



City of Richmond

Report to Committee Fast Track Application Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

Date: August 22, 2016
File: RZ 16-734087

Re: Application by 1075501 BC Ltd. for Rezoning at 11600 Williams Road from Single Detached (RS1/E) to Compact Single Detached (RC2)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9596, for the rezoning of 11600 Williams Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.

Wayne Craig
Director, Development

WC:sds
Att. 6

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

Staff Report

Item	Details		
Applicant	1075501 BC Ltd.		
Location	11600 Williams Road (Attachment 1)		
Zoning	Existing: Single Detached (RS1/E)		
	Proposed: Compact Single Detached (RC2) (Attachment 2)		
Development Data Sheet	Attachment 3		
OCP Designation	Neighbourhood Residential	Complies:	Yes
Lot Size Policy	5434 (Attachment 4)	Complies:	Yes
Arterial Road Policy	Compact Lots or Coach House	Complies:	Yes
Affordable Housing Strategy Response	Secondary suites on two (2) of the two (2) lots proposed.	Complies:	Yes
Surrounding Development	North:	Single-family dwellings on lots zoned "Compact Single Detached (RC2)" fronting Williams Road.	
	South:	Across a lane, single-family dwellings on lots zoned "Single Detached (RS1/E)" fronting Seabrook Crescent.	
	East & West:	Single-family dwellings on lots zoned "Single Detached (RS1/E)" fronting Williams Road.	
Rezoning Considerations	Attachment 6		

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 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

1075501 BC Ltd. has applied to the City of Richmond for permission to rezone the property at 11600 Williams Road from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone, to permit the property to be subdivided to create two (2) lots, with vehicle access from the existing rear lane (Attachment 1). The site is currently occupied by a single-family dwelling, which will be demolished. A site survey showing the proposed subdivision plan is included in Attachment 2.

Existing Legal Encumbrances

There are no existing legal encumbrances registered on the Title of the subject property.

Site Access

Vehicle access to the proposed lots is to be from the existing rear lane; with no access permitted from Williams Road, in accordance with Residential Lot (Vehicular) Access Regulation Bylaw No. 7222.

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

Tree Retention and Replacement

A Certified Arborist's Report was submitted by the applicant, which identifies tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The report assesses one (1) bylaw-sized tree located on the subject site and one (1) City-owned tree.

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 and protect one (1) City-owned Sweetgum tree (tag# 1) located in front of the subject property due to its good condition (30 cm dbh). The tree has been identified by Parks Arboriculture staff for retention.
- Remove one (1) Plum tree (tag #2) located on-site due to poor condition from being historically topped and infected with Thortix borer (58 dbh comb.).

Tree Protection

The proposed Tree Management Diagram is shown in Attachment 5; which outlines the protection of the one (1) City-owned tree.

To ensure the protection of the one (1) City-owned tree (tag# 1), the applicant is required to complete the following items prior to final adoption of the rezoning bylaw:

- Submission of a contract with a Certified Arborist for supervision of all works conducted within close proximity to tree protection zones. The contract must include the scope of work 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.
- Submission of a Survival Security in the amount of \$3,590 for the one (1) City tree. The security will not be released until an acceptable impact assessment report by the Certified Arborist is submitted and a landscaping inspection has been passed by City staff.

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

Tree Replacement

For the removal of the one (1) tree on-site, the OCP tree replacement ratio goal of 2:1 requires two (2) replacement trees to be planted and maintained on the proposed lots. Policy #5032 for Tree Planting (Universal) (adopted by Council on July 10, 1995 and amended in 2015) encourages a minimum of two (2) trees to be planted and maintained on every lot. The applicant has proposed to plant and maintain a minimum of two (2) trees on each lot for a total of four (4) replacement trees on-site.

