



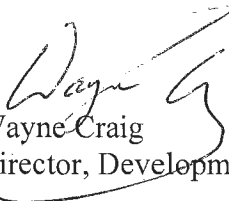
To: Planning Committee
From: Wayne Craig
Director, Development

Date: July 10, 2017
File: RZ 17-772644

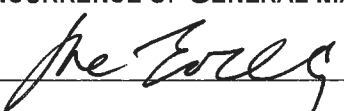
Re: Application by Beedie (Graybar Rd) Richmond Property Ltd. to Establish "Light Industrial (IL)" Zoning and Discharge "Land Use Contract 127" on a Portion of 6311 Graybar Road

Staff Recommendations

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9741, to rezone a 0.71 ha. portion of 6311 Graybar from "Land Use Contract 127" to the "Light Industrial (IL)" zone, be introduced and given first reading; and
2. That "Land Use Contract 127" entered into pursuant to "Farrell Estates Ltd. Land Use Contract Bylaw No. 3613", be discharged from 6311 Graybar Road.


Wayne Craig
Director, Development

WC:mm
Att. 4

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

Staff Report

Origin

Beedie (Graybar Rd) Richmond Property Ltd. has made an application to discharge “Land Use Contract 127” from a 0.71 ha. (1.76 acre) portion of a split-zoned property located at 6311 Graybar Road and to zone this portion to “Light Industrial (IL)” in order to construct a new 2,665 m² (28,690 ft²) light industrial building (Attachment 1). The proposed zoning is consistent with the “Light Industrial (IL)” zoning now in place on the remainder of the subject property.

The subject Land Use Contract (LUC) 127 was registered on the front portion of the subject property adjacent to Graybar Road and other properties to the south and east of Graybar Road at the time of the subdivision of the area in 1979. The *Local Government Act* provides that all LUCs will expire on June 30, 2024 and require municipalities to establish underlying zoning for LUC properties by June 30, 2022. The owner has applied to discharge LUC 127 at this time so that the front portion of the property will have the same “Light Industrial (IL)” zoning as the large western portion of the property to the rear. This applicant proposes to construct a light industrial complex of three (3) buildings with two (2) of the proposed buildings located on the portion of the site already zoned “Light Industrial (IL)”; and a further 2,665 m² (28,690 ft²) building proposed for the front portion of the property under the current application.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 2).

Surrounding Development

The subject property is surrounded by large properties with light industrial and business park uses.

- To the North: A property, occupied by a light industrial building, zoned “Industrial Business Park (IB1)”.
- To the South: A property, occupied by a light industrial building, under “Land Use Contract 127”.
- To the East: Properties, occupied by light industrial buildings, zoned “Industrial Business Park (IB1)” and “Light Industrial (IL)”.
- To the West: The remainder of the subject vacant light industrial property zoned “Light Industrial (IL)”.

Related Policies & Studies

Official Community Plan/East Richmond Area Plan

The proposed zoning is consistent with the OCP “Mixed Employment (MEMP)” land use designation applicable to the property.

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 subject zoning amendment and LUC discharge bylaw.

Public Consultation

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

Should the Planning Committee endorse this application and Council grant 1st reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

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

Analysis

Built Form and Architectural Character

The applicant proposes to build three (3) large light industrial buildings as permitted under the “Light Industrial (IL)” zone with driveways leading from Graybar Road (Attachment 3). The proposed 2,665 m² (28,690 ft²), flat-roofed building on the subject front portion of the property will include six (6) units with:

- Ground level and second floor/mezzanine space in the front portion of each unit facing Graybar Road.
- Areas with higher ceilings occupying the remainder of the ground floor in the rear portion of each of unit.
- The two (2) storey front building elevation having substantial glazing, with concrete architectural frames and vertical fin/buttress elements to provide façade articulation and to separate each unit.
- Additional glazing at the southeast corner of the building near the main driveway and use of three (3) paint colours to provide visual interest.

- Large loading bays, with high garage doors, for each unit on the rear (west) elevation of the building.

The proposed landscaping plan includes 29 trees within the 3.0 m (10.0 ft.) wide landscape buffer along the Graybar Road frontage and 1.5 m (5.0 ft.) landscape strips located along the north property line and to rear of the parking lot for the subject building. There are also other well landscaped areas breaking up the parking lot. The applicant will provide a \$44,024 landscape security as a Rezoning Consideration to ensure the landscaping is completed.

Transportation and Site Access

The subject site will include two (2) driveways from Graybar Road. These driveways will provide access to the front portion of the site being zoned “Light Industrial (IL)” and the larger remainder of the site currently zoned “Light Industrial (IL)”.

The proposed building on the east portion of the site will provide 73 parking spaces and six (6) medium size (SU9) loading spaces. This will exceed the 38 parking spaces and one (1) loading space required under Zoning Bylaw 8500. The building will also provide the required eight (8) Class 1 (Tennant) and eight (8) Class 2 (Visitor) bicycle parking spaces.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist’s Report which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The report assesses 14 bylaw-sized trees on the subject property and a hedge on the City’s road allowance.

On Site Trees

The City’s Tree Preservation Coordinator has reviewed the Arborist’s Report and supports the Arborist’s findings, with the following comments:

- 14 on-site bylaw-sized trees are proposed to be removed.
- 28 replacement trees based on the 2:1 ratio as per the OCP are required.

The applicant has agreed to plant 29 trees that are included on the landscape plan with a \$44,024 security being provided to ensure the replacement trees are planted. The required replacement trees are to be of the 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
26	6 cm	
3		3.5 m

Off-Site Trees

The arborist report identifies a hedge within Graybar Road which needs to be removed for the development and servicing works. The applicant will make a contribution to the City's Tree Compensation Fund of \$27,950 for the net loss of 43 trees within the hedge proposed to be removed.

