



**To:** Planning Committee

**Date:** December 15, 2014


**From:** Wayne Craig  
Director of Development

**File:** RZ 14-658085

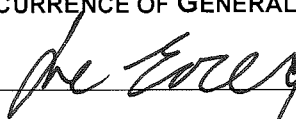
**Re:** **Application by Zhao XD Architect Ltd. for Rezoning at 9800, 9820, 9840 and 9860 Granville Avenue from Single Detached (RS1/F) to Medium Density Townhouses (RTM2)**

**Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9179, for the rezoning of 9800, 9820, 9840 and 9860 Granville Avenue from “Single Detached (RS1/F)” to “Medium Density Townhouses (RTM2)”, be introduced and given first reading.

  
Wayne Craig  
Director of Development  
WC:el

Att.

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

## Staff Report

### Origin

Zhao XD Architect Ltd. has applied to the City of Richmond for permission to rezone 9800, 9820, 9840 and 9860 Granville Avenue (Attachment 1) from “Single Detached (RS1/F)” zone to “Medium Density Townhouses (RTM2)” zone in order to permit the development of 18 three-storey townhouse units. The four (4) properties, with a total combined frontage of 74.68 m, are proposed to be consolidated into one (1) development parcel. The proposed density is 0.65 FAR. Vehicle access is proposed on Granville Avenue. A preliminary site plan, building elevations, and landscape plan are contained in Attachment 2.

### Findings of Fact

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

### Surrounding Development

To the North: Across Granville Avenue, A.R. MacNeill Secondary School on a site zoned “School & Institutional Use (SI)” and a seven (7) unit townhouse development on a site zoned “Town Housing (ZT60) – North McLennan (City Centre)”.

To the East: Two (2) single-family homes on large lots zoned “Single Detached (RS1/F)”, fronting No. 4 Road.

To the South: A 22- unit townhouse development on a site zoned “Low Density Townhouses (RTL1)”.

To the West: A mix of newer and older single-family homes on large lots zoned “Single Detached (RS1/F)”, fronting Granville Avenue.

### 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). This proposal 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 3 storeys. The proposal of 3-storey townhouse development in duplex and triplex form is consistent with the Sub-Area Plan.

### Affordable Housing Strategy

Consistent with the Affordable Housing Strategy, the applicant proposes to make a cash contribution to the Affordable Housing Reserve Fund at \$2.00 per buildable square foot; for a contribution of \$43,044.13.

### Public Art

The applicant will provide a voluntary contribution in the amount of \$0.77 per square foot of developable area for the development to the City's Public Art fund; for a contribution of \$16,571.99.

### Floodplain Management Implementation Strategy

The applicant is required to comply with the requirement of Richmond Flood Plain Designation and Protection Bylaw 8204. A Flood Indemnity Restrictive Covenant is required prior to rezoning bylaw adoption.

### Townhouse Energy Efficiency and Renewable Energy Policy

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 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.

### **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.

### **Analysis**

#### Official Community Plan (OCP) Compliance

The proposed townhouse development is consistent with the objectives of the McLennan South Sub-Area Plan and the Neighbourhood Residential (NRES) land use designation.

#### *Medium Density Townhouses (RTM2) – Project Density*

The subject site is located within "Neighbourhood C2" in the McLennan South Sub-Area Plan. 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 density of townhouse developments within the "C1" and "C2" neighbourhoods in the McLennan South Sub-Area Plan ranges from 0.55 FAR to 0.8 FAR. The proposed rezoning

to “Medium Density Townhouses (RTM2)” would allow a maximum density of 0.65. This density would be in keeping with the range of density of other projects in the area.

Staff support the proposed density based on the following:

- the Area Plan, adopted in 2006, supports use of density bonusing to promote housing affordability and the provision of affordable housing. The City’s Affordable Housing Strategy approved by Council in 2007 predicates the use of density bonusing to achieve the objectives for the Affordable Housing Strategy. The applicant has agreed to provide a voluntary cash contribution in the amount of \$43,044.13 (\$2.00 per buildable square foot) to the City’s Affordable Housing Reserve Fund in keeping with the Affordable Housing Strategy requirements for townhouse developments. Density bonus provisions envisioned by the Affordable Housing Strategy and the Area Plan have been incorporated into the standard townhouse zones such as the proposed “Medium Density Townhouses (RTM2)” zone;
- the Area Plan supports use of density bonusing to promote childcare facility development and the applicant has agreed to provide a voluntary cash contribution in the amount of \$30,000 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 (2) convertible housing units;
- the proposal will provide frontage improvements to Granville Avenue, including road widening, new curb, sidewalk and treed boulevard as well as storm sewer upgrades;
- the proposal will facilitate retention of four (4) on-site trees and two (2) street trees; and
- the proposal will provide voluntary contribution of \$16,571.99 to the City’s Public Art fund.

#### Orphaned Assembly Site

A residual assembly site with less than 50 m frontage and 2,000 m<sup>2</sup> lot area will be created at the corner of Granville Avenue and No. 4 Road by the proposed development. Staff requested the applicant attempt to acquire 9880 Granville Avenue and 7031 No. 4 Road as part of this application. The applicant provided written confirmation that they have presented an offer to the neighbouring property owners (who owns both 9880 Granville Avenue and 7031 No. 4 Road) to purchase both properties but was unable to come to an agreement with the neighbouring property owners. The applicant has requested that this application proceed without the acquisition of the adjacent properties.

While the proposed development would create an orphan lot situation on the east side of the subject site, staff support the proposed development as it will not restrict redevelopment of the adjacent properties based on:

- the adjacent property owners are not interested in redeveloping their properties at this time;
- a PROP SRW on the subject site will be secured to provide vehicle access to future developments at 9880 Granville Avenue and 7031 No. 4 Road;

- a development concept plan for 9880 Granville Avenue and 7031 No. 4 Road has been prepared and is on file; the future development at 9880 Granville Avenue and 7031 No. 4 Road can be considered as an extension of the subject townhouse development; and
- the developer agreed to provide garbage/recycling collection facilities on site and allow shared use of those facilities with future development at 9880 Granville Avenue and 7031 No. 4 Road. A cross-access easement/agreement will be secured as a condition of rezoning to facilitate this.

### Built Form and Architectural Character

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.
- Further work on the massing and articulation to reduce the apparent building height of the clusters along the rear property line.
- Address potential privacy concerns through landscaping and built form.
- Site grading plans to ensure the survival of protected trees.
- Refinement of the outdoor amenity area design including the choice of play equipments.
- Review of a sustainability strategy for the development proposal.

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

### Variance Requested

The proposed development is generally in compliance with the “Medium Density Townhouses (RTM2)” zone. The applicant has requested a variance to allow a tandem parking arrangement in 11 of the 18 units. Under Zoning Bylaw No. 8500, nine (9) double car garages (18 residential parking spaces) can be in tandem arrangement. By permitting an extra two (2) tandem parking garages (4 residential parking spaces), the applicant is able to provide ten (10) extra residential parking spaces on-site.

A restrictive covenant to prohibit the conversion of the tandem garage area into habitable space is required prior to final adoption. Formal details and consideration of the variance will be provided in the report to Development Permit Panel in the future.

### Tree Retention and Replacement

A Tree Survey and a Certified Arborist’s Report were submitted in support of the application. The City’s Tree Preservation Coordinator and Parks Arboriculture staff have reviewed the Arborist Report and has provided the following comments:

- Four (4) trees on site are in good condition and to be retained and protected;

- 16 trees on site should be removed based on health and general condition of the trees;
- Two (2) street trees are in good condition and to be retained and protected;
- Two (2) trees located on the neighbouring property to the east are to be protected; and
- Two (2) city trees along the frontage of the site should be removed and a cash compensation in the amount of \$1,950 will be required.

A Tree Management Plan can be found in Attachment 5.

Construction of the proposed storm sewer upgrade may impact the retention of one of the street trees. The proposed servicing upgrade works will take place under arborist supervision. The arborist will assess the impact of the proposed works to the protected city trees at Servicing Agreement stage, and will provide future recommendations to the City as part of the Development Permit process.

