



City of Richmond

Report to Committee Planning and Development Division

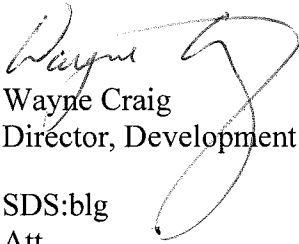
To: Planning Committee
From: Wayne Craig
Director, Development

Date: July 12, 2016
File: RZ 15-705932

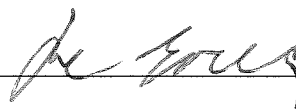
Re: Application by Westmark Developments Ltd. for Rezoning at 6700/
6720 No. 1 Road from Two-Unit Dwellings (RD1) to Single Detached (RS2/C)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9583, for the rezoning of 6700/6720 No. 1 Road from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/C)", be introduced and given first reading.


Wayne Craig
Director, Development

SDS:blg
Att.

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

Staff Report

Origin

Westmark Developments Ltd. has applied to the City of Richmond for permission to rezone the property at 6700/6720 No. 1 Road from the “Two-Unit Dwellings (RD1)” zone to the “Single Detached (RS2/C)” zone, to permit the property to be subdivided to create two (2) lots, with vehicle access from No. 1 Road (Attachment 1). The site is currently occupied by a stratified duplex, 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: A duplex on a lot zoned “Single Detached (RS1/E)” fronting No. 1 Road.

To the South: Single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting No. 1 Road.

To the East: Single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting Gamba Drive.

To the West: Across No. 1 Road, single-family dwellings on lots zoned “Single Detached (RS1/F)”; currently under rezoning application (RZ 16-731275) to rezone to “Medium Density Townhouse (RTM2)” in order to develop nine (9) townhouse units.

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation for the subject site is “Neighbourhood Residential”. The proposed rezoning and subdivision would comply with this designation.

Single-Family Lot Size Policy 5411/Zoning Bylaw 8500

The subject property is located within the area governed by Single-Family Lot Size Policy 5411 (adopted by Council April 24, 1989 and amended in 1995 and 2005) (Attachment 4). The Policy permits properties within the area to be rezoned and subdivided in accordance with the provisions of the “Single Detached (RS1/E)” zone. 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 15 m

(49 ft.) wide and approximately 465 m² (5,000 ft²) in area. The proposed subdivision would comply with these requirements.

Arterial Road Policy

The existing Arterial Road Policy in the OCP identifies the subject site for redevelopment as single-family only. On February 22, 2016, Council considered proposed amendments to the Arterial Road Policy. Staff completed public consultation on the proposed changes in April and May 2016. It is anticipated that a staff report and required bylaws to amend the OCP will be presented to Planning Committee and Council in the fall of 2016 for consideration. The proposed amendments would designate the subject property as “Single Family Lot Size Policy (No Townhouse)”. The proposed rezoning and subdivision would comply with this designation.

To limit the number of driveway connections to No. 1 Road, vehicle access to the proposed lots will be limited to a single shared driveway. In accordance with the provisions of the “Single Detached (RS2/C)” zone, a minimum 9.0 m front yard setback is required where driveway access is on an arterial road, in order to make adequate provisions for a driveway with turnaround capability. Additional information is provided in the “Site Access” section of this report.

To ensure that the proposed lots are enhanced consistent with the landscape guidelines of the Arterial Road Policy, the applicant is required to submit a Landscape Plan for both lots, prepared by a Registered Landscape Architect, along with a Landscape Security based on 100% of the cost estimate provided by the Landscape Architect for the proposed works, prior to final adoption of the rezoning bylaw. A portion of the security will be released after construction and landscaping at the subject site is completed and a landscaping inspection by City staff has been passed. The City may retain the balance of the security for a one-year maintenance period to ensure the landscaping survives.

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. In response to the sign, staff have received one (1) piece of email correspondence with general questions regarding the application. Staff provided a response to the resident and no further inquiries were received.

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

Existing Legal Encumbrances

There is an existing 3.0 m by 3.0 m statutory right-of-way registered on Title for utilities in the northeast corner of the subject site; which will not be impacted by the proposed development. The applicant is aware that encroachment into the statutory right-of-way is not permitted.

There are also existing restrictive covenants registered on Title, restricting the use of the subject property to a duplex (Document No. AE8735 & AE8736). These covenants must be discharged from Title as a condition of rezoning.