Site Servicing and Frontage Improvements

The applicant will enter into a Servicing Agreement under the Rezoning Considerations (Attachment 4) which includes the following works.

Servicing Works

The Servicing Agreement will include substantial upgrading of the existing storm mains extending northwards along Graybar Road approximately 90 m (300 ft.) and eastwards along Gordon Way for approximately 90 m (300 ft.).

The applicant will also relocate an existing sanitary sewer located within a Statutory-Right-of-Way (SRW) located along the front of the property into the Graybar Road allowance and upgrade this main further northward. This SRW, registered under charge no. RD109525, would be discharged after construction of a replacement main within the adjacent Graybar Road fronting the site under the Servicing Agreement.

The applicant will also register Statutory Right of Ways over existing storm drainage lines along the front (east) property line adjacent to 6511 Graybar Road and the rear (west) property line.

Frontage Works

The applicant will construct the following frontage works along Graybar Road:

- A 1.5m (5.0 ft.) wide concrete sidewalk, and treed/grassed boulevard along the entire property frontage along Graybar Road.
- A 1.5 m (5.0 ft.) wide interim asphalt walkway behind the existing curb/gutter from the northern edge of the development to the intersection of Graybar Road and Westminster Highway.

Contaminated Sites Regulation

A Ministry of Environment (MOE) Certificate of Compliance or alternative approval regarding potential site contamination will need to be issued by MOE prior to the zoning amendment bylaw be considered for adoption as per the *Contaminated Sites Regulation*. This is a standard MOE requirement for such a site with previous industrial activities which requires further site investigation and possible remediation to be determined by an environmental consultant.

Financial Impact or Economic Impact

There is no financial impact to the City.

Conclusion

The subject application will establish “Light Industrial (IL)” zoning and discharge “Land Use Contract 127” on a portion of 6311 Graybar Road, which is consistent with the “Light Industrial (IL)” zoning and the OCP “Mixed Employment (MEMP)” land use designation on the larger remainder of the site.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9741 be introduced and given first reading.



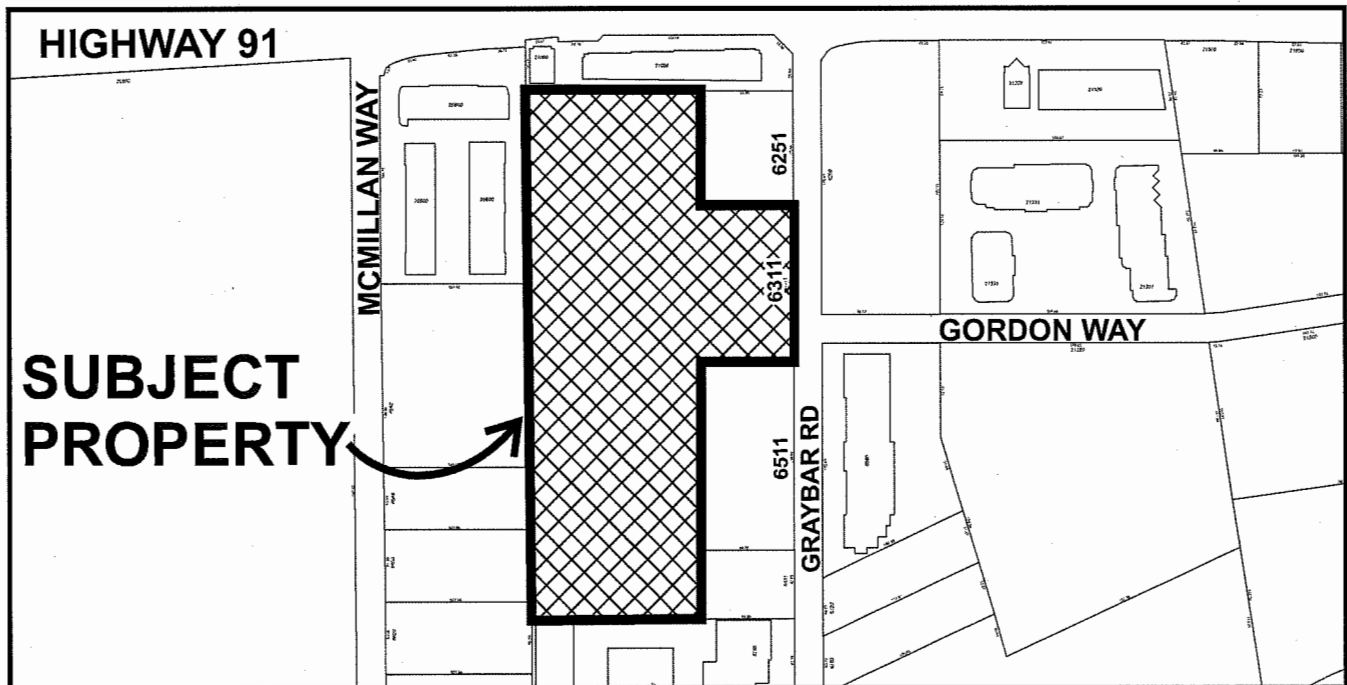
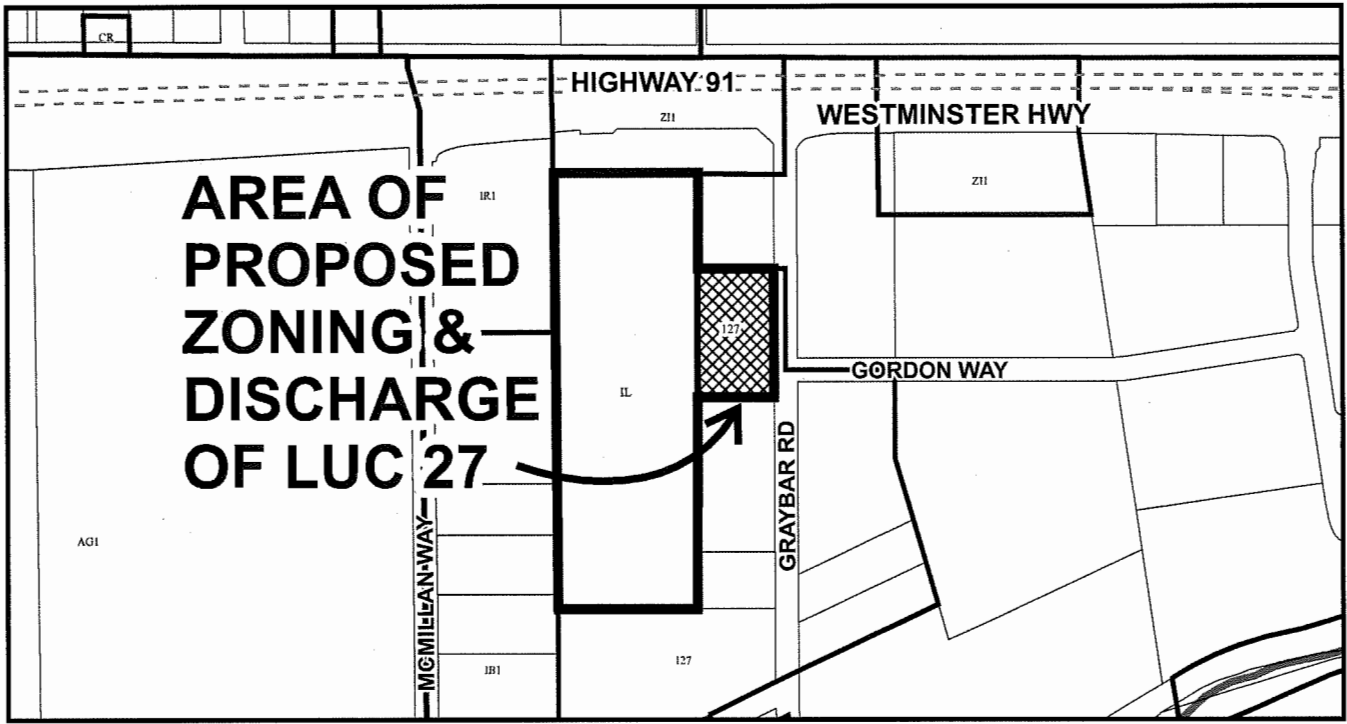
Mark McMullen
Senior Coordinator - Major Projects

