



Public Notice is hereby given of a Regular Council Meeting for Public Hearings being held on:

Monday, April 15, 2013 – 7 p.m.

**Council Chambers, 1st Floor
Richmond City Hall
6911 No. 3 Road
Richmond, BC V6Y 2C1**

OPENING STATEMENT

Page

- PH-5** 1. **ZONING AMENDMENT BYLAW 8997 (RZ 12-623032)**
(File Ref. No. 12-8060-20-8997; RZ 12-623032) (REDMS No. 3796271)

See Page **PH-5** for full report

Location: 8651/8671 No. 2 Road

Applicant: Gursher S. Randhawa

Purpose: To rezone the subject property from “Single Detached (RS1/E)” to “Two-Unit Dwellings (RD1)”, to legitimize an existing non-conforming duplex and to permit the construction of a new duplex on the property.

First Reading: March 25, 2013

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

Council Consideration:

1. Action on second and third readings of Bylaw 8997.



Page

- PH-19** 2. **ZONING AMENDMENT BYLAW 9005 (RZ 11-586988)**
(File Ref. No. 12-8060-20-9005; RZ 11-586988) (REDMS No. 3705419)

See Page **PH-19** for full report

Location: 7175 and 7191 Moffatt Road

Applicant: Matthew Cheng Architect Inc.

Purpose: To rezone the subject property from “Medium Density Low Rise Apartments (RAM1)” to “High Density Townhouses (RTH1)”, to permit development of ten (10) three storey townhouse units.

First Reading: March 11, 2013

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.

- PH-35** (a) Marina and Tim Rokas, 7175 Moffatt Road

3. Submissions from the floor.

Council Consideration:

1. Action on second and third readings of Bylaw 9005.



- PH-36** 3. **ZONING AMENDMENT BYLAW 9006 (RZ 12-605932)**
(File Ref. No. 12-8060-20-9006; RZ 12-605932) (REDMS No. 3785289)

See Page **PH-36** for full report

Location: 11351 No. 2 Road

Applicant: Frances S. Zukewich

Purpose: To rezone the subject property from “Single Detached (RS1/E)” to “Single Detached (RS2/C)”, to permit development of a 2-lot subdivision.

First Reading: March 25, 2013

Order of Business:

1. Presentation from the applicant.

Page

2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

Council Consideration:

1. Action on second and third readings of Bylaw 9006.

☐

ADJOURNMENT

☐



City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee

From: Wayne Craig
Director of Development

Re: Application by Gursher S. Randhawa for Rezoning at 8651/8671 No. 2 Road from
Single Detached (RS1/E) to Two-Unit Dwellings (RD1)

TO PLN - MARCH 19, 2013

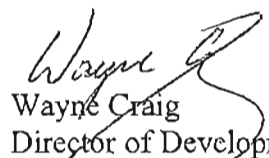
TO CNCL - MAR 25, 2013

Date: February 26, 2013

File: RZ 12-623032

Staff Recommendation

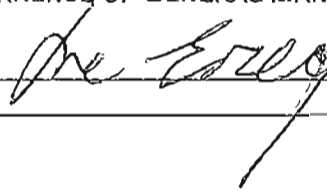
That Bylaw 8997, for the rezoning of 8651/8671 No. 2 Road from "Single Detached (RS1/E)" to "Two-Unit Dwellings (RD1)", be introduced and given first reading.


Wayne Craig
Director of Development

CL:blg
Att.

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Gursler S. Randhawa has applied to the City of Richmond for permission to rezone 8651/8671 No. 2 Road from “Single Detached (RS1/E)” to “Two-Unit Dwellings (RD1)”, to legitimize an existing non-conforming duplex at the subject site and to permit the construction of a new duplex on the property (**Attachment 1**).

Findings of Fact

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

Surrounding Development

The subject property is located on the west side of No. 2 Road, between Colville Road and Francis Road, in an established residential neighbourhood consisting of a mix of old and new single detached dwellings on varying lot sizes. Development immediately surrounding the subject property is as follows:

- To the north, are two (2) dwellings on medium-sized lots zoned “Single Detached (RS1/E)”, which were created through subdivision in the late 1980’s. Further north, is a brand new dwelling on a large lot zoned “Single Detached (RS1/E)”, followed by a newer duplex on a lot zoned “Two-Unit Dwellings (RD2)”, along with a series of new dwellings on compact lots recently created through rezoning and subdivision.
- To the east, across No. 2 Road, are primarily older-character single detached dwellings on medium to large-sized lots zoned “Single Detached (RS1/E)”;
- To the south, are four (4) dwellings on medium-sized lots zoned “Single Detached (RS1/E)”, created through subdivision in the late 1980’s; and
- To the west, fronting Cantley Road, are older-character dwellings on large lots zoned “Single Detached (RS1/E)”.

Related Policies & Studies

2041 Official Community Plan (OCP) Designation

The OCP’s Land Use Map designation for this property is “Neighbourhood Residential”. This redevelopment proposal is consistent with this designation.

Arterial Road Policy

This section of No. 2 Road is classified as a Major Arterial Road under the OCP’s Arterial Road Policy and Map. The subject site is not designated for either compact lots or townhouses on the OCP’s Arterial Road Development Map, therefore this redevelopment proposal is being considered based on its own merit and on the context of the surrounding area.

Consistent with the Arterial Road Policy, the applicant for the subject proposal is required to dedicate 6 m of property along the entire west property line prior to rezoning adoption, to enable future development of a rear lane to connect to the existing lane already established to the north.

Lot Size Policy

The subject site is not governed by a Lot Size Policy.

Flood Management

Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Input

There have been no concerns expressed by the public about the development proposal in response to the placement of the rezoning sign on the property.

Staff Comments

Trees & Landscaping

A Certified Arborist's Report was submitted by the applicant, which identifies tree species, assesses the condition of trees, and provides recommendations on tree retention and removal relative to the development proposal. The Report assesses 10 bylaw-sized trees on the subject site and one (1) bylaw-sized tree on the neighbouring property to the west at 8700 Cantley Road.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and conducted a visual tree assessment. The City's Tree Preservation Coordinator concurs with the Arborist's recommendations to:

- Protect Tree A at 8700 Cantley Road with a minimum tree protection zone of 3.6 m from the base of the tree, into the subject site;
- Retain Trees # 787 and 788 (Portugal Laurel) located on the subject property in the rear yard, with a minimum tree protection zone of 3 m from the base of the trees and the existing lot grade maintained within the zone. Despite future construction of a lane along the entire west property line at the rear of the subject site (with potential redevelopment of the lots to the north), the interim benefits provided by trees warrant their retention at this time.
- Remove Trees # 789, 790, 791, 792, 793, 794, 795, 796, which are all in poor condition. These trees are either dead, dying (sparse canopy foliage), have been previously topped, exhibit structural defects such as cavities at the main branch union, co-dominant stems with inclusions, or have unbalanced canopies from excessive pruning. These trees are not good candidates for retention and should be removed and replaced.

The final Tree Retention Plan is reflected in **Attachment 3**.

Tree Protection Fencing for Tree A and Trees # 787, 788 must be installed to City standard prior to demolition of the existing duplex and must remain in place until construction and landscaping on the site is completed.

Prior to final adoption of the rezoning bylaw, the applicant is required to submit:

- A Contract with a Certified Arborist to supervise tree protection at all stages of construction. The Contract must include the proposed number of monitoring inspections and a provision for the Arborist to submit a post-construction impact assessment report to the City for review; and
- A security in the amount of \$2000 to ensure survival of Trees # 787 and 788 (reflects the 2:1 replacement tree ratio at \$500/tree). The City will release 90% of the security after construction and landscaping on the site is completed, inspections are approved, and an acceptable Arborist's post-construction impact assessment report is received. The remaining 10% of the security will be released one year later, subject to inspection, to ensure the trees have survived.

Based on the 2:1 tree replacement ratio goal in the OCP, and the size requirements for replacement trees in the City's Tree Protection Bylaw, a total of 16 replacement trees are required. Due to the effort to be taken by the applicant to protect the trees in the rear yard and the limited available space remaining to accommodate replacement trees, staff recommend that the required tree replacement be reduced to 10 trees. The applicant has agreed to planting and maintaining four (4) large replacement trees within the front yard of the site at development stage (i.e. 11 cm deciduous or 6 m high conifer), and contributing \$3000 to the City's Tree Compensation Fund prior to rezoning, in-lieu of planting the balance of replacement trees on-site (6 x \$500/tree).

Prior to final adoption of the rezoning bylaw, the applicant must submit a Site Plan for the proposed new duplex and a Landscape Plan prepared by a Registered Landscape Architect, along with a Landscaping Security (based on 100% of the cost estimate provided by the Landscape Architect, including installation costs). The Landscape Plan must be consistent with the design guidelines of the Arterial Road Policy, must include cross-section details for the rear yard landscape treatment, and must include the required four (4) replacement trees. The Landscape Security is required to ensure that the replacement trees will be planted and maintained, and the front yard of the site will be enhanced.

Conceptual Building Elevation Plan

A conceptual plan of the proposed east elevation of the new duplex (along No. 2 Road) was submitted by the applicant and is attached (**Attachment 4**). The proposed concept is consistent with other new-character dwellings being constructed across the city. At future development stage, a Building Permit must be obtained by the applicant and the final building design must comply with all City regulations.

Limitation to Two-unit Dwelling

To address concerns about the potential for the duplex to be converted to include illegal suites, the registration of a restrictive covenant on Title, limiting the property to a maximum of two (2) dwelling units will be required prior to rezoning.

Site Servicing & Vehicle Access

There are no servicing concerns or requirements with rezoning.

Prior to final adoption of the rezoning bylaw, the applicant is required to:

- Dedicate 6 m of property along the entire west property line of the subject site, for future extension of the rear lane established further north;
- Pay Engineering Improvement Charge of \$838 per linear metre of total lot width (\$838 x 24.97 m = \$20,924.86), in lieu of lane construction;
- Register a restrictive covenant on Title that would require a minimum 9 m front yard to enable on-site vehicle turnaround capability; and
- Register a restrictive covenant on Title that would require, upon redevelopment of the site with a new building, the existing two (2) driveway crossings to be removed and replaced with a single driveway crossing, to be located in the middle of the No. 2 Road frontage. The Landscape Plan required prior to rezoning will ensure that the front yard is enhanced and that the amount of paved surface is limited.

At Building Permit stage, the applicant is required to submit a Construction Traffic and Parking Management Plan to the satisfaction of the City's Transportation Division, and will also be responsible for completing the necessary service connection requirements identified by the City's Engineering Department. In addition, the removal of the existing two (2) driveway crossings and installation of the new single driveway crossing is to be done through a Work Order. The new single driveway crossing design must be approved by the City's Transportation Division and must be built as per City Engineering Specifications.

Analysis

This rezoning application has been reviewed on its own merit and in the context of the surrounding area. The following conditions make consideration of duplex zoning at this site supportable:

- There exists a mix of large, medium, and compact single detached dwellings in the immediate surrounding area, along with a newer duplex with a rear lane dedication further north.
- This rezoning application to duplex zoning eliminates the non-conforming status on the site and legitimizes the land use.
- The subject property is on a major arterial road, within walking distance of a Neighbourhood Service Centre at Blundell Centre (approximately 500 m away).

- Introduction of the rear lane in this area is a long term objective of the City. There is an operational lane that has been established to the north within this block of No. 2 Road. Prior to the lane extending south to the subject site, it would require the redevelopment of adjacent lots to the north. There are newer homes on these lots and the redevelopment potential of some of these lots is limited due to existing lot geometry. This will delay the completion of an operational lane within this block of No. 2 Road. However, by securing the rear lane dedication at the subject site prior to rezoning, it will assist with achieving the City's long term objective of an operational lane within this block in the future.
- Given the anticipated timeframe for the rear lane in this area to become fully operational, staff do not believe that requiring the proposed new duplex to be designed with rear-facing garages and a temporary driveway crossing to No. 2 Road is beneficial due to the amount of paved surface that would be required to accommodate the on-site vehicle circulation. Any new construction that would occur on-site after the rear lane is constructed would require vehicle access off the lane as per Bylaw 7222.

Financial Impact

None.

Conclusion

This rezoning application to legitimize an existing non-conforming land use and permit the development of a duplex on No. 2 Road complies with all applicable policies and land use designations contained within the OCP.

The list of rezoning considerations is included in **Attachment 5**, which has been agreed to by the applicant (signed concurrence on file).

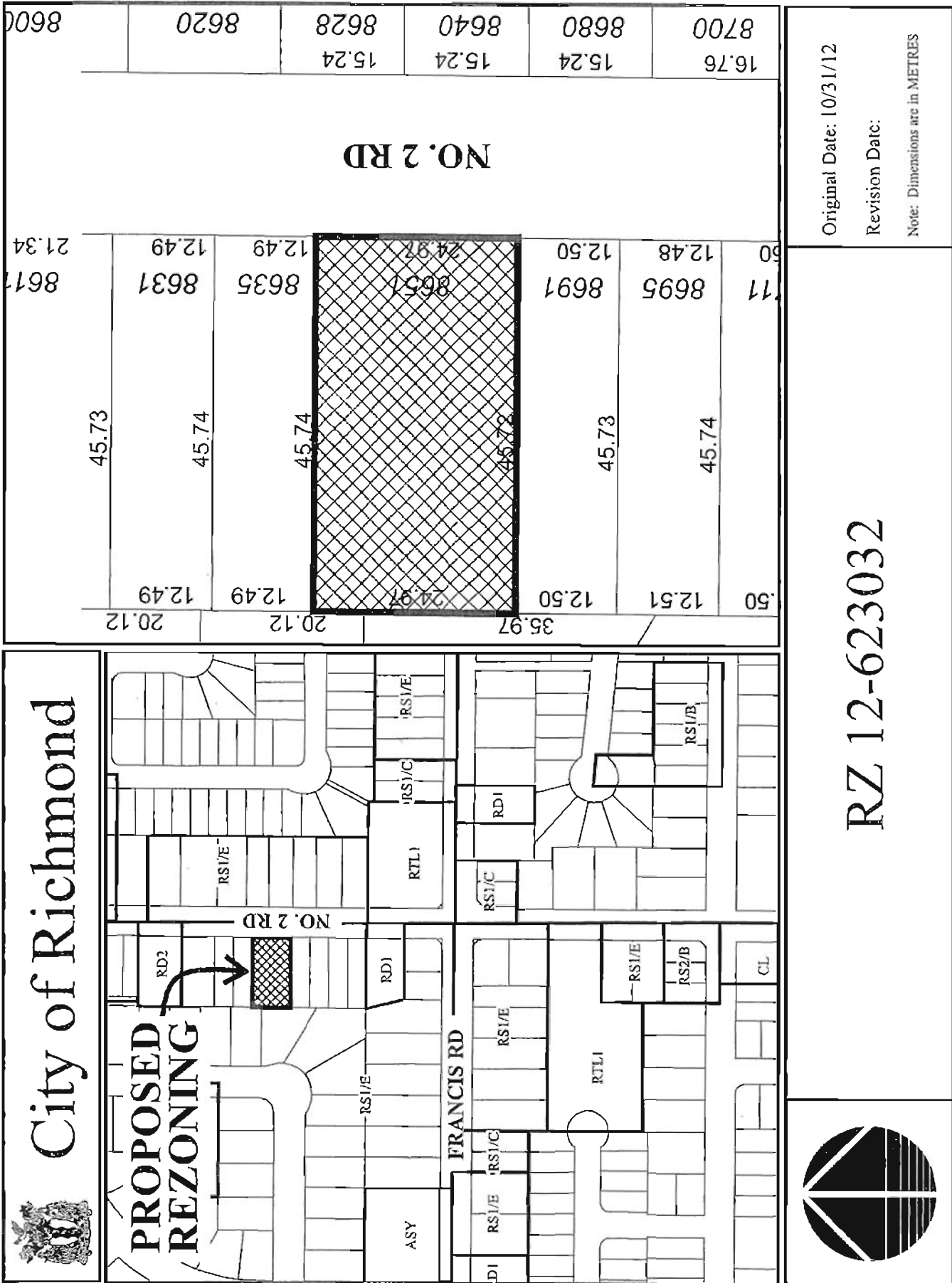
On this basis, staff recommends support for the application.