Site Access

Vehicle access to the proposed lots will be limited to a single shared driveway from No. 1 Road. Prior to rezoning, the applicant is required to register a legal agreement on Title to ensure that upon subdivision of the property, vehicle access to the proposed lots is through a shared driveway crossing (6 m wide at the property line), centered on the proposed shared property line. No obstructions are permitted within the shared driveway.

As a condition of rezoning, the applicant is required to register a cross-access easement on Title; centered on the proposed shared property line to enable vehicles to pass over the common lot line to enter and exit the properties, and allow on-site vehicle maneuvering.

Provisions in the "Single Detached (RS2/C)" zone include a minimum 9.0 m front yard setback where the driveway access to the proposed lots is on an arterial road, in order to make adequate provisions for a driveway with turnaround capability. At Building Permit stage, the buildings and driveways on the proposed lots will be designed to accommodate on-site vehicle turn-around capability to prevent the necessity for vehicles to reverse out onto No. 1 Road.

Prior to issuance of a Building Permit, the applicant is required to submit a Construction Parking and Traffic Management Plan to the City's Transportation Department for review.

Tree Retention and Replacement

A Certified Arborist's Report was submitted by the applicant; 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 five (5) trees located on the subject site, one (1) tree and one (1) hedge on neighbouring properties, and one (1) City-owned hedge.

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:

- Retain one (1) Cherry tree located on the neighbouring property to the north due to its location outside the proposed building footprints (tag# A).

- Retain one (1) Western red cedar hedge located on the neighbouring property to the south due to its location outside the proposed building footprints (tag# 828).
- Remove two (2) Cherry trees on-site due to poor condition, severe historic improper pruning, and visible signs of decline (tag# 825 & 826).
- Remove three (3) Lombardy poplar trees on-site located on shared property lines with the neighbouring property to the east (tag# 824) and north (tag# 822 & 823) due to poor condition, including large dead limbs and historic and recent scaffold limb failures, and conflict with the proposed development. Additionally, the root systems of these trees will be impacted by construction such that the trees cannot be retained. Prior to removal, the applicant is required to obtain written permission from the adjacent property owner with whom the tree is shared. If permission is not granted for the removal of the shared trees, the trees shall be protected as per Tree Protection Information Bulletin Tree-03.
- Remove one (1) City-owned cedar hedge located in front of the subject property due to conflict with the proposed driveway (tag# 827). The applicant has received approval from the Parks Department and must contact the department four (4) business days prior to removal.

Tree Protection

The proposed Tree Management Diagram is shown in Attachment 5; which outlines the protection of the two (2) trees off-site.

To ensure protection of the two (2) trees off-site (tag# 828 and A), the applicant is required to complete the following items prior to final adoption of the rezoning bylaw:

- Submission of a contract with a Certified Arborist for supervision of all works conducted within close proximity to tree protection zones. The contract must include the scope of work, including the number of 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 report to the City for review.

Prior to demolition of the existing dwelling on the subject site, the applicant is required to install tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.

Tree Replacement

For the removal of the five (5) trees on-site, the Official Community Plan (OCP) tree replacement ratio goal of 2:1 requires 10 replacement trees to be planted and maintained on the proposed lots. The applicant's Arborist has indicated that a total of six (6) replacement trees can be accommodated on the proposed lots (as shown in Attachment 5). The applicant has proposed to plant and maintain three (3) trees on each of the proposed lots; for a total of six (6) trees. The applicant is also required to submit a cash-in-lieu contribution in the amount of \$2,000

(\$500/tree) to the City’s Tree Compensation Fund for the balance of required replacement trees not planted on the proposed lots (four (4) trees).

As per Tree Protection Bylaw No. 8057, based on the sizes of the on-site trees being removed (37-139 dbh), replacement trees shall be the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	8 cm		4 m
2	9 cm		5 m
2	11 cm		6 m

To ensure the six (6) replacement trees are planted on-site at development stage, the applicant is required to submit a Landscape Plan, along with a Landscape Security. Additional information is provided in the “Arterial Road Policy” section of this report.

Affordable Housing Strategy

The Affordable Housing Strategy for single-family rezoning applications received prior to September 14, 2015, requires a secondary suite or coach house on 50% of new lots, or a cash-in-lieu contribution of \$1.00/ft² of total buildable area towards the City’s Affordable Housing Reserve Fund.

