



City of Richmond

Report to Committee Planning and Development Division


To: Planning Committee
From: Wayne Craig
Director, Development

Date: October 11, 2017
File: RZ 17-781064

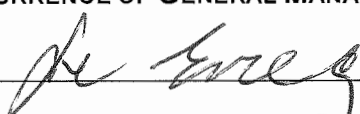
Re: Application by Darlene Dueckman, Mark Dueckman, and John Goossen for Rezoning at 12431 McNeely Drive from "Agriculture (AG1)" Zone to "Single Detached (RS2/B)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9773, for the rezoning of 12431 McNeely Drive from "Agriculture (AG1)" zone to "Single Detached (RS2/B)" zone, be introduced and given first reading.


Wayne Craig
Director, Development
(604-247-4625)

JR:blg
Att. 8

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

Staff Report

Origin

Darlene Dueckman, Mark Dueckman, and John Goossen have applied to rezone 12431 McNeely Drive from the “Agriculture (AG1)” zone, to the “Single Detached (RS2/B)” zone, to permit the property to be subdivided to create five single-family lots (Attachment 1). The proposed subdivision plan is shown in Attachment 2. There is an existing dwelling on the property, which would be retained on Proposed Lot 5. A variance to the front yard setback would be required to retain the dwelling.

Findings of Fact

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

Surrounding Development

Development immediately surrounding the subject property is as follows:

- To the North: Single-family dwellings on two lots zoned “Single Detached (RS1/F)” and two lots zoned “Single Detached (RS1/B).”
- To the South: Single-detached dwellings on four lots zoned “Single Detached (RS1/B),” and a childcare facility in a single-detached dwelling; on a lot zoned “Residential Child Care (ZS9) – East Cambie.”
- To the East: McNeely Elementary School on a lot zoned “School and Institutional (SI).”
- To the West: A single-detached dwelling on a lot zoned “Single Detached (RS1/B).”

Related Policies & Studies

Official Community Plan/East Cambie Area Plan

The subject property is currently zoned “Agriculture (AG1),” but it is not located in the Agricultural Land Reserve (ALR).

The subject property is located in the East Cambie planning area, and is designated Neighbourhood Residential in the Official Community Plan (OCP) (Attachment 4). Furthermore, the subject property is designated Residential (Single-Family Only) in the East Cambie Area Plan (Attachment 5). The proposed rezoning and subdivision are consistent with these designations.

Richmond Zoning Bylaw 8500/Single-Family Lot Size Policy No. 5472

The subject property is located in the area governed by Single-Family Lot Size Policy No. 5472; which permits subdivision as per the “Single Detached (RS2/B)” zone only (Attachment 6). The proposed rezoning and subdivision are consistent with this Policy.

Aircraft Noise Sensitive Development Policy

The subject property is located within Aircraft Noise Area 3. All new aircraft sensitive noise uses may be considered in this area, in accordance with the Aircraft Noise Sensitive Development Policy (ANSD) contained in the OCP. Registration of an aircraft noise sensitive use covenant on Title is required prior to final adoption of the rezoning bylaw.

Floodplain Management Implementation Strategy

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

Public Consultation

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

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

The property is the remainder of a one acre property, which has been subdivided several times to facilitate development of the surrounding neighbourhood. This is the last undeveloped property in the area. The property currently contains a single-family dwelling, which the applicants propose to retain on Proposed Lot 5. The applicants are the children of the original property owner, and retention of the dwelling is proposed to avoid displacement during construction of the new dwellings on Proposed Lots 1-4. Retention of the dwelling is only anticipated in the interim during construction, and the applicants intend to demolish and rebuild after construction of the other lots has been completed.

Variance Requested

The existing dwelling was built in 1966, and complied with the minimum setback requirements of the Zoning Bylaw in force at the time. The City took road dedication in 1992 in order to complete the Cameron Drive and McNeely Drive road network. This resulted in a building setback of 6.0 m from McNeely Drive, and no setback at the south property line from Cameron Drive. The applicant proposes to remove the accessory greenhouse attached to the south face of the dwelling, which will increase the setback from Cameron Drive to 1.8 m. Following subdivision, the front lot line will be the property line abutting Cameron Drive (Attachment 2).

The applicant is requesting a variance to reduce the minimum required front yard setback defined in the "Single Detached (RS2/B)" zoning bylaw from 6.0 m to 1.8 m for Proposed Lot 5 only. This variance is necessary to retain the existing dwelling on Proposed Lot 5, which is a legal

non-conforming structure. The variance would apply to the existing dwelling only, and any new construction on the property would comply with the zoning of the property at the time of a Building Permit application.

The application for a Development Variance Permit (DVP) is a separate process that requires Council approval. Issuance of a DVP is required prior to Subdivision approval, if the existing dwelling is retained. If the applicants choose not to retain the existing dwelling at Subdivision stage, the DVP will not be required.

Existing Legal Encumbrances

There are two Statutory Rights-of-Way (SRW) registered on Title of the subject property. Both of these SRWs are for municipal utilities, and are located along the rear (north) portion of the property. The applicant is aware that encroachment into the SRW area is not permitted.

Transportation and Site Access

Vehicle access to Lots 1-4 is proposed via separate driveway crossings to each new lot from Cameron Drive. Vehicle access to Lot 5 is proposed to be maintained from the existing driveway to McNeely Drive.

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 five bylaw-sized trees on the subject property, four trees on neighbouring properties, and eight street trees and six shrubs on City property.

