



City of Richmond

Report to Committee Planning and Development Division

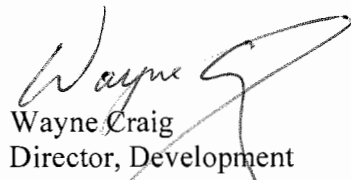
To: Planning Committee
From: Wayne Craig
Director, Development

Date: July 11, 2016
File: RZ 15-704505

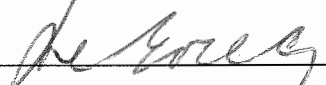
Re: Application by Trendsetter Homes Ltd. for Rezoning at 11920/
11940 Dunavon Place from Two-Unit Dwellings (RD1) to Single Detached (RS2/A)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9571, for the rezoning of 11920/11940 Dunavon Place from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/A)", be introduced and given first reading.


Wayne Craig
Director, Development

JR:blg
Att.

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

Staff Report

Origin

Trendsetter Homes Ltd. has applied to the City of Richmond for permission to rezone 11920/11940 Dunavon Place from the “Two-Unit Dwellings (RD1)” zone to the “Single Detached (RS2/A)” zone, to permit the property to be subdivided to create two (2) lots (Attachment 1). The proposed subdivision plan is shown in Attachment 2. There is an existing duplex on the property, which would be demolished.

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 site is as follows:

- To the north, across the cul-de-sac: Two (2) homes on lots zoned “Single Detached (RS1/A)” fronting Dunfell Road.
- To the south: Four (4) homes on lots zoned “Single Detached (RS1/A)” zone fronting Duncliffe Road.
- To the east: One (1) home on a lot in the “Single Detached (RS2/A)” zone fronting Dunavon Place.
- To the west: One (1) duplex on a lot in the “Single Detached (RS1/E)” zone fronting Dunavon Place.

Related Policies & Studies

Official Community Plan/Steveston Area Plan

The subject property is located in the Steveston planning area (Attachment 4). The Official Community Plan (OCP) designation for the subject property is “Neighbourhood Residential.” The proposed rezoning is consistent with this designation.

Zoning Bylaw 8500/Single-Family Lot Size Policy 5470

The subject property is located within the area governed by Single-Family Lot Size Policy 5470, adopted by Council on July 15, 2002 (Attachment 5). This Single-Family Lot Size Policy permits subdivision consistent with the requirements of the “Single Detached (RS2/A)” zoning bylaw. The proposed rezoning and subdivision are compliant with this Policy.

The subject site is currently occupied by a duplex. Amendment procedures contained in Section 2.3 of Richmond Zoning Bylaw 8500 indicate Lot Size Policies are not applicable for rezoning applications on sites that contain a duplex and are intended to be subdivided into no more than two (2) single-family lots. Each lot at the subject site will be approximately 14.9 m wide and at

least 444 m² in area. The proposed rezoning and subdivision would comply with these requirements.

Floodplain Management Implementation Strategy

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

Public Consultation

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

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.

Analysis

Existing Legal Encumbrances

There are two (2) existing statutory right-of-way (ROW) agreements registered on Title. One (1) ROW (Registration number G43521) for the location of public utilities is no longer relevant to the subject property, and must be discharged from Title prior to rezoning approval. The second ROW (Registration number G57217) is a 3.0 m-wide ROW along the entire east property line for an existing sanitary sewer service. This ROW will not be impacted by the proposed rezoning and subdivision.

The applicant must provide a new 3.0 m-wide statutory right-of-way along the entire south property line. The applicant is aware that encroachment into a right-of-way is not permitted.

There is an existing covenant registered on Title that restricts the property use to a duplex only (registration number BE308151). This covenant must be discharged prior to subdivision approval.

Transportation and Site Access

Vehicle access is proposed to be from Dunavon Place via separate driveway crossings to each new lot.

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 14 bylaw-sized trees on the subject property and two (2) on neighbouring properties.

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

- One (1) Pine tree (Tree # 1) located on the development site is in moderate condition; however it is located within the proposed building envelope and is proposed to be removed and replaced.
- Four (4) Sycamore Maple trees (Trees # 2-5) located on the development site are in moderate condition; however all four (4) have become co-dependant and exhibit poor structure with co-dominant stems with poorly attached unions. Remove and replace.
- Two (2) Maple trees (Trees # 6 and 7) and one (1) Cedar tree (Tree # 9) located on the development site are in moderate condition and are recommended for retention in the Arborist's Report. Retain and protect.
- Five (5) trees (Trees # 8, 10-13) located on the development site are in poor condition and identified as unsuitable for retention in the Arborist's Report. Remove and replace.
- One (1) Japanese maple tree (Tree # 14, Dbh 23 cm) located on the development site is in good condition. Retain and protect.
- One (1) Western hemlock tree (Tree # 15, Dbh 35 cm) and one (1) Serbian spruce tree (Tree # 16, Dbh 22 cm) located on adjacent east property are in good condition. Retain and protect.
- Replacement trees are to be provided at a 2:1 ratio as per the Official Community Plan (OCP).

