



City of Richmond

Report to Committee Planning and Development Division


To: Planning Committee
From: Wayne Craig
Director, Development

Date: October 24, 2016
File: RZ 15-699299

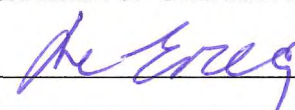
Re: Application by Jacken Investments Inc. for Rezoning at 8111 No. 3 Road from Single Detached (RS1/E) to Compact Single Detached (RC2)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9630, for the rezoning of 8111 No. 3 Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.


Wayne Craig
Director, Development

WC:sds
Att. 7

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

Staff Report

Origin

Jacken Investments Inc. has applied to the City of Richmond for permission to rezone the property at 8111 No. 3 Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, to permit the property to be subdivided to create two (2) lots, with vehicle access from the existing rear lane (Attachment 1). The site is currently occupied by a single-family dwelling, which will be demolished. 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 subject site is as follows:

- To the North: Across the east-west lane, single-family dwellings on two (2) lots zoned “Single Detached (RS1/E)”, currently under a rezoning application (RZ 16-731751) to rezone to “Compact Single Detached (RC2)”, in order to create four (4) lots.
- To the South: Single-family dwellings on lots zoned “Compact Single Detached (RC2)” fronting the frontage road to No. 3 Road.
- To the East: A frontage road separated from No. 3 Road by a large coniferous hedge, and across No. 3 Road, single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting No. 3 Road.
- To the West: Across the north-south lane, single-family dwelling on a lot zoned “Single Detached (RS1/E)” fronting Sunnymede Crescent.

Related Policies & Studies

Official Community Plan/Arterial Road Policy

The Official Community Plan (OCP) land use designation for the subject site is “Neighbourhood Residential”. The Arterial Road Policy in the OCP identifies the subject site for redevelopment as Compact Lot or Coach House. The proposed rezoning and subdivision would comply with these designations.

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

Existing Legal Encumbrances

There is an existing statutory right-of-way (SRW) registered on Title for BC Hydro along the north property line (3.05 m); which will not be impacted by the proposed development. The applicant is aware that encroachment into the SRW is not permitted.

Transportation and Site Access

Vehicle access to the proposed lots is to be from the existing rear lane; with no access permitted from No. 3 Road, in accordance with Residential Lot (Vehicular) Access Regulation Bylaw No. 7222.

Tree Retention and Replacement

A Certified Arborist's Report was submitted by the applicant (Attachment 4), 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 two (2) bylaw-sized trees located on the subject site.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted on-site visual tree assessment, and concurs with the Arborist's recommendations to:

- Remove one (1) Cherry tree (tag# 1) and one (1) Birch tree (tag# 2) located on the subject property due to poor condition from previous severe topping (25, 39 cm dbh).
- One (1) City-owned cedar hedge located in front of the subject property is also identified on the survey. The applicant has received approval from the Parks Department for removal and must contact the department four (4) business days prior to removal.

Tree Replacement

For the removal of the two (2) trees on-site, the OCP tree replacement ratio goal of 2:1 requires four (4) replacement trees to be planted and maintained on the proposed lots. The applicant has proposed to plant and maintain a minimum of four (4) replacement trees onsite; two (2) replacement trees on each lot.

As per Tree Protection Bylaw No. 8057, based on the sizes of the on-site trees being removed (25, 39 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
2	6 cm		3.5 m
2	8 cm		4 m

To ensure the four (4) replacement trees are planted on-site at development stage, and that the front yards of the subject site are enhanced consistent with the landscape guidelines of the Arterial Road Policy, the applicant will provide a landscape security based on 100% of the cost estimate provided by the Landscape Architect (which includes \$2,000 for the four (4) replacement trees), 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 (1) year maintenance period from the date of the landscape inspection.

Built Form, Architectural Character & Landscaping

The applicant has submitted preliminary conceptual plans showing the proposed architectural elevations of the proposed corner lot dwelling (Lot A) at the intersection of the frontage road to No. 3 Road and the east-west lane (Attachment 5).

Prior to final adoption of the rezoning bylaw, the applicant is required to submit revised conceptual plans showing the proposed architectural elevations of the proposed corner lot dwelling (Lot A), to the satisfaction of the Director of Development, and register a legal agreement on Title to ensure that the building design is generally consistent with the proposed building design. Future Building Permit plans must comply with all City regulations and staff will ensure that Building Permit plans are generally consistent with the registered legal agreement.

The applicant has also submitted a preliminary Landscape Plan, prepared by a Registered Landscape Architect, for the front yards of the proposed lots (Attachment 6). As stated above, the applicant will provide a landscape security based on 100% of the cost estimate provided by the Landscape Architect, prior to final adoption of the rezoning bylaw.

Affordable Housing Strategy

The City’s Affordable Housing Strategy for single-family rezoning applications 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 no secondary suites are provided.

The applicant proposes to provide a legal secondary suite on both of the two (2) lots proposed at the subject site. To ensure that the secondary suites are built to the satisfaction of the City in accordance with the City’s Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be

granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and Richmond Zoning Bylaw 8500. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw.

Site Servicing and Frontage Improvements

At Subdivision stage, the applicant is required to enter into a standard City Servicing Agreement for the design and construction of required site servicing and frontage improvements, as outlined in Attachment 7. Frontage improvements include, but are not limited to, the following:

- Installing asphalt, curb and gutter, drainage sewer and street lighting within the lanes along the west and north frontages of the proposed development (north-south lane and east-west lane).
- Existing driveways on the frontage road to No. 3 Road to be removed and replaced with barrier curb, new concrete sidewalk and boulevard to match the southeast frontage.
- Restoration of existing sidewalk panels, curb and boulevard.
- 3 m by 3 m corner cuts to be provided at the northwest corner (lane) and northeast corner (No. 3 Road) of the proposed development (proposed Lot A) prior to final adoption of the rezoning bylaw.

At Subdivision stage, the applicant is also required to pay the following 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 required servicing works and frontage improvements as described in Attachment 7.

Financial Impact or Economic Impact

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

Conclusion

The purpose of this rezoning application is to rezone the property at 8111 No. 3 Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", to permit the property to be subdivided to create two (2) lots.

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

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

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9630 be introduced and given first reading.