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

- One Pear, one Plum, and two Cherry trees on the subject property (Tag # 548, 549, 550, and 551) are unsuitable for retention due to poor health and structural condition. Remove and replace.
- One Cherry tree on the subject property (Tag # 552) is located on Proposed Lot 5; where no construction activity is proposed. This tree is to be retained.
- One Cherry and one Katsura tree on neighbouring properties (Tag # N001 and N002) to be retained and protected as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Two Cherry trees on neighbouring properties (Tag # N003 and N004) are growing on a higher elevation than the subject property. These trees are to be retained
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Parks staff have assessed the trees and landscaping on City property, and provide the following comments:

- Three Cedar hedgerows (Tag # S001, S006, and S007) and one Holly tree (Tag # S003) located on City property are to be retained and protected.
- Three Cedar trees (Tag # S002, S014, and S015), one Cherry tree (Tag # S005), and seven Lilac shrubs (Tag # S004, S008, S009, S010, S011, S012, and S013) located on City property are in poor condition or in conflict with the proposed development, and should be removed. A \$7,800 contribution to the City’s Tree Compensation Fund is required prior to final adoption of the rezoning bylaw.

Tree Replacement

The applicant wishes to remove four on-site trees (Trees # 548-551). The 2:1 replacement ratio would require a total of eight replacement trees. The applicant has agreed to plant two trees on each of Proposed Lots 1-4, for a total of eight trees. The required replacement trees are to be of 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
2	8 cm	4 m
6	6 cm	3.5 m

Tree Protection

One on-site tree (Tag # 552) and four trees on neighbouring properties (Tag # N001-N004) are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 7). To ensure that the trees identified for retention are 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 Affordable Housing Strategy for single-family rezoning applications requires a secondary suite or coach house on 100% of new lots created; a secondary suite or coach house on 50% of new lots created together with a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$4.00/ft² of the total buildable area of the remaining lots; or, where secondary suites cannot be accommodated in the development, a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$4.00/ft² of the total buildable area of the development.

The applicant has proposed to provide secondary suites in the dwellings to be constructed on each new lot, for a total of five secondary suites. If a DVP is issued to retain the existing dwelling on Proposed Lot 5 the required secondary suite would not be built until the property redevelops. Under this approach, if a DVP is issued the existing dwelling could remain on the property indefinitely, although the applicants have indicated that they intend to build a new dwelling on the lot when construction of the new dwellings on Proposed Lots 1-4 is complete.

This proposal is generally consistent with the Affordable Housing Strategy, in that the ultimate development would provide secondary suites in the dwellings located on 100% of the new lots created.

Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed in the dwelling proposed on each of the five future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Site Servicing and Frontage Improvements

At Subdivision stage, the applicant is required to pay the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the servicing works as described in Attachment 8.

Frontage improvements include, but may not be limited to, the following:

- Construction of a 1.5 m wide concrete sidewalk and landscaped boulevard on the Cameron Drive frontage.

Financial Impact or Economic Impact

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

Conclusion

The purpose of this application is to rezone 12431 McNeely Drive from the "Agriculture (AG1)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create five single-family lots.

October 11, 2017

- 7 -

This rezoning application is generally compliant with the land use designations and applicable policies for the subject property contained in the OCP and Richmond Zoning Bylaw 8500.

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 Richmond Zoning Bylaw 8500, Amendment Bylaw 9773 be introduced and given first reading.



