



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

Date: February 24, 2017
File: RZ 15-708960


Re: Application by Zhao XD Architect Ltd. for Rezoning at 9880 Granville Avenue and 7031 No. 4 Road from "Single Detached (RS1/F)" Zone to "Medium Density Townhouses (RTM2)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9686, for the rezoning of 9880 Granville Avenue and 7031 No. 4 Road from "Single Detached (RS1/F)" zone to "Medium Density Townhouses (RTM2)" zone, be introduced and given first reading.

W.C.
for: Wayne Craig
Director, Development

EL:blg
Att. 6

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

Staff Report

Origin

Zhao XD Architect Ltd. has applied to the City of Richmond for permission to rezone 9880 Granville Avenue and 7031 No. 4 Road (Attachment 1) from the “Single Detached (RS1/F)” zone to the “Medium Density Townhouses (RTM2)” zone in order to permit the development of seven three-storey townhouse units with vehicle access from 9800 Granville Avenue. The two properties are proposed to be consolidated into one development parcel, which will have a frontage of approximately 41.60 m along No. 4 Road and a frontage of approximately 28.85 m along Granville Avenue. A preliminary site plan, building elevations, and landscape plan are contained in Attachment 2. The site currently contains two single-family homes (one on each lot), which will be demolished.

Findings of Fact

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

Surrounding Development

- To the North: Across Granville Avenue, a seven-unit townhouse development on a site zoned “Town Housing (ZT60) – North McLennan (City Centre)” and a duplex on a site zoned “Two-Unit Dwellings (RD1)”.
- To the South: A 22-unit townhouse development on a site zoned “Low Density Townhouses (RTL1)”.
- To the East: Across No. 4 Road, a single-family home on a lot zoned “Agriculture (AG1)” located within the Agriculture Land Reserve (ALR).
- To the West: A recently approved townhouse development with 18 three-storey townhouse units (RZ 14-658085 and DP 14-671945).

Related Policies & Studies

Official Community Plan

The subject property is designated “Neighbourhood Residential (NRES)” in the Official Community Plan (OCP). This land use designation allows single family, two-family and multiple family housing (specifically townhouses). The proposed townhouse development would be consistent with the OCP.

McLennan South Sub-Area Plan

The subject property is located within the McLennan South Sub-Area Plan (Schedule 2.10D of OCP Bylaw 7100) (Attachment 4 – Land Use Map). The site is designated as “Neighbourhood C2” for residential developments up to three storeys. The proposal of three-storey townhouse development in triplex and quadplex form is consistent with the Sub-Area Plan.

Minimum Site Assembly Size

The configuration of the subject site does not comply with the minimum site assembly guidelines under the McLennan South Sub-Area Plan in terms of both minimum frontage width and minimum lot area. The subject site is an orphaned lot landlocked by a recently approved townhouse development to the west (9800 Granville Avenue) and the existing townhouse development to the south (7060 Bridge Street).

A Public Rights-of- Passage (PROP) statutory right-of-way (SRW) on 9800 Granville Avenue was secured for vehicle access in anticipation of the development of the subject site, the proposed development can be considered as an extension of the adjacent townhouse development. A high quality pedestrian environment along the fronting streets will be created, as no driveway access to Granville Avenue will be required.

Project Density

While the base density permitted on the subject site is 0.55 FAR, the Area Plan provides allowances for density bonusing in order to achieve community amenities and affordable housing. The proposed rezoning to "Medium Density Townhouses (RTM2)" zone would allow a maximum density of 0.65 FAR (i.e., total buildable area approximately 812.5 m² or 8,746 ft²). This density would be in keeping with the range of densities of other projects within the "C1" and "C2" neighbourhoods in the McLennan South Sub-Area Plan, and is supportable to staff.

Staff support the proposed density based on the following:

- Affordable housing: the City's Affordable Housing Strategy supports the use of density bonusing to achieve the objectives of the Strategy. The applicant has agreed to provide a voluntary cash contribution in the amount of \$34,983.85 (\$4.00 per buildable square foot) to the City's Affordable Housing Reserve Fund in keeping with the Affordable Housing Strategy requirements for townhouse developments.
- The subject development is considered an extension of the adjacent recently approved townhouse development at 9800 Granville Avenue (RZ 14-658085 and DP 14-671945) The proposed density for the subject site is the same as the density permitted on the adjacent site.
- The Area Plan supports use of density bonusing to promote child care facility development and the applicant has agreed to provide a voluntary cash contribution in the amount of \$13,000 to the City's Child Care Fund.
- The Area Plan supports use of density bonusing to promote the development of barrier-free housing and the proposal will provide two convertible housing units.
- A 2.0 m wide road dedication across the entire No. 4 Road development frontage and a 4 m x 4 m corner cut at the No. 4 Road/Granville Avenue intersection are required.
- Frontage improvements along Granville Avenue including: minor widening of Granville Avenue and modification to the southwest corner of the No. 4 Road/Granville Avenue intersection; a new 1.75 m wide concrete sidewalk; and a 1.5 m wide grass and treed boulevard, as well as storm sewer upgrades, will be required.

- Frontage improvements along No. 4 Road including: a new 1.5 m wide concrete sidewalk; a 2.0 m wide grass boulevard; and a 3 m x 9 m concrete bus pad will be required.

Agricultural Land Reserve (ALR) Buffer Zone

A landscape buffer is required within the subject site; along the site's No. 4 Road frontage. The buffer is intended to mitigate land use conflicts between the residential uses on the subject site and any agricultural land uses east of No. 4 Road. The proposed landscape buffer was referred to the Agricultural Advisory Committee (AAC) on January 19, 2017 for their review and comments. Overall, the AAC was supportive of the proposal, but requests that the species *vaccinium ovalifolium* (Oval-leaf Blueberry) be replaced/removed, as it may play host to disease. Staff will work with the applicant to amend the proposed planting plan through the Development Permit stage.

In addition to the landscaping requirements of the buffer, a restrictive covenant will be registered on Title, indicating that the landscaping implemented along the eastern side of the development site's No. 4 Road frontage cannot be removed or modified without the City's approval. The covenant would identify that the landscape planting is intended to be a buffer to mitigate the impacts of noise, dust and odour generated from typical farm activities.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

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

Should the 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.

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

Analysis

Built Form and Architectural Character

The applicant proposes to consolidate the two properties into one development parcel with a total net site area of 1,250 m² and construct seven townhouse units in two clusters. The layout of the townhouse units is oriented around a single driveway; providing access to the site from the adjacent townhouse development at 9800 Granville Avenue. An east-west internal manoeuvring aisle providing access to the unit garages is proposed. The amenity area will be situated along the west property line, to the north of the internal drive aisle.

A Development Permit processed to a satisfactory level is a requirement of zoning approval. Through the Development Permit, the following issues are to be further examined:

- Demonstrate compliance with Development Permit Guidelines for multiple-family projects in the 2041 Official Community Plan Bylaw 9000 and the McLennan South Sub-Area Plan.
- Refinement of the proposed building form to achieve sufficient variety in design and setbacks to create a desirable and interesting streetscape along Granville Avenue, No. 4 Road and along the internal drive aisle.
- Address potential privacy concerns through landscaping and built form.
- Review of size and species of replacement trees to ensure bylaw compliance and to achieve a mix of conifer and deciduous trees onsite.
- Refinement of the outdoor amenity area design including the choice of play equipment.
- Refinement of landscape/ALR buffer design and plant species in respond to Agricultural Advisory Committee's comments.
- Review of a sustainability strategy for the development proposal including measures to achieve an EnerGuide Rating System (ERS) score of 82.

Additional issues may be identified as part of the Development Permit application review process.

Existing Legal Encumbrances

There is an existing 3.0 m wide utility right-of-way along the southern portion of the west property line of the site. A portion of this existing utility right-of-way can be discharged as the development will alter existing service connections. The extent of the sanitary right-of-way to be discharged will be finalized via the servicing agreement design, at Building Permit stage.

Transportation and Site Access

No direct vehicular access is permitted along either the Granville Avenue or No. 4 Road development frontage. Vehicular access to the subject site will be provided via the Public Rights-of-Passage (PROP) statutory right-of-way (SRW) over the internal drive-aisle secured through the development of the adjacent site to the west at 9800 Granville Avenue in 2016. A legal opinion prepared by the applicant's lawyer confirms that the City can rely on this SRW. The developers of the adjacent site at 9800 Granville Avenue are aware of this arrangement. Registration of a legal agreement on Title, ensuring that all vehicle access will be limited to the SRW on 9800 Granville Avenue, will be required prior to final adoption of the rezoning bylaw.