### *Tree Replacement*

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 32 replacement trees are required. According to the Preliminary Landscape Plan (Attachment 2), the developer is proposing to plant 20 new trees on-site. The size and species of replacement trees will be reviewed in detail through Development Permit and overall landscape design. The applicant has agreed to provide a voluntary contribution of \$6,000 to the City's Tree Compensation Fund in lieu of planting the remaining 12 replacement trees should they not be accommodated on the site.

### *Tree Protection*

Tree protection fencing is required to be installed as per the Arborist Report recommendations and the Tree Preservation Plan, prior to any construction activities (including demolition) occurring on-site. In addition, proof that the owner has entered into a contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone will be required prior to final adoption of the rezoning bylaw.

In order to ensure that the protected trees will not be damaged during construction, a Tree Survival Security will be required as part of the Landscape Letter of Credit at Development Permit stage. No Landscape Letter of Credit will be returned until the post-construction assessment report, prepared by the Arborist, confirming the protected trees survived the construction, is reviewed by staff.

Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit, install tree protection around trees/hedge rows to be retained, and submit a landscape security in the amount of \$12,000 to ensure the replacement planting will be provided.

### Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$18,000 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) requirements of 6 m<sup>2</sup> 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.

#### Transportation and Site Access

One (1) driveway from Granville Avenue is proposed. The long-term objective is for the driveway access established on Granville Avenue to be utilized by adjacent properties to the east and west if they apply to redevelop. A Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW) over the entire area of the proposed driveway and the internal manoeuvring aisle will be secured as a condition of rezoning.

#### Site Servicing and Frontage Improvements

No capacity analysis is required. Prior to final adoption, the developer is required to consolidate the four (4) lots into one (1) development parcel.

Prior to issuance of a Building Permit, the developer is required to enter into a City's standard Servicing Agreement for the design and construction of required frontage beautification works, storm upgrades, and service connections (see Attachment 6 for details). The developer is also required to pay DCC's (City & GVS & DD), School Site Acquisition Charge, Address Assignment Fee and Servicing Cost.

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

#### **Financial Impact or Economic Impact**

None.

#### **Conclusion**

The proposed 18 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.

On this basis, it is recommended that Richmond Zoning Bylaw 8500 Amendment Bylaw 9179 be introduced and given first reading.



Edwin Lee  
Planner 1

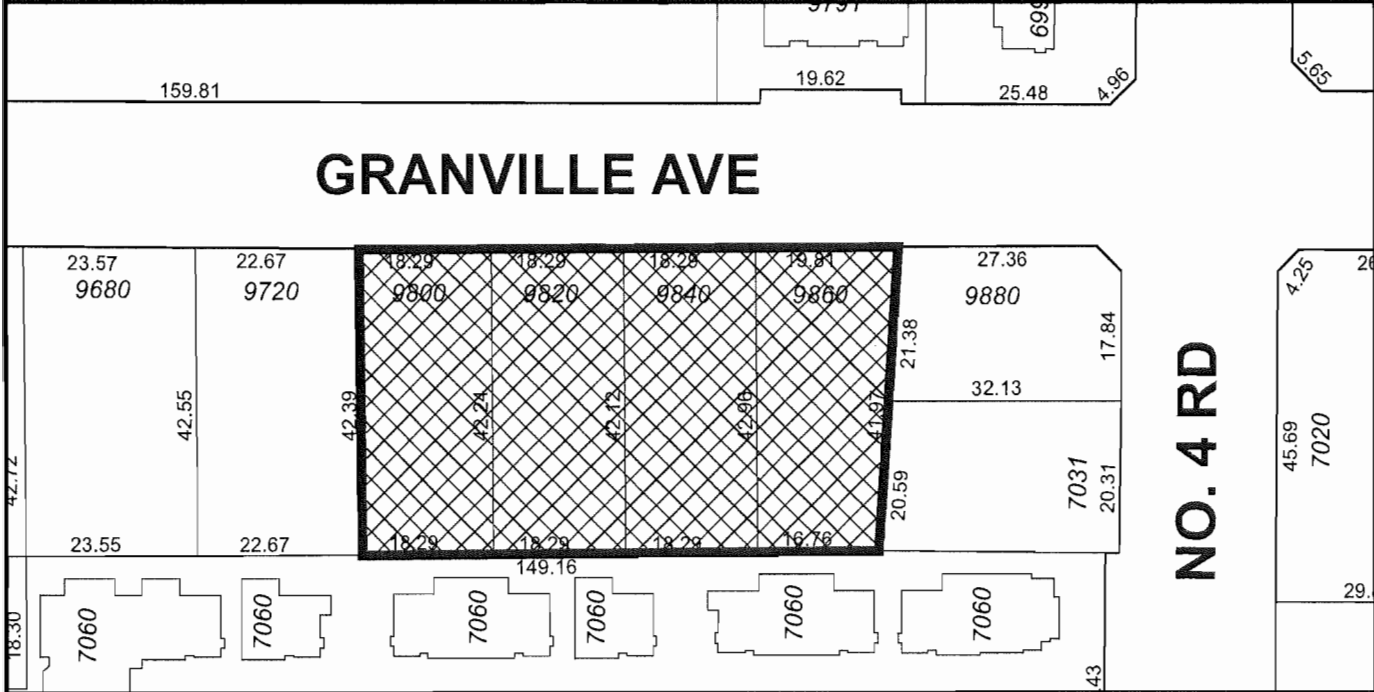
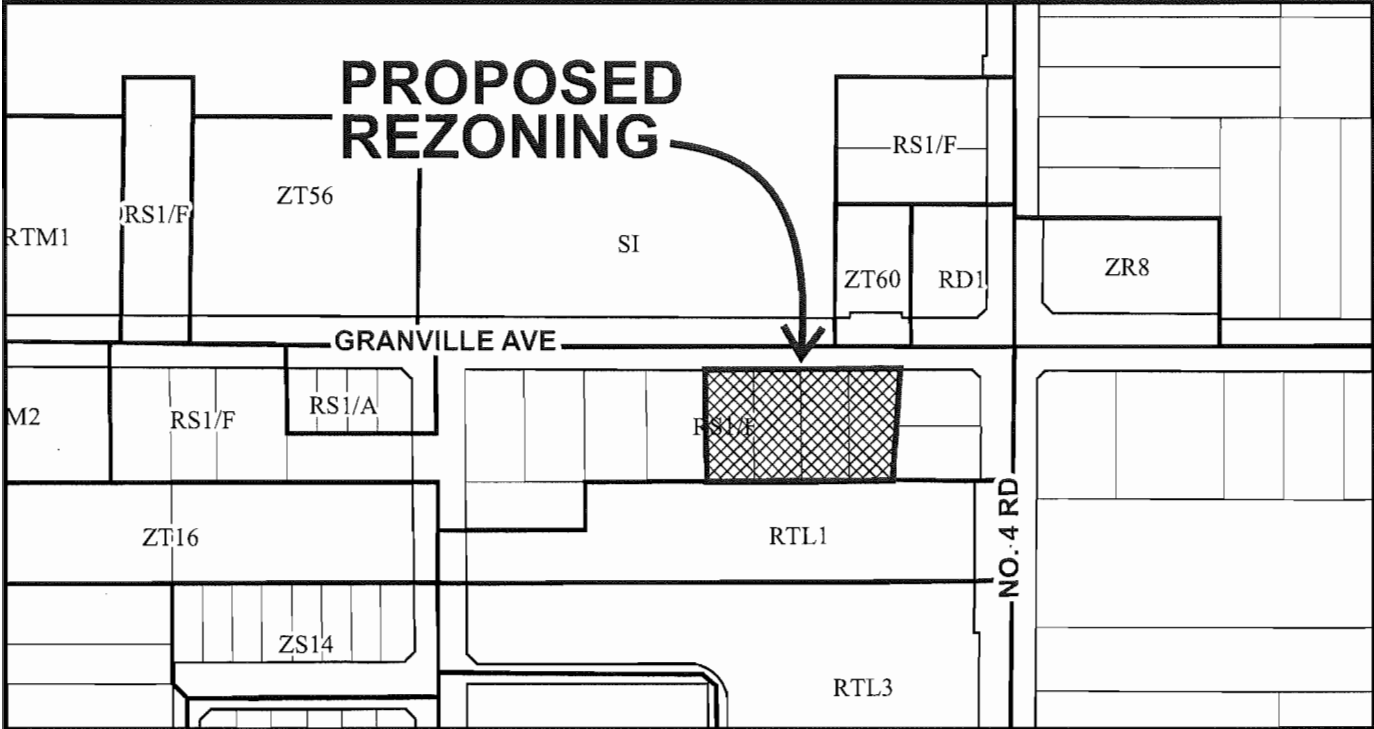
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- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: McLennan South Sub-Area Plan
- Attachment 5: Tree Management Plan
- Attachment 6: Rezoning Considerations Concurrence