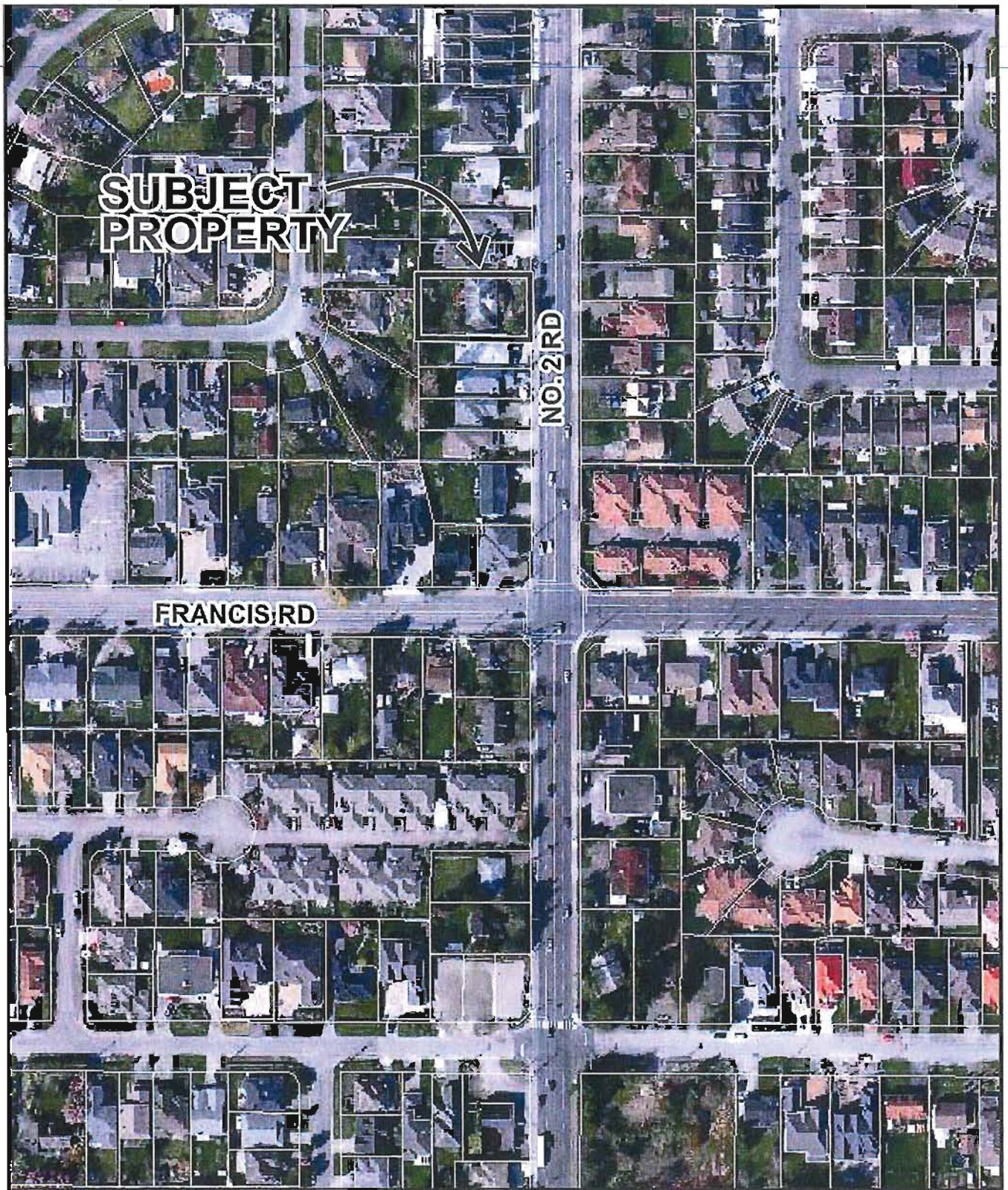


Cynthia Lussier
Planning Technician
(604-276-4108)

CL:blg

Attachment 1: Location Map/Aerial Photo
Attachment 2: Development Application Data Sheet
Attachment 3: Tree Retention Plan
Attachment 4: Conceptual Building Elevation Plan
Attachment 5: Rezoning Considerations Concurrence





RZ 12-623032

Original Date: 10/31/12

Amended Date:

Note: Dimensions are in METRES



RZ 12-623032

Attachment 2

Address: 8651/8671 No. 2 Road

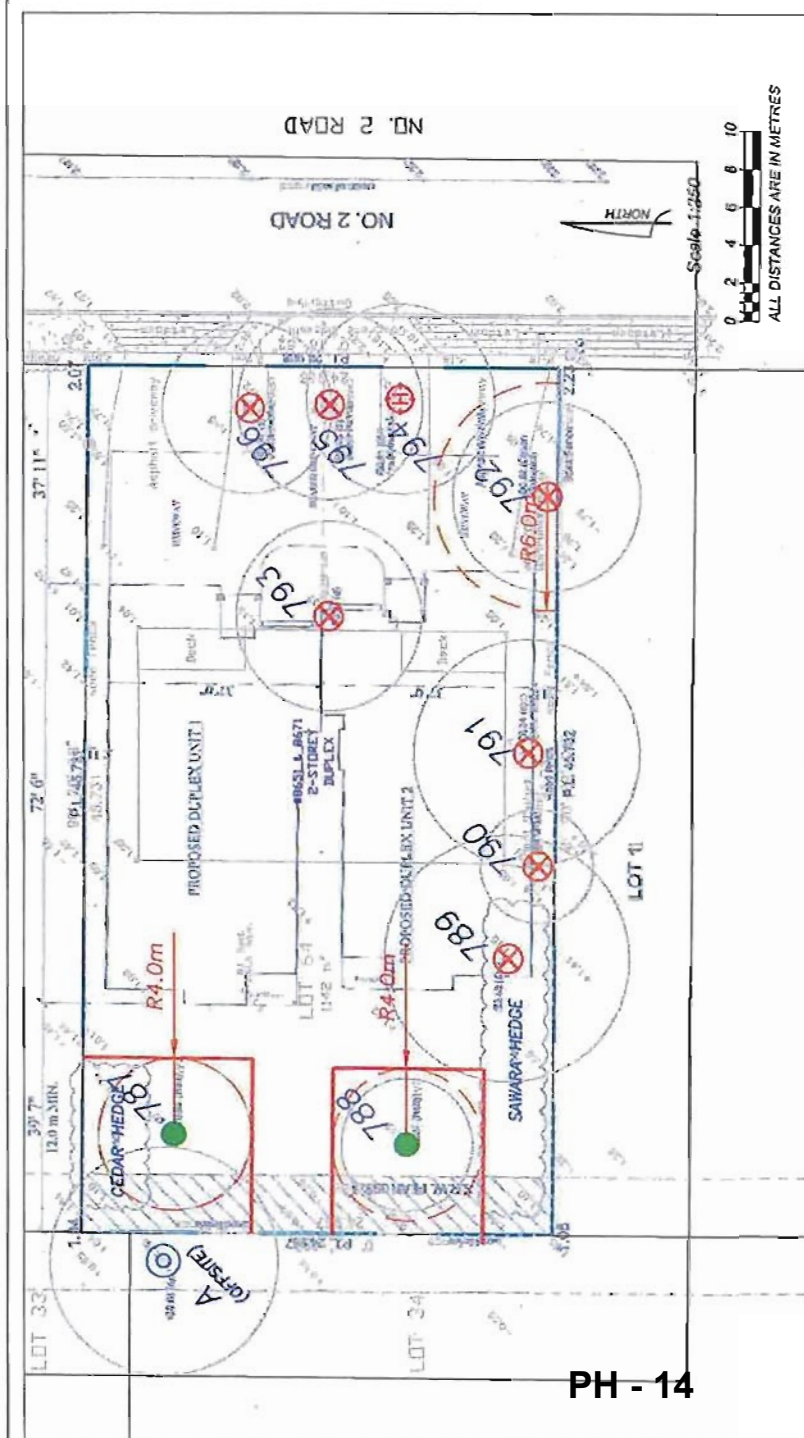
Applicant: Gursher S. Randhawa

Planning Area(s): Blundell

	Existing	Proposed
Owner:	Kuldip Singh Sandhu Sohan Singh Kang Palwinder Kaur Randhawa	To be determined
Site Size (m ²):	1142 m ² (12,292 ft ²)	After rear lane dedication (1142 m ² - 150 m ²) = approx. 992 m ² (10,678 ft ²)
Land Uses:	Existing non-conforming duplex	New duplex
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Two-Unit Dwellings (RD1)
Number of Units:	2	2

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 - up to 929 m ² ; plus 0.30 - balance of lot area.	Max. 0.55 x 929 m ² = 510.95 m ² Plus 0.30 x 213 m ² = 63.9 m ² Total: 575 m ²	none permitted
Lot Coverage:	Max. 45% - buildings Max. 70 % - buildings, structures and non-porous areas Min. 30% - live plant material	Max. 45% - buildings Max. 70 % - buildings, structures and non-porous areas Min. 30% - live plant material	None
Lot Area:	864 m ²	Approx 992 m ²	None
Setback – Front Yard (m):	Min. 9 m	Min. 9 m (with restrictive covenant)	None
Setback – Side Yard (m):	Min. 2 m	Min. 1.2 m	None
Setback – Rear Yard (m):	Min. 6 m	Min. 6 m	None
Height:	2 ½ storeys	2 ½ storeys	None

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



PH - 14

LEGEND

- DENOTES SITE LIMITS
 DENOTES TREE NUMBER, REFER TO TREE INVENTORY FOR TYPE, SIZE AND CONDITION DATA
 DENOTES TREE TO BE RETAINED
 DENOTES TREE TO BE REMOVED
 DENOTES TREE TO BE REMOVED FOR MITIGATION OF HIGH RISK (ACTRA)
 DENOTES UNDERLIE TREE PER MUNICIPAL BYLAW, SPECIES AND SIZE AS NOTED
 DENOTES OFFSHORE TREE, REFER TO REPORT FOR RECOMMENDED TREATMENT, OWNER APPROVAL FOR ANY PROPOSED ACTION/TREATMENT TO OFFSHORE TREES WOULD BE REQUIRED
 DENOTES TREE PROTECTION FENCE (TPF) ALIGNMENT, FENCE TO BE INSTALLED TO MEET APPLICABLE MUNICIPAL STANDARDS, SEE TREE PROTECTION INDEXES FOR RESTRICTIONS ON ACTIVITIES WITHIN OR IN CLOSE PROXIMITY OF TPF

PLAN NOTES:
1. THIS PLAN IS BASED ON A TOPOGRAPHIC AND TREE LOCATION SURVEY PROVIDED BY THE OWNER'S REGISTERED
BRISISH COLUMBIA LAND SURVEYOR (BCLS) AND LAYOUT DRAWINGS PROVIDED BY THE OWNER'S ENGINEER (P ENG)
AND/OR DESIGN CONSULTANTS.
2. THE PLAN IS PROVIDED FOR CONTEXT ONLY, AND IS NOT CERTIFIED AS TO THE ACCURACY OF THE LOCATION OF
FEATURES OR DIMENSIONS THAT ARE SHOWN ON THIS PLAN. PLEASE REFER TO THE ORIGINAL PLANS FOR MORE
PURPOSES.