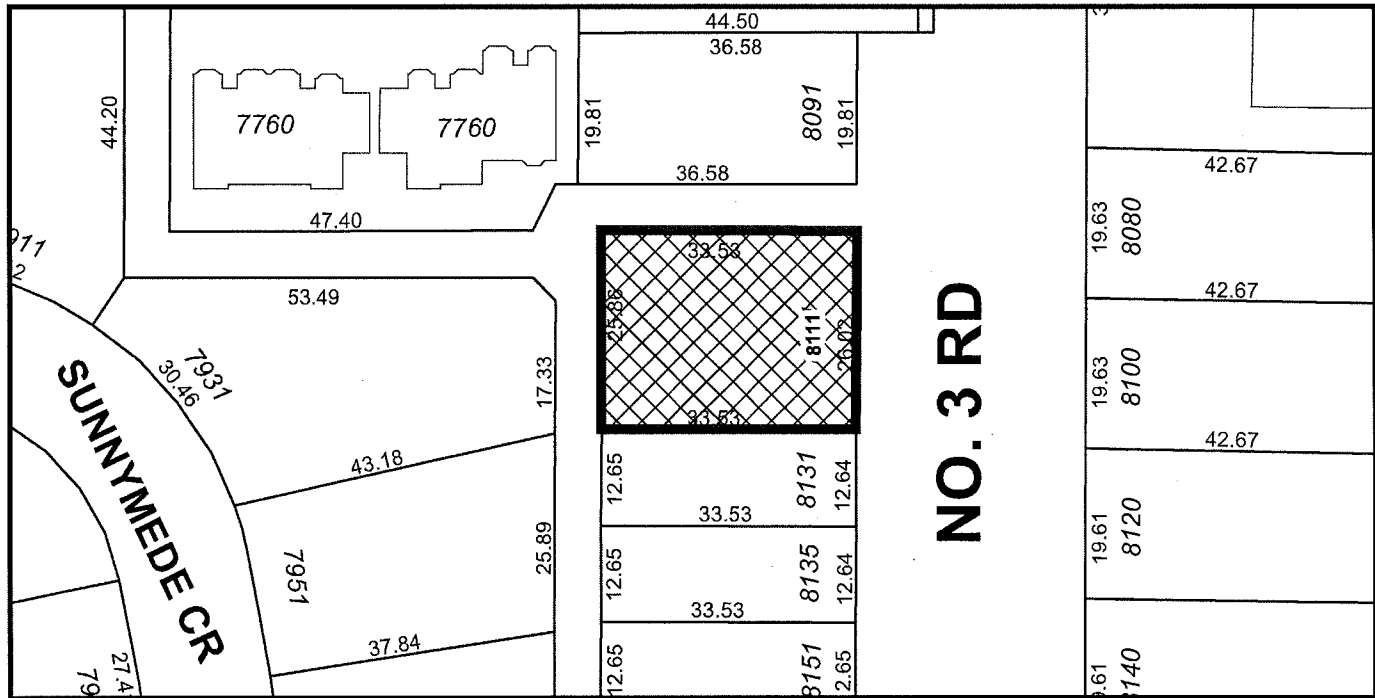
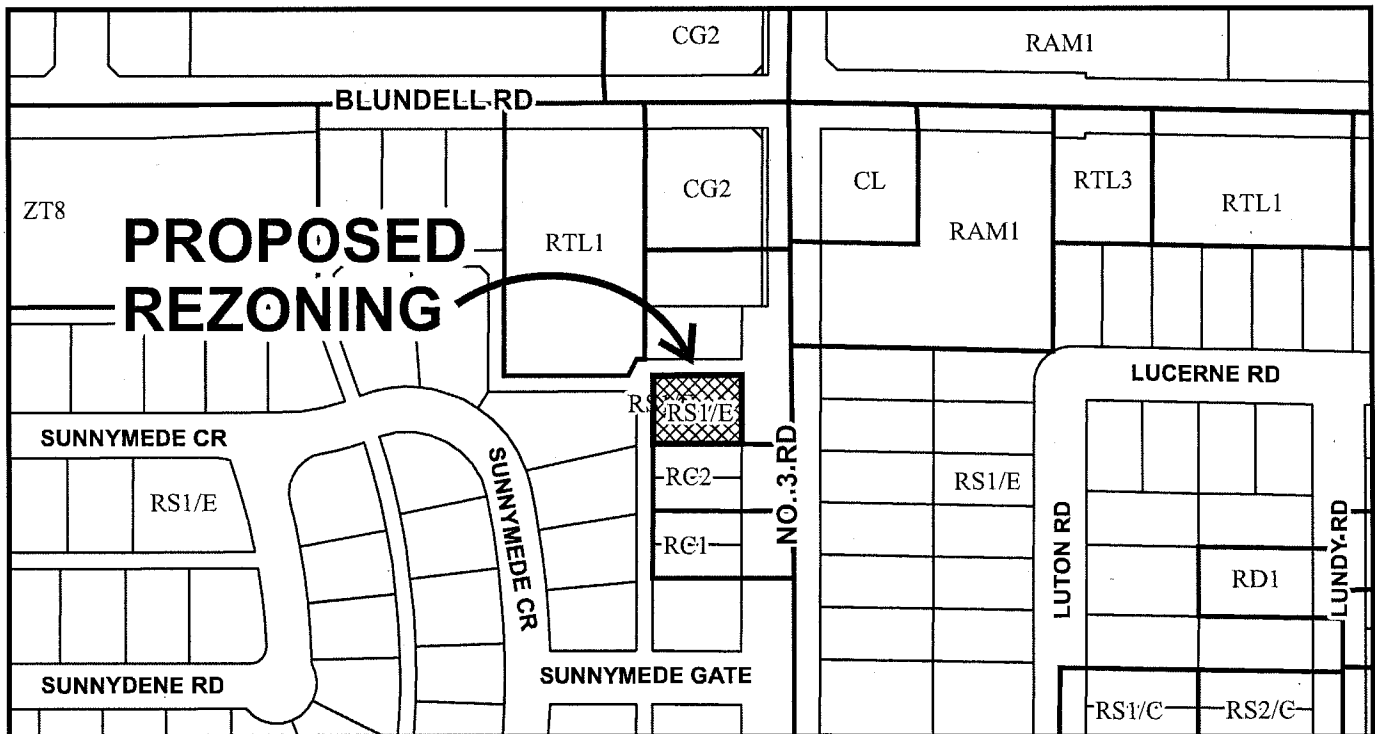
Steven De Sousa
Planning Technician - Design