MM:rg

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Rezoning Considerations



City of Richmond



	<h2>RZ 17-772644</h2>	Original Date: 06/20/17
		Revision Date: 07/12/17
		Note: Dimensions are in METRES



City of Richmond



RZ 17-772644

Original Date: 06/20/17

Revision Date: 07/12/17

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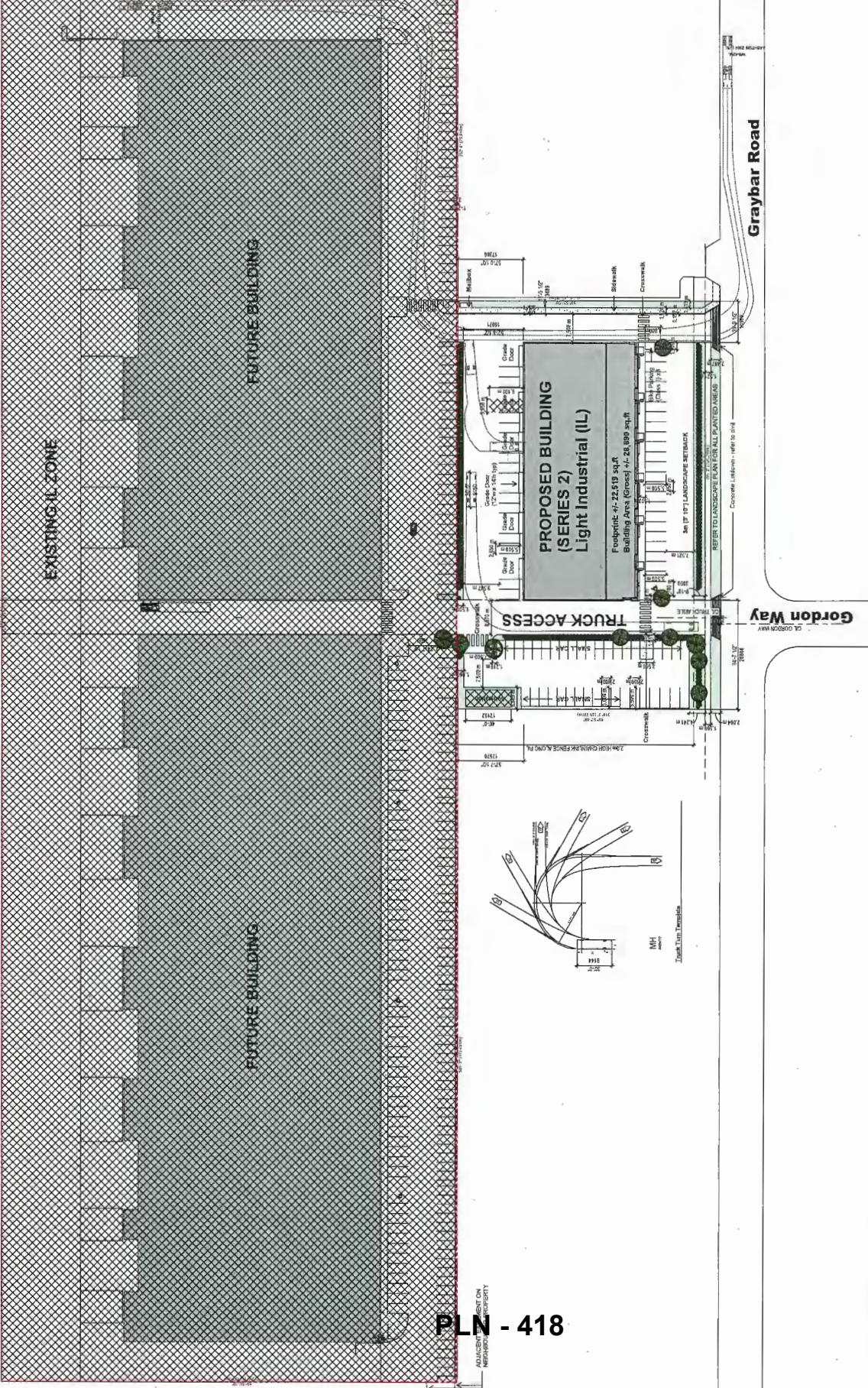
PLN - 417