The applicant proposes to provide a voluntary contribution to the Affordable Housing Reserve Fund based on \$1.00/ft² of total buildable area of the single-family developments (i.e. \$5,500) in-lieu of providing a secondary suite on 50% of the new lots. The cash-in-lieu contribution must be submitted prior to final adoption of the rezoning bylaw.

Site Servicing and Frontage Improvements

There are no site servicing concerns with the proposed rezoning.

At future subdivision stage, the applicant will be required to complete frontage improvements along No. 1 Road, including the design and construction of a new 1.5 m wide treed and grassed boulevard and a 1.5 m sidewalk behind the existing curb and gutter.

At future subdivision and Building Permit stage, the applicant is required to pay the current year’s taxes and complete the required service connection works as described in Attachment 6.

Prior to subdivision, the applicant must discharge the existing Strata Plan (NWS901).

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).

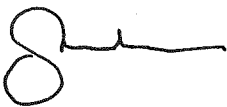
Conclusion

The purpose of this rezoning application is to rezone the property at 6700/6720 No.1 Road from the "Two-Unit Dwellings (RD1)" zone to the "Single Detached (RS2/C)" zone, 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 6; which has been agreed to by the applicant (signed concurrence on file).

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9583 be introduced and given first reading.



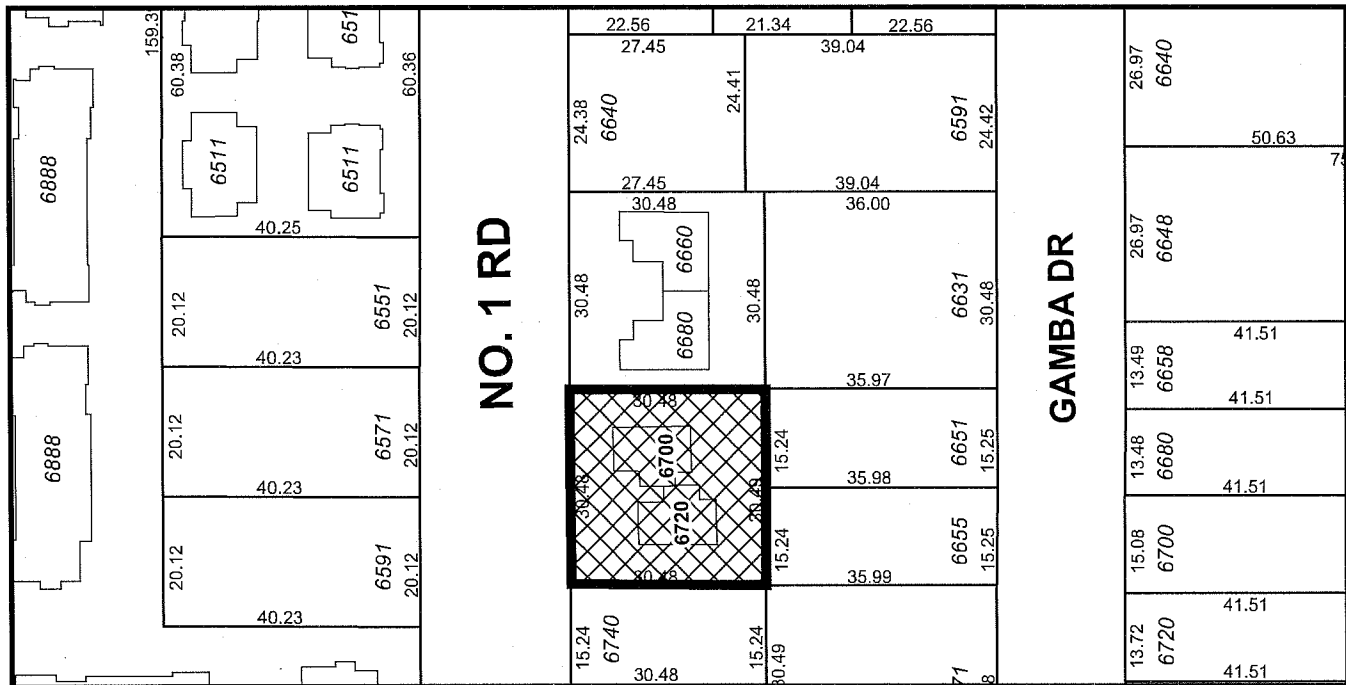
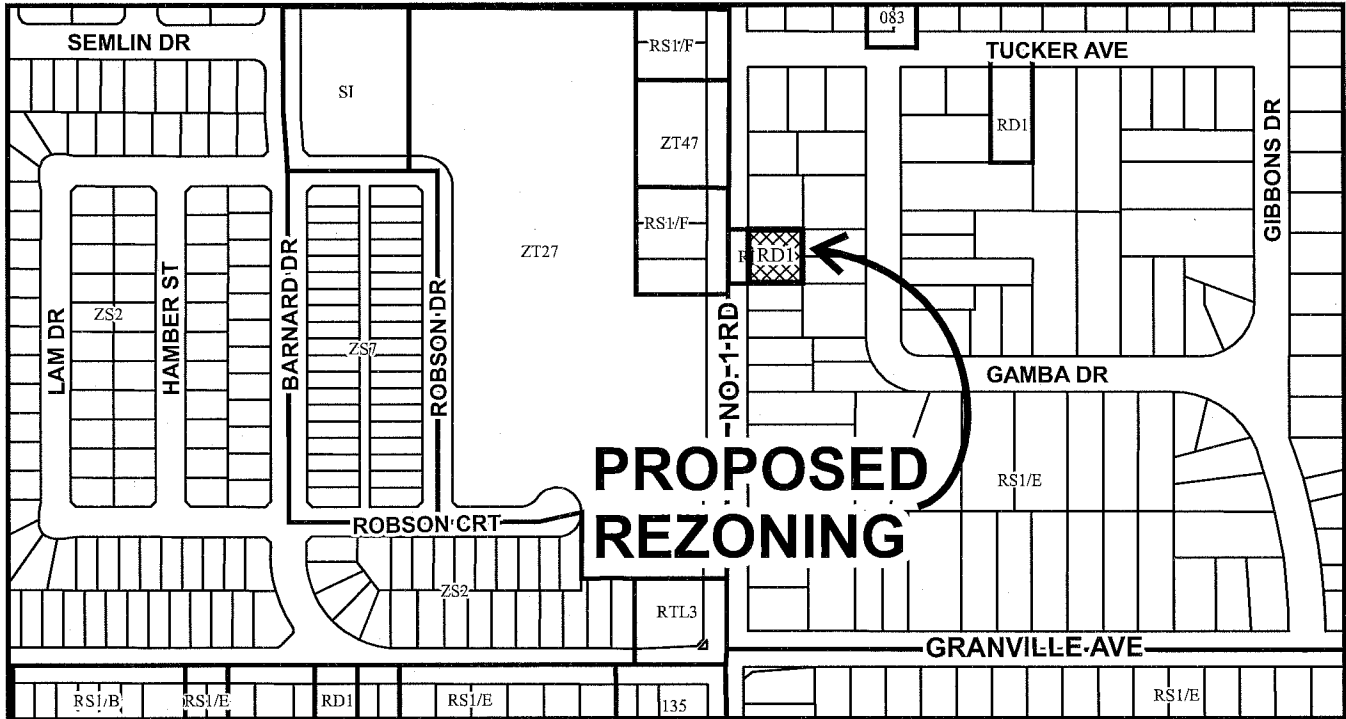
Steven De Sousa
Planning Technician
(604-276-8529)