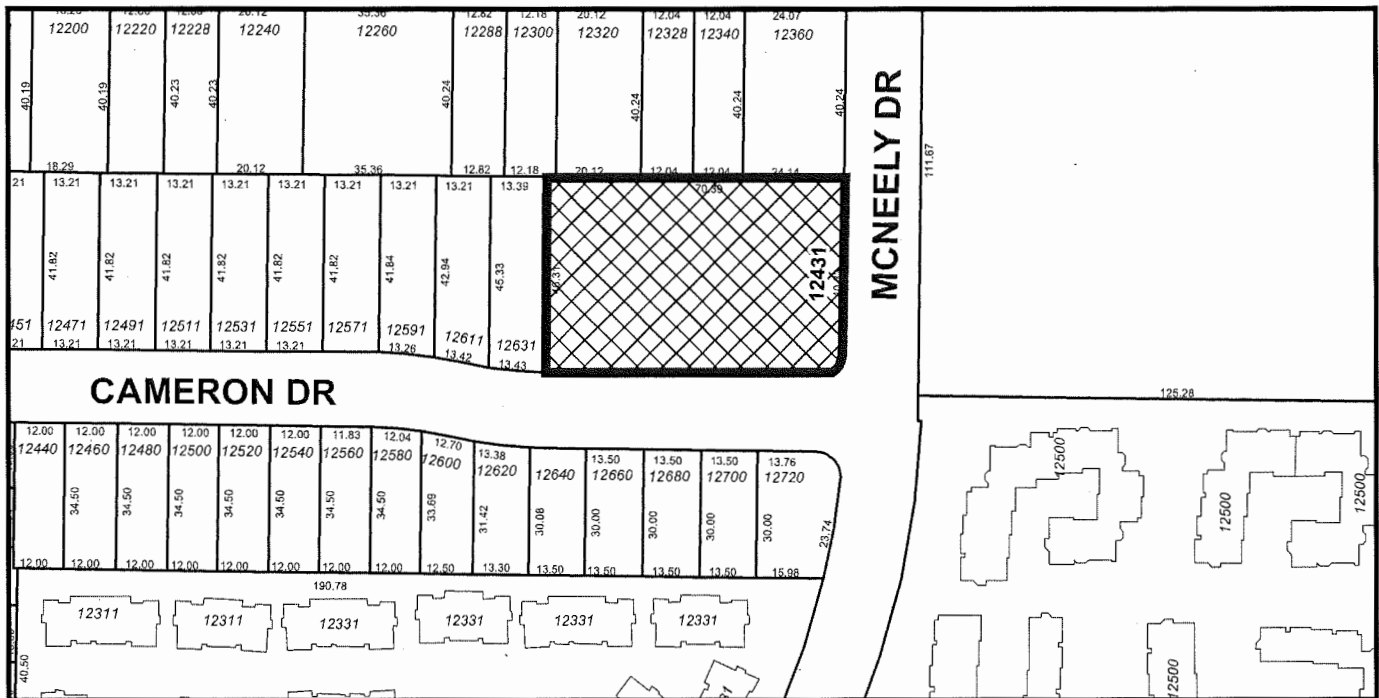
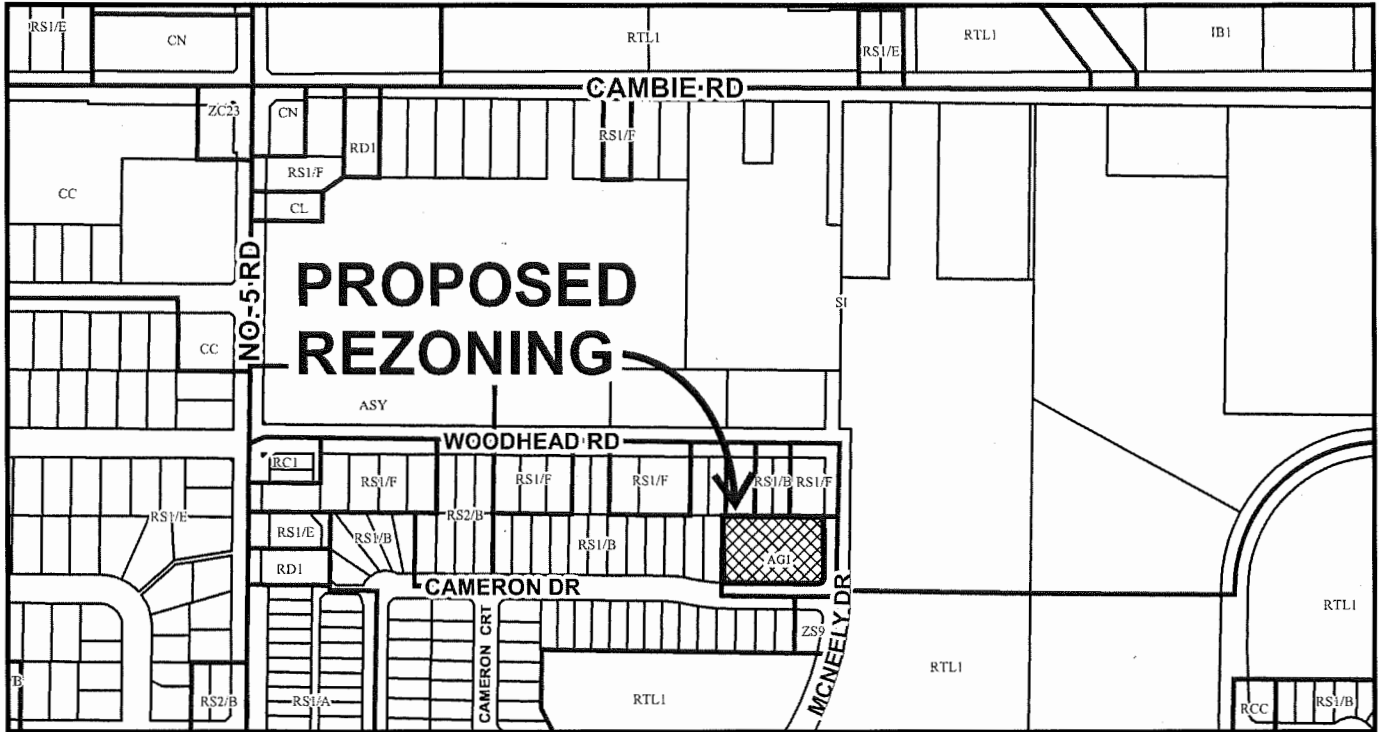
Jordan Rockerbie
Planning Technician
(604-276-4092)

JR:blg

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Official Community Plan Land Use Map
- Attachment 5: East Cambie Area Land Use Map
- Attachment 6: Single-Family Lot Size Policy No. 5472
- Attachment 7: Tree Retention Plan
- Attachment 8: Rezoning Considerations