PROJECT ADDRESS:
LEGAL DESCRIPTION:
FRONT YARD LANDSCAPE SETBACK:
SIDE / REAR YARD LANDSCAPE SETBACK:
EASEMENTS:
AUTHORITY:
ZONE:
USES:
BUILDING AREA:

SITE AREA:
AREA BEING REZONED:
LOT COVERAGE:
F.A.R.
HEIGHT:
PARKING & Loading:

Area Schedule (Gross Building)

Name	Area
Level 1 - Unit 100	3886 SF
Level 1 - Unit 101	4006 SF
Level 1 - Unit 102	3909 SF
Level 1 - Unit 103	3906 SF
Level 1 - Unit 104	4010 SF
Level 2 - Unit 100	1078 SF
Level 2 - Unit 101	1100 SF
Level 2 - Unit 102	993 SF
Level 2 - Unit 103	993 SF
Level 2 - Unit 104	993 SF
Level 2 - Unit 105	1103 SF
2889 SF	



PLN - 418

1 Site Plan - Overall
 1" = 40'-0"

Beedie | Development Group | TKA+D
 Series Business Centre - Series 2
 Series 2 - Overall Site plan A01
 TAYLOR KURTZ ARCHITECTURE + DESIGN

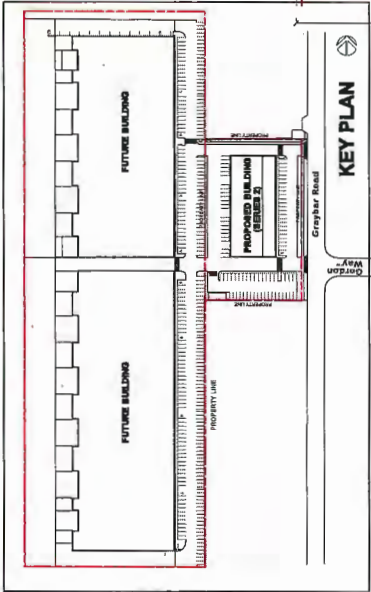
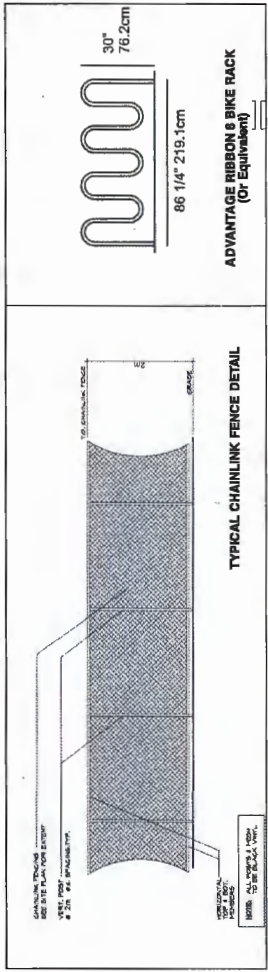


LANDSCAPE ARCHITECT

This is a professional seal for the Province of British Columbia. It is not valid unless accompanied by the appropriate registration number and the name of the registrant. The registrant's name and registration number are listed on the back of this seal.

1	DATE	DESCRIPTION
2	JULY 1977	Issued for Retiring
3	MAY 1977	Issued for Retiring
4		
5		
6		
7		
8		

PROJECT NUMBER: Series Business Centre - Series 2
 ADDRESS: 5311 Graybar Road, Richmond, B.C.
 DRAWING: LANDSCAPE PLAN
 DATE: MAY 8, 1977
 PROJECT DRAWING NUMBER: L-1



PLANT LIST

SYMBOL	CITY BOTANICAL NAME	COMMON NAME	SIZE
7	Aster rubrum 'Amethyst'	Columbine Maple Inc.	6cm dia. / 1.8m std.
10	Fraxinus americana 'Nutcracker Hoop'	ASH Inc.	6cm dia. / 1.8m std.
9	Betula nana 'Candlelight Hoop'	McIntosh Ash Inc.	6cm dia. / 1.8m std.
5	Chamaenerion canadense	Neonix Cyprip	2.5m H.
81	Azalea japonica 'Coral Bell'	Japanner Azalea	#3 pot
70	Philadelphus	Philodend	#3 pot
94	Lonicera japonica	Evergreen Honeysuckle	#3 pot
203	Carex microcarpa 'Munro-Weingart'	Variegated Japanese Sedge	#1 pot
201	Liriodendron tulipifera 'Big Top'	Blue Liriod	#1 pot
142	Prunella 'White Lacey'	DRG Lacey Laurel	#3 pot
30	Rhododendron 'Vigor'	Rhododendron Inc.	#3 pot
28	Viburnum davidii	Viburnum	#2 and 1/2 low
227	Asplenium nidus	Waxcap Fern	# 1/2, 1/2 G.C.