Tree Protection

Four (4) trees on the subject property (Trees # 6, 7, 9, and 14) and two (2) trees on a neighbouring property (Trees # 15, and 16) 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 6). 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 inspection 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 final adoption of the rezoning bylaw, submission to the City of a Tree Survival Security of \$4,000 for the four (4) trees to be retained and protected on the subject property.
- Prior to demolition of the existing dwelling on the subject property, 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.

Tree Replacement

The applicant wishes to remove 10 on-site trees. The 2:1 replacement ratio would require a total of 20 replacement trees. The applicant has agreed to plant two (2) replacement trees on each proposed lot; for a total of four (4) replacement trees. Together with the four (4) trees to be protected, this will result in four (4) trees on each lot; for a total of eight (8) trees on the subject property.

To ensure the four (4) required replacement trees are planted on the subject property, the applicant must provide a \$2,000 Landscape Security, which is equal to \$500 per replacement tree. To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$8,000 to the City's Tree Compensation Fund in lieu of the remaining 16 trees that cannot be accommodated on the subject property after redevelopment.

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. Replacement trees should be a mix of coniferous and deciduous species.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
2	8 cm	4 m
2	9 cm	5 m

Affordable Housing Strategy

As per the City's Affordable Housing Strategy, single-family rezoning applications received prior to September 14, 2015 require a secondary suite or coach house on 50% of new lots created, or a cash-in-lieu contribution of \$1.00 per square foot of total buildable area towards the City's Affordable Housing Reserve Fund.

The applicant proposes to contribute \$5,321.00 toward the City's Affordable Housing Reserve Fund. This is equivalent to \$1.00/ft² of the total building area of each lot to be created, and is consistent with the Affordable Housing Strategy.

Site Servicing and Frontage Improvements

At future development stage, the applicant must complete the required servicing works as described in Attachment 7.

Financial Impact or Economic Impact

This 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 application is to rezone 11920/11940 Dunavon Place from the "Two-Unit Dwellings (RD1)" zone to the "Single Detached (RS2/A)" zone, to permit the property to be subdivided to create two (2) lots.

This rezoning application complies with the land use designation and applicable policies for the subject site contained within the OCP and the Richmond Zoning Bylaw 8500.

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9571 be introduced and given first reading.