The proposal will feature four units with a total of eight stalls in a tandem arrangement, which is consistent with the tandem parking provision of Richmond Zoning Bylaw 8500. A restrictive covenant to prohibit the conversion of the tandem garage area into habitable space is required prior to final adoption.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which assesses the structure and condition of on-site and off-site tree species, and provides recommendations on tree retention and removal. The Report assesses seven bylaw-sized trees on the subject properties, and one street tree on City property (Attachment 5). All seven trees on site will be removed due to poor structural condition; 14 replacement trees are required. According to the Preliminary Landscape Plan (Attachment 2), the developer is proposing to plant 16 new trees on-site. The size and species of replacement trees will be reviewed in detail through Development Permit and overall landscape design.

Parks Operation staff has reviewed the Arborist's Report, conducted a site visit, and authorize the removal of the Birch tree on the northwest corner of this property, as well as the portion of the Cedar hedge along the north property line due to their poor condition. Compensation of \$1,300 is required for the removal of the Birch tree.

Affordable Housing Strategy

Consistent with the Affordable Housing Strategy, the applicant proposes to make a cash contribution to the Affordable Housing Reserve Fund at \$4.00 per buildable square foot; for a contribution of \$34,983.85.

Townhouse Energy Efficiency and Renewable Energy

The applicant has committed to achieving an EnerGuide Rating System (ERS) score of 82 and providing pre-ducting for solar hot water for the proposed development. A Restrictive Covenant; specifying all units are to be built and maintained to the ERS 82 or higher, and that all units are to be solar-hot-water-ready, is required prior to rezoning bylaw adoption. As part of the Development Permit Application review process, the developer is also required to retain a certified energy advisor (CEA) to complete an Evaluation Report to confirm details of construction requirements needed to achieve the rating.

Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$7,000 as per the Official Community Plan (OCP) and Council Policy.

Outdoor amenity space will be provided on-site. Based on the preliminary design, the size of the proposed outdoor amenity space complies with the Official Community Plan (OCP) minimum requirements of 6 m² per unit. Staff will work with the applicant at the Development Permit stage to ensure the configuration and design of the outdoor amenity space meets the Development Permit Guidelines in the OCP.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the developer is required to provide a 2.0 m wide road dedication across the entire No. 4 Road development frontage; including a 4 m x 4 m corner cut at Granville Avenue.

Then, prior to issuance of the Building Permit, the client is required to enter into the City's standard Servicing Agreement to design and construct frontage beautification along both Granville Avenue and No. 4 Road site frontages, as well as storm upgrades along Granville Avenue (see Attachment 6 for details). All works are at the client's sole cost (i.e., no credits apply). The developer is also required to pay DCC's (City & GVS & DD), School Site Acquisition Charge, Address Assignment Fee.

Financial Impact or Economic Impact


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

Conclusion

The proposed seven-unit townhouse development is consistent with the Official Community Plan (OCP) regarding developments within the McLennan South Sub-Area. The proposal would be consistent with the form and character of the surrounding area. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process.

The applicant has agreed to the list of rezoning considerations (signed concurrence on file) outlined in Attachment 6.

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9686 be introduced and given first reading.



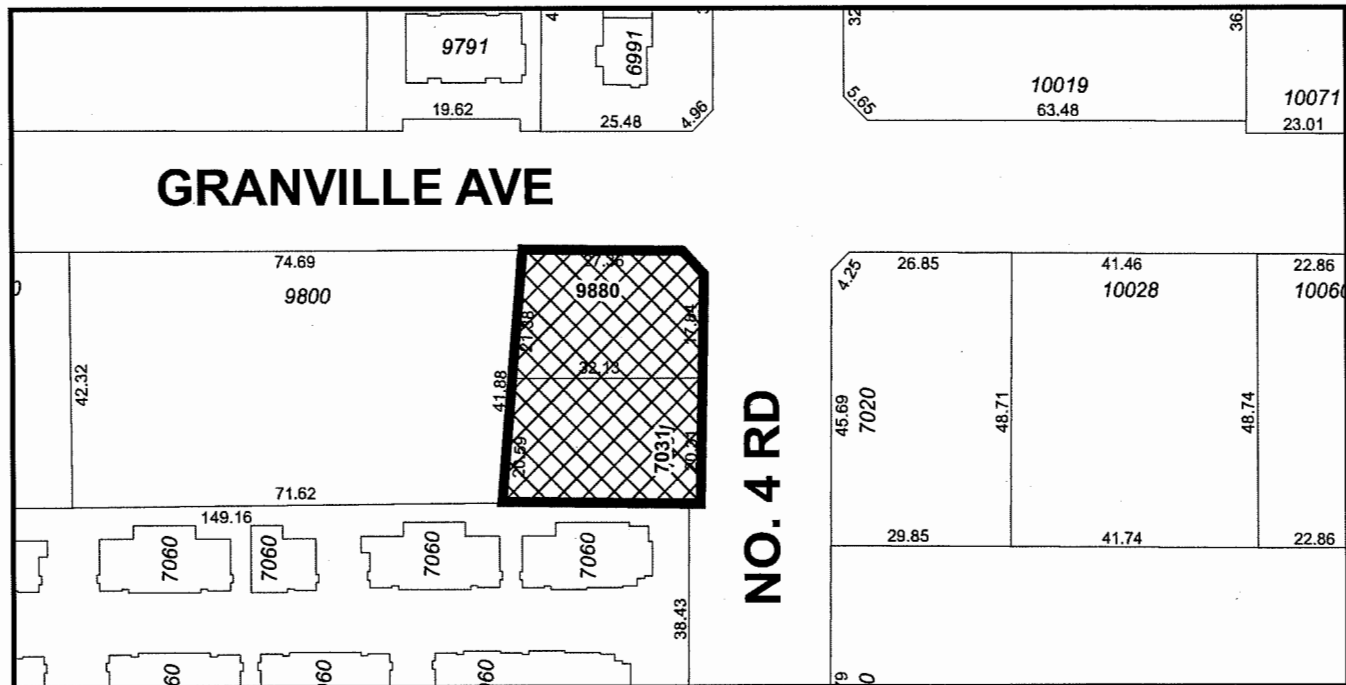
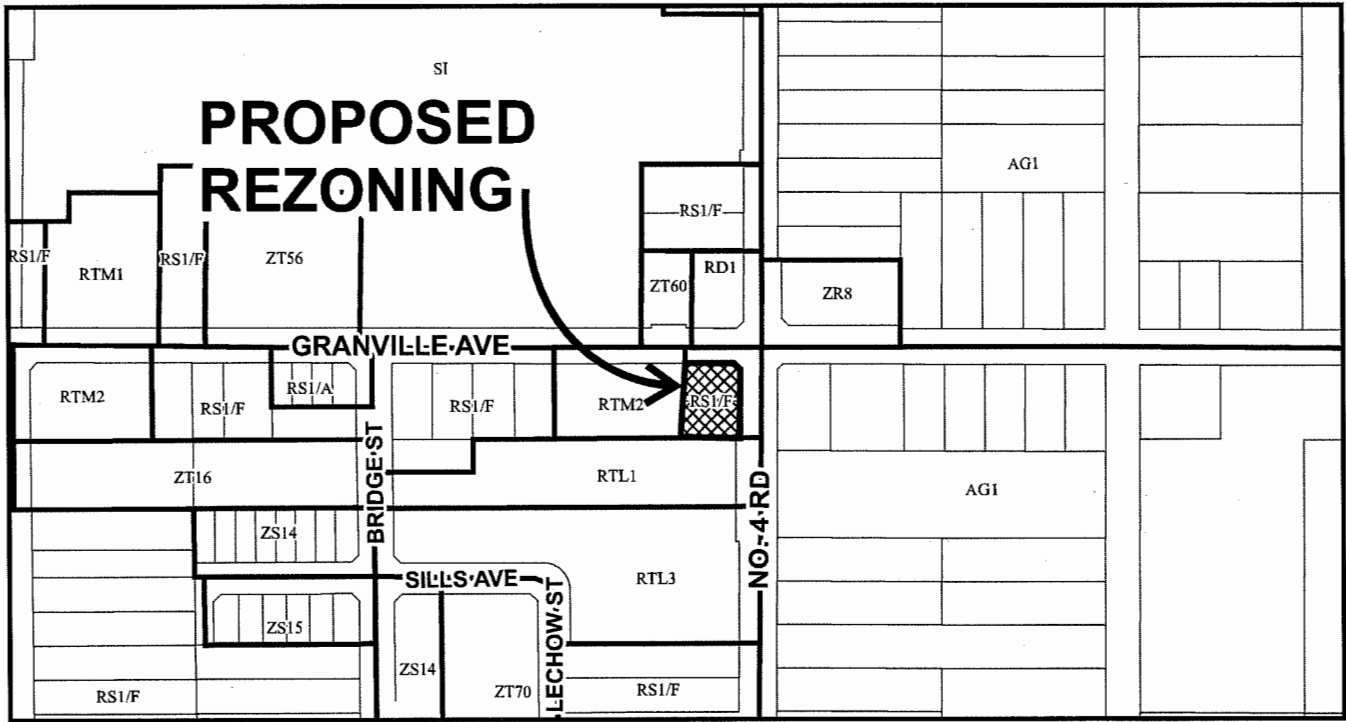
Edwin Lee
Planner 1
(602-276-4121)