Landscaping Notes:
 1. Specifications as per most recent BC Landscape Standard and Landscape Design Inc. 'Space Meter'
 2. Plant Material to be installed by Landscape excellent at nursery.
 3. Additional program required for Landscaping notes.

Graybar Road



Gordon Way

Under Servicing Agreement



Area	Name	Area
Level 1 - Unit 100	3985 SF	
Level 1 - Unit 101	4006 SF	
Level 1 - Unit 102	3506 SF	
Level 1 - Unit 103	3506 SF	
Level 1 - Unit 104	3506 SF	
Level 1 - Unit 105	4010 SF	
Level 2 - Unit 100	1078 SF	
Level 2 - Unit 101	1100 SF	
Level 2 - Unit 102	963 SF	
Level 2 - Unit 103	963 SF	
Level 2 - Unit 104	963 SF	
Level 2 - Unit 105	1103 SF	
		26391 SF

1 Building 2 - Site Plan
1/16" = 1'-0"

KEYNOTE LEGEND

TAG	DESCRIPTION
CTUP1	CONCRETE TILT UP - PAINTED P1
CTUP2	CONCRETE TILT UP - PAINTED P2
CV1	CURTAIN WALL - TYPE 1
MWC	METAL WALL CLADDING - TYPE 1
MWC2	METAL WALL CLADDING - TYPE 2
ODR	OVERHEAD DOOR
SP1	SKIP FRONT GLAZING - TYPE 1



① Series 2 - East Elevation
3/32" = 1'-0"



② Series 2 - West Elevation
3/32" = 1'-0"

PLN - 421



③ Series 2 - North Elevation
3/32" = 1'-0"



④ Series 2 - South Elevation
3/32" = 1'-0"



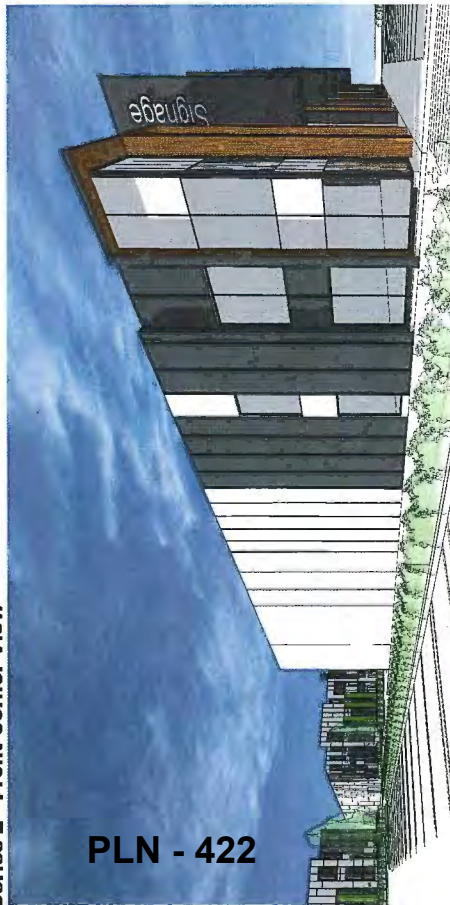
Series 2 - Front Corner 2



Series 2 - Loading Bays



Series 2 - Front Corner View



Series 2 - Looking North

PLN - 422



RZ 17-772644

Attachment 3

Address: 6311 Graybar Road

Applicant: Beedie (Graybar Rd) Richmond Property Ltd.

Planning Area(s): East Richmond

	Existing	Proposed	
Owner:	Beedie (Graybar Rd) Richmond Property Ltd.	Beedie (Graybar Rd) Richmond Property Ltd.	
Site Size (m²):	51,866 m ²	51,866 m ²	
Land Uses:	Former Wood Products Manufacturing (Vacant)	Light Industrial	
OCP Designation:	Mixed Employment	Mixed Employment	
Area Plan Designation:	N/A	N/A	
Zoning:	"Land Use Contract 127"	"Light Industrial (IL)"	
Number of Units:	N/A	6	
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio(of total lot area):	Max. 1.0	0.05 (of total lot) 0.4 (under application)	none permitted
Lot Coverage (of total lot area):	Max. 60%	4.0%(of total lot) 29.0%(under application)	none
Lot Size:	N/A	N/A	none
Lot Dimensions (m):	Width: N/A Depth: N/A	Width: N/A Depth: N/A	none
Setbacks (m):	Front: Min. 3.0 m Rear: Min. 0.0 m Side (north): Min. 0.0 m Side (south): Min. 0.0 m	Front: Min. >3.0 m Rear: Min. >0.0 m Side (north): Min. >0.0 m Side (south): Min. >0.0 m	none
Height (m):	12 m	11.6 m	none
Off-street Parking Spaces – Total:	38	73	none

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



Address: 6311 Graybar Road

File No.: RZ 17-772644

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9741, the developer is required to complete the following:

1. Ministry of Environment (MOE) Certificate of Compliance or alternative approval to proceed granted from MOE regarding potential site contamination issues.
2. Submission of a Landscape Security in the amount of \$44,024 to ensure that the landscaping and 29 replacement trees proposed in Appendix 'A' are planted within one (1) year of adoption of Bylaw 9741 with 10% of this security to be held by the City as a maintenance security for year (1) after substantial completion of the landscape.
3. Contribution to the City's Tree Compensation Fund of Compensation Fund of \$27,300 for the net loss of 42 trees within the hedge proposed to be removed.
4. Granting of a 3.0 m wide statutory right-of-way on the subject property adjacent to the entire length of the western property line for the purposes of access, maintenance and construction by the City for the existing and future storm drainage works with indemnification of the owner from liability related to the works.
5. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 3.5 m GSC.
6. Enter into a Servicing Agreement* for the design and construction of engineering and road works as described on Appendix 'B' below, and with the following conditions:
 - a) The existing City Statutory Right of Way (registered under charge no. RD109525), adjacent to the Graybar Road frontage for an existing sanitary main, is to be discharged from Title after construction of a replacement main within the adjacent Graybar Road allowance under the Servicing Agreement (It should be noted that Telus and BC Hydro are also covenant grantees and their approval will be needed to secure full discharge of the covenant).
 - b) The granting of a possible 6.0 m wide statutory right-of-way on the subject property adjacent that portion of the eastern property line adjacent to 6511 Graybar Road for the purposes of access, maintenance and construction by the City for storm drainage works with indemnification of the owner from liability related to the works; the extent (if any) of the SRW length to be registered is to be confirmed through the Servicing Agreement.

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. Incorporation of measures satisfying the Green Roof Bylaw No. 8385 as applicable at the time of issuance of a Building Permit.
3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.

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

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

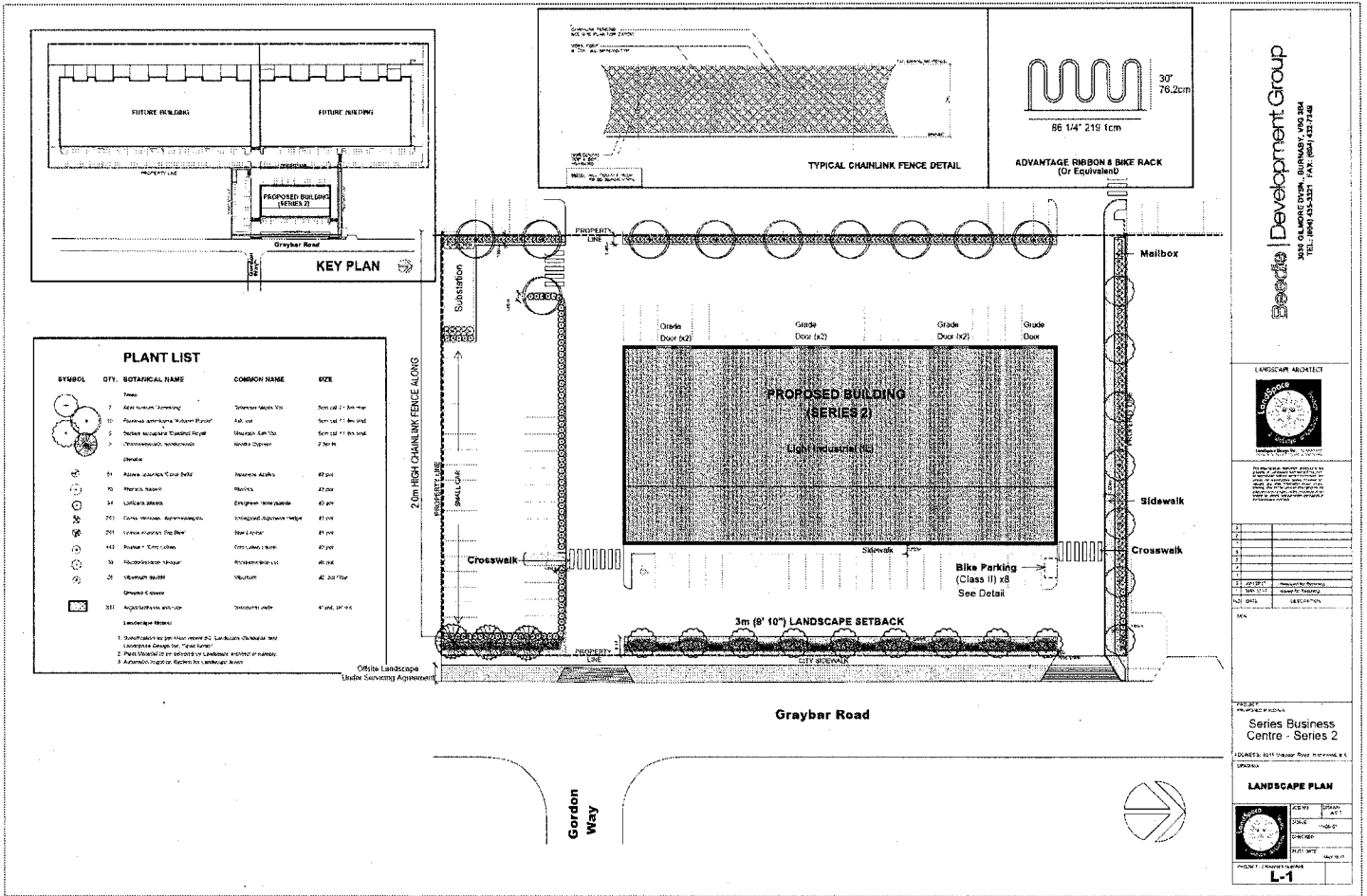
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director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

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

Signed

Date

Appendix 'A' – On-Site Landscaping



Appendix 'B' – Servicing Agreement

A Servicing Agreement is required to design and construct the following works.

A. Engineering Works

1) Water Works:

- a) Using the OCP Model, there is 234.0 L/s of water available at a 20 psi residual at the Graybar Road frontage. Based on your provided Fire Underwriter Survey (FUS) calculations, your site requires a minimum fire flow of 216.7 L/s.
- b) The Developer is required to:
 - i) Submit, at Building Permit stage, Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be based on Building Permit stage building designs and signed and sealed by a Professional Engineer.
- c) At Developer's cost, the City is to:
 - i) Install one new water service connection, complete with meter and meter box. Meter to be located onsite in a right of way provided by the Developer at no cost to the City. Right of way dimensions to be finalized during the servicing agreement stage.
 - ii) Cut and cap all existing water service connections serving the development site.