SDS:blg

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Lot Size Policy 5411
- Attachment 5: Tree Management Plan
- Attachment 6: Rezoning Considerations



City of
Richmond



RZ 15-705932

Original Date: 08/07/15

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 15-705932

Original Date: 08/07/15

Revision Date:

Note: Dimensions are in METRES

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF STRATA PLAN NWS901

SCALE 1 : 200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

CIVIC ADDRESS:
6700-6720 NO.1 ROAD, RICHMOND, BC
PID: 001-556-908 (STRATA LOT 1)
001-556-916 (STRATA LOT 2)

BENCHMARK
ELEVATIONS ARE BASED ON:
CITY OF RICHMOND SECONDARY
BENCH MARK #344
ELEVATION = 1.380 METRE
GEODETIC DATUM = CVD28GVRD

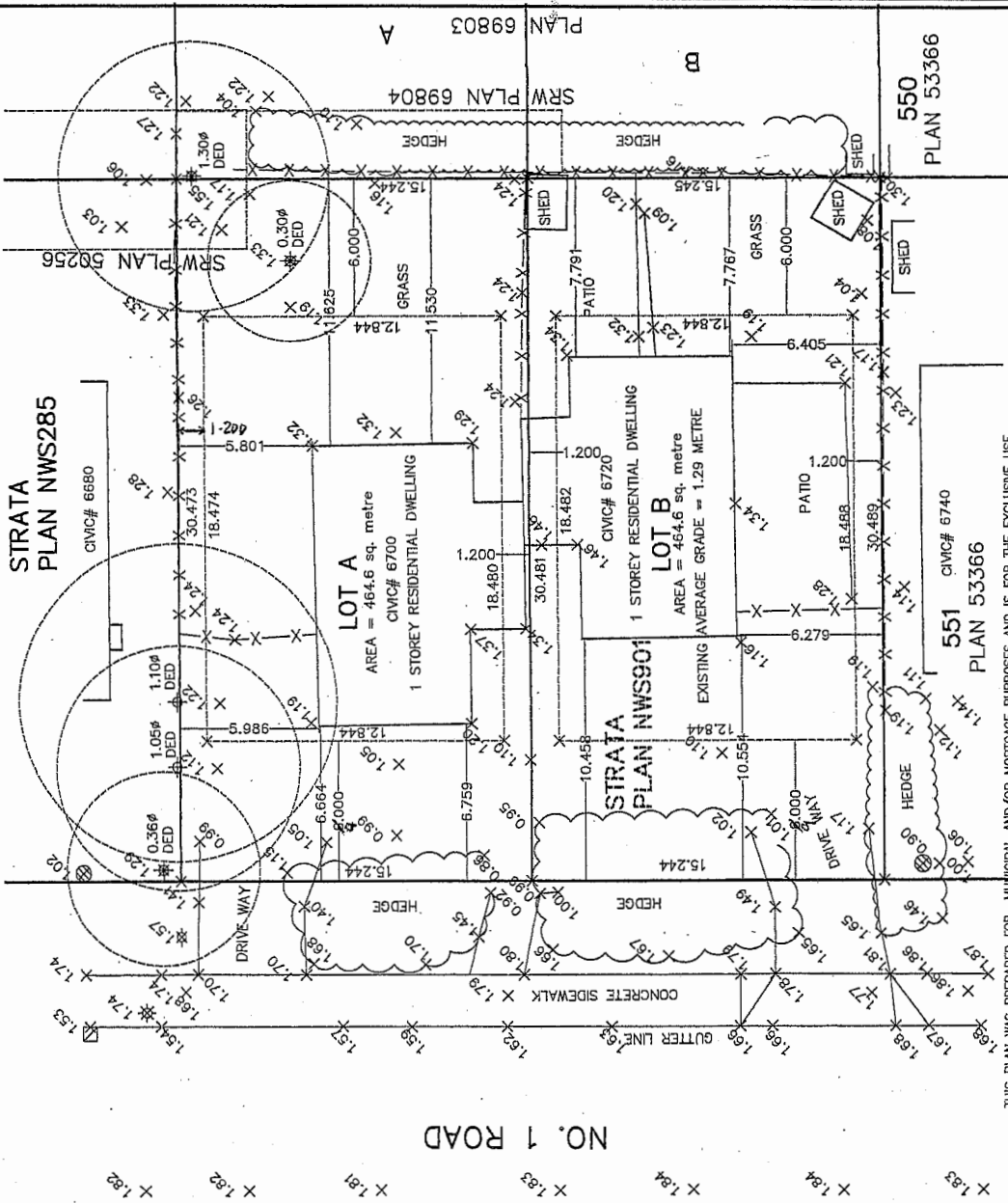
LEGEND:

- GROUND ELEVATION
- TREE WITH DRIPLINE (TIED AT POINT OF ENTRY INTO THE GROUND)
- STREET LIGHT
- ROUND CATCH BASIN
- CATCH BASIN
- HYDRO POLE
- FENCE
- DED DECIDUOUS

PLN - 147

CERTIFIED CORRECT ACCORDING TO FIELD SURVEY THIS 18TH DAY OF JUNE, 2015.

Richard S Fu
RICHARD S FU
B.C.L.S.



THIS PLAN WAS PREPARED FOR MUNICIPAL AND/OR MORTGAGE PURPOSES AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT. THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS. THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.



3817 McKay Place
RICHMOND BC V6X 3F6
TEL: 604-313-2883
FILE: 1506-004

550
PLAN 53366

551
PLAN 53366

PLAN 69803

SRW PLAN 69804

STRATA
PLAN NWS285

CIVIC# 6680

CIVIC# 6700

CIVIC# 6720

CIVIC# 6740



RZ 15-705932

Attachment 3

Address: 6700/6720 No. 1 Road

Applicant: Westmark Developments Ltd.