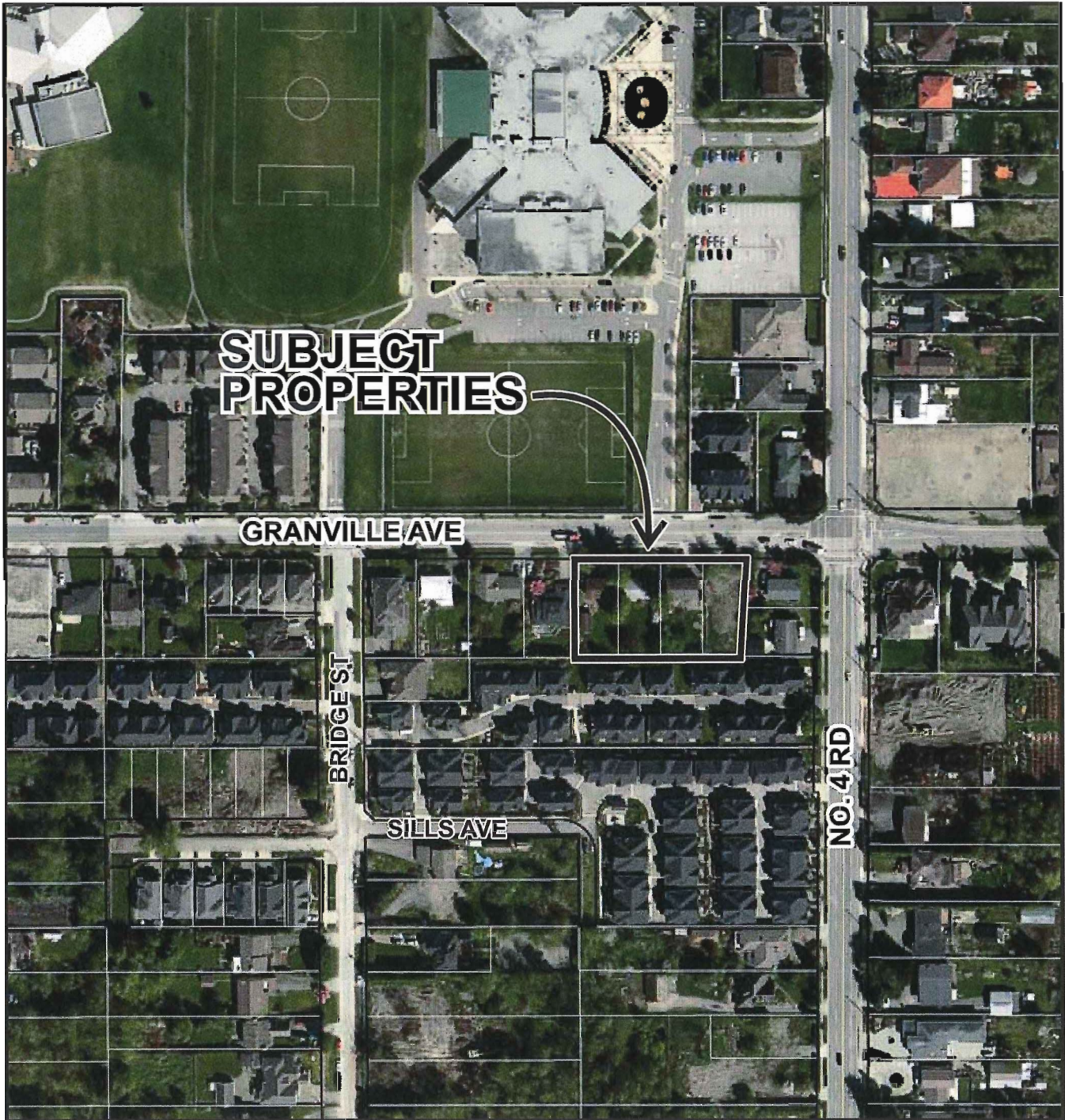
# City of Richmond



	<h2>RZ 14-658085</h2>	<p>Original Date: 03/17/14</p> <p>Revision Date:</p> <p>Note: Dimensions are in METRES</p>
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City of  
Richmond



RZ 14-658085

Original Date: 03/17/14

Revision Date:

Note: Dimensions are in METRES





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LTD.**  
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Fax: (604) 109-1256  
Email: info@zhaoxd.com  
Web: zhaoxd.com

LOT SIZE (MIN. DIMENSIONS)	(MIN. 30M WIDE) (MIN. 30M DEEP)	71.5M WIDE 41.6M DEEP	NONE
RESIDENTIAL PARKING SPACES:	25 SPACES (14/UNIT)	38 SPACES (22/UNIT)	NONE
VISITOR PARKING SPACES:	02 SPACES/UNIT = 4	4 SPACES	NONE
OFF-STREET PARKING SPACES:	30 SPACES	46 SPACES	NONE
SOFT-SHORE PARKING SPACES:	MIN. 13 SPACES	14 SPACES	NONE
TANDEM PARKING SPACES:	MIN. 13 SPACES	11 SPACES	VARIANCE REQ'D
BICYCLE PARKING SPACE-CLASS-1:	1.25 SPACES PER UNIT	2.44 PER UNIT	NONE
BICYCLE PARKING SPACE-CLASS-2:	0.5 SPACES PER UNIT	0.22 PER UNIT	NONE
AMENITY SPACE - INDOOR:	MIN. 50 SQ M OR GYM-HALL	CASH-IN-LEU	NONE
AMENITY SPACE - OUTDOOR:	MIN. 5 SQ M PER UNIT	103.57 (6.5M PER UNIT)	NONE
PRIVATE OPEN SPACE:	MIN. 37 SQ M PER UNIT	163.5M PER UNIT (MAX)	NONE