2) Storm Sewer Works:

- a) The Developer is required to:
 - i) Upgrade the existing 600 mm storm sewer to 675 mm along the Graybar Road frontage from a new manhole at the intersection of Graybar Road and Gordon Way to the new manhole at the northeast corner of the property installed by the City capital project fronting 6251 Graybar Road, approximately 90 m, complete with catch basins per City specifications. The new storm sewer shall be in the roadway in the alignment established by the City project to the north.
 - ii) Reconnect the existing storm sewer in Graybar Road south of Gordon Way to the proposed storm sewer.
 - iii) Upgrade the existing 600 mm storm sewer to 1050 mm along Gordon Way from manhole STMH6428 to manhole STMH9025, approximately 90 m, complete with catch basins per City specifications and new manholes at both tie-in points. The new storm sewer shall be located within the roadway.
 - iv) Reconnect all existing service connections and catch basins to the proposed storm sewer.
 - v) Remove the existing 600 mm storm sewers from manhole STMH6427 to manhole STMH9025.
 - vi) Cut, cap, and remove all existing storm service connections serving the development site.
 - vii) Install one new storm service connection off of the proposed manhole at the corner of Gordon Way and Graybar Road. No onsite drainage may connect to the proposed 675 mm storm sewer.
 - viii) Video inspect the existing onsite storm sewer from manhole STMH6464 to manhole STMH6462, and from manhole STMH6462 to Graybar Road, to ~~PLN-427~~ in use by lots other than the development site. If the

Initial: _____

storm sewer or portions of storm sewer are still in use, that portion shall be retained and the developer shall provide, at no cost to the City, a 6.0 m-wide SRW along the length to be retained. Any portions of the storm sewer not in use shall be removed. The video inspection report shall be included within the first servicing agreement submission.

- ix) Provide, at no cost to the City, a 3.0 m-wide Utility SRW along the entire western property line of the development site for maintenance and access purposes for the existing perimeter drain.
 - x) Provide a sediment and erosion control plan within the servicing agreement design.
- b) At Developer's cost, the City is to:
- i) Complete all tie-ins for the proposed works to existing City infrastructure.

3) Sanitary Sewer Works:

- a) The Developer is required to:
- i) Relocate into the roadway the existing 200 mm sanitary sewer from the new manhole near the north property line to be built by the City capital project to slightly east of the existing manhole SMH6156 to the south, in the alignment to be established by the City capital project.
 - ii) Reconnect all existing connections to the proposed 200 mm sanitary sewer.
 - iii) Install one new sanitary service connection, complete with inspection chamber, for the proposed development.
- b) At Developer's cost, the City is to:
- i) Cut and cap at main all existing sanitary service connections serving the development site, and remove inspection chambers.
 - ii) Perform all tie-ins for the proposed works to existing City infrastructure.

4) Frontage Improvements:

- a) The Developer is required to:
- i) Employ a professional geotechnical engineer to review site stripping and confirm suitable subgrade for the roadway, boulevard, sidewalk, and pipe trenches, review roadway materials and placement, and review density testing of subgrade and roadway and pipe trench structure. A geotechnical engineer's assessment of the existing conditions along Graybar Road and recommendations for the construction of the roadway, boulevard, sidewalk, and pipe trenches shall be attached to the first servicing agreement submission.
 - ii) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (1) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (2) To locate/relocate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The

following are examples of statutory right-of-ways that shall be shown in the functional plan and registered prior to SA design approval:

- BC Hydro PMT – 4mW X 5m (deep)
 - BC Hydro LPT – 3.5mW X 3.5m (deep)
 - Street light kiosk – 1.5mW X 1.5m (deep)
 - Traffic signal kiosk – 2mW X 1.5m (deep)
 - Traffic signal UPS – 1mW X 1m (deep)
 - Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
 - Telus FDH cabinet-1.1 m W X 1 m (deep – show possible location in functional plan
 -
- iii) Review street lighting levels on Graybar Road and upgrade as required.

5) General Items:

- a) The Developer is required to:
- i) Discharge the existing utility right of way along the development's Graybar Road frontage that will no longer be required due to the storm and sanitary sewer being relocated into the roadway.
 - i) Coordinate with BC Hydro, Telus, Shaw, Fortis BC, and other private utility companies to confirm that there are no existing private utilities within the right of way along the Graybar Road frontage prior to right of way discharge. Additional rights of ways may be required by those companies if private utilities exist within the City right of way.
 - ii) Provide, prior to installation of pre-load or within the first servicing agreement submission, whichever comes first, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
 - iii) Provide pre- and post-construction elevation surveys of adjacent roads, underground utilities (e.g. manhole rims, manhole inverts, service boxes, etc.) and property lines to determine settlement amounts. At their cost, the developer is responsible for rectifying any settlement, damage, or other impact as a result of the construction works.
 - iv) 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.

B. Transportation Works

1. The developer responsible for the design and construction of the following frontage works along Graybar Road:
- Along the entire development frontage: from the property line to east, a 1.5m wide concrete sidewalk and remaining area (approx. 2.0 m wide) to the curb/gutter be treed/grassed boulevard.
 - From northern edge of the development to Westminster Highway: a 1.5m wide interim asphalt walkway behind the existing curb / gutter generally as shown below.



