0 m (rear)	Min. 1.2 m (side) Min. 6.0 m (rear)	none
Height (m):	Max. 2 ½ storeys, or Max. 7.5 m for a flat roof	Max. 2 ½ storeys, or Max. 7.5 m for a flat roof	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) per unit	2 (R) per unit	none
Off-street Parking Spaces – Total:	2	2	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Tandem Parking Spaces:	permitted	N/A	none
Amenity Space – Indoor:	N/A	N/A	none
Amenity Space – Outdoor:	N/A	N/A	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

Policy Manual

Page 1 of 2

Adopted by Council: September 16, 1991

POLICY 5448

Amended By Council: February 20, 2012

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 23-5-6

POLICY 5448:

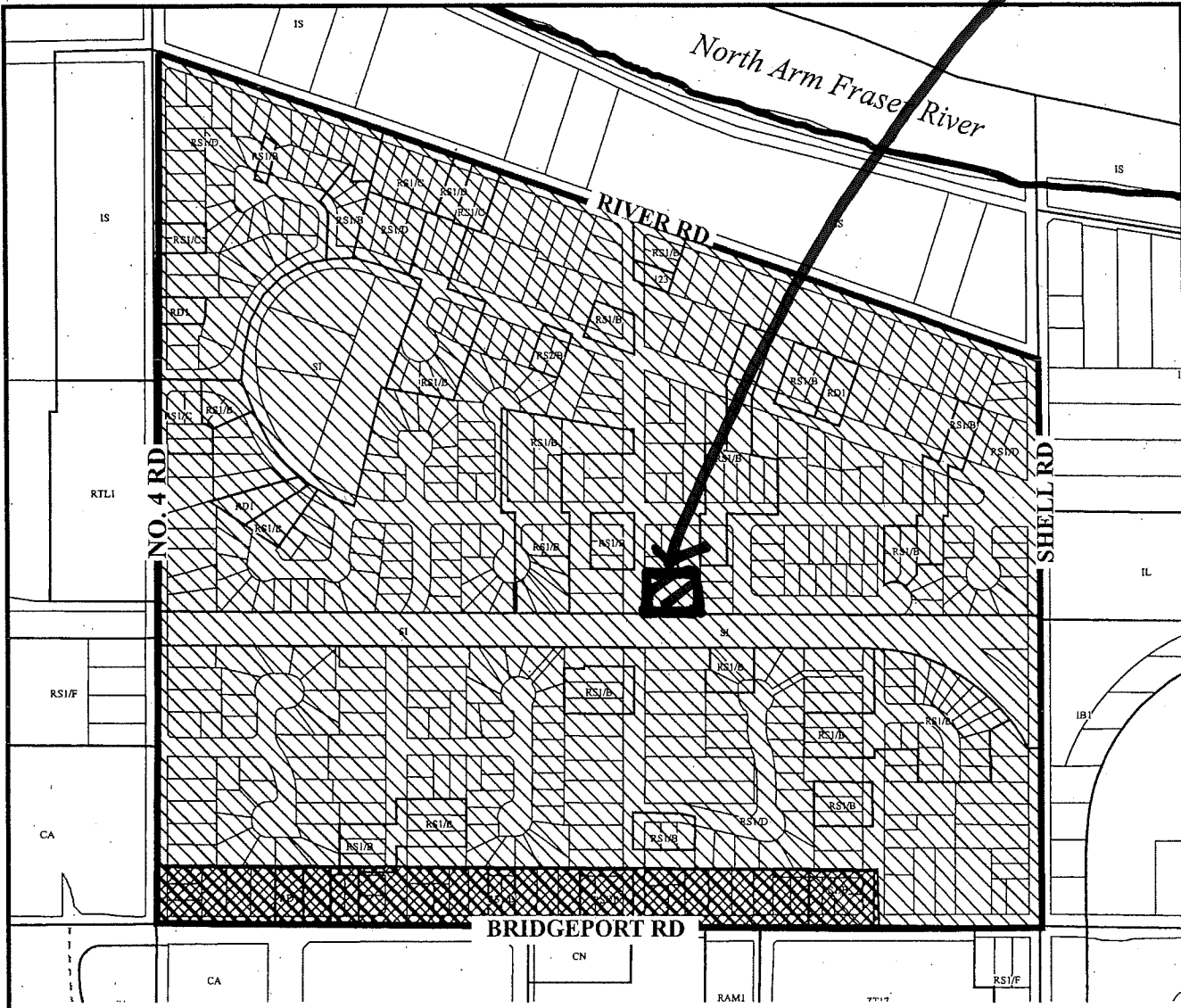
The following policy establishes lot sizes in a portion of Section 23-5-6, bounded by the **Bridgeport Road, Shell Road, No. 4 Road and River Drive:**