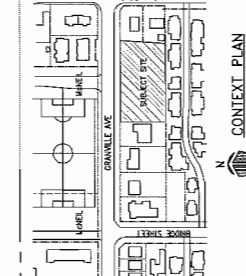
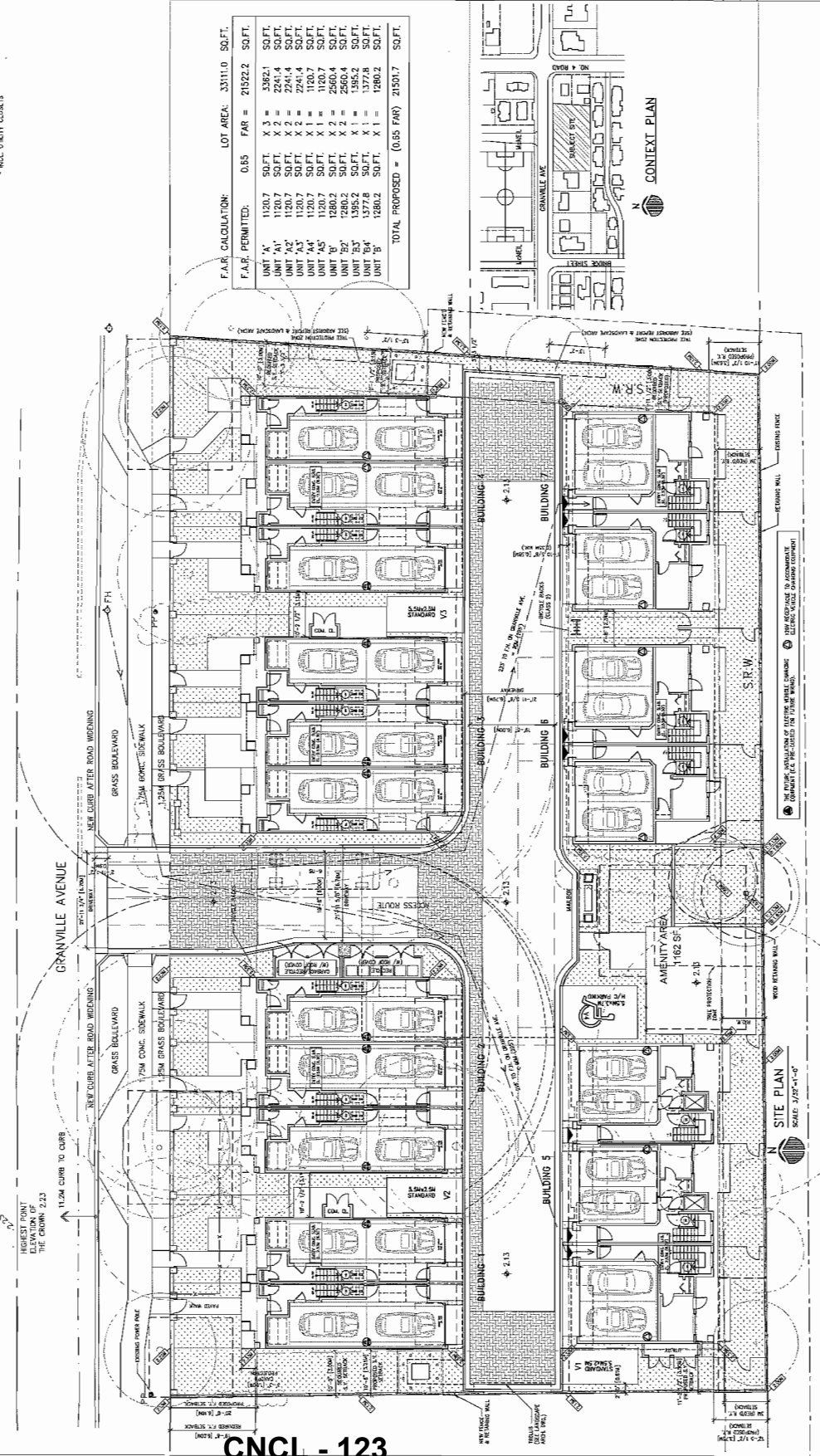
\* ACC. UTILITY CORRECT

FLOOR AREA RATIO:	BY-LAW REQUIREMENT	PROPOSED	VARIANCE
MAX. GROSS (21022.2 SF)	0.85	(21027.97)	NONE
MAX. GROSS (13244.09 SF)	30.5%	(13076.9 SF)	NONE
MAX. GROSS (9633.5 SF)	27.0%	(12414.3 SF)	NONE
MAX. GROSS (2178.0 SF)	68.1%	(2259.8 SF)	NONE
MAX. 10% OF FSR	4.8% OF FSR (1078.8 SF)		NONE
SETBACK - ROAD SETBACK (NORTH):	MIN. 5.0M	5.0M	NONE
SETBACK - EAST SIDE YARD:	MIN. 3.0M	3.0M	NONE
SETBACK - WEST SIDE YARD:	MIN. 3.0M	3.0M	NONE
SETBACK - REAR YARD (SOUTH):	MIN. 3.0M	3.0M	NONE
HEIGHT:	15M (5 STOREYS)	15M (5 STOREYS)	NONE

DEVELOPMENT DATA	EXISTING	PROPOSED
ADDRESS:	9800-9860 & 8850 GRANVILLE AVENUE	
LEGAL DESCRIPTION:	LOTS 80 TO 84 SECTION 15 BLOCK 6 NORTH	
P.L.D. NUMBERS:	RANGE 8 WEST NEW WESTMINSTER DISTRICT PLAN 47545	
PLANNING AREAS:	10 CITY CENTRE (POP SKN: 2.100) MCLEMAN SOUTH SHIP-AREA PLAN	
SITE SIZE (SQM):	3076 SQ M (33111 SQ FT)	3076 SQ M (33111 SQ FT)
LAND USE:	SINGLE-FAMILY RESIDENTIAL	TOWNHOUSE
NEIGHBOURHOOD RESIDENTIAL:	NEIGHBOURHOOD RESIDENTIAL	NEIGHBOURHOOD RESIDENTIAL
AREA PLAN REGISTRATION:	10 CITY CENTRE (POP SKN: 2.100)	10 CITY CENTRE (POP SKN: 2.100)
ZONING:	SINGLE DETACHED (R1=10)	MEZCLA-20/20TY TOWN HOUSING (TH10)
NUMBER OF UNITS:	4	18

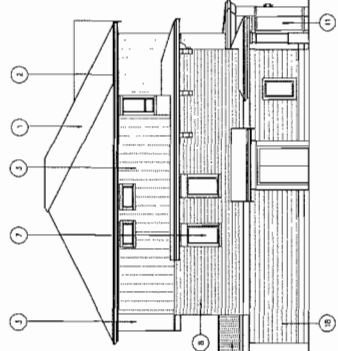
F.A.R. PERMITTED: 0.85 FAR = 21922.2 SQ.FT.

UNIT 'A'	1120.7 SQ.FT	0.85 FAR	1382.1 SQ.FT
UNIT 'A1'	1120.7 SQ.FT <td>X 2 =</td> <td>2241.4 SQ.FT</td>	X 2 =	2241.4 SQ.FT
UNIT 'A2'	1120.7 SQ.FT <td>X 2 =</td> <td>2241.4 SQ.FT</td>	X 2 =	2241.4 SQ.FT
UNIT 'A3'	1120.7 SQ.FT <td>X 1 =</td> <td>1120.7 SQ.FT</td>	X 1 =	1120.7 SQ.FT
UNIT 'A4'	1120.7 SQ.FT <td>X 1 =</td> <td>1120.7 SQ.FT</td>	X 1 =	1120.7 SQ.FT
UNIT 'A5'	1120.7 SQ.FT <td>X 1 =</td> <td>1120.7 SQ.FT</td>	X 1 =	1120.7 SQ.FT
UNIT 'B'	1395.2 SQ.FT <td>X 2 =</td> <td>2790.4 SQ.FT</td>	X 2 =	2790.4 SQ.FT
UNIT 'B1'	1395.2 SQ.FT <td>X 1 =</td> <td>1395.2 SQ.FT</td>	X 1 =	1395.2 SQ.FT
UNIT 'B2'	1377.8 SQ.FT <td>X 1 =</td> <td>1377.8 SQ.FT</td>	X 1 =	1377.8 SQ.FT
UNIT 'B'	1280.2 SQ.FT <td>X 1 =</td> <td>1280.2 SQ.FT</td>	X 1 =	1280.2 SQ.FT
TOTAL PROPOSED = (0.85 FAR)			21507.7 SQ.FT

