



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

Date: December 5, 2016
File: RZ 14-659770

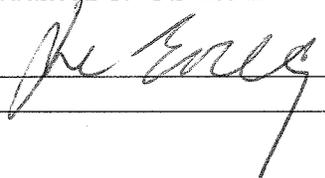
Re: Application by 1015553 BC Ltd. for Rezoning at 4271 Francis Road from "Single Detached (RS1/E)" to "Single Detached (RS2/C)"

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9660, for the rezoning of 4271 Francis Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/C)" zone, be introduced and given first reading.


Wayne Craig
Director, Development

WC:jr
Att. 8

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

Staff Report

Origin

1015553 BC Ltd. has applied to the City of Richmond for permission to rezone 4271 Francis Road from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/C)” zone, to permit the property to be subdivided to create two (2) lots, one (1) with vehicle access to Craigflower Gate and one (1) with vehicle access to Francis Road (Attachment 1). The proposed subdivision plan is provided in Attachment 2. There was an existing single-family dwelling on the property, which has been 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: Single-family dwellings on lots zoned “Single Detached (RS1/B)”, fronting Craigflower Drive.
- To the South: The sports fields of Hugh Boyd Secondary School, on lots zoned “School & Institutional Use (SI).”
- To the East: A duplex dwelling on a lot zoned “Two-Unit Dwellings (RD1)”, fronting Francis Road.
- To the West: A single-family dwelling on a lot zoned “Single Detached (RS1/E)”, fronting Francis Road.

Related Policies & Studies

Official Community Plan/Seafair Area Plan

The subject property is located in the Seafair 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.

Richmond Zoning Bylaw 8500/Single Family Lot Size Policy 5467

The subject property is located in the area governed by Single Family Lot Size Policy 5467, adopted by Council on March 15, 1999, and amended on December 17, 2012 (Attachment 5). This Lot Size Policy allows the subject property to rezone and subdivide to “Single Detached (RS2/C)” only. The proposed rezoning is consistent with this Policy.

Arterial Road Policy

The subject property is not designated on the current Arterial Road Development Map.

On November 14, 2016, Council gave first reading to proposed updates to the Arterial Road Policy. If adopted by Council, the update would designate the subject property "Arterial Road Single Detached." The proposed rezoning is consistent with the proposed updates to the Arterial Road Policy.

Floodplain Management Implementation Strategy

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

Public Consultation

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

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing; where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Conceptual Development Plans

As the subject property is a corner lot, the applicant has submitted conceptual plans showing the preliminary architectural elevations of the dwelling on the west-most proposed corner lot at the intersection of Craigflower Gate and Francis Road (Attachment 6).

The proposed elevation plans show the entrance to the primary dwelling on the west face of the building, fronting Craigflower Gate. The south face, fronting Francis Road, includes the entry to a secondary suite. Projecting window bays provide articulation and allow for casual surveillance of both streets. Secondary eaves delineate the first and second storeys to reduce apparent height of the dwelling.

Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on Title, specifying that the Building Permit application and ensuing development of the corner lot must be generally consistent with the plans included in Attachment 6. The Building Permit application process includes coordination between Building Approvals and Planning Department staff to ensure that the covenant is adhered to.

Plans submitted at Building Permit application stage must also demonstrate compliance with Richmond Zoning Bylaw 8500 and all City regulations at the time of submission.

Existing Legal Encumbrances

There is an existing 3.0 m wide Statutory Right of Way (SRW) for the sanitary sewer across the entire north property line; which will not be impacted by the proposed rezoning. The applicant is aware that encroachment into this SRW is not permitted.

Transportation and Site Access

Vehicle access to Lot A is proposed from Craigflower Gate, and vehicle access to Lot B is proposed from Francis Road. Only one (1) vehicle access to each lot is permitted under Richmond Residential Lot (Vehicular) Access Regulation Bylaw No. 7222. The applicant is required to remove the existing driveway access from Francis Road.

Staff have agreed to allow a 5.0 m wide driveway from Francis Road with a turn-around area on site. This driveway location and configuration will facilitate retention of a large Pine tree on the south property line, shared with the City.

Prior to final adoption of the rezoning bylaw, the applicant is required to dedicate a 4 x 4 m corner cut for the City boulevard and sidewalk.

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

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 nine (9) bylaw-sized trees on the subject property.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and supports the findings of the applicant's arborist:

- One (1) 85 cm caliper Pine tree (Tag # 61) located on a shared property line between the development site and the City-owned sidewalk, is in good condition. Staff assessment differs from the Arborist recommendation in this respect, as the existing structural defects do not make this tree a high hazard. This is a significant tree located along the street and should be retained and protected.
- One (1) 45 cm caliper Cypress tree (Tag # 60) located on the development site is in good condition and should be retained and protected.
- One (1) 50 cm caliper Oak tree (Tag # 64) located on the development site is in good condition and should be retained and protected.
- Six (6) trees (Tag # 56, 57, 58, 59, 62, and 63) between 25-88 cm DBH, located on the development site are in poor condition; they have been infected with Bronze Birch Borer and/or historically topped, and as a result, exhibit significant structural defects such as

primary and secondary stem unions and co-dominant stems with inclusions. These trees are not good candidates for retention and should be replaced.

- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Protection

Two (2) trees located on the development site and one (1) tree shared with the City are to be retained and protected (Tag # 60, 61, and 64). The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 7). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission to the City of a Tree Survival Security in the amount of \$30,000 (\$10,000 per tree) for the three (3) trees to be retained. This security value is based on the size and condition of the retained trees.
- The existing dwelling has been demolished. Tree protection fencing was installed to City standard in accordance with the City’s Tree Protection Information Bulletin Tree-03, and was inspected on April 29, 2016. Tree protection fencing must remain in place until construction and landscaping on-site is completed.

Tree Replacement

The applicant wishes to remove six (6) on-site trees (Tag # 56, 57, 58, 59, 62, and 63). The 2:1 replacement ratio would require a total of 12 replacement trees. The applicant has agreed to plant two (3) trees on each lot proposed; for a total of six (6) trees. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
2	11 cm	6 m
2	10 cm	5.5 m
2	9 cm	5 m

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$3,000 to the City’s Tree Compensation Fund in lieu of the remaining six (6) trees that cannot be accommodated on the subject property after redevelopment.

Prior to final adoption of the rezoning bylaw, the applicant must 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 planting, including a 10% contingency; which will include the six (6) required replacement trees. The Landscape Plan must comply with the regulations for coach house and compact lot development contained in the Arterial Road Policy in the OCP. A portion of the security will be released after construction and landscaping at the subject site is completed and a landscape inspection by City staff has been passed. The City may retain the balance of the security for a one-year maintenance period to ensure that the landscaping survives.

Affordable Housing Strategy

The Affordable Housing Strategy for single-family rezoning applications requires a secondary suite or coach house on 100% of new lots created; a suite or coach house on 50% of new lots created together with a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$2.00/ft² of the total buildable area of the remaining lots; or a cash-in-lieu contribution for all lots created in instances where a secondary suite cannot be accommodated in the development.

The applicant proposes to build a secondary suite on one (1) of the two (2) new lots, and will provide a \$5,690.72 contribution to the City's Affordable Housing Reserve Fund for the remaining lot (2,845.36 ft² buildable area at \$2/ft²). This proposal is consistent with the Affordable Housing Policy.

Prior to final adoption of the rezoning bylaw, the applicant must register a legal agreement on Title, to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) 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.

Site Servicing and Frontage Improvements

At Subdivision stage, the applicant is required to complete the following:

- Payment of the 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 described in Attachment 8.