Planning Area(s): Thompson

	Existing	Proposed
Owner	6700 No. 1 Road: A. & A. Bains 6720 No. 1 Road: S-8132 Holdings Ltd	To be determined
Site Size	Approx. 929.2 m ² (10,000 ft ²)	Lot A: 464.6 m ² (5,000 ft ²) Lot B: 464.6 m ² (5,000 ft ²)
Land Uses	One (1) two-family dwelling	Two (2) single-family dwellings
Designations: OCP 702 Policy	Neighbourhood Residential Existing duplex into two (2) equal halves	No change No change
Zoning	Two-Unit Dwellings (RD1)	Single Detached (RS2/C)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.55 for 464.5 m ² of Lot Area + Max. 0.3 for Remainder	Max. 0.55 for 464.5 m ² of Lot Area + Max. 0.3 for Remainder	None permitted
Buildable Floor Area	Max. 255 m ² (2,750 ft ²)*	Max. 255 m ² (2,750 ft ²)*	None permitted
Lot Coverage: Buildings Non-Porous Landscaping	Max. 45% Max. 70% Min. 25%	Max. 45% Max. 70% Min. 25%	None
Lot Size	Min. 360.0 m ²	Lot A: 464.6 m ² Lot B: 464.6 m ²	None
Setbacks: Front Yard Interior Side Yards Rear Yard	Min. 9 m Min. 1.2 m Min 6 m	Min. 9 m Min. 1.2 m Min 6 m	None
Height	Max. 2 ½ storeys & within Residential Vertical Lot Envelopes	Max. 2 ½ storeys & within Residential Vertical Lot Envelopes	None

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

*Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: April 24, 1989
 Amended by Council: August 21, 1995
 Amended by Council: July 18, 2005

POLICY 5411

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 11-4-7

POLICY 5411:

The following policy establishes lot sizes for that portion of Section 11-4-7, bounded by **Westminster Highway, Granville Avenue, No. 1 Road, and the property line to the rear of the properties on the east side of Gibbons Drive:**

1. All lots resulting from subdivision shall meet the requirements of Single-Family Housing District, Subdivision Area E (R1/E) as per the Zoning and Development Bylaw 5300.
2. This policy is to be used in determining the disposition of future applications in this area for a period of not less than five years, except as per the amending procedures in the Zoning and Development Bylaw 5300.
3. Property boundaries are outlined on the accompanying plan.
4. Multiple-family residential development shall not be permitted.

SUGGESTED PLANT LIST: REPLACEMENT TREES

Plant list is for general information only.
 Current tabular form measurement practices and ACSLA/BCMA standards apply to: quality, cost/benefit, health, form, handling, planting, planning, spacing/spacing and establishment care.
 Scale, Height and Spread (metres) are approximate, mature sizes considering landscape planting in a "Southern Coastal BC" growing environment - actual dimensions will vary.

CODE	CITY	SIZE	BOTANICAL NAME	COMMON NAME
ACIA		60m C	Acer compestre	Field maple
ACIC		60m C	Acer griseum	Paperbark maple
ACIB		60m C	Acer palmatum 'Nishiki Katsura'	Red Japanese maple
ACIS		60m C	Acer palmatum 'Red Sunset'	Red Sunset maple
DI		60m C	Davidia involucreata	Dove tree
FSD		60m C	Fagus sylvatica 'Tuwaiyk'	Davyd's beech
FSP		60m C	Fagus sylvatica 'Pendula'	Weeping European beech
MSD		3.5m H	Magnolia soulangeana	Saucer magnolia
SP		60m C	Stewartia pseudocornellia	Japanese Stewartia
AP		60m C	Acer palmatum	Japanese maple
AU		60m C	Ailanthus altissima	Strawberry tree
CE		60m C	Cornus florida	Red dogwood
CK		60m C	Cornus kousa	Kousa dogwood
CRIL		60m C	Crataegus x laevicollis	Laetle hawthorn
MR		60m C	Magnolia grandiflora	Southern magnolia (evergreen)
MS		60m C	Magnolia stellata	Star magnolia
PSAR		60m C	Prunus sargentii 'Tanchu'	Sargent cherry
PV		60m C	Prunus x yedoensis	Yoshino cherry
SI		60m C	Syringa japonicus	Japanese snowball
SR		60m C	Syringa reticulata	Libe
EMERGREEN - SMALL SCALE:		3.5m H	Abies procera 'Glauca'	Noble fir
APC		3.5m H	Picea emmonsii	Seikan spruce