REV #	DATE	COMMENTS
0	DEC 19 2012	FIRST DIMENSION
1	FEB 25 2013	SUE PLAN REVISED, 2 TREES RETAINED.

aclgroup.caARBORTECH
CONSULTING

division of



TREE MANAGEMENT DRAWING

PROJECT:	DUPLEX REDEVELOPMENT
----------	----------------------

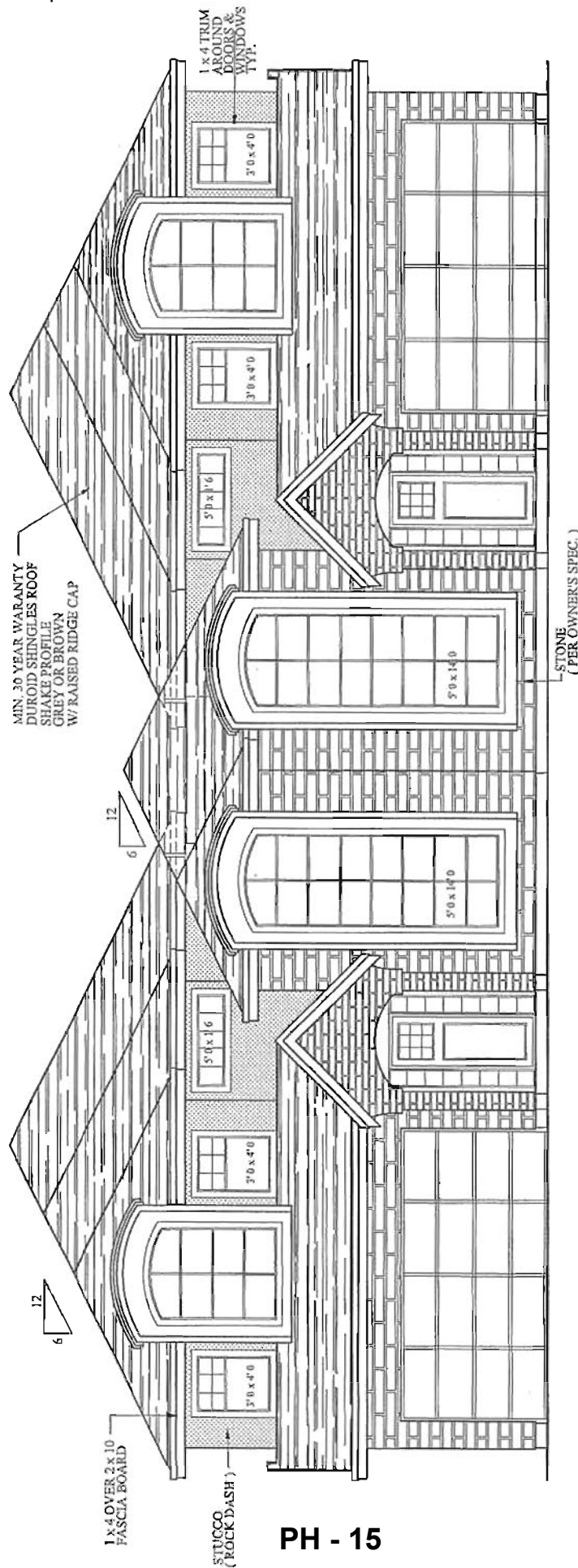
ADDRESS:	8657/8671 NO 2 ROAD	RICHMOND BC
----------	---------------------	-------------

CLIENT:	STOCKHOLM CONSTRUCTION GROUP
---------	------------------------------

SHEET: 1 OF 1

Conceptual Plan

At future Building
Permit stage,
all plans to comply
with City regulation



FRONT ELEVATION

Feb 22



Rezoning Considerations

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

Address: 8651/8671 No. 2 Road

File No.: RZ 12-623032

Prior to final adoption of Zoning Amendment Bylaw 8997, the following must be completed:

1. Dedication of 6 m of property along the entire west property line of the subject property.
2. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report;
 - include cross-section details for the rear yard landscape treatment; and
 - include the four (4) required replacement trees with the following minimum sizes:

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

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting is required.

3. City acceptance of the developer's offer to voluntarily contribute \$3,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
4. 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.
5. Submission of a Tree Survival Security to the City in the amount of \$2,000 for the two (2) trees to be retained (Trees # 787 and 788). The City will release 90% of the security after construction and landscaping on the site is completed, inspections area approved, and an acceptable Arborist's post-construction impact assessment report is received. The remaining 10% of the security will be released one (1) year later, subject to inspection, to ensure the trees have survived.
6. Registration of a flood indemnity covenant on title.
7. Registration of a restrictive covenant on title that would require the existing two (2) driveway crossings to be removed and replaced with a single driveway crossing, to be located in the middle of the No. 2 Road frontage, should the site be redeveloped with a new building;
8. Registration of a restrictive covenant on title that would require a minimum 9 m front yard to enable on-site vehicle turnaround capability;
9. Payment of \$838 per linear metre of total lot width ($\$838 \times 24.97 \text{ m} = \$20,924.86$) for Engineering Improvement Charges, in lieu of lane construction.

Prior to Demolition Permit* issuance, the following is required to be completed:

- Installation of appropriate tree protection fencing to City standard around all trees to be retained as part of the development (Trees # 787, 788 on-site, and Tree A off-site). Tree protection fencing must remain in place until construction and landscaping on the site is completed.

Prior to Building Permit* Issuance, the following is required to be completed:

- Submission of a Construction Parking and Traffic Management Plan to the City's Transportation Division. The 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.
- Completion of the necessary service connection requirements identified by the City's Engineering Department.
- Removal of the existing two (2) driveway crossings and installation of the new single driveway crossing through a Work Order. The new single driveway crossing design must be approved by the City's Transportation Division and must be built as per City Engineering Specifications.
- Obtain a Building Permit 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 Division 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.

[signed original on file]

Signed _____

Date _____



Richmond Zoning Bylaw 8500
Amendment Bylaw 8997 (RZ 12-623032)
8651/8671 No. 2 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 **TWO-UNIT DWELLINGS (RD1)**.

P.I.D. 006-717-853

Lot 64 Section 24 Block 4 North Range 7 West New Westminster District Plan 32284

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8997".

FIRST READING

MAR 25 2013

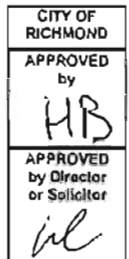
A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Planning and Development Department

TO PLN - MAR 5, 2013

To: Planning Committee
From: Wayne Craig
Director of Development

Date: January 11, 2013

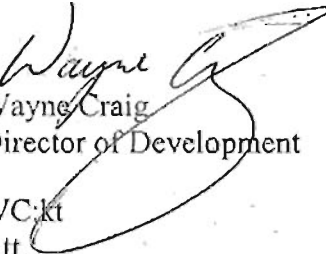
File: RZ 11-586988

12-8060-20-9005

Re: Application by Matthew Cheng Architect Inc. for Rezoning at 7175 and
7191 Moffatt Road from Medium Density Low Rise Apartments (RAM1) to High
Density Townhouses (RTH1)

Staff Recommendation

That Bylaw 9005, for the rezoning of 7175 and 7191 Moffatt Road from "Medium Density Low Rise Apartments (RAM1)" to "High Density Townhouses (RTH1)", be introduced and given first reading.


Wayne Craig
Director of Development
WC:kt
Att.

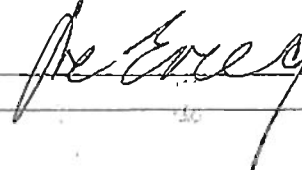
REPORT CONCURRENCE

ROUTED TO:

CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

Affordable Housing

Staff Report

Origin

Matthew Cheng Architect Inc. has applied to the City of Richmond for permission to rezone 7175 and 7191 Moffatt Road (**Attachment 1**) from Medium Density Low Rise Apartment (RAM1) to High Density Townhouses (RTH1) in order to permit the development of ten (10) three-storey townhouse units. A preliminary site plan and building elevations are contained in **Attachment 2**.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 3**).

Surrounding Development

To the North/West: A multiple-family complex (townhouses and apartments) on a site zoned Medium Density Low Rise Apartment (RAM1).

To the East: Across Moffatt Road, Richmond High School on a site zoned School & Institutional Use (SI).

To the South: An 18-unit townhouse development on a lot zoned Medium Density Low Rise Apartment (RAM1).

Related Policies & Studies

City Centre Area Plan

The subject property is located within the City Centre Area, Schedule 2.10 of the Official Community Plan (OCP). The site is within "Sub-Area B.1: Mixed Use – Low-Rise Residential & Limited Commercial" which is intended primarily for grade-oriented housing or equivalent in the form of higher-density townhouses (with common parking structures) or lower-density conventional and stacked townhouses (with individual garages). The preliminary design of the proposal complies with the Sub-Area B.1 Guidelines in terms of land use, density, and overall neighbourhood character. Further consideration of the Development Guidelines will take place at the Development Permit stage of the process.

Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). The site is located within an area where the minimum habitable elevation is 2.9 m geodetic; however, there are provisions to permit habitable space, provided it is located a minimum of 0.3 m above the highest level of the crown of any road that is adjacent to the parcel.

Affordable Housing Strategy

The applicant proposes to make a cash contribution to the affordable housing reserve fund in accordance to the City's Affordable Housing Strategy. As the proposal is for townhouses, the applicant is making a cash contribution of \$2.00 per buildable square foot as per the Strategy; making the payable contribution amount of \$36,121.72.

Public Art

The applicant has agreed to provide a voluntary contribution in the amount of \$0.75 per square foot of developable area for the development to the City's Public Art fund. The amount of the contribution would be \$9,795.64.

Public Input

The applicant has forwarded confirmation that a development sign has been posted on the site. Staff did not receive any telephone calls or written correspondence expressing concerns in association with the subject application.

Staff Comments

Tree Retention and Replacement

A Tree Survey and a Certified Arborist's Report were submitted in support of the application. All eight (8) trees located on site are in poor condition - either dead, dying (sparse canopy foliage), have been previously topped or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be replaced.

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 16 replacement trees are required. Size of replacement trees and landscape design will be reviewed in detail at Development Permit stage.

The applicant has committed to the protection of 19 trees located on the adjacent properties to the north and west. Tree protection fencing on-site will be required prior to any construction activities, including building demolition, occurring on-site. A Tree Management Plan is attached (Attachment 4).

Site Servicing & Frontage Improvements

An independent review of servicing requirements (water) has concluded no upgrades are required to support the proposed development.

No other servicing concerns have been identified through the technical review. Prior to final adoption, the developer is required to consolidate the two (2) lots into one (1) development parcel. No frontage beautification upgrades are warranted as Moffatt Road is already developed.

Removal of the existing sidewalk crossings and reinstatement of the sidewalk will be done through a City Works Order at the developer's cost prior to issuance of a Building Permit.

Public Safety

The house at 7191 Moffatt Road is currently vacant; since this lot has become a dumping site the developer has installed construction fence around this property to prevent trespassing and dumping. The house at 7175 Moffatt Road is currently occupied; the developer agrees to install construction fence around the site once the current residents vacate the dwelling and to maintain the construction fence until Building Permit is issued.

Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$10,000 as per the Official Community Plan (OCP) and Council policy.

Outdoor Amenity Space

Outdoor amenity space will be provided on-site and is adequately sized based on Official Community Plan (OCP) guidelines. The design of the children's play area and landscape details will be refined as part of the Development Permit application.

Analysis

High Density Townhouses (RTH1)

The site is currently zoned Medium Density Low Rise Apartment (RAM1) which permits townhouse development at a maximum density of 0.6 FAR on the subject site. In order to develop the site in accordance to the City Centre Area Plan (which allows a density up to 0.75 FAR on the subject site) a rezoning to the High Density Townhouses (RTH1) zone is required.

OCP and CCAP Compliance

The proposal to develop townhouses is consistent with the objectives of the City Centre Area Plan – Sub-Area B.1 in terms of land use and character. The site plan identifies the unit location and configuration of the internal drive aisle, as well as the location of the outdoor amenity space for the complex. The unit design includes a layout to accommodate conversion for wheelchair access. The Development Permit application will provide more information and detail regarding the form and character of the proposal in addition to the landscaping and design of the outdoor amenity area.

Design Review and Future Development Permit Considerations

Guidelines for the issuance of Development Permits for multiple-family projects are contained in Schedule 1 of Bylaw 9000 (Section 14.0 Development Permit Guidelines), and in Schedule 2.10 of Bylaw 7100 – City Centre Area Plan (Section 3). The rezoning conditions will not be considered satisfied until a Development Permit application is processed to a satisfactory level. In association with the Development Permit, the following issues are to be further examined:

- Site grade to ensure the survival of protected trees on adjacent properties.
- Building form and architectural character.
- Location and design of the convertible unit and other accessibility features.
- Adequate private outdoor space in each unit and the relationship between the first habitable level and the private outdoor space.
- Opportunity to enlarge the outdoor amenity space or provide an additional visitor parking space on site.
- Landscaping design and enhancement of the outdoor amenity area to maximize use.
- Opportunities to maximize permeable surface areas and articulate hard surface treatment.

Financial Impact or Economic Impact

None.

Conclusion

The proposal to develop townhouses is consistent with the objectives of the City Centre Area Plan – Sub-Area B.1 in terms of land use, character, and density. Overall, the project is attractive and a good fit with the neighbourhood. Further review of the project design will be required to ensure a high quality project, and will be completed as part of the future Development Permit process. On this basis, staff recommend that the proposed rezoning be approved.



Per

Edwin Lee
Planning Technician - Design

EL:kt

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Tree Preservation Plan
- Attachment 5: Rezoning Considerations Concurrence