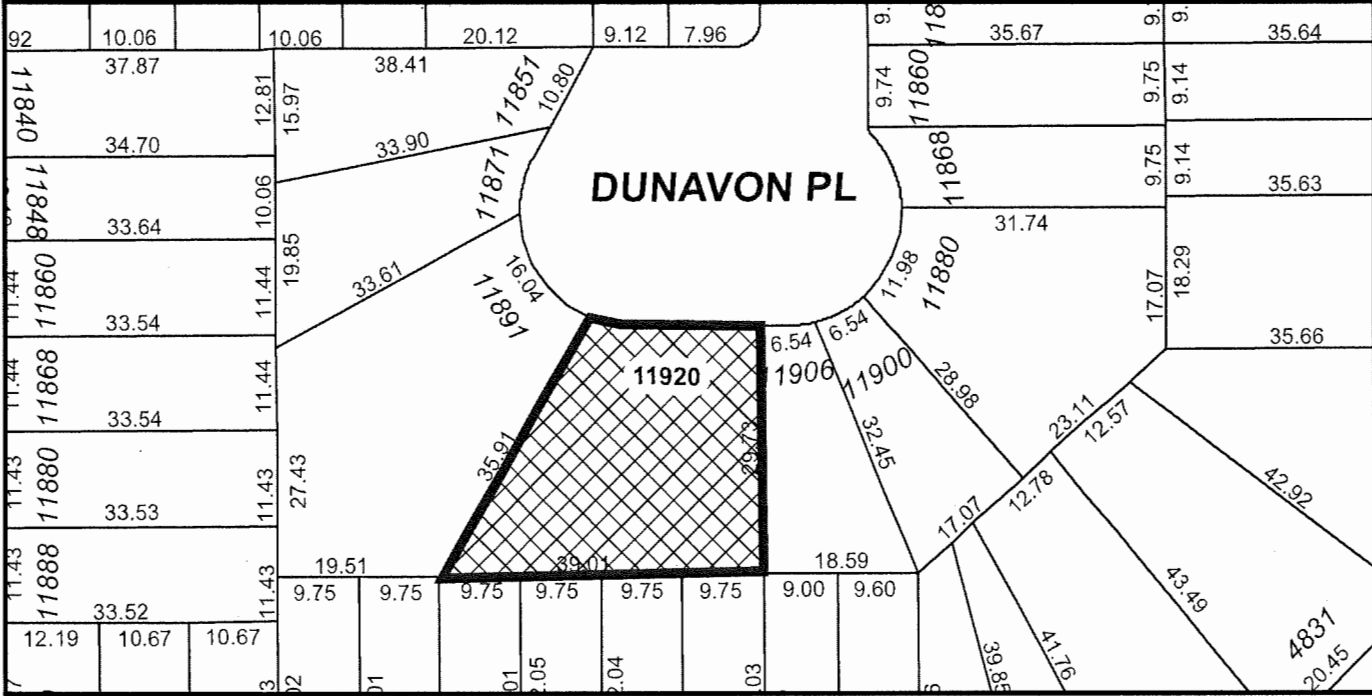
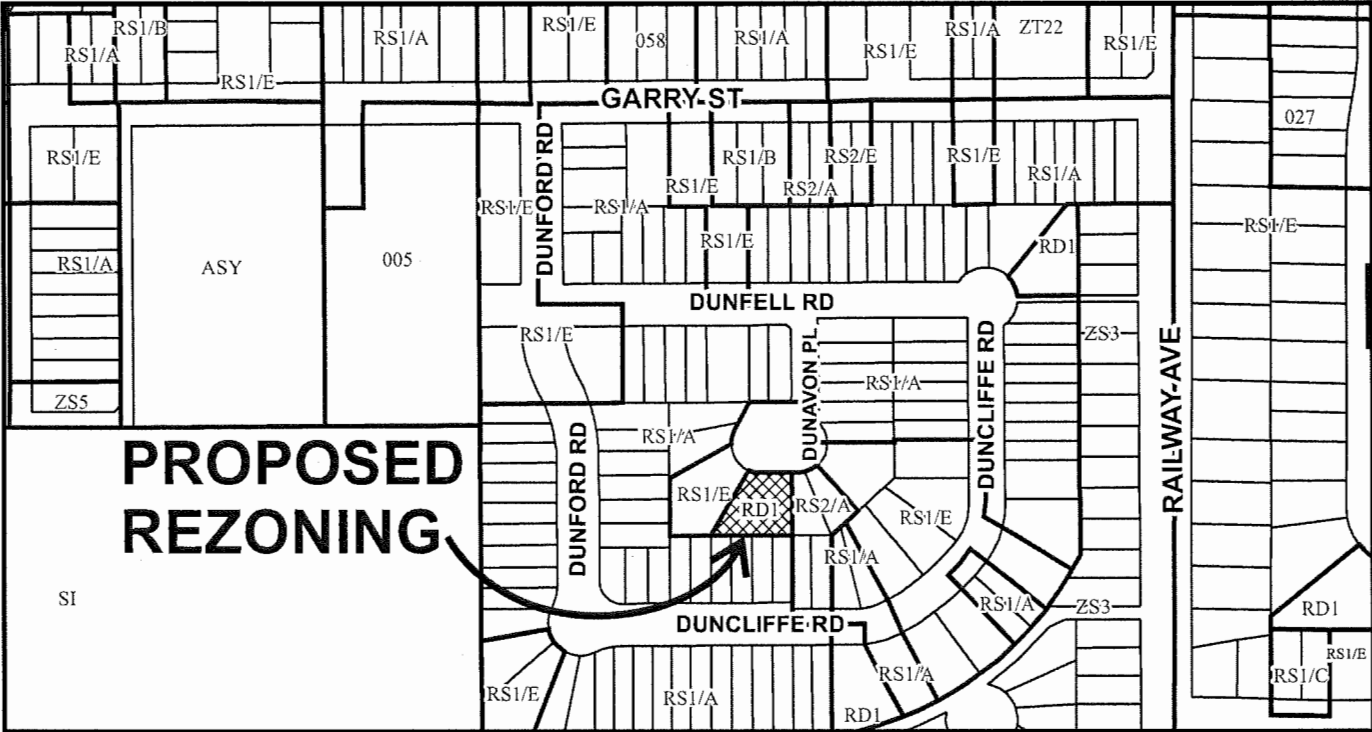
Jordan Rockerbie
Planning Technician
(604-276-4092)