LEGEND:

- denotes TAG NUMBER or ID REFERENCE.
- denotes PRIORITY RANKING for treatment planning consideration.
- denotes DRIFLINE (spread of the branches and foliage) of the tree.
- denotes RETENTION tree (proposed).
- denotes REMOVAL tree (proposed).
- denotes HIGH RISK REMOVAL tree (proposed).
- denotes OFF-SITE tree (to be protected and/or owner contacted as noted).
- denotes NON-BY-LAW 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).

PLAN NOTE:
 Any plant noted on drawings is suggested by the project landscape architect (PLA) and/or arborist. The client is responsible for confirming the availability of the plant and for providing the necessary permits for its installation. The client is also responsible for providing the necessary information to the PLA and/or arborist to ensure the successful installation and maintenance of the plant.

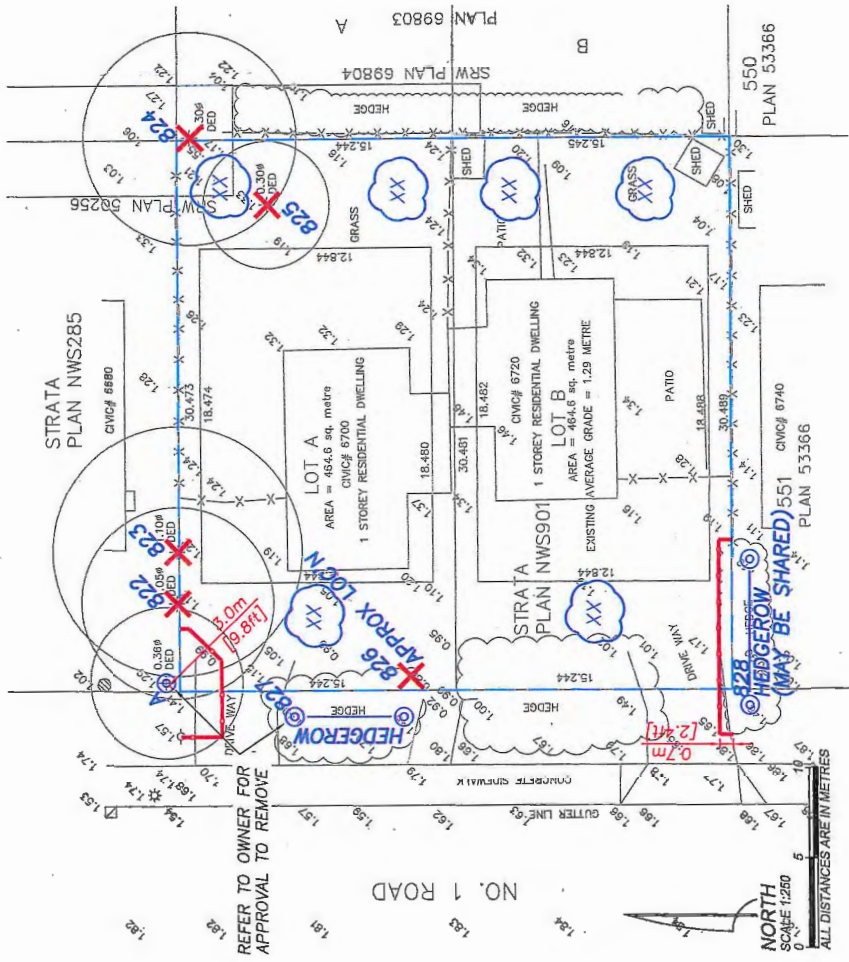
SEE SHEET 1 FOR TREE DATA AND SPECIFICATIONS

oclgroupp.ca

ARBORTECH CONSULTING
 A CCL GROUP COMPANY
 SUITE 145 - 121ST HORSESHOE WAY, RICHMOND, BC V7A 4V4 P 604.276.3404

REV.#	DATE	INITIAL SUBMISSION	COMMENTS
0	JUL 16 2015		

TREE MANAGEMENT DRAWING
 PROJECT: TWO LOT SUBDIVISION
 ADDRESS: 6700 6720 NO 1 RD, RICHMOND
 CLIENT: WESTMARK DEVELOPMENT LTD
 ACL FILE: 15275
 SHEET: 2 OF 2