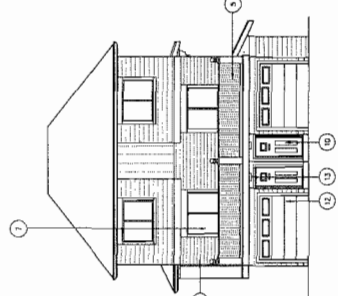


**DEVELOPMENT DATA**  
ADDRESS: 9800-9860 & 8850 GRANVILLE AVENUE  
LEGAL DESCRIPTION: LOTS 80 TO 84 SECTION 15 BLOCK 6 NORTH  
P.L.D. NUMBERS: R10-03-006-392 (LOT 80), R10-03-006-443 (LOT 81), R10-03-006-455 (LOT 82), R10-03-006-486 (LOT 83)  
PLANNING AREAS: 10 CITY CENTRE (POP SKN: 2.100) MCLEMAN SOUTH SHIP-AREA PLAN  
EXISTING: 3076 SQ M (33111 SQ FT)  
PROPOSED: 3076 SQ M (33111 SQ FT)  
LAND USE: SINGLE-FAMILY RESIDENTIAL  
NEIGHBOURHOOD RESIDENTIAL  
AREA PLAN REGISTRATION: 10 CITY CENTRE (POP SKN: 2.100)  
ZONING: SINGLE DETACHED (R1=10)  
MEZCLA-20/20TY TOWN HOUSING (TH10)  
NUMBER OF UNITS: 4

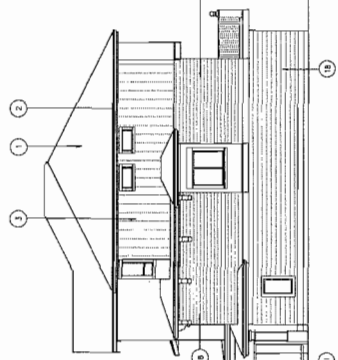
- EXTERIOR FINISH & COLOR**
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  - 69. 1" X 4" CLIP ON - BRICK (SANDS) (100)
  - 70. 1" X 4" CLIP ON - BRICK (SANDS) (100)
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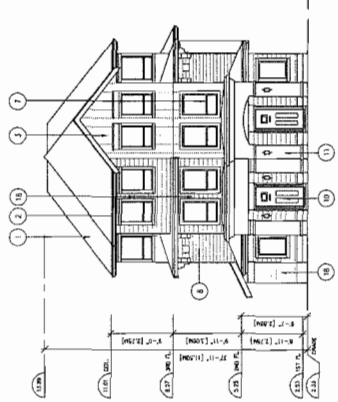
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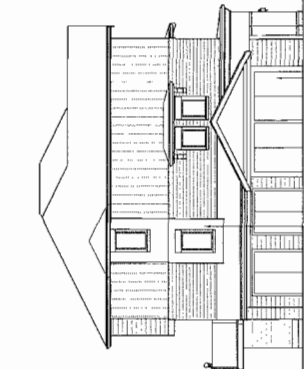
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 SCALE: 1/8"=1'-0"



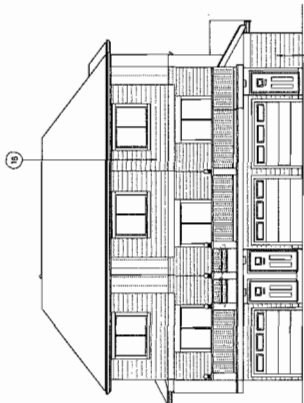
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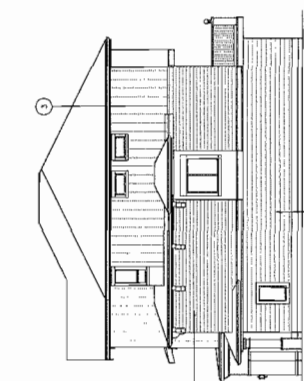
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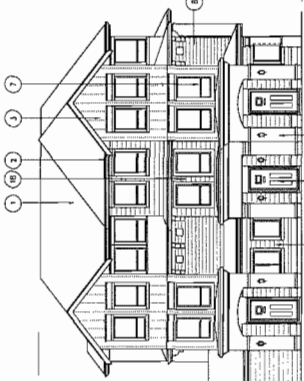
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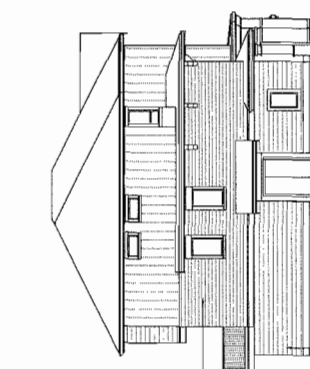
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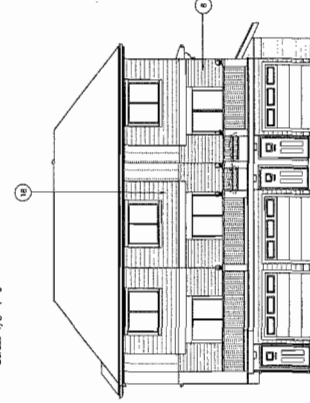
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 SCALE: 1/8"=1'-0"



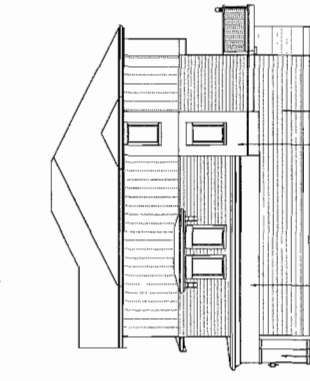
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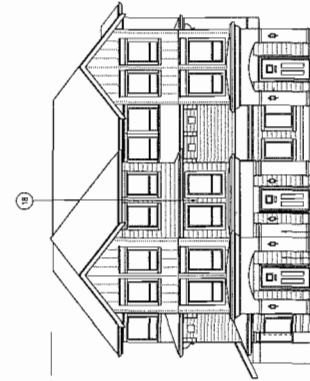
**EAST ELEVATION - BUILDING 3**  
 SCALE: 1/8"=1'-0"



**SOUTH ELEVATION - BUILDING 3**  
 SCALE: 1/8"=1'-0"



**WEST ELEVATION - BUILDING 3**  
 SCALE: 1/8"=1'-0"



**NORTH ELEVATION - BUILDING 3**  
 SCALE: 1/8"=1'-0"



**ZHAO XD ARCHITECT LTD.**

425-1181, Victoria, B.C.  
 14 (604) 275-8662  
 Fax (604) 309-1735  
 Email: info@zhaoxd.com  
 Web: zhaoxd.com

DATE: 2018.05.15  
 DRAWING NO: 20180515-001

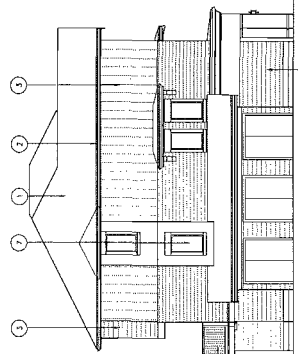
1/8" = 1'-0" REVISIONS  
 DATE: 2018.05.15  
 BY: A  
 CHECKED BY: B  
 PROJECT NO: C

Project:  
**TOWNHOUSE DEVELOPMENT  
 GRANVILLE AVE**

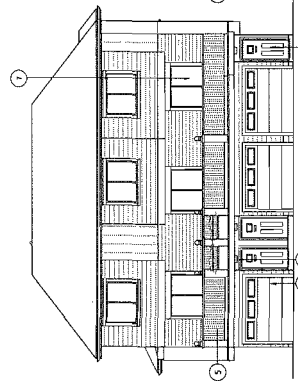
9400-800 GRANVILLE AVE  
 RICHMOND, BC

Drawing Title:  
**ELEVATIONS**

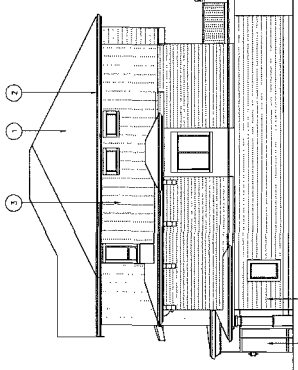
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 Scored:  
 Drawn By:  
 Checked By:  
 Project No.:  
 Drawing No.: **A8**