JR:blg

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Steveston Area Land Use Map
- Attachment 5: Lot Size Policy 5470
- Attachment 6: Tree Retention Plan
- Attachment 7: Rezoning Considerations



City of Richmond



	RZ 15-704505	Original Date: 07/24/15 Revision Date: Note: Dimensions are in METRES
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City of
Richmond



RZ 15-704505

Original Date: 07/24/15

Revision Date:

Note: Dimensions are in METRES

SURVEY PLAN OF LOT 146 SECTION 2 BLOCK 3 NORTH RANGE 7 WEST NWD PLAN 48471

PID: 000-857-114

CIVIC ADDRESS:

#11920 DUNAVON PLACE
RICHMOND, B.C.

LEGEND

SCALE 1:200



- DENOTES SPOT ELEVATION
- IP DENOTES STANDARD IRON POST
- CB DENOTES CATCH BASIN
- DENOTES INSPECTION CHAMBER
- MH DENOTES MANHOLE
- ⊠ DENOTES PULLBOX
- ∇ WV DENOTES WATER VALVE
- SAN DENOTES SANITARY
- BCH DENOTES BC HYDRO
- C DENOTES CONIFEROUS TREE
- D DENOTES DECIDUOUS TREE
- φ DENOTES DIAMETER

FOR CITY OF RICHMOND APPLICATION PURPOSES

ALL DISTANCES AND ELEVATIONS ARE IN METRES.
PROPER LINE DIMENSIONS ARE DERIVED FROM FIELD SURVEY.
ELEVATIONS ARE TO GEODETIC DATUM AND ARE DERIVED FROM RICHMOND HPN BENCHMARK (INTEGRATED SURVEY CONTROL MONUMENT) 77H4827 (HPN #205)
ELEVATION: 1.044 METRES.

ALL DESIGNATED TREES AS DEFINED BY CITY OF RICHMOND BYLAW No. 8057, ARE SHOWN HEREON.
THIS PROPERTY IS SUBJECT TO THE REGISTERED COVENANT: BE308151.

MATSON PECK & TOPLISS SURVEYORS & ENGINEERS

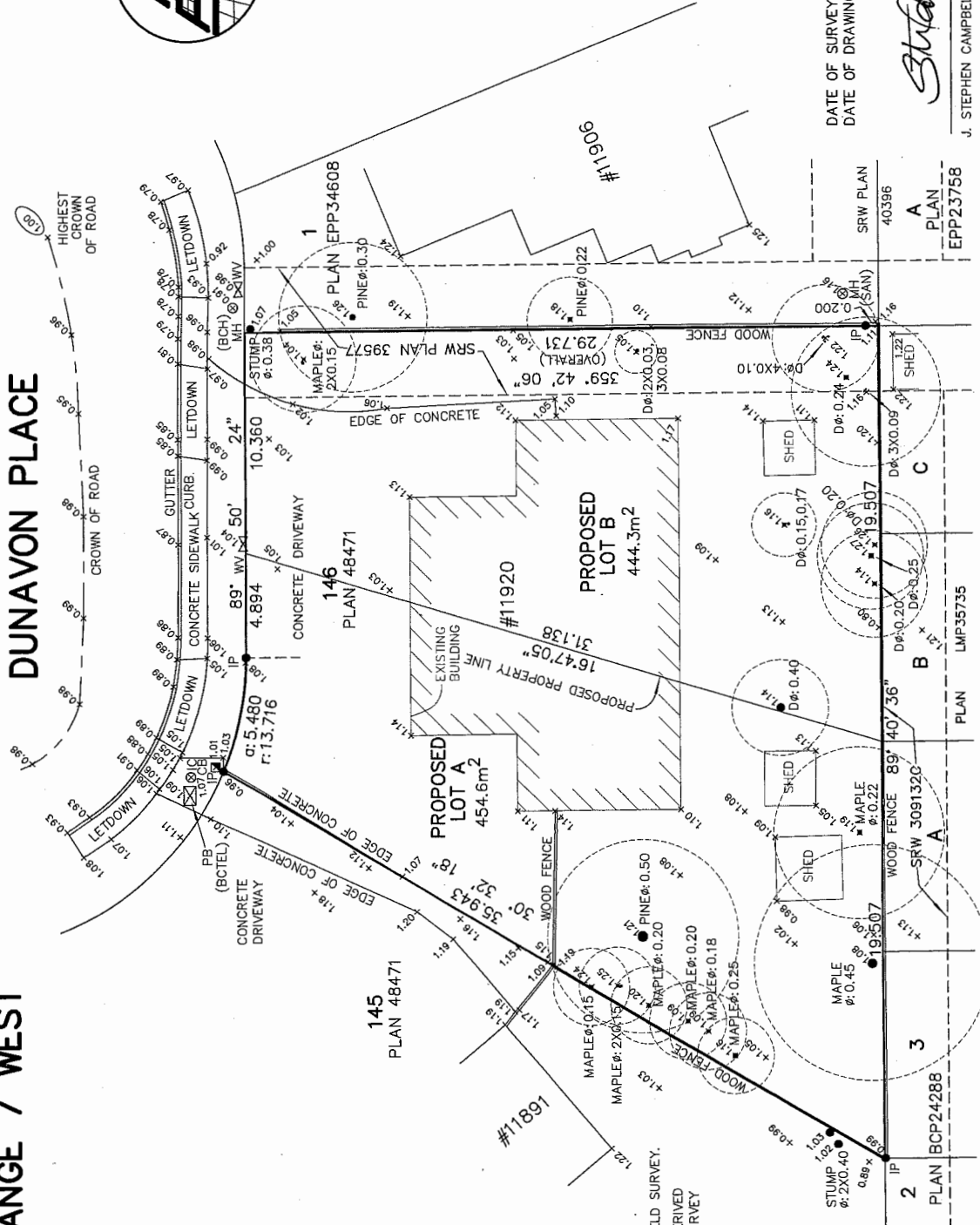
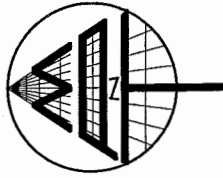
#320 - 11120 HORSESHOE WAY
RICHMOND, B.C.
V7A 5H7