Note: Dimensions are in METRES

RZ 11-586988



City of Richmond

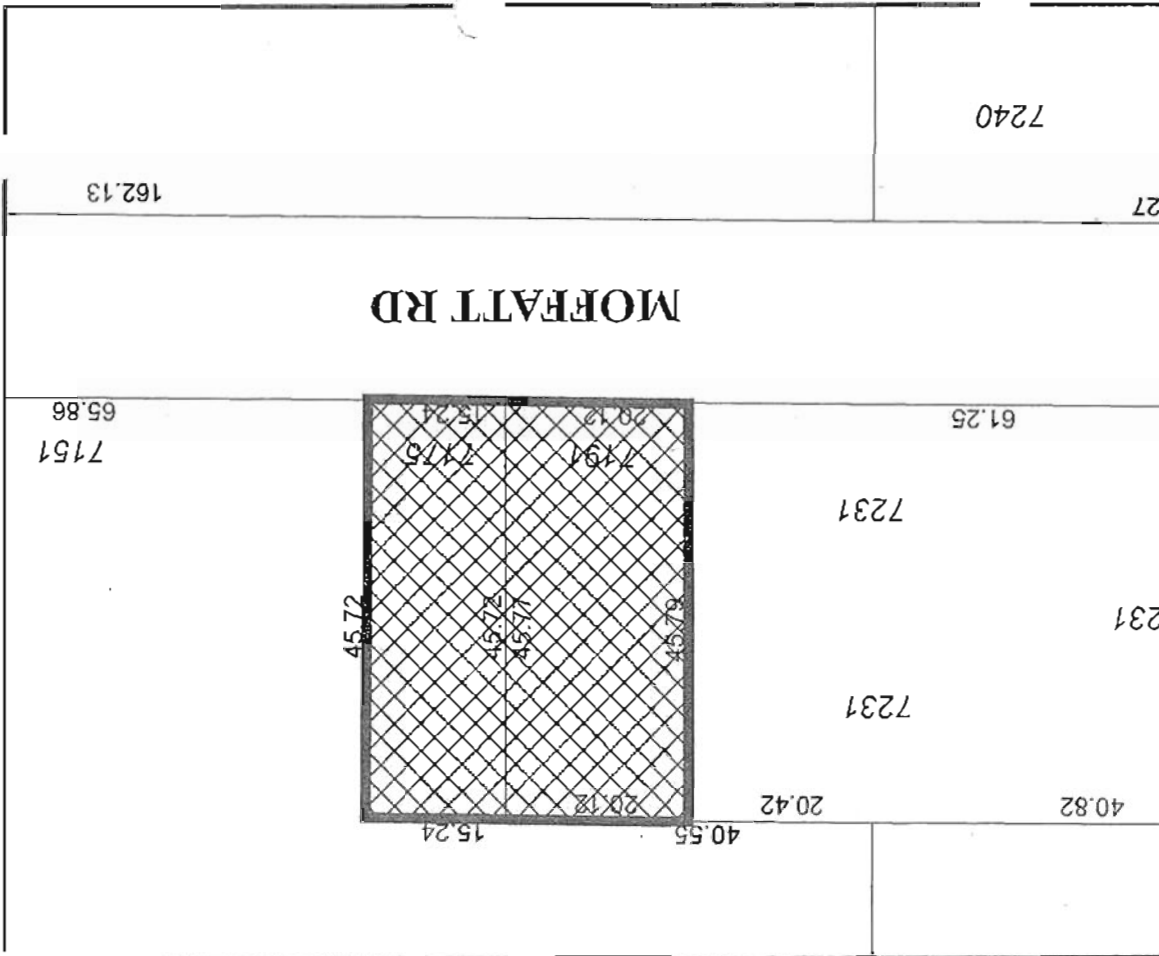
PROPOSED REZONING

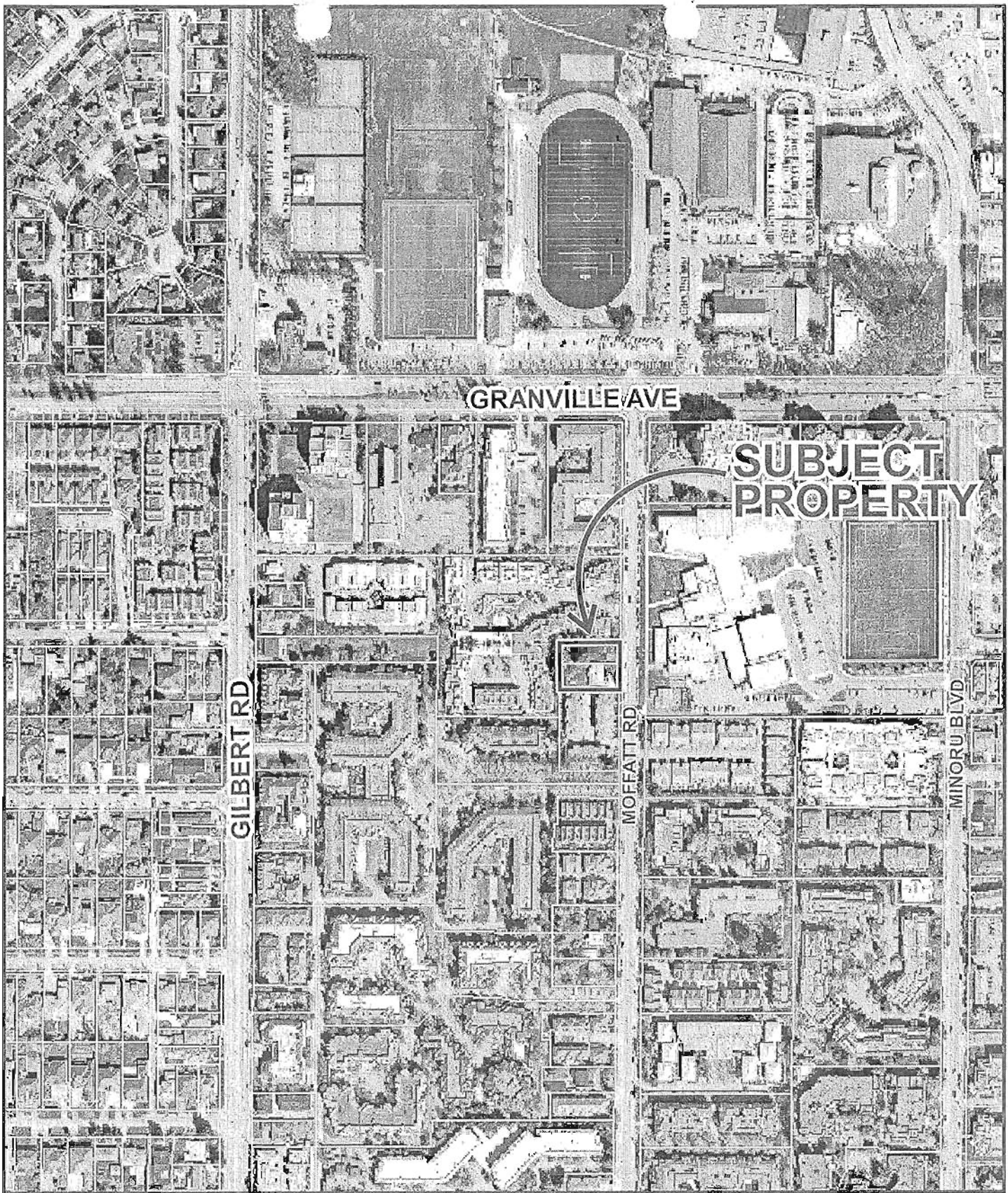
GRANVILLE AVE

MOFFATT RD

GILBERT RD

PH - 24





RZ 11-586988

Original Date: 08/30/11

Amended Date:

Note: Dimensions are in METRES



MATTHEW CHENG
ARCHITECT INC.

1100-1101 BURNHAMTHORPE AVE. S.
SUITE 100, RICHMOND, B.C. V6X 3E9
TEL: (604) 271-8888 FAX: (604) 271-8889
WWW.MATTHEWCHENGARCHITECT.COM

THIS DOCUMENT IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.

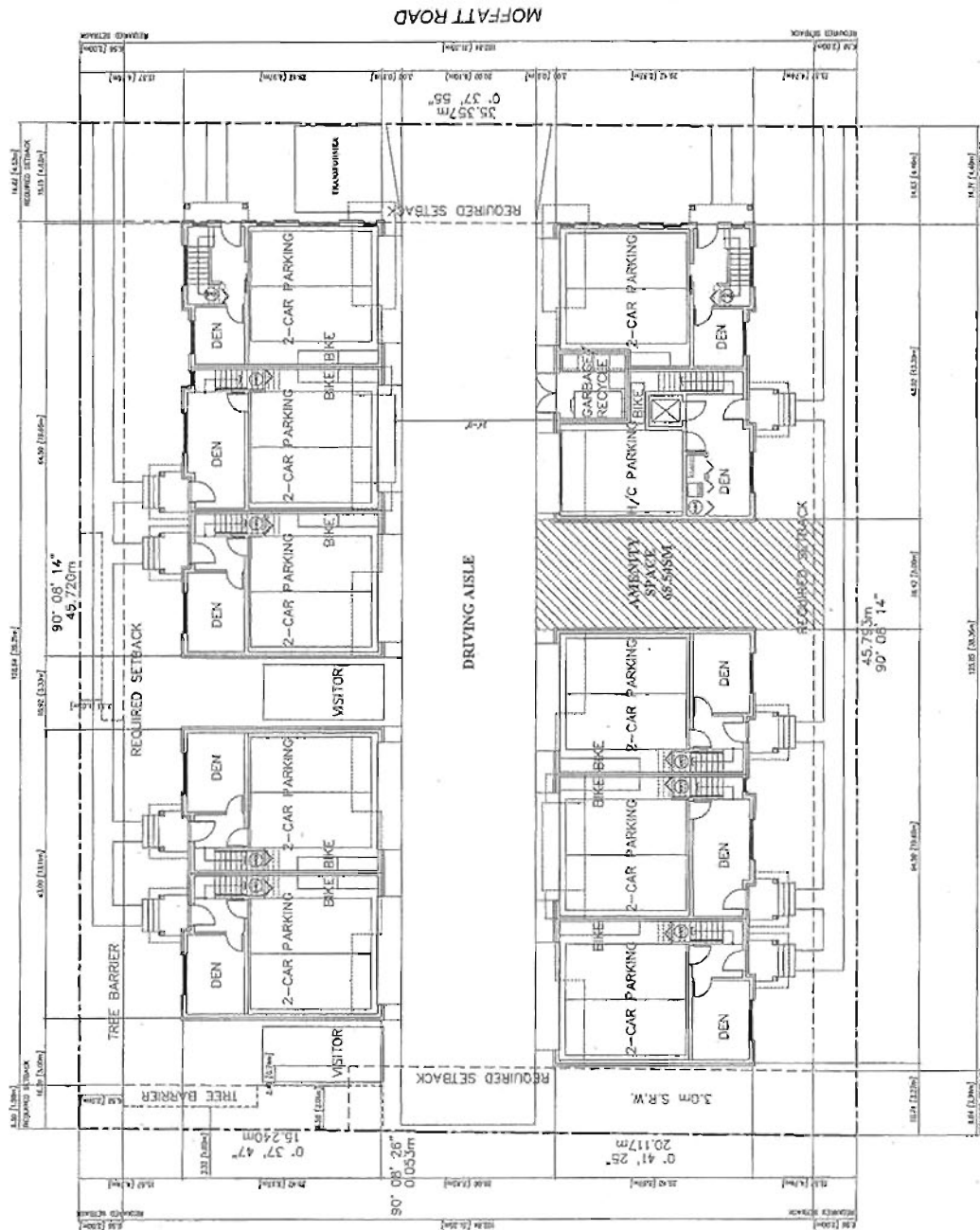
DATE: 01/11/2017
BY: J.C.
CHECKED: J.C.
DATE: 01/11/2017
PROJECT: 10-UNIT TOWNHOUSE DEVELOPMENT

10-UNIT TOWNHOUSE
DEVELOPMENT
7175 & 7191
MOFFATT ROAD
RICHMOND, B.C.

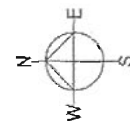
SITE PLAN
GROUND FLOOR PLAN

Sheet No. 001
Project Name: 10-UNIT TOWNHOUSE DEVELOPMENT
Scale: 1/8" = 1'-0"
Date: 01/11/2017
Drawing No. D00

SITE AREA:	17414.48 SF (1616.75M)
LAND USES:	TOWNHOUSE
DCP DESIGNATION:	NO CHANGE
ZONING:	RTH1
NUMBER OF UNITS:	10
FLOOR AREA RATIO:	0.749 (13054.84 SF)
LOT COVERAGE:	0.396 (6909.35F)
SETBACK-FRONT YARD:	14.84' (4.52m)
SETBACK-SIDE YARD: (NORTH)	14.98' (4.57m)
SETBACK-SIDE YARD: (SOUTH)	14.98' (4.57m)
SETBACK-REAR YARD:	9.88' (3.01m)
HEIGHT: (m)	34.13' (10.40m) 3 STOREY
LOT SIZE:	17414.48 SF (1616.75M)
OFF-STREET PARKING RESIDENTIAL/COMMERCIAL:	18 AND 2 (INCLD 1 H/C)
ACCESSIBLE:	0
OFF-STREET PARKING TOTAL:	21
TANDEM PARKING SPACES:	NONE
INDOOR AMENITY SPACE:	CASH-IN-LIEU
OUTDOOR AMENITY SPACE:	705.54 SF (65.54 SM)



SITE PLAN / GROUND FLOOR PLAN





MATTHEW CHENG
ARCHITECT INC.

10-UNIT TOWNHOUSE
DEVELOPMENT
7175 & 7181
MOFFATT ROAD
RICHMOND, B.C.

THIS DOCUMENT IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.

DATE: 2013/02/07
BY: MCH
CHECKED BY: MCH
APPROVED BY: MCH
PROJECT NO: 10-UNIT TOWNHOUSE
DEVELOPMENT
7175 & 7181
MOFFATT ROAD
RICHMOND, B.C.

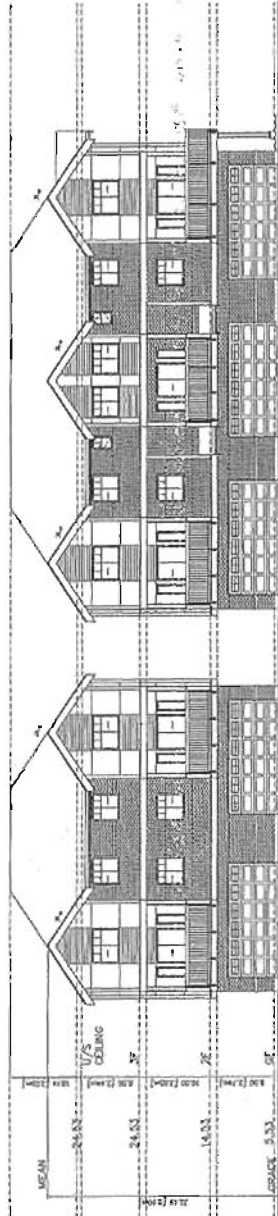
CONSTRUCTION

Project No: 10-UNIT TOWNHOUSE
DEVELOPMENT
7175 & 7181
MOFFATT ROAD
RICHMOND, B.C.

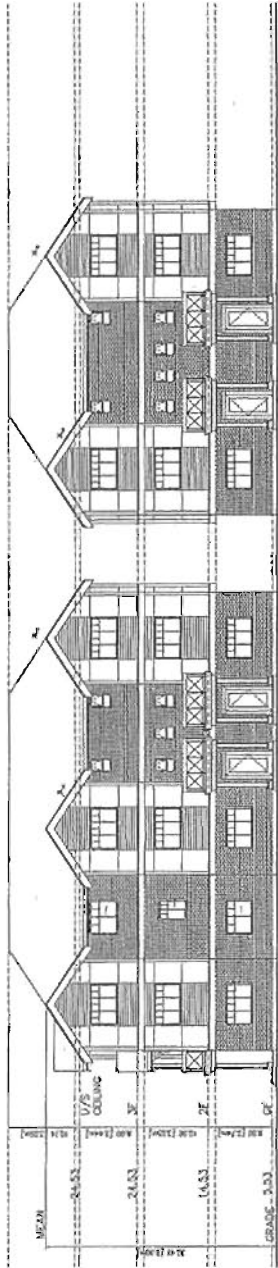
Sheet Title: ELEVATIONS

Scale: 1/8" = 1'-0"
Date: 2013/02/07
Project Name: 10-UNIT TOWNHOUSE
DEVELOPMENT
7175 & 7181
MOFFATT ROAD
RICHMOND, B.C.