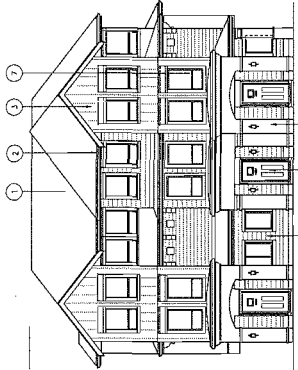
**EAST ELEVATION - BUILDING 4**  
 SCALE: 1/8"=1'-0"



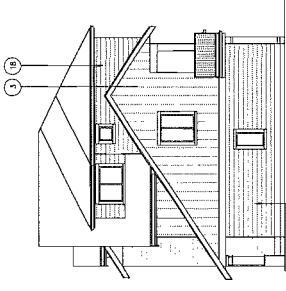
**SOUTH ELEVATION - BUILDING 4**  
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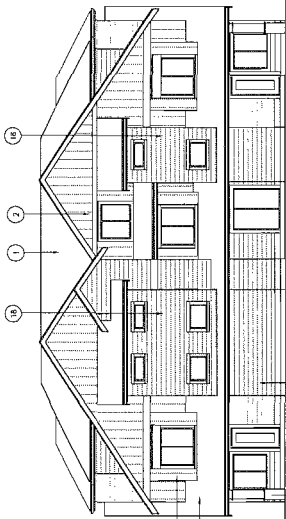
**WEST ELEVATION - BUILDING 4**  
 SCALE: 1/8"=1'-0"



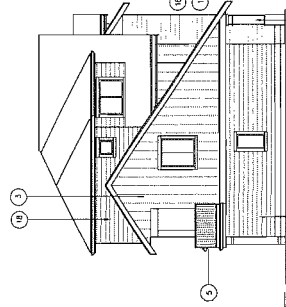
**NORTH ELEVATION - BUILDING 4**  
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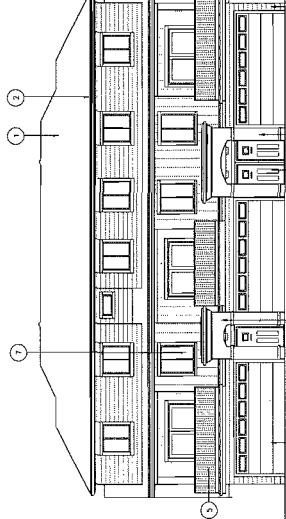
**EAST ELEVATION - BUILDING 5**  
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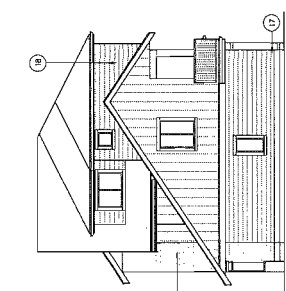
**SOUTH ELEVATION - BUILDING 5**  
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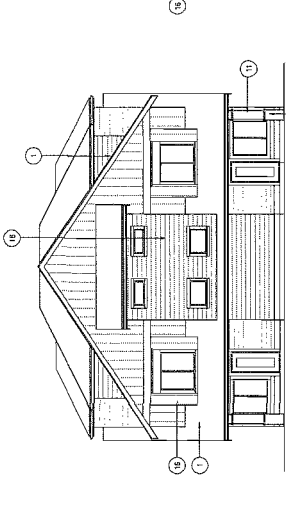
**WEST ELEVATION - BUILDING 5**  
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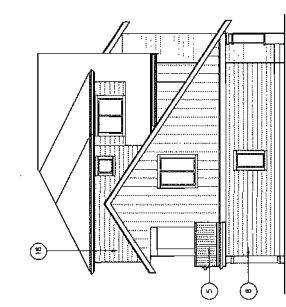
**NORTH ELEVATION - BUILDING 5**  
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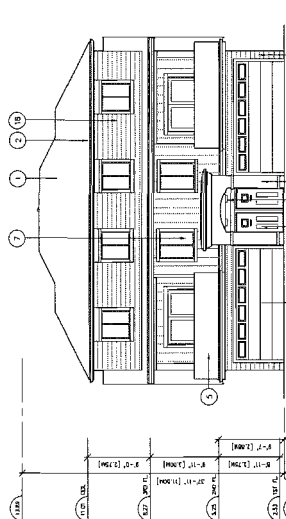
**EAST ELEVATION - BUILDING 7**  
 SCALE: 1/8"=1'-0"



**SOUTH ELEVATION - BUILDING 7**  
 SCALE: 1/8"=1'-0"

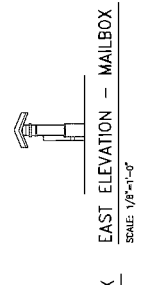


**WEST ELEVATION - BUILDING 7**  
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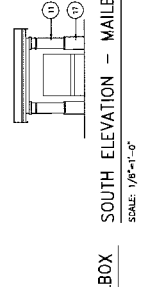


**NORTH ELEVATION - BUILDING 7**  
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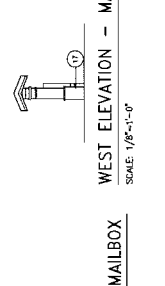
- CONTRACTOR CHECK & CALL**
- 1 VERIFY DIMENSIONS - DIMS BACK - 40
  - 2 VERIFY DIMENSIONS - DIMS BACK - 40
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  - 4 VERIFY DIMENSIONS - DIMS BACK - 40
  - 5 VERIFY DIMENSIONS - DIMS BACK - 40
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  - 7 VERIFY DIMENSIONS - DIMS BACK - 40
  - 8 VERIFY DIMENSIONS - DIMS BACK - 40
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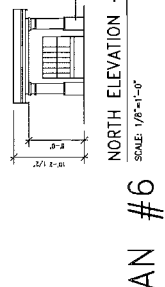
**EAST ELEVATION - MAILBOX**  
 SCALE: 1/8"=1'-0"



**SOUTH ELEVATION - MAILBOX**  
 SCALE: 1/8"=1'-0"



**WEST ELEVATION - MAILBOX**  
 SCALE: 1/8"=1'-0"



**NORTH ELEVATION - MAILBOX**  
 SCALE: 1/8"=1'-0"

**PLAN #6**



**ZHAO XD ARCHITECT LTD.**

2255 118th Avenue, Ste. 200  
 Richmond, BC V6V 2A9  
 Tel: (604) 275-9882  
 Fax: (604) 899-1726  
 Email: info@zhaoxd.com  
 Web: zhaoxd.com

DATE: 11/14/14  
 DRAWING NO: 11/14/14-01  
 SHEET NO: 11/14/14-01-01

DATE	DESCRIPTION
11/14/14	REVISIONS
11/14/14	ISSUED FOR PERMIT
11/14/14	ISSUED FOR CONSTRUCTION
11/14/14	ISSUED FOR PERMIT
11/14/14	ISSUED FOR CONSTRUCTION

PROJECT: TOWNHOUSE DEVELOPMENT GRANVILLE AVE  
 8000-860 GRANVILLE AVE  
 RICHMOND, BC

DRAWING TITLE: UNIT PLANS & ELEVATIONS & ELEVATIONS

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

DATE: 11/14/14

DESIGNED BY: [Name]

CHECKED BY: [Name]

PROJECT NO.: [Number]

DRAWING NO.: [Number]

SHEET NO.: [Number]