As per Tree Protection Bylaw No. 8057, based on the sizes of the on-site tree being removed (58 dbh comb.), replacement trees shall be the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	or	Minimum Height of Coniferous Replacement Tree
2	6 cm		3.5 m
2	10 cm		5.5 m

To ensure that the four (4) replacement trees are planted on-site at the development stage, and that the front and rear yards of the subject site are enhanced consistent with the landscape guidelines of the Arterial Road Policy, the applicant is required to submit a Landscape Plan for both lots prepared by a Registered Landscape Architect, along with a Landscape Security based on 100% of the cost estimate provided by the Landscape Architect for the proposed works, prior to final adoption of the rezoning bylaw. A portion of the security will be released after construction and landscaping at the subject site is completed and a landscaping inspection by City staff has been passed. The City may retain the balance of the security for a one-year maintenance period to ensure that the landscaping survives.

Affordable Housing Strategy

The City’s current Affordable Housing Strategy (adopted by Council September 14, 2015) for single-family rezoning applications requires a secondary suite on 100% of new lots, or a secondary suite on 50% of new lots plus a cash-in-lieu contribution of \$2.00/ft² of total buildable area towards the City’s Affordable Housing Reserve Fund for the remaining 50% of new lots, or a 100% cash-in-lieu contribution if no secondary suites are provided.

The applicant proposes to provide a legal secondary suite in each of the two (2) lots proposed at the subject site. To ensure that the secondary suites are built to the satisfaction of the City in accordance with the City’s Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and Richmond Zoning Bylaw 8500. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw.

Prior to rezoning, the applicant is also required to register a legal agreement on Title, to ensure that the principle dwelling and the secondary suite cannot be stratified.

Site Servicing and Frontage Improvements

There are no servicing concerns with the proposed rezoning.

Prior to final adoption of the rezoning bylaw, the applicant must provide a new 3.0 m wide utility statutory right-of-way along the north property line for storm sewer. The applicant is aware that encroachment into the statutory right-of-way is not permitted.

At future subdivision and building permit stage, the applicant is required to complete the following:

- Frontage upgrades including, but not limited to, removal of the existing driveway from Williams Road and replace with a new curb and gutter and a minimum 2.10 m wide treed boulevard and sidewalk.
- Payment of the current 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 as described in Attachment 6.
- Payment to the City, in accordance with the Works and Services Cost Recovery Bylaw No. 8752, Schedule 4, in the amount of \$21,364.00 to recover lane improvement construction costs associated with the works and services that have been constructed and financed by the City.

Financial Impact or Economic Impact

The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

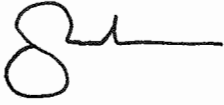
Conclusion

The purpose of this rezoning application is to rezone the property at 11600 Williams Road from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone, to permit the property to be subdivided to create two (2) lots.

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

The list of rezoning considerations is included in Attachment 6, which has been agreed to by the applicant (signed concurrence on file).

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9596 be introduced and given first reading.



Steven De Sousa
Planning Technician - Design

SDS:rg

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Single-Family Lot Size Policy 5434
- Attachment 5: Tree Management Plan
- Attachment 6: Rezoning Considerations



City of
Richmond



11511	11531	11539	11551	11571	11577	11591	11599	11611	11617	11631	11633	11651	11660
20.15	10.08	10.08	20.15	10.08	10.08	10.08	10.08	10.07	10.07	10.07	10.07	10.07	10.07
WILLIAMS RD													
9.15	9.15	9.15	20.12	20.12	18.29	18.29	18.29	18.29	18.29	18.29	9.15	9.15	9.15
11528	11540	11548	11560	11580	11600	11620	11640	11660	11680				
33.59	33.58	33.58	33.53	33.53	33.53	33.53	33.53	33.53	33.52	33.52			
9.15	9.15	9.15	20.12	20.12	18.29	18.29	18.29	18.29	18.29	18.29	9.15	9.15	9.15
50	18.50	18.50	19.81	18.29	18.29	18.29	18.29	18.29	18.29	18.29			



RZ 16-734087

Original Date: 07/05/16

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 16-734087

Original Date: 07/05/16

Revision Date:

Note: Dimensions are in METRES

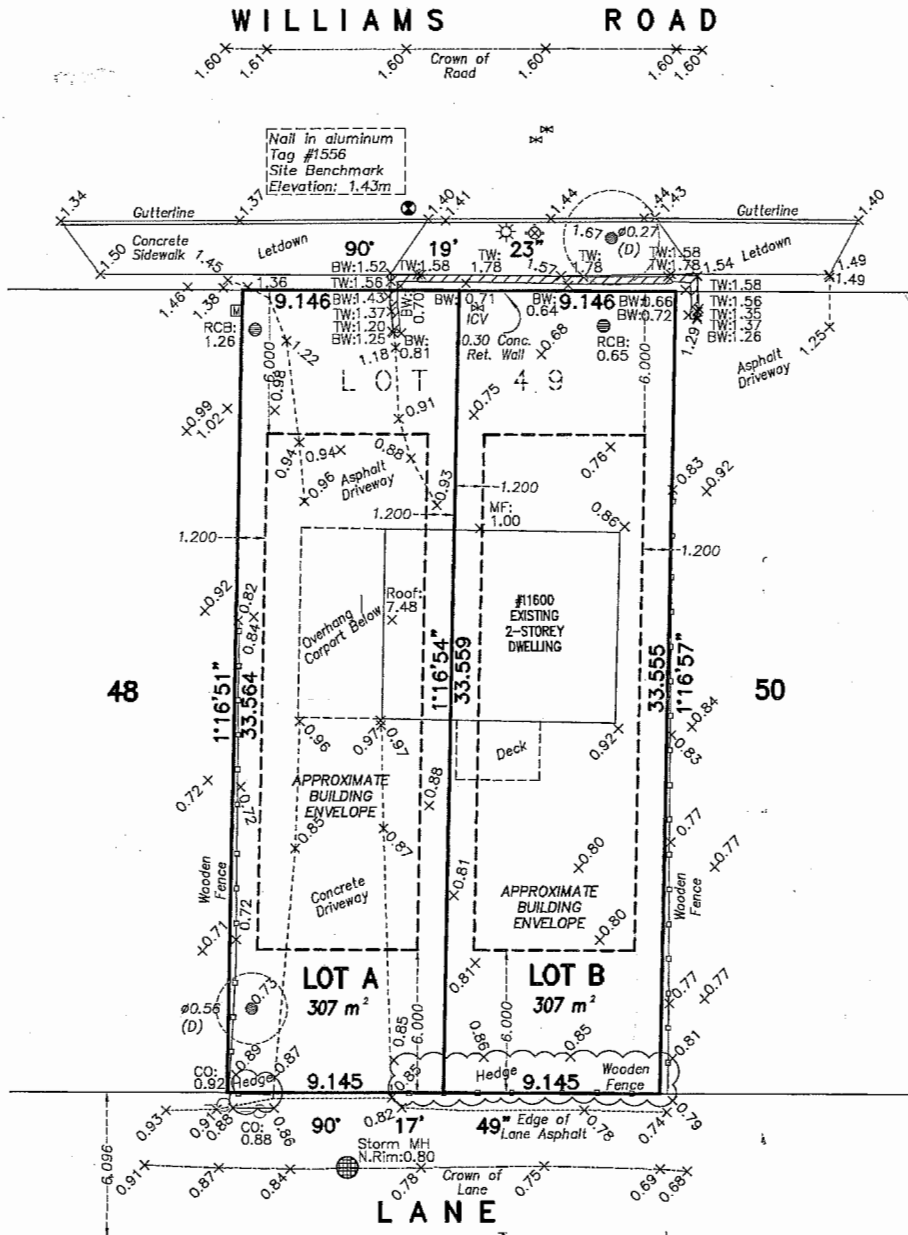
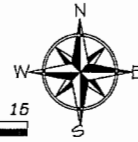
**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF
LOT 49 SECTION 36 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 28788**

#11600 WILLIAMS ROAD,
RICHMOND, B.C.
P.I.D. 009-004-491

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



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J. C. Tam and Associates
Canada 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. 6546
FB-311 P32-34
Drawn By: IO

NOTE:
Elevations shown are based on
City of Richmond HPN
Benchmark network.
Benchmark: HPN #190
Control Monument 94H1624
Elevation: 2.353m
Benchmark: HPN #191
Control Monument 02H2453
Elevation: 1.664m
NOTE:
Use site Benchmark Tag #1556
for construction elevation control.