EL:blg

Attachment 1: Location Map
Attachment 2: Conceptual Development Plans
Attachment 3: Development Application Data Sheet
Attachment 4: McLennan South Sub-Area Plan Land Use Map
Attachment 5: Tree Management Plan
Attachment 6: Rezoning Considerations



City of
Richmond



RZ 15-708960

Original Date: 09/16/15

Revision Date: 02/15/17

Note: Dimensions are in METRES



City of Richmond



RZ 15-708960

Original Date: 09/17/15

Revision Date: 02/15/17

Note: Dimensions are in METRES

7-UNIT TOWNHOUSE DEVELOPMENT

9880 GRANVILLE AVE. & 7031 NO. ROAD
RICHMOND, BC



ZHAO XD ARCHITECT LTD.

www.zhaoarch.com tel: 604 275-8882



ZHAO XD ARCHITECT LTD. 604 275-8882

CNCL - 217



ZHAO XD ARCHITECT LTD.



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 Toronto, Ontario, Canada M5V 2R7
 Tel: (416) 593-9822
 Fax: (416) 593-9823
 Email: info@zhaoxd.com
 Web: zhaoxd.com

This drawing shall be read in conjunction with the following documents:
 A. DETAIL NUMBER
 B. LOCATION SHEET
 C. DETAIL SHEET

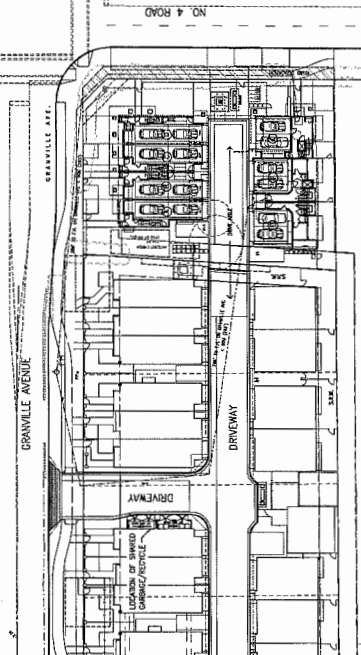
TOWNHOUSE DEVELOPMENT GRANVILLE AVE

8800 GRANVILLE AVE,
 RICHMOND, BC

Drawing Title: **SITE PLAN, DATA & CONTEXT PLAN**

Scale: As Shown

Project No.: A1



SITE PLAN FOR DRIVEWAY ACCESS & GARBAGE/RECYCLING ENCLOSURE LOCATION
 SCALE: 1"=30'-0"

DEVELOPMENT DATA

ADDRESS: 8800 GRANVILLE AVENUE & 7000 NO. 4 ROAD
 LOT #4 EXCEPT PARCEL 7X (DTM PLAN 8070A), AND LOT 85, ALL IN SECTION 15 BLOCK 4
 LOCAL DESCRIPTION: NORTH RANGE 5 WEST N.W.S. PLAN 47545
 P.L.D. NUMBERS: P.D. 004-192-52 (LOT 84)
 P.D. 003-554-679 (LOT 85)

PLANNING AREAS: 10 CITY CENTRE (OSP SCH. 2.100) MEDIUM-DENSITY SUB-AREA PLAN
 PROPOSED: 1200 SM (1-34R S.F.)
 1328.8 SM (1-14R S.F.)
 SINGLE-FAMILY RESIDENTIAL, TOWNHOUSE

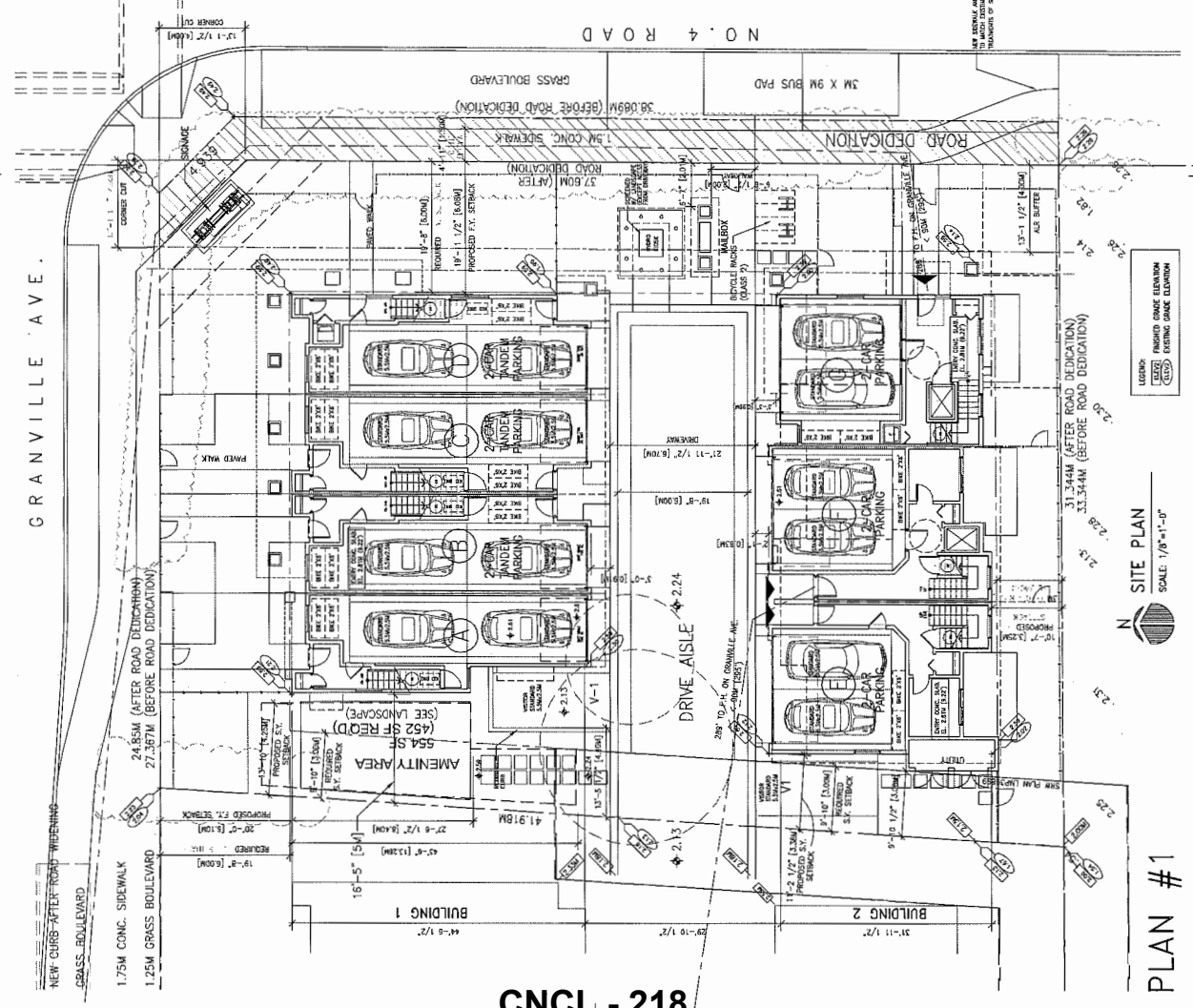
LAND USES: NEIGHBOURHOOD RESIDENTIAL, NEIGHBOURHOOD RESIDENTIAL
 DDP DESIGNATION: 10 CITY CENTRE (OSP SCH. 2.100) 10 CITY CENTRE (OSP SCH. 2.100)

AREA PLAN DESIGNATION: SINGLE DETACHED [S-1-1] MEDIUM-DENSITY TOWN HOUSING [RWZ]