PH: 604.270.9331
FAX: 604.270.4137
CADFILE: 17883-001-TPG-001.DWG

CLIENT REF.: TRENDSETTER HOMES

R-16-17883-TPG

DUNAVON PLACE



DATE OF SURVEY: JUNE 09, 2015
DATE OF DRAWING: APRIL 7, 2016

Stephen Campbell

J. STEPHEN CAMPBELL, BOLS #712

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.

R-16-17883-TPG



RZ 15-704505

Attachment 3

Address: 11920/11940 Dunavon Place

Applicant: Trendsetter Homes Ltd.

Planning Area(s): Steveston

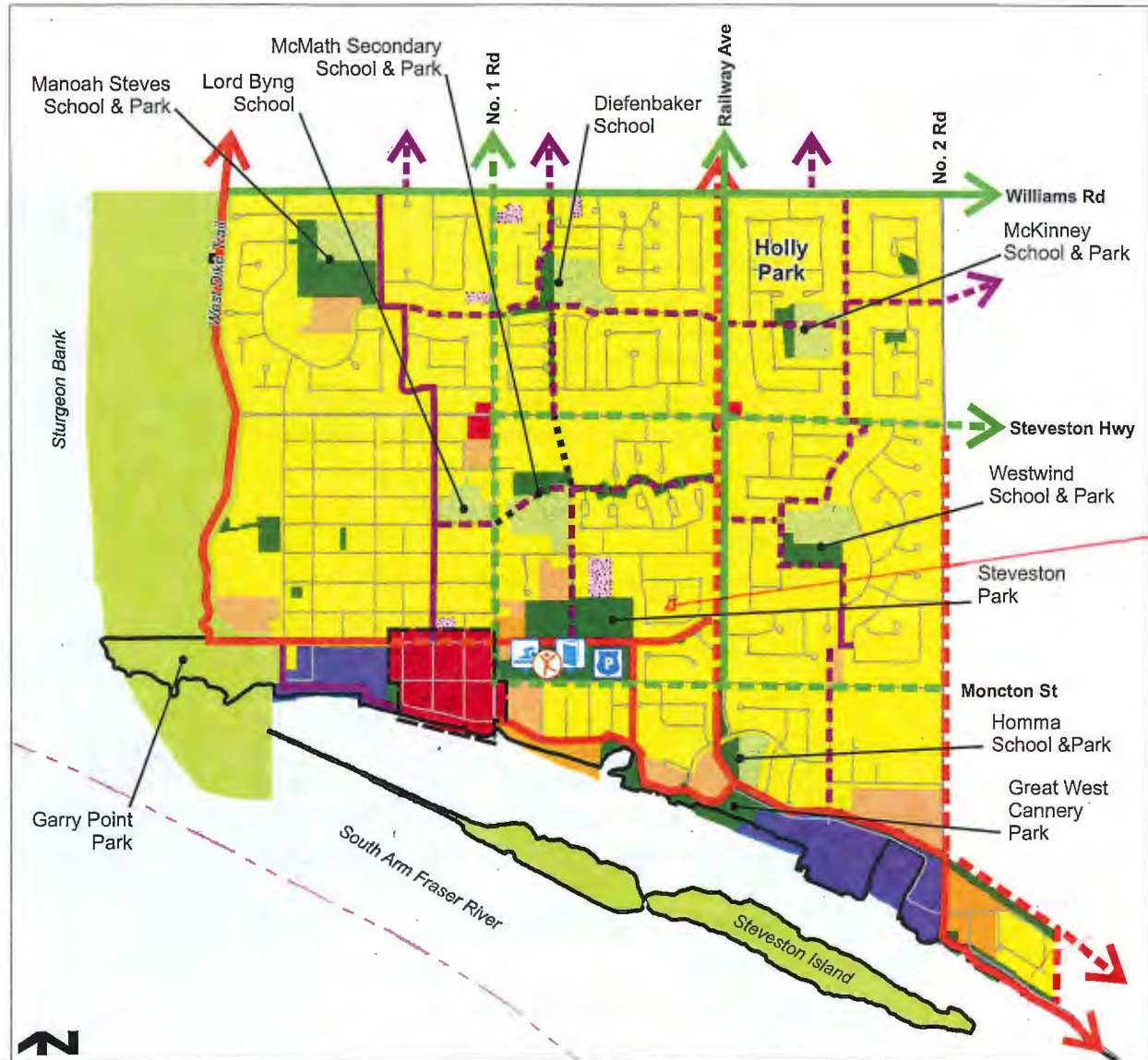
	Existing	Proposed
Owner:	John MacDonald Mary Anne MacDonald	To be determined
Site Size (m²):	898.9 m ²	Lot A: 454.6 m ² Lot B: 444.3 m ²
Land Uses:	One (1) duplex	Two (2) single detached homes
OCP Designation:	Neighbourhood Residential	No change
702 Policy Designation:	RS1/A	RS2/A
Zoning:	RD1	RS2/A