SDS:rg

- Attachment 1: Location Map
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Tree Management Plan
- Attachment 5: Conceptual Building Elevations
- Attachment 6: Preliminary Landscape Plan
- Attachment 7: Rezoning Considerations



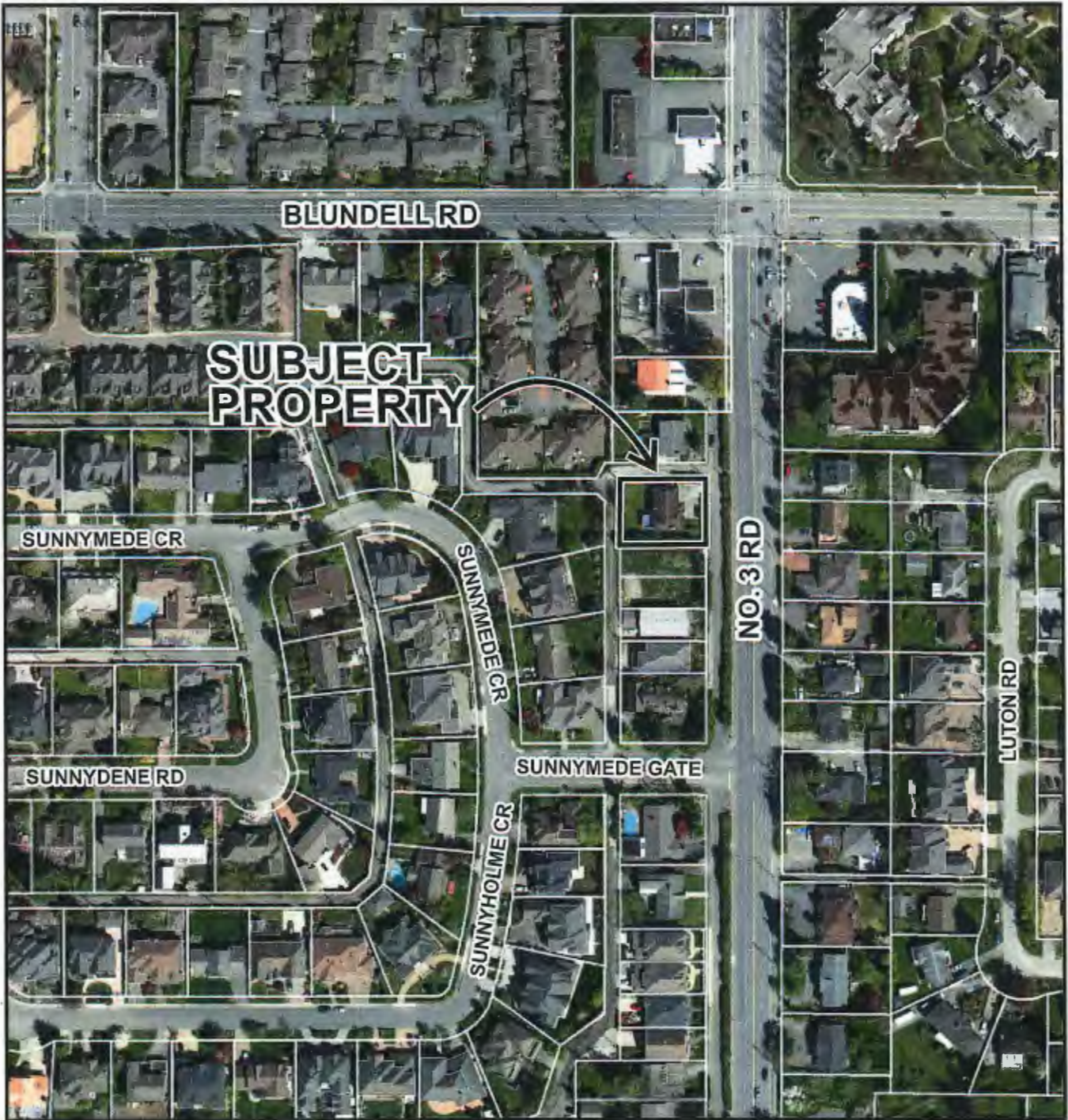
City of
Richmond



	<p>RZ 15-699299</p>	<p>Original Date: 07/06/15 Revision Date: Note: Dimensions are in METRES</p>
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City of
Richmond



RZ 15-699299

Original Date: 07/06/15

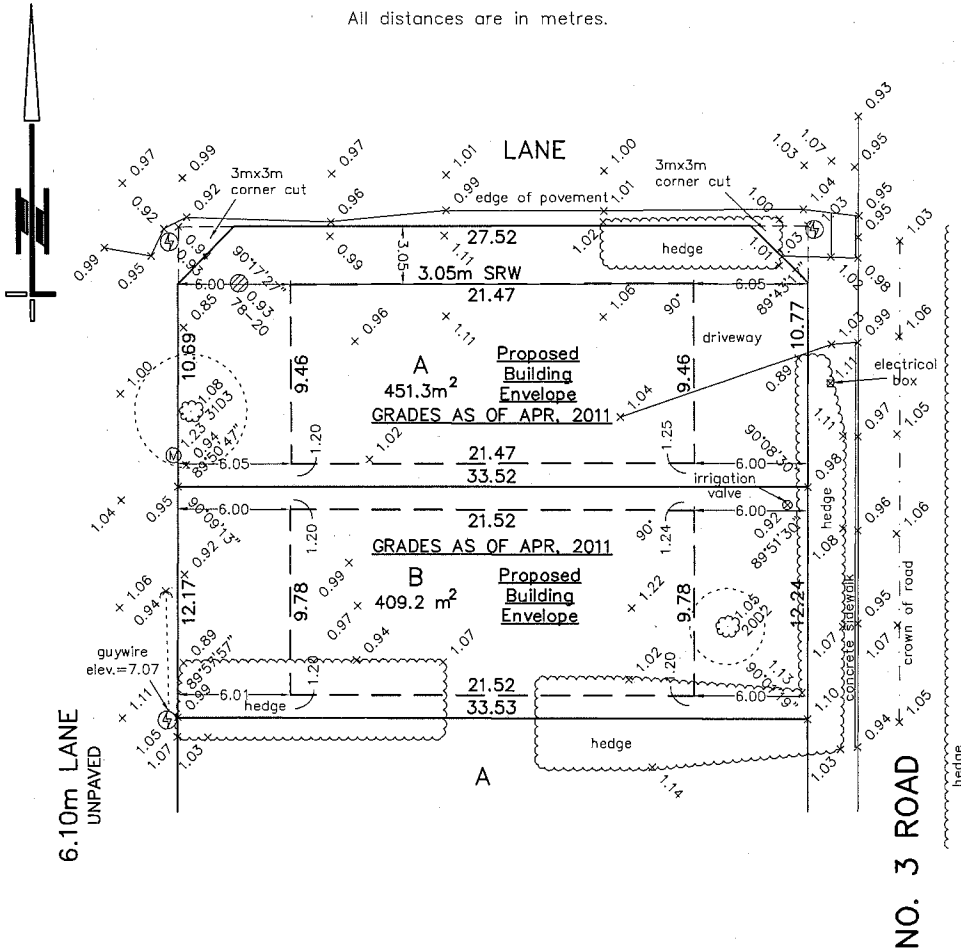
Revision Date:

Note: Dimensions are in METRES

**SURVEY PLAN OF PROPOSED LOTS A AND B, CURRENTLY:
LOT 32, SECTION 20, BLOCK 4 NORTH, RANGE 6 WEST
NEW WESTMINSTER DISTRICT, PLAN 21352**



All distances are in metres.



NOTES:

- Lot dimensions are derived from field survey.
- Elevations are based on the Geodetic Datum of Richmond and are derived from HPN#202 (77H4623) situated at the intersection of No. 3 Road and Bennett Road. Elevation = 1.452 metres.
- For elevation control, use control monument only.
- Building envelope shown is just an approximate interpretation of City Zoning Bylaws. Consult Planning Department for final building envelope prior to design.
- All trees and stumps shown as required by municipal bylaws.
- All elevations along curb lines are gutter levels.
- All dimensions are to exterior faces unless otherwise noted.
- Symbols plotted are for illustrative purposes and are not representative of their true size.

- ⊕ denotes hydro pole.
- Ⓜ denotes manhole
- ⊙ denotes anchor
- ⊗ denotes tree stump.
- B-10 height (centimetres)
diameter (centimetres)
- ⊙ denotes tree.
- BC10 drip line radius (metres)
C=coniferous
D=deciduous
diameter (centimetres)

CIVIC ADDRESS

8111 NO. 3 ROAD
RICHMOND, B.C.

ZONING: RS1/E

PROPOSED SUBDIVISION ADDED.
DATED THIS 13TH DAY OF APRIL, 2015
CERTIFIED CORRECT.
DATED THIS 6TH DAY OF APR., 2011

IVAN NGAN B.C.L.S.

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RZ 15-699299

Attachment 3

Address: 8111 No. 3 Road

Applicant: Jacken Investments Inc.

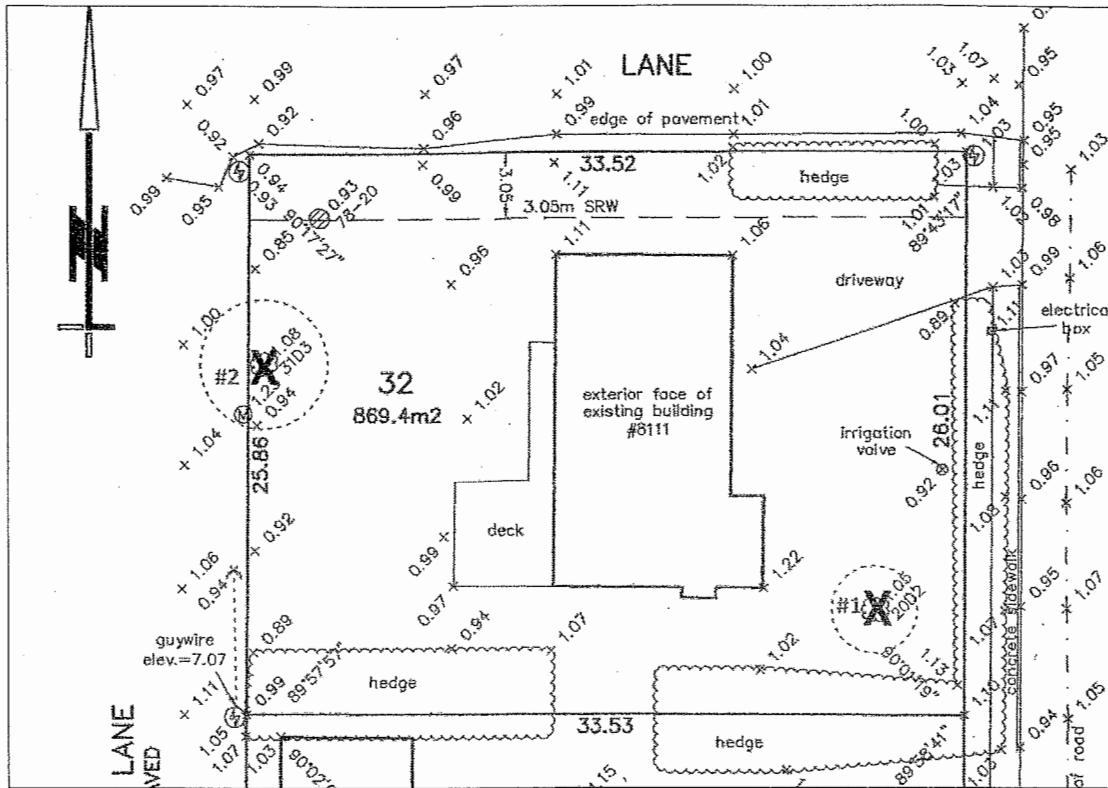
Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	Jacken Investments Inc.	To be determined
Site Size:	869.5 m ² (9,359 ft ²)	Lot A: 451.3 m ² (4,858 ft ²) Lot B: 409.2 m ² (4,405 ft ²) Land Dedication: 9 m ² (96 ft ²)
Land Uses:	Single-family residential	No change
OCP Designation:	Neighbourhood Residential	Complies
Arterial Road Policy Designation:	Compact Lot or Coach House	Complies
Zoning:	Single Detached (RS1/E)	Compact Single Detached (RC2)
Number of Units:	1	2

Subdivided Lots	Bylaw Requirement (RC2)	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	None permitted
Buildable Floor Area:*	Lot A: Max. 270.7 m ² (2,914 ft ²) Lot B: Max. 245.5 m ² (2,642 ft ²)	Lot A: Max. 270.7 m ² (2,914 ft ²) Lot B: Max. 245.5 m ² (2,642 ft ²)	None permitted
Lot Coverage:	Building: Max. 50% Non-porous: Max. 70% Landscaping: Max. 20%	Building: Max. 50% Non-porous: Max. 70% Landscaping: Max. 20%	None
Lot Size:	Min. 270.0 m ²	Lot A: 451.3 m ² (4,857 ft ²) Lot B: 409.2 m ² (4,404 ft ²)	None
Lot Dimensions:	Width: 9.0 m Depth: 24.0 m	Lot A Width: 13 m Depth: 33 m Lot B Width: 12 m Depth: 33 m	None
Setbacks:	Front: Min. 6 m Rear: Min. 6 m Side: Min. 1.2 m Exterior Side: Min. 3 m	Front: Min. 6 m Rear: Min. 6 m Side: Min. 1.2 m Exterior Side: Min. 3 m	None
Height:	Max. 2 ½ storeys	Max. 2 ½ storeys	None
Private Outdoor Space:	Min. 20.0 m ²	Min. 20.0 m ²	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.

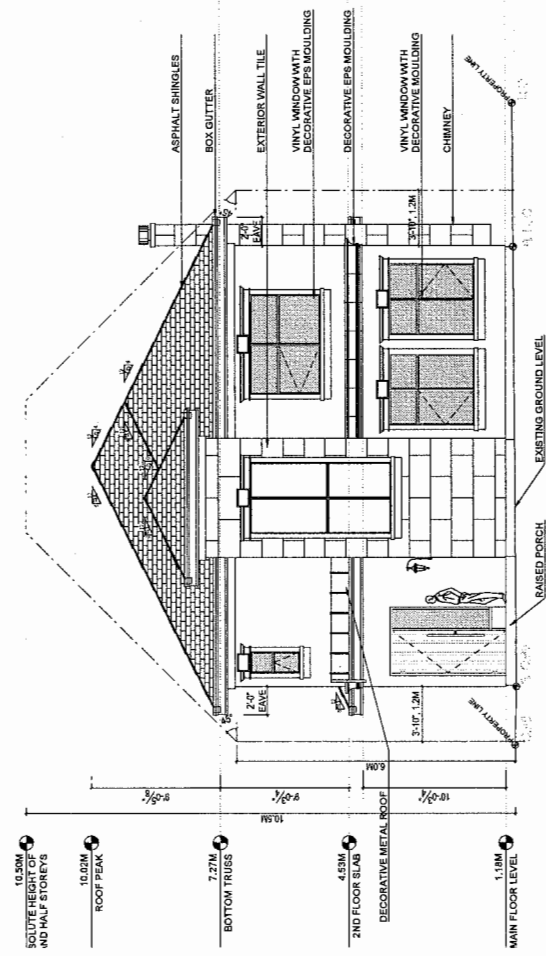


Tree Management Plan – Scale = 1:250

TREE #	TREE SPECIES (on site) (Botanical name)	DBH (cm)	SPREAD (m) Radius
1	Cherry (<i>Prunus sp.</i>)	25	1
2	Birch (<i>Betula sp.</i>)	39	1.8

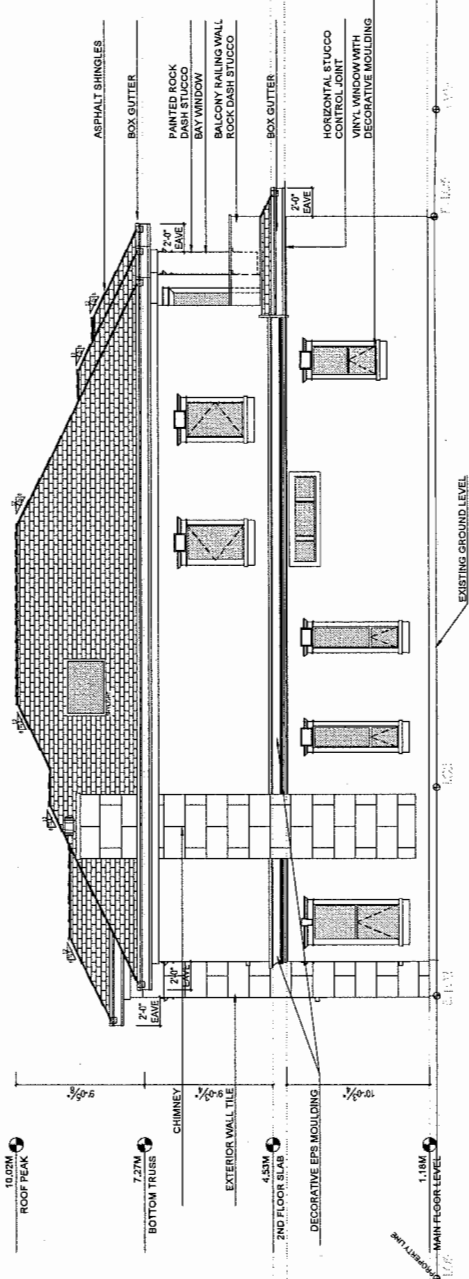
SUITABLE REPLACEMENT TREES (Botanical name)
Stewartia (<i>Stewartia pseudocamellia</i>)
Japanese Maple (<i>Acer palmatum sp.</i>)
Japanese Tree Lilac 'Ivory Silk' (<i>Syringa reticulata</i> 'Ivory Silk')
Serviceberry (<i>Amelanchier x grandiflora</i> 'Autumn Brilliance')

	ASPHALT SHINGLE ROOFING
	EXTERIOR WALL TILE
	DECORATIVE EPS MOULDING
	PAINTED ROCK DASH STUCCO
	GLAZING



EAST ELEVATION
SCALE: 1/4" = 1'-0"

- 10.56M SOLITE HEIGHT OF ONE AND HALF STOREYS
- 10.02M ROOF PEAK
- 7.27M BOTTOM TRUSS
- 4.53M 2ND FLOOR SLAB
- DECORATIVE METAL ROOF
- 1.18M MAIN FLOOR LEVEL