ZONING: NUMBER OF UNITS: 2 7

DEVELOPMENT DATA	EXISTING	PROPOSED	VARIANCE
FLOOR AREA (GROSS)	1328.8 SM (1-14R S.F.)	1200 SM (1-34R S.F.)	NONE
LOT COVERAGE - BUILDING	6.5%	0.6%	(1713.2 SF)
LOT COVERAGE - LANDSCAPING	39.2 X' (3214.8 SF)	39.2 X' (3214.8 SF)	NONE
LOT COVERAGE - NON-POROUS AREA	311.1 X' (2707.8 SF)	311.1 X' (2707.8 SF)	NONE
COVERED AREA (SF)	5.3M ² OF FSR	5.3M ²	707.2
SETBACK - ROAD SIDEWALK (WEST)	MIN. 6.0M	6.0M	NONE
SETBACK - ROAD SIDEWALK (EAST)	MIN. 6.0M	6.0M	NONE
SETBACK - WEST SIDE YARD	MIN. 3.0M	3.0M	NONE
SETBACK - REAR YARD (GROUP)	MIN. 3.0M	3.0M	NONE
HEIGHT	12M (3 STOREYS)	12M (3 STOREYS)	NONE
LOT SIZE (MIN. DIMENSIONS)	(MIN. 30.0 M WIDE)	(MIN. 30.0 M WIDE)	NONE
RESIDENTIAL PARKING SPACES	10 SPACES (1+1/4 UNIT)	14 SPACES (2.0/UNIT)	NONE
VISITOR PARKING SPACES	0.2 SPACES/ UNIT = 1.4	2 SPACES	NONE
OFF-STREET PARKING SPACES-TOTAL	12 SPACES	16 SPACES	NONE
STREET-FRONT PARKING SPACES	MIN. 5 SPACES	6 SPACES	NONE
TANDEM PARKING SPACES	MIN. 50% HARDING FOOT	4 SPACES	NONE
VEHICLE PARKING SPACE-CLASS-1	1.25 SPACES PER UNIT	14 SPACES	NONE
VEHICLE PARKING SPACE-CLASS-2	0.2 SPACES PER UNIT	2 SPACES	NONE
AMENITY SPACE - INDOOR	MIN. 9.5 SM PER UNIT	504 SF (7.3 SM PER UNIT)	NONE
AMENITY SPACE - OUTDOOR	MIN. 37.5 SM PER UNIT	46.8 SM PER UNIT (AVG.)	NONE
PRIVATE OPEN SPACE		* INCL. UTILITY CLOSET	

NOTE FOR LIFT: 2 STOREY LIFT. MINIMUM CLEARANCE ELEVATION FOR FUTURE GRAN BUILDINGS: 10.00M. INDOOR WALKS FOR FUTURE GRAN BUILDINGS: 1.20M. LIFT-TYPE HANDS FOR PLUMBING AND DOOR HANDS: 2.10M. A DRAINABLE UNIT IS PROPOSED FOR THE PROJECT.



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

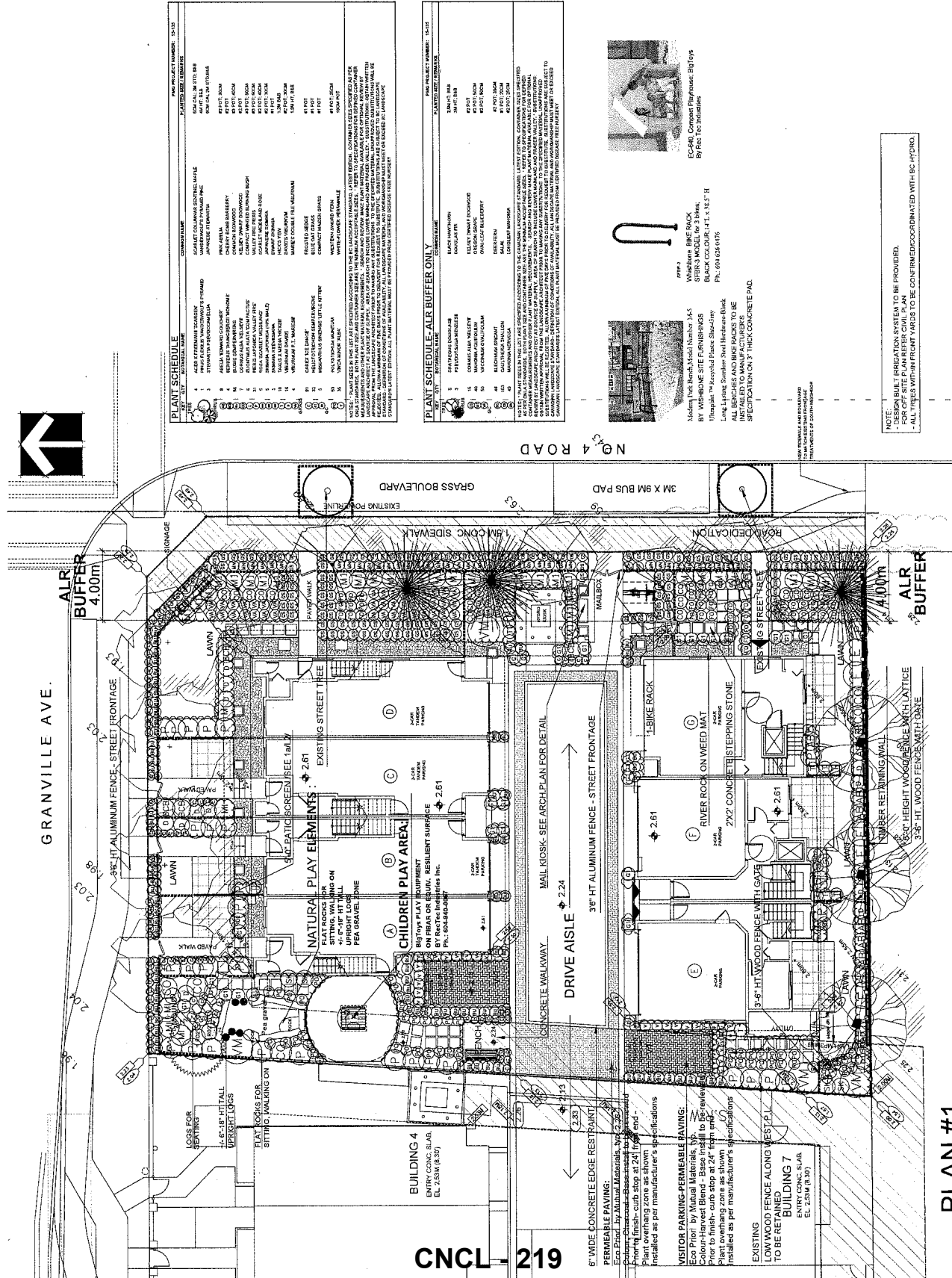
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pmg
LANDSCAPE ARCHITECTS
Suite C109 - 4165 388 Creek Drive
Richmond, BC V6X 4K8
P: 604.284.0021 F: 604.284.0022

25/21

DRAWING NUMBER: **L1**
DATE: August 21, 2015
SCALE: 1/8" = 1'-0"
DRAWN BY: RES/BNK/DO
CHECKED BY: CMK/CO/PM
PROJECT TITLE: **LANDSCAPE PLAN**
PROJECT: **7 UNIT TOWNHOUSE DEVELOPMENT**
9880 GRANVILLE AVENUE AND 7031 No. 4 ROAD RICHMOND
PAGE PROJECT NUMBER: 15/135
OF 4

NO.	DATE	REVISION/DESCRIPTION	DR.
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2	11.14.2011	REVISED PER PERMITS	DR
3	11.14.2011	REVISED PER PERMITS	DR
4	11.14.2011	REVISED PER PERMITS	DR
5	11.14.2011	REVISED PER PERMITS	DR
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12	11.14.2011	REVISED PER PERMITS	DR
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23	11.14.2011	REVISED PER PERMITS	DR
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25	11.14.2011	REVISED PER PERMITS	DR



PLANT SCHEDULE

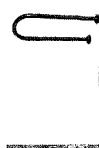
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2	2	SPYRADA (SEMI-DWARF)	15-110
3	3	SPYRADA (SEMI-DWARF)	15-110
4	4	SPYRADA (SEMI-DWARF)	15-110
5	5	SPYRADA (SEMI-DWARF)	15-110
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25	25	SPYRADA (SEMI-DWARF)	15-110

PLANT SCHEDULE - ALR BUFFER ONLY

NO.	SYM.	PLANT NAME	PLANT PROJECT NUMBER
1	1	ASHLEAF FERNARIUM (SEMI-DWARF)	15-110
2	2	SPYRADA (SEMI-DWARF)	15-110
3	3	SPYRADA (SEMI-DWARF)	15-110
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16	16	SPYRADA (SEMI-DWARF)	15-110
17	17	SPYRADA (SEMI-DWARF)	15-110
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20	20	SPYRADA (SEMI-DWARF)	15-110
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22	22	SPYRADA (SEMI-DWARF)	15-110
23	23	SPYRADA (SEMI-DWARF)	15-110
24	24	SPYRADA (SEMI-DWARF)	15-110
25	25	SPYRADA (SEMI-DWARF)	15-110



Concrete Benches: Big Top By Prec. Top Industries

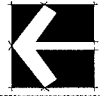


Black Metal Bike Rack: SERRA3 MODEL No. 3, Black, BLACK COLOUR, L x S 16.5" H Ph: 604.626.6195



Concrete Step with Metal Grate: 2x2x2 CONCRETE STEPPING STONE

NOTE:
- ALL TREE WITHIN FRONT YARDS TO BE CONFIRMED/COORDINATED WITH H/C/O.
- FOR SITE PLAN REFER CHIL 7A AND CHIL 7B FOR TREE SPECIFICATIONS AND PLANTING SCHEDULES.
- ALL TREES WITHIN FRONT YARDS TO BE CONFIRMED/COORDINATED WITH H/C/O.



