

Report to Committee

To: Planning Committee Date: August 20, 2024

From: Joshua Reis File: RZ 22-023116

Director, Development

Re: Application by Wayne Fougere for Rezoning at 9511 Granville Avenue from the

"Small-Scale Multi-Unit Housing (RSM/XL)" Zone to the "Town Housing (ZT105) – North McLennan (City Centre)" Zone and the "School & Institutional Use (SI)"

Zone

Staff Recommendation

1. That Official Community Plan Bylaw 9000 and Bylaw 7100, Amendment Bylaw 10587, which proposes amendments to the northern portion of 9511 Granville Avenue, including to amend:

- a) Schedule 1 of Official Community Plan Bylaw 9000 (City of Richmond 2041 OCP Land Use Map), including amending the land use designation of the northern portion of 9511 Granville Avenue (area marked as "A" on Schedule A attached to and forming part of this Bylaw) from "Neighbourhood Residential" to "School"; and
- b) Schedule 2.10 (City Centre Area Plan) of Official Community Plan Bylaw 7100, including amending the land use designations of the northern portion of 9511 Granville Avenue (area marked as "A" on Schedule A attached to and forming part of this Bylaw) in the Generalized Land Use Map (2031), Specific Land Use Map: McLennan North Sub-Area Plan and reference maps throughout the plan;

be introduced and given first reading.

- 2. That Bylaw 10587, having been considered in conjunction with:
 - the City's Financial Plan and Capital Program; and
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans; is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the *Local Government Act*;
- 3. That Bylaw 10587, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and

4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10588, to create the "Town Housing (ZT105) – North McLennan (City Centre)" zone and to rezone 9511 Granville Avenue from the "Small-Scale Multi-Unit Housing (RSM/XL)" to the "Town Housing (ZT105) – North McLennan (City Centre)" zone and the "School & Institutional Use (SI)" zone, be introduced and given first reading.

Joshua Reis, MCIP, RPP, AICP Director, Development (604-247-4625)

John Her

JR:ta Att. 8

	REPORT CONCURRE	ENCE
ROUTED To:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Housing Office Policy Planning	V	Wagne 6)

Staff Report

Origin

Wayne Fougere has applied on behalf of the owner, Western Granville Developments Ltd. (Directors: Kelvin W. Leung and Thomas C. Leung), to the City of Richmond to rezone 9511 Granville Avenue from the residential "Small-Scale Multi-Unit Housing (RSM/XL)" zone to a new site-specific zone, "Town Housing (ZT105) – North McLennan (City Centre)" and the "School & Institutional Use (SI)" zone on the northern portion of the site (approximately 392.0 m² in area), to develop 12 townhouse units. A location map and aerial photograph are provided in Attachment 1.

An associated Official Community Plan (OCP) Bylaw 9000 and 7100 Amendment 10587 is proposed to re-designate the northern portion of the property to reflect its future school use and support the voluntary transfer of the north portion of the site to the Henry Anderson Elementary School located north of the site.

A Development Permit application is required to further address the form and character of the proposed townhouse development. Conceptual development plans are provided for reference in Attachment 2.

A Servicing Agreement will be required for this development prior to Building Permit issuance for frontage improvements along the site's frontage and for new service connections to the site.

Findings of Fact

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

Subject Site Existing Housing Profile

The subject site consists of a single lot containing a single-family dwelling with a storage barn in the rear yard. The dwelling is currently tenanted. The applicant has indicated that there is no secondary suite on site. The applicant is committed to providing notice in keeping with the Residential Tenancy Act. The existing dwelling is proposed to be demolished.

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

To the North: Henry Anderson Elementary School on property zoned "School & Institutional

Use (SI)".

To the South: Across Granville Avenue, a 16-unit two-storey townhouse development fronting

Granville Avenue on property zoned "Medium Density Townhouses (RTM2)".

To the East: A 31-unit three-storey townhouse development fronting Granville Avenue on

property zoned "Town Housing (ZT56) – North McLennan (City Centre)".

To the West: A 30-unit two to three-storey townhouse development fronting Granville

Avenue on property zoned "Medium Density Townhouses (RTM1)".

Related Policies & Studies

Official Community Plan/ McLennan North Sub-Area Plan

The subject site is designated as "Neighbourhood Residential" in the 2041 Official Community Plan (OCP) and is located in the City Centre Area Plan (CCAP). The City Centre Area Plan designates the subject site as "General Urban T4" and the McLennan North Sub-Area Plan (Schedule 2.10C of the City Centre Area Plan, OCP Bylaw 7100) designates the subject site as "Residential Area 3" (Attachment 4), which allows for two and three storey townhouses with a base density of 0.65. The Residential and Land Use section of the McLennan North Sub-Area Plan also provides allowances for additional density in instances where the developer makes a contribution to the City's community facilities and/or services. The proposed development is consistent with the McLennan North Sub-Area Plan. The application is generally consistent with the OCP and the CCAP.

In support of the applicant's proposal to voluntarily transfer the northern portion (approximately 392.0 m² in area) of the site to the Henry Anderson Elementary School located to the north of the site, a minor housekeeping OCP amendment is proposed to designate that area for school use. In the Land Use Map of Schedule 1 of OCP Bylaw 9000, this portion of the site is to be redesignated from "Neighbourhood Residential" to "School"; in the Generalized map of Schedule 2.10 (City Centre Area Plan) of OCP Bylaw 7100, this portion of the site is to be re-designated from "General Urban T4" to "School" and in the Land Use Map of the Schedule 2.10C (McLennan North Sub-Area Plan) of OCP Bylaw 7100, the northern portion of the site is to be re-designated from "Residential Area 3" to "School".

Staff support the proposed OCP amendment as it will allow for the voluntary transfer of the northern portion of the site to be used as an additional field for the adjoining Henry Anderson Elementary School (6611 No. 4 Road) located north of the site. The OCP amendment will also improve the function and alignment of the adjacent north trail that currently wraps around the north portion of the lot. A letter has been received from the Richmond School District confirming acceptance of the proposed voluntary transfer of the northern portion of the subject site with the adjoining Henry Anderson Elementary school.

Prior to zoning bylaw adoption, the north portion of the site is required to be transferred and consolidated with the Henry Anderson Elementary School. The applicant will be required to prepare a subdivision plan and a consolidation plan for the land transfer. Prior to consolidation, the applicant will also be responsible for the demolition of the rear storage barn. The developer shall be responsible for all costs associated with the transfer and consolidation unless otherwise agreed to by the developer and the Richmond School District.

The proposed rezoning is subject to a community planning implementation strategy contribution for future community planning initiatives. The applicant proposes to make a cash contribution at the current rate of \$0.34 per buildable square foot, for a total contribution of \$5,026.27 prior to final adoption of the rezoning bylaw.

Registration of a legal agreement on Title is required before final adoption of the rezoning bylaw, stipulating that the residential development is subject to potential impacts due to other developments that may be approved within the City Centre and requiring this information be provided through signage in the sales centre and through the disclosure statement to all initial purchasers.

Aircraft Noise Sensitive Development Policy

The subject site is located within the Aircraft Noise Sensitive Development (ANSD) Policy "Area 4". All new aircraft sensitive noise uses may be considered in this area, in accordance with the ANSD policies contained in the OCP.

There is an existing ANSD covenant on Title which is to be discharged and replaced. Registration of a new aircraft noise sensitive use covenant on Title of the residential portion of the site is required prior to final adoption of the rezoning bylaw to acknowledge that the subject lands are located within an aircraft noise sensitive area and that appropriate building design measures are incorporated to mitigate against aircraft noise.

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 of the residential portion of the site is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. In response to the placement of the rezoning sign on the subject property, staff have received written submissions from the public about the application. The written submissions include two emails from residents of the neighbouring townhouse development (9533 Granville Avenue) located to the east of the proposed development (Attachment 5).

A summary of the emails received regarding the application include the following:

• Concerns regarding the applicability of the easement agreement registered on 9533 Granville Avenue in favour of 9511 Granville Avenue.

There is a cross-access easement registered on the Title of 9533 Granville Avenue in favour of 9511 Granville Avenue. This was secured as part of the rezoning (RZ 03-245733) and development permit (DP 03-252267) application associated with the development of 9533 Granville Avenue. The applicant's lawyer has confirmed that the developer can rely on use of the Statutory Right-of-Way (SRW) for access to the subject site and this opinion has been reviewed and confirmed by the City's Law department. The applicant and the neighbouring strata have confirmed that they have reached an agreement on the use of the easement area.

• Concerns regarding the developer's use of the easement area/driveway located on 9533 Granville Avenue during construction.

During construction, the developer would be required to obtain construction access to/from Granville Avenue using their property (9511 Granville Avenue). The applicant has been advised by the City that the easement area is not to be used for construction access. Prior to Building Permit Issuance, the applicant will be required to provide the City's Transportation department with a Construction Parking and Traffic Management Plan.

The developer also offered the neighbour the option of documenting the condition of the driveway before and after construction.

• Concerns regarding consistency in the design between the proposed development at 9511 Granville Avenue and the existing townhouse complex at 9533 Granville Avenue.

Both developments are three storey townhouse developments with comparable densities. The architectural form and character will be reviewed further for consistency with applicable design guidelines as part of the development permit review.

- Concerns regarding the Floor Area Ratio (FAR) proposed by the developer.
 - The 0.70 FAR proposed for the development is consistent with the City's OCP and is comparable to the FAR applicable to adjacent townhouse developments in the area.
- Concerns regarding the potential for the unauthorized use of the visitor parking spaces at 9533 Granville Avenue.

The developer has contacted the adjacent Strata and offered to cover the costs to put up signs for the visitor parking stalls at 9533 Granville Avenue. The signs would indicate that the 9511 Granville Avenue strata cannot use the visitor parking stalls located at 9533 Granville Avenue.

• Concerns regarding the cost recovery for a recently installed fence the Strata paid for located along the shared property line where the driveway is proposed to be extended through.

The applicant offered to fix the neighbour's front fence as goodwill for the removal of the applicable portions of the fence along the shared property line. The interface between the proposed development and the existing east and west townhouse developments will be reviewed further as part of the development permit application.

In accordance with the Local Government Act, should this application proceed, Council would be prohibited from holding a public hearing as a result of the proposed residential townhouse use as the use is consistent with the OCP. The overall Zoning Bylaw amendment involves the transfer of a portion of the subject site to the Richmond School District, and requires an amendment to the OCP to redesignate that portion of land to "School" use. Should Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

OCP Consultation Summary

Staff have reviewed the Official Community Plan Bylaw 9000 and 7100, Amendment Bylaw 10587, having been considered in accordance with respect to the *Local Government Act* and the City's OCP Consultation Policy No. 5043 requirements, and recommend that this report does not require referral to external stakeholders. An OCP consultation summary clarifying this recommendation is attached (Attachment 6).

Richmond Official Community Plan Bylaw 9000 and 7100, Amendment Bylaw 10587, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found to not require further consultation.

The public will have an opportunity to comment further on all of the proposed amendments at the Public Hearing. Public notification for the Public Hearing will be provided as per the *Local Government Act* and the City's *Zoning Bylaw 8500*.

Analysis

Built Form and Architectural Character

The proposed development consists of four three-storey buildings containing a total of 12 townhouse units (including one secondary suite). The proposed conceptual development plans are included in Attachment 2.

The buildings are positioned in a north-south orientation across the site with three units (Building One) fronting onto Granville Avenue. One secondary suite and two convertible units are provided in Building 3, which is adjacent to the proposed 90.0 m² common outdoor amenity space. Private outdoor spaces are proposed at grade in either the north or south yards of each unit along with small additional outdoor spaces proposed in balconies on the second storey of each unit.

Proposed OCP, CCAP and McLennan North Sub-Area Plan Amendment

The applicant has voluntarily offered to transfer the northern portion (approximately 392.0 m²) of the subject site to the Richmond School District No. 38. The School Board has confirmed acceptance of the voluntary transfer, which will be consolidated with their property at 6611 No. 4 Road, which includes Henry Anderson Elementary School and A. R. MacNeill Secondary School.

The school board intends to use the transferred lands as field to be joined with the existing school field at Henry Anderson Elementary School. Accordingly, the applicant is to demolish the rear storage barn. Prior to final adoption of the rezoning bylaw, the applicant is required to transfer a fee simple parcel of not less than 392.0 m² in area to the Richmond School District for consolidation with their lands at 6611 No 4 Road.

To facilitate this voluntary land transfer to the Richmond School District No. 38, a minor technical/housekeeping amendment to the OCP Bylaw 9000 and 7100 is proposed to redesignate the land use of the northern portion of the subject site for school purposes.

Staff support the proposed amendment as it will align the OCP with the site's intended future use.

Proposed Site-Specific Zone

The applicant proposes to create a new "Town Housing (ZT105) – North McLennan (City Centre)" zone and apply this new zone to the southern portion of the property. This new zone would permit a maximum density of "0.70" and incorporate setbacks, lot dimensions and areas and parking standards that respond to the specific conditions of the subject site. The proposed site-specific zone is drafted based on the existing standard Medium Density Townhouses zones and is consistent with the Sub-Area Plan and its objective to redevelop the area from a predominantly single-family neighbourhood to a higher density neighbourhood with varied housing clusters.

Staff support the proposed density, building height and setbacks of this new zone based on the following:

- The applicant's voluntary transfer of the northern portion (392.0 m²) of the subject site to the Richmond School District.
- The proposed density is generally consistent with other townhouse developments in the area and is in keeping with the policies of the North McLennan Area Plan, where an increase in the density may be considered for developments where community facilities and services are provided.
- A 0.65 m wide road dedication along Granville Avenue will be provided prior to rezoning adoption to facilitate frontage improvements to be secured through a subsequent Servicing Agreement as part of the future Building Permit.
- Facilitates the redevelopment of a remnant property to a development type that is consistent with the adjacent townhouse developments located on either side of the subject site.

The proposed zoning bylaw amendment would also rezone the northern portion (approximately 392.0 m² in area) of the subject site from the "Small-Scale Multi-Unit Housing (RSM/XL)" zone to the standard "School & Institutional Use (SI)" to facilitate to the voluntary transfer of that portion of the site as park to the Henry Anderson Elementary School located to the north of the site.

Existing Legal Encumbrances

There is an existing Aircraft Noise Sensitive Use covenant [BW495680] on Title restricting the owner of the subject site from developing the Property unless the building is designed to ensure the development on site does not exceed specified sound levels. This covenant is to be discharged and a new Aircraft Noise Sensitive Use covenant will be registered on Title for the new development on the residential portion of the site prior to rezoning bylaw adoption.

Housing Type and Tenure

This proposal is for 12 townhouse units that are intended to be strata-titled. Consistent with OCP policy respecting townhouse and multiple-family housing development projects and in order to maximize potential rental and housing opportunities throughout the City, the applicant has agreed to register a restrictive covenant on Title prior to rezoning bylaw adoption, prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.

Amenity Space

The applicant proposes a voluntary contribution to the City's Recreation Facilities Reserve Fund in the amount of \$2,066.00/unit for a total contribution of \$24,792.00 in-lieu-of providing common indoor amenity space on-site. In the event that the contribution is not received within one year of the rezoning bylaw receiving third reading, the contribution shall be recalculated based on the rate in effect at the time of payment, as updated periodically.

A common outdoor amenity space is required on-site. Based on the preliminary design, the proposed common outdoor amenity space of 90.0 m² exceeds the minimum requirement (6.0 m² of outdoor space per unit for a total of 72.0 m²) of the Official Community Plan (OCP). Staff will work with the applicant at the Development Permit stage to ensure the configurations and the design of the common outdoor amenity space meets the Development Permit Guidelines in the OCP.

Transportation and Site Access

A 0.65 m wide road dedication will be required along the site's entire frontage for the future road widening of Granville Avenue, as well as new treed/grassed boulevards and sidewalks along the portion of Granville Avenue adjacent to the site. The frontage improvements will be provided through the servicing agreement for the project.

Access to the subject site is proposed from Granville Avenue through an easement (BW209087) located on the neighbouring townhouse development (9533 Granville Avenue) to the east. The easement is on an existing driveway that is currently in use by the residents of the 31-unit townhouse development at 9533 Granville Avenue. The cross-access agreement in favour of 9511 Granville Avenue, was secured via a rezoning (RZ 03-245733) Bylaw 7638 adopted on May 25, 2004, and a development permit (DP 03-252267) issued on June 14, 2004, respectively. The applicant's transportation consultant has confirmed that the drive aisle is sufficient to accommodate two-way passenger vehicle traffic. The applicant's lawyer has provided an opinion letter confirming that the applicant can rely on the easement for access, and the applicant proposes to exercise the right as provided by the easement. The applicant has met with the neighbouring strata to discuss an agreement for cost sharing and maintenance of the easement area. The applicant and the neighbouring strata have confirmed that they have reached an agreement on the use of the easement area.

Pedestrian access to each unit is proposed via individual pathways from the public sidewalk and interior pathways within the site.

On-site vehicle parking is proposed consistent with the Zoning Bylaw requirements. Resident vehicle parking spaces are mostly provided in side-by-side or tandem arrangements within each unit's garage. Prior to rezoning bylaw adoption, the applicant is required to register a legal agreement on Title prohibiting the conversion of the tandem parking spaces into habitable floor area.

Three surface parking spaces for visitors are located in the east side yard of the site and a visitor bicycle rack is also proposed in the east side yard of the development in proximity to the common outdoor amenity space. Resident bicycle parking is proposed within each unit's garage.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses:

- 22 trees (tag# 707, 708, 709, 710, 713, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734 and 735) bylaw-sized trees on the subject property.
- 15 trees (tag# A, B, C, D, E, F, G, H, 711, 712, 714, 715, 716, 717 and 718) trees on neighbouring properties.
- There are no street trees on City property.

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

- Four trees, specifically one Gingko tree (tag# 707 17.0 cm DBH), one Norway maple tree (tag# 713 44.0 cm DBH), and two Western Red cedar trees (tag# 719 58.0 cm DBH and 720 33.0 cm DBH), located on site at the Granville Avenue frontage and along the west property line, are identified to be retained and protected in the Arborist report.
- Three trees (tag# 730, 732 and 733) located on site, are identified to be in good condition, but are located in the middle of the development site. These trees are recommended for removal as per the Arborist Report.
- 15 trees (tag# 708, 709, 710, 721, 722, 723, 724, 725, 726, 727, 728, 729, 731, 734 and 735) located throughout the development site, are in poor condition either dying (sparse canopy foliage), have been historically topped and as a result exhibit significant structural defects such as previous stem failure, narrow and weak secondary stem unions at the main branch union (below previous topping cuts) and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be replaced.
- 15 trees (tag# A, B, C, D, E, F, G, H, 711, 712, 714, 715, 716, 717 and 718) located adjacent to the east and west property lines of subject property on neighbouring properties, are to be protected as per the Arborist report or as per the City of Richmond Tree Protection Information Bulletin Tree-03.

Replacement trees should be specified at 2:1 ratio as per the OCP, i.e. 36 replacement trees.

Tree Replacement

The applicant intends to remove 18 on-site trees (tag # 708, 709, 710, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734 and 735). The OCP requires a 2:1 replacement ratio for trees removed, this would therefore require a total of 36 replacement trees. Based on the preliminary landscape plan (Attachment 2) provided as part of this rezoning application, the applicant has indicated 19 trees to be planted on site. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	or	Minimum Height of Coniferous Replacement Tree
19	8.0 cm	OI	4.0 m

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$13,056.00 (\$768.00/tree) to the City's Tree Compensation Fund in lieu of the remaining 17 trees that cannot be accommodated on the subject property after redevelopment. Through the DP application review process, the landscape plan will be further reviewed to provide for a mix of coniferous and deciduous tree species.

Prior to DP issuance, to ensure that the replacement trees are planted and the landscape plan is adhered to, the applicant is required to submit a Landscaping Security in the amount of 100 per cent of a cost estimate prepared by the Registered Landscape Architect (including installation and a 10 per cent contingency). A legal agreement is to accompany the Security, which is to set the terms for its use and release.

Tree Protection

Four on-site trees (tag# 707, 713,719 and 720) located on-site at the Granville Avenue frontage and along the west side property line and 15 trees (tag# A, B, C, D, E, F, G, H, 711, 712, 714, 715, 716, 717 and 718) located adjacent to the east and west property lines of subject property on neighbouring properties, are to be retained and protected as per the Arborist report or as per the City of Richmond Tree Protection Information Bulletin Tree-03. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 7). In some instances those measures include cantilevering portions of the garage floor slab and maintaining site grades in and around the trees. To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the amendment bylaw, a Tree Survival Security in the amount of \$35,840 for the four on-site trees (tag# 707, 713,719 and 720) is required to ensure the protection of retained trees.
- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a
 Certified Arborist for the supervision of all works conducted within or in close proximity to
 tree protection zones. The contract must include the scope of work required, the number of
 proposed monitoring inspections at specified stages of construction, any special measures

- required to ensure tree protection and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwelling on the subject site, 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 remain in place until construction and landscaping
 on-site are completed.

Public Art

In response to the City's Public Art Program, prior to bylaw adoption, the applicant will provide a voluntary cash contribution to the City's Public Art Reserve Fund; at a rate of \$1.02/ ft² (2024 rate) for a total amount of \$15,079.00.

Affordable Housing Strategy

The City's Affordable Housing Strategy seeks cash-in-lieu (CIL) contributions to the Affordable Housing Reserve Fund when considering rezoning applications with 60 or fewer dwelling units. The contributions are sought in lieu of built low-end-of-market rental (LEMR) housing units. In this case, the rezoning application proposes a twelve-unit townhouse development.

The applicant is required to provide a CIL contribution to the Affordable Housing Reserve Fund in the amount of \$18.00 per buildable square foot consistent with the Affordable Housing Strategy and Section 5.15 of Richmond Zoning Bylaw 8500 for rezoning applications that propose the "Town Housing (ZT105) – North McLennan (City Centre)" zone inside the City Centre.

The lands subject to this application are 21,118.79 ft² in area. The site specific (ZT105) zone will establish a floor area ratio (FAR) of 0.70 with an additional 0.1 FAR to accommodate amenity space, therefore the maximum residential floor area available to the property, if the rezoning is approved, is 14,783.15 ft². The affordable housing cash-in-lieu requirement applicable for this application is \$266,096.78 and the applicant must provide this to the City prior to final adoption of the rezoning bylaw.

The applicant also proposes to provide one studio secondary suite with a minimum size of $29.0 \text{ m}^2 (312.15 \text{ ft}^2)$ in Building 3 - Unit C. Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on Title stating that no Occupancy Certificate will be granted until one studio secondary suite with a minimum size of $29.0 \text{ m}^2 (312.15 \text{ ft}^2)$ is constructed onsite to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Market Rental Housing Policy

The City of Richmond's Official Community Plan establishes a policy framework for the provision of market rental housing. Smaller-scale projects including townhome proposals with more than five units are not required to provide purpose-built market rental units so long as a CIL contribution is made to the City's Affordable Housing Reserve Fund.

The CIL contribution amount for townhouse developments is \$2.65 per buildable square foot (\$28.52 per buildable m²). Consistent with the OCP, the CIL contribution applicable to this proposal is \$39,175.36 and must be provided to the City prior to final adoption of the rezoning bylaw.

Accessibility

Consistent with the OCP guidelines regarding accessible housing, the applicant proposes to provide aging-in-place features in all of the units (e.g., stairwell handrails, lever-type handles for plumbing fixtures and door handles and solid blocking in washroom walls for future grab bar installation beside toilet, bathtub and shower). In addition, the applicant proposes two Convertible Units in Building Three (Unit B and Unit C). Further review of the Convertible Unit design will be undertaken as part of the Development Permit (DP) application review process.

Energy Efficiency

Consistent with the City's Energy Step Code requirements, the applicant has confirmed that the applicable Energy Step Code performance target has been considered in the proposed design. The proposal is anticipated to achieve Step 3 of the Energy Step Code with maximum Emission Level 4 which is in line with current requirements.

Further details on how the proposal will meet this commitment will be reviewed as part of the DP and Building Permit (BP) application review processes.

Development Permit Application

A DP application is required to be processed to a satisfactory level prior to final adoption of the rezoning bylaw. The DP application will involve further review of the form and character of the proposed development to ensure it is consistent with the design guidelines for multi-family development contained within the OCP, and further refinements may be made to the drawings as part of the review. This includes, but is not limited to:

- <u>Site plan</u>: Refinement of the site plan to finalize the drive-aisle design, on-site parking (vehicle and bicycle) and pedestrian circulation.
- <u>Landscape plan</u>: Enhancement of the tree and plant schedule in the landscape plan to provide for a mix of deciduous and coniferous trees, as well as examination of additional planting opportunities to provide for visual interest and screening at key areas.
- <u>Residential Interface</u>: Refinement of the DP drawings to provide for appropriate edge conditions with the adjacent east and west townhouse developments.
- <u>Building Material</u>: Reviewing and finalizing the proposed exterior building material and colour palette.
- <u>Accessibility</u>: Confirming that all aging-in-place and convertible unit features have been incorporated into dwelling unit designs.
- <u>Crime Prevention Through Environmental Design (CPTED)</u>: Reviewing the applicant's response to the principles of Crime Prevention Through Environmental Design (CPTED).

• <u>Sustainability</u>: Further review of the environmental sustainability features to be incorporated into the project and confirmation of compliance with the applicable Energy Step Code.

Additional items may be identified as part of the DP application review process.

Site Servicing and Frontage Improvements

Prior to Building Permit issuance, the applicant is required to enter into a servicing agreement (SA) for the design and construction of the following, including but not limited to:

- A 0.65 m wide road dedication and boulevard improvements for future road widening of Granville Avenue, as well as new treed/grassed boulevards and sidewalks along the portion of Granville Avenue adjacent to the site.
- A new water service connection to the existing watermain along Granville Avenue frontage.
- A storm sewer upgrade to 600.0 mm along entire span of the 9511 Granville Avenue frontage.
- A new sanitary service connection off of the existing 200.0 mm along the rear-yard of the proposed site to be connected to the existing manhole at the northwest corner of 9533 Granville Avenue.
- The applicant is also to undertake a capacity and condition analysis of the one existing storm connection and inspection chamber to determine their adequacy, and if they are inadequate the applicant will then be required to design and upgrade the inadequate lines as part of the SA.

Complete details on the scope of the frontage improvements and site servicing are included in Attachment 8.

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

This application is to rezone the property at 9511 Granville Avenue to a new site-specific zone, "Town Housing (ZT105) – North McLennan (City Centre)" and the "School & Institutional Use (SI)" zone on the northern portion of the site, to develop 12 townhouse units with access from Granville Avenue through a neighbouring townhouse development (9533 Granville Avenue).

To facilitate the subject development, Official Community Plan (OCP) and City Centre Area Plan (CCAP) bylaw amendments are proposed to change the land use designation of the north portion of the subject site from "Neighbourhood Residential" to "School" in order to allow for the voluntary transfer of the north portion of the site to Henry Anderson Elementary School located north of the site.

Road and engineering improvement works required with respect to the subject development will be secured through the City's standard Servicing Agreement. The list of rezoning considerations is included in Attachment 8, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that OCP Community Plan Bylaw No. 9000 and 7100, Amendment Bylaw 10587 and Richmond Zoning Bylaw 8500, Amendment Bylaw 10588 be introduced and given first reading.

Tolu Alabi, MCIP, RPP

Planner 2

(604-276-4092)

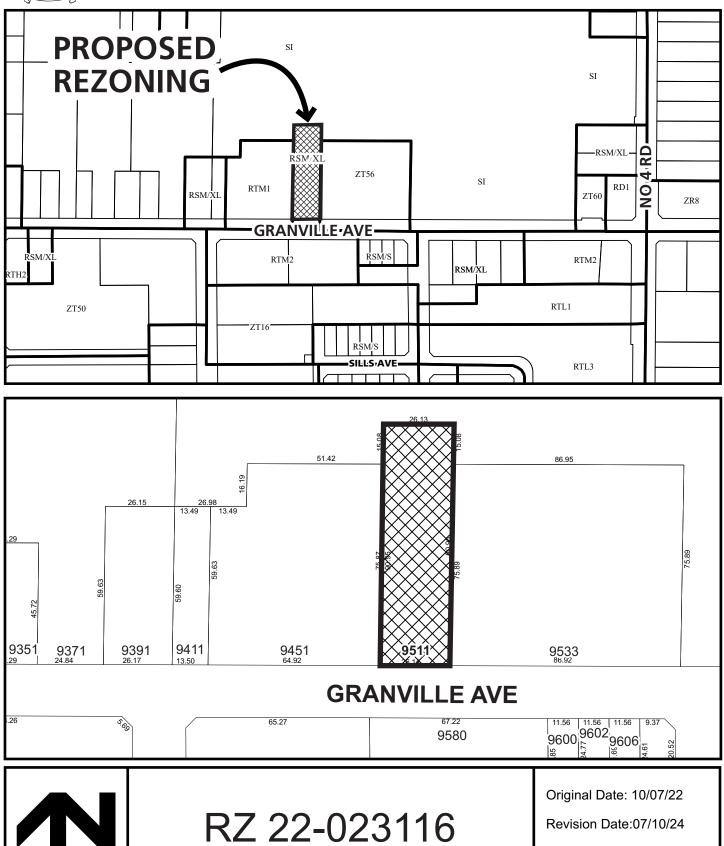
TA:he

Att.

1: Location Map

- 2: Conceptual Development Plans
- 3: Development Application Data Sheet
- 4: McLennan North Sub-Area Plan
- 5: Public Correspondence
- 6: OCP Consultation Summary
- 7: Tree Management Plan
- 8: Rezoning Considerations





PLN - 67

Note: Dimensions are in METRES



CONTEXT PLAN
CONTEXT PHOTOS &
STREETSCAPE 07

SITE PLAN OPEN SPACE CALCULATION FIRE FIGHTING PLAN PARKING PLAN

16 PERSPECTIVES
17 PERSPECTIVES
18 PERSPECTIVES
19 MATERIAL BOARD

FLOOR PLANS AREA SUMMARY UNIT PLANS UNIT PLANS 03 03 04 05 06 06 07 11 11 11 11 11

SITE SECTIONS SITE SECTIONS

ELEVATIONS ELEVATIONS

FOUGERE ARCHITECTURE INC. 202 - 2425 Quebec Street Vancouver, BC V5T 4L6 WESTERN INTERNATIONAL CONSTRUCTION LTD. 8833 Odlin Crescent Unit 250 Richmond, BC V6X 3Z7

Contact: Thomas C. Leung thomascpleung@gmail.com

MPT ENGINEERING CO. LTD. 11120 Horseshoe Way Suite 320 Richmond, BC V7A 5H7 Contact: Al Gerrebos agerrebos@mpt.bc.ca

Contact: Wayne Fougere wayne@fougerearchitecture.ca TRANSPORTATION

BUNT AND ASSOCIATES 1550 - 1050 West Pender Street Vancouver, BC V6E 3S7

Contact: Yulia Liem ypliem@bunteng.com

AQUA-COAST ENGINEERING LTD. 201-5155 Ladner Trunk Rd. Delta, BC V4K 1W4 Contact: Aaron MacLellan amaclellan@aqua-coast.ca

PACIFIC SUN TREE SERVICES 130 - 1959 152 St. Surrey, B.C. V4A 0C4 Contact: Dave Andermatt dave@pacificsuntree.com DONALD V. S. DUNCAN 603 - 220 Eleventh Street New Westminster BC V3M 6N9 Contact: Donald V. S. Duncan dvsduncan@gmail.com **ENVELOPE AND ENERGY**

J.C. TAM AND ASSOCIATE 115-8833 Odlin Crescent Richmond, B.C. V6X 3Z7

Contact: Johnson C. Tam johnson@jctam.com

ACOUSTICAL

BROWN STRACHAN ASSOCIATES 1020 Mainland St #130 Vancouver, BC V6B 2T5

Contact: Andrew Fawcett bsa@brownstrachan.com





CONTEXT PLAN





9511
Granville Avenue
for
Western Construction

RZ 22-023116 & DP 22-023117 AUGUST 01, 2024























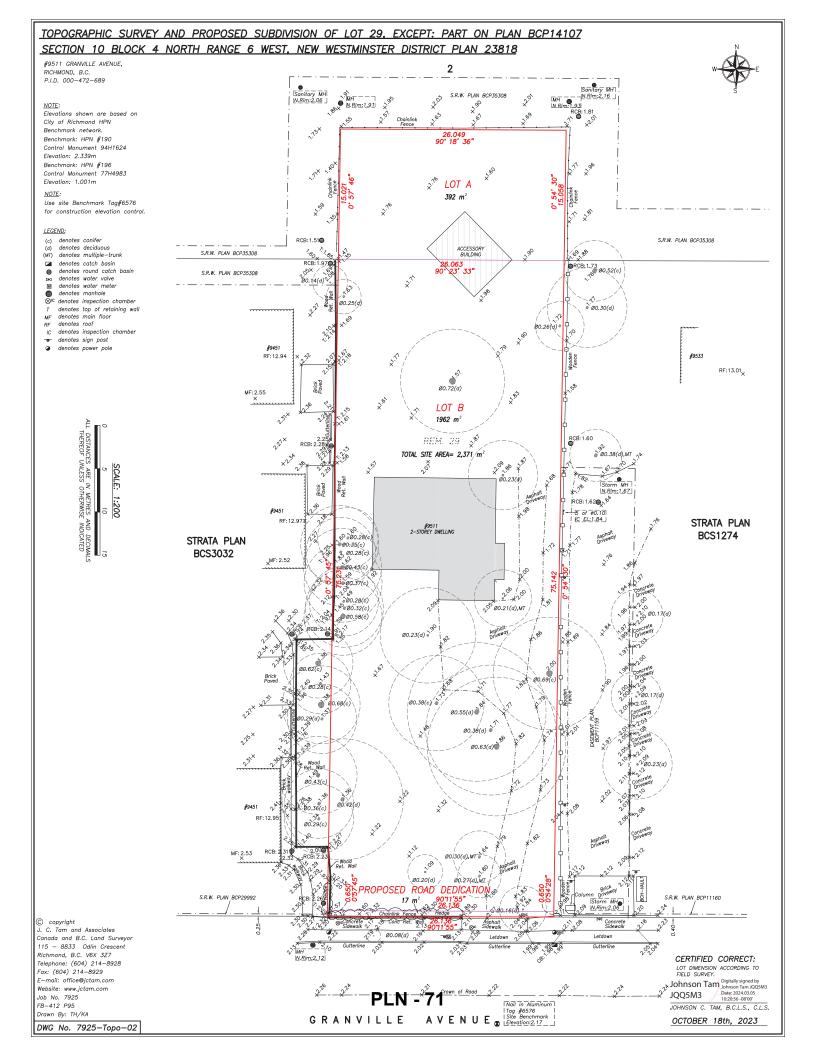
RZ 22-023116 & DP 22-023117 AUGUST 01, 2024

POUGERA architecture i memory control of the following t

SHARED EASEMENT

SUBJECT SITE 9511 Granville Ave.

STREETSCAPE scale 1:100







Average 2.08 m

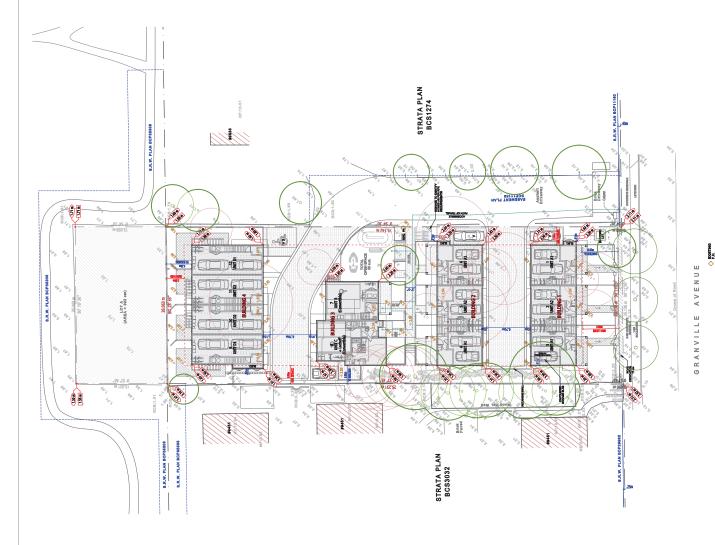
Q00m Q00m



2,371 sm 17 sm 392 sm	1,962 sm	12 UNITS 50.78 UPH 2,156 sm 1,373 sm	RS1/F STTE SPECIFIC & SI	DOOR-TO-DOOR PICKUP	Required Proposed	0.70 0.70 72 sm 90 sm 36 sm 72 sm 40% 38%	12.00 m 11.60 m
GROSS SITE AREA ROAD DEDICATION (SOUTH) LAND DEDICATION (NORTH)	NET SITE AREA	UNIT COUNT DENSITY GROSS FLOOR AREA NET FLOOR AREA	PERMITTED ZONING PROPOSED ZONING	GARBAGE/RECYCLING		DENSITY (FAR) OPEN SPACE PLAY AREA COVERAGE	BUILDING HEIGHT

SITE DATA

				Kedulred	Proposed
图	DENSITY (FAR)	_		0.70	0.70
8	OPEN SPACE			72 sm	ms 06
≨ €	PLAY AREA			36 SM	72 sm 386/
3				2	8
BOI	BUILDING HEIGHT	동		12.00 m	11.60 m
Fron	Front Yard Setback (South)	ğ	South)	e00m	6.03 m
햜	Side Yard Setback (east)	끃	(tsa	3.0 m	3.00 m
ŝ	Side Yard Setback (west)	š	Nest)	3.0 m	3.02 m
Rea	Rear Yard Setback (North)	ack ((July)	3.0 m	4.28 m
æ	Rood Construction Level	ij	Level		29m-Area A
Ę	Ground Floor Slab Elevation	용	Elevation		2.54 m
€	thest Point	ē	Highest Point in Crown of Road		2.24 m
₹	Average Site Grade	gag	_		2.08 m
₹ 5	AVERAGE FINISHED STE GRADE CALCUI	캶	DULATION		
Site		1.69	ε		
	7	7.1	E		
	7	232	E		
		2.10	E		
풆	Bldg 1 2.	530	E		
	7	2.2	E		
		3 5	E 1		
12	Blda 2 2.	3 2	EE		
_		730	E		
	7	230	E		
	1	135	E		
풆	Bldg 3 2.	730	E		
	7	5.20	E		
	-	S.	E		
		33	E		
Bldg	4	8	E		
	-	8	E		
	7 7	230	E 8		
1	4	3	_		
-					







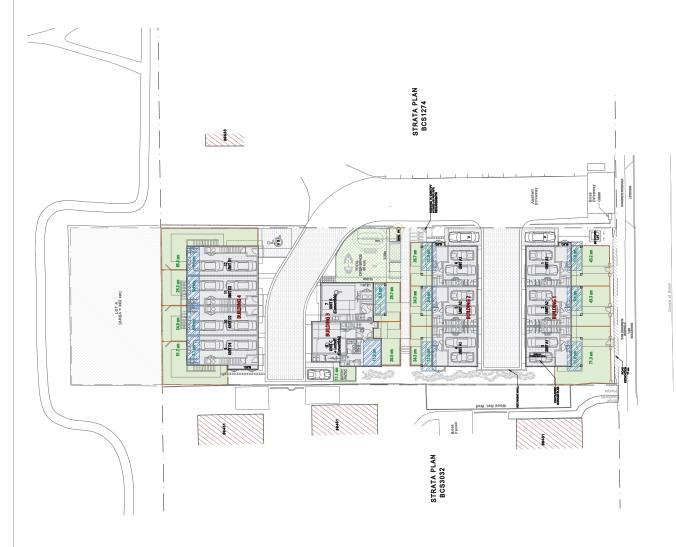


GRANVILLE AVENUE

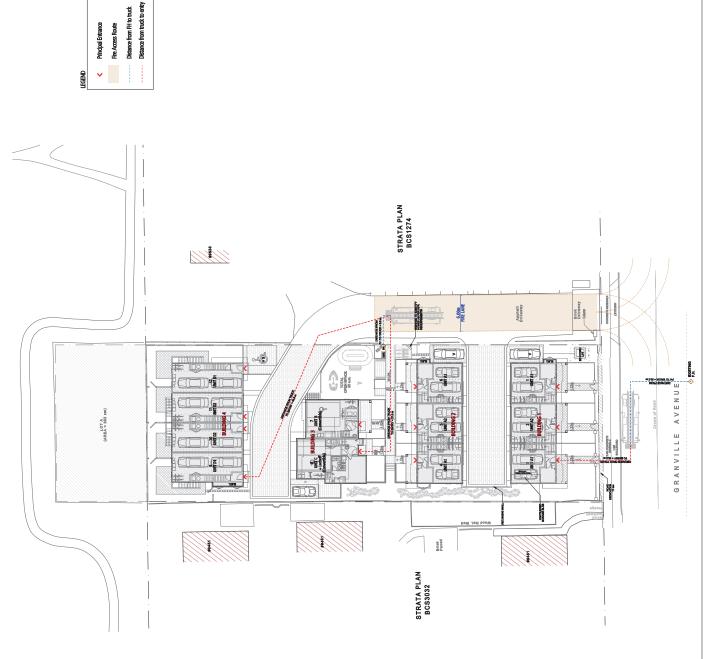
Common outdoor open space

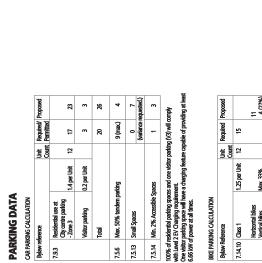
Balcony @ Main Floor

•	Building 1 Unit 1 A3.2 Building 2 Unit 3 A3.3 Building 2 Unit 3 A4.3 Building 3 Unit 6 A6.7 Building 3 Unit 6 A6.7 Building 4 Unit 7 A6.7 Building 6 Unit 7 A6.7 Building 7 Unit 7 A6.7 Building 6 Unit 7 A6.7 Building 7 Unit 7 A6.7 Building 7 Unit 7 A6.7 Building 6 Unit 7 A6.7 Building 7 Unit 7 A6.7	(Cm.) (Cyallo Alek-AT (Con)) LEVEL (Cm.) (BALCONTA RENDY RENDY (Kan) (kan) (k	1070A PRIVATE OPEN SPACE (S.m.) 54.2 54.2 54.2 53.3 33.3 33.3 33.7 37.7 37.7 37.7 90.0
	Childran's Play			72.0









9 (max.)

7.5.6 Max. 50% tandem parking

7.5.13 Small Spaces

7.5.14 Min. 2% Accessible Spaces

Count Count

PARKING DATA

CAR PARKING CALCULATION

Bylaw reference

1.4 per Unit

7.9.3 Residential use at City centre parking - Zone 3

Bylaw Reference	ference		<u>#</u>	Unit Required Proposed	Proposed
7.14.10 dass 1	Class 1	1.25 per Unit	12	ħ	
	Horizontal bikes Vertical bikes	Max. 33%			11 4 (27%) 9 (extra)
	Class 2	0.2 per Unit		m	m
	Total			\$	12



STANDARD CAR STALL SIZE: 2.5m* x 5.5m

PARKING PLAN



ACCESSIBLE CAR STALL SIZE: 4.0m* x 5.5m

45

SMALL CAR STALL SIZE: 2.3m* x 4.6m



VAN ACCESSIBLE CAR STALL SIZE: 4.9m* x 5.5m

Granville Avenue for Westem Construction 9511





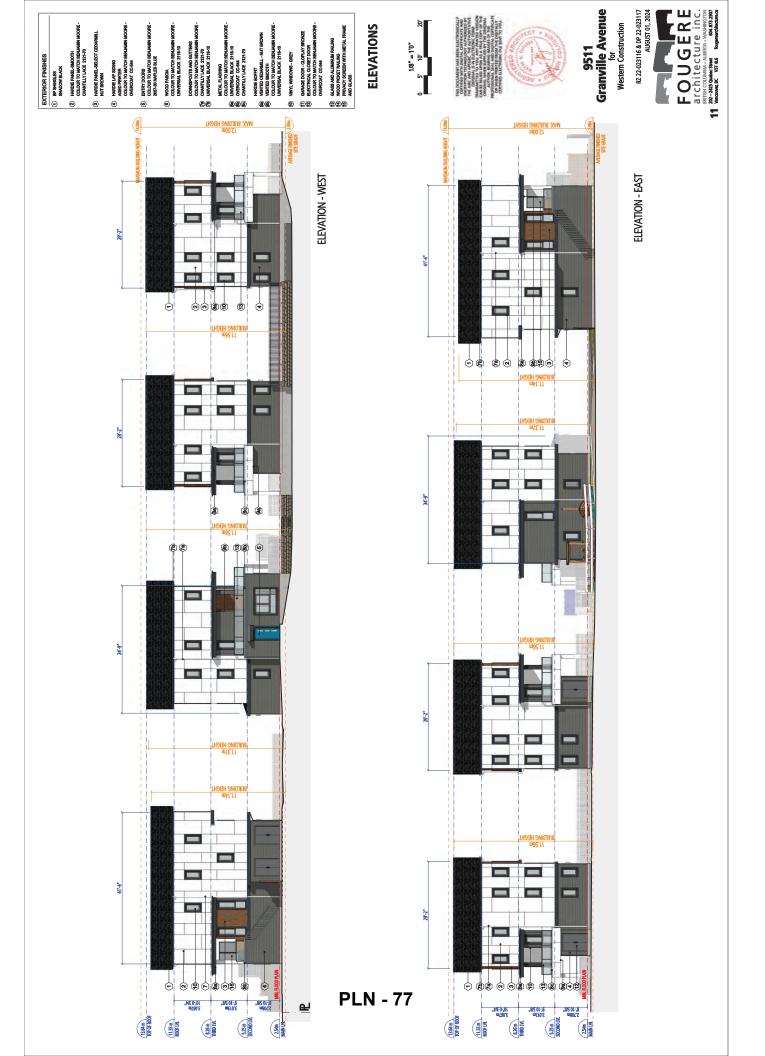
	BIKE STALL (Vertical) m x 0.6m	CVEHICLE NG PLUG-INS - LEVEL 2	
m x 0.6m	BIKE STALL m x 0.6m	CVEHICLE NG PLUG-II	VEHICLE

S-6.66 KM
AFHICLE S PLUG-INS
LECTRIC VEHICLI HARGING PLUG
LECTRIC
띪옹
▼

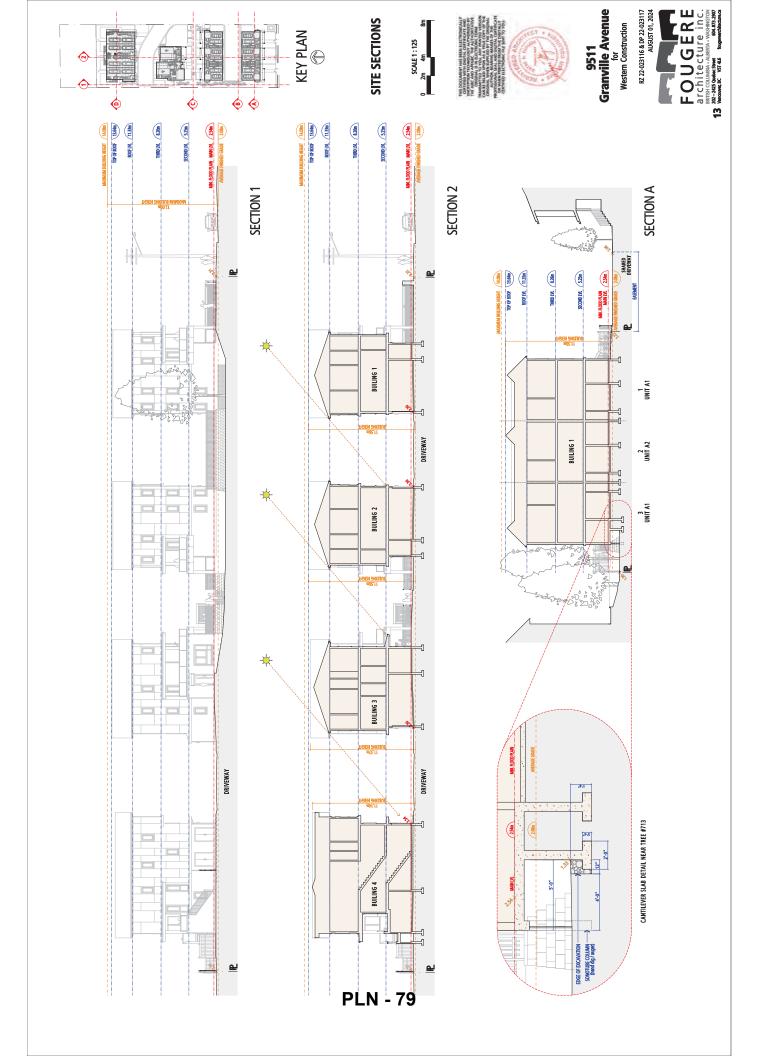
GRANVILLE AVENUE



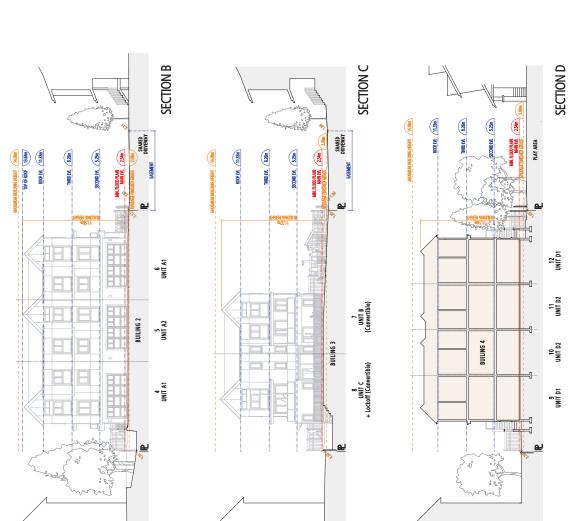


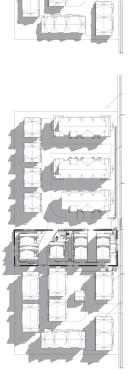












MARCH 21 - 10 A.M.



JUNE 21 - 10 A.M.



SEPTEMBER 21 - 10 A.M.



SEPTEMBER 21 - 12 P.M.

JUNE 21 - 12 P.M.

MARCH 21 - 12 P.M.

PLN - 81

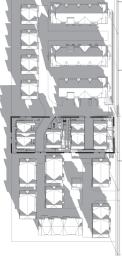
SHADOW STUDY



SEPTEMBER 21 - 2 P.M.

JUNE 21 - 2 P.M.

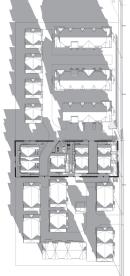
MARCH 21 - 2 P.M.





JUNE 21 - 4 P.M.

MARCH 21 - 4 P.M.



9511
Granville Avenue
for
Western Construction

SEPTEMBER 21 - 4 P.M.





O

PERSPECTIVES















PERSPECTIVES











4













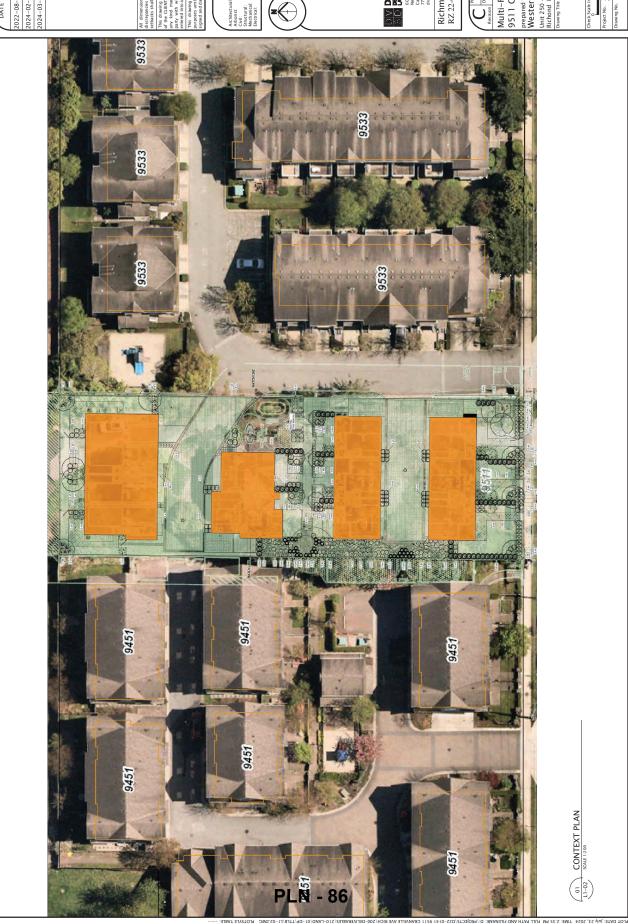


PERSPECTIVES





DATE SSUED FOR REV	All dimensions shall be confirmed on the and discrepances reported immediately. Required astrocks shall power in all case. This demonst base been prepared immediately. Required to the demonstrates and power in all case. This demonst base been prepared to other been even of the CLEYT and there are no representations of any beat may be then prepared by Donald N. S. Durcan to any entered most accordance of N. S. Durcan in so any purposes until the seal appearing hieron in specification of signed and dated by the Landscape Architect. Anchorate and dated by the Landscape Architect. Constituted: Structural: Exercised: Exercised:	Experience of the control of the con
TOTAL LIST	10 27 Acabe Japones Alles 20 20 20 20 20 20 20 2	CEMBAL NOTES 1. COMEANCE, COVERNMENT - ALL WORK SHALL BE COMEATED TO THE SATIES ACTION OF THE CITY OF FRANCE CONTRACTOR SHALL ESTABLES I GRODE SUCH THAT THERE IS, N. ALL MEEAS, PETRON OF THE CITY OF SHALL BE COME RELEATING TO THE CATE OF THE CATE OF SHALL BE COME ALL SHALL BE SHAL
DRAWING LIST Lion Netice have est Lion Netice beautiful Lion Neti	PE PO NINES CONIFEROUS TREES CONIFEROUS SHRUBS VINES PE PO	Aciles japonica Yilino Crimon Tal Tal Tal Tal Tal Tal Tal Ta
WING LLST AREA BANKEY AREA BANKEY AREA BANKEY AREA BANKEY AREA BANKEY AREA BANKEONE DOWNEY HARD LAWGEOUP ED HANK PARTING PAN KEY PAN KEY PAN PAN KEY PAN	PE Produks termuli litectal Metasequola piyeroerreboldes Magnetic production Takes x medal Hekkali Respective production Takes x medal H	Fernat L'Otto Luyker Prant L'Otto L'



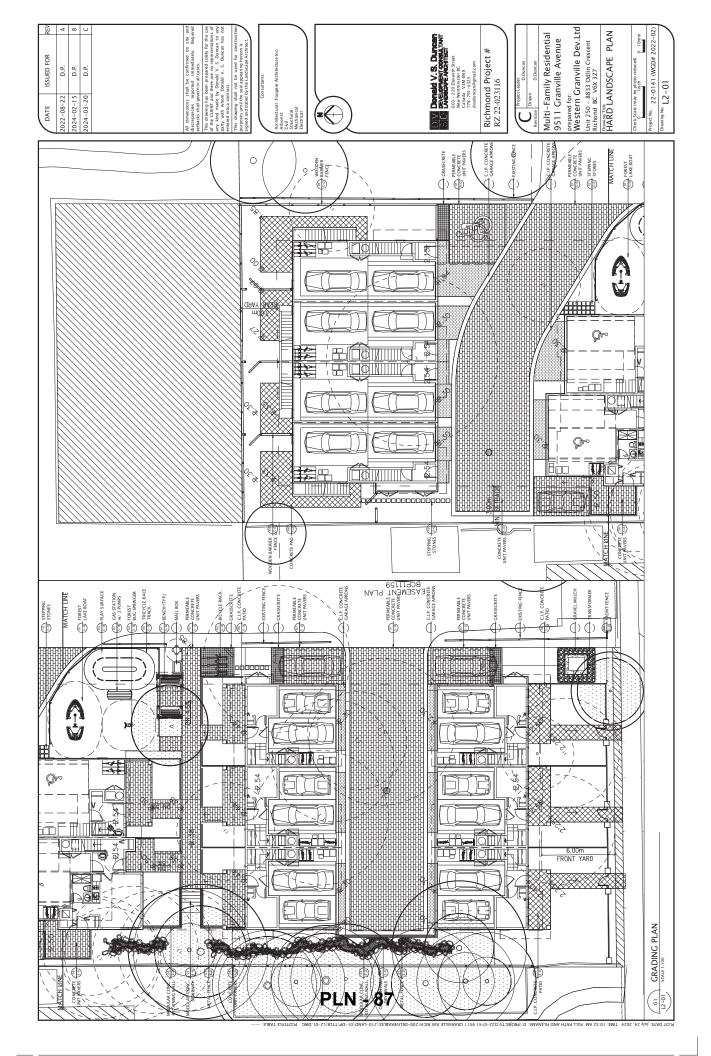
ISSUED FOR D.P. O.P. 2022-08-22 2024-02-15 2024-03-20 DATE

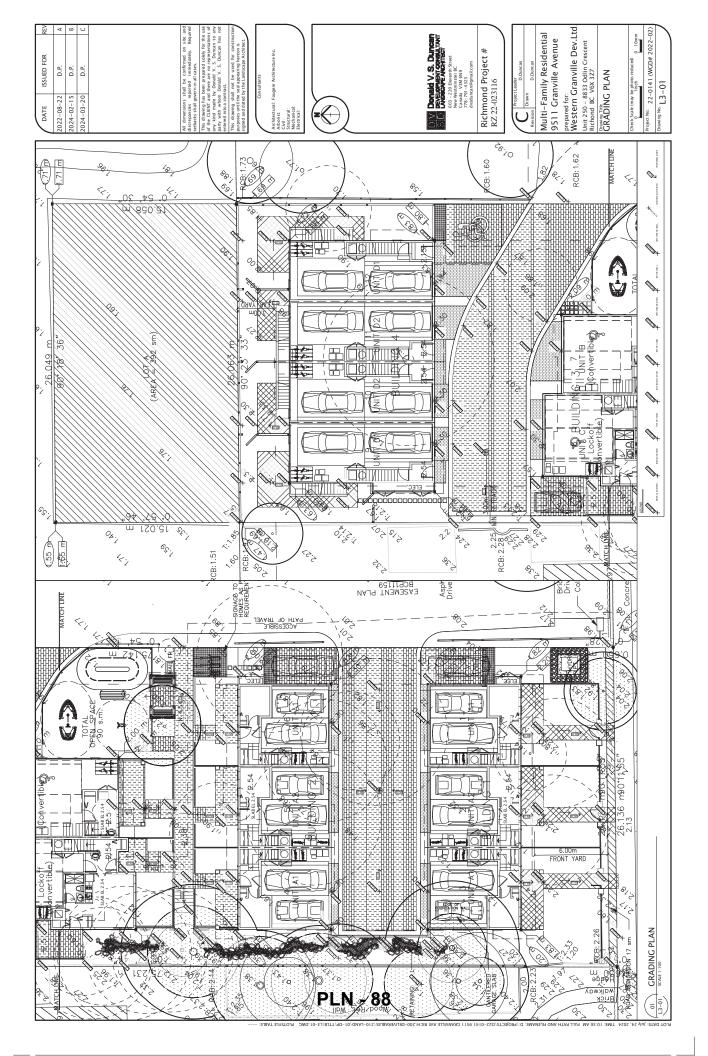
Richmond Project # RZ 22-023116

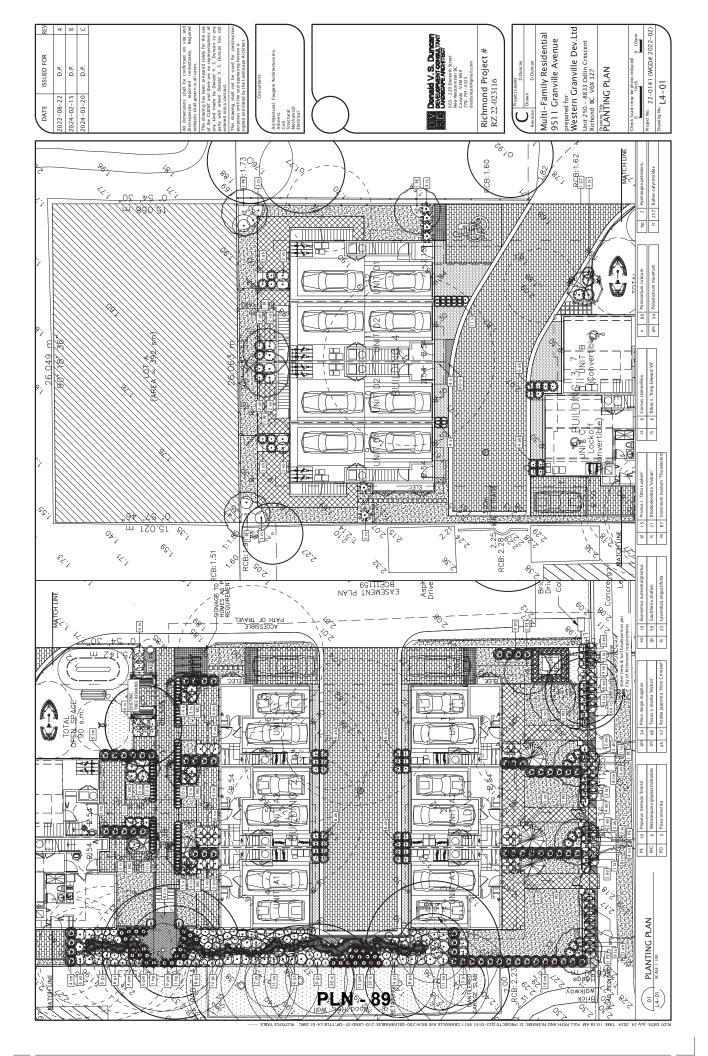
Multi-Family Residential 9511 Granville Avenue

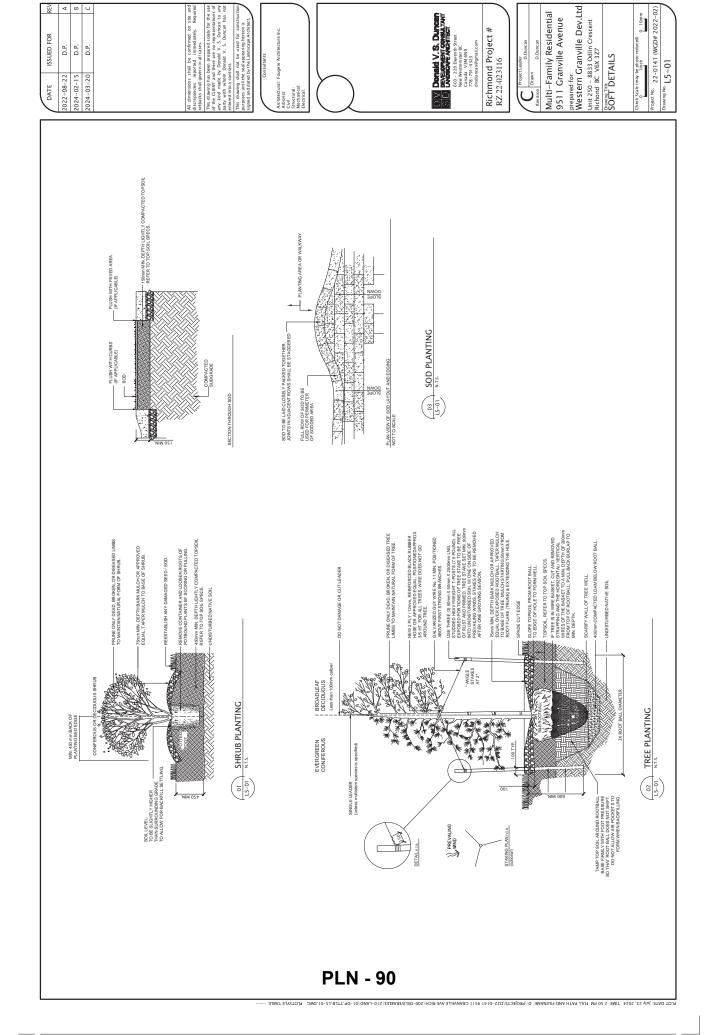
prepared for:
Western Granville Dev.Ltd.
Unit 250 - 8833 Odlin Crescent
Richond BC V6X 3Z7

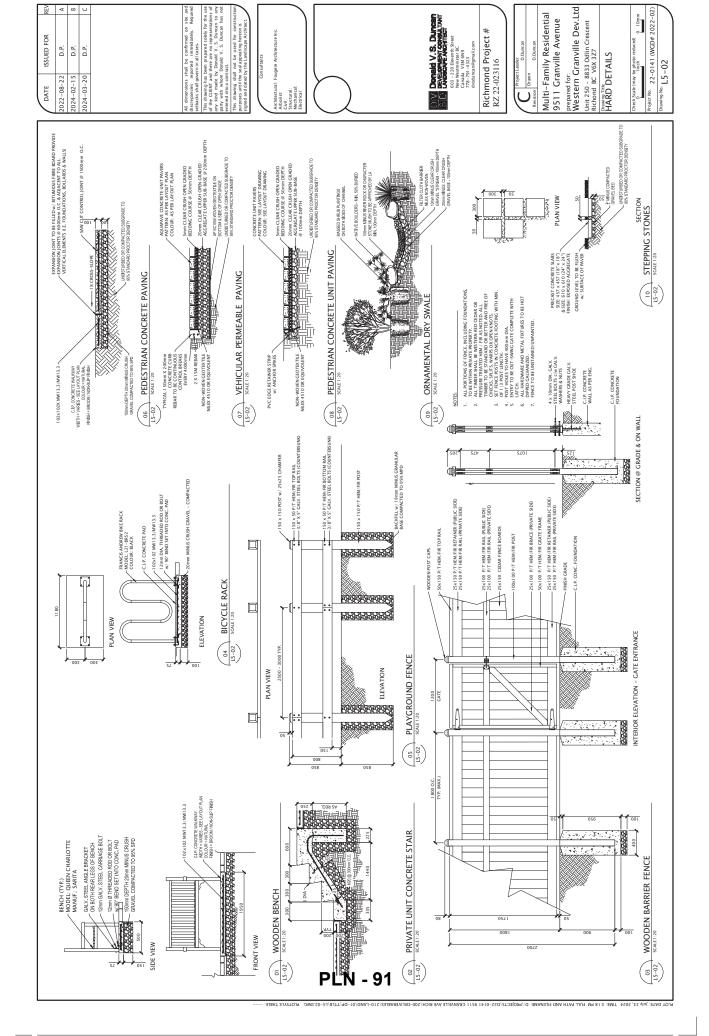
Check Scale (may be photo reduced) 0 10mm linch Project No. 22-0141 (WGD# 2022-02)

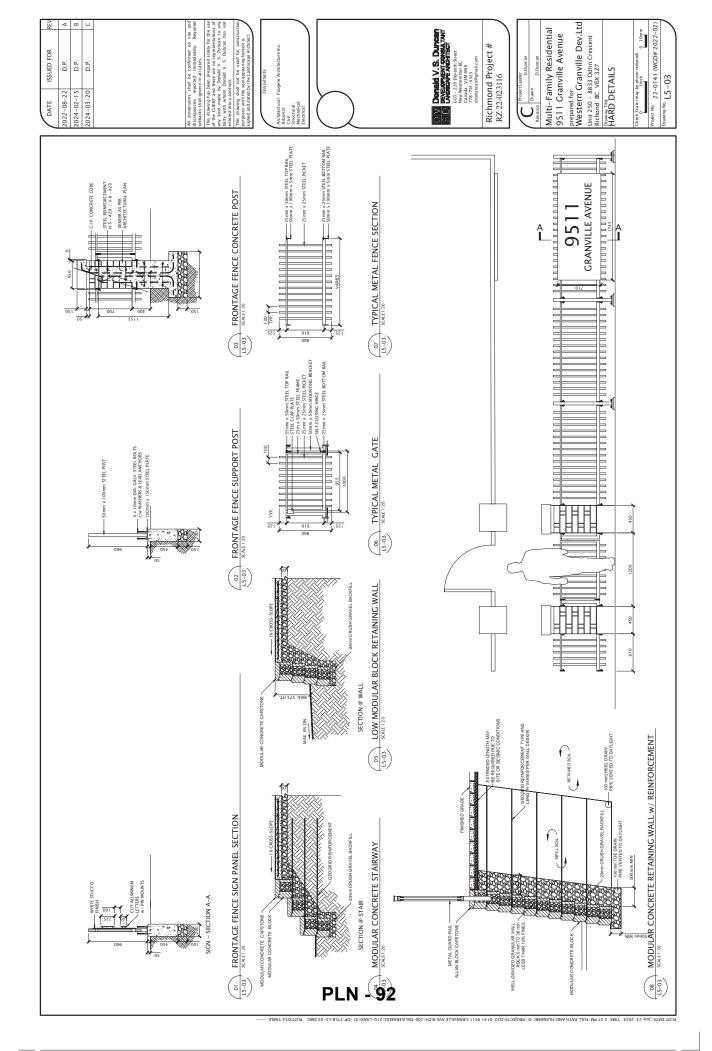


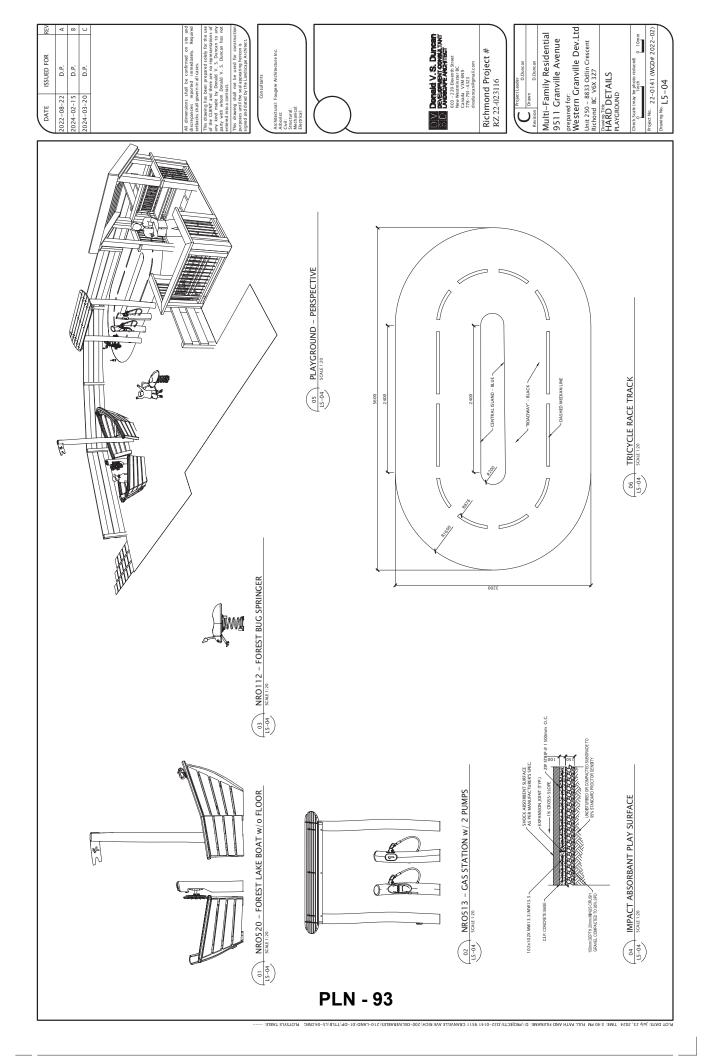


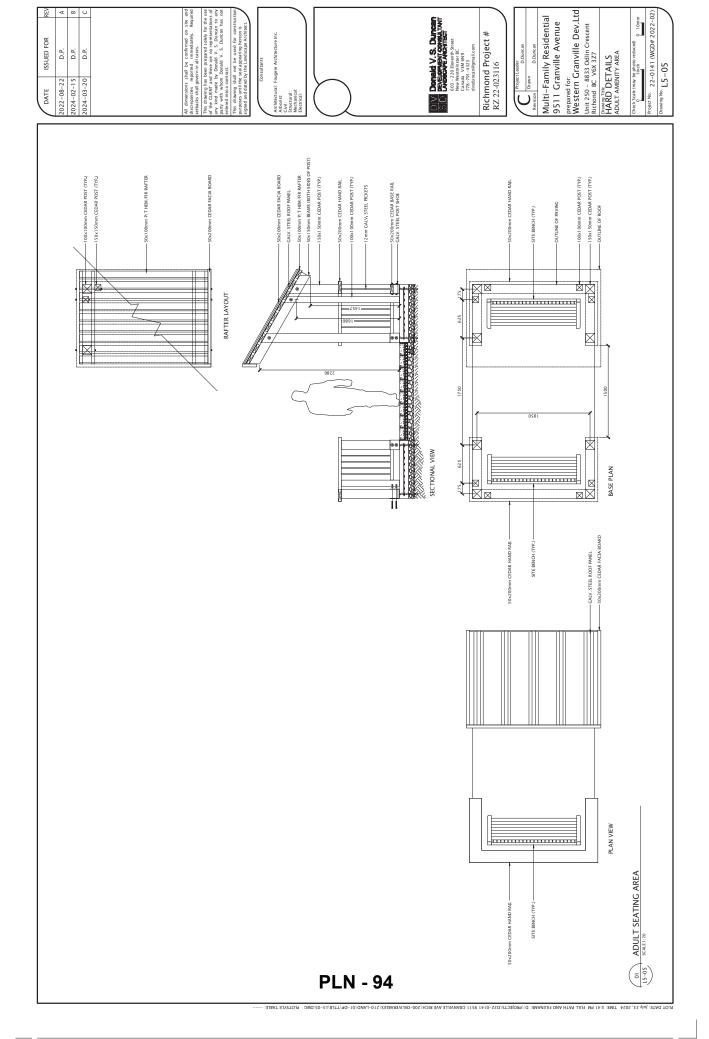














Development Application Data Sheet

Development Applications Department

RZ 22-023116 Attachment 3

Address: 9511 Granville Avenue

Applicant: Wayne Fougere

Planning Area(s): McLennan North Sub-Area Plan

	Existing	Proposed	
Owner	Western Granville Developments Ltd.	Western Granville Developments Ltd.	
Site Size	2,371.0 m ²	Lot A: 392.0 m ² Lot B: 1,962.0 m ²	
Land Uses	Single Family Residential	Townhouses and School	
OCP Designation	Neighbourhood Residential (NRES)	Neighbourhood Residential (NRES) and School (SCH)	
CCAP Designation	General Urban T4	General Urban T4 and School	
Area Plan Designation	Residential Area 3	Residential Area 3 and School	
Zoning	Small-Scale Multi-Unit Housing (RSM/XL)	Town Housing (ZT105) – North McLennan (City Centre) and School & Institutional Use (SI)	
Number of Units	1	12	

Lot B		Bylaw Requirement	Proposed	Variance
Floor Area Ratio (FAR)		Max. 0.70	0.70	None Permitted
Buildable Floor Area*		Max. 1,373.4 m² (14,783.15 ft²)	Max. 1,373.4 m² (14,783.15 ft²)	None Permitted
	Building	Max. 40.0 %	38.0 %	none
Lot Coverage	Non-porous Surfaces	Max. 65.0 %	50.0 %	none
	Live Landscaping	Max. 25.0 %	25.0 %	none
Lot Width		Min. 25.0 m	26.1 m	none
Lot Depth		Min. 70.0 m	75.1 m	none
Lot Size		Min. 1,950.0 m ²	1,962.0 m²	none
Setback – Front Yard		Min. 6.0 m	6.03 m	none
Setback – East Side Yard		Min. 3.0 m	3.00 m	none
Setback – West Side Yard		Min. 3.0 m) m 3.02 m	
Setback – Rear Yard		Min. 3.0 m	4.28 m	none
Height – Building		Max. 12.0 m at 3 storeys	11.6 m	none

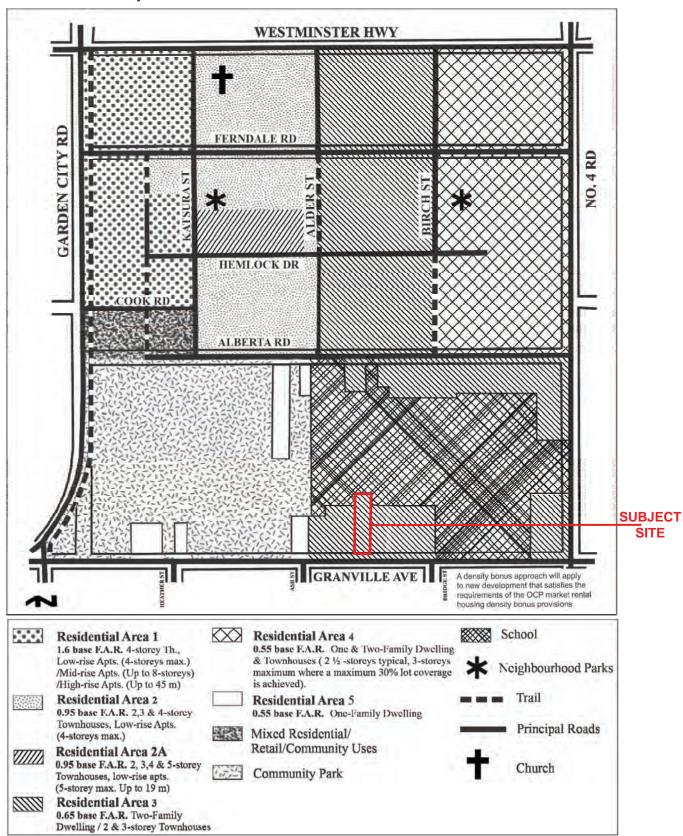
7743441 **PLN - 95**

Lot B	Bylaw Requirement	Proposed	Variance
Parking Spaces (Zone 3) – Resident	Min. 1.4/unit (Min. 17 spaces)	73 chacac	
Parking Spaces – Visitor	Min. 0.2/unit (Min. 3 spaces)	3 spaces	none
Parking Spaces – Total	Min. 20 spaces	26 spaces	none
Parking Spaces – Accessible	Min. 1 space	3 spaces	none
Small Car Parking Spaces	Max. 7 spaces	7 spaces	none
Tandem Parking Spaces	Max. 50% (11 spaces)	17% (4 spaces)	none
Bicycle Parking Spaces – Class 1	Min. 1.25/unit (Min. 15 spaces)	24	none
Bicycle Parking Spaces – Class 2	Min. 0.20/unit (Min. 3 spaces)		
Amenity Space – Indoor	50.0 m²/ Cash in lieu	Cash in lieu	none
Amenity Space – Outdoor	6.0 m ² (64.59 ft ²)/unit Min. 72.0 m ² (775.0 ft ²)	90.0 m ²	none

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

7743441 **PLN - 96**

Bylaw 10375 Land Use Map 2022/06/20



Alabi, Tolu

From: Alabi, Tolu

Sent: December 20, 2023 4:31 PM

To: 'Sam Young'

Subject: RE: Concerns regarding RZ 22-023116 and DP 22-023117 (9511 Granville Avenue)

Hello Sam,

Thanks for your email. My apologies for the late response. This application is still in review. The applicant has been provided with staff comments. No formal resubmission has been received from the applicant. There is no approximate date for a public hearing.

Let me know if any additional information is required. Thanks.

Regards,

Tolu Alabi RPP, MCIP

Planner I (Development Review)

Planning and Development Division | City of Richmond

E: talabi@richmond.ca | P: 604-276-4092



From: Sam Young <samsamyoung@gmail.com>

Sent: December 4, 2023 9:00 AM

To: Alabi,Tolu <TAlabi@richmond.ca>

Subject: Re: Concerns regarding RZ 22-023116 and DP 22-023117 (9511 Granville Avenue)

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Good morning Tolu,

Following up on my e-mail below. Thanks.

Sam

On Fri, Nov 10, 2023 at 11:22 AM Sam Young <samsamyoung@gmail.com> wrote:

Hi Tolu, it has been a while since we connected. Do you have any updates from the developer or any approximate timelines for the public hearings associated with the rezoning?

Cheers,

Sam

On Wed, Aug 30, 2023 at 4:34 PM Alabi, Tolu < TAlabi@richmond.ca > wrote:

Hello Sam,

Thanks for your email. Please see my response (in blue) to your email below.

- 1) A few residents have previously e-mailed the City about their concerns on this rezoning application, but did not get a response back from the City. Can you please confirm that the City has received their feedback? Thanks for bringing this to my attention. I am unaware of any other concerns received regarding this application. If your fellow residents have any concerns respecting the land use and development proposed, they can contact me directly.
- 2) Under Clause 2 of the easement agreement, of which the City is a signatory, it says that "The Easement Area may not be used by the Grantee until (a) a multi-family development is **constructed** on Lot 29..." Does that mean that our development has no obligation to allow the developer to use our driveway as access during construction, as the development is not yet considered "constructed"? If the developer requires driveway access for construction purposes, does that mean that we can charge them for using our driveway during construction? The developer would be required to obtain construction access to/from Granville from their property. We will be advising the applicant that the easement area is not to be used for construction access. Any alternative construction access would need to be negotiated between yourselves and the developer. Please consult your legal representative with respect to the interpretation of the easement agreement.
- 3) The easement agreement with the City appears to be silent on what happens to existing infrastructure that needs to be removed in order to allow access, such as the existing fence that we had newly built a few years ago. Can the City provide any legal guidance on this matter? Is our starta entitled to a cost recovery of the fence, under the easement agreement? City staff cannot provide any legal advice on this matter. We recommend that you consult with your legal representation.
- 4) The developer has argued that the floor space ratio of the development will be the same as our existing development. Can you please provide and confirm the FSR of our current development, vs. the proposed development next door? The density proposed with this development is consistent with the policy requirements and is generally consistent with the zoning of the adjacent townhouse sites. The current zoning for the property at 9533 Granville Ave permits a maximum floor area ratio (FAR) of 0.70, together with an additional 0.03-floor area ratio provided that it is used exclusively for covered areas of the principal building which are open on one or more sides.
- 5) Our strata council has a lot of questions about the easement agreement and what our rights are. Would City planning staff be open to a meeting to answer some of our questions and to hear out some of our concerns ahead of the public hearing? Please contact your legal counsel for specific information regarding the easement agreement. Following this, if you have any specific questions you can send them to me and I will follow up with the appropriate staff as needed. In the event that a meeting is required, I can also set up a meeting with the required attendees.

Please let me know if any additional information is required.

Regards,

Tolu Alabi | Planner I (Development Review)

Planning and Development Division | City of Richmond

E: talabi@richmond.ca | **P**: 604-276-4092



From: Sam Young <samsamyoung@gmail.com> **Sent:** August 29, 2023 9:30 AM To: Alabi,Tolu <TAlabi@richmond.ca> Subject: Re: Concerns regarding RZ 22-023116 and DP 22-023117 (9511 Granville Avenue) **City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe. Hi Tolu, I would like to follow up on my e-mail below. Thanks for your help. Cheers, Sam On Tue, Aug 22, 2023 at 10:50 AM Alabi, Tolu < TAlabi@richmond.ca > wrote: Hello Sam, Thanks for your email. This is a confirmation that it has been received. I will follow up with you as needed. Regards, Tolu Alabi | Planner I (Development Review) Planning and Development Division | City of Richmond E: talabi@richmond.ca | P: 604-276-4092



From: Sam Young < samsamyoung@gmail.com>

Sent: August 8, 2023 10:18 PM

To: Alabi,Tolu <TAlabi@richmond.ca>

Subject: Re: Concerns regarding RZ 22-023116 and DP 22-023117 (9511 Granville Avenue)

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hi Tolu,

Thanks for your reply from June. The developer has reached out to our strata council directly, hoping to negotiate an agreement with us in order to address some of our concerns. After consulting with our strata council, we have the following additional questions for the City before we enter into more discussions with the developer. I appreciate your time and help on this matter.

- 1) A few residents have previously e-mailed the City about their concerns on this rezoning application, but did not get a response back from the City. Can you please confirm that the City has received their feedback?
- 2) Under Clause 2 of the easement agreement, of which the City is a signatory, it says that "The Easement Area may not be used by the Grantee until (a) a multi-family development is **constructed** on Lot 29..." Does that mean that our development has no obligation to allow the developer to use our driveway as access during construction, as the development is not yet considered "constructed"? If the developer requires driveway access for construction purposes, does that mean that we can charge them for using our driveway during construction?
- 3) The easement agreement with the City appears to be silent on what happens to existing infrastructure that needs to be removed in order to allow access, such as the existing fence that we had newly built a few years ago. Can the City provide any legal guidance on this matter? Is our starta entitled to a cost recovery of the fence, under the easement agreement?
- 4) The developer has argued that the floor space ratio of the development will be the same as our existing development. Can you please provide and confirm the FSR of our current development, vs. the proposed development next door?

 PLN 101

5) Our strata council has a lot of questions about the easement agreement and what our rights are. Would City planning staff be open to a meeting to answer some of our questions and to hear out some of our concerns ahead of the public hearing?
Thanks for your help and I look forward to your response.
Cheers,
Sam Young
604.813.5685
samsamyoung@gmail.com
On Wed, Jun 28, 2023 at 5:29 PM Alabi, Tolu < TAlabi@richmond.ca wrote:
Hello Sam,
Thanks for your email and interest in the rezoning and development permit applications at 9511 Granville Avenue. This is an acknowledgement that your comments have been received. This application is currently being reviewed by various City departments. Your email has been saved on file. It will be reviewed and included as part of the report that will be provided to Council at the appropriate time.
If you or your complex would like to provide further input on this application you or any other member of the publican email me directly.
The architectural form and character of the proposal will be reviewed for consistency with City's design guidelines for this area. The area plan designates the property as Residential Area 3 and it allows for Two-Family Dwellings/2 3-storey Townhouses. The proposed density will be consistent with the policy requirements. Should the rezoning and development permit be approved and issued, the applicant will be required to submit a construction traffic and parking management plan to the City for approval prior to building permit issuance. The applicant will be advised that the easement area is not to be used for construction access.

A Public Hearing date has not been scheduled for this application. Following a review of the application and provided the applicant has addressed City department comments satisfactorily, staff will move the application to the Planning Committee. If Council allows the application to proceed to a Public Hearing, information regarding the Public Hearing will be posted on the signage on the site. A notice will also be mailed to properties within a 100.0 m radius of the site with details of the Public Hearing. It is advisable that you provide me with your comments prior to the Public Hearing so City staff have the opportunity to review and address any potential concerns ahead of time.

Your concerns will also be provided to the developer for a response. If you have any further comments or questions please contact me.

Regards,

Tolu Alabi | Planner I (Development Review)

Planning and Development Division | City of Richmond

E: <u>talabi@richmond.ca</u> | **P**: 604-276-4092



From: Sam Young <<u>samsamyoung@gmail.com</u>>

Sent: June 27, 2023 9:15 AM

To: DevApps@richmond.ca>

Subject: Re: Concerns regarding RZ 22-023116 and DP 22-023117 (9511 Granville Avenue)

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hi,

I am writing this e-mail to follow up on my comments from March, regarding rezoning application (RZ 22-023116) / development permit (DP 22-023117).

- as I did not receive a response back, can the City please confirm receipt?
- may I inquire if the City is working with the level of the log to address the comments raised?

- I was also wondering if it would be possible for my townhouse complex to put a petition or letter together to communicate our collective concerns to the City.
- has public hearing dates been set yet?
Thanks for your help and I look forward to hearing from you.
Cheers,
Sam
On Wed, Mar 8, 2023 at 8:56 AM Sam Young < <u>samsamyoung@gmail.com</u> > wrote:
Hi,
My name is Sam Young, and I live in the complex immediately east of the subject property that is undergoing the rezoning application (RZ 22-023116) / development permit (DP 22-023117) application. I have the following concerns that I would like to request City staff to consider during your review of the developer's rezoning and dev permit applications.
I understand that there is an easement on our property (9533 Granville Avenue) for a shared use driveway with the adjacent property, should it be redeveloped. In light of this, my concerns as as follows:
1. Building Architecture - Since we will be sharing a driveway, I am concerned that the architectural look of the new complex will be very different than our complex. Efforts should be made to ensure an architectural consistent look and feel, including colours, exterior fencing and landscaping.
2. Unit size / site layout / floor area ratio - our complex at 9533 Granville is unique in that the driveways and drive aisles are very spacious, with lots of landscaping. In contrast, the site being redeveloped is very narrow and squeezing in 12 townhouse units will likely mean extremely narrow drive aisles and limited space for landscaping. Due to the above concerns, I am of the opinion that the adjacent property should stay as Single Detached, or the number of townhouse units significantly reduced so that it's more consistent with the floor area ratio of our existing complex at 9533 Granville Avenue. Having 12 townhouse units in such a narrow and tight parcel will not be consistent with our complex, as well as the townhouse complex immediately to the west (9451 Granville Avenue).

3. Driveway use during construction - even though there is an easement for shared driveway use, it is my understanding that the easement does not allow for construction use. I would request that staff impose a condition that our existing driveway not be used for constructing the adjacent development, as it will cause pavement damage. A fence should also be erected at our property line to ensure all construction activities and vehicle access are confined to the adjacent property lines.
4. Visitor parking - I have concerns that by sharing a driveway, it is inevitable that our visitor parking spots would be used by the adjacent complex. I would like to understand how this will be mitigated.
5. Wooden fence along property line - our complex installed a new wooden fence along our west property line a few years ago. Despite our best attempt, the adjacent property did not contribute to the cost of the new fence. I understand that as part of the site redevelopment, the new fence that we installed will be removed. I would like to understand if it would be possible to recover the cost of this fence from the developer or imposed as a condition of the dev permit, as each unit in our strata spent a large amount of money for this upgrade. If such cost recovery is not possible, I would like the City to request the developer to replace our fence facing Granville Avenue (it's in a very bad state at the moment), so that the street facing fence for both our property and the new development can have a new and consistent looking fence.
I appreciate City staff's time in reviewing my concerns about the rezoning and development permit applications. Can I please request the next steps in the City's review process, as well as public hearing dates?
Thanks.
Regards,
Sam Young
16-9533 Granville Avenue, Richmond
cell: 604-813-5685

Alabi, Tolu

From: Alabi,Tolu

Sent: August 31, 2023 8:58 AM

To: 'Carmen Mah'

Subject: RE: Concerns regarding RZ 22-023116 and DP 22-023117 (9511 Granville Avenue)

Hello Carmen,

Thanks for your email. This is an acknowledgement that it has been received. Your email has been saved on file and will be included as part of the report to council. I have responded to Sam Young, please follow up with him as needed. If you have any specific questions regarding the land use and development proposed you can follow up with me. This application is currently under review by City staff. Following the application review, recommendations and requirements will be provided to the applicant. In the event of a Public Hearing, a notice will be sent via mail to residents within 100 m of the proposed development ahead of the scheduled public hearing.

If you have any further comments or questions, you can contact me directly

Regards,

Tolu Alabi | Planner I (Development Review)

Planning and Development Division | City of Richmond

E: <u>talabi@richmond.ca</u> | **P**: 604-276-4092



From: Carmen Mah <camah@yahoo.com>

Sent: August 30, 2023 8:39 PM
To: Alabi,Tolu <TAlabi@richmond.ca>

Subject: Fw: Concerns regarding RZ 22-023116 and DP 22-023117 (9511 Granville Avenue)

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hi,

I had sent an email on April 6 which I attached below for your ease of reference and had never had any reply from the city.

Best regards, Carmen

Sent from Yahoo Mail on Android

---- Forwarded Message -----

From: "Carmen Mah" <camah@yahoo.com>

To: "DevApps@richmond.ca" <devapps@richmond.ca>

Cc:

Sent: Thu, Apr 6, 2023 at 2:50 p.m.

Subject: Concerns regarding RZ 22-023116 and DP 22-023117 (9511 Granville Avenue)

Good afternoon,

My name is Carmen Duong and I live at the complex 9533 Granville Avenue next to the property that is undergoing the rezoning application. Further to one my neighbor Sam Young who emailed you on March 8, 2023, I have the same concerns he addressed in the email as this will affect our complex and would like answers to his questions. Please advise when there will be a public hearing date for this and also advise what the next steps in the City's review process.

Best Regards, Carmen Duong 24 - 9533 Granville Avenue, Richmond Cell# 778-895-6088

OCP Consultation Summary

Staff have reviewed the proposed Official Community Plan Bylaw 9000 and 7100, Amendment Bylaw 10587, in accordance with respect to the *Local Government Act* and the City's OCP Consultation Policy No. 5043 requirements, and determined that this report does not require referral to external stakeholders. The table below clarifies this recommendation as it relates to the proposed OCP amendment.

Stakeholder	Referral Comment (No Referral necessary)				
Agricultural Land Commission (ALC)	No referral necessary, because the Agricultural Land Commission (ALC) is not affected				
	The applicant consulted with the Richmond School Board (School District No. 38) and voluntarily offered to transfer a portion (approximately 392.0 m²) of the subject site to the School Board (School District No. 38). A letter has been received from the Richmond School District confirming acceptance of the developer's proposal to voluntarily transfer the northern portion of the subject site to the adjoining Henry Anderson Elementary school site.				
Richmond School Board	For the residential portion of the site, no additional referral to the Richmond School Board is necessary as this application does not have the potential to generate 25 or more school aged children (an additional 150 or more multiple family housing units or 60 or more single-family housing units), above what the current OCP allows for.				
	According to OCP Bylaw Preparation Consultation Policy 5043, which was adopted by Council and agreed to by the School District, residential developments which generate less than 50 school aged children do not need to be referred to the School District (e.g., typically around 295 multiple-family housing units). This application only involves 12 townhouse units.				
The Board of Metro Vancouver	No referral necessary because the Regional District is not affected.				
The Councils of adjacent Municipalities	No referral necessary because adjacent municipalities are not affected.				
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary because First Nations are not affected.				
TransLink	No referral necessary because the proposed amendments will not result in road network changes.				
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary because the Port is not affected.				
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary because the proposed amendments do not affect Transport Canada's maximum permitted building height or the OCP Aircraft Noise Sensitive Development (ANSD) Policy.				
Richmond Coastal Health Authority	No referral necessary because the Health Authority is not affected.				
Community Groups and Neighbours	Public notification for the Public Hearing will be provided as per the Local Government Act.				
All relevant Federal and Provincial Government Agencies	No referral necessary because Federal and Provincial Government Agencies are not affected.				

Official Community Plan Bylaw 9000 and 7100, Amendment Bylaw 10587, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found to not require further consultation. The public will have an opportunity to comment further on all of the proposed amendments at the Public Hearing.



Pacific Sun Tree Services

dave@pacificsuntree.com www.pacificsuntree.com

Mailbox #460 Unit 130 - 1959 152 St. Surrey, BC V4A 0C4

TREE MANAGEMENT PLAN: **Amendment #2**

Overview

Date: July 23, 2024

Client: Western Granville Developments Ltd.

Project: Multi-family

Project Address: 9511 Granville Ave. Richmond, BC

Tree Recommended for Retention:

Tree Recommended for Removal:

Non-Permit Size Tree: NP

Crown Dripline for Retain Tree:

Crown Dripline for Remove Tree:

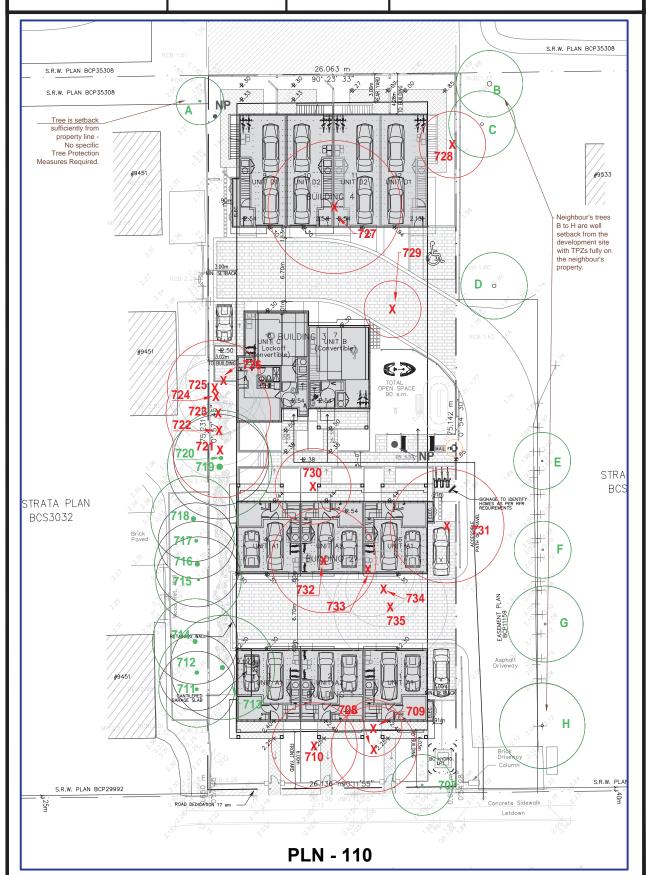
Critical Root Zone

NOTES:

1. Where trees are densely clustered the crown dripline may not be shown for some trees to provide legibility.

2. Trees recommended for retention are illustrated with DBH to scale. Multistemmend trees will reflect calculation for purposes of establishing critical root zone.

Trees (DRZ etc., are from the outside trunk of the subject tree.





Pacific Sun Tree Services

dave@pacificsuntree.com www.pacificsuntree.com

Mailbox #460 Unit 130 - 1959 152 St. Surrey, BC V4A 0C4

TREE **MANAGEMENT** PLAN:

Retention & **Protection**

Amendment #2

Date: July 23, 2024

Client: Western Granville Developments Ltd.

Project: Multi-family Residential

Project Address: 9511 Granville Ave. Richmond, BC

Tree Recommended for Retention:

Tree Recommended for Removal:

Non-Permit Size Tree: NP Crown Dripline for Retain Tree:

Crown Dripline for Remove Tree: Tree Protection Barrier

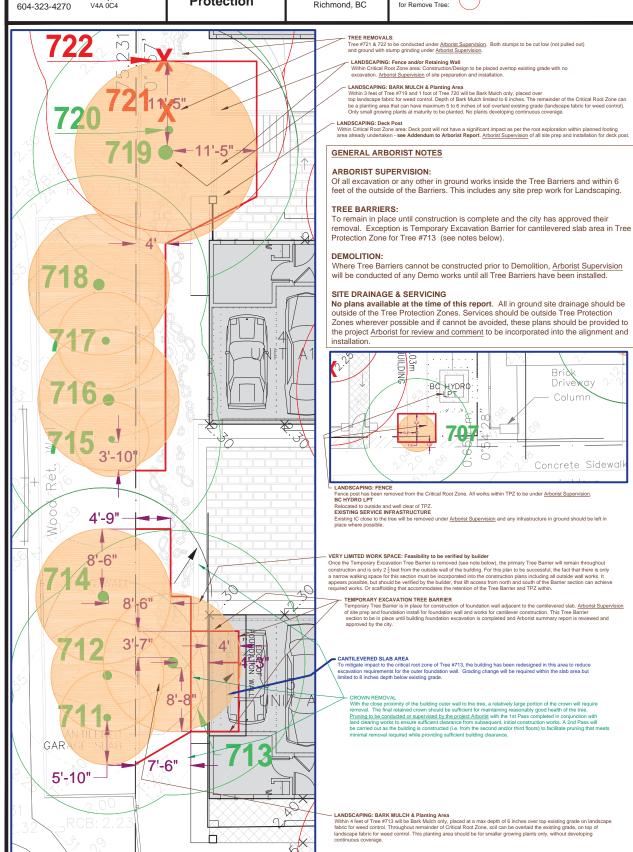
Critical Root Zone



Driveway

Column

Concrete Sidewalk



№№ - 111



Rezoning Considerations

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

Address: 9511 Granville Avenue File No.: RZ 22-023116

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10588, the developer is required to complete the following:

- 1. **(OCP Amendment Adoption)** Final Adoption of OCP Amendment Bylaw 10587.
- 2. **(Development Permit)** The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
- 3. **(Road Dedication)** a minimum 0.65 m wide road dedication along the entire Granville Avenue frontage. Note: this may require an overlay of the proposed functional plan with the dedication plan to confirm that the required improvements can be accommodated within the dedication area.
- 4. **(Voluntary Land Transfer)** Transfer and Consolidation of the northern portion of 9511 Granville Avenue (approximately 392.0 m²) with Henry Anderson Elementary School (6611 No 4 Road). Prior to subdivision and transfer, the developer shall be required to demolish the rear storage barn. The developer shall be responsible for all costs associated with the transfer and consolidation unless otherwise agreed to by the developer and the Richmond School District.
- 5. (**Tandem Parking No Conversion**) Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
- 6. **(Voluntary Tree Contribution)** City acceptance of the developer's offer to voluntarily contribute \$13,056.00 (\$768/tree) to the City's Tree Compensation Fund for the planting of replacement trees within the City in lieu of planting the balance (17 trees) of required replacement trees on-site.
- 7. **(Arborists Contract)** 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.
- 8. **(Tree Survival Security)** Submission of a Tree Survival Security to the City in the amount of \$35,840 for the four on-site trees (tag# 707, 713,719 and 720) to be retained.
- 9. (Tree Protection Fencing) As per Arborist report, installation of appropriate tree protection fencing around all 19 trees [Four on-site trees (tag# 707, 713,719 and 720) located at the Granville Avenue frontage and along the west property line, along with and 15 trees (tag# A, B, C, D, E, F, G, H, 711, 712, 714, 715, 716, 717 and 718) located adjacent to the east and west property lines of the subject property on neighbouring properties] to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
- 10. (Aircraft Noise Sensitive Use) Discharge of the Aircraft Noise Sensitive Development Covenant [BW495680] and registration of a new aircraft noise sensitive use covenant on title.
- 11. (Flood Indemnity Covenant) Registration of a flood indemnity covenant on title (2.9 m GSC Area A).
- 12. **(Housing Tenure and Age Restrictions)** Registration of a restrictive covenant prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.
- 13. (Secondary Suite) Registration of a legal agreement on Title to ensure that:
 - a) No Occupancy Certificate is granted until a minimum of one secondary suite with a minimum size of 29.0 m² (312.15 ft²) is constructed onsite, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
 - b) The secondary suite cannot be stratified or otherwise held under a separate Title.

7743441 Initial:

- 14. (City Centre Future Development Impacts) Registration of a legal agreement on title stipulating that the development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light, and requiring that the owner provide written notification of this through the disclosure statement to all initial purchasers, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
- 15. (Contribution Indoor Amenity) Contribution of \$2,066 per dwelling unit (e.g. \$24,792.00) in-lieu of on-site indoor amenity space. In the event that the contribution is not received within one year of the rezoning bylaw receiving third reading, the contribution shall be recalculated based on the rate in effect at the time of payment, as updated periodically by the City.
- 16. (Contribution Affordable Housing) City acceptance of the developer's offer of a voluntary cash-in-lieu contribution of \$18.00 per buildable square foot (e.g. \$266,096.78) to the City's Affordable Housing Reserve Fund.
- 17. (Contribution Market Rental Housing) City acceptance of the developer's offer of a voluntary cash-in-lieu contribution of \$2.65 per buildable square foot (e.g. \$39,175.36) to the City's Affordable Housing Reserve Fund.
- 18. **(Public Art Cash Contribution)** City acceptance of the developer's offer to make a voluntary cash contribution towards the City's Public Art Fund, the terms of which shall include the following:
 - a) The value of the developer's voluntary public art contribution shall be based on the Council-approved rates for residential and non-residential uses and the maximum buildable floor area permitted under the subject site's proposed zoning, excluding floor area associated with affordable housing and market rental, as indicated in the table below.

Building Type	Rate/ft²	Maximum Permitted Floor Area (after exemptions)	Minimum Voluntary Cash Contribution	
Residential	\$1.02	14,783.15 ft ²	\$15,079	

- b) In the event that the contribution is not provided within one year of the application receiving third reading of Council (i.e. Public Hearing), the contribution rate (as indicated in the table in item a) above) shall be increased annually thereafter based on the Statistics Canada Consumer Prince Index (All Items) Vancouver yearly quarter-to-quarter change, where the change is positive.
- 19. **(CCAP Community Planning)** City acceptance of the developer's voluntary contribution to future City community planning studies (as set out in the City Centre Area Plan) and as indicated in the table below.

	Site Area for Density Purposes (ZT105)	Maximum FAR	Maximum Permitted Floor Area	CCAP Community Planning Rate	Minimum Voluntary Developer Contribution
TOTAL	1,962.0 m ²	0.70	14,783.15 ft ²	\$0.34/ft ²	\$5,026.27

Note: In the event the developer contribution is not provided (cash) within one year of the Rezoning Bylaw receiving third reading of Council (Public Hearing), the contribution rate shall be changed to the Council-approved rate in effect at the time the contribution is provided and the value of the contribution shall be changed accordingly, where the change is positive.

20. (Fees - Notices) Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

Prior to a Development Permit* being forwarded to the Development Permit Panel for consideration, the developer is required to:

- 1. **(Landscape Plan and Security)** 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 and 10% contingency. If the required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$768/tree to the City's Tree Compensation Fund for off-site planting is required.
- 2. (Acoustical and Thermal Report) Complete an acoustical and thermal report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards

Initial:	

comply with the City's Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

Portions of Dwelling Units	Noise Levels (decibels)		
Bedrooms	35 decibels		
Living, dining, recreation rooms	40 decibels		
Kitchen, bathrooms, hallways, and utility rooms	45 decibels		

3. (Energy Efficiency Report) Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required BC Energy Step Code and/or Zero Carbon Code, in compliance with the City's Official Community Plan and Building Regulation Bylaw No. 7230.

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

- (Construction Parking and Traffic Management Plan) Submission of a Construction Parking and Traffic
 Management Plan to the Transportation Department. Management Plan shall include location for parking for
 services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per
 Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation
 Section 01570.
- 2. (Accessibility Measures) Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- 3. (Servicing Agreement) Enter into a Servicing Agreement (SA)* for the design and construction of the servicing and frontage improvements described herein. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to,

I. Frontage Improvements

Frontage improvements are required to meet Engineering Design Specifications, Official Community Plan ("OCP") guidance, and City of Richmond bylaws. The following frontage improvements shall be completed by the development along its Granville Avenue frontage. From north to south, starting at the new south property line:

- (i) Install a 2.0 m sidewalk.
- (ii) Install a 1.5 m landscaped and treed boulevard up to the new curb.
- (iii) Install a new 0.15 m wide curb and gutter to be aligned with the existing curb and gutter along the east and west of the proposed development.
- (iv) Relocation, modification, upgrade, or installation of City-owned and third party assets along the southern frontage of the development site, including but not limited to bus stops, utility and light poles, pre-ducting, fire hydrants, railings and signage, to accommodate the frontage works outlined above.
- (v) Removal of the existing driveway letdown to support the above frontage works.

Note: A 0.65 m road dedication along the entire Granville Avenue frontage is to be provided to support the required frontage improvements. The exact dimensions of the above frontage improvements are to be determined as part of the road functional design process and legal surveys at SA stage.

II. Water Works

- (i) Using the OCP Model, there is 795.0 L/s of water available at a 20 psi residual at the Granville Ave frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- (ii) At Applicant's cost, the Applicant is required to:
 - (a) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - (b) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.

PI	lN	1.	- 1	1	4

- (c) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2n-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process (or via the servicing agreement process, if one is required).
- (iii) At Applicant's cost, the City will:
 - (a) Complete all tie-ins for the proposed works to existing City infrastructure.
 - (b) Cut and cap and remove the existing water service connection fronting Granville Avenue.
 - (c) Install a new water service connection. The tie-in shall be to the existing 300 mm watermain along Granville Avenue frontage.

III. Storm Sewer Works

- (i) At Applicant's cost, the Applicant is required to:
 - (a) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - (b) Replace the existing 525 mm storm sewer along the Granville Avenue frontage of the site with a new 600 mm storm sewer that spans the entire 9511 Granville Avenue frontage. Approximate length of required upgrade is 26.0 m. Tie-in the newly proposed storm sewer to manhole STMH107355 and to a newly installed manhole fronting the east property line of the site.
- (ii) At Applicant's cost, the City will:
 - (a) Complete all tie-ins for the proposed works to existing City infrastructure.
 - (b) Cut and cap and remove three existing storm service connections and inspection chambers located at the frontage along Granville Avenue. Confirm the capacity and condition of the one existing storm connection and inspection chamber. Retain the existing connection and inspection chamber if they are in good condition and have capacity to service the proposed development. If not install a new storm service connection off of the new 600 mm storm sewer along the Granville Avenue Frontage, complete with inspection chamber to service the site.

IV. Sanitary Sewer Works

- (i) At Applicant's cost, the Applicant is required to:
 - (a) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
- (ii) At Applicant's cost, the City will:
 - (a) Complete all tie-ins for the proposed works to existing City infrastructure.
 - (b) Install a new sanitary service connection off of the existing 200 mm sanitary sewer along the rear-yard of the proposed site, complete with inspection chamber. The tie-in shall be at the West-face of the existing manhole SMH50796 at the Northwest corner of 9533 Granville Avenue.

V. Street Lighting

- (i) At Applicant's cost, the Applicant is required to:
 - (a) Review street lighting levels along the road frontage, and upgrade as required.

VI. General Items

- (i) At Applicant's cost, the Applicant is required to:
 - (a) Complete other frontage improvements as per Transportation requirements.
 - (b) Coordinate with BC Hydro, Telus and other private communication service providers:
 - To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To underground overhead service lines.
 - (c) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review

PLN - 115
Initial:

process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:

- BC Hydro PMT 4.0 x 5.0 m
- BC Hydro LPT 3.5 x 3.5 m
- Street light kiosk 1.5 x 1.5 m
- Traffic signal kiosk 2.0 x 1.5 m
- Traffic signal UPS 1.0 x 1.0 m
- Shaw cable $kiosk 1.0 \times 1.0 \text{ m}$
- Telus FDH cabinet 1.1 x 1.0 m
- (d) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
- (e) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
 - Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - Pipe sizes, material and slopes.
 - Location of manholes and fire hydrants.
 - Road grades, high points and low points.
 - Alignment of ultimate and interim curbs.
 - Proposed street lights design.
- (f) Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, dewatering, 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.
- 4. (Construction Hoarding) 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.

PLN	- 1	16
-----	-----	----

- 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.
- If the development will be constructed in phases and stratified, a <u>Phased Strata Subdivision Application</u> is required. Each phase of a phased strata plan should be treated as a separate parcel, each phase to comply with the Richmond Zoning Bylaw 8500 in terms of minimum lot area, building setback and parking requirements. Please arrange to have the City's Approving Officer review the proposed phased boundaries in the early DP stages. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- If the development intends to create one or more air space parcels, an <u>Air Space Parcel Subdivision Application</u> is required. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- 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 concurrence on file)		
Signed	Date	



Richmond Official Community Plan Bylaw 9000 and Bylaw 7100 Amendment Bylaw 10587 (RZ 22-023116) 9511 Granville Avenue

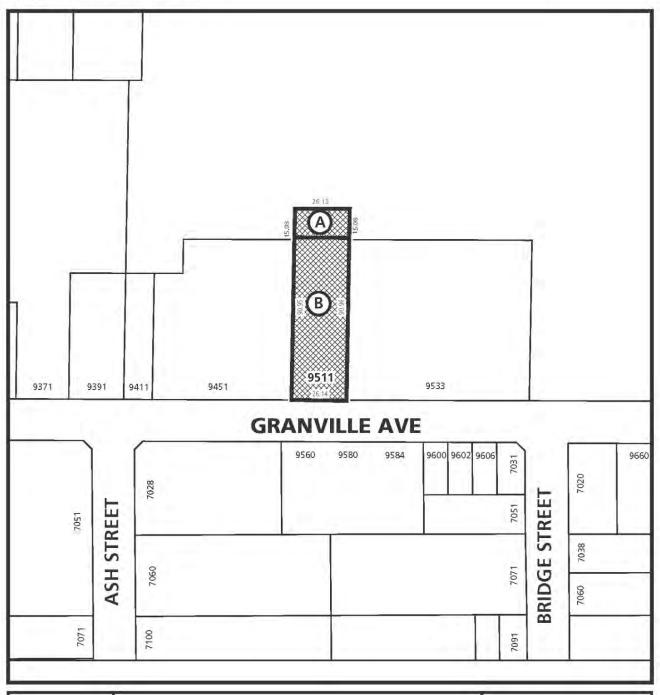
The Council of the City of Richmond, in open meeting assembled, enacts as follows:

- 1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Schedule 1, Attachment 1 (2041 OCP Land Use Map) for the area marked as "A" on Schedule A attached to and forming part of this Bylaw, by designating the area marked as "A" as "School", together with related minor map amendments to accommodate the identified bylaw amendment, as applicable;
- 2. Richmond Official Community Plan Bylaw 7100, as amended, is further amended at Schedule 2.10 (City Centre Area Plan) by:
 - 2.1. at the Generalized Land Use Map (2031) map, for the area marked as "A" on Schedule A attached to and forming part of this Bylaw, by designating the area marked as "A" as "School";
 - 2.2. at Schedule 2.10C (McLennan North Sub-Area Plan), for the area marked as "A" on Schedule A attached to and forming part of this Bylaw, by designating the area marked as "A" as "School"; and
 - 2.3. making various text and graphic amendments to accommodate the identified bylaw amendments and to ensure consistency with the Generalized Land Use Map (2031) and McLennan North Sub-Area Plan Land Use Map, as amended.
- 3. This Bylaw may be cited as "Richmond Official Community Plan Bylaw 9000 and Bylaw 7100, Amendment Bylaw 10587".

FIRST READING	CITY OF RICHMOND
PUBLIC HEARING	 APPROVED by T.A.
SECOND READING	APPROVED by Manager or Solicitor
THIRD READING	 DN
OTHER CONDITIONS SATISFIED	
ADOPTED	

MAYOR	CORPORATE OFFICE







9511 Granville Ave

Original date: 08/07/24 Revision Date: 20/08/24

Note: Dimensions are in METRES



Richmond Zoning Bylaw 8500 Amendment Bylaw 10588 (RZ 22-023116) 9511 Granville Avenue

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting into Section 17 (Site Specific Residential (Town Housing) Zones) in numerical order:

#17.105 Town Housing (ZT105) – North McLennan (City Centre)

17.105.1 Purpose

The **zone** provides for **two-unit housing** and **town housing**, along with other compatible **uses**.

17.105.2 Permitted Uses

- child care
- housing, town

17.105.3 Secondary Uses

- boarding and lodging
- community care facility, minor
- home business
- secondary suite

17.105.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.70 together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

17.105.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

17.105.6 Yards & Setbacks

- 1. The minimum front yard is 6.0 m.
- 2. The minimum **side yard** and **rear yard** is 3.0 m.
- 3. **Porches**, **balconies**, **bay windows**, entry stairs and **cantilevered roofs** forming parts of the **principal building** may project into the any **yard** or **setbacks** for a distance of not more than 1.2 m.

17.105.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, but containing no more than 3 **storeys**.

- 2. The maximum **height** for **accessory buildings** is 5.0 m.
- 3. The maximum **height** for **accessory structures** is 9.0 m.
- 17.105.8 Subdivision Provisions/Minimum Lot Size
- 1. The minimum **lot width** is 25.0 m.
- 2. The minimum **lot depth** is 70.0 m.
- 3. The minimum **lot area** is 1,950.0 m².
- 17.105.9 Landscaping & Screening
- 1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

17.105.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0; except that not more than 7 of the required residential **parking spaces** shall be small spaces.

17.105.11 Other Regulations

- 1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply."
- 2. 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 areas and by designating them as follows:
 - "SCHOOL & INSTITUTIONAL USE (SI)".

That portion of PID 000-472-689 LOT 29, EXCEPT: PART ON PLAN BCP14107 SECTION 10 BLOCK 4 NORTH RANGE 6 WEST, NEW WESTMINSTER DISTRICT PLAN 23818 shown hatched and indicated as area "A" on Schedule "A" attached to and forming part of this bylaw.

• "TOWN HOUSING (ZT105) – NORTH MCLENNAN (CITY CENTRE)".

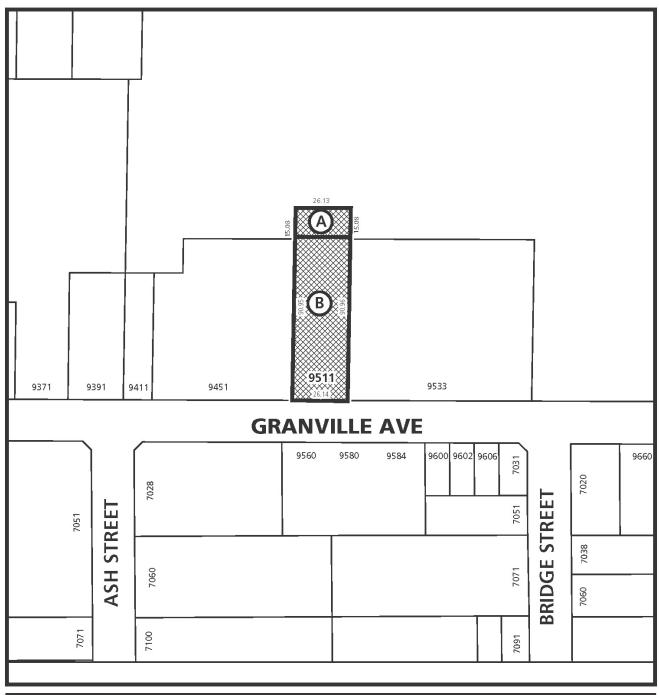
That portion of PID 000-472-689 LOT 29, EXCEPT: PART ON PLAN BCP14107 SECTION 10 BLOCK 4 NORTH RANGE 6 WEST, NEW WESTMINSTER DISTRICT PLAN 23818 shown hatched and indicated as area "B" on Schedule "A" attached to and forming part of this bylaw.

FIRST READING	CITY OF RICHMOND
A PUBLIC HEARING WAS HELD ON	APPROVED by T.A.
SECOND READING	APPROVED by Director
THIRD READING	or Solicitor
OTHER CONDITIONS SATISFIED	
ADOPTED	
MAYOR	CORPORATE OFFICER

This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10588".

3.







RZ 22-023116

Original date: 08/07/24

Revision Date:

Note: Dimensions are in METRES