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

- 10.56M SOLITE HEIGHT OF TWO AND HALF STOREYS
- 10.02M ROOF PEAK
- 7.27M BOTTOM TRUSS
- CHIMNEY
- EXTERIOR WALL TILE
- 4.53M 2ND FLOOR SLAB
- DECORATIVE EPS MOULDING
- 1.18M MAIN FLOOR LEVEL

JACKEN HOMES

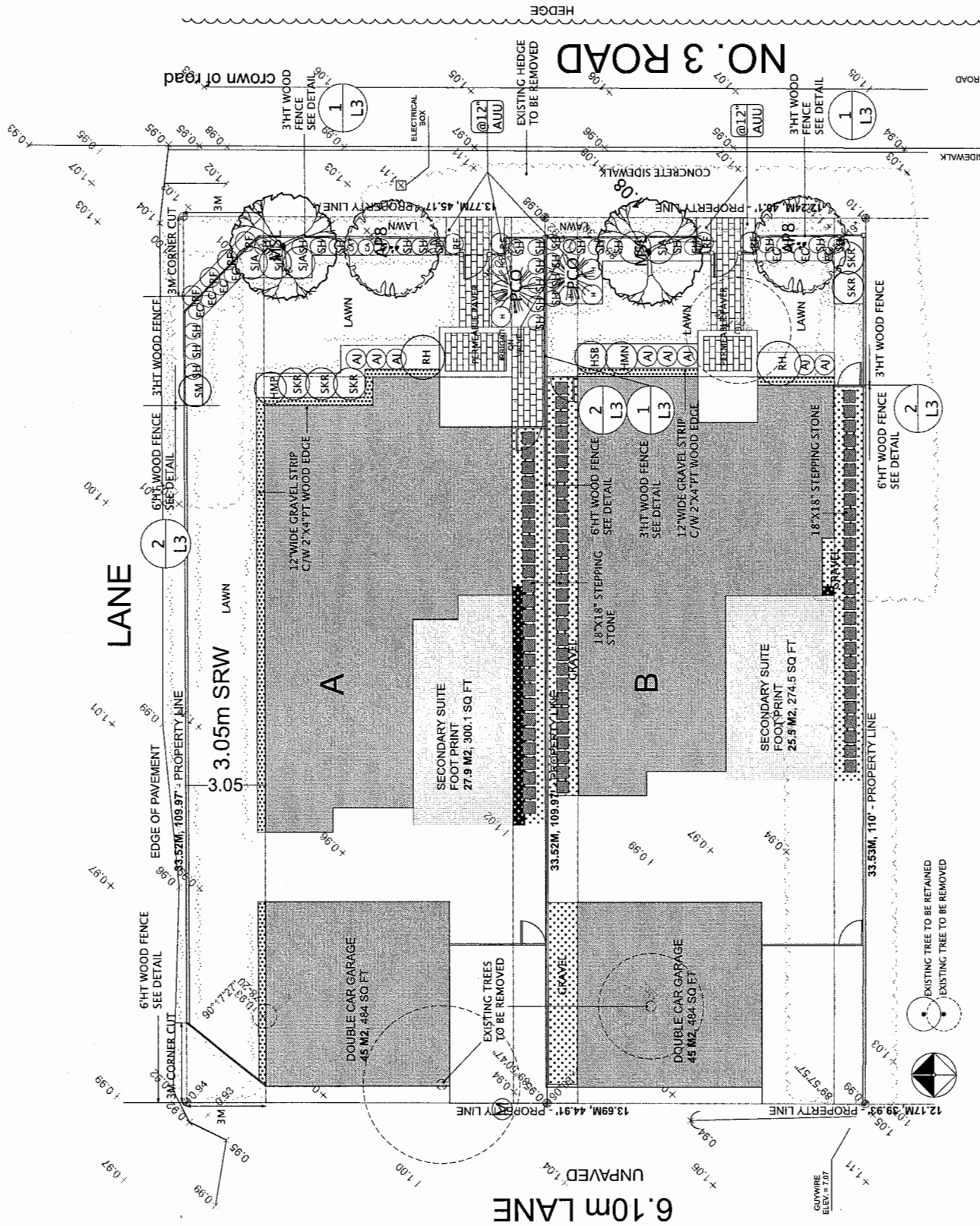
10077 96th Street, Vancouver, BC V5R 4G9
Tel: 604-273-1000
www.jackenhomes.com

REGULATED BY THE BC BUILDING OFFICERS ASSOCIATION (BCBO) AND THE BC HOMEOWNERS ASSOCIATION (BCOA). ALL WORK MUST BE DONE IN ACCORDANCE WITH THE BC BUILDING CODE AND THE BC HOMEOWNERS ASSOCIATION (BCOA) REGULATIONS. JACKEN HOMES IS A MEMBER OF THE BC BUILDING OFFICERS ASSOCIATION (BCBO) AND THE BC HOMEOWNERS ASSOCIATION (BCOA).

NO.	DATE	DESCRIPTION
1	10/15/2024	ISSUED FOR PERMIT

NO.	DATE	DESCRIPTION
1	10/15/2024	ISSUED FOR PERMIT

PROJECT: 2024-001-001-001
 DRAWING NO: 2024-001-001-001
 SHEET NO: 1002 OF 1002
 SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"
 JOB NO.: 16L03
 SHEET: L1 OF 3

PROJECT
 8111 No.3 RD.
 RICHMOND B.C.
 RZ15-699299



LANDSCAPE PLAN

DESIGNED	DATE	REVISIONS	DESCRIPTION	DATE	REV	DESCRIPTION	REV
MI	Aug 3 2016	ISSUED FOR REZONING					
TI							

EXISTING TREE TO BE RETAINED
 EXISTING TREE TO BE REMOVED

PLANT LIST

PROJECT ADDRESS 8111NO.3 RD. RICHMOND(RZ15-699299)