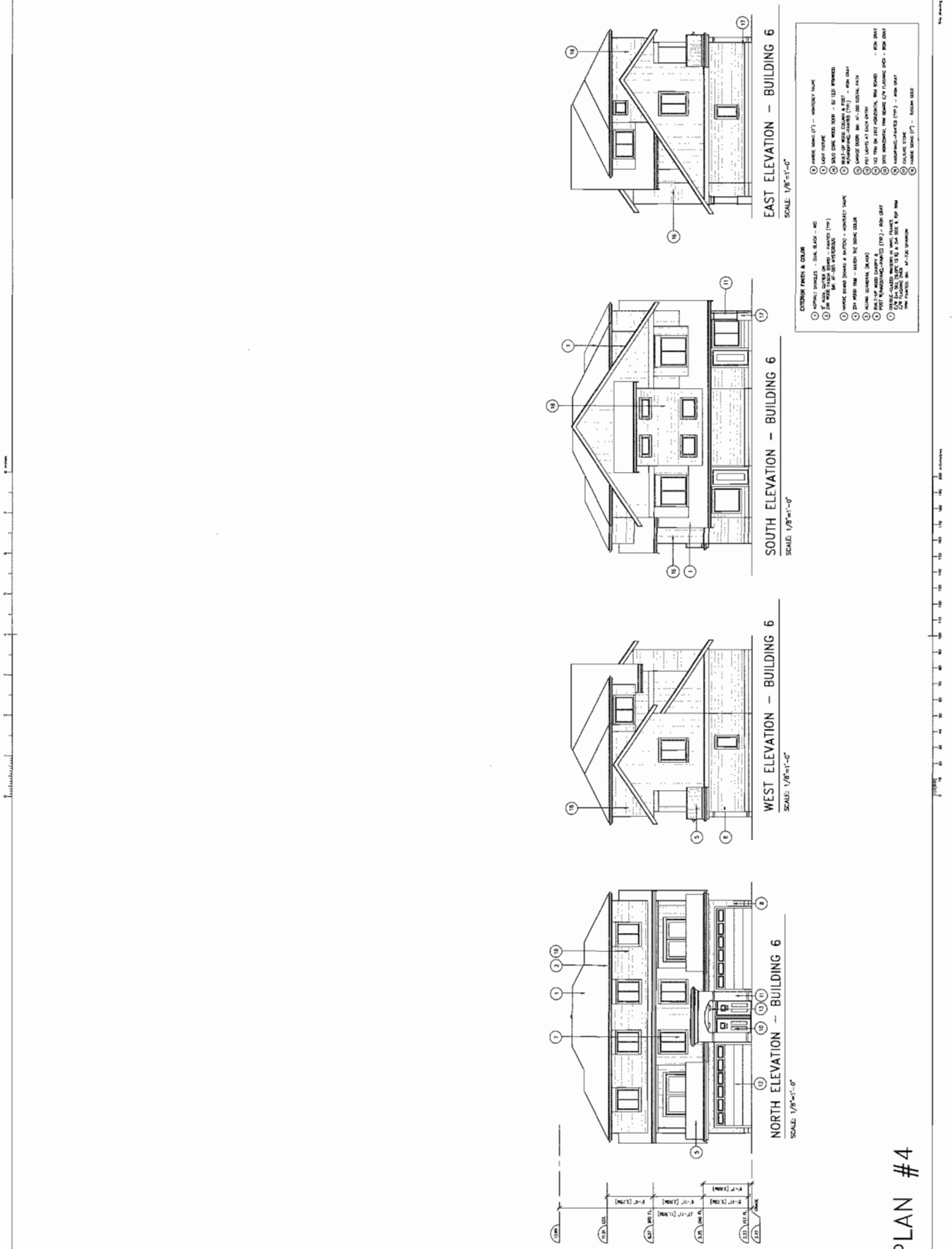
DATE: 11/14/14

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

DATE: 11/14/14

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

DATE: 11/14/14



PLAN #4



**ZHAO XD ARCHITECT LTD.**

2325-1181 Yonge Street, W.  
 2nd Floor, Toronto, ON M5S 1Y5  
 Tel: (416) 775-1885  
 Fax: (416) 775-1236  
 Email: info@zhaoxd.com  
 Web: zhaoxd.com

This drawing was made by using AutoCAD 2014.

THUMB/N	REVISION
DATE	THUMB / N
A DETAIL NUMBER	
B LOCATION SHEET	
C DETAIL SHEET	

Project:  
**TOWNHOUSE DEVELOPMENT GRANVILLE AVE**

380-380 GRANVILLE AVE  
 RICHMOND, ON

STREETSCAPE

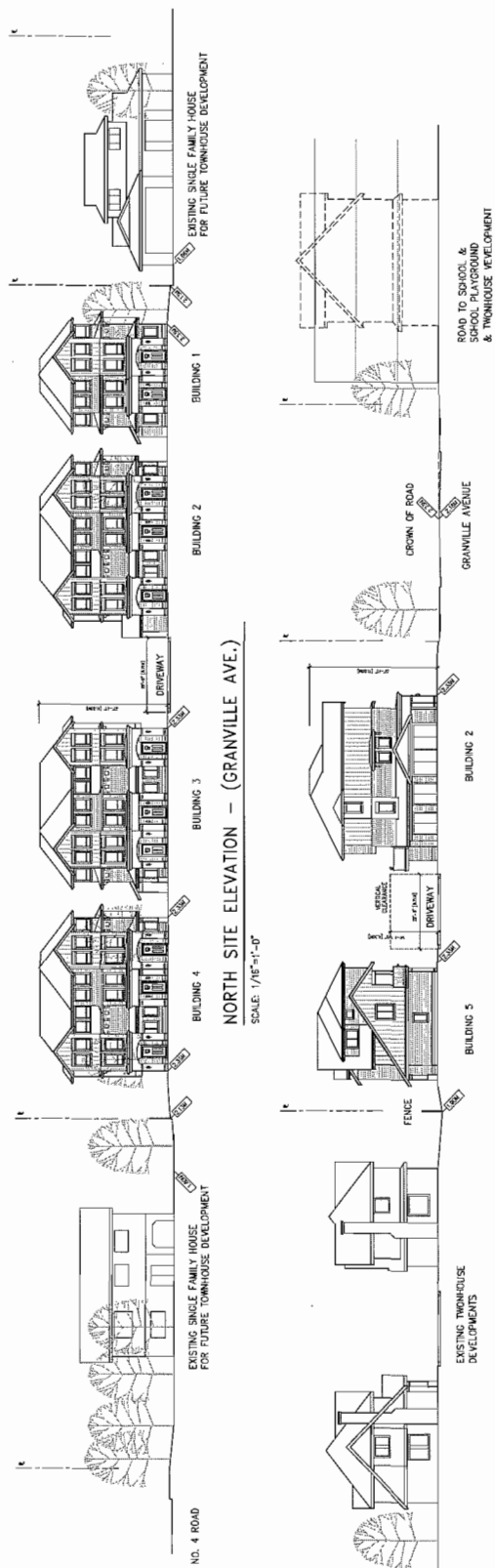
Drawn By:

Checked By:

Project No.:

Drawing No.:

A9



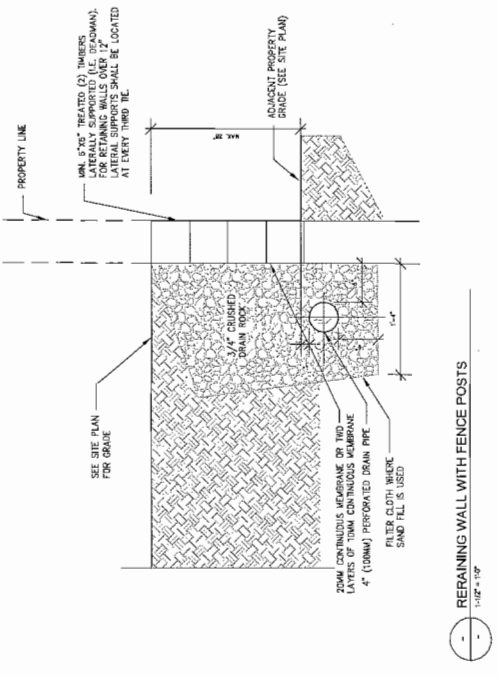
**EAST SITE ELEVATION**  
 SCALE: 1/16"=1'-0"