LEGEND:
(C) denotes conifer
(D) denotes deciduous
■ denotes catch basin
⊙ denotes round catch basin
⊕ denotes water valve
⊞ denotes water meter
⊗ denotes manhole
⊘ denotes cleanout
⊙ denotes lamp standard
⊙ denotes fire hydrant
⊙ denotes power post
MF denotes main floor
BW. denotes bottom of retaining wall
TW. denotes top of retaining wall

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S.

MAY 11th, 2016.

DWG No. 6546-Topo



RZ 16-734087

Attachment 3

Address: 11600 Williams Road

Applicant: 1075501 BC Ltd.

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	1075501 BC Ltd.	To be determined
Site Size:	614 m ² (6,610 ft ²)	Lot A: 307 m ² (3,305 ft ²) Lot B: 307 m ² (3,305 ft ²)
Land Uses:	One (1) single-family dwelling	Two (2) single-family dwellings
Designations: OCP 702 Policy	Neighbourhood Residential Permits "Compact Single Detached (RC2)" for properties fronting Williams Road with a lane	Complies Complies
Arterial Road Policy	Compact Lot or Coach House	Complies
Zoning:	Single Detached (RS1/E)	Compact Single Detached (RC2)
Number of Units:	1	2

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	None permitted
Buildable Floor Area:*	Max. 184.2 m ² (1,982 ft ²)	Max. 184.2 m ² (1,982 ft ²)	None permitted
Lot Coverage:			
Buildings	Max. 50%	Max. 50%	None
Non-Porous	Max. 70%	Max. 70%	
Landscaping	Min. 20%	Min. 20%	
Lot Size:			
Frontage	Min. 9 m	9 m	None
Width	Min. 9 m	9 m	
Depth	Min. 24 m	33 m	
Area	Min. 270 m ²	307 m ²	
Setbacks:			
Front Yard	Min. 6 m	Min. 6 m	None
Rear Yard	Min. 6 m	Min. 6 m	
Side Yard	Min. 1.2 m	Min. 1.2 m	
Height:	Max. 2 ½ Storeys & within Residential Vertical Lot Envelopes	Max. 2 ½ Storeys & within Residential Vertical Lot Envelopes	None
Private Outdoor Space:	Min. 20 m ²	Min. 20 m ²	None

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

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



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: February 19, 1990
 Amended by Council: November 18, 1991
 Amended by Council: October 16, 2006

POLICY 5434

File Ref:

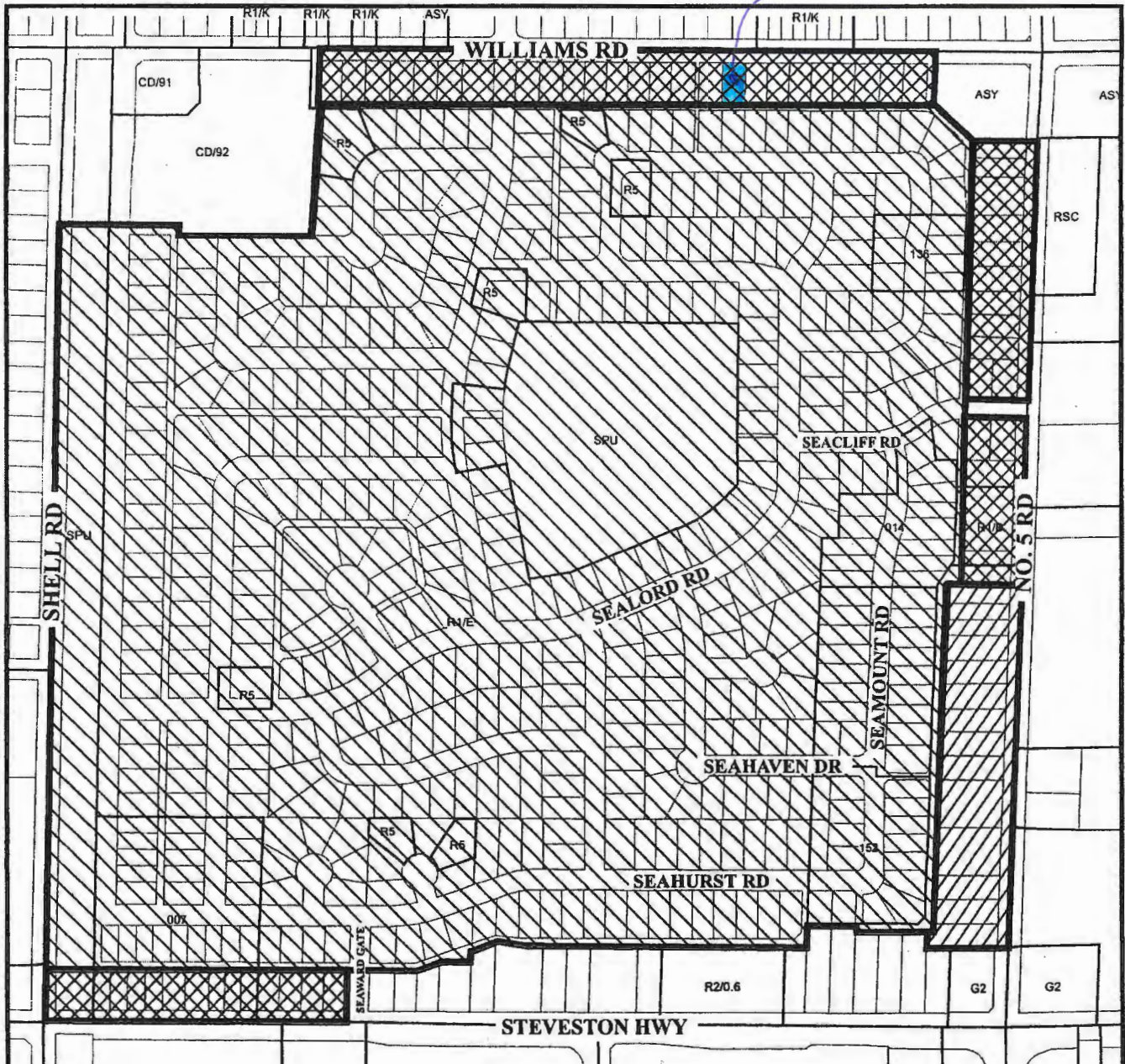
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-6

POLICY 5434:

The following policy establishes lot sizes in a portion of Section 36-4-6, within the area bounded by **Steveston Highway, Shell Road, No. 5 Road, and Williams Road:**

1. That properties within the area bounded by Shell Road, Williams Road, No. 5 Road, and Steveston Highway, in a portion of Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E), with the exception that:
 - a) Properties fronting on Williams Road from Shell Road to No. 5 Road, properties fronting on Steveston Highway from Seaward Gate to Shell Road, and properties fronting on No. 5 Road from Williams Road to approximately 135 m south of Seacliff Road to rezone and subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R/9) provided that vehicle accesses are to the existing rear laneway only. Multiple-family residential development shall not be permitted in these areas.
 - b) Properties fronting on No. 5 Road from Steveston Highway to approximately 135 m south of Seacliff Road be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) provided that vehicle accesses are to the existing rear laneway only.
2. This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.

SUBJECT PROPERTY



Subdivision permitted as per **R1/E** (18 m wide lots)



Subdivision permitted as per **R1-0.6** or **R/9**
(access to lane only) (No Multiple-family residential development is permitted.)