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
AP8	2	ACER PALMATUM	JAPANESE MAPLE	8.0cm Cal. B&B
MSL	2	MAGNOLIA SOULANGIANA 'RUSTIC RUBRA'	PURPLE SAUCER MAGNOLIA	6.0cm Cal. B&B
PCO	2	PICEA OMORIKA	SERBIAN SPRUCE	3.5m HT. B&B
SHRUBS				
AJ	8	AZALEA JAPONICA **	JAPANESE AZALEA	#2 POT
EC	7	ERICA CARNEA	WINTER HEATHER	#2 POT
HVN	1	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	NIKKO BLUE HYDRANGEA	#2 POT
HMP	1	HYDRANGEA MACROPHYLLA 'PINK 'N PRET PINK 'N PRETTY	PRETTY HYDRANGEA	#2 POT
HSB	1	HYDRANGEA SERRATA 'BLUE BIRD'	BLUE BIRD HYDRANGEA	#2 POT
RH	2	RHODODENDRON **	RHODODENDRON	#5 POT
RF	8	ROSA FLOWER CARPET	FLOWER CARPET ROSE	#1 POT
SH	29	SARCOCOCCA HUMILIS	HIMALAYAN SARCOCOCCA	#2 POT
SKR	5	SKIMMIA JAPONICA RUBELLA	SKIMMIA 'RUBELLA'	#2 POT
SJA	5	SPIRAEA JAPONICA 'ANTHONY WATERER'	ANTHONY WATERER SPIRAEA	#2 POT
SM	1	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	#5 POT

GROUND COVERS

AUU	40	ARCTOSTAPHYLOS UVA URSI	KINNIKINICK	#SP3 POT
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PERENNIALS/ANNUALS/FERNS/GRASSES/AQUATIC PLANTS

CA	3	CAREX MORROWII 'AUREO-VARIEGATA'	CAREX	#1 POT
H	6	HAKONECHOLA MACRA ALLGOLD	JAPANESE FOREST GRASS	#1 POT

NOTES

- ** DENOTES SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- ALL MATERIALS AND EXECUTION SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIA LANDSCAPE STANDARDS.
- PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CNTA STANDARDS FOR NURSERY STOCK AND THE BCLNA STANDARDS FOR CONTAINER GROWN PLANTS.
- ALL PLANT QUANTITY DISCREPANCIES BETWEEN PLAN AND PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BIDS.
- ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER THE DATE OF SUBSTANTIAL PERFORMANCE. SUBSTANTIAL PERFORMANCE SHALL OCCUR WHEN 95% OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER.

DESIGNED	MI	DATE	Aug 3 2016	REVISIONS	DESCRIPTION	REV	REV
DRAWN	TI	ISSUED FOR REZONING					
				REVISIONS		DESCRIPTION	REV
				REV	DATE	DESCRIPTION	REV



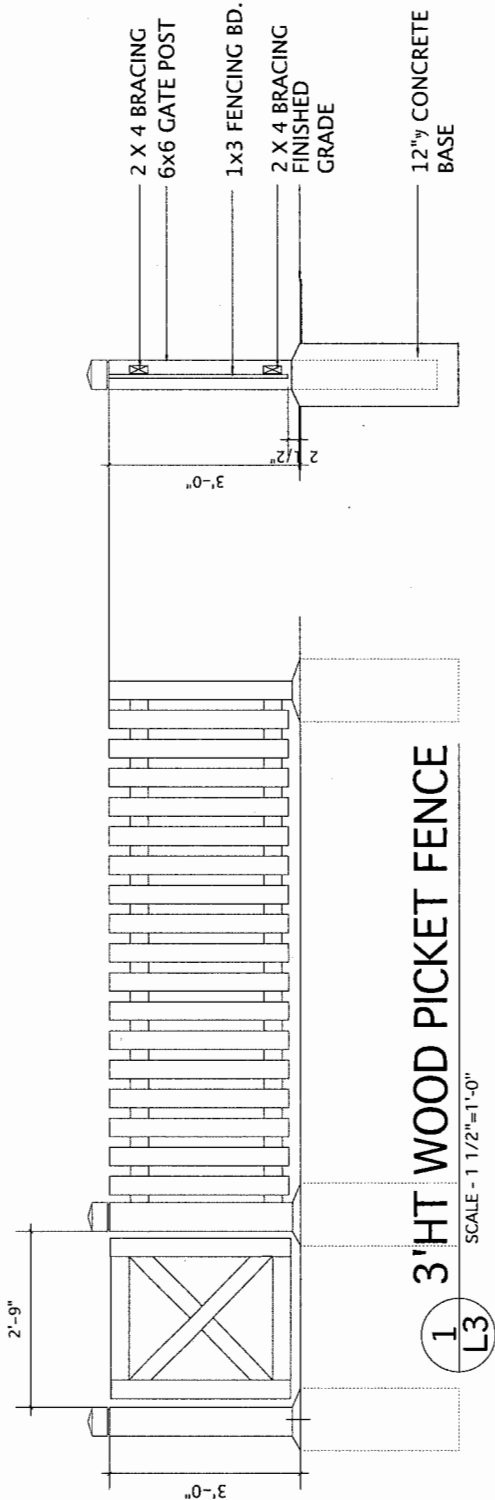
PROJECT

8111 No.3 RD.
RICHMOND B.C.
RZ15-699299

SCALE:

JOB NO.: 16L03

SHEET: **L2** OF 3



1 3' HT WOOD PICKET FENCE

SCALE - 1 1/2"=1'-0"

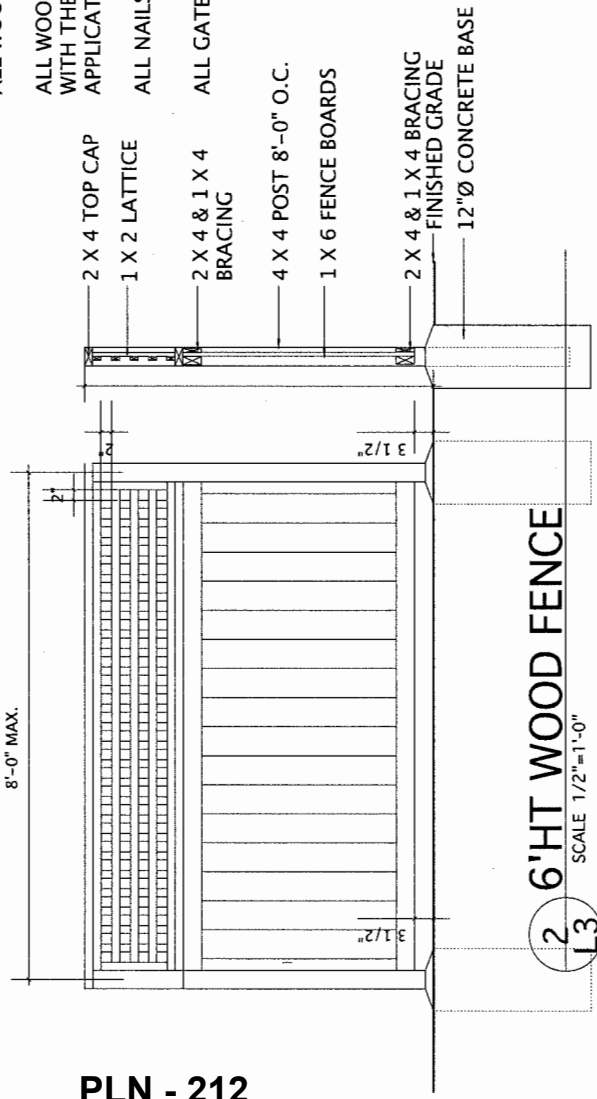
NOTE:

ALL WOOD SHALL BE PRESSURE TREATED FIR S.4.S.

ALL WOOD SHALL BE STAINED WITH 2 COATS SOLID STAIN, COLOUR TO BE COORDINATED WITH THE BUILDING AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO APPLICATION.

ALL NAILS AND OTHER METAL COMPONENTS SHALL BE GALVANIZED.

ALL GATES SHALL BE PROVIDED WITH METAL LATCH ASSEMBLIES



2 6' HT WOOD FENCE

SCALE 1/2"=1'-0"

DESIGNED MI	DATE	REVISIONS	REVISIONS	DETAILS	PROJECT 8111 No.3 RD. RICHMOND B.C. RZ15-699299	SCALE: 1/4"=1'-0"
	Aug 3 2016	DESCRIPTION ISSUED FOR REZONING	DESCRIPTION			JOB NO.: 16L03
DRAWN TI						SHEET: L3 OF 3





City of Richmond

Rezoning Considerations

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

Address: 8111 No. 3 Road

File No.: RZ 15-699299

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9630, the developer is required to complete the following:

1. Road dedication of 3 m by 3 m corner cut at the northwest corner; and road dedication of 3 m by 3 m corner cut at the northeast corner of the proposed development (proposed Lot A).
2. Submission of a Landscape Plan for the front yards of the proposed lots, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include low fencing outside of the rear yard (max 1.2 m);
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report;
 - include the four (4) required replacement trees with the following minimum sizes:

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

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

3. Registration of a flood indemnity covenant on title.
4. Submission of conceptual plans showing the proposed architectural elevations of the proposed corner lot dwelling (Lot A), to the satisfaction of the Director of Development, and registration of a legal agreement on Title to ensure that the Building Permit application and ensuing development of the corner lot is generally consistent with the proposed conceptual plans.
5. 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 two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

At Demolition Permit* stage, the developer is required to complete the following:

1. Contact the City's Parks Department a minimum of four (4) days in advance to enable signage to be posted for the removal of the City-owned hedge located in front of the subject property.

At Subdivision* stage, the developer is required to complete the following:

1. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure and frontage improvements. Works include, but may not be limited to, the following:

Water Works:

- a. Using the OCP Model, there is 36.0 L/s of water available at a 20 psi residual at the No. 3 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b. 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. If adequate flow is not available, the Developer shall be required to upgrade the existing water system that may extend beyond the development site frontage.

PLN - 213

Initial: _____

- Install approximately 45m of 200mm watermain along the No. 3 Road frontage. Extending from the south property line of the development site and tie-in to the existing 400mm watermain along No.3 Road.
 - Install 2 new water service connections complete with meters and meter boxes.
- c. At Developers cost, the City is to:
- Cut and cap the existing water service connection at the watermain along No. 3 Road frontage.
 - Cut and cap the existing 100mm watermain at the south property line of the development site and remove/abandon the watermain to the north.
 - Tie-in the new 200mm watermain to the existing 400mm watermain along No.3 Road and tie-in to the existing 100mm watermain along the No.3 Road frontage.

Storm Sewer Works:

- d. The Developer is required to:
- Install approximately 77m of 200mm lane drainage sewer within the west and north Lanes complete with manholes and catch basins as required from the development sites south property line to No. 3 Road.
- e. At Developers cost, the City is to:
- Cut and cap the existing storm sewer service connections, located at the southeast corner of the development site.
 - Install a new storm service connection complete with an IC at the adjoining property line of the newly subdivided lots along the No. 3 Road frontage.
 - Tie-in the proposed Lane drainage sewer to the existing Storm box culvert along No. 3 Road.

Sanitary Sewer Works:

- f. At Developers cost, the City is to:
- Upgrade the existing sanitary service connection complete with new IC and dual connections at the adjoining property line of the newly subdivided lots.

Frontage Improvements:

- g. The Developer is required to:
- Relocate existing Hydro poles along the north and west property line frontages of the development site to facilitate Lane upgrades.
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - To determine servicing requirements.
 - 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 if necessary, additional SRWs, to be defined through the SA drawings and provided to the City at Developers cost.
 - Install asphalt, curb and gutter, drainage sewer and street lighting within the Lanes. Re-grade Lanes to center swale.
 - Complete other frontage improvements as per Transportation's requirements, which include, but are not limited to, the following:
 - On-site vehicle and bicycle parking facilities to be fulfilled to the City's bylaw requirement.
 - Future driveway on the proposed subdivided Lot A (north) to be located at the existing north-south lane, west of the property or at the existing east-west lane, north of the property. For the proposed subdivided Lot B (south), future driveway to be located at the existing north-south lane, west of the property. No driveways to be located on east side (frontage road to No. 3 Road).
 - The existing driveway on the frontage road to No. 3 Road to be removed and replaced with barrier curb, concrete sidewalk and boulevard matched with the south side of the property.
 - Restoration of existing sidewalk panels, curb and boulevard.

General Items:

- h. 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.
2. Payment of the following year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, Engineering Improvement Charge, and the costs associated with the completion of the required servicing works and frontage improvements.

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

1. If applicable, 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. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
3. 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 9630 (RZ 15-699299)
8111 No. 3 Road

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 "COMPACT SINGLE DETACHED (RC2)".

P.I.D. 004-155-190

Lot 32 Section 20 Block 4 North Range 6 West New Westminster District Plan 21352

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9630".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and conditions.

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

MAYOR

CORPORATE OFFICER