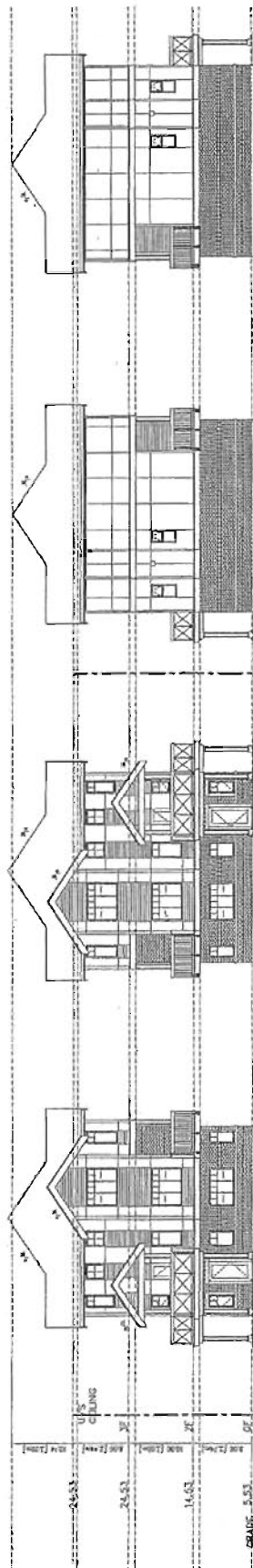
Drawn By: MCH
Checked By: MCH
Approved By: MCH
Project No: 10-UNIT TOWNHOUSE
DEVELOPMENT
7175 & 7181
MOFFATT ROAD
RICHMOND, B.C.



NORTH ELEVATION
(SOUTH BUILDING)



NORTH ELEVATION
(NORTH BUILDING)



EAST ELEVATION
(MOFFAT)

WEST ELEVATION
(CORRIDOR)



**MATTHEW CHENG
ARCHITECT INC.**

100-1000 100-1000
100-1000 100-1000
100-1000 100-1000

100-1000 100-1000
100-1000 100-1000
100-1000 100-1000

100-1000 100-1000
100-1000 100-1000
100-1000 100-1000

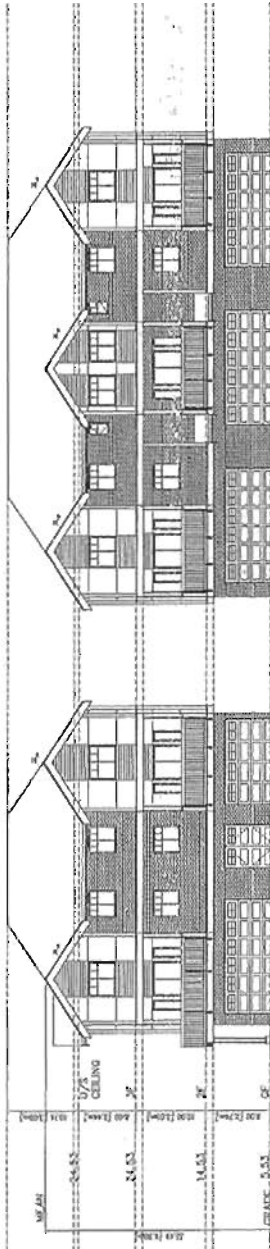
100-1000 100-1000

100-1000 100-1000
100-1000 100-1000
100-1000 100-1000

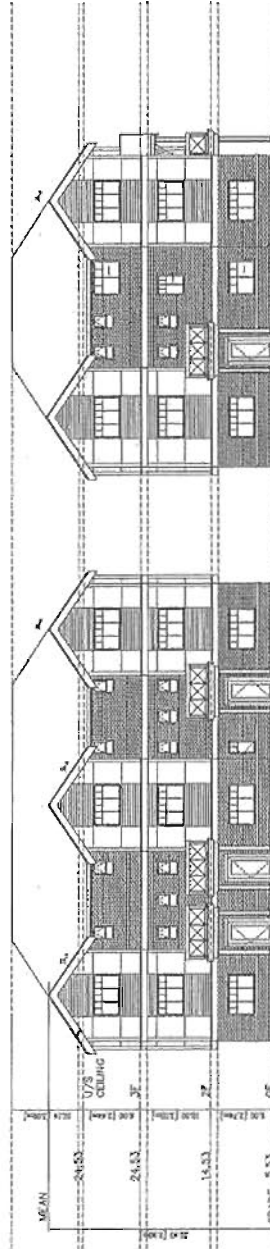
100-1000 100-1000

100-1000 100-1000
100-1000 100-1000
100-1000 100-1000

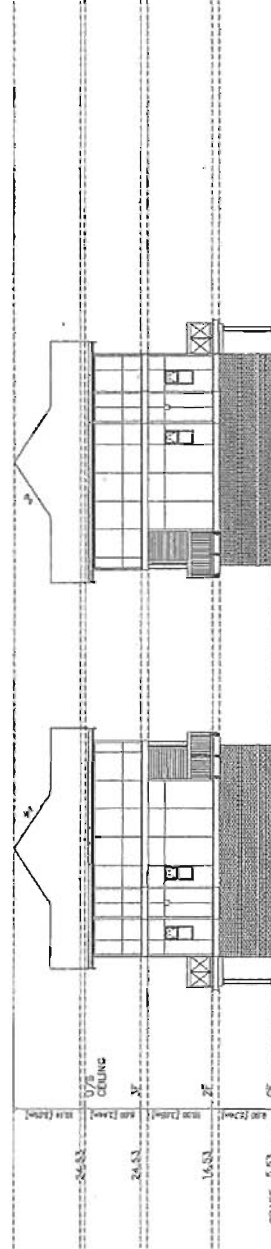
100-1000 100-1000
100-1000 100-1000
100-1000 100-1000



**NORTH ELEVATION
(SOUTH BUILDING)**



**SOUTH ELEVATION
(SOUTH BUILDING)**



WEST ELEVATION



RZ 11-586988

Attachment 3

Address: 7175 and 7191 Moffatt Road

Applicant: Matthew Cheng Architect Inc.

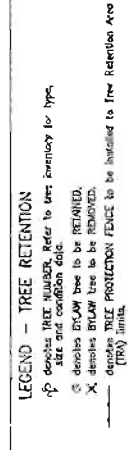
Planning Area(s): City Centre Area Plan (Schedule 2.10) – Sub-Area B.1

	Existing	Proposed
Owner:	L & G Development Ltd. and Ming Nan Li	To be determined
Site Size (m ²):	1,616.7 m ²	No Change
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	General Urban (T4)	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Medium Density Low Rise Apartment (RAM1)	High Density Townhouses (RTH1)
Number of Units:	2	10
Other Designations:	N/A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.75	0.75	none permitted
Lot Coverage – Building:	Max. 45%	45% Max.	none
Lot Coverage – Non-porous surfaces:	Max. 70%	70% Max.	none
Lot Coverage – Landscaping with live plant material:	Min. 20%	20% Min.	none
Setback – Front Yard (m):	Min. 4.5 m	4.50 m	none
Setback – North Side Yard (m):	Min. 2.0 m	4.74 m	none
Setback – South Side Yard (m):	Min. 2.0 m	4.74 m	none
Setback – Rear Yard (m):	Min. 2.0 m	2.0 m Min.	none
Height (m):	12.0 m (3-storeys)	12.0 m (3-storeys) Max.	none
Lot Size (min. dimensions):	600 m ² (min. 20 m wide x 30 m deep)	1,616.7 m ² (35.35 m wide x 45.79 m deep)	none
Off-street Parking Spaces – Residential (R) / Visitor (V):	1.4 (R) and 0.2 (V) per unit	1.9 (R) and 0.2 (V) per unit	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Total:	16	21	none
Tandem Parking Spaces:	not permitted	0	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	\$10,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min 6 m ² x 10 units = 60 m ²	65 m ² Min.	none

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



TREE RETENTION DRAWING

acjgroup.com

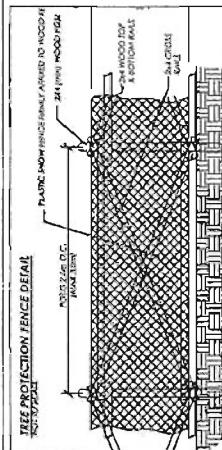
ARBORETECH
CONSULTING

SECTION 1

ПОД ВЗР 273 Р 604 275 348А

ACL FILE	DATE	REV DATE	REV #	SHEET
11223	13 JUL 2012	05 DEC 2012	1	1 OF 1

TREE PROTECTION GUIDELINES:

[illegible]



Address: 7175 and 7191 Moffatt Road

File No.: RZ11-586988

Prior to final adoption of Zoning Amendment Bylaw 9005 , the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. Registration of a flood indemnity covenant on title.
3. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot (e.g. \$36,121.72) to the City's affordable housing fund.
4. City acceptance of the developer's offer to voluntarily contribute \$0.75 per buildable square foot (e.g. \$9,795.64) to the City's public art fund.
5. Submission of cash-in-lieu for the provision of dedicated indoor amenity space in the amount of \$10,000.
6. Installation of construction fence to enclose the entire development site should the house at 7175 Moffatt Road become vacant prior to demolition and building permits are issued. The construction fence must be retained and maintained on site until the building permit for the proposed townhouse development is issued.
7. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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

1. 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.

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

1. Installation of appropriate tree protection fencing on site around all trees on the neighboring properties prior to any construction activities, including building demolition, occurring on-site.

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 Division. 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 accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Removal of the existing sidewalk crossing and reinstatement of the sidewalk to be done at the developer's sole cost via City Work Order.
4. 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 Division 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.

[signed original on file]

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9005 (RZ 11-586988)
7175 and 7191 Moffatt 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 **HIGH DENSITY TOWNHOUSES (RTH1)**.

P.I.D. 003-303-110

Lot 66 Section 17 Block 4 North Range 6 West New Westminster District Plan 49608

P.I.D. 003-766-756

Lot 135 Section 17 Block 4 North Range 6 West New Westminster District Plan 66497

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9005**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAR 11 2013



MAYOR

CORPORATE OFFICER

MayorandCouncillors

From: MayorandCouncillors
Subject: FW: Send a Submission Online (response #729)

From: City of Richmond Website [<mailto:webgraphics@richmond.ca>]
Sent: Friday, 05 April 2013 10:43
To: MayorandCouncillors

To Public Hearing	
Date:	APRIL 15 2013
Item #	2
Re:	BL 9005

Survey Response

Your Name	MARINA, Tim, ROKAS
Your Address	7175 MOFFATT RD, RMD
Subject Property Address OR Bylaw Number	7175 and 7191 Moffatt Rd
Comments	We have been living in this house for a quite long time. Right now, Moffatt Rd is already full of condensed town houses and apartments. We have children living here and go to school of this area. If you rezone it, it will be impossible to find another house to live here. We hope you do not rezone it. But if you really have to rezone it, could you at least delay it for one year so that we have enough time to make everything in order?





City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee
From: Wayne Craig
Director of Development

TO PLN - MAR. 19, 2013
TO CNCL - MAR. 25, 2013
Date: February 28, 2013
File: RZ 12-605932

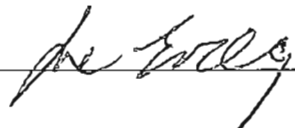
Re: Application by Frances S. Zukewich for Rezoning at 11351 No. 2 Road from
Single Detached (RS1/E) to Single Detached (RS2/C)

Staff Recommendation

That Bylaw 9006, for the rezoning of 11351 No. 2 Road from "Single Detached (RS1/E)" to "Single Detached (RS2/C)", be introduced and given first reading.


Wayne Craig
Director of Development

EL:blg
Att.

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

Staff Report

Origin

Frances S. Zukewich has applied to the City of Richmond for permission to rezone 11351 No. 2 Road (**Attachment 1**) from Single Detached (RS1/E) to Single Detached (RS2/C) in order to permit the property to be subdivided into two (2) single-family residential lots with a shared vehicle access off No. 2 Road.

Findings of Fact

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

Surrounding Development

To the North: Single-family dwellings on lots zoned Single Detached (RS1/E);

To the East: Across No. 2 Road, large sites zoned Agriculture (AG) in Agriculture Land Reserve;

To the South: A duplex on a lot zoned Two-Unit Dwellings (RD1) and then single-family dwellings on lots zoned Single Detached (RS1/E); and

To the West: Single-family dwellings on lots zoned Single Detached (RS1/E) fronting Egret Court.

Related Policies & Studies

Steveston Area Plan

The subject property is located within the Steveston Area Plan, Schedule 2.4 of the Official Community Plan (OCP). The Land Use Map in the Steveston Area Plan designates the subject property for "Single-Family".

Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant specifying the minimum flood construction level is required prior to rezoning bylaw adoption.

Affordable Housing Strategy

The Richmond Affordable Housing Strategy requires a suite on at least 50% of new lots, or a cash-in-lieu contribution of \$1.00 per square foot of total building area toward the Affordable Housing Reserve Fund for single-family rezoning applications.

The applicant has agreed to provide a voluntary cash contribution for affordable housing based on \$1 per square foot of building area for single-family developments (i.e. \$5,735.00). Should the applicant change their mind about the Affordable Housing option selected to providing a legal secondary suite on one (1) of the two (2) future lots at the subject site, the applicant will be 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 the City's Zoning Bylaw. This legal agreement will be a condition of rezoning adoption. This agreement will be discharged from Title on the lots without the secondary suite, at the initiation of the applicant, after the requirements are satisfied.

Public Input

The applicant has forwarded confirmation that a development sign has been posted on the site.

Staff received a letter from the adjacent property owners to the west at 5960 Egret Court, stating that they have no objection to the proposed subdivision at 11351 No. 2 Road. 5960 Egret Court is the only property on Egret Court that shares a common property line with the subject site.

Staff also received a letter from the property owners at 5951 Egret Court expressing their opposition to the proposed rezoning application. A list of concerns is provided below, along with City staff responses in *italics*:

1. The proposed rezoning and subdivision would allow two (2) new homes with secondary suites. Four (4) units on this site would increase traffic movements and congestion along No. 2 Road.

Transportation Division staff have reviewed the proposal. The proposed subdivision will result in a manageable increase in traffic generation compared to the existing single-family house. It is anticipated this increase will on average result in just two (2) additional vehicles per hour during the morning and afternoon peak period. This marginal increase is expected to have minimal impact to the surrounding road system as it translates to just one (1) additional car every 30 minutes and can be accommodated by the adjacent road network capacity and geometry with no significant impact to traffic on the nearby streets.