City of
Richmond



RZ 17-781064

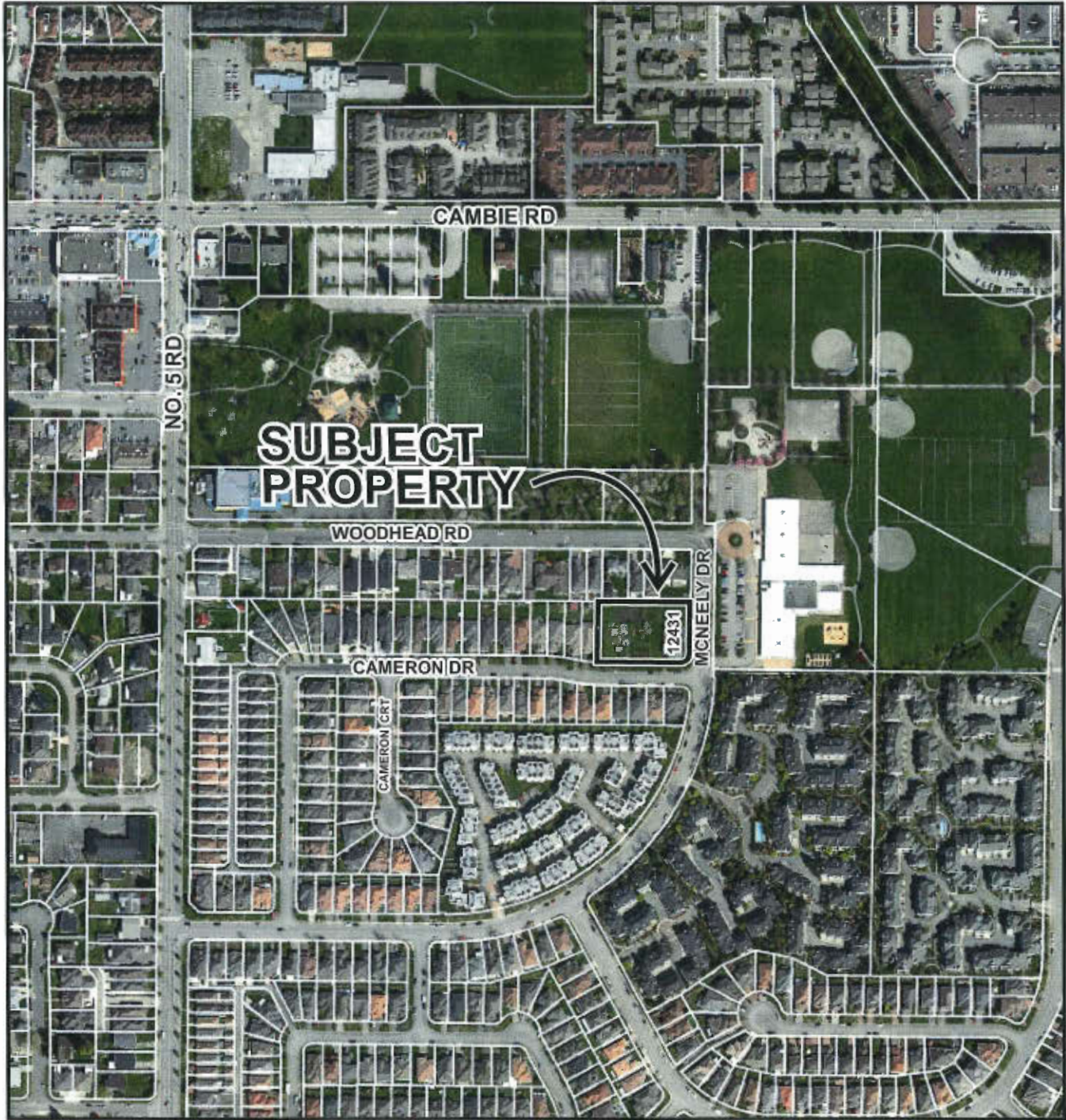
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Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 17-781064

Original Date: 08/15/17

Revision Date:

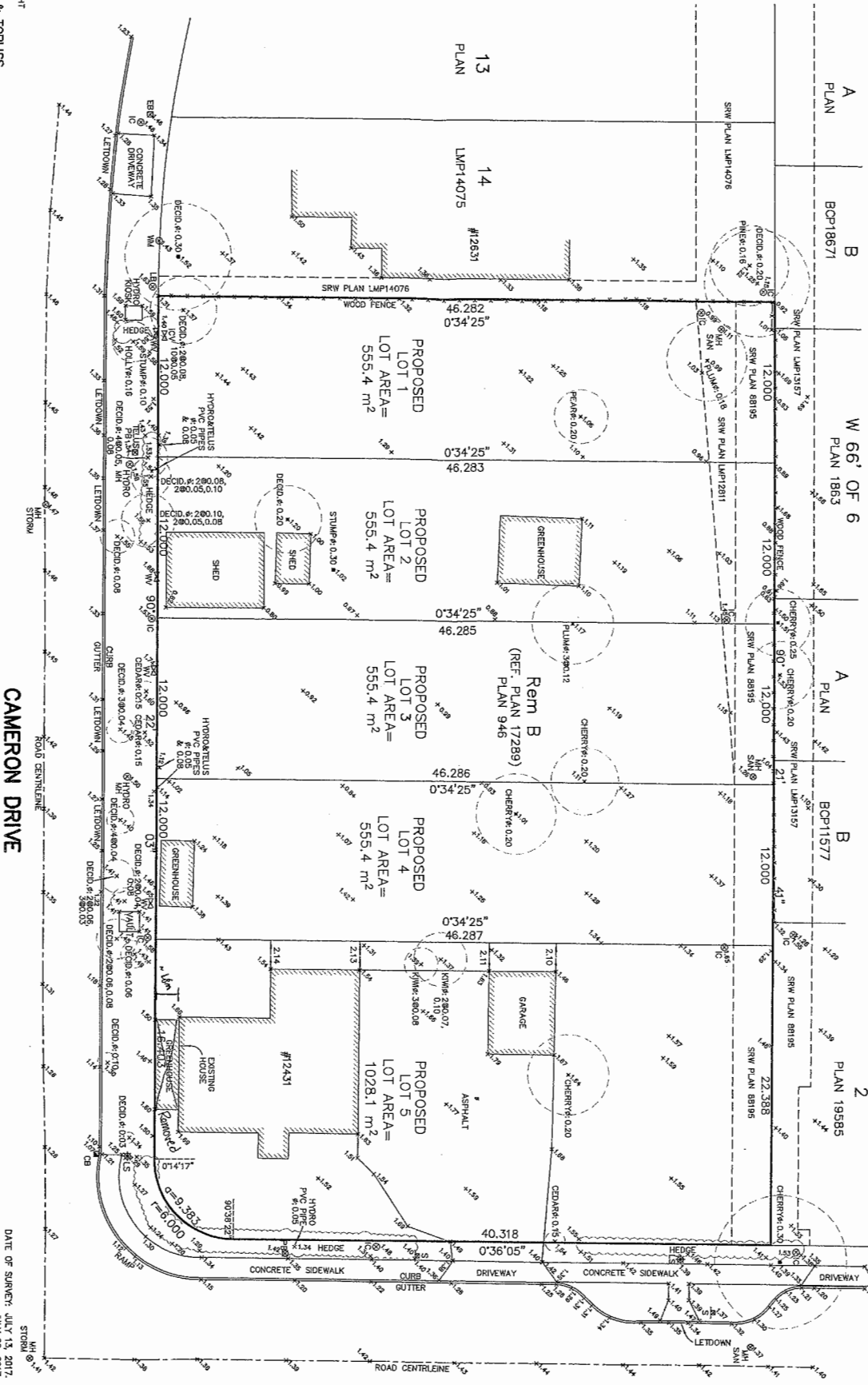
Note: Dimensions are in METRES

SURVEY PLAN OF PARCEL "B" (REFERENCE PLAN 17289) NORTH HALF LOT 4 EXCEPT: PART DEDICATED ROAD ON PLAN LMP4855, SECTION 31 BLOCK 5 NORTH RANGE 5 WEST NEW WESTMINSTER DISTRICT PLAN 946

PARCEL IDENTIFIER (PID): 004-138-872
 CIVIC ADDRESS
 #12431 MCNEELY DRIVE
 RICHMOND, B.C.

LEGEND
 SCALE 1:200

- ALL DISTANCES ARE IN METRES
- 0 M INDICATES SPOT ELEVATION
- 0 CB INDICATES CATCH BASIN
- 0 EB INDICATES EIGHTH BOX
- 0 IC INDICATES INSPECTION CHAMBER
- 0 LB INDICATES LAWN BASIN
- 0 LS INDICATES LAMP STANDARD
- 0 MH INDICATES MANHOLE
- 0 PB INDICATES PULLBOX
- 0 S INDICATES SIGN
- 0 WM INDICATES WATER METER
- 0 WV INDICATES WATER VALVE
- 0 VCV INDICATES IRRIGATION CONTROL VALVE



NOTES:
 - ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND HEN MONUMENT #190 (S441624)
 - FINISH ELEVATION OF 2.283 METRES.
 - FIND TITLE OFFICE RECORDS AND LEGAL FIELD SURVEYS.
 - ALL DESIGNATED TREES AS OBTAINED BY CITY OF RICHMOND BY-LAW NO. 8057, ARE SHOWN HEREON.

CAMERON DRIVE

MCNEELY DRIVE

DATE OF SURVEY: JULY 13, 2017.
 JULY 28, 2017.

SEAL

© COPYRIGHT
 MATSON PECK & TOPUSS
 SURVEYORS & ENGINEERS
 4300 - 11100 HORSESHOE WAY
 RICHMOND, B.C. V7A 5H7
 PH: 604-270-4331
 FAX: 604-270-4137
 CADFILE: 18518-001-TR0-001.DWG
 R-17-18518-17PG

CLIENT REF: DARLENE DUECKMAN

WILLIAM P. VANDERSTORP #697
 LAND SURVEYOR
 THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.



RZ 17-781064

Attachment 3

Address: 12431 McNeely Drive

Applicant: Darlene Dueckman, Mark Dueckman, and John Goossen

Planning Area(s): East Cambie

	Existing	Proposed
Owner:	Mark Robert Dueckman Darlene Joy Dueckman Clayton Martin Zwicker Rita Elaine Gooding	To be determined
Site Size (m²):	3,249.7 m ²	Lots 1 - 4: 555.4 m ² Lot 5: 1,028.1 m ²
Land Uses:	One single-family dwelling	Five single-family dwellings
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Residential (Single-Family Only)	No change
702 Policy Designation:	Single Detached (RS2/B)	Single Detached (RS2/B)
Zoning:	Agriculture (AG1)	Single Detached (RS2/B)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	none permitted
Buildable Floor Area (m ²):*	Lots 1 - 4: Max. 282.75 m ² (3,043.44 ft ²) Lot 5: Max. 424.56 m ² (4,569.87 ft ²)	Lots 1 - 4: Max. 282.75 m ² (3,043.44 ft ²) Lot 5: Max. 424.56 m ² (4,569.87 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70%	Building: Max. 45% Non-porous Surfaces: Max. 70%	none
Lot Size (m ²):	Min. 360.0 m ²	Lots 1 - 4: 555.4 m ² Lot 5: 1,028.1 m ²	none
Lot Dimensions (m):	Lots 1 - 4 Width: Min. 12.0 m Lot 5 Width: Min. 12.0 m Depth: Min. 24.0 m	Lots 1 - 4 Width: 12.0 m Lot 5 Width: 22.39.0 m Depth: Min. 24.0 m	none
Setbacks (m):	Front: Min. 6.0 m Side: Min. 1.2 m Exterior Side: 3.0 m Rear: Min. 20% of lot depth for up to 60% of principal dwelling, 25% of lot depth for remainder, up to 10.7 m	Front: Min. 6.0 m Side: Min. 1.2 m Exterior Side: 3.0 m Rear: Min. 9.26 m for up to 60% of principal dwelling, 10.7 m for remainder	Required for front yard setback of Proposed Lot 5 from 6.0 m to 1.8 m