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max.0.55 applied to the first 464.5 m ² of the lot area, together with 0.30 applied to the balance	Max.0.55 applied to the first 464.5 m ² of the lot area, together with 0.30 applied to the balance	none permitted
Buildable Floor Area*:	Lot A: Max. 2,691 ft ² Lot B: Max. 2,630 ft ²	Lot A: Max. 2,691 ft ² Lot B: Max. 2,630 ft ²	none permitted
Lot Coverage – Building:	Max. 45%	Max 45%	none
Lot Size (min. dimensions):	270.0 m ²	Lot A: 454.6 m ² Lot B: 444.3 m ²	none
Setback – Front and Rear Yards:	Min. 6.0 m	Min. 6.0 m	none
Setback – Side Yards:	Min. 1.2 m	Min. 1.2 m	none
Height:	Max. 2 ½ Storeys	Max. 2 ½ Storeys	none

Other: Tree replacement compensation required for loss of significant trees.

*Preliminary estimate for reference only; not inclusive of garage; exact building size to be determined at Building Permit stage.

4. Steveston



Apartment Residential	Steveston Community Centre	Existing Major Street Bike Route
Commercial	Police Steveston Community Station	Future Major Street Bike Route
Community Institutional	Steveston Library	Existing Greenway/Trail
Conservation	Steveston Pool	Future Greenway/Trail
Industrial	Steveston Neighbourhood Centre (future)	Existing Neighbourhood Link - enhanced
Mixed Use		Future Neighbourhood Link - unenhanced
Neighbourhood Residential		Future Neighbourhood Link
Neighbourhood Service Centre		
Park		
School		

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

Page 1 of 2

Adopted by Council: July 15, 2002

POLICY 5470

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 2-3-7**POLICY 5470:**

The following policy establishes lot sizes for properties within the area located along **Dunfell Road, Dunford Road, Duncliffe Road, and Dunavon Place**, in a portion of Section 2-3-7:

That properties located along Dunfell Road, Dunford Road, Duncliffe Road, and Dunavon Place, in the south-east quadrant of Section 2-3-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area A (R1/A) zoning of the Zoning and Development Bylaw 5300.