PLN - 151



City of Richmond

Rezoning Considerations

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

Address: 6700/6720 No. 1 Road

File No.: RZ 15-705932

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9583, the developer is required to complete the following:

1. Submission of a Landscape Plan for 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 (max. 1.2 m high) outside of the rear yard;
 - Include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report.
 - Include the six (6) required replacement trees, along with a Landscape Security in the amount of \$500/tree, with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	8 cm		4 m
2	9 cm		5 m
2	11 cm		6 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.

2. City acceptance of the developer's offer to voluntarily contribute \$2,000 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. Registration of a flood indemnity covenant on Title.
5. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$5,500) to the City's Affordable Housing Reserve Fund.
6. Registration of a legal agreement on Title, ensuring upon subdivision of the property, vehicular access to the proposed lots is via a single shared driveway crossing (6 m wide at the property line), centered on the proposed shared property line.
7. Registration of a legal agreement on Title to restrict the location of the shared driveway, ensuring at Building Permit stage, the building and driveway on the proposed lots are designed to accommodate on-site vehicle turnaround capability to prevent vehicles from reversing onto No. 1 Road.
8. Registration of a cross-access easement on Title prior to subdivision centered on the proposed shared property line to enable vehicles to pass over the common lot line to enter and exit the proposed lots.
9. Discharge of the existing covenants registered on Title of the subject property (i.e. AE8735 & AE8736), which restricts the use of the property to a duplex.

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

1. Installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.

PLN - 152

Initial: _____

2. Obtain written authorization from the neighbouring property owners at 6680 No. 1 Road and 6651 Gambia Drive to remove Trees (tag# 822, 823, 224) located on the shared property lines. If written authorization is not obtained by the applicant, these trees must be retained and protected in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.
3. 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 (tag# 827).

At Subdivision* stage and Building Permit* stage, the developer must complete the following:

1. Discharge of existing Strata Plan (NWS901).
2. 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.
3. The following servicing works and off-site improvements may be completed through either: a) a Servicing Agreement* entered into by the applicant to design and construct the works to the satisfaction of the Director of Engineering; or b) a cash contribution (based on the City's cost estimate for the works) for the City to undertake the works at development stage:

Water Works:

- a) Using the OCP Model, there is 530.0 L/s of water available at a 20 psi residual at the No.1 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.
- c) At Developers cost, the City is to:
 - Cut and cap the existing water service connections along the No. 1 Road frontage.
 - Install two (2) new water service connections complete with meters and meter boxes along the No. 1 Road frontage.

Storm Sewer Works:

- d) At Developers cost, the City is to:
 - Utilize the existing storm service connections along the No. 1 Road frontage and upgrade the existing IC's and relocate into the boulevard along the No. 1 Road frontage.

Sanitary Sewer Works:

- e) The Developer is required to:
 - Not construct any building works at the site until the City has completed rear yard sanitary works.
- f) At the Developers cost, the City is to:
 - Install a new sanitary service connection with IC at the south east corner of the development site and tie-in to the existing MH (SMH3650).
 - Install a new sanitary IC at the existing service connection of the northeast corner of the site.

Frontage Improvements:

- g) Transportation frontage improvements:
 - Applicant responsible for the design and construction of a new 1.5 m wide treed/grassed boulevard and a 1.5 m wide concrete sidewalk, behind the existing curb/gutter.
- h) The Developer is required to :
 - Coordinate with BC Hydro, TELUS and other private communication service providers:
 - To underground Hydro service lines.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, TELUS Kiosks, etc.).
 - Complete other frontage improvements as per Transportation's requirements.

Initial: _____

General Items:

- a) The Developer is required to:
 - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- 4. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
- 5. 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 9583 (RZ 15-705932)
6700/6720 No. 1 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 "SINGLE DETACHED (RS2/C)".

P.I.D. 001-556-908

Strata Lot 1 Section 11 Block 4 North Range 7 West New Westminster District Strata Plan NW901 together with an interest in the Common Property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

P.I.D. 001-556-916

Strata Lot 2 Section 11 Block 4 North Range 7 West New Westminster District Strata Plan NW901 together with an interest in the Common Property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9583".

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 with signature.

MAYOR

CORPORATE OFFICER