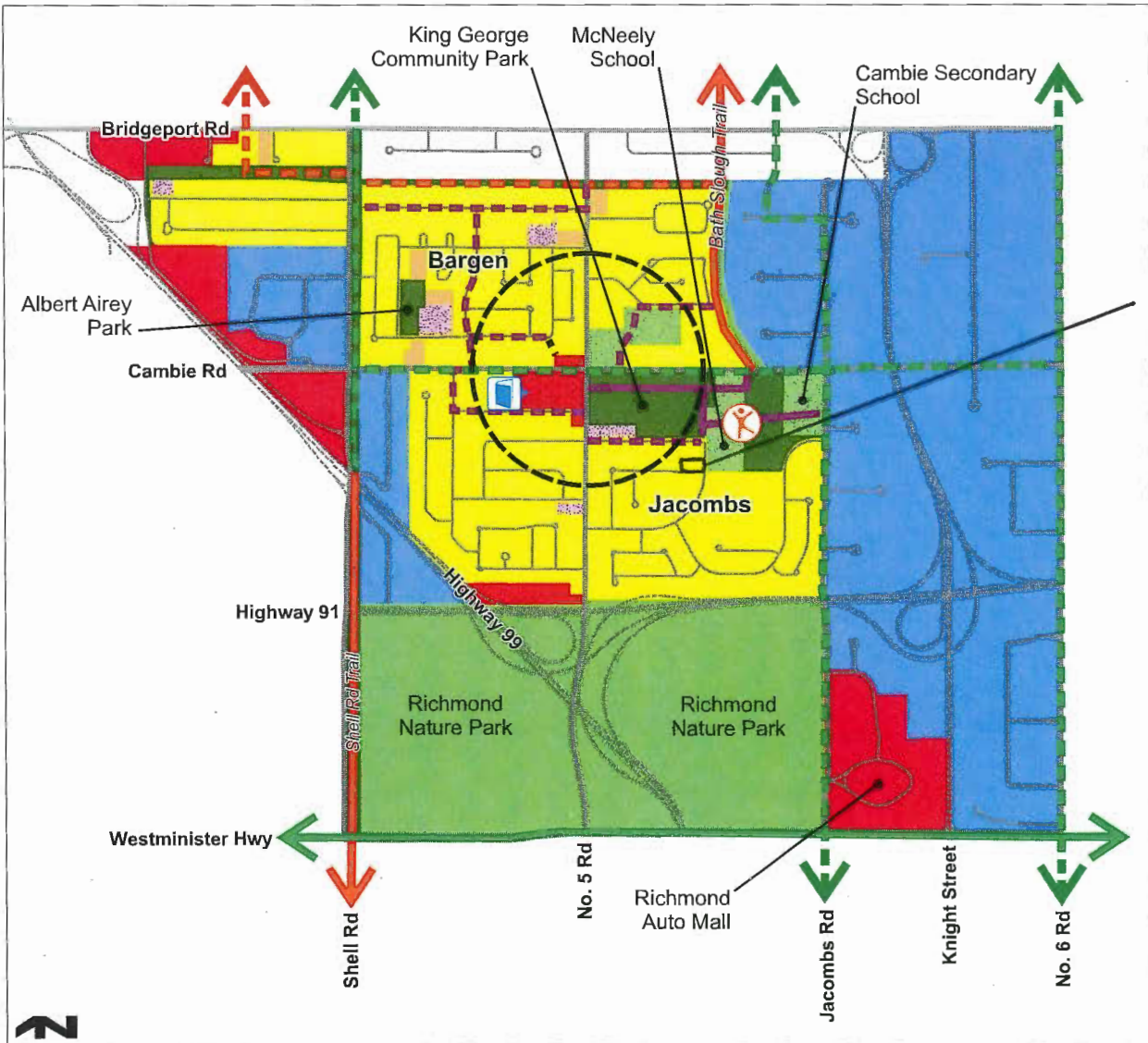
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Height (m):	Max. 9.0 m	Max. 9.0 m	none

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.