That properties within the area bounded by Bridgeport Road on the south, River Drive on the north, Shell Road on the east and No. 4 Road on the west, in a portion of Section 23-5-6, be permitted to rezone and subdivide in accordance with the provisions of Single Detached (RS1/B) in Zoning and Development Bylaw 8500, with the following provisions:

- (a) Properties along Bridgeport Road (between McKessock Avenue and Shell Road) and along Shell Road will be restricted to Single Detached (RS1/D) unless there is lane or internal road access in which case Single Detached (RS1/B) will be permitted;
- (b) Properties along Bridgeport Road between No. 4 Road and McKessock Avenue will be restricted to Single Detached (RS1/D) unless there is lane access in which case Compact Single Detached (RC2) and Coach Houses (RCH) will be permitted;
- (c) Properties along No. 4 Road and River Drive will be restricted to Single Detached (RS1/C) unless there is lane or internal road access in which case Single Detached (RS1/B) will be permitted;

and that this policy, as shown on the accompanying plan, be used to determine the disposition of future single-family 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.

SUBJECT
PROPERTY



Rezoning and subdivision permitted as per **RS1/B** except:

1. River Drive: **RS1/C** unless there is a lane or internal road access, then **RS1/B**.
2. Shell Road: **RS1/D** unless there is a lane or internal road access, then **RS1/B**.
3. No. 4 Road: **RS1/C** unless there is a lane or internal road access then **RS1/B**.
4. Bridgeport Road: **RS1/D** unless there is a lane or internal road access then **RS1/B**.



Rezoning and subdivision permitted as per **RS1/B** unless there is a lane access then **RC2** or **RCH**.



Policy 5448 Section 23, 5-6

Adopted Date: 09/16/91
Amended Date: 02/20/12

August 25, 2015.

re: RZ 15-706060-2280 McManan Cove.

We would like to see re-zoned for
2 houses instead of 3.

Reason:

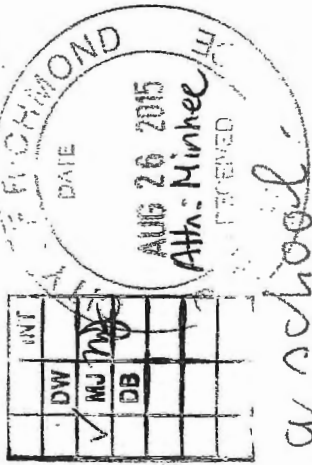
More traffic: it is on a school

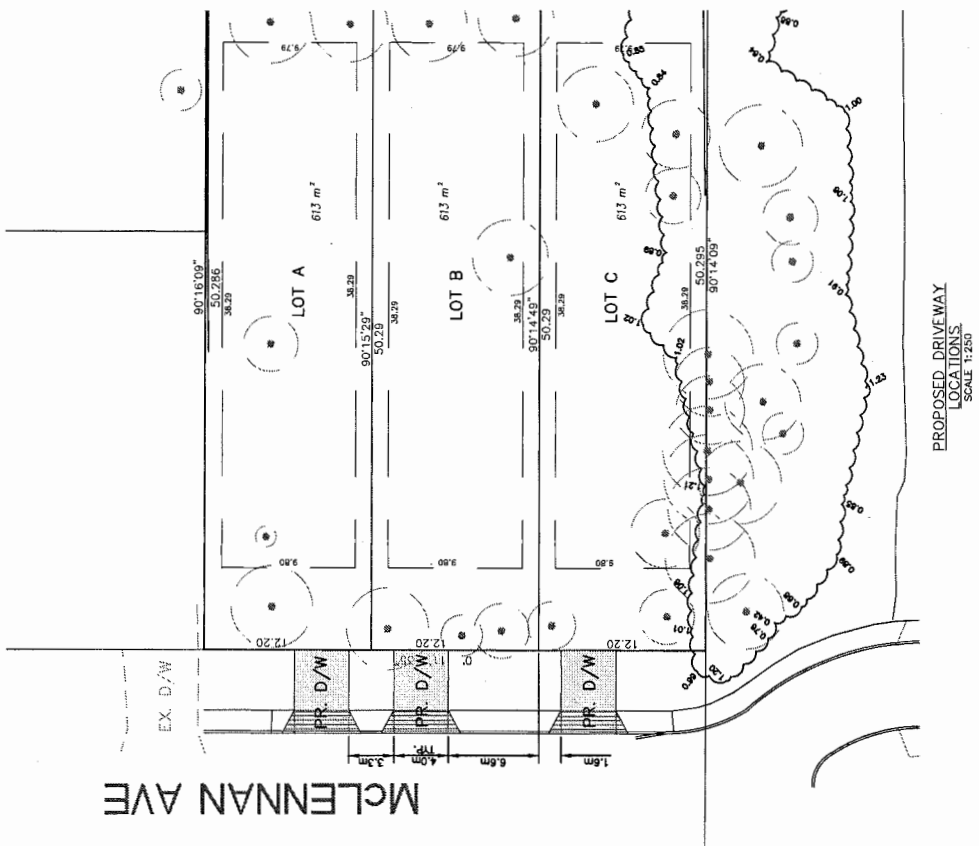
route: TAIT school.

Loss of fresh air: greenway gone.
no space between the new
houses.

We like the new houses but 2-
not 3. Thank you for your attention.

2311 McManan Cove. Shirley
V6 X 2 H6





City of Richmond
 6911 No. 3 Road Richmond, B.C. V6Y 2C1

ROADWORKS
 2280 McLENNAN AVENUE
 CITY FILE: SD15-XXXXXX

DESIGN: JTY
 DRAWN: JTY
 CHECKED: JTY
 APPROVED: JTY

DWG. NO.: Ob-XXX
 SCALE: 1:100
 SEC. NO.: 23-5-8

DATE: 2016/01/04
 SHEET: 1 OF 1

PROPOSED DRIVEWAY LOCATIONS SCALE 1:250

NO.	DATE	BY	CHK.	DESCRIPTION	REVISIONS
A	2016/06/09	JTY		FOR DISCUSSION ONLY	

REFERENCE DRAWINGS

As	
PP	
DR	
Lc	
WE	
Te	
Es	
OTHER	

PROPERTY ACQUISITION
 SMART PLAN & PROFILE
 ROAD CONSTRUCTION
 STORM SEWER INSTALLATION
 WASTEWATER INSTALLATION
 ORNAMENTAL STREET LIGHTING
 TRAFFIC SIGNALS
 SANITARY SEWER INSTALLATION
 OTHER

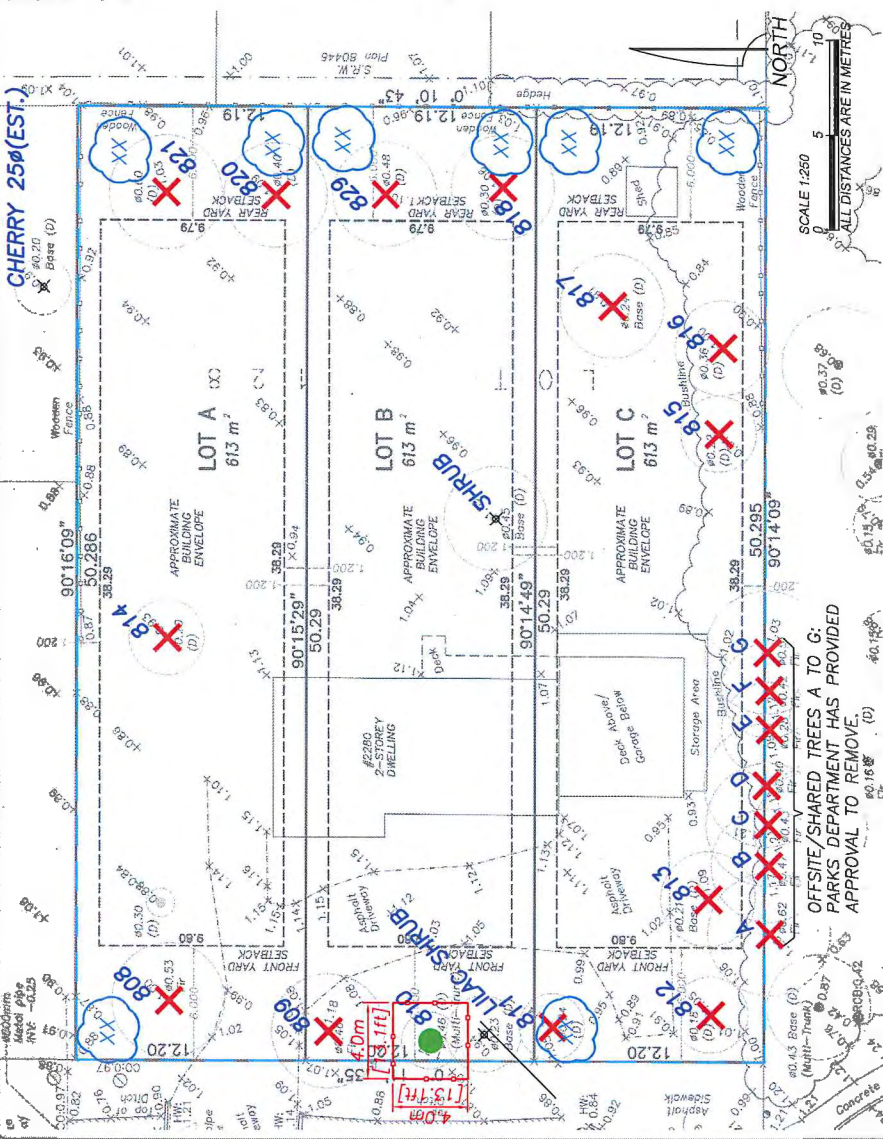
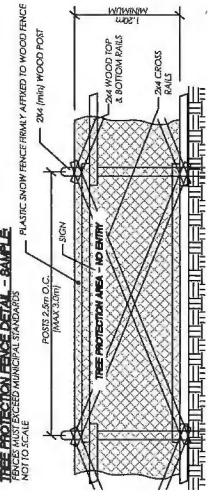
NOTE - PROVIDE LOCATION OF ALL UTILITIES / SERVICES BEFORE STARTING CONSTRUCTION.

EFINITY
 Environmental Consulting
 A Property Development Company
 A Permit Advisor / Civil Engineering Design
 2194 - 67th Avenue East, Surrey, BC
 604-591-1111

SUGGESTED PLANT LIST: REPLACEMENT TREES

Please use botanical name when ordering.
 Plant: H denotes height and C denotes caliper.
 Current botanical tree management practices and SCSA/PCMA standards apply to quality, root ball, health, form, handling, planting, growing/blanking and establishment care.
 Specific height and spread (in metres) are approximate measure (see containing landscape drawings) Southern coastal BC growing environment - actual dimensions will vary.

CODE	QTY	SIZE	RECOMMENDED NAME	COMMON NAME
ALCA	50m C	50m C	ALOU LAUREL	FINE MAUI
AB	50m C	50m C	ALDER BIRCH	PAPERBARK MAPLE
ABR	50m C	50m C	ALDER BIRCH	BOWLED MAPLE
AD	50m C	50m C	ALDER BIRCH	RED SPACER MAPLE
AD	50m C	50m C	ALDER BIRCH	DAWK MAPLE
AD	50m C	50m C	ALDER BIRCH	WEeping European beech
AD	50m C	50m C	ALDER BIRCH	SAUCHO MAPLE
AD	50m C	50m C	ALDER BIRCH	JAPANESE MAPLE
AD	50m C	50m C	ALDER BIRCH	STRATHEBY MAPLE
AD	50m C	50m C	ALDER BIRCH	REDHAT
AD	50m C	50m C	ALDER BIRCH	ROCKY MOUNTAIN MAPLE
AD	50m C	50m C	ALDER BIRCH	LOVELL MAPLE
AD	50m C	50m C	ALDER BIRCH	SOUTHERN MAGNOLIA (EVERGREEN)
AD	50m C	50m C	ALDER BIRCH	STAR MAGNOLIA
AD	50m C	50m C	ALDER BIRCH	SARGOL CHERRY
AD	50m C	50m C	ALDER BIRCH	YOSHINO CHERRY
AD	50m C	50m C	ALDER BIRCH	JAPANESE WANDERER
AD	50m C	50m C	ALDER BIRCH	DOE
AD	50m C	50m C	ALDER BIRCH	NOBLE FIR
AD	50m C	50m C	ALDER BIRCH	SACRAMENTO SPURGE
AD	50m C	50m C	ALDER BIRCH	ROCKY MOUNTAIN SPURGE
AD	50m C	50m C	ALDER BIRCH	ALDER BIRCH
AD	50m C	50m C	ALDER BIRCH	ROCKY MOUNTAIN SPURGE



LEGEND:

- ⊗ denotes TAG NUMBER or ID REFERENCE.
- ⊕ denotes PRIORITY BANKING for treatment planning consideration.
- ⊖ denotes DRIFLINE (spread of the branches and foliage) of the tree.
- ⊙ denotes RETENTION tree (proposed).
- ⊗ denotes REMOVAL tree (proposed).
- ⊕ denotes HIGH RISK REMOVAL tree (proposed).
- ⊖ denotes OFF-SITE tree (to be protected and/or owner contacted as noted).
- ⊙ denotes NON-BYLAW undersize tree (as measured by project arborist).
- ⊕ denotes SITE or STUDY AREA BOUNDARY.
- ⊖ denotes TREE PROTECTION ZONE (TPZ) setback alignment as specified by project arborist.
- ⊙ denotes REPLACEMENT TREE proposed (conceptual location - see plant list for details).

MAIN NOTES:

1. JAN 13, 2014. TREE BTD RETAINED AS PER CITY REQUEST
2. JUL 14, 2015. INITIAL SUBMISSION
3. COMMENTS

ARBORTECH CONSULTING
 SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4
 p 604 275 3484
 acigroup.ca

SEE SHEET T FOR TREE DATA AND SPECIFICATIONS

TREE MANAGEMENT DRAWING
 PROJECT: THREE LOT SUBDIVISION
 ADDRESS: 2280 McLENNAN AVE, RICHMOND
 CLIENT: MTM DEVELOPMENTS LTD
 ACL FILE: 15252

SHEET: 2 OF 2



City of Richmond

Rezoning Considerations

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

Address: 2280 McLennan Avenue

File No.: RZ 15-706060

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9578, the developer is required to complete the following:

- Submission of a Landscape Security in the amount of \$4,500 (\$500/tree) to ensure that a total of three (3) replacement trees are planted and maintained on each lot proposed (for a total of nine (9) trees). **NOTE: minimum replacement size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees as referenced below:**

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
3	11 cm		6 m
3	10 cm		5.5 m
3	9 cm		5 m

- In lieu of the on-site planting of a total of 17 replacement trees, City acceptance of the developer's offer to voluntarily contribute \$8,500 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
- City acceptance of the developer's offer to voluntarily contribute \$9,100 to the City's Tree Compensation Fund for the planting of replacement trees on City property.
- 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 one (1) tree 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 \$1,000 for the one (1) tree to be retained.
- Installation of appropriate tree protection fencing around the one (1) tree to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
- Registration of a legal agreement on title identifying that the proposed development must be designed and constructed in a manner that mitigates potential aircraft noise to the proposed dwelling units. Dwelling units must be designed and constructed to achieve:

- CMHC guidelines for interior noise levels as indicated in the chart below:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

- the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces.
- 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 (2) of the three (3) future lots, to the satisfaction of the City in accordance with the BC Building Code and Richmond Zoning Bylaw 8500.

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

- Enter into a Servicing Agreement* or Work Order for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to:

Water Works:

- Using the OCP Model, there is 235.0 L/s of water available at a 20 psi residual at the McLennan Avenue frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.

Initial: _____

- 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.
- At Developer's cost, the City will (a) cut and cap at main the existing water service connections along the McLennan Avenue frontage; and (b) install three (3) new water service connections complete with meters and meter boxes along the McLennan Avenue frontage.

Storm Sewer Works:

- The Developer is required to (a) extend the existing 600mm storm sewer north approximately 33m along the McLennan Avenue frontage complete with outlet structure as required; and (b) install two (2) new storm service connections complete with a new IC located at the proposed northern subdivided lot and a new IC complete with dual connections located at the adjoining property line of the middle and southern subdivided lots.

Sanitary Sewer Works:

- At Developer's cost, the City will (a) cut and cap the existing sanitary service connection and remove the existing IC located at the northwest corner of the development site; and (b) install two (2) new sanitary service connections complete with a new IC located at the proposed northern subdivided lot and a new IC complete with dual connections located at adjoining property line of the proposed middle and southern subdivided lots.

Frontage Improvements:

- The Developer is required to:
 - Ensure that the design and construction of road and infrastructure works along the McLennan Avenue frontage are matched to those approved for Park Riviera (per SA- 10-542184).
 - Transportation-related works include but are not limited to (a) pavement widening; (b) curb and gutter; and (c) minimum 1.5 m width of new concrete sidewalk at the curb.
 - The cross slope of driveways must not exceed 2%. Transition and tapers must tie into the existing roadway, as per the TAC Manual and Engineering Design Specifications.
 - Reinstate the existing driveway fronting Lot 2260 due to the extent of new storm sewer works.
 - Secure the location of the three (3) driveways identified in the site plan for the rezoning.
 - Review street lighting levels along the entire McLennan Avenue frontage of the development site for any additional street lighting requirements and / or upgrade(s).
 - Coordinate with BC Hydro, Telus and other private communication service providers in order to (a) underground Hydro service lines; (b) relocate or modify any existing power poles and/or guy wires within the property frontages; and (c) to determine if above ground structures are required and coordinate locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).

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. The Traffic Management Plan shall include: location(s) for parking for services, deliveries, workers and 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.

Initial: _____

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 9578 (RZ 15-706060)
2280 McLennan Avenue

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).

P.I.D. 008-982-210

Lot 128 Fractional Section 23 Block 5 North Range 6 West New Westminster District Plan 27910

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9578".

FIRST READING

SEP 12 2016

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE

OTHER CONDITIONS SATISFIED

ADOPTED

Approval stamp: CITY OF RICHMOND, APPROVED by BK, APPROVED by Director or Solicitor, al

MAYOR

CORPORATE OFFICER