In addition, the applicant has advised that no secondary suites are proposed (hence voluntary cash contribution for affordable housing); the proposed subdivision will create two (2) lots with two (2) units in total, not four (4) units. Furthermore, there is no net increase in driveways. A larger front yard setback is also required under the proposed RS2/C zone to facilitate on-site turnaround.

2. The proposed lot sizes would be smaller than the neighbourhood average and would look out of place compared to the remainder of the streetscape.

The width of the lots on the west side of No. 2 Road ranges from 15.24 m (50 ft.) to 21.34 m (70 ft.). The adjacent duplex lot to the south of the subject site may be rezoned and subdivided into two (2) 12 m (39 ft.) wide lots based on current City policy. The proposed 13.71 m (45 ft.) wide lot would add to the lot width variety on this block. Discussion on Neighbourhood Character is provided in the "Analysis" section.

3. The proposed development would be in contrary to the wish of the property owners in the Westwind Subdivision to maintain the existing larger lot sizes in the area.

It is noted that an application was submitted in 2002 (RZ 02-219330) to rezone and subdivide 11851 No. 2 Road (at the southwest corner of No. 2 Road and Kittiwake Drive) into two (2) small lots (approximately 10.0 m or 33 ft. wide) with access via a new back lane parallel to No. 2 Road. Considerable objection from the property owners on No. 2 Road and the Westwind Subdivision was received with regard to the proposed lane establishment. The application was then withdrawn by the applicant after the Public Hearing for that proposal.

With regards to the subject development application, no lane establishment is being proposed. If approved, access to the future single-family lots would be via a shared access from No. 2 Road. In addition, the proposed lot width (approximately 13.71 m or 45 ft.) is more comparable to the existing lot widths along this block of No. 2 Road than the 10 m (33 ft.) wide lots as previously proposed at 11851 No. 2 Road. Discussion on Neighbourhood Character is provided in the "Analysis" section.

4. The raise of site grade at the development site to meet the minimum flood construction level with respect to No. 2 Road would create a drainage problem along the abutting lower properties.

Regardless of the rezoning application, any new house on the subject property would be required to meet the flood construction levels in the Flood Management Bylaw. Perimeter drainage will be required at the Building Permit stage.

5. Any new homes built (which could be 2-½ storey high) on the proposed development site (with a higher minimum flood construction level) would tower over the adjacent properties and reduce privacy of the neighbouring homes.

The provisions related to rear yard setback and building height are exactly the same between the Single Detached (RS1/E) and the Single Detached (RS2/C) zones. Under the existing RS1/E zoning, a 2-½ storey house totalling approximately 418 m² (4,500 ft²), not including a 50 m² (538 ft²) garage, could be built at 11351 No. 2 Road. The property owners to the immediate west of the development site have no objection to the proposed 2-lot subdivision. Impact on other nearby properties in terms of privacy loss, due to the proposed subdivision, should be nominal.

6. The encroachment of density and decrease in ambience to the neighbourhood would decrease property value.

There is no indication that new subdivision would decrease property value in the neighbourhood.

Staff Comments**Tree Preservation and Replacement**

A Tree Survey and a Certified Arborist's Report were submitted in support of the application. The City's Tree Preservation staff have reviewed the Arborist Report and concurred with the recommendations made by the Arborist. Although there is no bylaw-sized tree on site, a minimum of six (6) new trees (3 per new lot) are recommended to meet the objective of developing a sustainable urban forest.

There are three (3) trees located on the adjacent property to the west (5960 Egret Court) and to the south (11371 No. 2 Road). These trees are to be retained and protected as per Arborist Report recommendations (see Tree Protection Plan in **Attachment 3**). Tree protection fencing is required to be installed to City standards prior to any demolition and/or construction activities occurring on-site. In addition, a contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone is required prior to final adoption of the rezoning bylaw.

Agricultural Advisory Committee

This rezoning application was reviewed by the Agricultural Advisory Committee (ACC) on February 13, 2013 and the Committee passed a motion to "support the proposed redevelopment as presented to the AAC".

Registration of a restrictive covenant to identify the buffer area along the front property line is required to prevent the removal of the buffer landscaping. In response to questions of the AAC, the legal agreement would also indicate that the property is located adjacent to active agricultural operations and subject to impacts of noise, dust and odour.

In order to ensure that this landscape buffer work is undertaken and the replacement trees are planted, the applicant has submitted a landscape plan (**Attachment 4**) and agreed to provide a landscape security in the amount of \$9,770.00 prior to final adoption of the rezoning bylaw.

Site Servicing and Subdivision

No servicing concerns. A Restrictive Access Covenant is required to ensure vehicular access to the future lots is via a single shared driveway crossing, and driveways are designed to allow vehicles to turn around on-site, which will also require a Cross-Access Easement at subdivision.

At the subdivision stage, the developer will be required to pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs. Also, a statutory utility right-of-way along the entire No. 2 Road frontage may be required to accommodate Storm Inspection Chambers and Water Meter boxes etc.

Analysis

The subject application is being brought forward for consideration based on site-specific factors.

Redevelopment Potential

In determining the appropriate form of redevelopment for the subject site, it is important to understand how the surrounding lots are likely to change in the future.

- The east side of No. 2 Road between Steveston Highway and Great West Cannery Park is within the boundary of Agricultural Land Reserve; therefore, no redevelopment potential.
- The west side of No. 2 Road between Steveston Highway and Moncton Street is not included in the Arterial Road Policy; therefore, no redevelopment potential for either compact lot or multiple-family developments.
- The adjacent property to the south at 11371/11391 No. 2 Road is zoned Two-Unit Dwellings (RD1) and has an existing duplex on the property. It is the City's policy to consider the rezoning and subdivision of duplex-zoned lots into no more than two (2) single-family residential lots. If this lot is subdivided, each future lot will be approximately 452 m² (4,865 ft.²) in size and 12.15 m (39.86 ft.) in width. The appropriate zoning for this future development would be Single Detached (RS2/B).

Neighbourhood Character

- The lots on the west side of No. 2 Road between Steveston Highway and Kittiwake Drive have lot areas ranging from 557 m² (6,000 ft²) to 780 m² (8,400 ft²) and lot frontage ranging from 15.24 m (50 ft.) to 21.34 m (70 ft.).
- Under the existing zoning, the subject site would remain as one (1) large 1,002 m² (10,784 ft²) lot with a frontage of 27.43 m (90 ft.). This is the largest and widest lot on the west side of No. 2 Road between Steveston Highway and Moncton Street.
- With a rezoning to Single Detached (RS2/C), the subject lot would be able to subdivide into two (2) lots each approximately 501 m² (5,400 ft²) in size and 13.71 m (45 ft.) in width (**Attachment 5**). The lot size would be slightly smaller than the minimum lot size required under the current Single Detached (RS1/E) zone, which is 550 m² (5,920 ft²). The lot width would be between the lot width of the potential lots at 11371/11391 No. 2 Road (at 12.15 m or 40 ft.) and the existing non-conforming Single Detached (RS1/E) lots on the same block (at 15.24 m or 50 ft.).
- No other lots (except for 11371/11391 No. 2 Road) between Steveston Highway and Moncton Street would be large and wide enough to be subdivided under Single Detached (RS2/C) or Single Detached (RS2/B) on their own (i.e., approving this rezoning application would not create a precedent).

Front Access Development

The development of front access single-family lots on arterial roads is not considered an appropriate development solution in the majority of cases due to concerns related to traffic operation and aesthetics. However, in this particular case, an exception is being considered for the following reasons:

1. The property is located on a local arterial road (versus major arterial);
2. Only one (1) shared vehicle access will be provided for the future lots to limit vehicle access. The shared vehicle access will be secured through the registration of a cross-access agreement;
3. Adequate space in the front yard is provided for the shared access and driveways with turn-around capability (a 9.0 m or 29 ft. front yard setback is required under the provision of Single Detached (RS2/C) where a lot is intended to be serviced by a driveway accessing a section line road); and
4. A landscape plan has been submitted to ensure adequate landscaping will be planted in the front yard (**Attachment 4**). The applicant has agreed to provide a landscaping security to ensure the landscaping works will be undertaken.

Proposed Development

Staff support the proposed development to rezone and subdivide 11351 No. 2 Road based on its own merits for the following reasons:

1. The only other redevelopment potential on this block is the adjacent duplex which could be rezoned and subdivided into two (2) narrower lots. The proposed development could be considered a transition development between the future narrow lots (RS2/B - 12 m or 39 ft. wide) to the south and the existing standard RS1/E lots to the north.
2. Since there are a number of non-conforming RS1/E lots with lot frontage as narrow as 15.24 m (50 ft.) on this block; the proposed 13.71 m (45 ft.) wide lots would not appear to be out of place.
3. An ALR Buffer will be provided along the No. 2 Road frontage. The required landscape plan will give the City more control on the landscaping along the road frontage. In addition, the required restrictive covenant will prevent the removal of the buffer landscaping and will help to alert future owners of the properties that agricultural land is located across the street.
4. With the proposed RS2/C zoning, a 9.0 m (29 ft.) front yard setback is required to provide turnaround capability on-site. This will reduce the occasion where vehicles have to back out to an arterial road.

5. ~~There is no net increase in access driveways onto No. 2 Road since a single shared access to the future lots is required.~~

Financial Impact or Economic Impact

None.

Conclusion

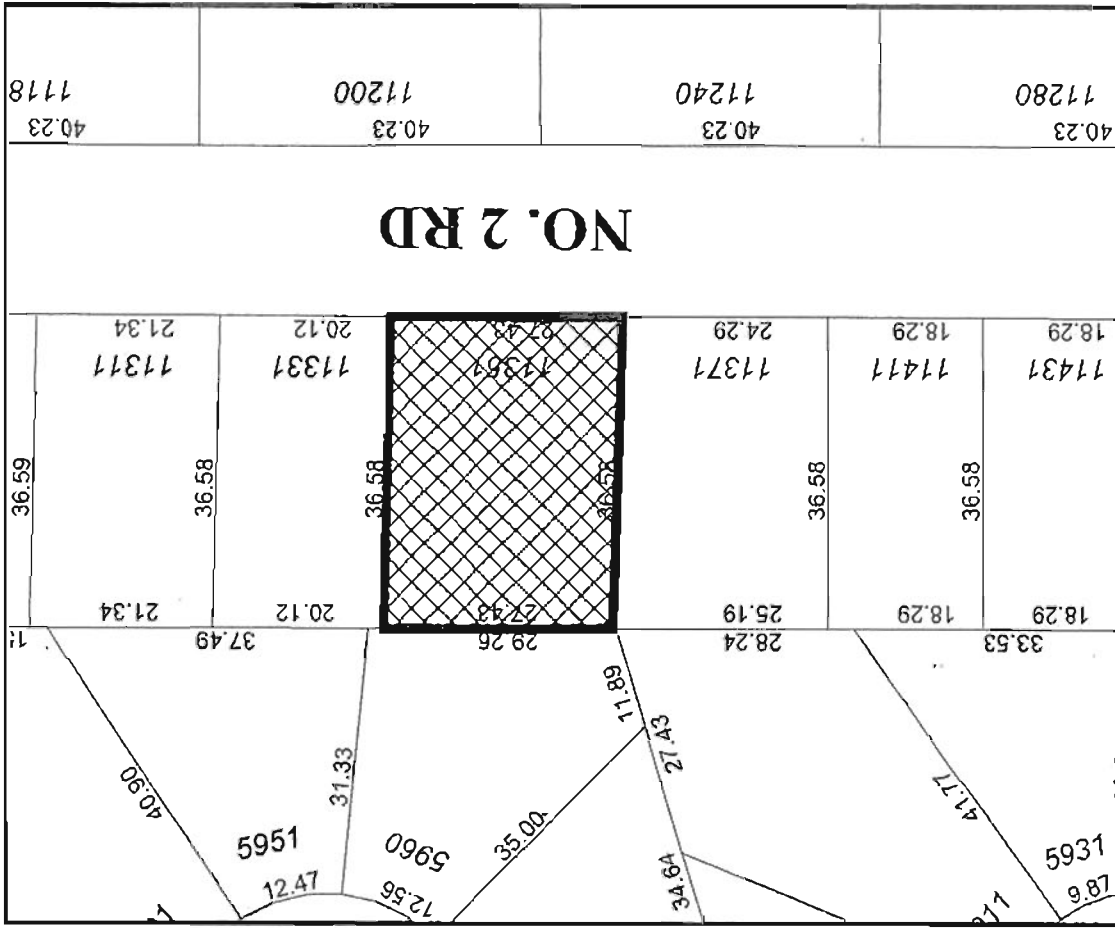
The proposed rezoning and subsequent subdivision of the property is an in-fill project that will result in a corresponding smaller building form and denser lot pattern. The applicant has agreed to all of the rezoning consideration items (**Attachment 6**) to ensure an orderly development. On this basis, staff recommend that rezoning application be approved.