11b. East Cambie

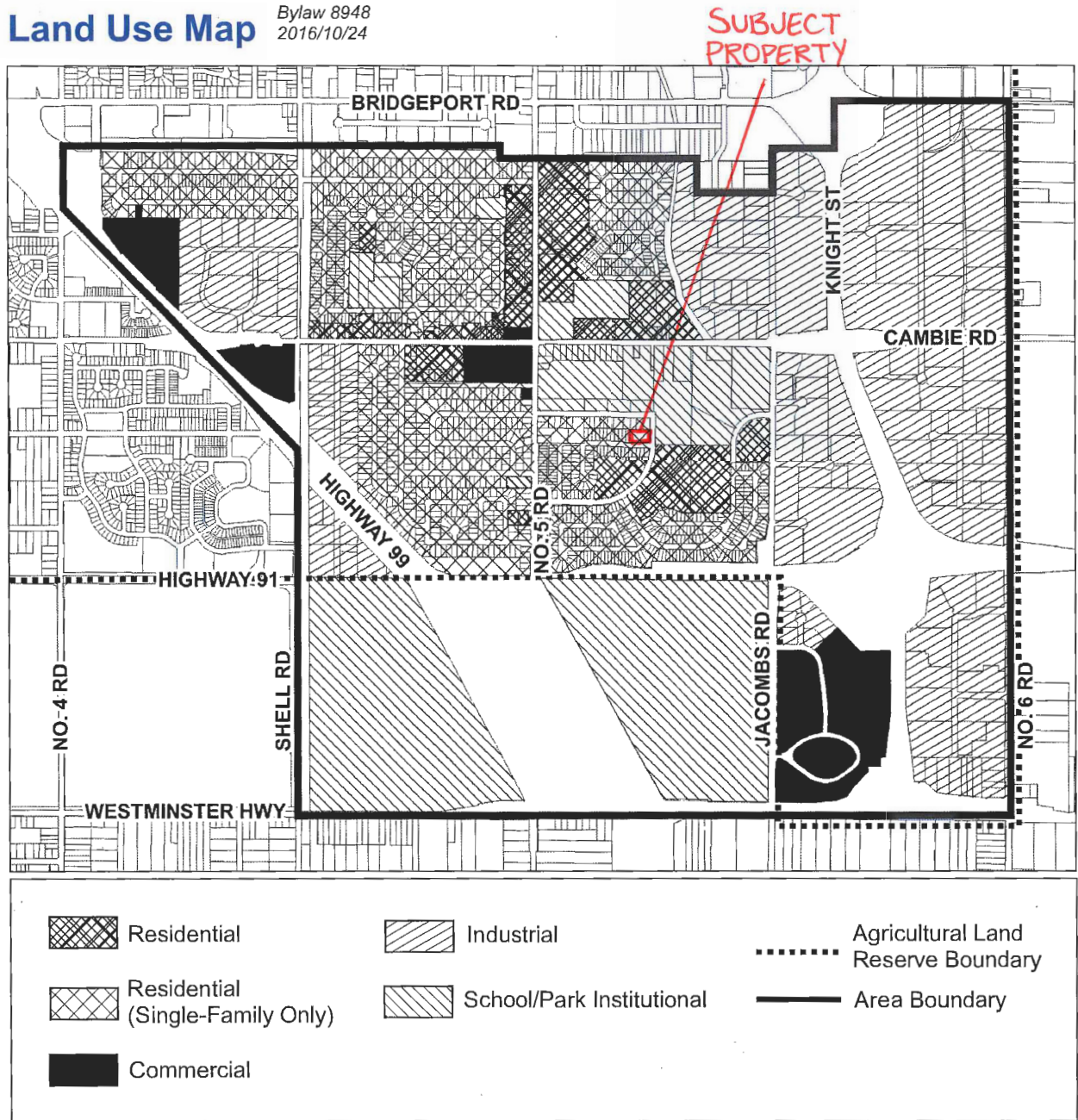


SUBJECT PROPERTY

Apartment Residential	East Cambie Neighbourhood Centre (future)	Existing Major Street Bike Route
Commercial	Cambie Community Centre	Future Major Street Bike Route
Community Institutional	Cambie Library	Existing Greenway/Trail
Conservation		Future Greenway/Trail
Mixed Employment		Existing Neighbourhood Link - enhanced
Neighbourhood Residential		Future Neighbourhood Link - unenhanced
Neighbourhood Service Centre		Future Neighbourhood Link
Park		
School		

City of Richmond

Land Use Map Bylaw 8948
2016/10/24



**City of Richmond****Policy Manual**

Page 1 of 2

Adopted by Council: December 15th, 2003**POLICY 5472**

File Ref: 4045-00

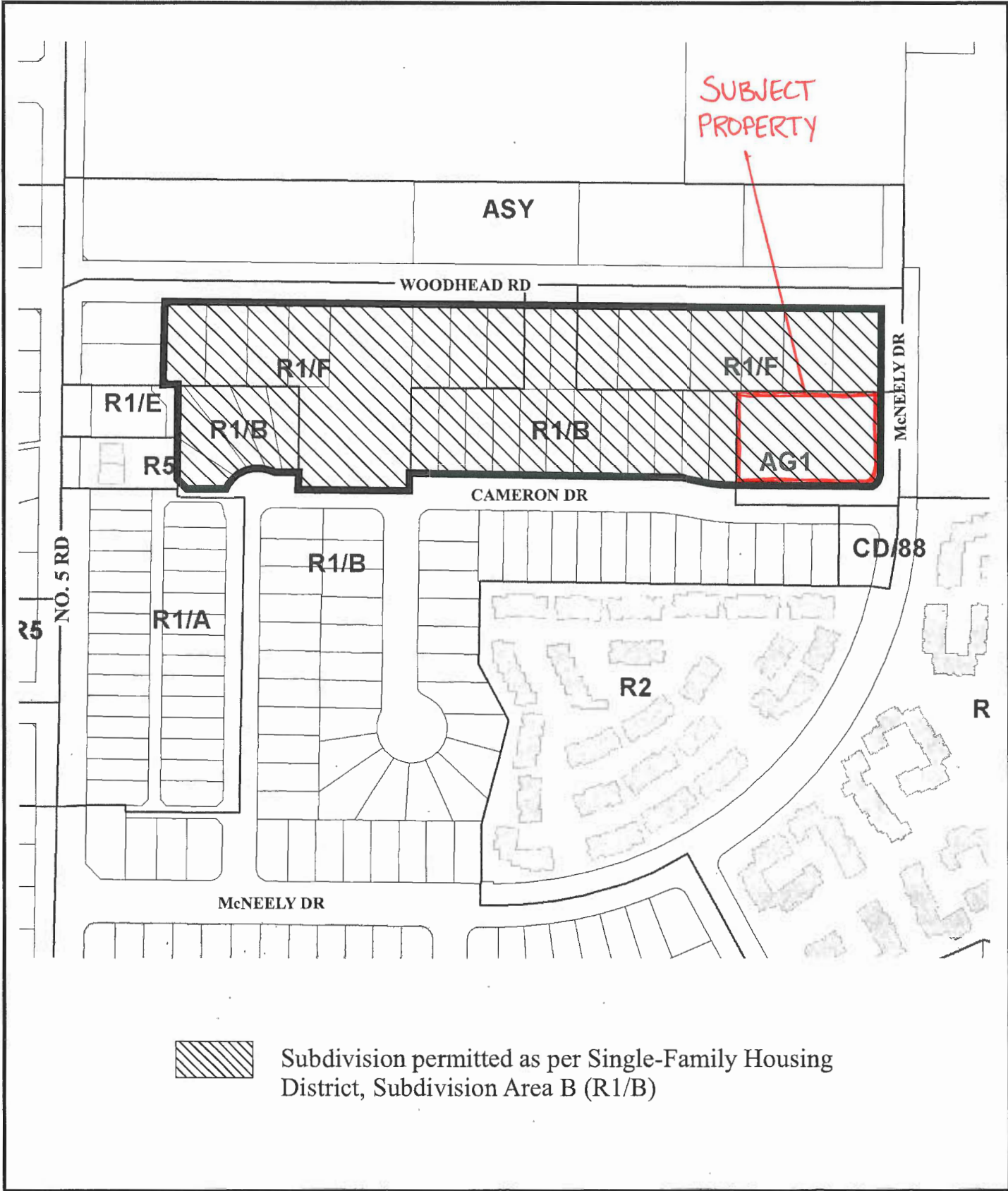
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 31-5-5

