



City of Richmond

Report to Committee Planning and Development Division

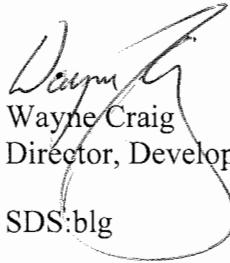
To: Planning Committee
From: Wayne Craig
Director, Development

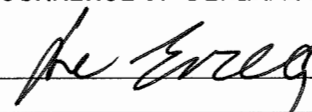
Date: April 11, 2016
File: RZ 15-703641

Re: Application by Ajit Thaliwal and Raman Kooner for Rezoning at 5000 Maple Road from Single Detached (RS1/E) to Single Detached (RS2/B)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9545, for the rezoning of 5000 Maple Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.


Wayne Craig
Director, Development
SDS:blg

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

Staff Report

Origin

Ajit Thaliwal and Raman Kooner have applied to the City of Richmond for permission to rezone the property at 5000 Maple Road from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone, to permit the property to be subdivided to create three (3) lots, with vehicle access from Maple Road (Attachment 1). 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: Single-family dwellings on lots zoned “Single Detached (RS1/B)” fronting Maple Road.

To the South: Single-family dwelling on a lot zoned “Single Detached (RS1/E)” fronting Railway Avenue.

To the East: Single-family dwelling on a lot zoned “Single Detached (RS1/B)” fronting Maple Road.

To the West: Across Railway Avenue, the City-owned Railway Greenway.

Previous Development

In 2013, a subdivision was approved for 9180 Railway Avenue to create two (2) single-family lots zoned “Single Detached (RS1/E)”, no rezoning was required. A single-family dwelling was built on 9180 Railway Avenue in 2014. As part of the subdivision approval, a servicing agreement (SA 13-650433) was approved that included off-site works and frontage improvements for both 9180 Railway Avenue and the future redevelopment proposal for 5000 Maple Road. In 2015, a building permit was approved to construct a single-family dwelling on the corner of 5000 Maple Road (B7 15-700103), which is currently under construction. As part of this redevelopment proposal, the applicant is now proposing to subdivide the subject lot into three (3) single-family lots. A map showing the various stages of development of the site is provided in Attachment 4.

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation for the subject site is “Neighbourhood Residential”. This redevelopment proposal is consistent with this designation.

Arterial Road Policy

The Arterial Road Policy does not identify the subject site for redevelopment potential to compact lots or coach houses and there is no Lot Size Policy designated for the subject site. The application has been considered on its own merits.

The set of proposed amendments to the Arterial Road Policy have been consider by Council, and are proceeding to public consultation starting in April 2016. The proposed amendments include identifying the block of Railway Avenue between Maple Road and Woodwards Road for future townhouse development. The recent subdivision which created 9180 Railway Avenue and the subject property, the construction of a new single family house on 9180 Railway Avenue and the house currently under construction on the west of the subject property, limits the potential for townhouse development on the subject property in the near term.

Proceeding with the redevelopment proposal for the subject property does not preclude adjacent sites to the south of Railway Avenue from future townhouse development, as designated in the proposed Arterial Road Policy amendments.

Floodplain Management Implementation Strategy

There is an existing flood indemnity covenant registered on Title of the subject lot through a prior subdivision. The proposed redevelopment meets the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204.

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

Proposed Subdivision

The redevelopment proposal to rezone the subject property proposes lots of approximately 12 m in width fronting Maple Road. There is presence of smaller lots (ranging from 12 m to 13 m in width) in the surrounding neighbourhood; predominately east of the subject property on Maple Road. There are also multiple properties to the east of the subject property zoned "Single Detached (RS1/B)" (24 m or more in width) fronting Maple Road that have the potential to be subdivided. Additionally, land assemblies could occur which would also result in additional redevelopment potential.

A single-family dwelling is already under construction on the corner lot through a previous building permit issued in 2015. To ensure that the front yard of the proposed corner lot is enhanced consistent with the landscape guidelines of the Arterial Road Policy, the applicant is required to submit a Landscape Plan for the corner lot 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 (Attachment 5). A portion of the security (e.g. 70%) 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 will retain the balance of the security for a one-year maintenance period to ensure the landscaping survives.

Existing Legal Encumbrances

There is an existing 6.0 m wide Statutory Right-of-Way (ROW) registered on Title for sanitary sewer within the rear yard of the subject lot, which will not be impacted by the proposed rezoning and subdivision. The applicant is aware that encroachment into the Statutory ROW is not permitted.

There is an existing Road Access Covenant on Title; prohibiting vehicular access to/from Railway Avenue. The proposed redevelopment will have access to/from Maple Road.

There is also an existing Servicing Agreement (SA 13-650433) on Title for a previous subdivision that relates to this rezoning application. Post approval revisions to this SA are required. These revisions are detailed in the rezoning considerations in Attachment 7.

Site Access

Vehicle access to the proposed lots is to be from Maple Road; with no access permitted to Railway Avenue, in accordance with Residential Lot (Vehicular) Access Regulation Bylaw 7222.

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 as part of a previous subdivision in 2013; which identified tree species and location, assesses tree structure and condition, and provided recommendations on tree retention and removal relative to the previous subdivision and the proposed rezoning application. The Report assessed 12 bylaw-sized trees on-site and six (6) bylaw-sized trees off-site.

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

- Retain six (6) City trees off-site along the west property line (Railway Avenue) on City property due to their good condition and location outside of the proposed building footprints (Trees # 437 to 442).

- In 2014, Tree Permit (T2 14-657702) was issued for the removal of four (4) trees on-site due to either poor condition or conflict with the previous Building Permit (Trees # 444 to 447).
- In 2014, eight (8) trees on-site were classified as hazard trees by a Certified Tree Risk Assessor and were authorized for removal (Trees 443, 448 to 454). Consistent with the City's Tree Protection Bylaw, replacement trees are not required for cutting or removing a hazard tree.

The proposed Tree Management Drawing is shown in Attachment 6, which outlines the protection of the six (6) trees on City property.

To ensure protection of City Trees # 437 to 442, the applicant must 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, the required special measures for tree protection, and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
- Submission of a survival security in the amount of \$11,380. The security will not be released until an acceptable impact assessment report is submitted by the Arborist and a site inspection has been passed by City staff.

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.

The OCP tree replacement ratio goal of 2:1 requires eight (8) replacement trees to be planted and maintained on the proposed lots. However, due to the 6.0 m Statutory Right-of-Way located in the rear yard of the subject site, staff recommend that six (6) replacement trees be required. The applicant has agreed to plant and maintain a minimum of six (6) replacement trees on-site in the front yards of the proposed lots (two (2) per lot).

To ensure that the required six (6) replacement trees are planted and maintained in the front yards, the applicant is required to submit a Landscaping Security in the amount of \$3,000 (\$500/tree) prior to rezoning.

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. \$7,175.23) in-lieu of providing a secondary suite on 50% of the new lots.

Site Servicing and Frontage Improvements

There are no servicing concerns with the proposed rezoning.

At future subdivision stage, the applicant will be required to:

- Fulfill off site works required through SA 13-650433 for the approved 9180 Railway Avenue Subdivision Application, which includes, but is not limited to frontage improvements along Maple Road, including the installation of a curb and gutter, a 1.5 m concrete sidewalk and a grass and treed boulevard near the property line. Additionally, improvements along Railway Avenue include sidewalk restoration.
- Pay Development Cost Charges (City and GVS & DD), Address Assignment fees, current year's taxes and work orders for the costs associated with completion of the required service connection works.

Financial Impact or Economic Impact

This rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as road works, 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 5000 Maple Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create three (3) lots.

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

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

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9545 be introduced and given first reading.



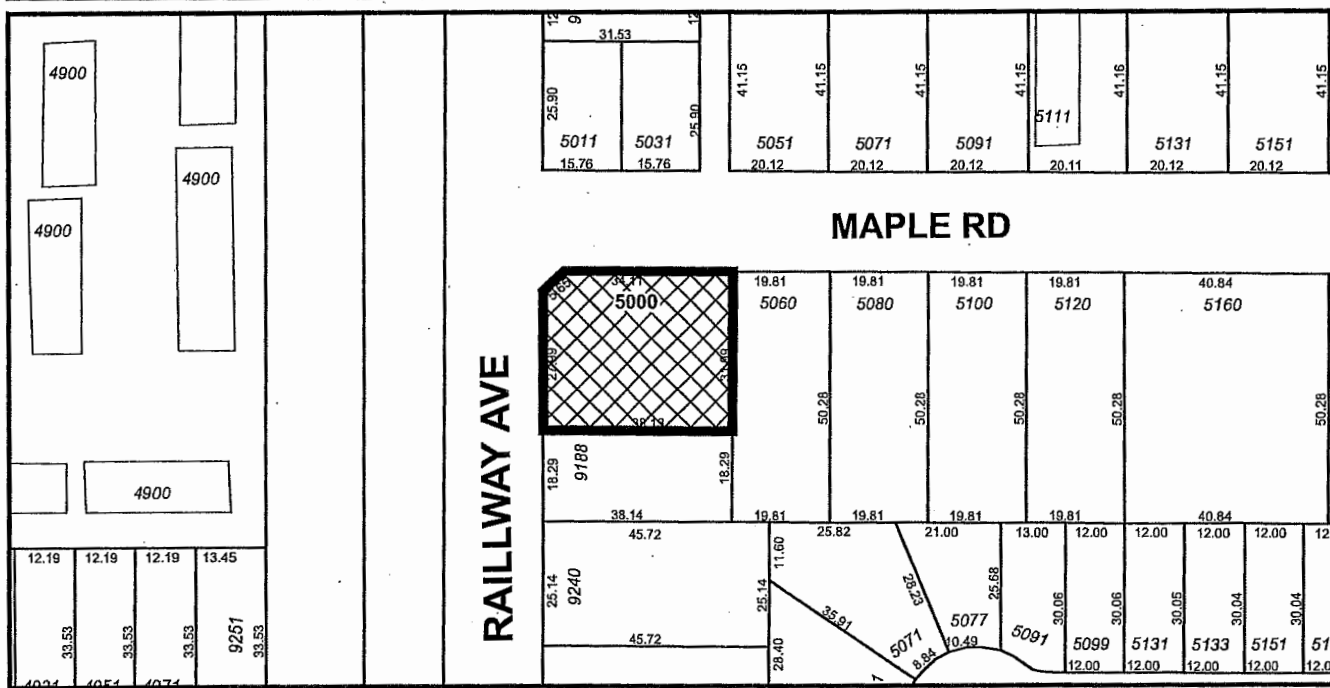
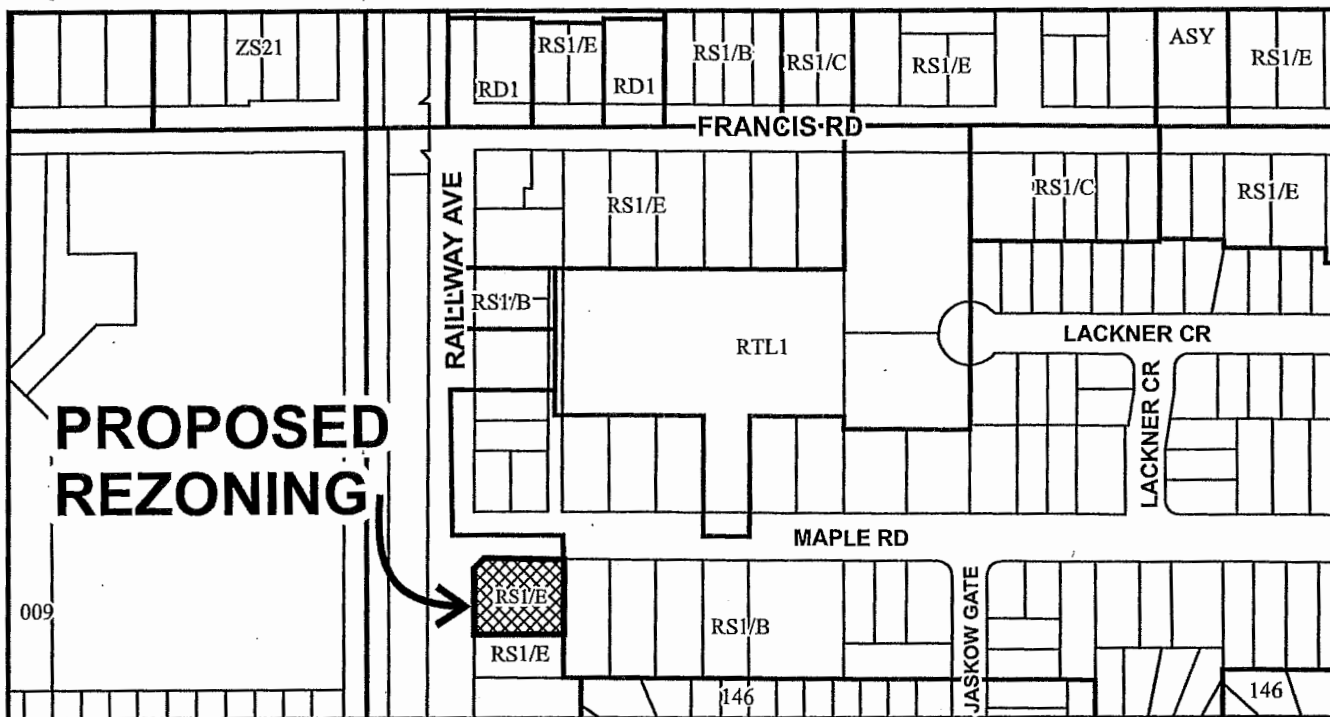
Steven De Sousa
Planning Technician
(604-276-8529)

SDS:blg

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Historical Development Map
- Attachment 5: Landscape Plan
- Attachment 6: Tree Management Plan
- Attachment 7: Rezoning Considerations



City of
Richmond



RZ 15-703641

Original Date: 07/23/15

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 15-703641

Original Date: 07/23/15

Revision Date:

Note: Dimensions are in METRES

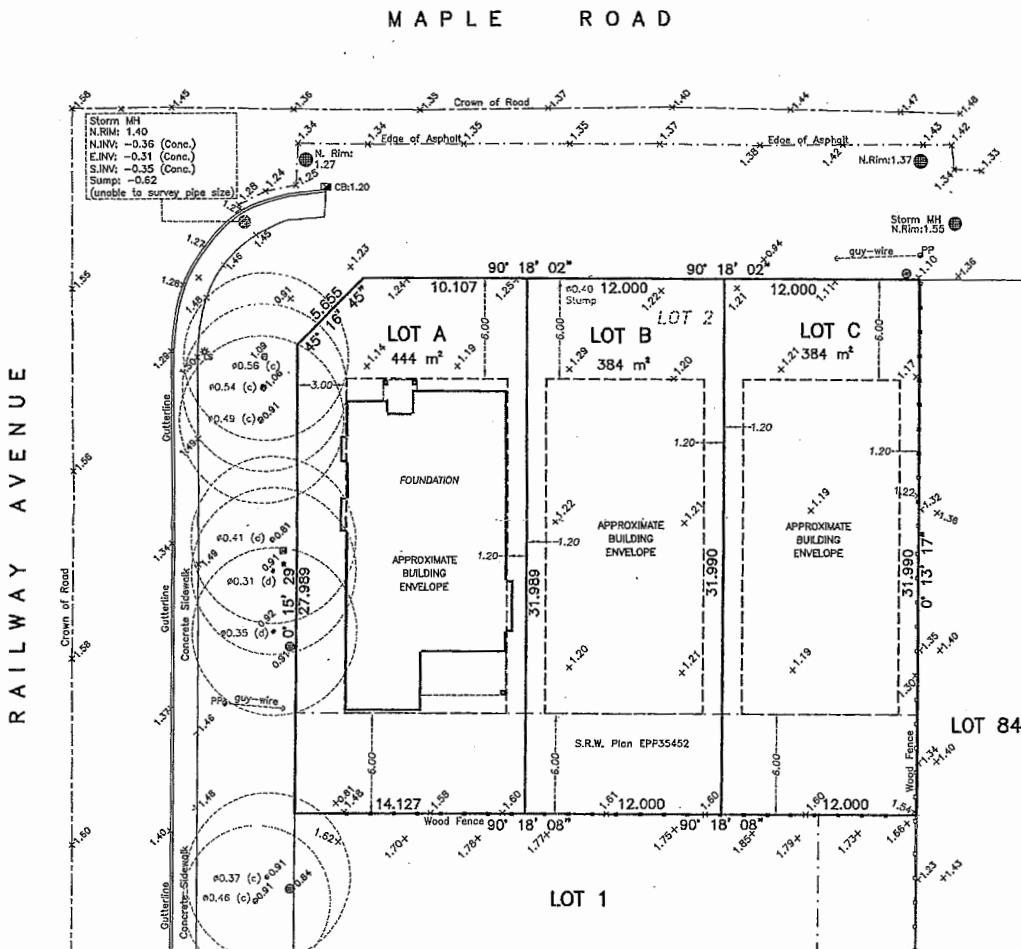
TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 2 SECTION 25 BLOCK 4 NORTH
 RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN EPP35450

#5000 MAPLE ROAD,
 RICHMOND, B.C.
 P.I.D. 029-512-808



SCALE: 1:200

0 5 10 15
 ALL DISTANCES ARE IN METRES AND DECIMALS
 THEREOF UNLESS OTHERWISE INDICATED



© copyright
 J. C. Tam and Associates
 Conado and B.C. Land Surveyor
 115 - 8833 Odlin Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: 214-8928
 Fax: 214-8929
 E-mail: office@jctam.com
 Website: www.jctam.com
 Job No. 5143
 FB-227 P42; FB-226 P120,124
 FB-279 P60
 Drawn By: TH/10/11

- LEGEND:**
- (c) denotes coniferous
 - (d) denotes deciduous
 - ⊙ denotes power pole
 - ⊙ denotes round catch basin
 - ⊙ denotes manhole
 - ⊙ denotes catch basin
 - ⊙ denotes water meter
 - LS denotes lamp standard

NOTE:
 Elevations shown are based on City of Richmond HPN
 Benchmark network.
 Benchmark: HPN #205, Control Monument 77H4827
 Located at CL Railway Ave & Garry St
 Elevation = 1,044 metres

CERTIFIED CORRECT;
 LOT DIMENSION ACCORDING TO
 LAND TITLE AND SURVEY
 AUTHORITY RECORDS

 JOHNSON C. TAM, B.C.L.S.
 APRIL 21st, 2015.

PH - 113



RZ 15-703641

Attachment 3

Address: 5000 Maple Road

Applicant: Ajit Thaliwal and Raman Kooner

Planning Area(s): Blundell

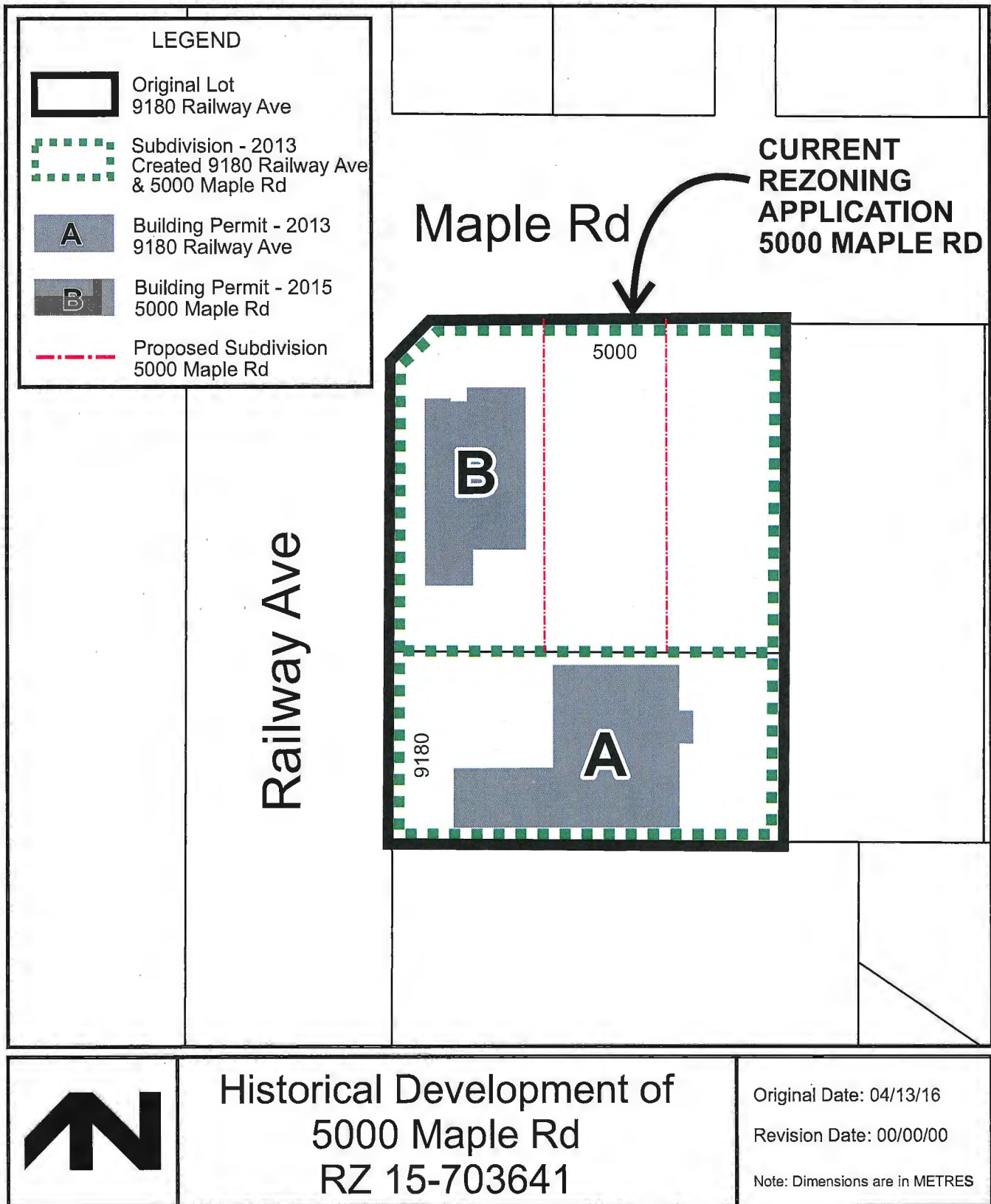
	Existing	Proposed
Owner:	0754913 BC LTD.	To be determined
Site Size (m²):	1,210 m ²	Proposed west lot – 444 m ² Proposed middle lot – 384 m ² Proposed east lot – 384 m ²
Land Uses:	One (1) residential lot	Three (3) residential lots
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	0.55	none permitted
Lot Coverage – Building:	Max. 45%	45%	none
Lot Size (min. dimensions):	360 m ²	Proposed west lot – 444 m ² Proposed middle lot – 384 m ² Proposed east lot – 384 m ²	none
Setback – Front Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Side & Rear Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2 ½ Storeys	2 ½ Storeys	none

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



City of
Richmond



PLANT LIST

PROJECT ADDRESS 5000 MAPLE RD. RICHMOND(RZ15-703641)

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AP	1	ACER PALMATUM	JAPANESE MAPLE	6.0cm Cal. B&B
MSL	1	MAGNOLIA SOULANGIANA 'RUSTIC RUBRA'	PURPLE SAUCER MAGNOLIA	6.0cm Cal. B&B
SHRUBS				
AJ	3	AZALEA JAPONICA **	JAPANESE AZALEA	#2 POT
EC	6	ERICA CARNEA	WINTER HEATHER	#2 POT
HQ	3	HYDRANGEA QUERCIFOLIA	HYDRANGEA	#3 POT
LJ	8	LIGUSTRUM JAPONICUM 'TEXANUM'	JAPANESE PRIVET	#3 POT
RH	2	RHODODENDRON **	RHODODENDRON	#5 POT
RM	3	ROSA MEIDLAND	MEIDLAND ROSE	#1 POT
SH	4	SARCOCOCOA HUMILIS	HIMALAYAN SARCOCOCCA	#2 POT
SK	8	SKIMMIA JAPONICA	SKIMMIA	#2 POT
SJA	2	SPIRAEA JAPONICA 'ANTHONY WATERER'	'ANTHONY WATERER' SPIRAEA	#2 POT
SV	1	SYRINGA VULGARIS	LILAC	1.25m HT.
VEB	1	VIBURNUM X BODNANTENSE 'DAWN'	DAWN VIBURNUM	#3 POT

GROUND COVERS

AUU	20	ARCTOSTAPHYLOS UVA URSI	KINNIKINICK	#SP3 POT
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PERENNIALS/ANNUALS/FERNS/GRASSES/AQUATIC PLANTS

CA	9	CAREX OSHIMIENSIS 'EVERGOLD'	VARIEGATED JAPANESE SEDGE#1 POT
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NOTES

** DENOTES SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT.


ALL MATERIALS AND EXECUTION SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIA LANDSCAPE STANDARDS.

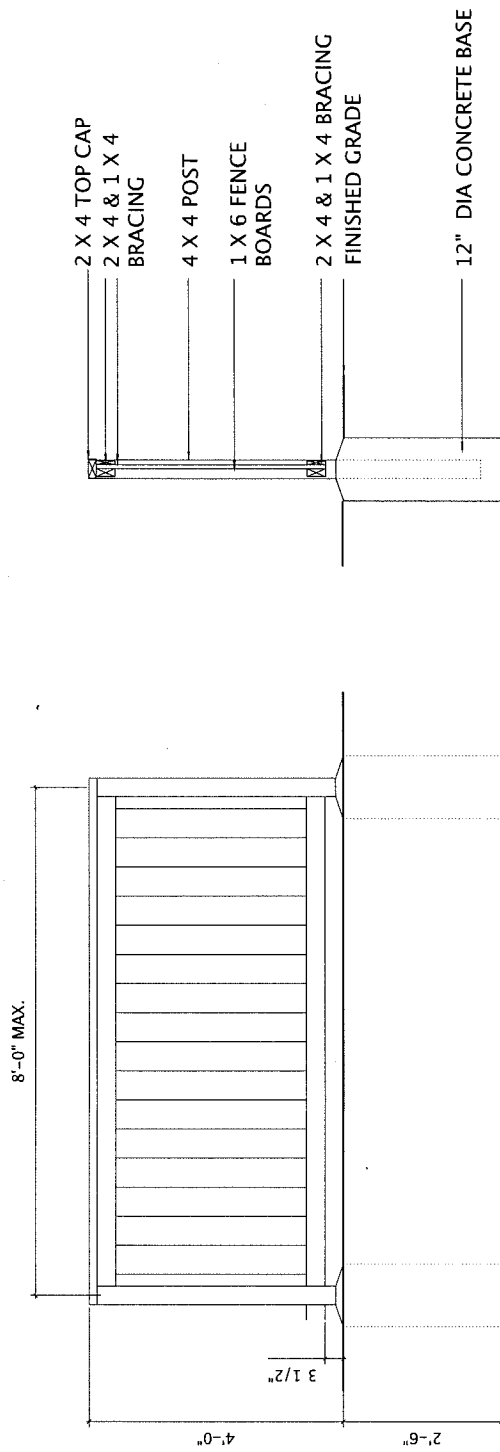
PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CNLA STANDARDS FOR NURSERY STOCK AND THE BCNA STANDARDS FOR CONTAINER GROWN PLANTS.

ALL PLANT QUANTITY DISCREPANCIES BETWEEN PLAN AND PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BIDS.

ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER THE DATE OF SUBSTANTIAL PERFORMANCE. SUBSTANTIAL PERFORMANCE SHALL OCCUR WHEN 95% OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.

THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER.

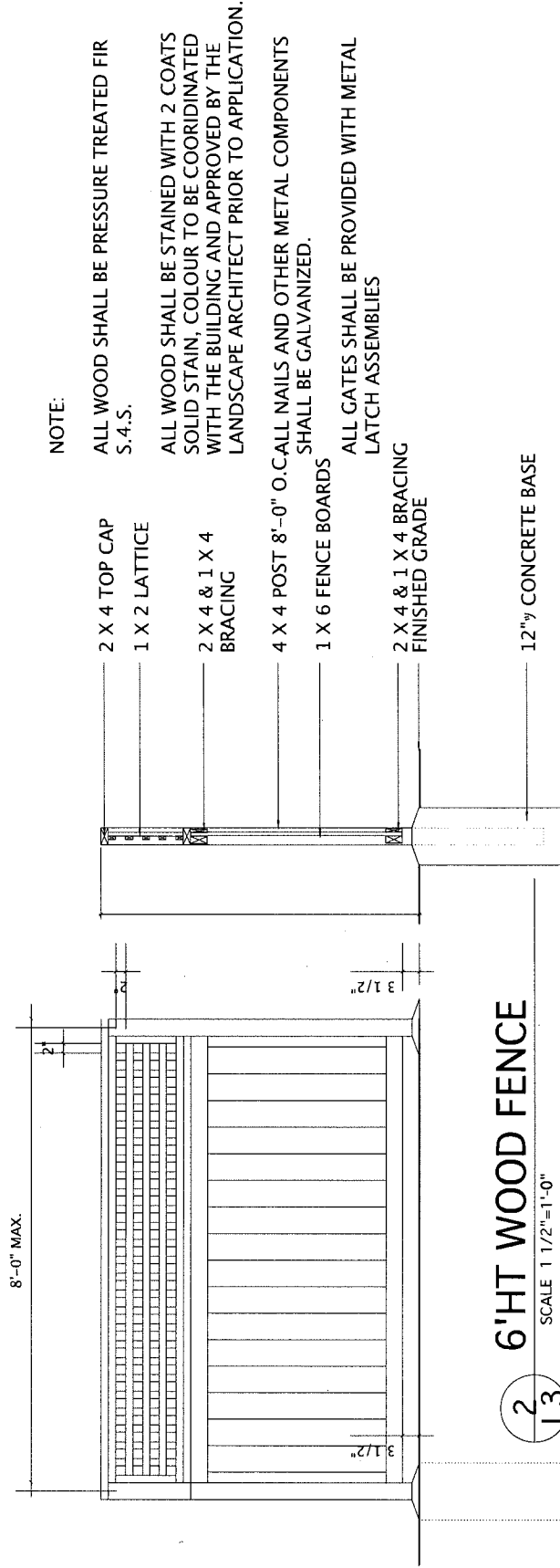
DESIGNED	MI	DATE	REVISIONS DESCRIPTION	REV	DATE	REVISIONS DESCRIPTION	REV
DRAWN	TI	Mar 6, 2016	ISSUED FOR REZONING				
		Mar 22, 2016	CITY'S COMMENT INCORPORATED				
			ISSUED FOR REZONING				
							SCALE: JOB NO.: 16L01 SHEET: L2 OF 3
PROJECT: 5000 Maple RD. RICHMOND B.C. RZ15-703641							PLANT LIST



1 4'HT WOOD FENCE

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

1
L3



2 6'HT WOOD FENCE

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

2
L3

NOTE:

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

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

ALL GATES SHALL BE PROVIDED WITH METAL LATCH ASSEMBLIES

ALL GATES SHALL BE PROVIDED WITH METAL LATCH ASSEMBLIES

DESIGNED	MI	DATE	REVISIONS	DESCRIPTION	DATE	REV	DESCRIPTION	REV
		Mar 6, 2016	ISSUED FOR REZONING					
DRAWN	TI	Mar 22, 2016	CITY'S COMMENT INCORPORATED					
			ISSUED FOR REZONING					

SCALE: 1/4" = 1'-0"	PROJECT: 5000 Maple RD.
JOB NO.: 16LO1	RICHMOND, B.C.
SHEET: L3	RZ15-703641
	OF 3

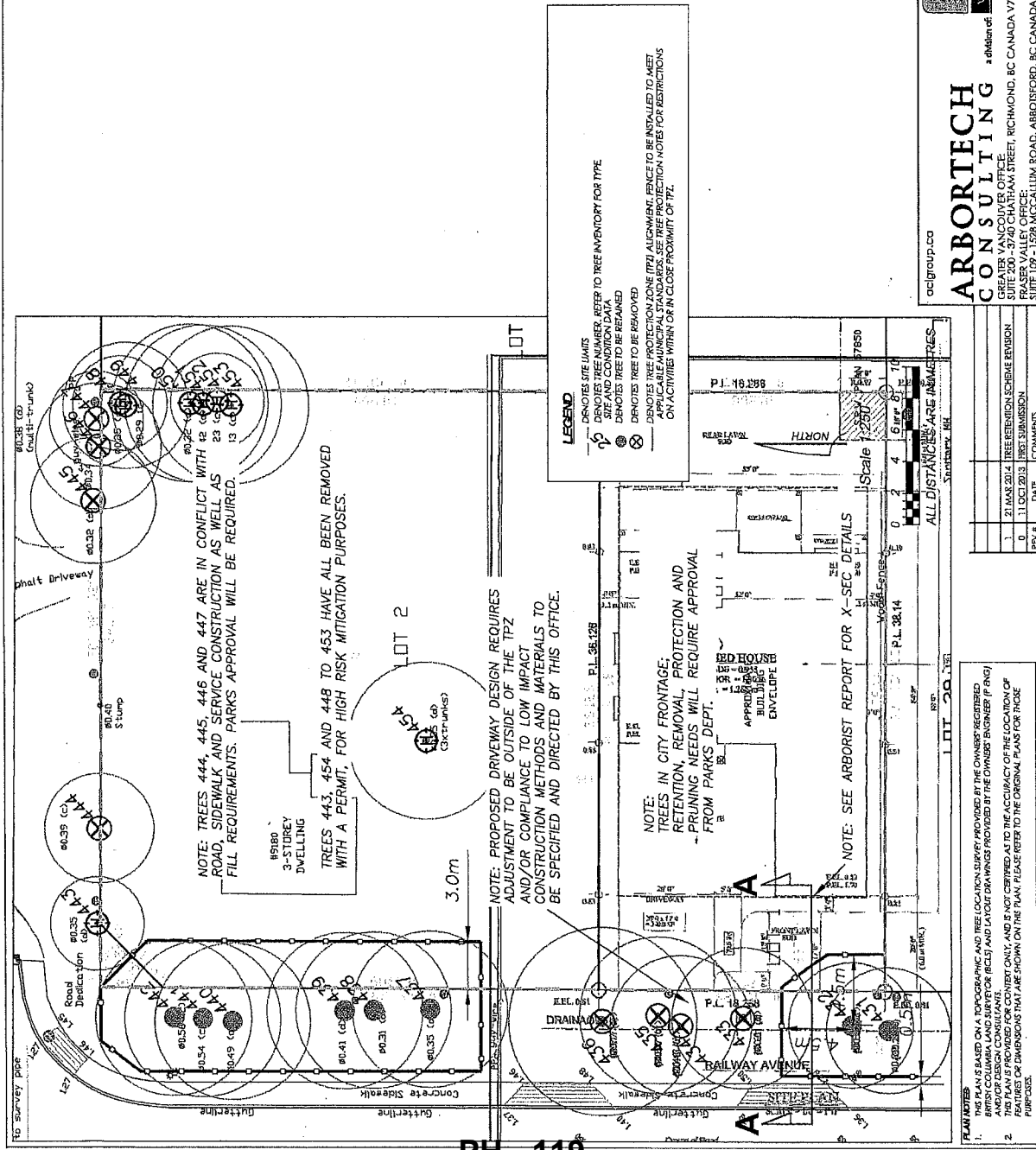
ITC ASSOCIATES LANDSCAPE ARCHITECTS	DETAILS
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TREE PROTECTION GUIDELINES

THE PROTECTION GUIDELINES (TSG) ARE SHOWN ON THE TREE MANAGEMENT DRAWING AS PREPARED BY THE CONSULTANT. THE TSG ARE BASED ON THE TREE PROTECTION GUIDELINES (TSG) AS PREPARED BY THE CONSULTANT. THE TSG ARE BASED ON THE TREE PROTECTION GUIDELINES (TSG) AS PREPARED BY THE CONSULTANT. THE TSG ARE BASED ON THE TREE PROTECTION GUIDELINES (TSG) AS PREPARED BY THE CONSULTANT.

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ARBORTECH CONSULTING
 a division of
 acdgroup.co
 GREATER VANCOUVER OFFICE
 SUITE 200 - 3740 CHATHAM STREET, RICHMOND, BC CANADA V7E 2Z9
 FRAZER VALLEY OFFICE
 SUITE 107 - 1228 MCCALLUM ROAD, ARBORESTORF, BC CANADA V2S 8A3
 P 604-275-3464
 P 604-755-7192

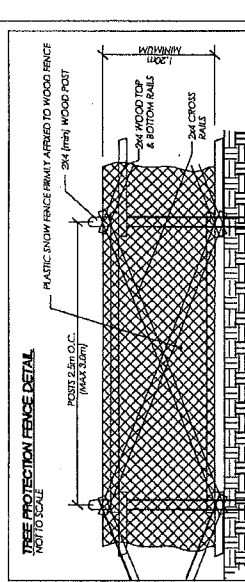
TREE MANAGEMENT DRAWING

PROJECT:	PROPOSED 2 LOT SUBDIVISION
ADDRESS:	9180 RAILWAY AVE, RICHMOND
CLIENT:	AJIT THALIWAL
ACI FILE:	132116
SHEET:	1 OF 1

REV#	DATE	COMMENTS
1	21 MAR 2014	TREE PROTECTION SCHEDULE REVISION
0	11 OCT 2013	100% SUBMISSION

PLAN NOTES:

1. THE PLAN IS BASED ON A PHOTOGRAPHIC AND TREE LOCATION SURVEY PROVIDED BY THE OWNER'S REGISTERED ARBORIST (ICMA) AND LAND SURVEYOR (BCS) AND LAYOUT DRAWINGS PROVIDED BY THE OWNER'S ENGINEER (P. ENG) AND/OR DESIGN CONSULTANT. THE CONSULTANT HAS CONDUCTED VISUAL INSPECTIONS AND VERIFIED THE LOCATION OF THE TREES AND FEATURES OF DANGEROUSNESS THAT ARE SHOWN ON THE PLAN. PLEASE REFER TO THE ORIGINAL PLANS FOR THESE PURPOSES.
- 2.



LEGEND

⊙ DENOTES TREE NUMBER, REFER TO TREE INVENTORY FOR TREE TYPE, SIZE AND CONDITION DATA

⊙ DENOTES TREE TO BE REMOVED

⊙ DENOTES TREE PROTECTION ZONE (TPZ) ALIGNMENT, FENCE TO BE INSTALLED TO MEET PROTECTION REQUIREMENTS, REFER TO TREE PROTECTION NOTES FOR RESTRICTIONS ON ACTIVITIES WITHIN OR IN CLOSE PROXIMITY OF TPZ

NOTE: TREES IN CITY FRONTAGE; RETENTION, REMOVAL, PROTECTION AND PRUNING NEEDS WILL REQUIRE APPROVAL FROM PARKS DEPT.

NOTE: SEE ARBORIST REPORT FOR X-SEC DETAILS



City of Richmond

Rezoning Considerations

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

Address: 5000 Maple Road

File No.: RZ 15-703641

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9545, the developer is required to complete the following:

1. Submission of a Landscape Plan for the front yard and exterior side yard of the proposed corner lot, 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:
 - 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; and
 - include the two (2) required replacement trees on the corner lot with the following minimum sizes:

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

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. 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 \$11,380 for the six (6) trees to be retained.
4. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
5. Submission of a Landscape Security in the amount of \$3,000.00 (\$500/tree) to ensure that a total of six (6) replacement trees are planted and maintained on the lots proposed.
6. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$7,175.23) to the City's Affordable Housing Reserve Fund.

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

1. Payment of Development Cost Charges (City and GVS & DD), Address Assignment fees, current year's taxes and work orders for the costs associated with completion of the required service connection works.
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. Completion of off-site works required through the approved Subdivision Application (SA 13-650433) for 9180 Railway.
4. 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.

Note: Servicing Agreement 13-650433 was required of a previous sub-division that relates to this rezoning application. The post approval revision of Servicing Agreement 13-650433 is required for the construction of works described below. Post approval revisions are required to SA 13-650433 for the design of works described below, and SA 13-650433 will not be placed onto its maintenance period until the works described below have been completed.

Water Works:

- Using the OCP Model, there is 291.0 L/s of water available at a 20 psi residual at the Maple Rd frontage. 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.
 - Retain the existing water service connection along Maple Rd to service the newly subdivided middle Lot, upgrade water meter as required.
- At Developers cost, the City is to install 2 new water service connections complete with meters and meter boxes along the Maple Rd frontage to service the newly subdivided east and west Lots.

Storm Sewer Works:

- At Developers cost, the City is to:
 - If not already performed under SA 13-650433, cut and cap all existing service connections and remove all existing IC's along all frontages of the development site.
 - Install a new storm service connection complete with IC and dual connections at the adjoining property line of the newly subdivided west and middle Lots along the Maple Rd frontage.
 - Install a new storm service connection complete with IC along the Maple Rd frontage to service the newly subdivided east Lot.

Sanitary Sewer Works:

- The Developer is required to retain the existing sanitary service connection located at the existing manhole (SMH56795).
- At Developers cost, the City is to:
 - Remove the existing IC (SIC56927) and extend the existing 150mm sanitary sewer approximately 7m west.
 - Install a new IC complete with dual connections located at the adjoining property line of the newly subdivided west and middle Lots within the existing south ROW.

Frontage Improvements:

- The Developer is required to:
 - Construct new driveways for each property
 - Complete other frontage improvements as per Transportation's requirements.
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - o Underground Hydro service lines.
 - o When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - o Determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).

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.

5. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.

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 9545 (RZ 15-703641)
5000 Maple 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/B)".

P.I.D. 029-512-808

Lot 2 Section 25 Township 4 North Range 7 West New Westminster District Plan EPP35450

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9545".

FIRST READING

APR 25 2016

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by [signature]
APPROVED by Director or Solicitor [signature]

MAYOR

CORPORATE OFFICER