GRANVILLE AVE.

ALR BUFFER 4.00m

ALR BUFFER 4.00m

GRASS BOULEVARD

3M X 9M BUS PAD

NO. 4 ROAD

CNCL - 219

PLAN #1



**ZHAO XD
ARCHITECT
LTD.**

435-1181 Yonge St.,
Toronto, Ont. M5G 1S5
Tel: (416) 591-8822
Fax: (416) 591-7736
Email: info@zhaoxd.com
Web: zhaoxd.com

DATE: 11/11/11
PROJECT: TOWNHOUSE DEVELOPMENT
SHEET: 1 OF 1

NO./YR.	DATE	ISSUED FOR:
1/01/01	11/11/11	CONCEPT
2/02/02	01/11/12	PERMITS
3/03/03	03/11/12	CONSTRUCTION
4/04/04	05/11/12	FINAL

A DETAIL NUMBER
B LOCATION SHEET
C DETAIL SHEET

Project: **TOWNHOUSE DEVELOPMENT GRANVILLE AVE**

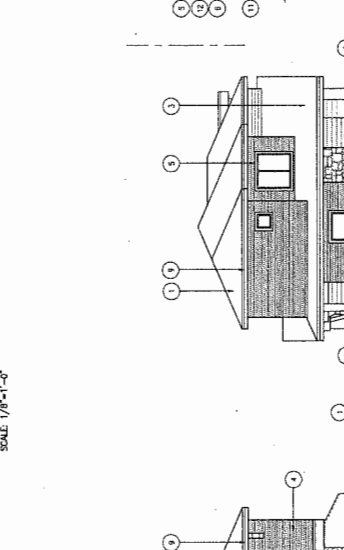
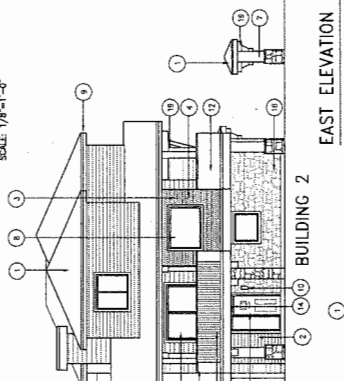
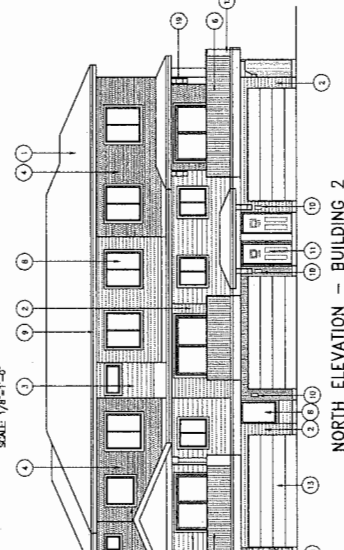
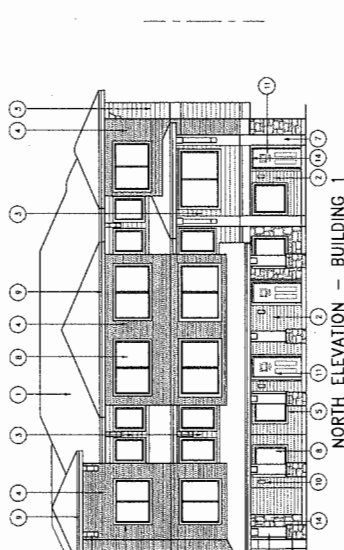
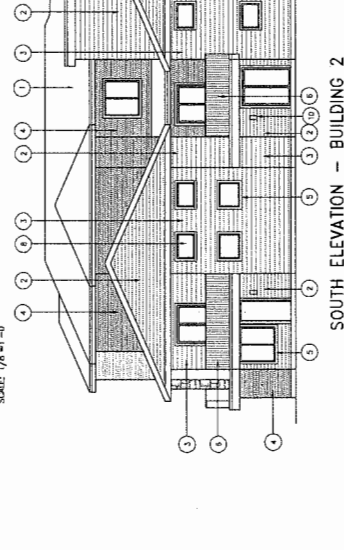
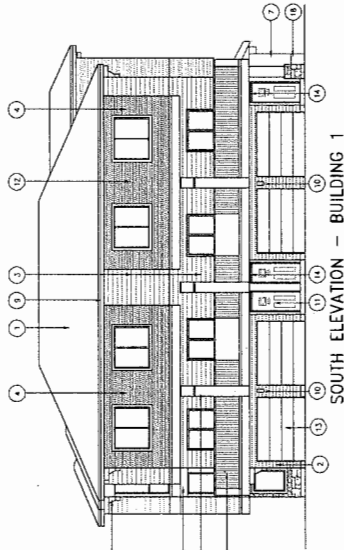
1880 GRANVILLE AVE
RICHMOND, ON

Drawing Title: **ELEVATIONS**

Date: _____
Scale: _____
Drawn By: _____
Checked By: _____
Project No.: _____
Drawing No.: **A8**

LEGEND

- ① CLAUDE STONE
- ② MARBLE STONE (F) - BROWN/BLACK
- ③ MARBLE STONE (F) - GRANITE/BLACK
- ④ STAINLESS STEEL, BRASS



LEGEND

- ① CLAUDE STONE
- ② MARBLE STONE (F) - BROWN/BLACK
- ③ MARBLE STONE (F) - GRANITE/BLACK
- ④ STAINLESS STEEL, BRASS

LEGEND

- ① CLAUDE STONE
- ② MARBLE STONE (F) - BROWN/BLACK
- ③ MARBLE STONE (F) - GRANITE/BLACK
- ④ STAINLESS STEEL, BRASS

NORTH & SOUTH ELEVATIONS (MAILBOX)
SCALE: 1/8"=1'-0"

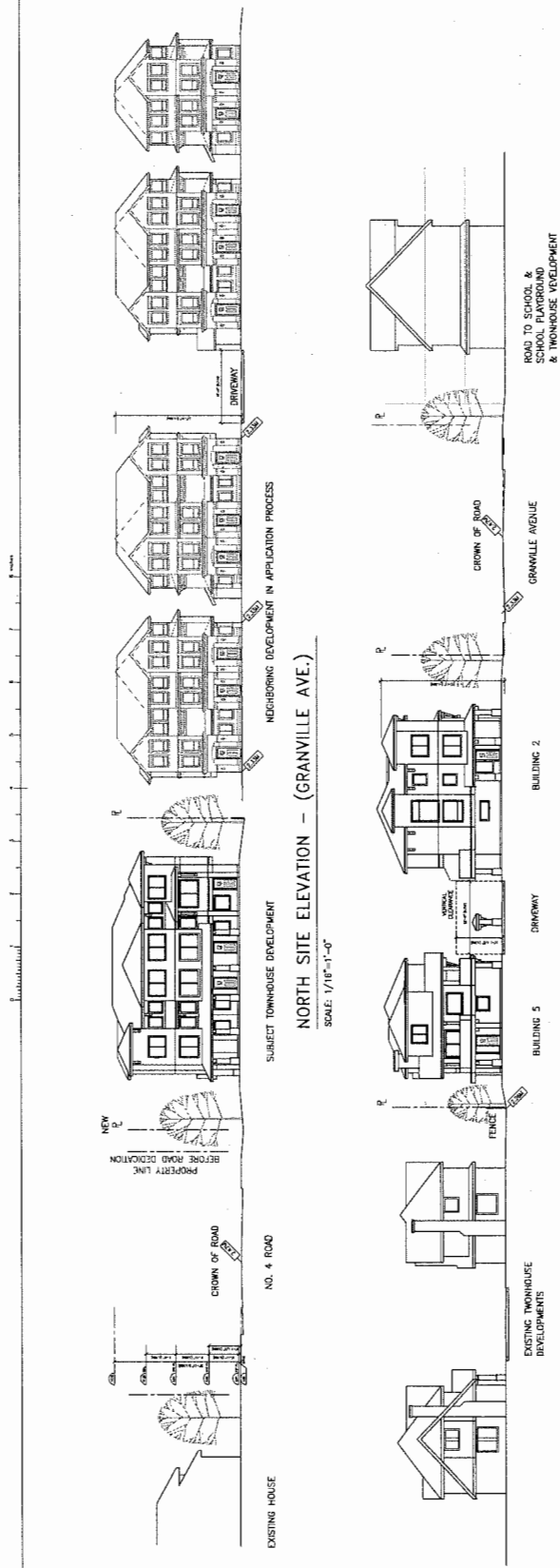
PLAN #4



ZHAO XD ARCHITECT LTD.