Financial 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 4271 Francis Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/C)" zone; to permit the property to be subdivided to create two (2) lots, one (1) with vehicle access to Craigflower Gate and one (1) with vehicle access to Francis Road.

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

The list of rezoning considerations is included in Attachment 8; which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9660, be introduced and given first reading.



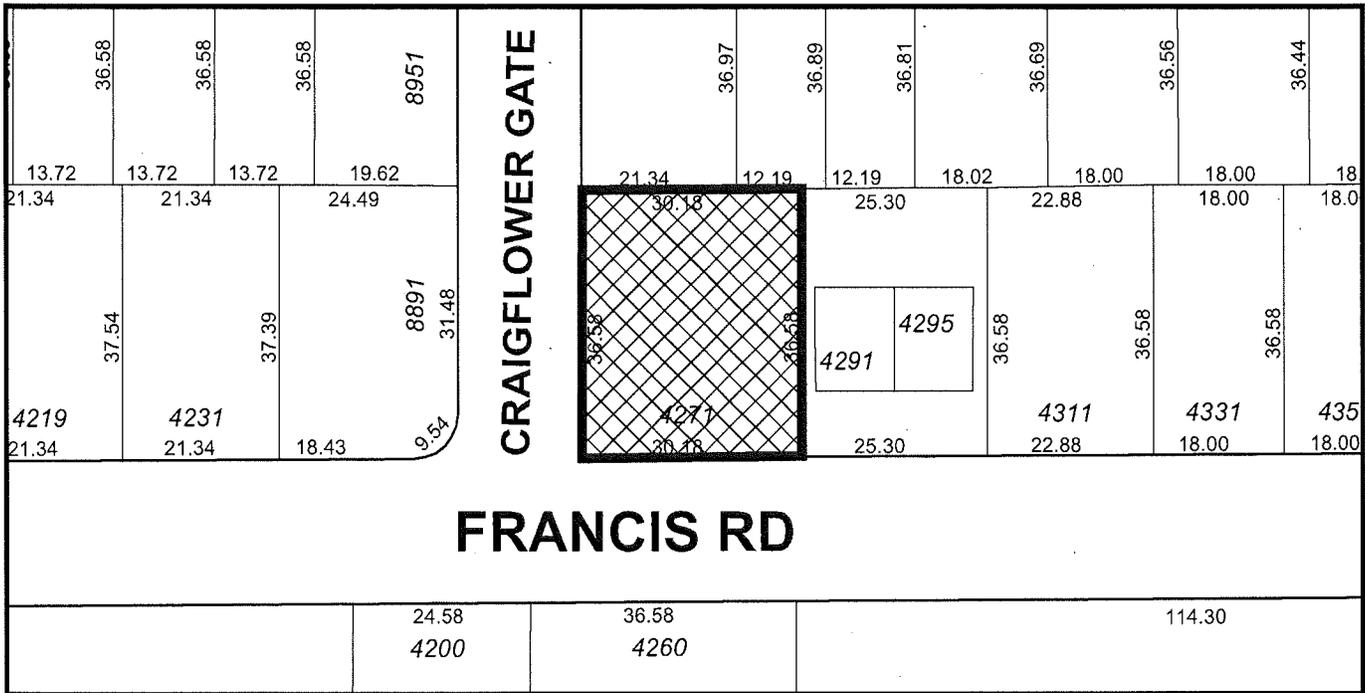
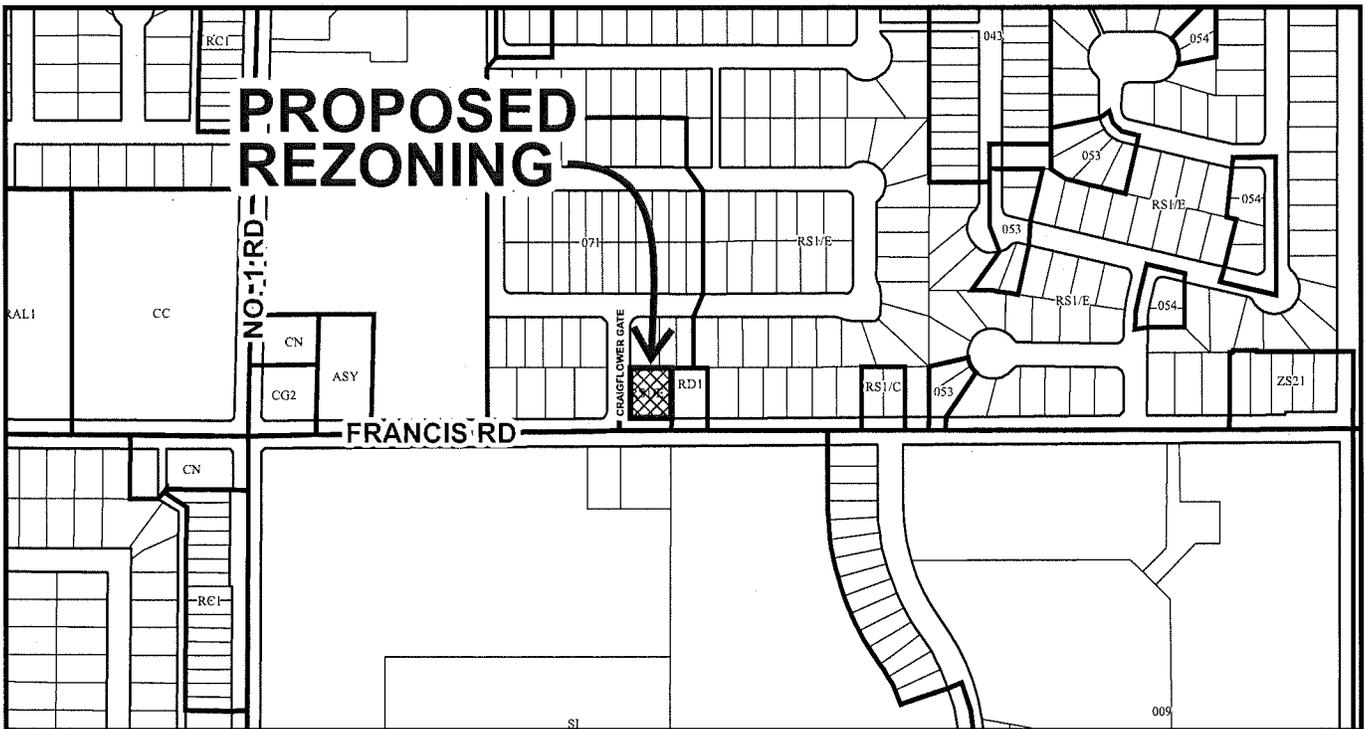
Jordan Rockerbie
Planning Technician
(602-276-4092)

JR:blg

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Seafair Land Use Map
- Attachment 5: Single-Family Lot Size Policy 5467
- Attachment 6: Conceptual Development Plans
- Attachment 7: Tree Protection Plan
- Attachment 8: Rezoning Considerations



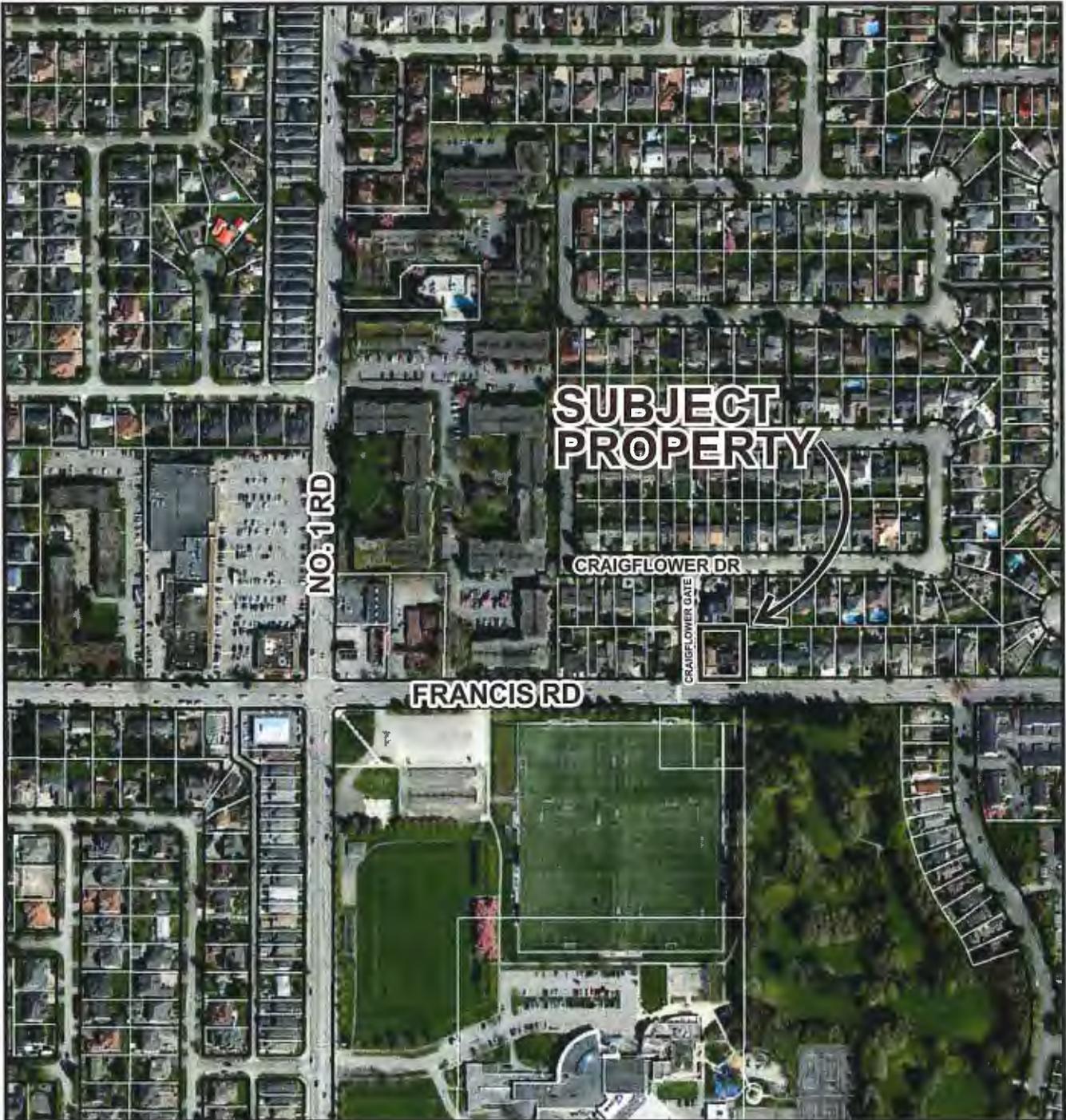
City of
Richmond



	<h1>RZ 14-659770</h1>	Original Date: 04/02/14 Revision Date: Note: Dimensions are in METRES
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City of
Richmond

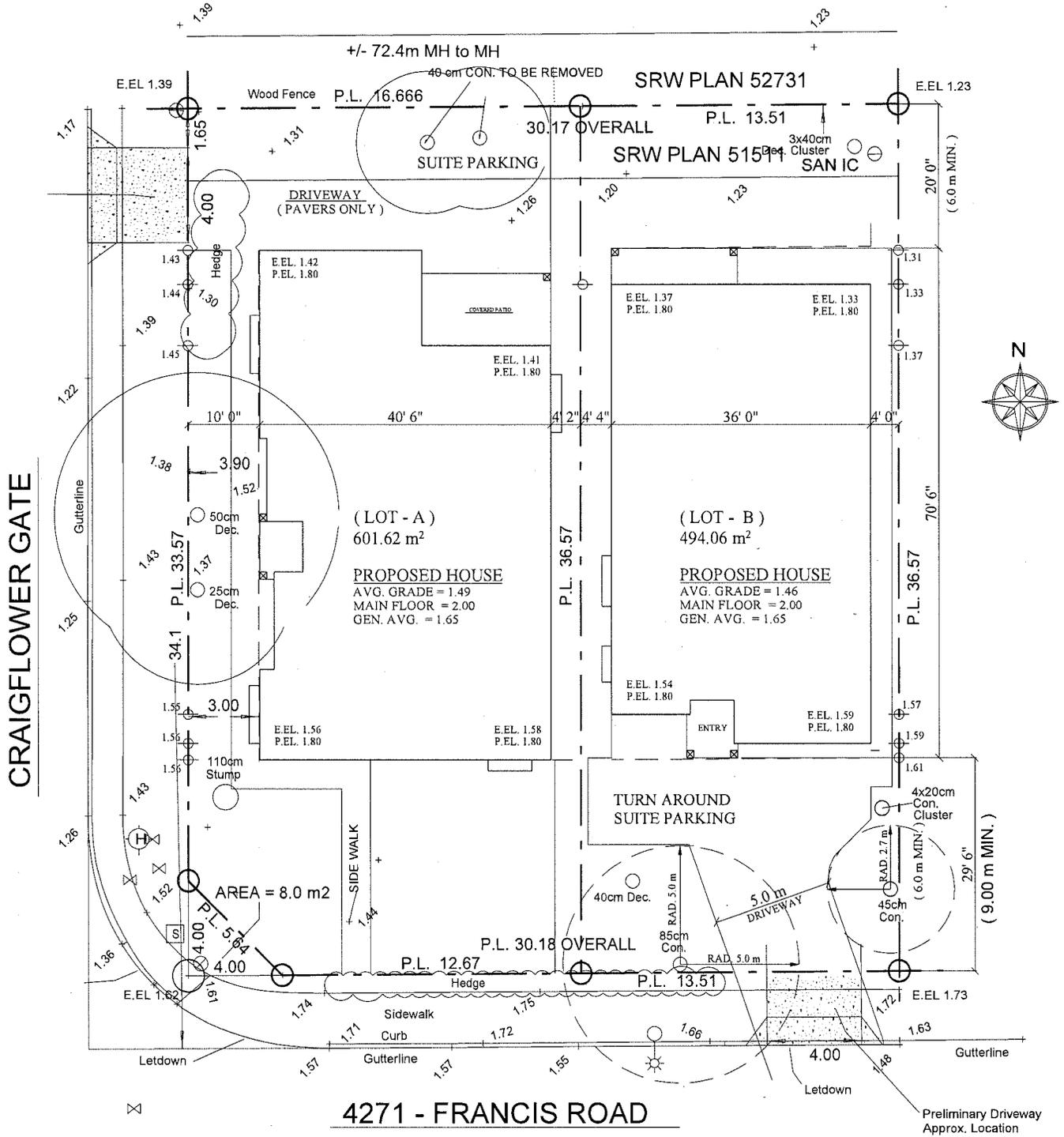


RZ 14-659770

Original Date: 04/02/14

Revision Date:

Note: Dimensions are in METRES



SITE PLAN
 Nov 30 2016



RZ 14-659770

Attachment 3

Address: 4271 Francis Road

Applicant: 1015553 BC Ltd.

Planning Area(s): Seafair

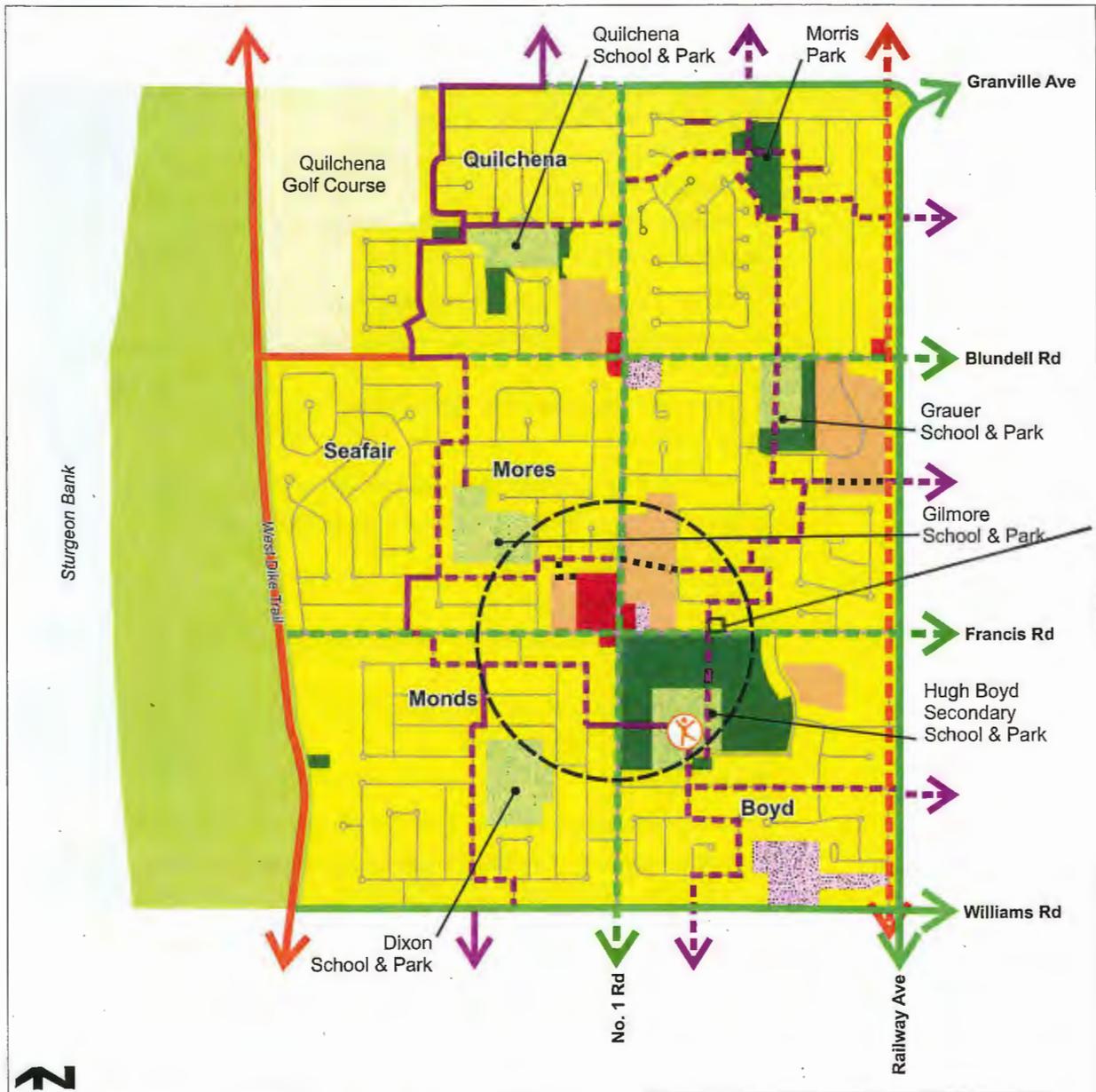
	Existing	Proposed
Owner:	1015553 BC Ltd.	To be determined
Site Size (m²):	1,103.5 m ²	Lot A: 601.62 m ² (after road dedication) Lot B: 494.06 m ² Corner dedication: 8 m ²
Land Uses:	One (1) single-family dwelling	Two (2) single-family dwellings
OCP Designation:	Neighbourhood Residential	No change
702 Policy Designation:	Single Detached (RS2/C)	Single Detached (RS2/C)
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/C)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	none permitted
Buildable Floor Area (m ²):*	Lot A: Max. 296.611 m ² (3,192.69 ft ²) Lot B: Max. 264.343 m ² (2,845.36 ft ²)	Lot A: Max. 296.611 m ² (3,192.69 ft ²) Lot B: Max. 264.343 m ² (2,845.36 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70%	Building: Max. 45% Non-porous Surfaces: Max. 70%	none
Lot Size:	360.0 m ²	Lot A: 601.62 m ² Lot B: 494.06 m ²	none
Lot Dimensions (m):	Lot A Width: 15.5 m Lot B Width: 13.5 m Depth: 24.0 m	Lot A Width: 16.67 m Lot B Width: 13.51 m Depth: 36.57 m	none
Setbacks (m):	Lot A Front: Min. 6.0 m Lot B Front: Min. 9.0 m Rear: Min. 6.0 m Side: Min. 1.2 m Exterior Side: Min. 3.0 m	Lot A Front: Min. 6.0 m Lot B Front: Min. 9.0 m Rear: Min. 6.0 m Side: Min. 1.2 m Exterior Side: Min. 3.0 m	none
Height (m):	Max. 9.0 m	Max. 9.0 m	none

Other: Tree replacement compensation required for loss of bylaw-sized trees.

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

3. Seafair





City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: March 15, 1999
 Amended by Council: December 17, 2012

POLICY 5467

File Ref: 4430-00

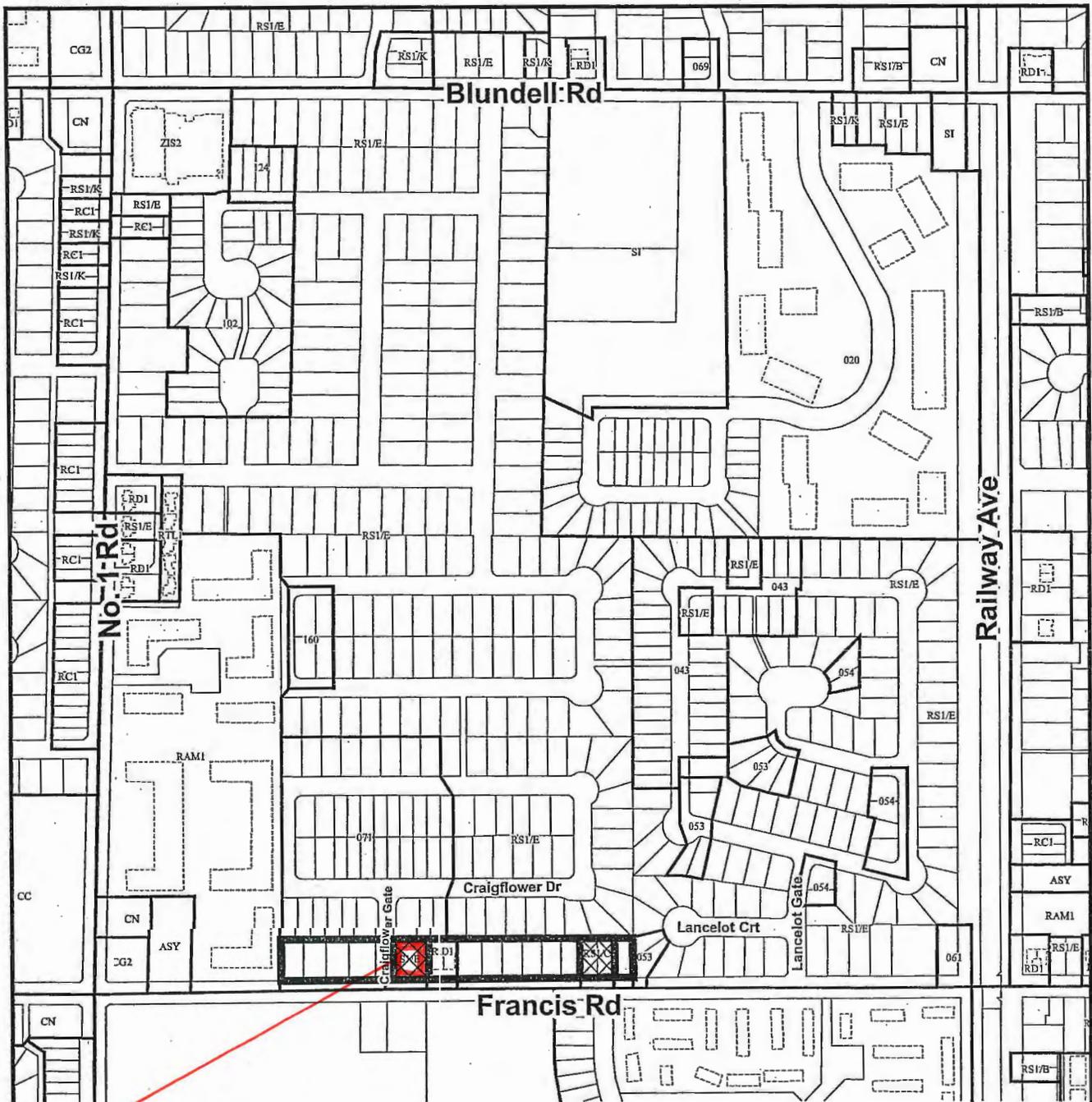
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 23-4-7

POLICY 5467:

The following policy establishes lot sizes in Section 23-4-7, located in the area **fronting the north side of Francis Road, between Railway Avenue and No. 1 Road:**

1. That the properties fronting the north side of Francis Road, between Railway Avenue and No. 1 Road in Section 23-4-7, be permitted to rezone and subdivide in accordance with the provisions of Single Detached (RS2/E) in Richmond Zoning Bylaw 8500, with the exception:
 - (a) that two lots, as shown cross-hatched on the accompanying plan, be permitted to rezone and subdivide as per Single Detached (RS2/C); and
 - (b) that existing duplexes be eligible to split into two lots provided that each new lot meets the requirement of Single Detached (RS2/B), and there is a lane or internal road access.

This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications, for a period of not less than five years, unless amended according to Richmond Zoning Bylaw 8500.



SUBJECT
PROPERTY



Rezoning and subdivision permitted as per **RS2/E**



Rezoning and subdivision permitted as per **RS2/C**

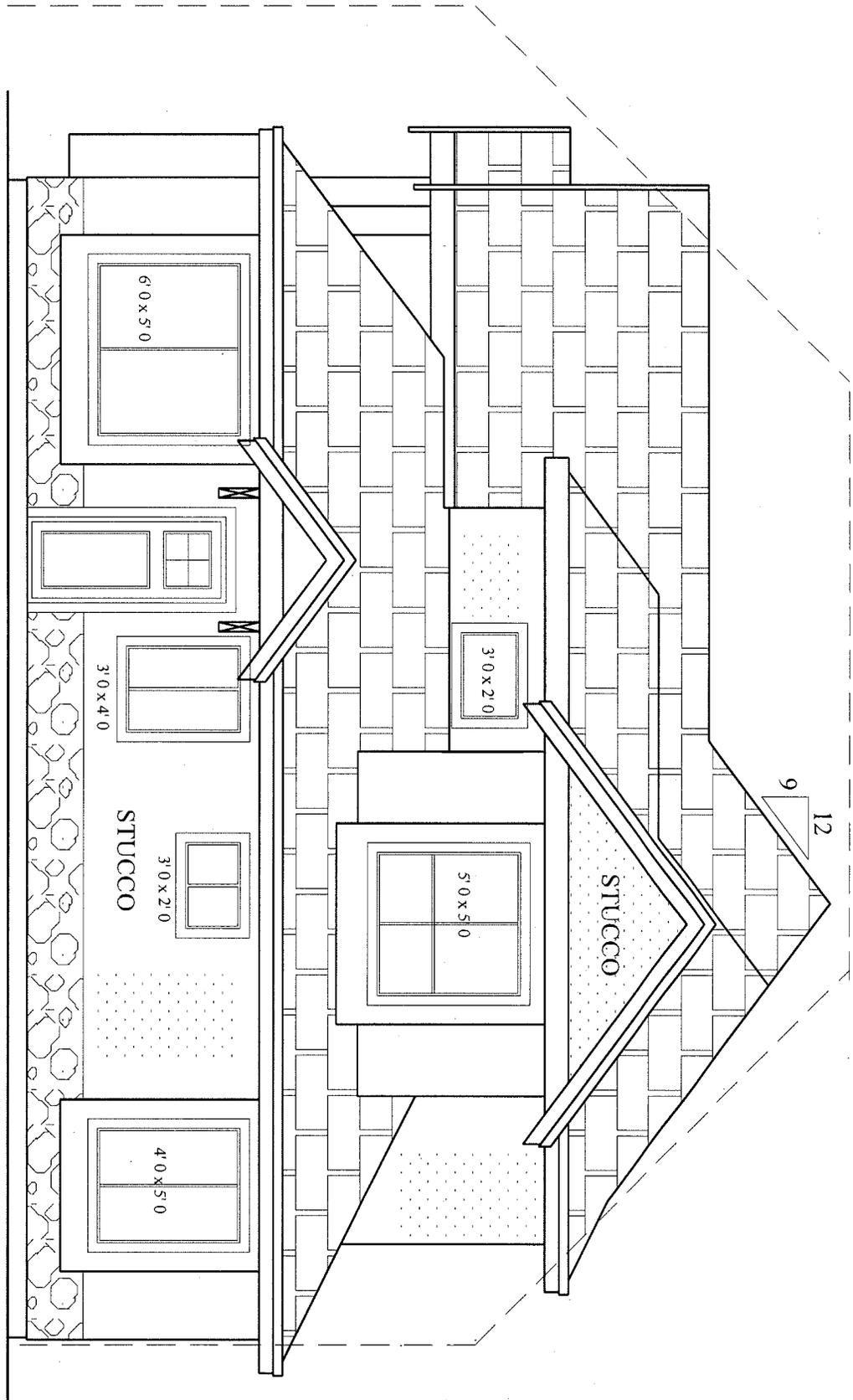
Duplexes are eligible to be split into two lots as per **RS2/B**
provided there is a lane or internal road access



Policy 5467
Section 23, 4-7

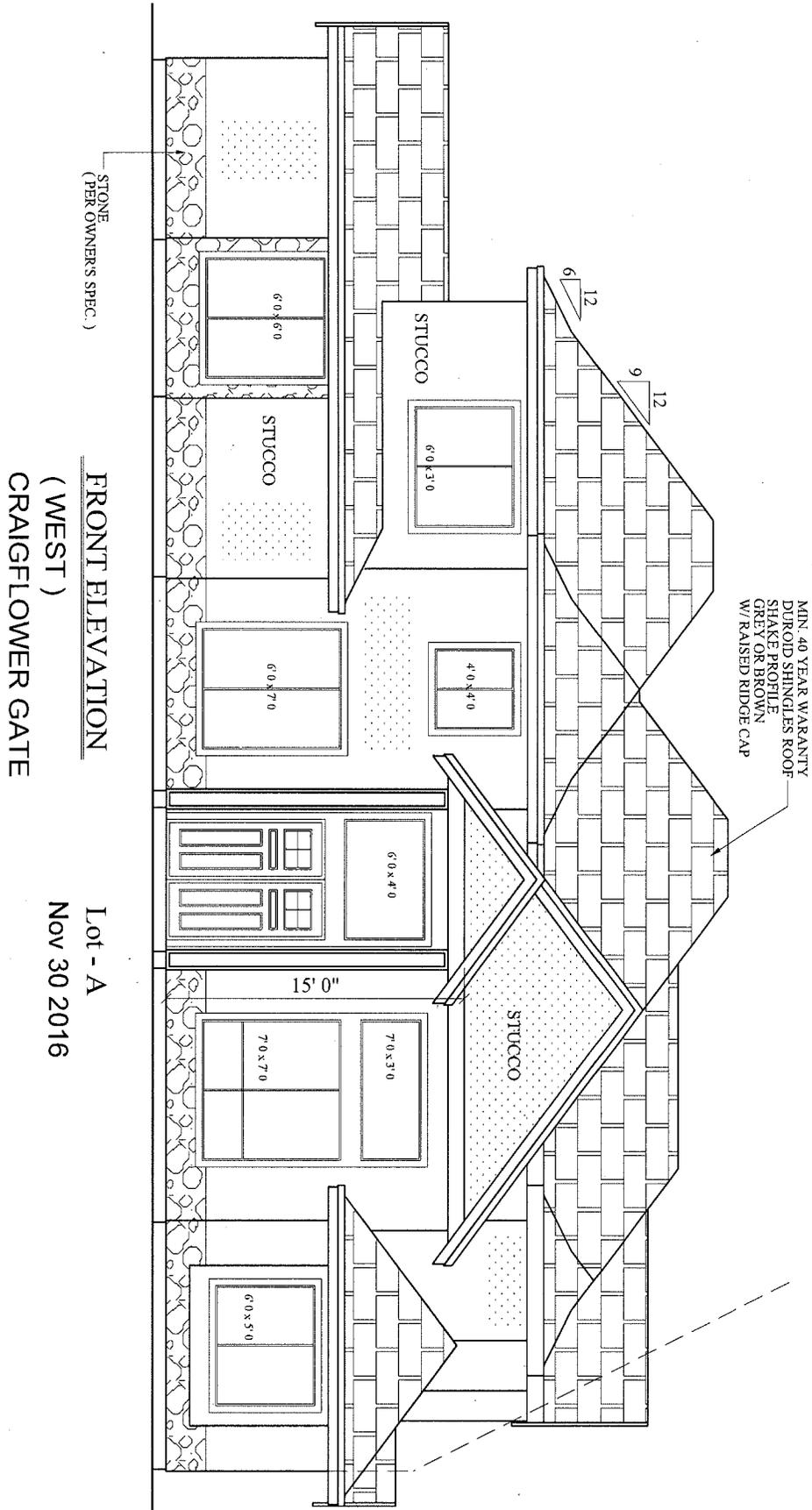
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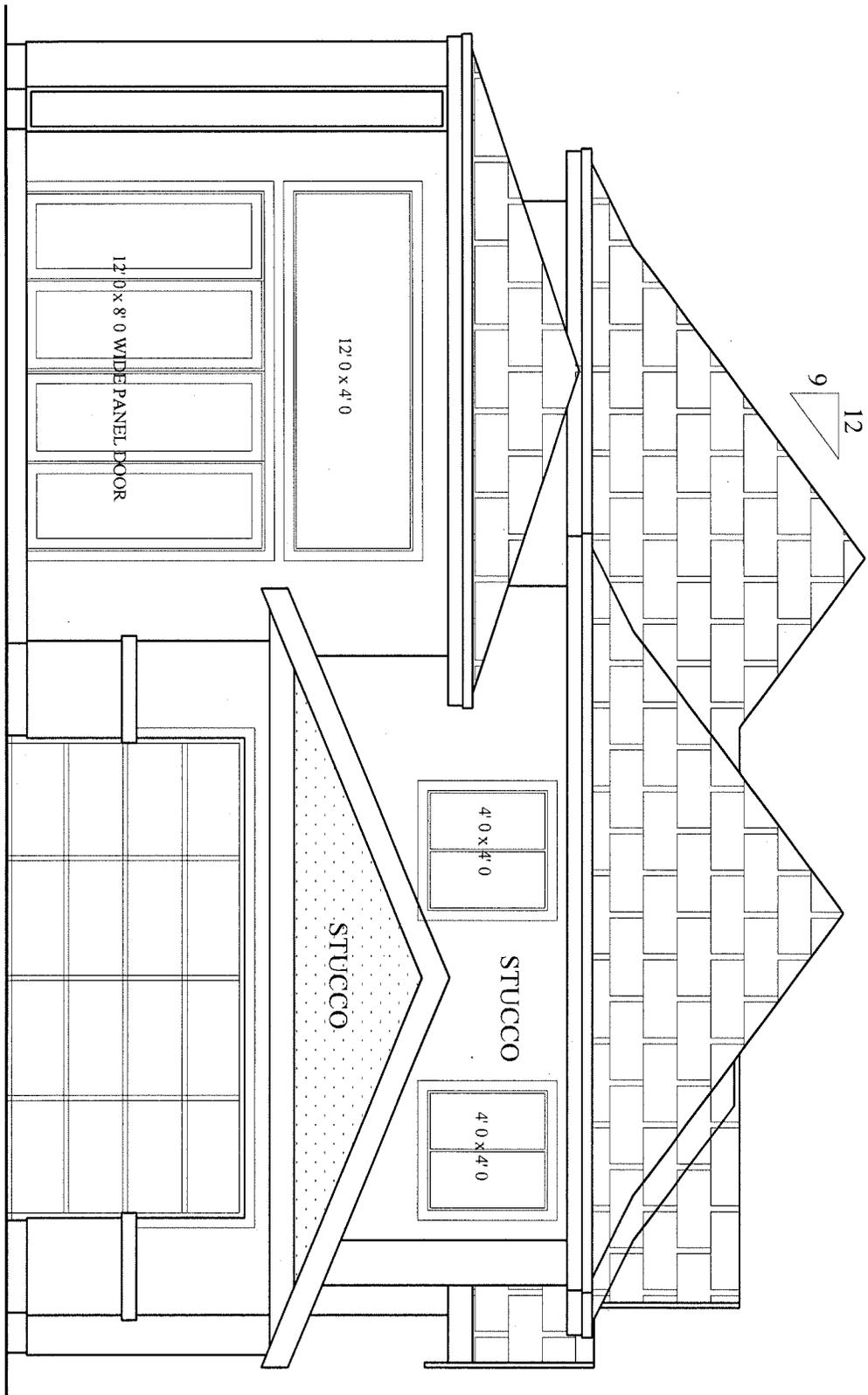
Amended Date: 12/17/12



RIGHT SIDE ELEVATION
(SOUTH)
FRANCIS ROAD

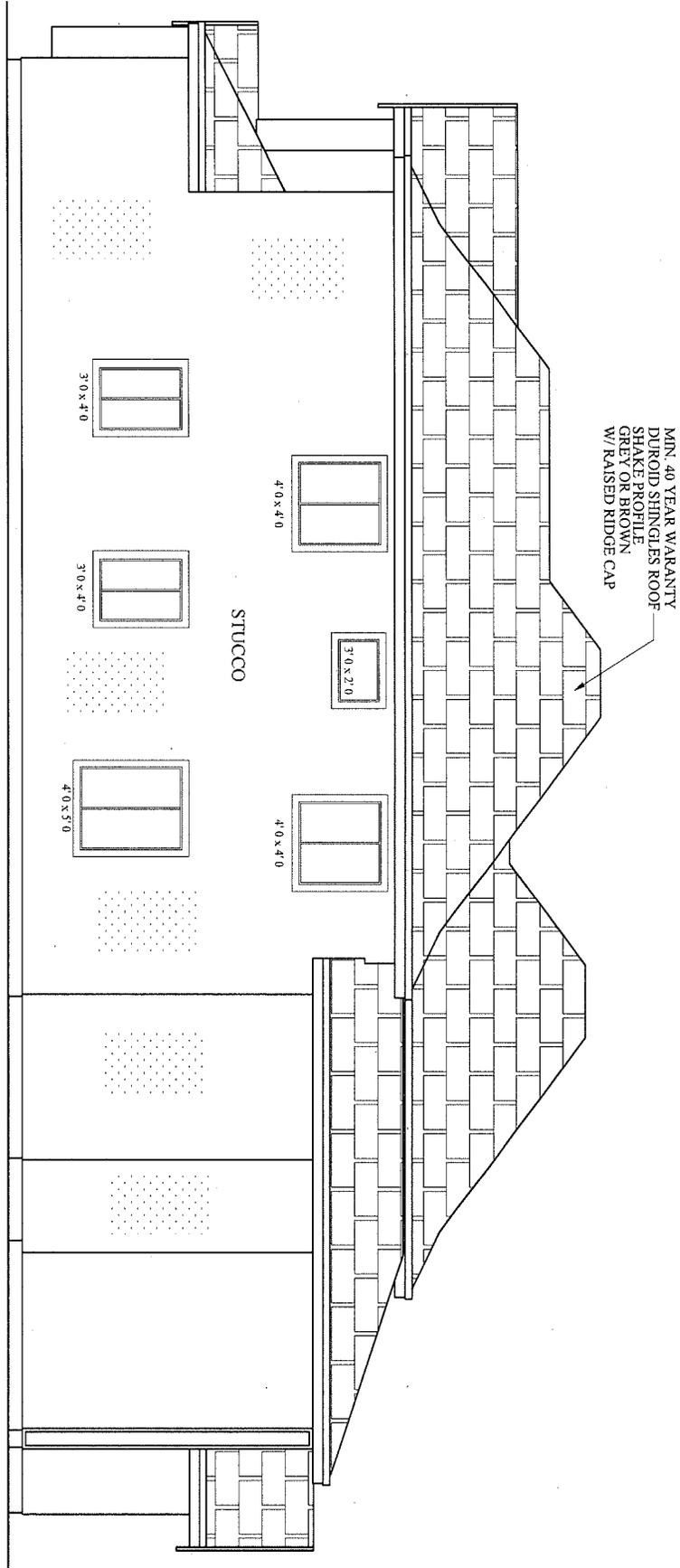
Lot - A
Nov 30 2016





LEFT SIDE ELEVATION
(NORTH)

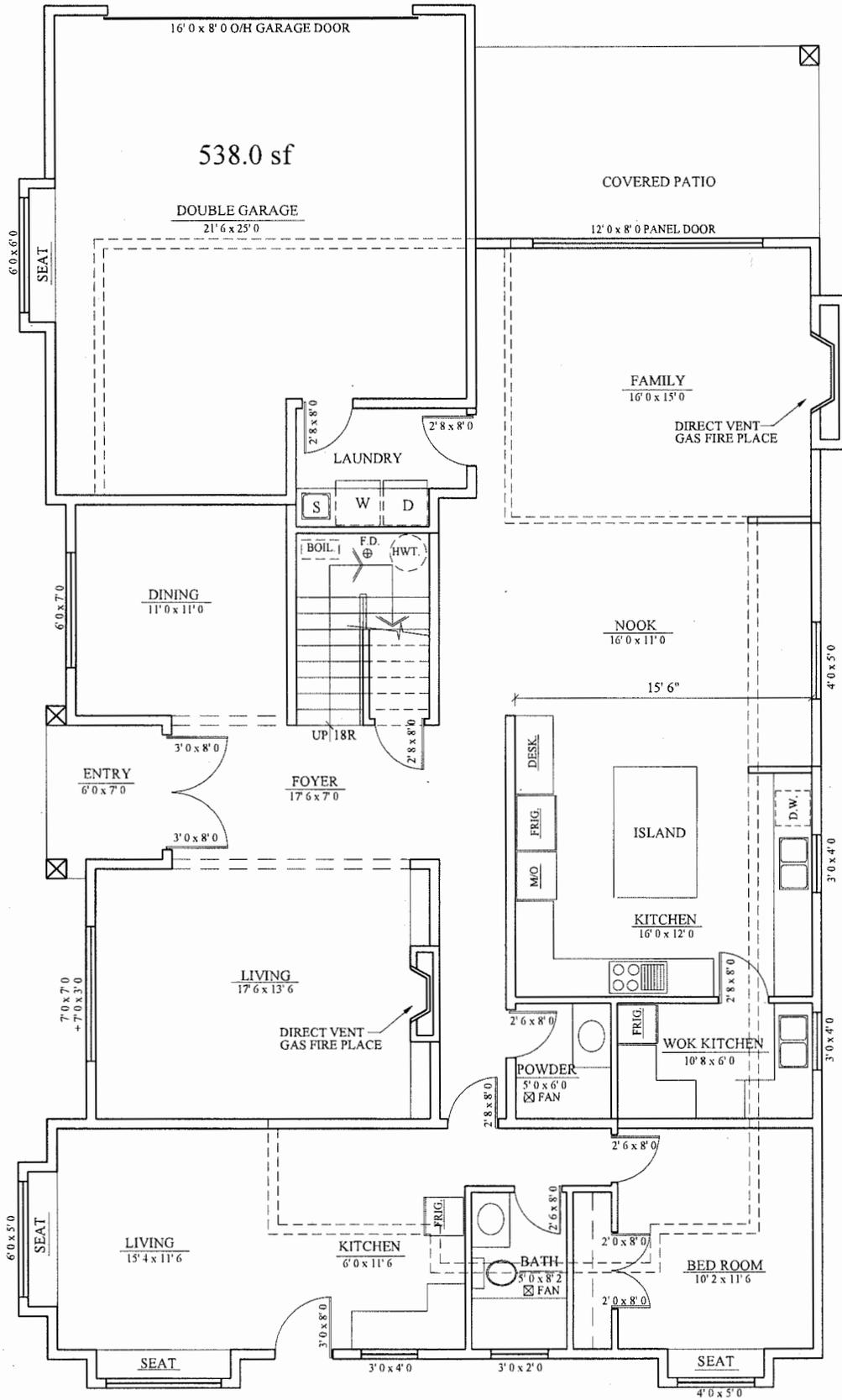
Lot - A
Nov 30 2016



REAR ELEVATION
(EAST)

Lot - A

Nov 30 2016



AREA = 2556.0 SF

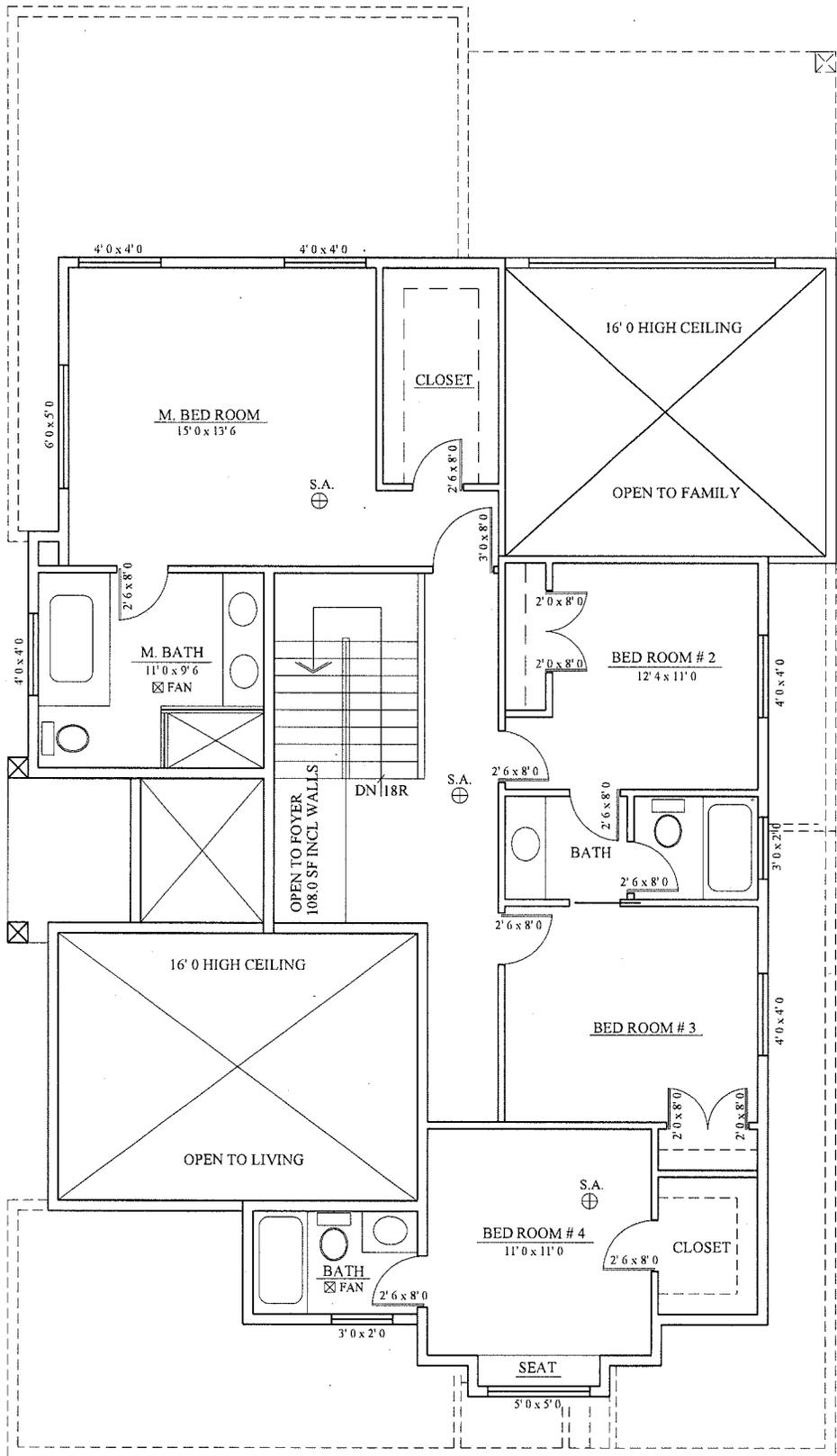
GROUND FLOOR PLAN

(9' 0" HIGH CEILING)

Lot - A

PLN - 115

Astonish Designs
 Cell: 604 728 0389
 e mail: navtejshot@hotmail.com



Lot - A
SECOND FLOOR PLAN
 (9'0" HIGH CEILING)

AREA = 1296 - 107 = 1189.0

PLN - 116

Astonish Designs
 Cell: 604 728 0389
 e mail: navtejshot@hotmail.com



City of Richmond

Rezoning Considerations

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

Address: 4271 Francis Road

File No.: RZ 14-659770

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9660, the developer is required to complete the following:

1. Submission of a Landscape Plan, 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 the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report.
 - Include the six (6) required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
2	11 cm	6 m
2	10 cm	5.5 m
2	9 cm	5 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 \$3,000 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. Submission of a Tree Survival Security to the City in the amount of \$30,000 for the three (3) trees to be retained.
5. Registration of a flood indemnity covenant on Title.
6. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) 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.
7. The City's acceptance of the applicant's voluntary contribution of \$2.00 per buildable square foot of the single-family developments (i.e. \$5,690.72) to the City's Affordable Housing Reserve Fund.
8. Dedication of a 4.0 x 4.0 m corner cut at the intersection of Craigflower Gate and Francis Road.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. 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.

PLN - 118

Initial: _____

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

1. Payment of the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fees.
2. Complete the following servicing works and off-site improvements. These may be completed through either a Servicing Agreement* or a City work order:

Water Works:

- Using the OCP Model, there is 241 L/s of water available at a 20 psi residual at the hydrant at the frontage of Craigflower Gate. Based on your proposed rezoning, 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. 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.
- At Developers cost, the City is to:
 - Disconnect existing water service at Francis Road frontage and cap connection at main.
 - Provide two (2) new water service connections, complete with individual meters and meter boxes as per Waterworks and Water Rate Bylaw 5637, from the existing 350 mm diameter AC water main at the Francis Road frontage.

Storm Sewer Works:

- The Developer is required to:
 - Check the existing storm inspection chamber STIC51668 at the common property line of the newly subdivided lots and confirm the material, capacity, and condition. If deemed acceptable by the City, the existing inspection chamber may be retained. In the case that the inspection chamber is not in a condition to be re-used, the service connection and inspection chamber shall be replaced by the City at the Developer's cost.
 - Provide, at no cost to the City, a new 3.0 x 3.0 m statutory right-of-way at the adjoining property line of the newly subdivided lots for the existing storm inspection chamber STIC51668 if it is to be retained.
- At Developers cost, the City is to:
 - If the existing inspection chamber is of a condition to be reused, retain the existing storm inspection chamber STIC51668 at the common property line of the newly subdivided lots and reconnect to the existing 250 mm storm sewer in Francis Road. Install two (2) new service laterals off of the existing inspection chamber to service the lots. If the existing inspection chamber is not in a condition to be re-used, install two (2) new storm service connections, complete with inspection chambers.
 - Cut, cap, and remove existing storm connection and inspection chamber STIC55151 at the southwest corner of the development site.

Sanitary Sewer Works:

- At Developers cost, the City is to:
 - Install a new sanitary service connection, complete with inspection chamber and dual service leads, from the existing 200 mm diameter PVC sanitary sewer main at the north end of common property line, within the existing 3.0 m utility right-of-way.
 - Cut and cap, at inspection chamber, existing sanitary connection at the northeast corner of the eastern lot and abandon.

General Items:

- The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - 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.). These should be located on-site.
 - Design and construct the driveways such that:
 - It does not conflict with existing aboveground structures.
 - It does not conflict with any existing or proposed rights-of-ways. The preliminary driveway location for the western lot extends into the City's sanitary right of way. No concrete shall be poured over the City's right of way.
 - It does not conflict with required tree retention shown in the Tree Protection Plan.
 - 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

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 9660 (RZ 14-659770)
4271 Francis 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. 009-343-997

Lot 88 Section 23 Block 4 North Range 7 West New Westminster District Plan 24554

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9660".

FIRST READING

DEC 21 2016

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Approval stamp: CITY OF RICHMOND, APPROVED by BK, APPROVED by Director or Solicitor with signature.

MAYOR

CORPORATE OFFICER