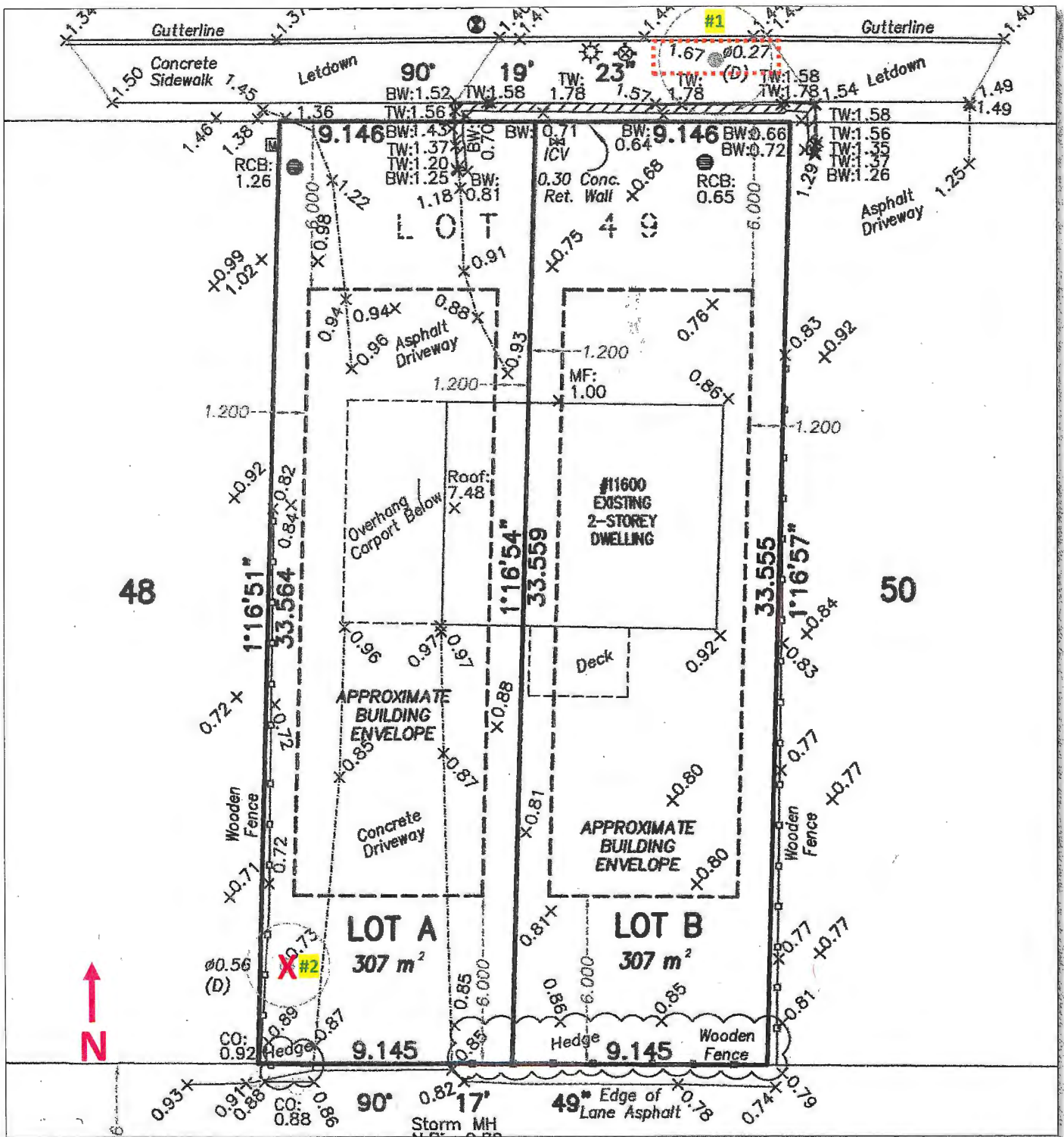
Subdivision permitted as per **R1/B**



Policy 5434 Section 36-4-6

Adopted Date: 02/19/1990

Amended Date: 11/18/1991
10/16/2006



Tree Retention & Removal Plan, Scale 1:200

SUITABLE REPLACEMENT TREES (Botanical name)
Stewartia (<i>Stewartia pseudocamellia</i>)
Japanese Tree Lilac 'Ivory Silk' (<i>Syringa reticulata</i> 'Ivory Silk')