455-11th Avenue, New York, NY 10013
 Tel: (646) 275-8842
 Fax: (646) 804-1736
 Email: info@zhaoxd.com
 Web: zhaoxd.com

DATE: 11/15/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: [Number]
 DRAWING NO.: A9



NORTH SITE ELEVATION - (GRANVILLE AVE.)
 SCALE: 1/16"=1'-0"

EAST SITE ELEVATION - (NO. 4 ROAD)
 SCALE: 1/16"=1'-0"

AREA CALCULATIONS (PER UNIT)

	UNIT A	UNIT B	UNIT C	UNIT D	UNIT E	UNIT F	UTILITY CL. MAJORX	TOTAL	
OUTDOOR SPACE (SF):	427.4	433.4	433.4	454.4	533.3	534.6	654.7	3451.2	
GROSS FLOOR AREA (SF):*	1751.4	1863.8	1863.8	1942.2	1955.2	2037.5	2055.5	13577.7	
EXEMPTED FLOOR AREA (SF):	631.9	721.5	721.5	775.1	680.2	621.7	675.3	4797.2	
NET FLOOR AREA (SF):	1118.5	1142.3	1142.3	1167.1	1306.0	1415.8	1380.2	8773.2	
LOT COVERAGE (SF):	644.6	710.6	710.6	774.3	749.6	772.6	64.3	3239.5	
COVERED AREA (SF):	39.4	74.7	74.7	131.6	131.5	108.8	14.3	707.2	* INCLUDING GARAGE AREA
GARAGE AREA (SF):	486.0	539.3	539.3	537.6	411.1	407.3		3341.8	

PROJECT: TOWNHOUSE DEVELOPMENT GRANVILLE AVE
 SHEET: 01 OF 02
 DATE: 11/15/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: [Number]
 DRAWING NO.: A9

STREET ELEVATIONS



RZ 15-708960

Attachment 3

Address: 9880 Granville Avenue and 7031 No 4 Road

Applicant: Zhao XD Architect Ltd.

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

	Existing	Proposed
Owner:	Shih Lu Reng Fang Chang	To be determined
Site Size (m²):	1,332.8 m ²	1,250 m ² (after road dedication)
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	CCAP: General Urban T4 South McLennan Sub-Area Plan: Residential, 2½ storey typical (3-storeys maximum) with 0.55 base FAR	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/F)	Medium Density Townhouses (RTM2)
Number of Units:	2	7
Other Designations:	N/A	No Change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	0.65 Max.	none permitted
Lot Coverage – Building:	Max. 40%	40% Max.	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	65 % Max.	none
Lot Coverage – Landscaping:	Min. 25%	25% Min.	none
Setback – Front Yard – Granville Avenue (m):	Min. 6.0 m	6.0 m Min.	none
Setback – Exterior Side Yard – No. 4 Road (m):	Min. 6.0 m	6.0 m Min.	none
Setback – Interior/West Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – Rear Yard (m):	Min. 3.0 m	3.0 m Min.	none
Height (m):	Max. 12.0 m (3 storeys)	12.0 m (3 storeys) Max.	none
Lot Width:	Min. 30.0 m	28.85 m	none
Lot Depth:	Min. 35.0 m	41.60 m	

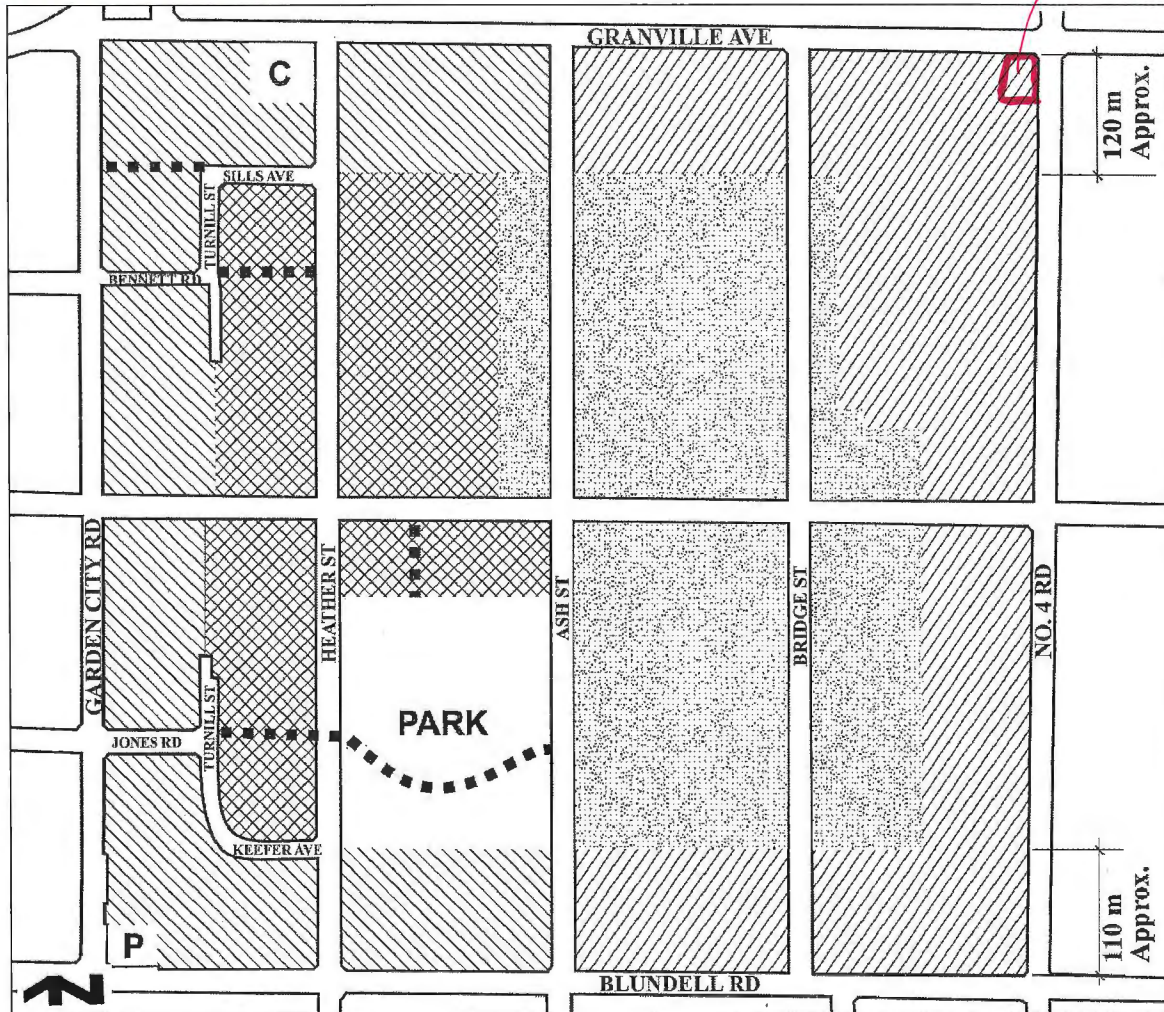
	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.4 (R) and 0.2 (V) per unit	2.0 (R) and 0.28 (V) per unit	none
Off-street Parking Spaces – Total:	10 (R) and 2 (V)	14 (R) and 2 (V)	none
Tandem Parking Spaces:	Max. 50% of required residential spaces in enclosed garages (10 x Max. 50% = 5 spaces)	40% of required residential spaces (i.e., 4 spaces) + 4 surplus spaces = total 8 spaces	none
Small Car Parking Spaces	None when fewer than 31 spaces are provided on site	0	none
Handicap Parking Spaces:	None when fewer than 3 visitor parking spaces are required	0	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	2.0 (Class 1) and 0.28 (Class 2) per unit	none
Off-street Parking Spaces – Total:	9 (Class 1) and 2 (Class 2)	14 (Class 1) and 2 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 7 units = 42 m ²	51 m ²	none

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

City of Richmond

Land Use Map Bylaw 9106
2015/09/14

SUBJECT SITE



Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family 0.75 base F.A.R.	Residential, Historic Single-Family, 2 1/2 storeys maximum 0.55 base F.A.R. Lot size along Bridge and Ash Streets: <ul style="list-style-type: none"> Large-sized lots (e.g. 18 m/59 ft. min. frontage and 550 m²/ 5,920 ft² min. area) 	Trail/Walkway
Residential, 2 1/2 storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family 0.60 base F.A.R.	Elsewhere: <ul style="list-style-type: none"> Medium-sized lots (e.g. 11.3 m/ 37 ft. min. frontage and 320 m²/ 3,444 ft² min. area), with access from new roads and General Currie Road; Provided that the corner lot shall be considered to front the shorter of its two boundaries regardless of the orientation of the dwelling.	C Church P Neighbourhood Pub
Residential, 2 1/2 storeys typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family 0.55 base F.A.R.		