POLICY 5472:

The following policy establishes lot sizes in the area generally bounded by **No. 5 Road, Woodhead Road, McNeely Drive and Cameron Drive** (Section 31-5-5):

That properties generally located east of No. 5 Road along Woodhead Road, McNeely Drive and Cameron Drive, in a portion of Section 31-5-5, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) in Zoning and Development Bylaw 5300.

This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



Subdivision permitted as per Single-Family Housing District, Subdivision Area B (R1/B)



Policy 5472
Section 31, 5-5

Adopted Date: 12/15/03

Amended Date:

Note: Dimensions are in METRES



Address: 12431 McNeely Drive

File No.: RZ 17-781064

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9773, the developer is required to complete the following:

1. Submission of a Landscape Security in the amount of \$4,000 (\$500/tree) to ensure that a total of two replacement trees are planted and maintained on each of Proposed Lots 1-4 (for a total of eight trees); minimum 6 cm deciduous caliper or 3.5 m high conifers). **NOTE: replacement trees to be the following minimum sizes, as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees.**

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
2	8 cm	4 m
6	6 cm	3.5 m

2. City acceptance of the developer's offer to voluntarily contribute \$7,800 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
3. 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.
4. 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.
5. Registration of an aircraft noise sensitive use covenant on Title.
6. Registration of a flood indemnity covenant on Title.
7. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed in the dwelling proposed on each of the five future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

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

1. 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.
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.

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

1. Successful application for a Development Variance Permit* to vary the front yard setback requirement contained in the "Single Detached (RS2/B)" zone.
2. Payment of the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fees.
3. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to, the following:

Initial: _____

Water Works:

- Using the OCP Model, there is 355 L/s of water available at 20 psi residual at the hydrant located at the northeast corner of 12720 Cameron Drive. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- At the Developer's cost, the Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit designs at Building Permit stage.
- At the Developer's cost, the City will:
 - Confirm the size and condition of the five existing water service connections and replace as required.
 - Confirm if the existing connections are metered and install water meters as required.

Storm Sewer Works:

- At the Developer's cost, the Developer is required to:
 - Check the existing storm service connections and inspection chambers serving the subject site (STCN13609, STCN13608, STCN13607, & STCN13687). Confirm the material and condition of the inspection chambers and pipes. If deemed acceptable by the City, the existing service connections may be retained. In the case that a service connection is not in a condition to be re-used, the service connection shall be replaced by the City, at the Developer's cost, as described below.
- At the Developer's cost, the City will:
 - Replace the existing storm service connection, dual service leads, and inspection chambers (STCN13609, STCN13608, STCN13607, & STCN13687) serving the subject site, if the connection is not in a condition to be re-used.

Sanitary Sewer Works:

- At the Developer's cost, the Developer is required to:
 - Not start on-site excavation or foundation construction prior to completion of rear yard sanitary works by City crews.
 - Provide at no cost to the City, a 3.0 m wide SRW from the centerline south of the existing sanitary sewer for future access and maintenance.
 - Check the existing sanitary service connections, service leads and inspection chambers serving the subject site (SCON27334, SCON15676, SCON4121, SCON27446, & SCON8081). Confirm the material and condition of the inspection chambers and pipes. If deemed acceptable by the City, the existing service connections may be retained. In the case that a service connection is not in a condition to be re-used, the service connection shall be replaced by the City, at the Developer's cost, as described below.
- At the Developer's cost, the City will:
 - Replace the existing sanitary service connection, service leads, and inspection chambers (SCON27334, SCON15676, SCON4121, SCON27446, & SCON8081) serving the subject site, if the connection is not in a condition to be re-used.

Frontage Improvements:

- The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located on-site.
 - When modifying existing above ground structures.
 - Complete the following off-site improvements to the Cameron Drive frontage:

Initial: _____

- Install 1.5 m wide concrete sidewalk at the property line.
- Install a minimum 1.5 m wide landscaped boulevard behind the existing concrete curb.
- Confirm the existing driveway curb letdowns meet a standard acceptable to the City.

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.
 - Not encroach into the existing SRW with proposed trees, non-removable fencing, or other non-removable structures.

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 9773 (RZ 17-781064)
12431 McNeely Drive

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "SINGLE DETACHED (RS2/B)".

P.I.D. 004-138-872

Parcel "B" (Reference Plan 17289) North Half Lot 4 Except: Part Dedicated Road on Plan LMP4855, Section 31 Block 5 North Range 5 West New Westminster District Plan 946

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9773".

FIRST READING

OCT 23 2017

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

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

MAYOR

CORPORATE OFFICER