This policy is to 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

R1/E U58

GARRY ST

R1/B

DUNFORD RD

R1/A

R5

005

DUNFELL RD

R1/E

R1/E

R1/A

DUNAVON PL

R5

R1/A

R1/E

R5

RAILWAY AVE

DUNCLIFFE RD

R1/E

R1/A

R5

CD/42

CD/42



Rezoning would be permitted to R1/A (9 m or 29.527) wide lots)



Policy 5470 Section 02, 3-7

PLN - 132

Adoped Date: 07/15/02

Amended:

Note: Dimensions are in METRES

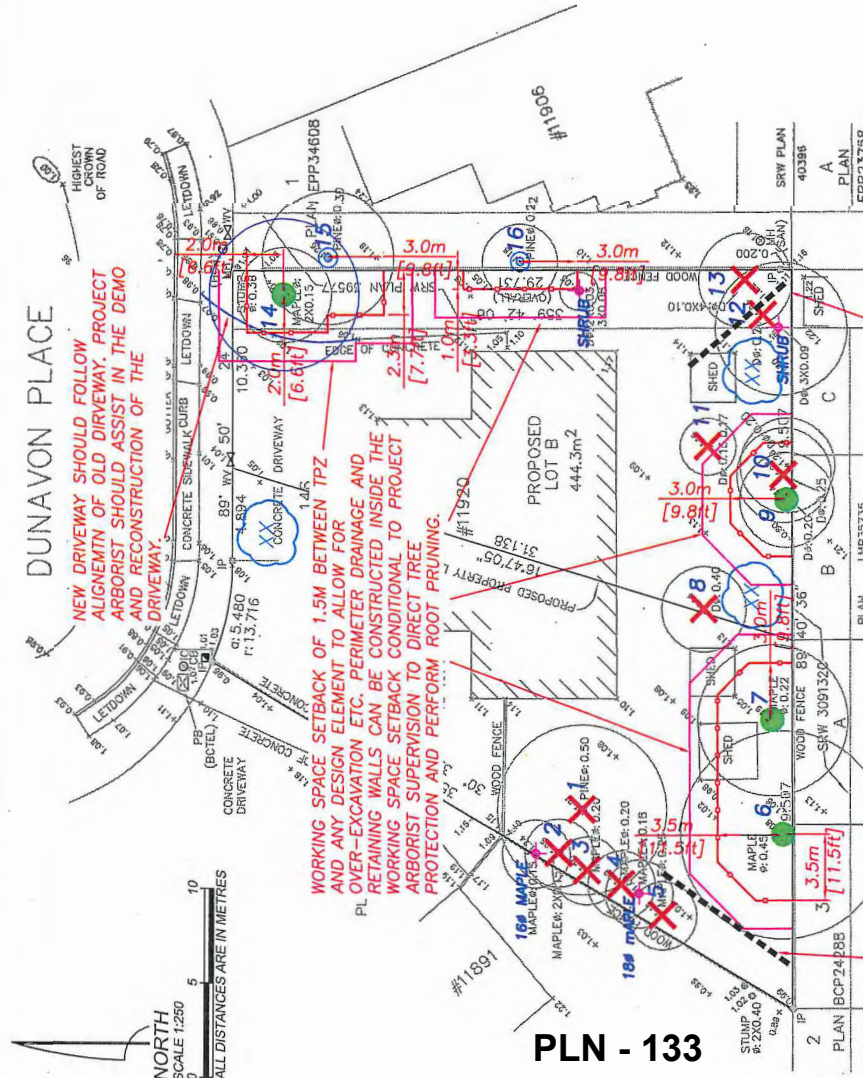
SUGGESTED PLANT LIST: REPLACEMENT TREES

Please use botanical name when ordering.
Current arboricultural best management practices and BCSLA/BCINA standards apply to: quality, root ball, health form, handling, planting, guying/staking and establishment care.

CODE	QTY	Size	BOTANICAL NAME	COMMON NAME
ACA	6m C	Acer campestre	Field maple	
AG	6m C	Acer griseum	Paperbark maple	
ARB	6m C	Acer rubrum 'Bowhall'	Bowhall maple	
ARRS	6m C	Acer rubrum 'RedSunset'	Red Sunset maple	
DI	6m C	Davidia involucreta	Dove tree	
FSD	6m C	Fagus sylvatica 'Dawyd'k	Dawyd'k beech	
FSP	6m C	Fagus sylvatica 'Pendula'	Weeping European beech	
MSO	3.5m H	Magnolia soulangeana	Saucer magnolia	
SP	6m C	Stewartia pseudocamellia	Japanese stewartia	
AP	6m C	Azalea palmatum	Japanese azalea	
AU	6m C	Abutilon undulato	Strawberry tree	
CC	3.5m H	Cercis canadensis	Redbud	
MGR	6m C	Magnolia grandiflora	Southern magnolia (evergreen)	
MST	6m C	Magnolia stellata	Star magnolia	
PSAR	6m C	Prunus sargentii 'Rancho'	Sargent cherry	
PY	6m C	Prunus x yedoensis	Yoshino cherry	
SI	6m C	Syrax japonicus	Japanese snowbell	
EVERGREEN - SMALL SCALE:				
APC	3.5m H	Abies procera 'Glauc'ar	Noble fir	
PO	3.5m H	Picea omorika	Serbian spruce	