Note: Sills Avenue, Le Chow Street, Keefe Avenue, and Turnill Street are commonly referred to as the "ring road".

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pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4186 8th Creek Drive
Burrby, British Columbia, V5C 6G9
P: 604-274-8111 F: 604-274-0022

SCALE

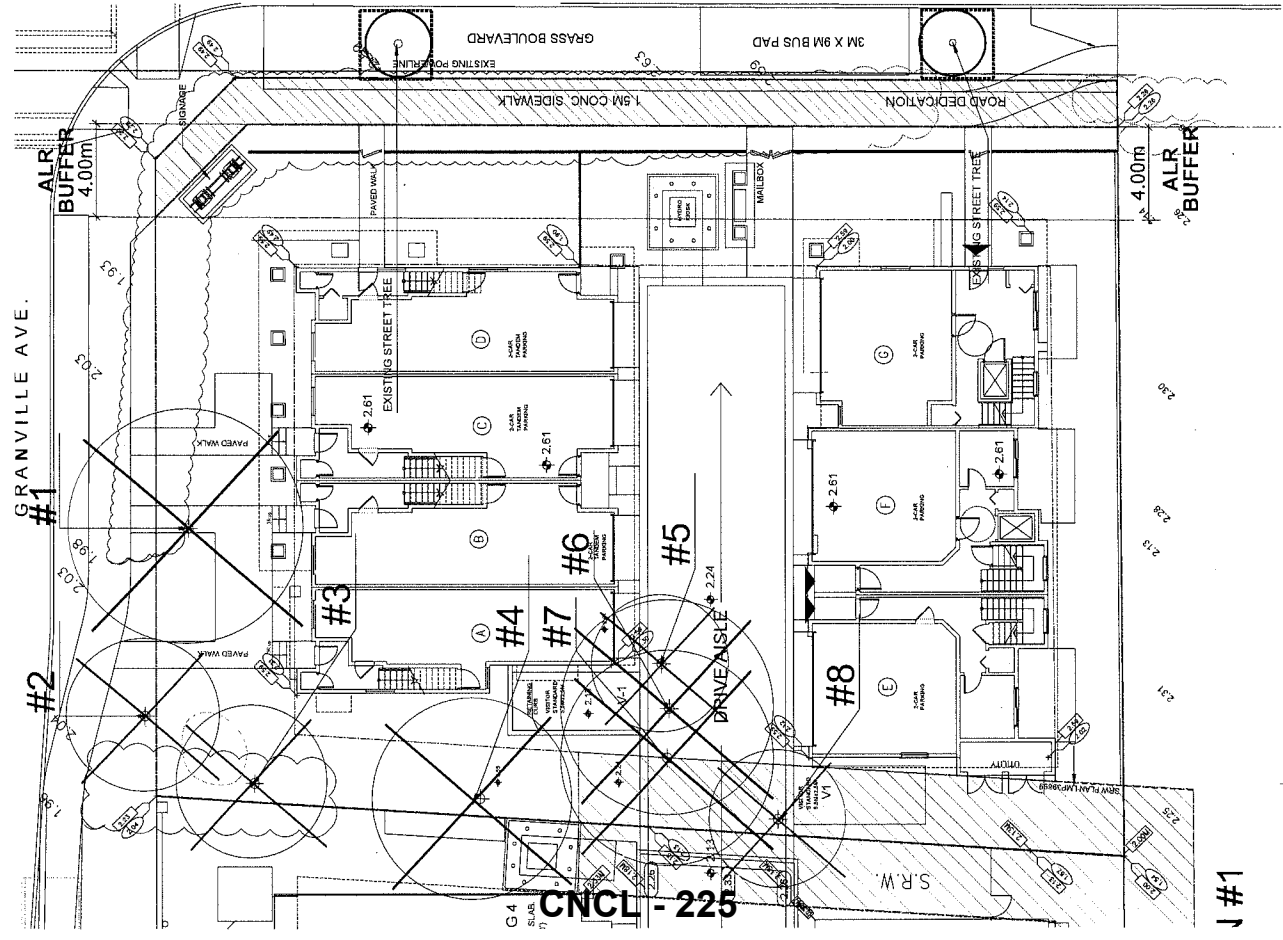
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1		PRELIMINARY	
2		REVISED PER COMMENTS	
3		REVISED PER COMMENTS	
4		REVISED PER COMMENTS	
5		REVISED PER COMMENTS	
6		REVISED PER COMMENTS	
7		REVISED PER COMMENTS	
8		REVISED PER COMMENTS	

PROJECT: 7 UNIT TOWNHOUSE DEVELOPMENT
9880 GRANVILLE AVENUE AND 7031 No. 4 ROAD RICHMOND

DRAWING TITLE: TREE MANAGEMENT PLAN

DATE: August 21, 2015
SCALE: 1/4" = 1'-0"
DRAWN: DD
DESIGN: DD
CHECK: PCH
PMG PROJECT NUMBER: 15-135
DRAWING NUMBER: L3
OF 4

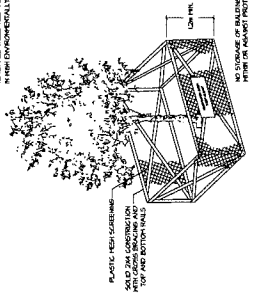
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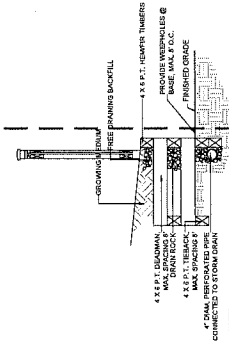
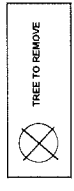
Tree No.	Common Name	Species	Botanical Name	DBH(cm)
No.1	Cherry		Prunus sp.	20
No.2	Paper Birch		Betula papyrifera	20
No.3	Paper Birch		Betula papyrifera	30
No.4	Cherry		Prunus sp.	25
No.5	Western Red Cedar		Thuja plicata	28
No.6	Western Red Cedar		Thuja plicata	40
No.7	Western Hemlock		Tsuga heterophylla	35
No.8	Douglas Fir		Pseudotsuga menziesii	30

Species	
Botanical Name	Common Name
AGER RUBRUM 'ARMSTRONG'	COLUMBIAN ARMSTRONG MAPLE
AGER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE
CHAMAECYPARIS ORTUSA 'GRACILIS'	SLENDER HINOKI FLASE CYPRESS
PINUS INGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRALIAN BLACK PINE
STYRAX JAPONICUS	JAPANESE SNOWBELL

DBH (cm)	Offset (m)
15	3.0
20	3.5
25	4.0
30	4.5
35	5.0
40	5.5
45	6.0
50	6.5
55	7.0
60	7.5
65	8.0
70	8.5
75	9.0
80	9.5
85	10.0
90	10.5
95	11.0
100	11.5



TREE PROTECTION BARRIER



NOTE: THIS WALL SHALL BE CONSTRUCTED WITH GALVANIZED STEEL BRACKETS AND 4 x 8 S.P. - 10MTR TIMBERS. BRACKETS SHALL BE GALVANIZED STEEL BRACKETS WITH A MINIMUM OF 2 x 4 x 8 S.P. - 10MTR TIMBERS PER BRACKET. BRACKETS SHALL BE GALVANIZED STEEL BRACKETS WITH A MINIMUM OF 2 x 4 x 8 S.P. - 10MTR TIMBERS PER BRACKET. BRACKETS SHALL BE GALVANIZED STEEL BRACKETS WITH A MINIMUM OF 2 x 4 x 8 S.P. - 10MTR TIMBERS PER BRACKET.