Richmond Zoning Bylaw 8500
Amendment Bylaw 9741
(RZ 17-772644)
(To Discharge LUC 127 and Establishing Zoning on Portion 6311 Graybar 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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9741" as "LIGHT INDUSTRIAL IL)".
2. That the Mayor and Clerk are hereby authorized to execute any documents necessary to discharge "Land Use Contract 127", having charge number RD85962, including all amendments, modifications and extensions to charge number RD85962 from the following area:

P.I.D. 018-315-097

PARCEL "A" SECTIONS 9 AND 10 BLOCK 4 NORTH RANGE 4 WEST NEW WESTMINSTER DISTRICT REFERENCE PLAN LMP 10878

- 3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9741".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and conditions.

CITY OF RICHMOND APPROVED by [Signature] APPROVED by Director or Solicitor BIC

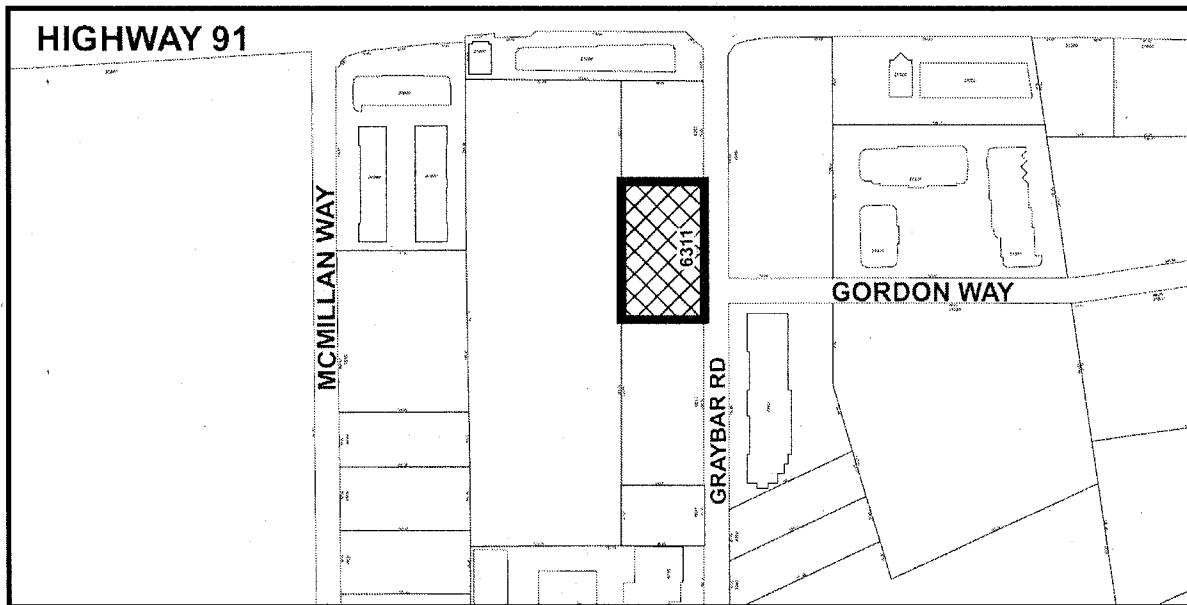
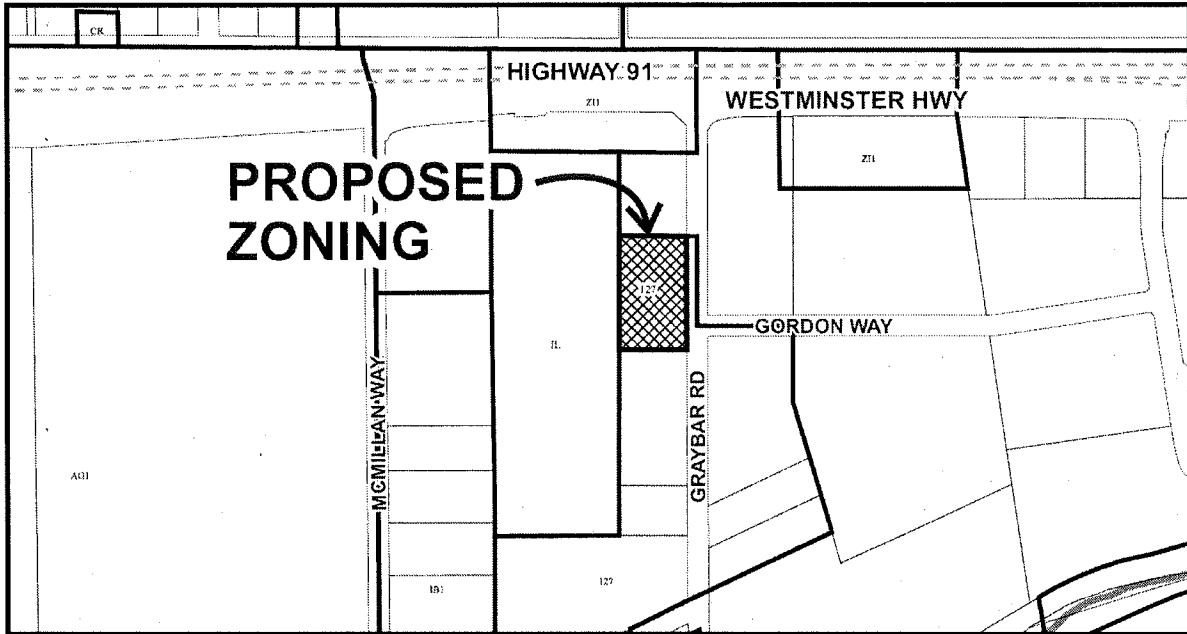
MAYOR

CORPORATE OFFICE

“Schedule A attached to and forming part of Bylaw 9741”



City of
Richmond



RZ 17-772644

Original Date: 06/20/17

Revision Date: 07/05/17

Note: Dimensions are in METRES