TREE #	TREE SPECIES (Botanical name)	DBH (cm)	SPREAD (m) Radius
1	Sweetgum (<i>Liquidambar styraciflua</i>)	30	1.8
2	Plum (<i>Prunus sp.</i>)	58 comb.	1.4



City of Richmond

Rezoning Considerations

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

Address: 11600 Williams Road

File No.: RZ 16-734087

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9596, 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 low fencing outside of the rear yard (max 1.2 m);
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report;
 - include the four (4) required replacement trees (two (2) per 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
2	10 cm		5.5 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 \$3,590 for the one (1) City-owned tree to be retained. The security will not be released until an acceptable impact assessment report by the Certified Arborist is submitted and a landscaping inspection has been passed by City staff. The City may retain a portion of the security for a one-year maintenance period.
4. The registration of a 3.0 m wide utility statutory right-of-way along the north property line for storm sewer.
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 two (2) 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. Registration of a legal agreement on title ensuring that the principle dwelling and any secondary suite cannot be stratified.

At Demolition Permit* stage, the developer must complete the following requirements:

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

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

1. Payment of current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the cost associated with the completion of the required servicing works and frontage improvements.

Initial: _____

2. Payment to the City, in accordance with the Works and Services Cost Recovery Bylaw No. 8752, Schedule 4, in the amount of \$21,364.00 to recover lane improvement construction costs associated with the works and services that have been constructed and financed by the City.
3. 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.
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:

Water Works:

- a. Using the OCP Model, there is 621 L/s of water available at a 20 psi residual at the Williams Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b. The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
- c. At the Developers cost, the City is to:
 - Install 2 new water service connections, off of the existing 300mm PVC water main on the Williams Rd complete with meter and meter box.
 - Cut and cap at main, the existing water service connection at the Williams Rd frontage.

Storm Sewer Works:

- d. At the Developer's cost, City crews will:
 - Check the existing storm service connections and confirm the material and condition of the inspection chamber and pipe. If deemed acceptable by the City, the existing service connections and inspection chambers may be retained with the addition of a 3.0m wide utility SRW along the entire north property line of the site. In the case that the service connections or inspection chambers are not in a condition to be re-used, service connections should be capped and inspection chambers removed as described below.
- e. At Developer's cost, the City is to:
 - Install a new storm service connection complete with inspection chamber and dual service leads at the adjoining property line of the newly subdivided lots. The Developer shall provide additional utility SRW as required.
 - Cut, cap and remove the existing storm service connection and inspection chamber STIC58759 at the northeast corner of the subject site.
 - Cut and cap the existing storm service connection to the subject site at the northwest corner, and retain the connection servicing the adjacent lot 11580.

Sanitary Sewer Works:

- f. At Developer's cost, the City is to:
 - Install a new sanitary service connection complete with inspection chamber and dual service leads.
 - Cut and cap the existing sanitary lead at the southwest corner of the subject site.

Frontage Improvements:

- g. 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 onsite.
 - Complete other frontage improvements as per Transportation's requirements
- h. Transportation's requirements include, but are not limited to, the following:
 - Vehicular access to be restricted to existing rear lane (no access off Williams Road).
 - Developer responsible for the removal of existing driveway off Williams Road and replace with a new curb and gutter and a minimum 2.10 m wide tree boulevard and sidewalk.
 - Ensure on-site parking meets the Bylaw requirements.

General Items:

- a. The Developer is required to:

Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to,

Initial: _____

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.
6. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

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

[signed copy on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9596 (RZ 16-734087)
11600 Williams 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 **“COMPACT SINGLE DETACHED (RC2)”**.

P.I.D. 009-004-491

Lot 49 Section 36 Block 4 North Range 6 West New Westminster District Plan 28788

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9596”**.

FIRST READING

SEP 12 2016

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>BK</i>
APPROVED by Director or Solicitor <i>il</i>

MAYOR

CORPORATE OFFICER