8 TIMBER RETAINING WALL
SCALE: 1/2" = 1'-0"



City of Richmond

Rezoning Considerations

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

Address: 9880 Granville Avenue and 7031 No. 4 Road

File No.: RZ 15-708960

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9686, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. 2.0 m lane dedication along the entire No. 4 Road frontage and a 4 m x 4 m corner cut at the southwest corner of the intersection between Granville Avenue and No. 4 Road.
3. Registration of a legal agreement on Title to identify the Agriculture Land Reserve (ALR) buffer area (4.0 m wide, measured from the new property line along No. 4 Road), to ensure that landscaping planted within this buffer is maintained and will not be abandoned or removed, and to indicate that the subject property is located adjacent to active agricultural operations and subject to impacts of noise, dust and odour.
4. Registration of a flood indemnity covenant on Title.
5. Registration of a legal agreement or measures, as determined to the satisfaction of the Director of Development, ensuring that the only means of vehicle access to and from 9880 Granville Avenue and 7031 No 4 Road is from the Public Rights of Passage (PROP) statutory rights-of-way (SRW) (registered under CA5190034 / CA5190035 / CA5190037) burdening the adjacent property to the west at 9800 Granville Avenue; and that there be no direct vehicle access to or from No. 4 Road.
6. Registration of a legal agreement on Title, prohibiting the conversion of the tandem parking area into habitable space.
7. Registration of a legal agreement on Title, identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
8. City acceptance of the developer's offer to voluntarily contribute \$1,300.00 to Parks Division's Tree Compensation Fund for the removal of one tree located on the City's boulevard in front of the site.
9. City acceptance of the developer's offer to voluntarily contribute \$13,000.00 to the City's child care fund.
10. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot (e.g. \$34,983.85) to the City's affordable housing fund.
11. Contribution of \$1,000 per dwelling unit (e.g. \$7,000) in-lieu of on-site indoor amenity space.
12. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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

1. 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 townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan (OCP).

Prior to a Development Permit* issuance, the developer is required to complete the following:

1. Submission of a Landscaping Security to the City of Richmond based on 100% of the cost estimates provided by the landscape architect.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility, CPTED and sustainability measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to,

Water Works

- a. Using the OCP Model, 555 L/s of water available at 20 psi residual at the hydrant in front of 9860 Granville Avenue. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b. The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for on-site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
 - Install a fire hydrant at No. 4 Road frontage to service the proposed townhouse development.
- c. At the Developer's cost, the City will:
 - Cut and cap at main the existing water service connections at Granville Avenue and No. 4 Road frontages.
 - Install new water connection to service the proposed development off of the existing watermain along Granville Avenue.

Storm Sewer Works

- a. The Developer is required to:
 - Upgrade approximately 35 m of the existing 600 mm diameter storm sewer along Granville Avenue frontage to 750 mm diameter pipe from the site's west property line to the box culvert along No. 4 Road. Tie-in to existing system shall be via new manholes. Details of the upgrade will be finalized in the Servicing Agreement designs.
 - Install new storm sewer connection to service the proposed site off of the proposed storm sewer along Granville Avenue.
- b. At the Developer's cost, the City will cut and cap at main the existing storm sewer service connections at Granville Avenue and No. 4 Road frontages.

Sanitary Sewer Works

- a. The developer is required to remove the existing sanitary lead that services 9880 Granville Avenue and 7031 No. 4 Road and discharge the existing sanitary right of way along the west property lines of 9880 Granville Avenue and 7031 No 4 Road. The extent of the existing sanitary right-of-way to be discharged shall be finalized via the servicing agreement design.
- b. At the Developer's cost, the City will:
 - Provide sanitary service connection to the proposed site off of the east side of the existing sanitary manhole located near the southwest corner of the proposed site.
 - Plug at the north side of the manhole the existing sanitary lead that services 9880 Granville Avenue and 7031 No 4 Road.

Frontage Improvements

a. The Developer is required to:

- Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be submitted prior to the rezoning staff report progressing to Planning Committee and shall be included in the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the right-of-ways 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 SRWs that shall be shown in the functional plan and registered prior to Servicing Agreement design approval:
 - i. BC Hydro PMT – 4 m W X 5 m (deep)
 - ii. BC Hydro LPT – 3.5 m W X 3.5 m (deep)
 - iii. Street light kiosk – 1.5 m W X 1.5 m (deep)
 - iv. Traffic signal kiosk – 1 m W X 1 m (deep)
 - v. Traffic signal UPS – 2 m W X 1.5 m (deep)
 - vi. Shaw cable kiosk – 1 m W X 1 m (deep) – show possible location in functional plan
 - vii. Telus FDH cabinet - 1.1 m W X 1 m (deep) – show possible location in functional plan
- Coordinate with BC Hydro regarding the removal of the existing BC Hydro pole lines along No. 4 Road and possible pole relocations along Granville Avenue frontage.
- Provide frontage improvements on Granville Avenue; works include, but are not limited to the following:
 - i. Design and construct new curb and gutter along the development frontage to meet the curb and gutter west of the site. (Refer to the frontage improvements for 9800/9820/9840/9860 Granville Avenue – RZ 14-658085). The curb and gutter works may require minor widening of Granville Avenue and modification to the southwest corner of the No. 4 Road/Granville Avenue intersection (as determined by the completion of a functional road plan).
 - ii. Measuring from the new curb of Granville Avenue (south side) towards the property line of the subject development, design and construct a minimum 1.5 m wide grass boulevard (exclusive of the 0.15 m wide top of curb) and a 1.75 m wide concrete sidewalk. As the width between the curb and the property line varies along the frontage, the frontage works are to transition to meet the sidewalk and boulevard treatments west of the subject site. (Refer to the frontage improvements for 9800/9820/9840/9860 Granville Avenue - RZ 14-658085).
 - iii. The existing driveway along the Granville Avenue development frontage is to be closed. The applicant/developer is responsible for the removal of the existing driveway letdown and the replacement with barrier curb and gutter, grass/treed boulevard and sidewalk per standards described above).
 - iv. Consult Parks on the requirement for tree preservation/placement including tree species and spacing as part of the frontage works.
 - v. Consult Engineering on lighting and other utility requirements as part of the frontage works.
- Provide frontage improvements on No. 4 Road; works include, but are not limited to the following:
 - i. Remove the existing sidewalk and construct a new 1.5 m wide concrete sidewalk next to the new property line (with the 2.0 m wide road dedication on No. 4 Road). Construct a new boulevard over the remaining width between the new sidewalk and the west curb of No. 4 Road. The 2.0 m wide road dedication is to be treated as a grass boulevard without any tree planting. The new sidewalk and boulevard are to transition to meet the existing frontage treatments south of the subject site.

- ii. The existing driveway along the No. 4 Road development frontage is to be closed. The applicant is responsible for the removal of the existing driveway letdown and the replacement with barrier curb and gutter, grass/treed boulevard and sidewalk per standards described above.
 - iii. Construct a 3 m x 9 m concrete bus pad at the existing southbound bus stop on No. 4 Road south of Granville Avenue. The bus pad works is to include conduit pre-ducting for electrical connections. This bus pad is to be constructed in accordance with Tran slink's 'Universal Accessible Bus Stop Design Guidelines'.
 - iv. Consult Parks on the requirement for tree preservation/placement including tree species and spacing as part of the frontage works.
 - v. Consult Engineering on lighting and other utility requirements as part of the frontage works.
- Provide street lighting along Granville Avenue and No. 4 Road frontages.

General Items:

- a. The Developer is required to:
 - Provide if pre-load is required, prior to pre-load installation, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development site (e.g., existing sanitary mains), proposed utility installations, the existing houses along the south and west property lines, and provide mitigation recommendations. The mitigation recommendations shall be incorporated into the first Servicing Agreement design submission or if necessary to be implemented prior to pre-load.
 - 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.
4. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9686 (RZ 15-708960)
9880 Granville Avenue and 7031 No. 4 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 "MEDIUM DENSITY TOWNHOUSES (RTM2)".

P.I.D. 004-193-521

Lot 84 Except: Parcel "A" (Bylaw Plan 64704), Section 15 Block 4 North Range 6 West New Westminster District Plan 47545

and

P.I.D. 003-554-678

Lot 85 Section 15 Block 4 North Range 6 West New Westminster District Plan 47545

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9686".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Horizontal lines for signature and date entry.

CITY OF RICHMOND APPROVED by BK APPROVED by Director or Solicitor JH

MAYOR

CORPORATE OFFICER