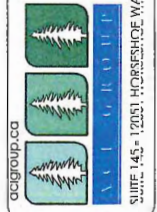
LEGEND:

- ⓧ denotes TAG NUMBER or ID REFERENCE.
- ⓐC denotes ALDER or COTTONWOOD TREE (untagged by/aw sized).
- ⓐ 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).



SEE SHEET 1 FOR TREE DATA AND SPECIFICATIONS

acgroup.ca



ARBORTECH CONSULTING

SUITE 145 - 17051 HORSESHOE WAY, RICHMOND, BC V7A 4V4
p. 604-273-3484

REV #	DATE	COMMENTS
0	APR 22, 2016	INITIAL SUBMISSION

TREE MANAGEMENT DRAWING

PROJECT: TWO LOT SBDIVISION

ADDRESS: 11920 DUNAVON PL RICHMOND

CLIENT: TRENDSETTER HOMES

ACL FILE: 16183

SHEET: 2 OF 2

PLAN NOTES:
This plan is based on data provided by the project's surveyor (BCSLA/BCINA). The project's surveyor is not responsible for the accuracy of the data provided. The project's surveyor is not responsible for the accuracy of the data provided. The project's surveyor is not responsible for the accuracy of the data provided.



Address: 11920/11940 Dunavon Place

File No.: RZ 15-704505

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9571, the developer is required to complete the following:

1. City acceptance of the developer's offer to voluntarily contribute \$8,000.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
2. 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.
3. Submission of a Tree Survival Security to the City in the amount of \$4,000.00 for the four (4) trees to be retained.
4. Submission of a Landscape Security to the City in the amount of \$2,000.00 to ensure that four (4) replacement trees are planted on the subject property.
 - Replacement trees should be a mix of deciduous and coniferous trees.
 - The four (4) required replacement trees are to be of the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
2	8 cm	4 m
2	9 cm	5 m

5. Discharge of statutory right-of-way G43521 from Title, which no longer applies to the subject property.
6. Registration of a 3.0 m-wide statutory right-of-way along the south property line for extension of the sanitary sewer.
7. Registration of a flood indemnity covenant on Title.
8. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments on the future lots (i.e. \$5,321.00) to the City's Affordable Housing Reserve Fund.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a proposal to build a secondary suite on one (1) of the two (2) future lots at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.

Prior to Subdivision*, the applicant must complete the following requirements:

1. Discharge of covenant BE308151 from Title, which restricts the property to a duplex.

Prior to Demolition* stage, the applicant 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.

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

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

Water Works:

- Using the OCP Model, there is 167 L/s of water available at 20 psi residual at the hydrant fronting 11920 Dunavon Place. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
- At the Developer's cost, the City will:
 - Install two (2) new water service connections complete with meter and meter box to service the newly subdivided lots.
 - Cut and cap at main the existing water service connection at the Dunavon Place frontage

Storm Sewer Works:

- At the Developer's cost, the City will:
 - Install one (1) new storm sewer service connection with a Type 2 inspection chamber at the common property line fronting Dunavon Place.
 - Cut and cap the existing service connection at the northwest corner of the subject site..

Sanitary Sewer Works:

- The Developer is required to:
 - Provide a 3 m wide utility right-of-way along the entire south property line of the proposed development.
 - Install a new sanitary sewer complete with two (2) new manholes within the Dunavon Place roadway along the entire lot frontage.
 - Install a new sanitary service connection complete with inspection chamber and dual service leads.
- At the Developer's cost, the City is to:
 - Perform all tie-ins of proposed works to existing City infrastructure.
 - Cut and cap the existing sanitary service connection at the southeast corner of the subject site.

Frontage Improvements:

- The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground Hydro service lines.
 - Provide pre-ducting for future Hydro/Telephone/Cable utilities, if required.
 - 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 on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).
- All removal and relocation of curb, gutter, and curb letdowns to be done at Developer's cost.

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.

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

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

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9571 (RZ 15-704505)
11920/11940 Dunavon Place

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/A)".

P.I.D. 000-857-114

Lot 146 Section 2 Block 3 North Range 7 West New Westminster District Plan 48471

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9571".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Horizontal lines for recording readings and conditions.

APPROVED by BK
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER