



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee
From: Brian J. Jackson, MCIP
Director of Development
Date: November 14, 2011
File: RZ 11-565948
Re: Application by Am-Pri Construction Ltd. for Rezoning at
7600 Garden City Road from Single Detached (RS1/F) to Town Housing (ZT50)
– South McLennan (City Centre)

Staff Recommendation

That Bylaw No. 8843, for the rezoning of 7600 Garden City Road from "Single Detached (RS1/F)" to "Town Housing (ZT50) – South McLennan (City Centre)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

SB:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Am-Pri Construction Ltd. has applied to the City of Richmond for permission to rezone 7600 Garden City Road (**Attachment 1**) from “Single Detached (RS1/F)” to “Town Housing (ZT50) – South McLennan (City Centre)” in order to construct a 23-unit three-storey townhouse infill development on the subject orphan lot.

The developer is required to enter into a Servicing Agreement as a requirement of rezoning for the design and construction of road widening of Turnill Street to its ultimate width, greenway extension along the Garden City Road frontage, and a storm sewer upgrade along Garden City Road.

Findings of Fact

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

Surrounding Development

The subject City Centre McLennan South Sub-Area site is an orphan lot in the ‘A’ character area, surrounded by townhouse and apartment development, specifically:

- To the north, is a newer townhouse development fronting onto Turnill Street and Garden City Road, zoned Town Housing (ZT55) – South McLennan (City Centre);
- To the east, across Turnill Street, is a newer townhouse development fronting onto Turnill Street and Heather Street, zoned Town Housing (ZT55) – South McLennan (City Centre). This development and the neighbouring development to the north were built as part of the same project;
- To the south, is a newer townhouse development fronting onto Turnill Street, Garden City Road and Jones Road, zoned Town Housing (ZT33) – South McLennan (City Centre); and
- To the west, across Garden City Road and in the City Centre St. Alban’s Sub-Area, is a four-storey apartment development, zoned Medium Density Low Rise Apartments (RAM1).

Related Policies & Studies

Official Community Plan

The proposed development is located within the Richmond Official Community Plan (OCP), City Centre Area Plan, McLennan South Sub-Area Plan. The subject site is an orphan lot located along the eastern side of Garden City Road in the highest density multiple-family area designed under the McLennan South Sub-Area Plan. The proposed land use complies with the designated “Residential, Townhouse up to three (3) storeys over one (1) parking level” land use on the McLennan South Land Use Map (**Attachment 3**).

Development Permit Guidelines: 'A' Character Area (McLennan South Sub-Area Plan)

A village character is sought, with the community's more intense clusters of family-oriented homes and a densely wooded component, so that landscaping and greenways become a focus. Development needs to meet the special challenges of higher permitted densities, providing a strong landscaping element, and complementing the St. Albans's edge of Garden City Road, while contributing to McLennan South's unique overall identity. This is achieved through building form and character, placement of buildings, and landscaping.

Public Input

A development sign has been posted on-site as public notification of the intent to rezone this site. No concerns have been received regarding the rezoning.

Staff Comments

Preliminary site plan, elevations and landscape plan are enclosed for reference (**Attachments 4 and 5**). Separate from the rezoning process, the applicant is required to submit separate applications for Development Permit, Servicing Agreement and Building Permit.

Analysis

The site proposal consists of a 23-unit townhouse infill development on an orphan lot with access to Turnill Street. The existing site will provide road dedication to complete Turnill Street to its ultimate 15.5 m width.

Land Use

The proposed development complies with the intent of the Richmond OCP McLennan South Sub-Area Plan – Neighbourhood C2 Character Area and generally follows the development pattern of this neighbourhood and cross-access pattern established through the adjacent townhouse development to the north. The residential Character Area C2 includes a 2½-storey typical building height (3-storeys maximum).

Density and Form

- The proposed floor area ratio (FAR) of 0.8 under Town Housing (ZT50) - South McLennan (City Centre) is appropriate. The 0.05 FAR increase above the Sub-Area Plan designated base density of 0.75 FAR fits within the range of surrounding development approvals in the Neighbourhood "A" Character Area of 0.65 to 0.93 FAR. The increased density is accompanied by the provision of Turnill Street road widening with land dedication, an extension of the Garden City greenway, participation in the City's Public Art Program and Affordable Housing Strategy.
- The proposed development achieves a scale and pedestrian-orientation, which is consistent with developments in the neighbourhood.
- The proposed three-storey massing on the subject orphan lot is consistent with the neighbouring developments to the north and south. Design development is required through the Development Permit application process to strengthen traditional design elements such as gable and shed roof elements, gable end dormers, covered porches and decks. These elements work towards achieving the village character objective for the Character Area.

- The proposal will be presented to the Advisory Design Panel through the future Development Permit application review process.

Transportation

- Sole vehicular access will be from Turnill Street.
- The application includes road dedication as a requirement of rezoning for the completion of Turnill Street to its ultimate 15.5 m width.
- The applicant will design and construct transportation infrastructure through a Servicing Agreement as a condition of rezoning (**Attachment 6**). Transportation works include greenway frontage improvements along Garden City Road and widening of Turnill Street to ultimate width.
- A pedestrian route is provided to Garden City Road.
- Vehicle parking and bicycle storage is provided on-site, complies with the Zoning Bylaw requirement and is accessed from the internal drive aisles. Visitor parking is located throughout the site in surface parking spaces. Class 2 bicycle rack space is provided in the central outdoor amenity area. Resident parking and Class 1 bicycle storage is provided in individual unit garages.
- Mailboxes are provided in the central outdoor amenity area.

Tree Management and Site Vegetation

	Existing	To be Retained	Compensation
On-site trees	16	0	2:1 replacement ratio, planting of larger specimen trees, \$500 for each replacement tree not planted, or an appropriate combination.
On-site trees under joint ownership with neighbour to North	5	5	To be protected with tree protection barriers through construction
Off-site City trees	1	1	To be protected with tree protection barriers through construction

- The City has received a preliminary tree preservation plan prepared by a registered arborist and a tree survey. The table above includes the findings of the arborist's report and compensation sought by staff.
- The City's Tree preservation staff have visited the site and agree with the consulting registered arborist regarding which trees are viable for retention due to either existing poor structural condition (co-dominant leaders with severe included bark, crowns falling apart, previous topping), or significant trunk lean due to soil/root failure.

- There are six (6) existing trees identified for retention. Five (5) of the existing trees are located on neighbouring property line to the north (under joint ownership), specifically, a flowering Cherry (#1898), an English Oak (#1899), and three (3) Austrian Pines (#1900, 1901 & 1902). One (1) Red Maple (#OS1) is located on the neighbouring property to the south in a utility right-of-way.
- A Preliminary Landscape Plan (**Attachment 5**) proposes to plant approximately 33 new replacement trees on-site. The number, location and size of trees will be reviewed through the future Development Permit.
- The applicant has agreed to plant new street trees along their Garden City Road and Turnill Street frontages through a separate required Servicing Agreement.
- The proximity of buildings, overhangs, retaining walls, fill and landscaping to the existing trees to be protected along the north property line will be reviewed through the future Development Permit.
- As a requirement of rezoning, the applicant has agreed to enter into a contract with a Certified Arborist for the protection of the six (6) retention trees, including: site monitoring inspections, supervision of any on-site works conducted within the tree protection zone, and a provision of a post-construction assessment report.
- The single-family detached home was recently demolished due to safety concerns and a recent fire on the property. Protective fencing was installed around the house perimeter to allow for the demolition. Installation of specific tree protection barriers around the tree protection zones of the six (6) retention trees is required before construction activities commence or the rezoning is approved (refer to Information Bulletin Tree-03 "Protection of Existing Trees During Demolition and Construction").

Amenity Space

- The applicant is proposing a contribution in-lieu of on-site indoor amenity space as per the Official Community Plan (OCP) and Council Policy. The contribution amount for 23 townhouse units is \$27,000.
- Outdoor amenity space is proposed on-site at a central location and meets the OCP requirements for size, location, visual surveillance and access. The landscape design details will be refined as a part of the separate Development Permit application.

Affordable Housing

- The applicant has agreed to a voluntary contribution of \$2.00 per buildable ft² (e.g., \$55,163) towards affordable housing as a requirement of rezoning. This complies with the Richmond Affordable Housing Strategy.

Public Art

- The applicant has agreed to a voluntary contribution of \$0.75 per buildable ft² (e.g. \$20,686) to Public Art, or participation in the City's Public Art Program in accordance with Council Policy as a requirement of rezoning.

Accessible Housing

- The applicant will provide one (1) three-storey unit that is designed with conversion for universal accessibility in mind. Conversion would require installation of an elevating device. This unit will include an adaptable bathroom on the third floor. Details of opportunities for providing enhanced accessibility and aging in place will be reviewed at the Development Permit Application stage.

Servicing Capacity

- Storm Sewer: The City has reviewed the developer's storm drainage capacity analysis and upgrades have been identified. Through the required Servicing Agreement, the developer is required to design and construct an upgrade from 750 mm diameter to 1200 mm diameter (approximately 28 m between manholes STMH 1093 and a new proposed manhole aligned approximately with the south property line).
- Sanitary Sewer: The City has reviewed the developer's sanitary capacity analysis and upgrades have not been identified. Analysis calculations to be included in the required Servicing Agreement.
- Water service: Using the OCP 2021 Maximum Day Model, there is 687 L/s available at 20 psi residual. At the future Building Permit stage, developer to submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey to confirm that there is adequate available water service flow.

Flood Plain Management

- The Flood Plain Designation and Protection Bylaw No. 8204 identifies that the subject development site is located in Area A, where the minimum flood construction level is 0.3 m above the highest level of the crown of any road that is adjacent to the parcel.
- A flood indemnity restrictive covenant is required as a condition of rezoning.
- The ground floor elevation for the townhouses complies with the flood construction level requirement and along with landscape design details, will be refined as a part of the separate Development Permit application.

Design Review and Future Development Permit Application Considerations

The applicant has developed a preliminary design for this site (**Attachment 4**). A Development Permit Application for the proposed townhouse development is required to be processed to the satisfaction of the Director of Development as a condition of rezoning. Review by the Advisory Design Panel will be required as part of the Development Permit process.

The following items will be further investigated at the Development Permit stage:

- Detailed review of building form and architectural character and their compliance with the OCP McLennan South Sub-Area Design Guidelines. Design refinement is required to strengthen traditional design elements such as gable roof elements, overhangs, bracket details, covered porches and decks to work towards achieving the village character sought in the character area guidelines. Design refinement is also required to complement the existing townhouse design surrounding the subject orphan lot, including consideration of providing substantial projecting bays and gable end elements, strong entry features, covered porch and deck elements and breaking up main roof lines.
- There are no anticipated variances associated with the proposal.
- Review of a sustainability strategy for the development proposal.
- Review of the one (1) unit providing opportunity for conversion for accessibility and review of opportunity to provide aging in place features in all units (including providing blocking in bathroom walls for future installation of grab rails).
- Detailed dimensions of parking stalls on plans, with a minimum 11 m clear space for stalls in tandem arrangement within a garage (e.g., a small car stall in tandem arrangement within a garage will not be accepted). Stall dimensions, including accessible spaces, to be in accordance with the Richmond Zoning Bylaw.
- Detailed landscaping design. Design refinement is required to provide the dense landscaping and greenways focus sought in the character area guidelines, and to strengthen the pedestrian entry from Garden City Road.
- Comprehensive tree preservation plan, including careful review of the proximity of buildings, overhangs, retaining walls, fill and landscaping treatment to the existing trees to be protected along the north property line.

Guidelines for the issuance of Development Permits for multiple-family housing are contained within Section 2.10 and 2.10D of Bylaw 7100 (City Centre Area Plan and McLennan South Sub-Area Plan).

Financial Impact

No financial impact is anticipated as a result of the proposed development.

Conclusion

The subject development conforms with City-wide, City Centre, and McLennan South policies and objectives for development. The proposed use of Town Housing (ZT50) – South McLennan (City Centre) is consistent with the McLennan South Sub-Area Plan. Overall, the project will be a good fit with the neighbourhood. On this basis, staff recommend that the proposed development be approved.



Sara Badyal, M. Arch, MCIP
Planner 1
(604-276-4282)

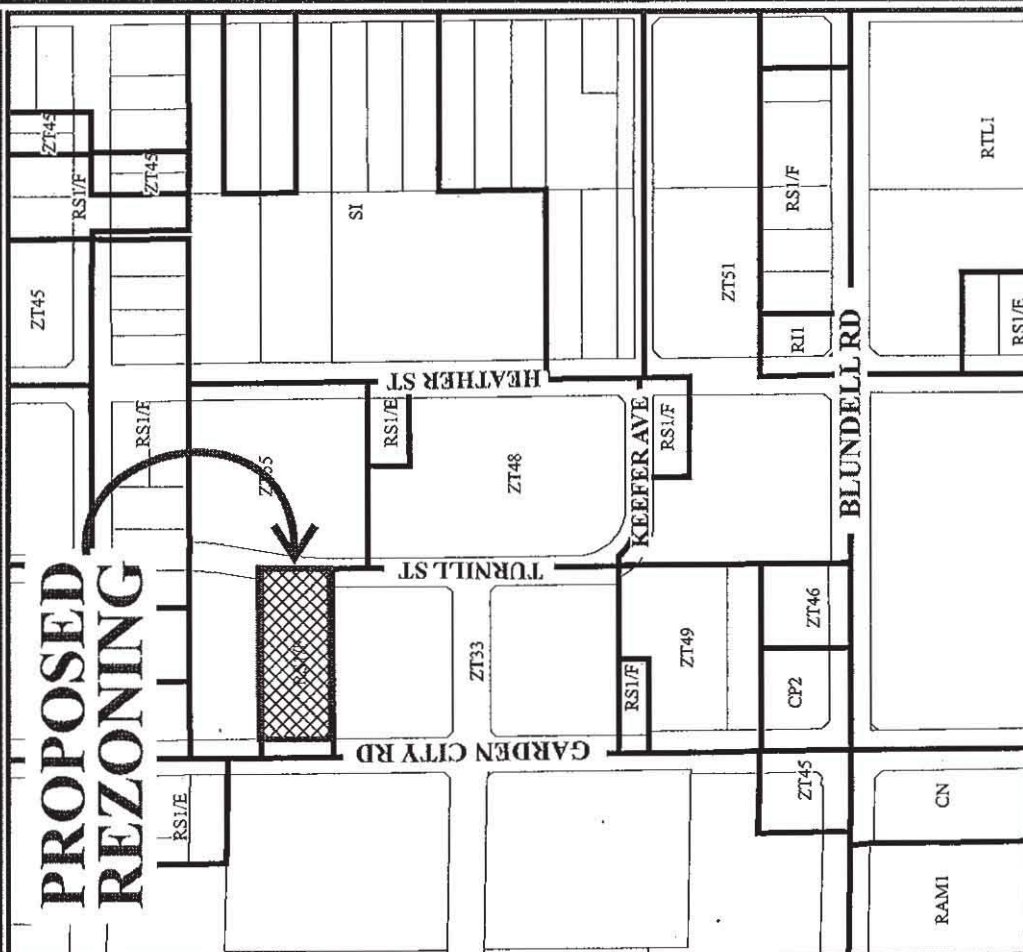
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Attachments


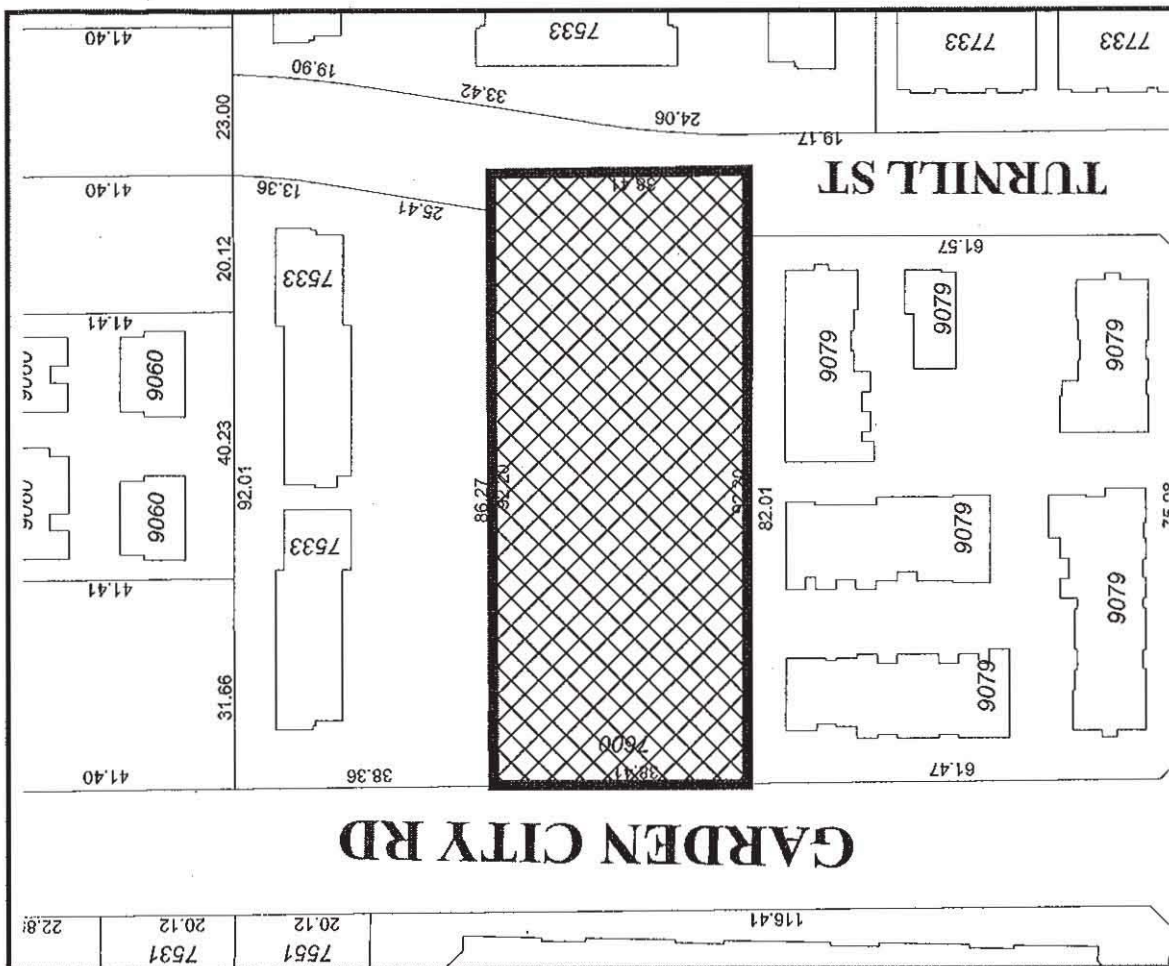
- Attachment 1: Location Map and Site Context – GIS 2007 Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: McLennan South Sub-Area Site Context Map
- Attachment 4: Preliminary Architectural Drawings
- Attachment 5: Preliminary Landscape Plan
- Attachment 6: Rezoning Considerations



PROPOSED REZONING



GARDEN CITY RD



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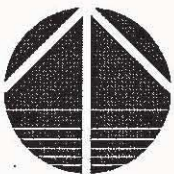
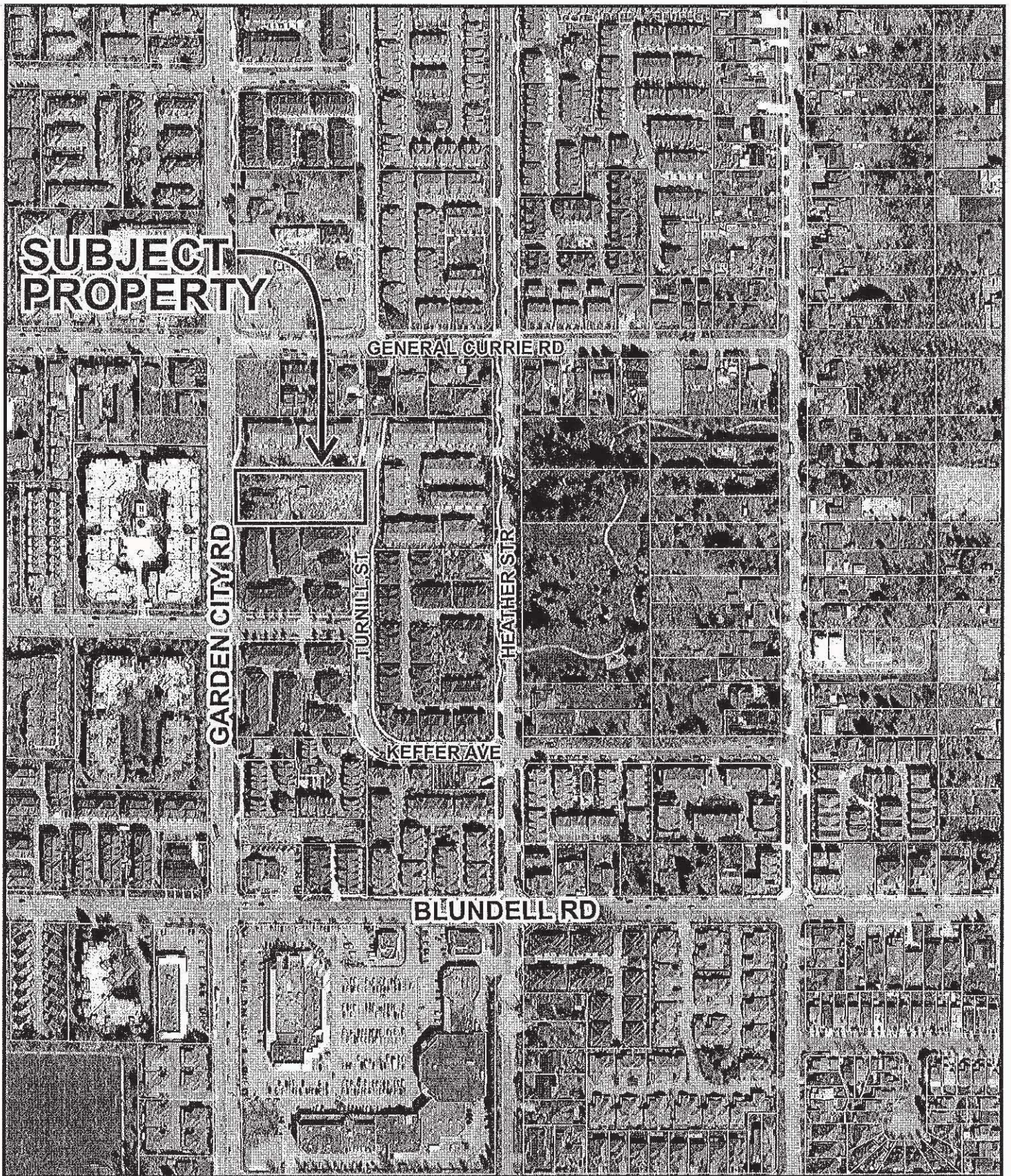
RZ 11-565948

Attachment 1

Original Date: 03/17/11.

Revision Date:

Note: Dimensions are in METRE;



RZ 11-565948

Original Date: 03/17/11

Revision Date:

Note: Dimensions are in METRES

PH - 70



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

Development Application Data Sheet

RZ 11-565948

Attachment 2

Address: 7600 Garden City Road

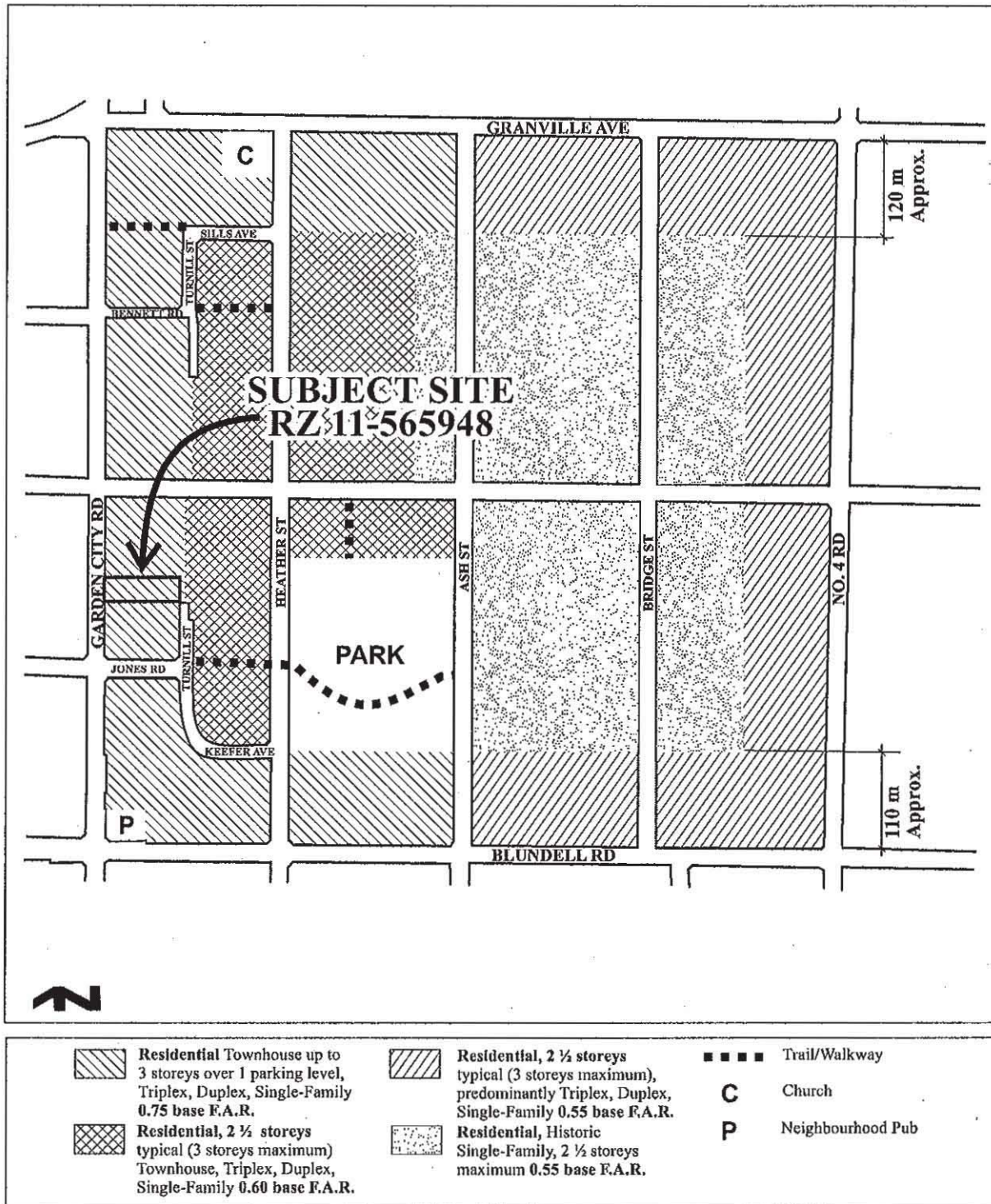
Applicant: Am-Pri Construction Ltd.

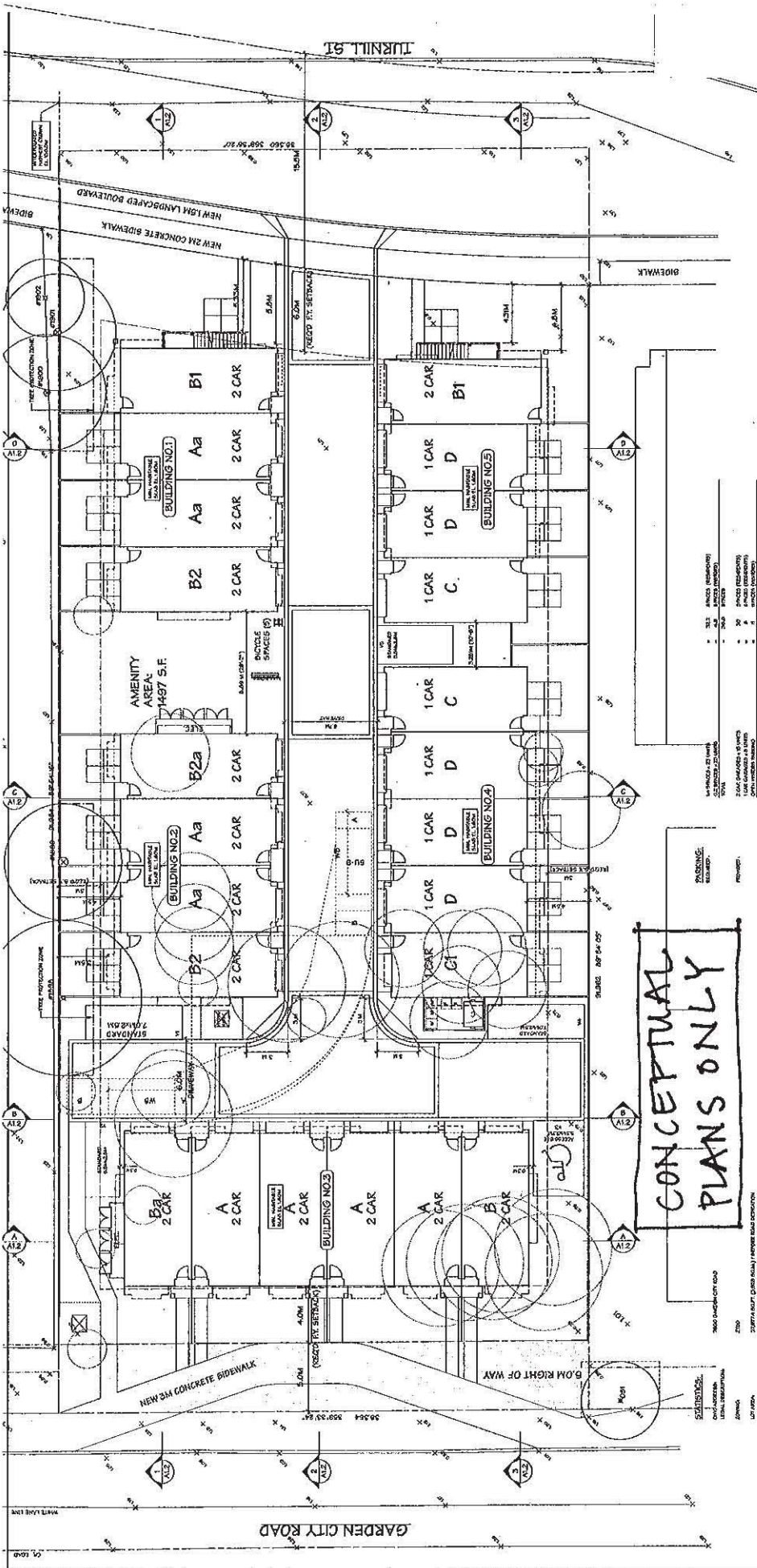
Planning Area(s): South McLennan (City Centre)

	Existing	Proposed
Owner:	Am-Pri Developments (2011) Ltd.	No change
Site Size (m²):	3,528 m ²	3,203 m ² after road dedication
OCP Designation:	Neighbourhood Residential	Complies
Area Plan Designation:	Residential 3-storey over parking 0.75 base FAR	Complies
Zoning:	Single Detached (RS1/F)	Town Housing (ZT50) – South McLennan (City Centre)
Number of Units:	1 single-family house	23 town houses

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.8	0.8	None permitted
Lot Coverage – Building:	Max. 40%	38.5%	None
Lot Size:	Min. 1,600 m ²	3,203 m ²	None
Setback – Garden City Turnill St.	Min. 6 m Min. 4.57 m	9 m Min. 4.79 m	None
Setback – Side Yard	Min. 3.0 m	Min. 3.75 m	None
Height (m):	Max. 12 m & three-storey	11.4 m & three-storey	None
Off-street Parking Spaces – Resident Visitor Accessible Total	33 5 (1) 38	38 5 (1) 43	None
Tandem Parking Spaces:	Permitted	30 spaces in 15 units	None
Amenity Space – Indoor:	Min. 70 m ²	Cash-in-lieu	None
Amenity Space – Outdoor:	Min. 138 m ²	139 m ²	None

McLennan South Sub-Area Site Context and Land use Map





SITE PLAN
SCALE: 1/8" = 1'-0"



**CONCEPTUAL
PLANS ONLY**

UNIT TYPE	UNIT COUNT	TOTAL SQ. FT.	TOTAL CAR SPACES
1 CAR	10	1,000	10
2 CAR	10	2,000	20
3 CAR	10	3,000	30
4 CAR	10	4,000	40
5 CAR	10	5,000	50
6 CAR	10	6,000	60
7 CAR	10	7,000	70
8 CAR	10	8,000	80
9 CAR	10	9,000	90
10 CAR	10	10,000	100
TOTAL	100	100,000	1,000

UNIT TYPE	UNIT COUNT	TOTAL SQ. FT.	TOTAL CAR SPACES
1 CAR	10	1,000	10
2 CAR	10	2,000	20
3 CAR	10	3,000	30
4 CAR	10	4,000	40
5 CAR	10	5,000	50
6 CAR	10	6,000	60
7 CAR	10	7,000	70
8 CAR	10	8,000	80
9 CAR	10	9,000	90
10 CAR	10	10,000	100
TOTAL	100	100,000	1,000

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1 CAR	10	1,000	10
2 CAR	10	2,000	20
3 CAR	10	3,000	30
4 CAR	10	4,000	40
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6 CAR	10	6,000	60
7 CAR	10	7,000	70
8 CAR	10	8,000	80
9 CAR	10	9,000	90
10 CAR	10	10,000	100
TOTAL	100	100,000	1,000

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8 CAR	10	8,000	80
9 CAR	10	9,000	90
10 CAR	10	10,000	100
TOTAL	100	100,000	1,000

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6 CAR	10	6,000	60
7 CAR	10	7,000	70
8 CAR	10	8,000	80
9 CAR	10	9,000	90
10 CAR	10	10,000	100
TOTAL	100	100,000	1,000

Yamamoto Architecture Inc.

PLAN #1

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25 UNIT TOWNHOUSE DEVELOPMENT

3000 UNIVERSITY ROAD

HOUSTON, TX 77057

STATISTICS

TOTAL SQ. FT. 100,000

TOTAL CAR SPACES 1,000

TOTAL UNITS 100

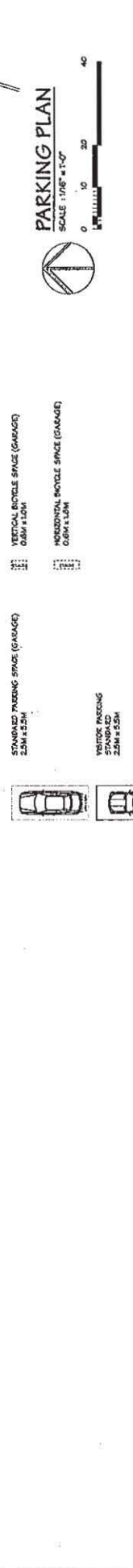
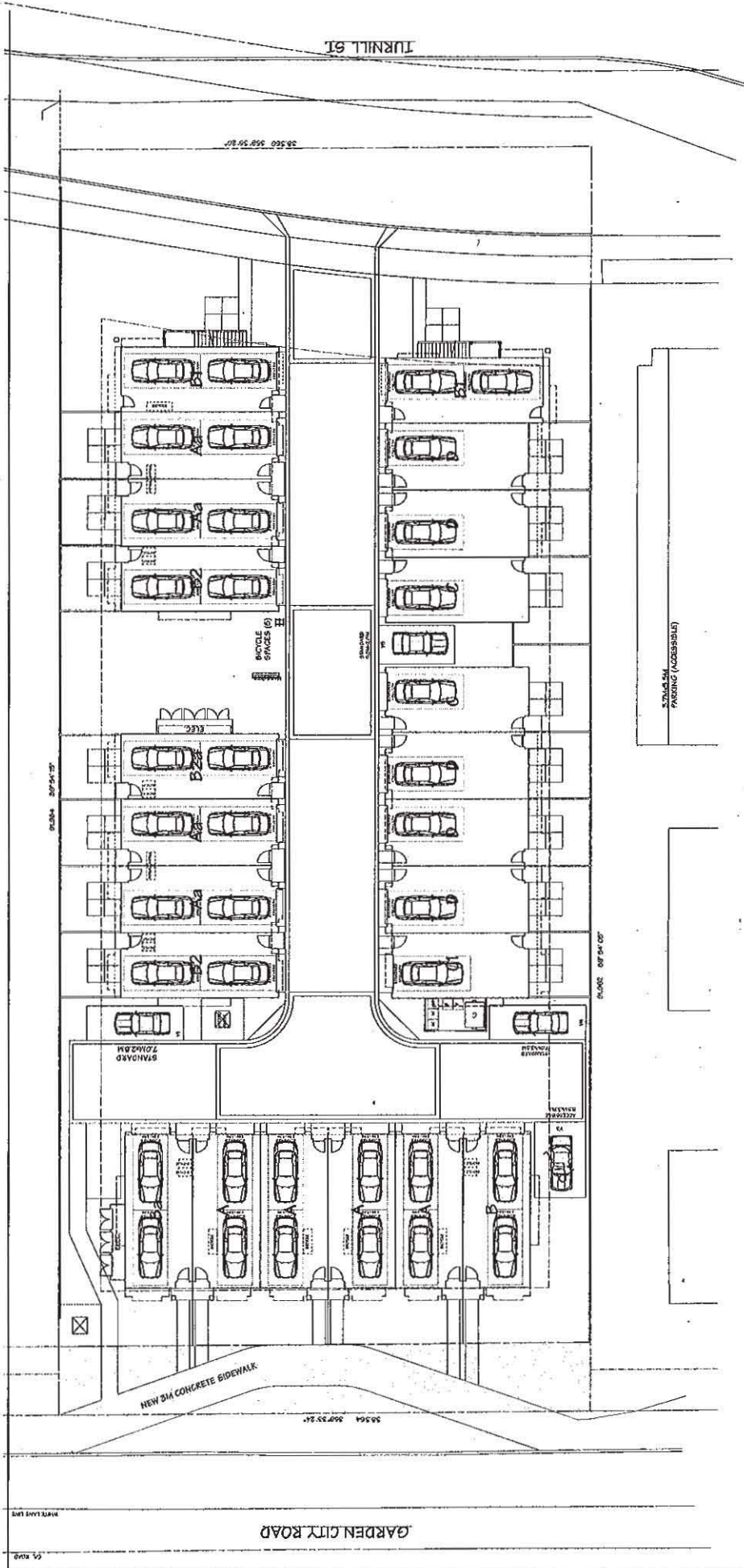
TOTAL PLOTS 100

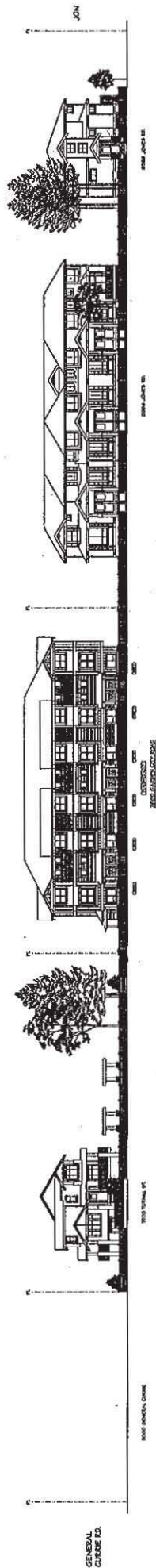
NO.	REVISION
1	ISSUED FOR PERMIT

PLAN #2

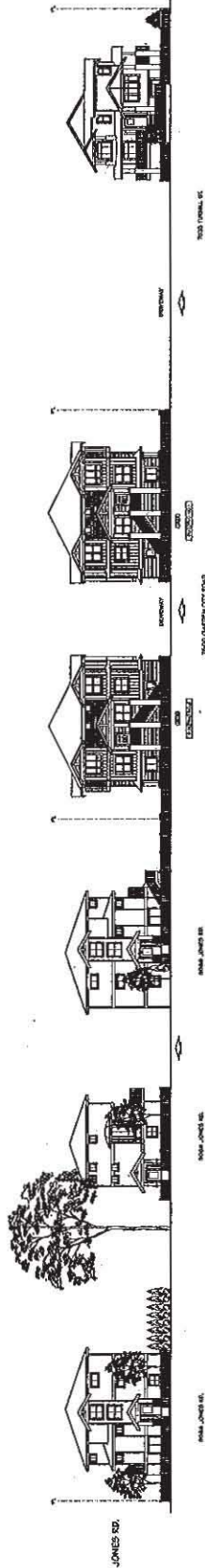
Yamamoto
Architecture Inc.

PROJECT	35 UNIT TOWNHOUSE DEVELOPMENT	SUBMITTAL TITLE	PARKING PLAN CONTEXT PLAN
DATE	2017-11-17	SCALE	1/8" = 1'-0"
DRAWN BY	YAMAMOTO	CHECKED BY	YAMAMOTO
DATE	2017-11-17	DATE	2017-11-17
PROJECT NO.	17-0000000	PROJECT NO.	17-0000000
PROJECT ADDRESS	1000 GARDEN CITY ROAD ANN ARBOR, MI 48106	PROJECT ADDRESS	1000 GARDEN CITY ROAD ANN ARBOR, MI 48106





STREETSCAPE - GARDEN CITY RD.
SCALE 1/8"=1'-0"



STREETSCAPE - TURNHILL ST.
SCALE 1/8"=1'-0"

NO.	DATE	REVISION
1	01/11/11	CONCEPT

PROJECT
25 UNIT TOWNHOUSE DEVELOPMENT

THE GARDEN CITY FARM
HARRISBURG, PA.

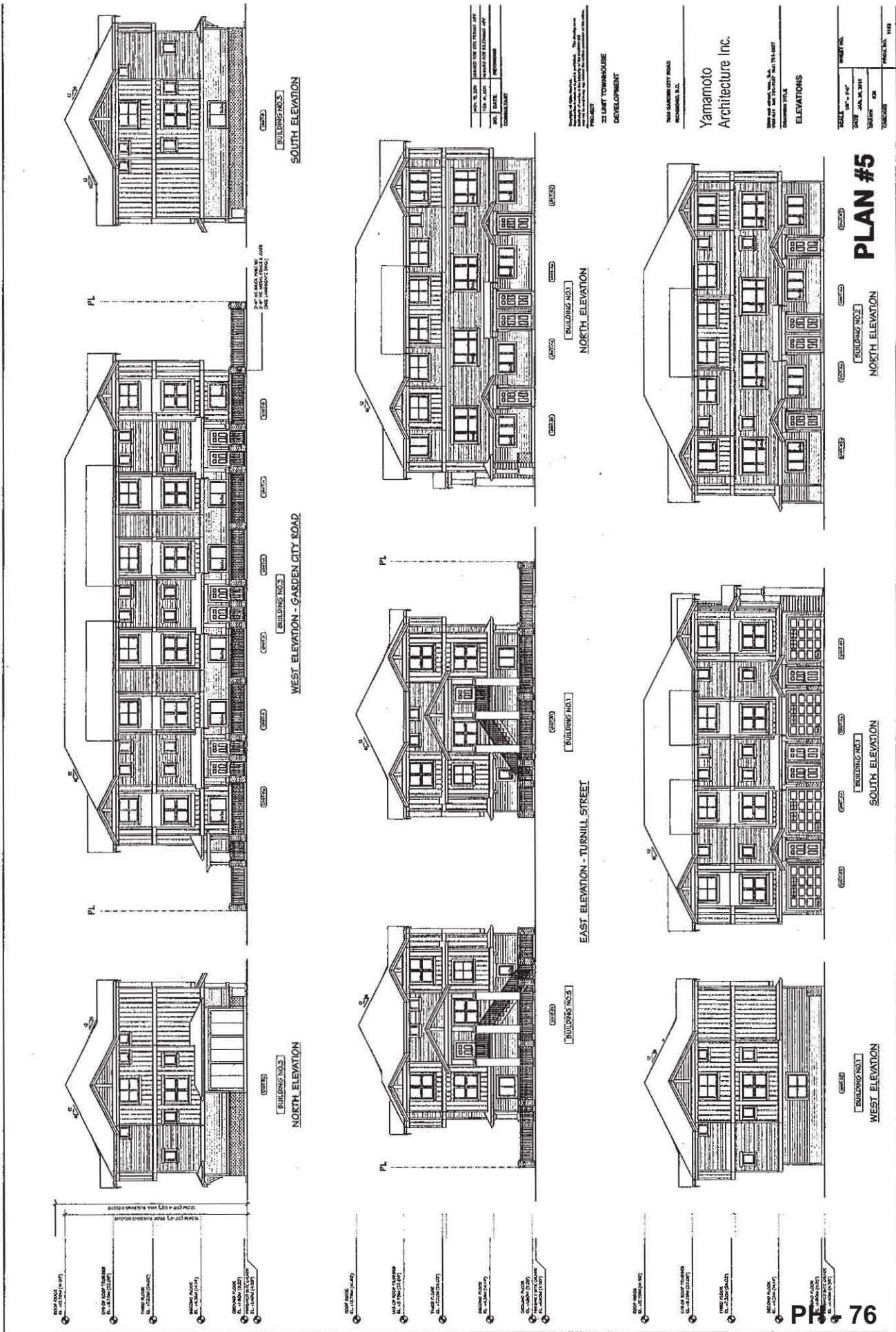
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Architecture Inc.

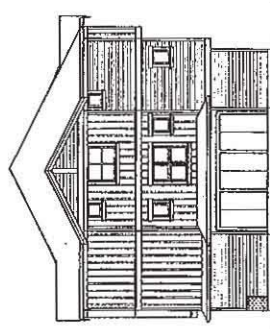
THE GARDEN CITY FARM
HARRISBURG, PA.

STREETSCAPE

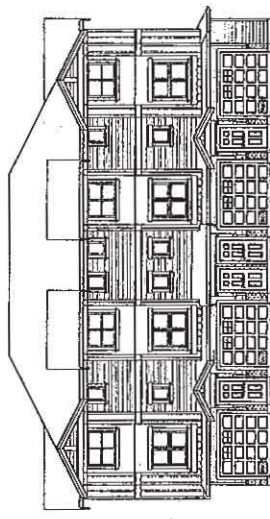
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1	01/11/11	CONCEPT

PLAN #4

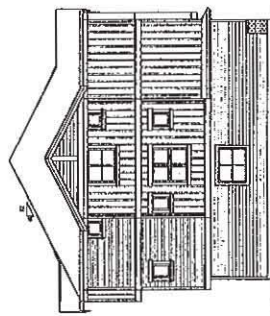




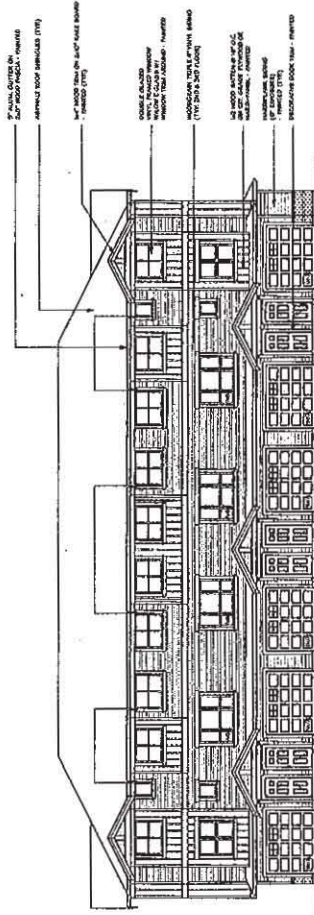
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WEST ELEVATION



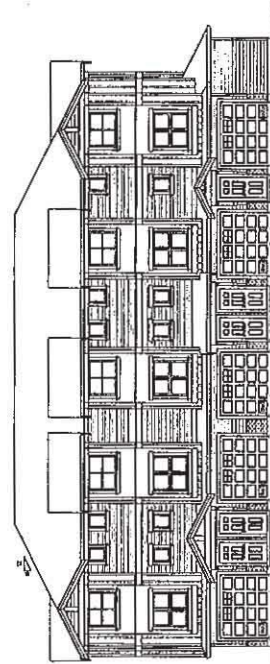
BUILDING NO. 2
SOUTH ELEVATION



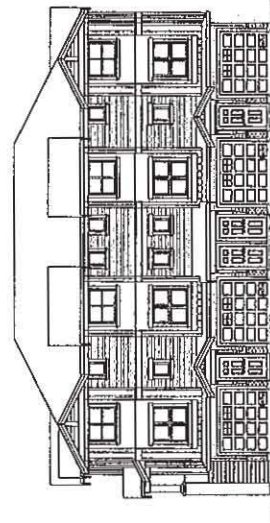
BUILDING NO. 2
EAST ELEVATION



BUILDING NO. 2
NORTH ELEVATION



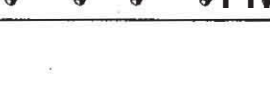
BUILDING NO. 3
WEST ELEVATION



BUILDING NO. 3
SOUTH ELEVATION



BUILDING NO. 3
EAST ELEVATION



BUILDING NO. 3
NORTH ELEVATION

PLAN #6

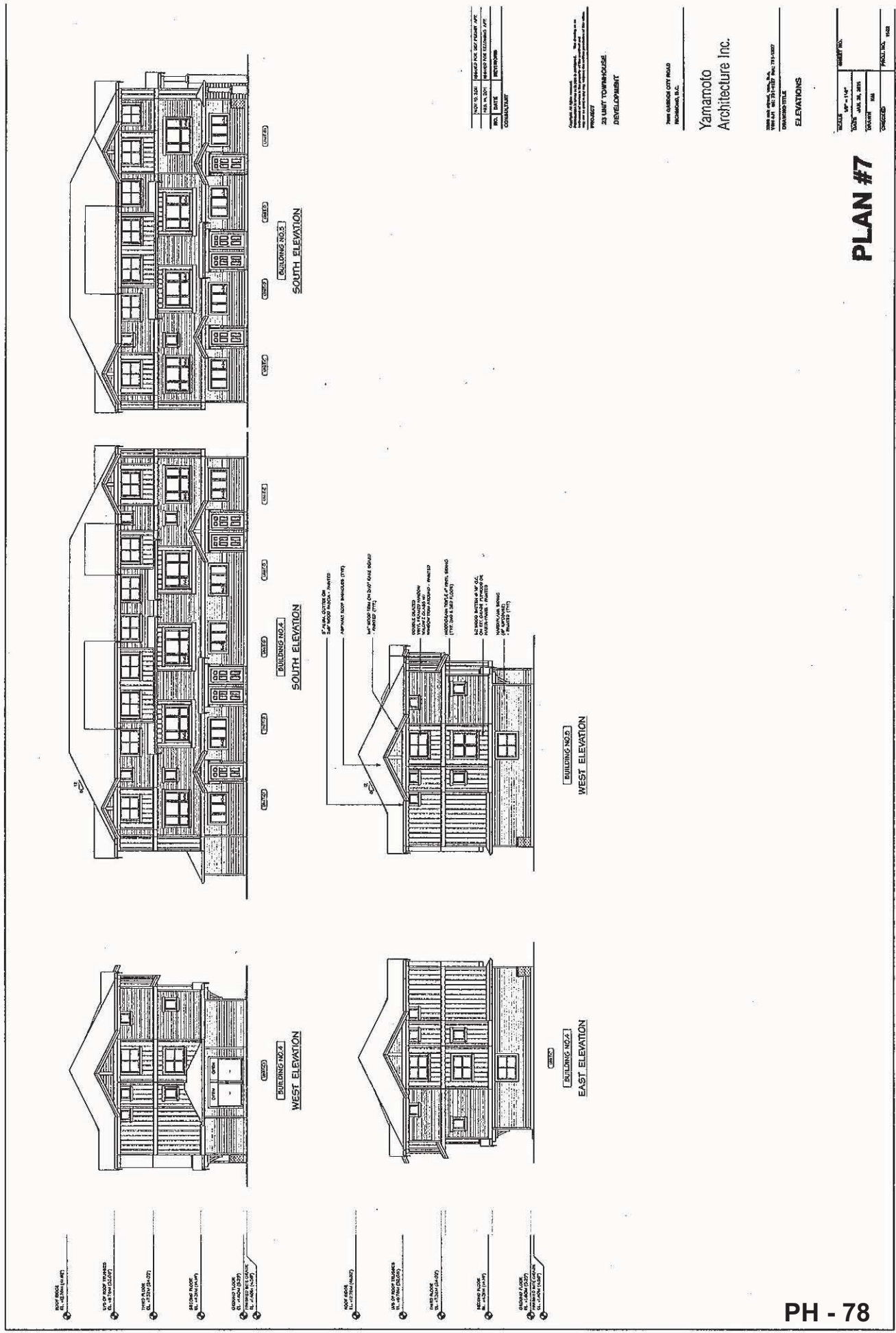
DATE	10-15-2010	DESIGNED FOR THE PROJECT	YAMAMOTO ARCHITECTURE INC.
BY	J. L. LAM	DESIGNED FOR THE PROJECT	YAMAMOTO ARCHITECTURE INC.
NO.	1	DATE	10-15-2010
CONTRACT	23 UNIT TOWNHOUSE DEVELOPMENT		

THE ARCHITECT'S OFFICE
YAMAMOTO ARCHITECTURE INC.
23 UNIT TOWNHOUSE DEVELOPMENT
DEVELOPMENT

THE ARCHITECT'S OFFICE
YAMAMOTO ARCHITECTURE INC.
23 UNIT TOWNHOUSE DEVELOPMENT
DEVELOPMENT

THE ARCHITECT'S OFFICE
YAMAMOTO ARCHITECTURE INC.
23 UNIT TOWNHOUSE DEVELOPMENT
DEVELOPMENT

DATE	10-15-2010	DESIGNED FOR THE PROJECT	YAMAMOTO ARCHITECTURE INC.
BY	J. L. LAM	DESIGNED FOR THE PROJECT	YAMAMOTO ARCHITECTURE INC.
NO.	1	DATE	10-15-2010
CONTRACT	23 UNIT TOWNHOUSE DEVELOPMENT		



NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6
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23 UNIT TOWNHOUSE
DEVELOPMENT

Yamamoto
Architecture Inc.

ELEVATIONS

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6
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PLAN #7

Nov 15, 2011
Issued for P.C.
Oct 24, 2011
Issued for Planning
REVISIONS / COMMENTS

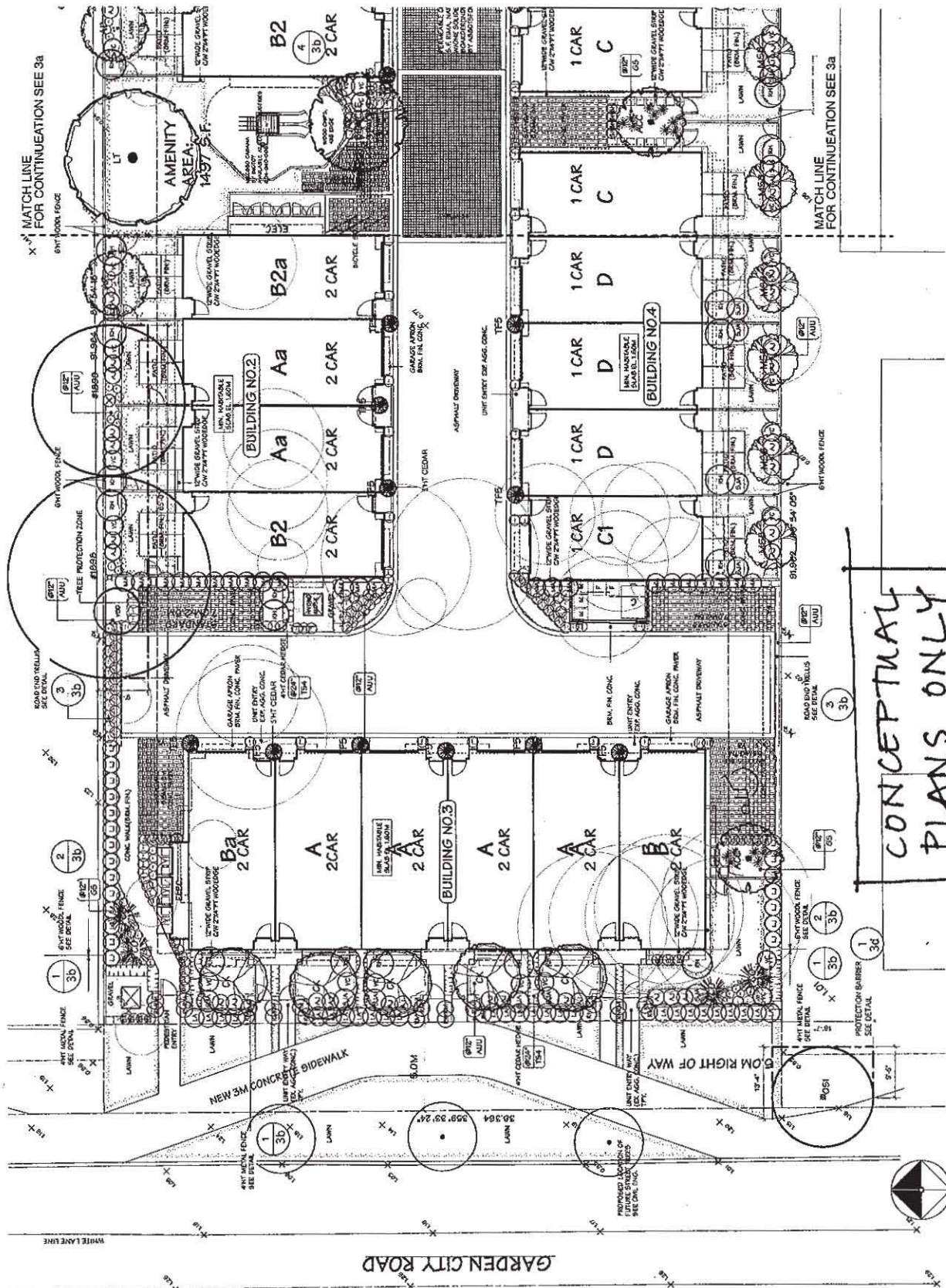
ITO
LANDSCAPE ARCHITECTS
1500 E. 31st Ave. Suite 100
Denver, CO 80202
Tel: (303) 733-6000
Email: info@itoa.com

Project:
7600 GARDEN CITY RD.
RICHMOND B.C.

Arch: Pri

Client: LANDS

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Nov 13, 2011:
Issued for DP
Dec 2, 2011:
Issued for Preliminary
PERFORMANCE PRELIMINARY

ITO
8 ASSOCIATES
LANDSCAPE ARCHITECTS
1900 E 5th Ave
Suite 100
Richmond, BC V6X 1A2
Tel: (604) 255-5009
Email: info@ito-mac.com

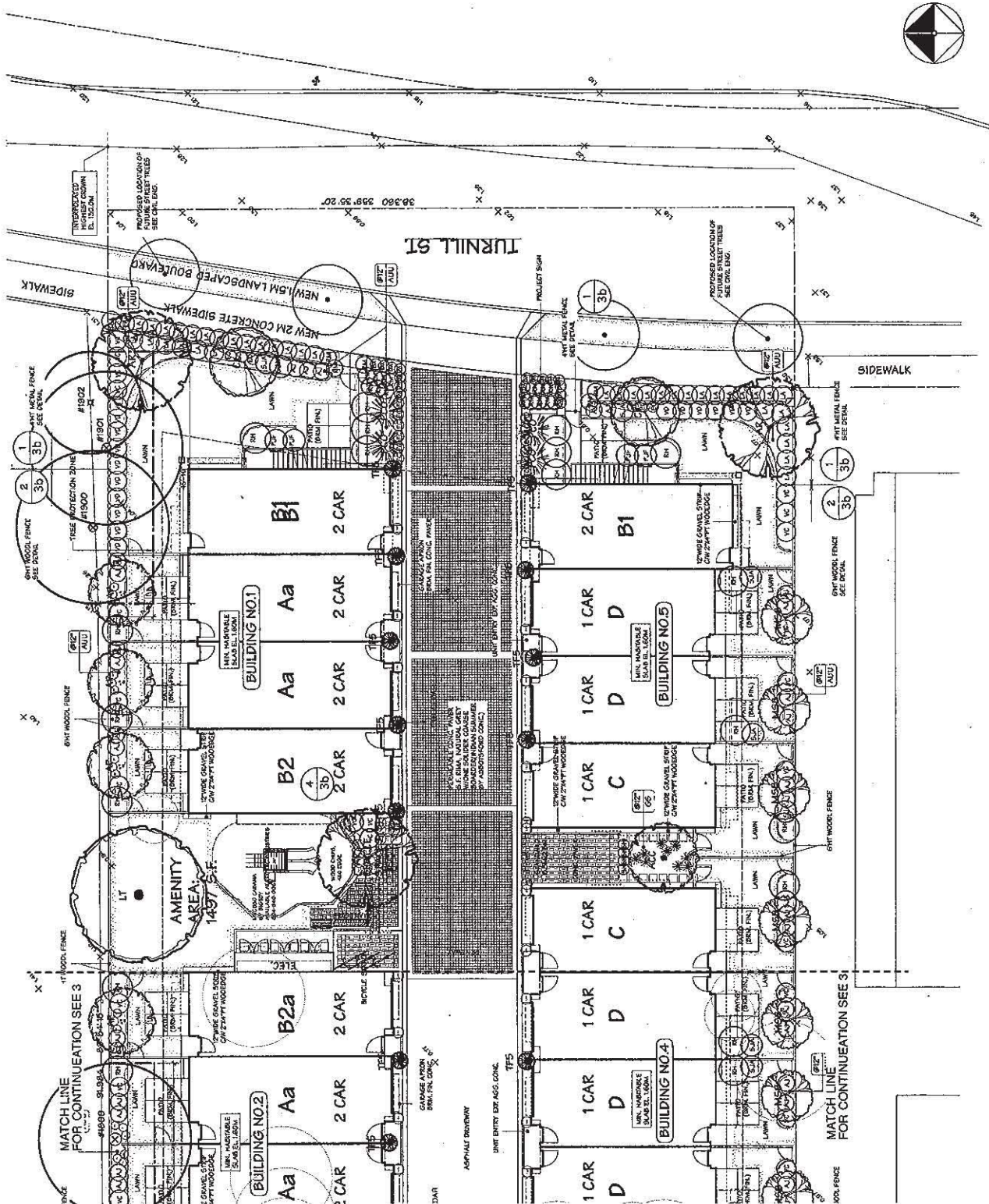
Project:
7800 GARDEN CITY RD.
RICHMOND B.C.

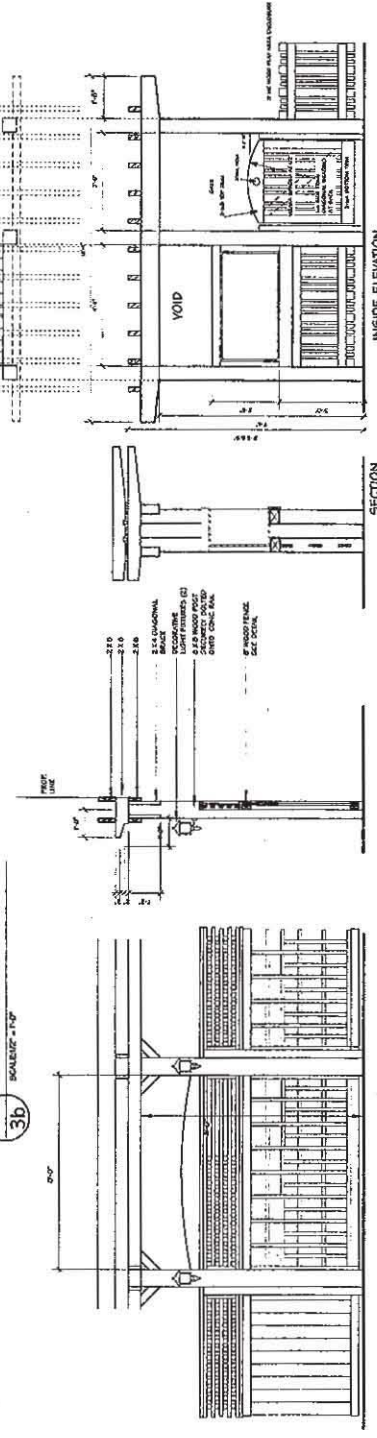
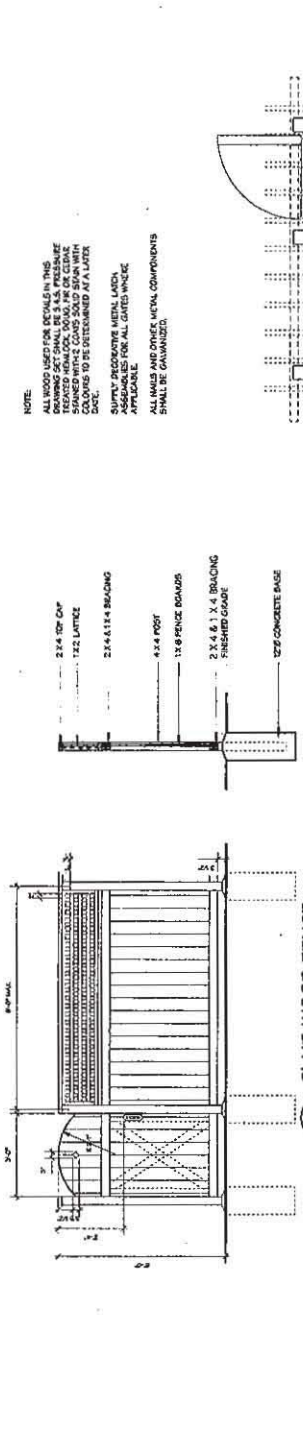
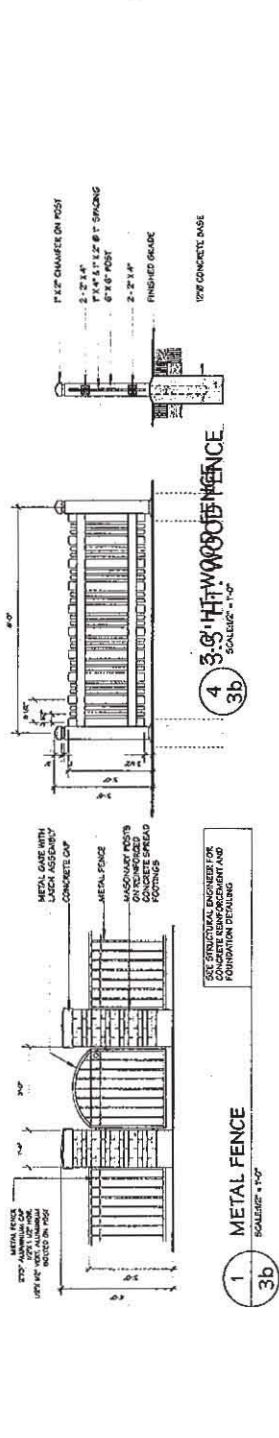
Architect:
Am-Pri Construction

Working Title:
LANDSCAPE PLAN

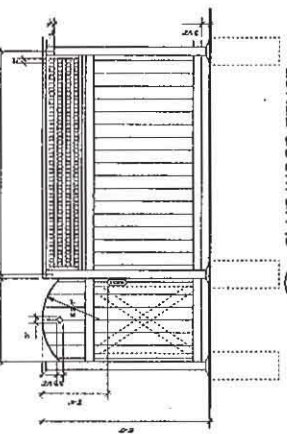
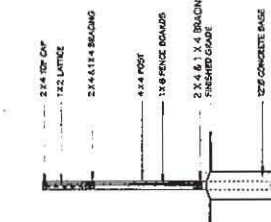
Author:	Nov 13, 2011
Drawn:	Nov 13, 2011
Checked:	Nov 13, 2011
Date:	Nov 13, 2011
Scale:	1:100

3a





NOTE:
ALL WOOD USED FOR DETAILS IN THIS DRAWING SHALL BE THE SPECIES OF WOOD SPECIFIED IN THE PROJECT SPECIFICATIONS. THE SPECIES OF WOOD SHALL BE DETERMINED BY A LUMBER GRADER. THE WOOD SHALL BE SUPPLIED BY THE CONTRACTOR. THE WOOD SHALL BE ASSEMBLED FOR ALL GATED WOODS. THE WOOD SHALL BE ASSEMBLED FOR ALL GATED WOODS. THE WOOD SHALL BE ASSEMBLED FOR ALL GATED WOODS.



ITO
E. ASSOCIATES
Landscape Architects
1942 E. 5th Ave
Vancouver, BC V6H 1M2
Tel: (604) 255-5000
Email: info@ito.ca

Am-Pri Construction
7600 GARDEN CITY RD.
RICHMOND B.C.
Drawing Date
DETAILS

Scale	1/4" = 1'-0"
Sheet	3b
Checked	W
Date	06/23/2011
By	W
Scale	1/4" = 1'-0"

3b

PROJECT ADDRESS: 7600 GARDEN CITY RD, RICHMOND

STATION	TIME	PROGRAM	TYPE	REMARKS
1	12:00	NEWS	NEWS	12:00-12:30
2	12:30	NEWS	NEWS	12:30-13:00
3	13:00	NEWS	NEWS	13:00-13:30
4	13:30	NEWS	NEWS	13:30-14:00
5	14:00	NEWS	NEWS	14:00-14:30
6	14:30	NEWS	NEWS	14:30-15:00
7	15:00	NEWS	NEWS	15:00-15:30
8	15:30	NEWS	NEWS	15:30-16:00
9	16:00	NEWS	NEWS	16:00-16:30
10	16:30	NEWS	NEWS	16:30-17:00
11	17:00	NEWS	NEWS	17:00-17:30
12	17:30	NEWS	NEWS	17:30-18:00
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71	47:00	NEWS	NEWS	47:00-47:30

GROUND CONCRETS

[illegible]

Salon

REPUTED SPECIES AND VARIETY TO BE INTRODUCED BY THE LANDSCAPE ARCHITECT. PLANT MATERIALS AND SOILS FOR PLANTING, IN ACCORDANCE TO THE MOST RECENT ENGLISH COUNTRIAL LANDSCAPE PRACTICES.

PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CHIR STANDARDS FOR TURFGRASS (SOIL) AND THE SOILS STANDARDS FOR CONSUMER GROWING PLANTS. PLANTS MUST BE AVAILABLE FOR DELIVERY IN THE MONTH OF MAY.

PLANT QUANTITIES: PLANT QUANTITIES BETWEEN PLANT MATERIALS SHALL BE SPECIFIED IN THE LANDSCAPE ARCHITECT FOR PLANT SOON PRIOR TO SOWING SEEDS.

ALL MATERIALS AND INFORMATION SHALL BE SUBMITTED FOR ONE FULL MONTH PRIOR TO THE COMMENCEMENT OF THE CONTRACT. THE CONTRACT SHALL BE COMMENCED WHEN THE SOIL OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.

THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE ARCHITECT'S SPECIFICATIONS FOR THE MAINTENANCE OF THE LANDSCAPE.

7600 SAUNDEN CITY RD. RICHMOND

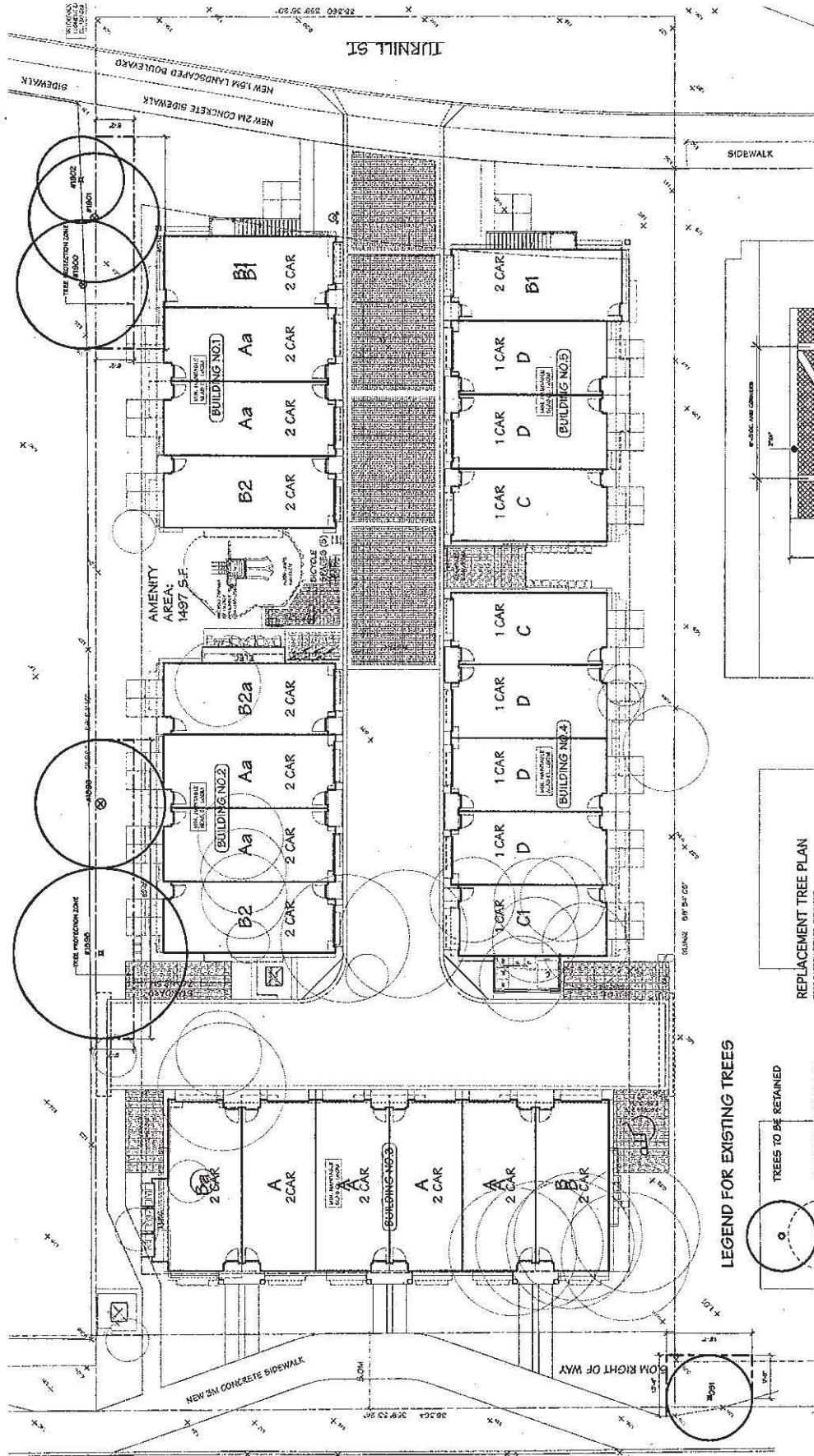
Nov 15, 2011:
Respond for Q#
Dec 24, 2011:
Revised for Reopening
RETRACTED / REOPENED

Am-Pri Construction

Cracked Table:

Code:	W4-1-2*
Country:	MU
Language:	TI
Date:	OCT 21, 2018
Day:	11, 19

36



REPLACEMENT TREE PLAN

7600 GARDEN CITY RD. RICHMOND									
SIZE OF REPLACEMENT TREES	QTY OF REPLACEMENT TREES	SIZE OF REPLACEMENT TREES	RECORDED QTY OF REPLACEMENT TREES	PROPOSED TREES	BALANCE				
800-2024	3	800-2024	6	10	4				
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800									

Rezoning Considerations
7600 Garden City Road
RZ 11-565948

Prior to final adoption of Zoning Amendment Bylaw 8843, the developer is required to complete the following:

1. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
2. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
3. Road dedication along the entire Turnill Street frontage. Dedication for the balance of lands required to complete Turnill Street to its ultimate 15.5 m width, as determined necessary by the Director of Transportation. This is a geometric taper.
4. The granting of a 5 m wide statutory public-rights-of-passage right-of-way along the Garden City property line for the public Garden City greenway, pedestrians, and utilities.
5. Registration of a flood indemnity covenant on title (Area A).
6. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
7. City acceptance of the developer's offer to voluntarily contribute \$0.75 per buildable square foot to Public Art (e.g. \$20,686), or participation in the City's Public Art Program in accordance with Council Policy.
8. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot to Affordable Housing (e.g. \$55,163) in accordance with Council Policy.
9. Provision of on-site indoor amenity space or contribution of cash-in-lieu of in accordance with the OCP and Council Policy (e.g. \$27,000 for 23 units).
10. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

11. Enter into a Servicing Agreement* for the design and construction of road widening, greenway construction, and storm sewer upgrade. Works include, but may not be limited to:
- a) Turnill Street road widening – complete Turnill Street to its FULL ultimate configuration. Works to coordinate with adjacent works (SA 04-266458 & ROW BCP10487), including a 1.75 m sidewalk at property line, 1.5 m grass boulevard with street trees, curb and gutter, and road-widening to the ultimate road width of 8.5 m.
 - b) Garden City greenway – complete the greenway established to the north (SA 04-266458) and south (SA 98-153627). Sidewalk and boulevard widths will vary to suit design and tree retention and the new works should tie into the adjacent sidewalks.
 - c) Garden City storm sewer upgrade – upgrade to 1200mm diameter pipe from Manhole 10 m south of the north property line to a new manhole at the south property line.

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

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Incorporation of accessibility measures in BP plans as determined via the Development Permit processes.
- Obtain a 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 BP. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

* This requires a separate application.

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

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

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

[Signed original on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8843 (RZ 11-565948)
7600 GARDEN CITY ROAD**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **TOWN HOUSING (ZT50) – SOUTH MCLENNAN (CITY CENTRE)**

P.I.D. 004-111-044

Lot 3 Block "H" Section 15 Block 4 North Range 6 West New Westminster District
Plan 1207

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8843"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

DEC 19 2011



MAYOR

CORPORATE OFFICER