Edwin Lee
Planning Technician – Design
(604-276-4121)

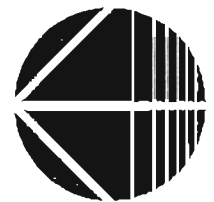
EL:blg

Attachment 1: Location Map
Attachment 2: Development Application Data Sheet
Attachment 3: Tree Protection Plan
Attachment 4: Landscape Plan
Attachment 5: Preliminary Site Plan and Street Elevations
Attachment 6: Rezoning Considerations Concurrence



Original Date: 05/03/12
 Revision Date: 03/06/13
 Note: Dimensions are in METRES

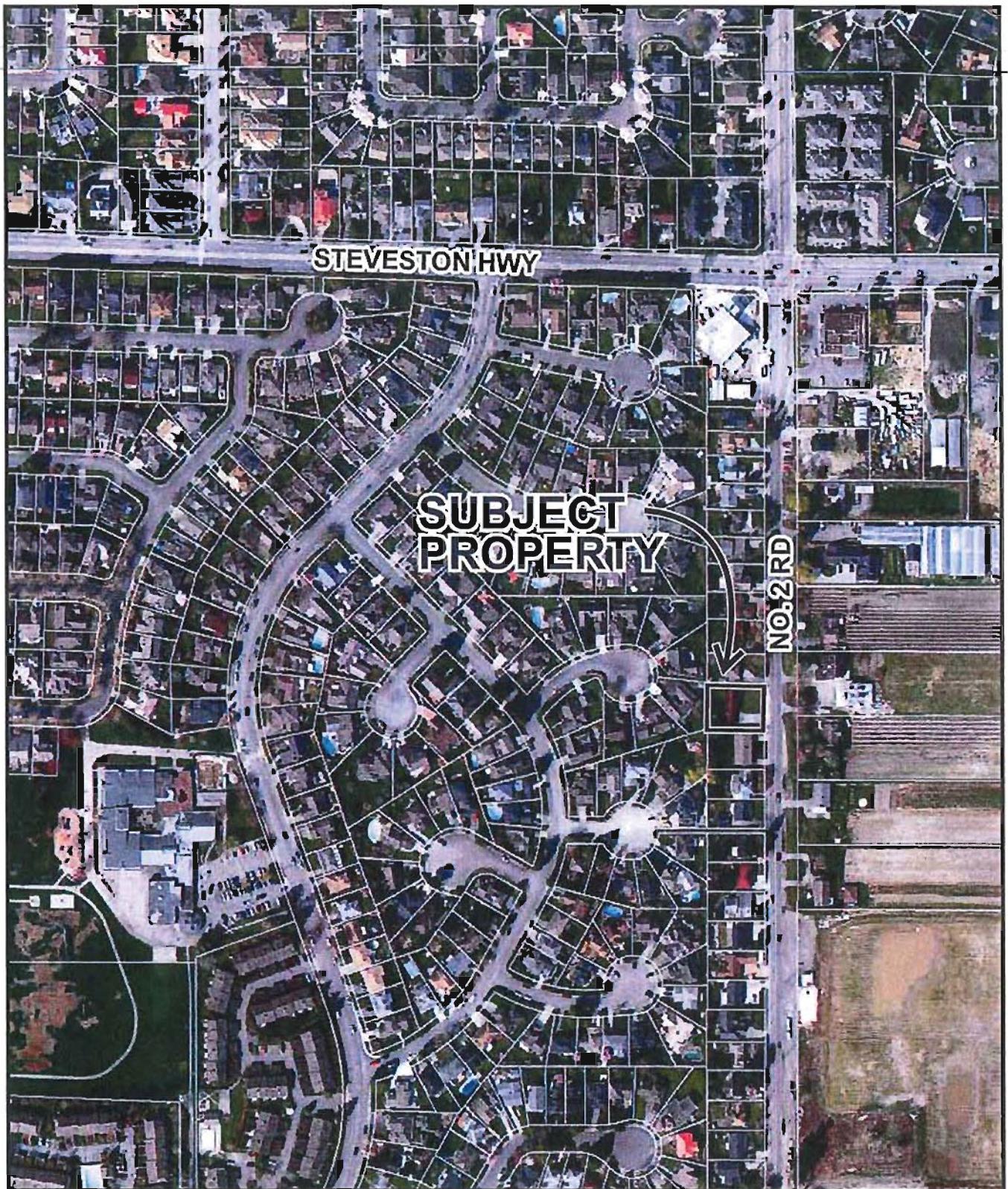
RZ 12-605932



City of Richmond



PROPOSED
 REZONING



RZ 12-605932

Original Date: 05/03/12

Amended Date: 03/06/13

Note: Dimensions are in METRES



RZ 12-605932

Attachment 2

Address: 11351 No. 2 Road

Applicant: Frances S. Zukewich

Planning Area(s): Steveston (OCP Schedule 2.4)

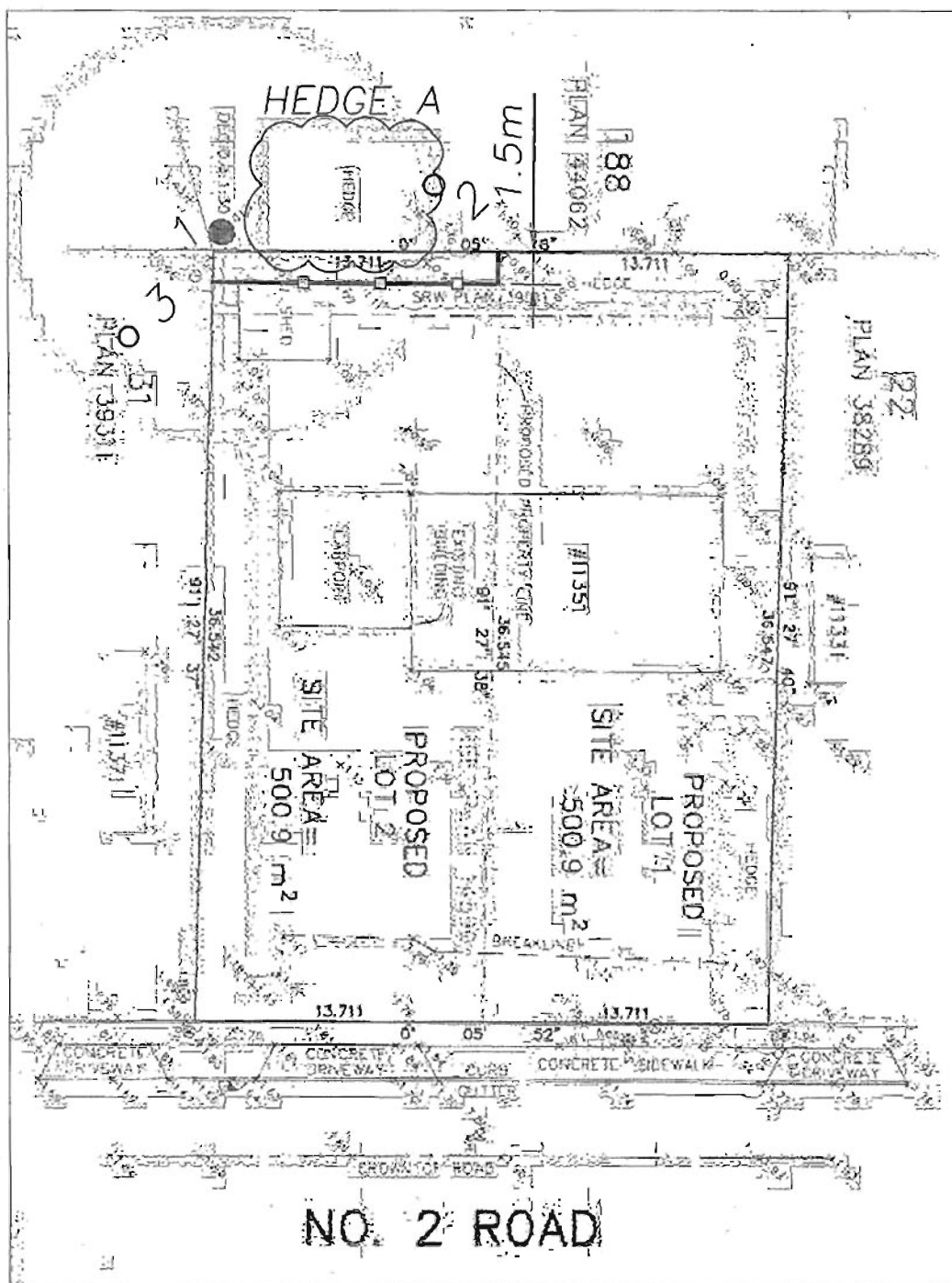
	Existing	Proposed
Owner:	Frances S. Zukewich	No Change
Site Size (m ²):	1,002 m ² (10,784 ft ²)	501 m ² (5,392 ft ²)
Land Uses:	One (1) single-family dwelling	Two (2) single-family dwellings
OCP Designation:	2041 OCP Land Use Map: Neighbourhood Residential	No Change
Area Plan Designation:	Steveston Area Plan: Single-Family	No Change
702 Policy Designation:	n/a	No Change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/C)
Number of Units:	1	2
Other Designations:	n/a	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45 %	none
Lot Coverage – Non-porous:	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping:	Min. 25%	Min. 25%	none
Setback – Front Yard (m):	Min. 9 m	Min. 9 m	none
Setback – Interior Side Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Setback – Rear Yard (m):	Min. 6.0 m	Min. 6.0 m	none
Height (m):	Max. 2 ½ storeys	Max. 2 ½ storeys	none
Lot Size:	Min. 360 m ²	501 m ²	none
Lot Width:	Min. 13.5 m	13.71 m	none

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

FIGURE 1

ATTACHMENT 3



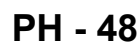
Scale NTS

PH - 47

5244 Prince Edward St.
Vancouver, BC V5W 2X5

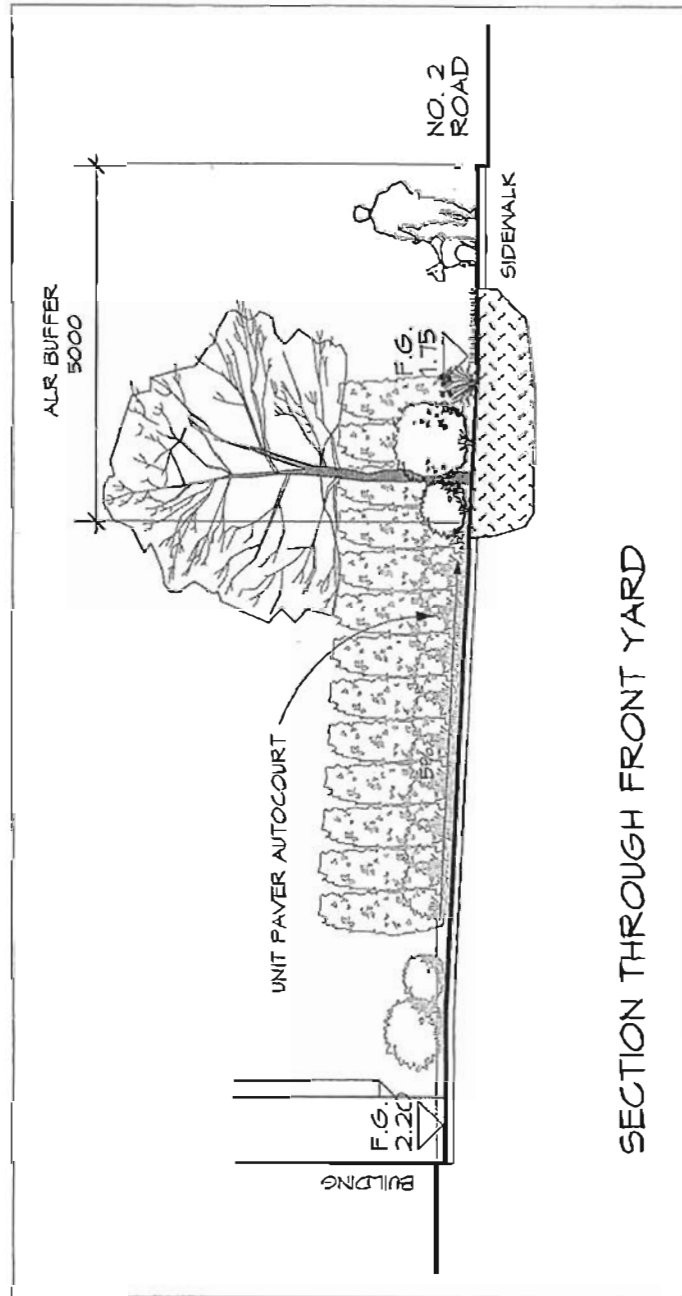
REZONING APPLICATION
SCALE: 1:200
DATE: 26 FEB 2013

5





5244 Prince Edward St
Vancouver, BC V5W 2X5
tel: 604-669-3201
fax: 604-669-3278



SECTION THROUGH FRONT YARD

ALR BUFFER:

THE PLANTED LANDSCAPE BUFFER ALONG NO. 2 ROAD IS TO BE A MINIMUM OF 5M WIDE, MEASURED FROM THE BACK OF THE CURB. THIS BUFFER IS TO CONTAIN THE COMBINATION OF TREES AND SHRUBS INDICATED ON THE PLAN. OVER TIME, THIS BUFFER WILL CREATE A 4 FT. HIGH SCREEN BETWEEN THIS PROPERTY AND THE ALR LAND ACROSS THE STREET.

LANDSCAPE SECTION

REZONING APPLICATION
SCALE: 1:100
DATE: 26 FEB 2013

11351 NO. 2 ROAD
RICHMOND, BC

L2

11951 NO. 2 ROAD
RICHMOND, BC

PLANT LIST & NOTES

REZONING APPLICATION
SCALE: N.T.S.
DATE: 26 FEB 2013

L3

NOTES:

1. ALL PLANTS, PLANTING, SOIL DEPTHS ETC. TO MEET OR EXCEED THE B.C. LANDSCAPE STANDARDS, LATEST EDITION
2. ALL IMPORTED SOIL SHALL BE PRE-TESTED FOR TEXTURAL ANALYSIS & NUTRIENTS. SUBMIT SUPPLIER'S CURRENT SOIL ANALYSIS REPORT TO LANDSCAPE CONSULTANT FOR PRE-APPROVAL PRIOR TO DELIVERY TO SITE.
3. SOIL DEPTHS SHALL BE AS FOLLOWS:
LAWN: 4" - 6" IN. DEPTH OF 50/50 SAND SOIL TURF BLEND
SHRUBS: 8" - 12" IN. DEPTH OF GARDEN OR PLANTING MIX
TREES: 1 CU. YD / TREE. ALL TREES TO BE STAKED FOR ONE YEAR.
4. ALL SHRUBS TO BE LINED UP & GROUPED AS SHOWN ON DRAWING.
5. ANY PROPOSED PLANT SUBSTITUTIONS TO BE PRE-APPROVED BY LANDSCAPE CONSULTANT PRIOR TO DELIVERY TO SITE.
6. GRAVEL PAVING & GRAVEL MAINTENANCE STRIPS, INSTALL 4 IN. DEPTH OF 3/4 IN. DRAIN ROCK OVER PERMEABLE LANDSCAPE FABRIC (NO PLASTIC) / CONTAIN WITH 2 X 4 IN. F.T. KOOD EDGERS STAKED IN PLACE.
7. SEE TREE RETENTION PLAN BELOW FOR TREE PROTECTION REQUIREMENTS.

TREE RETENTION PLAN:

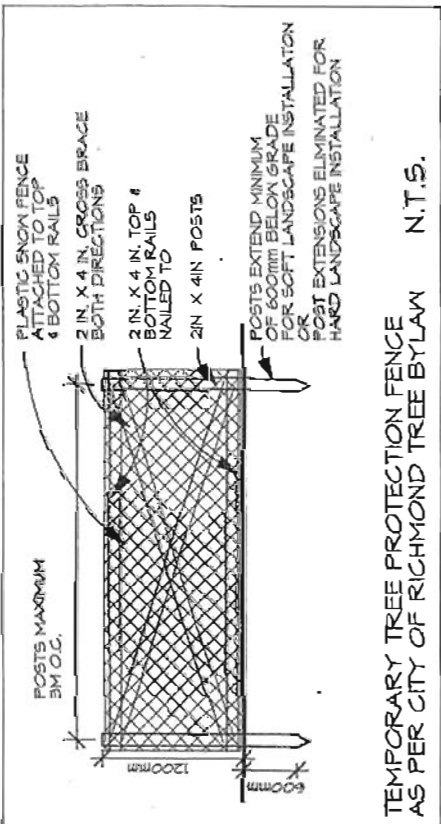
1. REFER TO ARCHITECT'S REPORT PREPARED BY AREORTECH CONSULTING LTD. FOR PROTECTION OF TREE NO. 1, NEIGHBOUR'S GANT SEQUOIA TREE
2. ESTABLISH BOUNDARY SETBACK FROM THE WEST PROPERTY LINE OF THE SOUTHERN LOT (BLDG. NO. 2). ALL WORK NEAR THE 1500 SETBACK SHALL BE UNPERTAINING WITH THE TREE PROTECTION FENCE INSTALLED AS SHOWN / DETAILLED.
3. CONTACT THE PROJECT ARCHITECT TO SUPERVISE DEMOLITION OF EXISTING SHED, ESCAVATION OF OVERBURDEN, & INSTALLATION OF NEW RETAINING WALL & PERIMETER DRAINAGE.
4. TO PROTECT RETAINED TREES & SHRUBS FROM POTENTIAL CONSTRUCTION DAMAGE, TREES MUST BE FENCED. DIRECT MECHANICAL DAMAGE TO TRUNKS, LIMBS & ROOTS MUST BE REPAIRED. TREES MAY BE AS A RESULT OF MOVERS, OVER ROOT LOSS OR DAMAGE.
5. MAINTAIN PROTECTIVE FENCES IN GOOD CONDITION UNTIL SUBSTANTIAL COMPLETION OF THE PROJECT. LANDSCAPE: REMOVE TEMPORARY FENCING WITHIN 2 WEEKS OF PROJECT COMPLETION.
6. UNDERGROUND SERVICES INCLUDING SEWATION LINES, DRAINAGE PIPES OR SHALES OR GRADING SHALL NOT CAUSE ANY GRAPE CHANGES WITHIN THE TREE PROTECTION AREA.
7. VEHICLES MAY NOT PASS WITHIN THE RETENTION ZONES. NO SOIL, SPILL, AGGREGATE, CONSTRUCTION SUPPLIES, CONSTRUCTION MATERIALS, OR WASTE MATERIALS MAY BE DEPOSITED WITHIN RETENTION ZONES.
8. TREES DAMAGED BY THE CONTRACTOR MUST BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S COST.

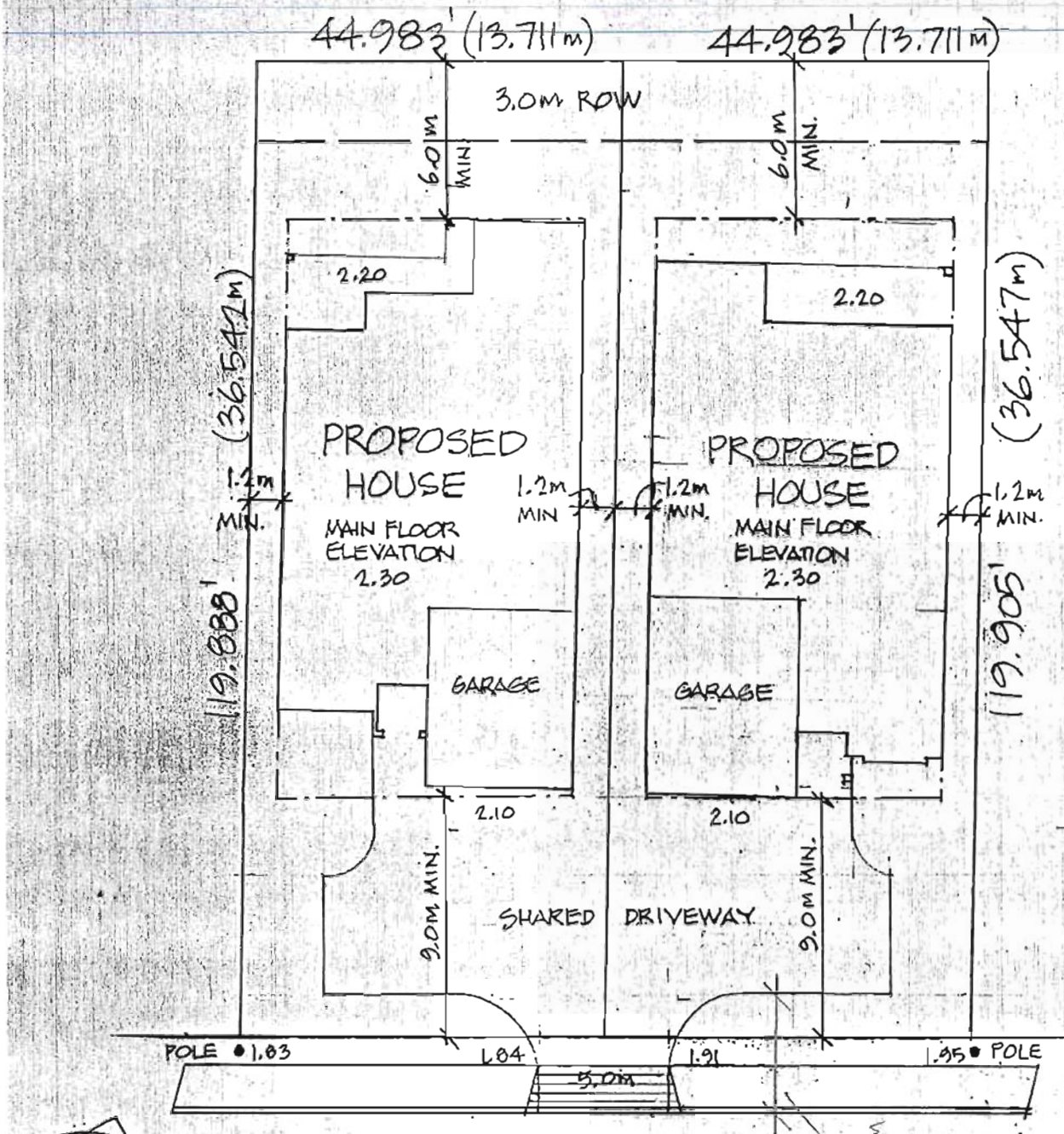
PERMEABILITY CALCULATION:

Item	Square Meters	Percentage
Lot Size / Site Area	1,000	100%
Impermeable: Building Area & Paving	680	68%
Permeable: Planting, Lawn & Gravel Area	300	30%

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE & SPACING
	1	Acer rubrum 'Armstrong'	Armstrong Maple	B4B, 5 cm cal.
	2	Acer palmatum 'Bloodgood'	Red Japanese Maple	B4B, 3.0m high, good form
	1	Liquidambar styraciflua	Sweet Gum	B4B, 5 cm cal.
	2	Piceaabies	Norway Spruce	B4B, 3.0m high at planting
	1	Helictotrichon sempervirens	Blue Oat Grass	No. 2 Pot, 60cm o.c.
	45	hemerocallis 'Stella d'Oro'	Yellow Repeat Day Lily	No. 1 Pot, 45cm o.c.
	1	Hibiscus syriacus 'Blue Bird'	Blue Hibiscus	No. 3 Pot, good form
	4	Leucodaphne axillaris	Coastal Leucodaphne	No. 3 Pot, good form
	25	Vaccinium myrtillus	Oregon Grape	No. 2 Pot, 60cm o.c.
	12	Pinus mugo pumilo	Dwarf Mugo Pine	No. 3 Pot, 45cm o.c.
	12	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	No. 2 Pot, 75cm o.c.
	4	Rhododendron 'Capistrano'	Medium Yellow Rhododendron	No. 3 Pot, 90cm o.c.
	10	Rhododendron 'Gomer Waterer'	Medium Pink Rhododendron	No. 3 Pot, 90cm o.c.
	4	Rhododendron 'Princess'	Medium Pink Shrub Rhodo	No. 2 Pot, 60cm o.c.
	10	Sarcococca hookerana 'humilis'	Himalayan Sweet Box	No. 1 Pot, 60cm o.c.
	6	Skimmia reevesiana	Dwarf Skimmia	No. 2 Pot, 75cm o.c.
	2	Viburnum plicatum 'Marianne'	Maries Double File Viburnum	No. 3 Pot, good form
	35	Thuja occidentalis 'Smaragd'	Emerald Cedar	B4B, 1.2m high

PLANT LIST





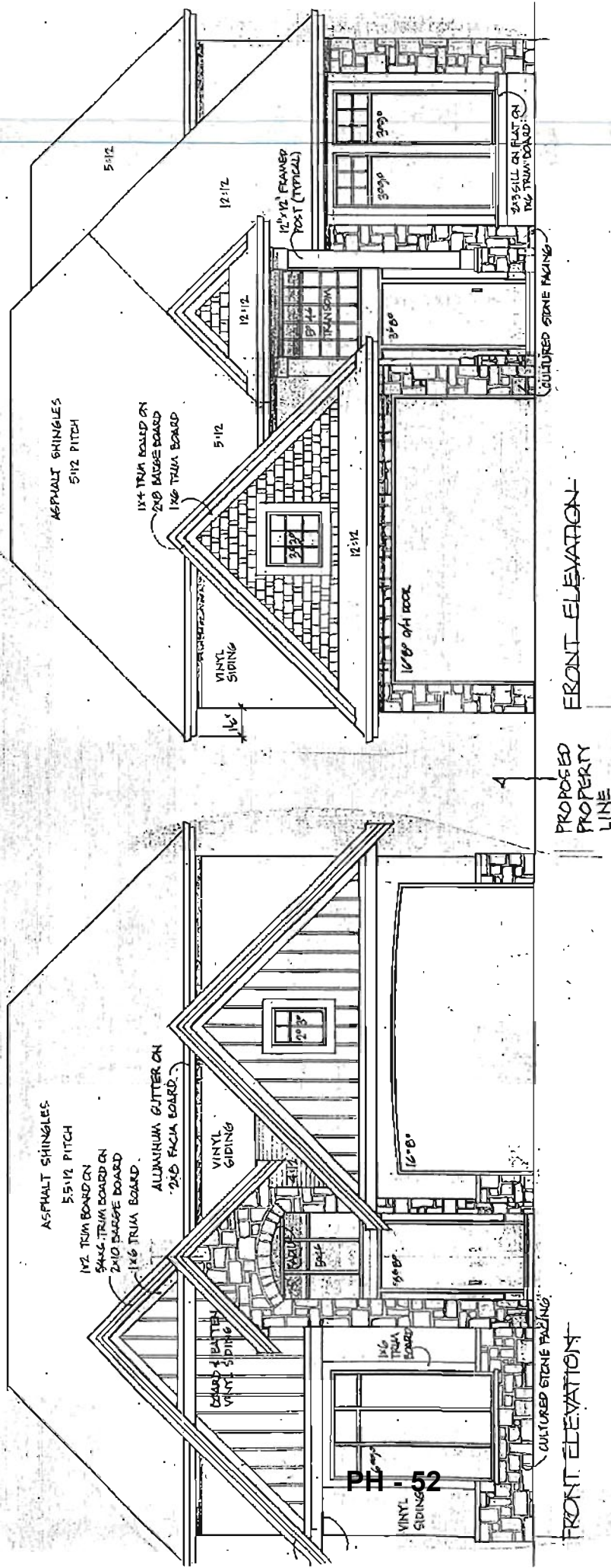
SCALE 1"=20'

#11351
NUMBER TWO ROAD
 CROWN OF ROAD 1.93

**PROPOSED SUBDIVISION FOR ZUKEWICH
 AT #11351 NO TWO ROAD, RICHMOND B.C.**

DRAWN: DECEMBER 14, 2012 BY: LYNDE DESIGNS LTD. PHONE 604 275 8085

CONCEPTUAL ELEVATIONS



DRAWING TO ACCOMPANY PROPOSED SUBDIVISION FOR ZUKEWICH
AT #11351 NO TWO ROAD, RICHMOND B.C.

DRAWN NOVEMBER 16, 2012 BY LYNDE DESIGNS LTD. PHONE 604 275 8085



Address: 11351 No. 2 Road

File No.: RZ12-605932

Prior to final adoption of Zoning Amendment Bylaw 9006, the developer is required to complete the following:

1. Registration of a flood indemnity covenant on title.
2. Registration of a legal agreement on title to identify the Agriculture Land Reserve (ALR) buffer area (5.0 m wide, measured from the back of curb), to ensure that landscaping planted within this buffer is maintained and will not be abandoned or removed, and to indicate that the subject property is located adjacent to active agricultural operations and subject to impacts of noise, dust and odour.
3. Registration of a restrictive covenant that requires the implementation of one (1) shared driveway for the future two (2) lot subdivision.
4. 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 on site for protected trees on adjacent properties. 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.
5. Submission of a Landscaping Security to the City of Richmond in the amount of \$9,770.00 for the landscape works as per the landscape plan attached to the report (Attachment 4).
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. \$ 5,735.00) to the City's Affordable Housing Reserve Fund.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a proposal to build a secondary suite on one (1) of the two (2) future lots at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.

Prior to approval of Subdivision, the applicant is required to do the following:

7. Payment of Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fee.
8. Registration of a Cross-Access Easement/Agreement as directed by the Approving Officer to permit vehicles to cross property lines as they enter or exit their properties via a single-shared driveway.

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 Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division 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.

[signed copy on file]

Signed _____

Date _____



Richmond Zoning Bylaw 8500
Amendment Bylaw 9006 (RZ 12-605932)
11351 No. 2 Road

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **SINGLE DETACHED (RS2/C)**.

P.I.D. 004-682-262

Parcel One (Reference Pln 14590) of Lot "A" Section 1 Block 3 North Range 7 West New Westminster District Plan 4974

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9006**".

FIRST READING

MAR 25 2013

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>UB</i>
APPROVED by Director or Solicitor <i>al</i>

MAYOR

CORPORATE OFFICER