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

**AREA CALCULATIONS (PER UNIT)**

BUILDING	UNIT	OUTDOOR SPACE (SF)	GROSS FLOOR AREA (SF)*	EXEMPTED FLOOR AREA (SF)	NET FLOOR AREA (SF)	LOT COVERAGE (SF)	COVERED AREA (SF)	GARAGE AREA (SF)
BUILDING 1	UNIT 'A'	417.30	1815.4	894.7	1120.7	692.6	59.0	528.2
	UNIT 'A1'	845.10	1815.4	894.7	1120.7	692.6	59.0	528.2
	UTILITY CL.		19.8			19.8		
BUILDING 2	UNIT 'A'	562.10	1815.4	894.7	1120.7	692.6	59.0	528.2
	UNIT 'A2'	417.30	1815.4	894.7	1120.7	692.6	59.0	528.2
	UNIT 'A6'	402.70	1815.4	894.7	1120.7	692.6	59.0	528.2
BUILDING 3	GARAGE/RECT		167.9		167.9			
	UNIT 'A4'	402.70	1815.4	894.7	1120.7	692.6	59.0	528.2
	UNIT 'A5'	417.30	1815.4	894.7	1120.7	692.6	59.0	528.2
BUILDING 4	UNIT 'A1'	562.10	1815.4	894.7	1120.7	692.6	59.0	528.2
	UTILITY CL.		19.8			19.8		
	UNIT 'A'	562.10	1815.4	894.7	1120.7	692.6	59.0	528.2
BUILDING 5	UNIT 'A2'	417.30	1815.4	894.7	1120.7	692.6	59.0	528.2
	UNIT 'A3'	417.30	1815.4	894.7	1120.7	692.6	59.0	528.2
	UNIT 'B'	497.60	1906.4	626.2	1280.2	737.7	140.5	378.1
BUILDING 6	UNIT 'B3'	407.90	1906.8	553.6	1353.2	747	122.3	382.9
	UNIT 'B4'	423.8	1965.4	587.6	1377.8	773	102.0	378.1
	UTILITY CL.		44.3			44.3		
BUILDING 7	UNIT 'B'	454.00	1906.4	626.2	1280.2	737.7	140.5	378.1
	UNIT 'B2'	524.70	1906.4	626.2	1280.2	737.7	140.5	378.1
	UNIT 'B'	520.30	1906.4	626.2	1280.2	737.7	140.5	378.1
TOTAL:		8874.8	33707.4	11953.9	21853.5	13078.9	1676.8	8461.7

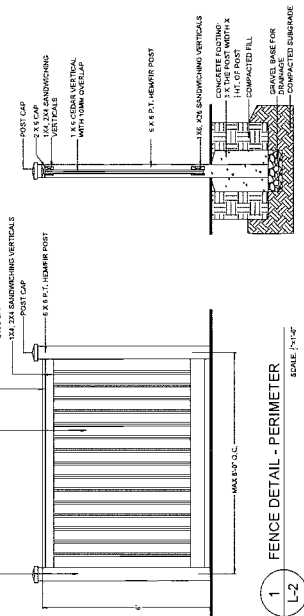
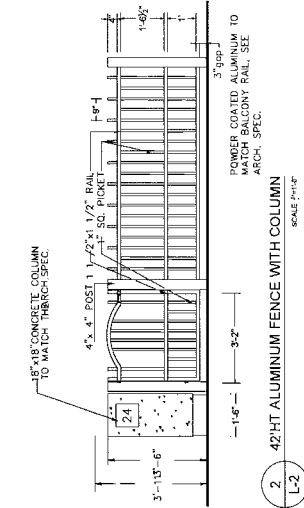
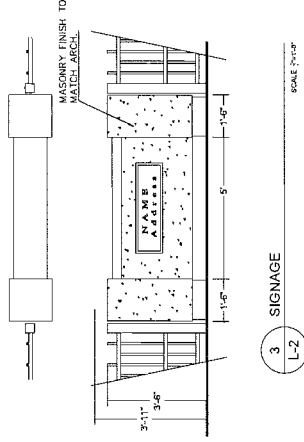
\* INCLUDING GARAGE AREA





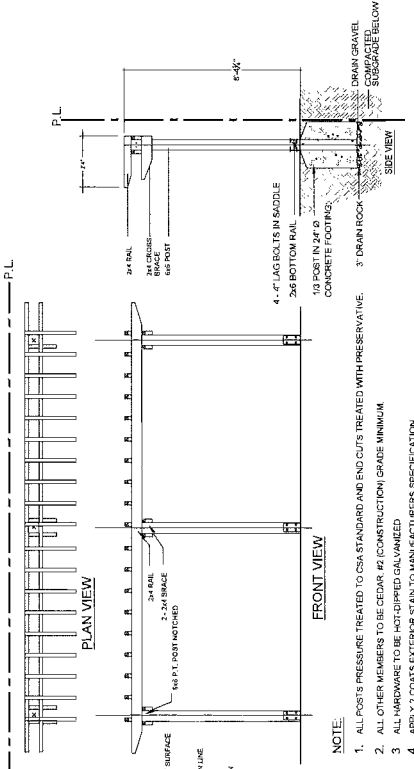
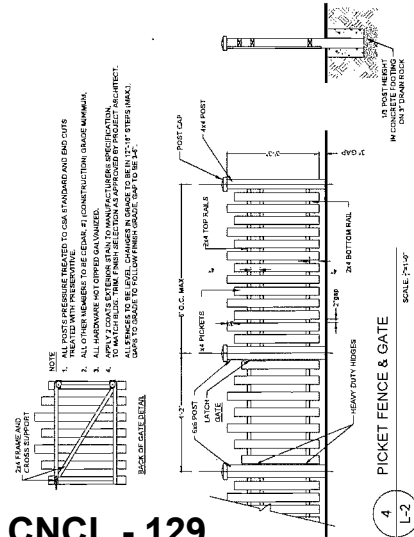


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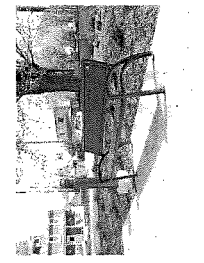
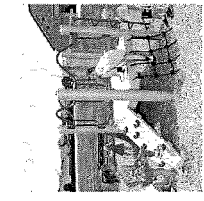


- NOTE:
1. ALL POSTS PRESURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
  2. ALL OTHER MEMBERS TO BE CEDAR #2 CONSTRUCTION GRADE MINIMUM.
  3. ALL HARDWARE NOT DIPPED GALVANIZED.
  4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION.
  5. ALL PICKETS TO BE LEVEL, CHANGES IN GRADE TO BE IN 1/4" STEPS MAX. GRASS TO GRADE TO FOLLOW FINISH GRADE CAP TO BE 3/4".

**CNCL - 129**



- NOTE:
1. ALL POSTS PRESURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
  2. ALL OTHER MEMBERS TO BE CEDAR #2 CONSTRUCTION GRADE MINIMUM.
  3. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED.
  4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION.
  5. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE.



- MODENA PARK BENCH; WISHBONE BIKE RACK
- MODEL SFBR-3; BLACK COLOUR
- MODEL SFBR-3; BLACK COLOUR
- CABANA, MEC-650, NATURAL COLOUR

SFRB-3

NO.	DATE	REVISION DESCRIPTION
1	2014-04-25	ISSUED FOR PERMITS
2	2014-04-25	REVISED PER ARCHITECT'S COMMENTS
3	2014-04-25	REVISED PER ARCHITECT'S COMMENTS
4	2014-04-25	REVISED PER ARCHITECT'S COMMENTS
5	2014-04-25	REVISED PER ARCHITECT'S COMMENTS
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47	2014-04-25	REVISED PER ARCHITECT'S COMMENTS
48	2014-04-25	REVISED PER ARCHITECT'S COMMENTS
49	2014-04-25	REVISED PER ARCHITECT'S COMMENTS
50	2014-04-25	REVISED PER ARCHITECT'S COMMENTS

WITH/THAD GO ARCHITECT LTD.  
PROJECT  
TOWNHOUSE DEV.  
9800 GRANVILLE AVE  
RICHMOND, BC

DRAWING TITLE:  
**LANDSCAPE DETAILS**

DATE: April 25, 2014  
SCALE: L2  
DRAWN BY: [Name]  
DESIGN BY: [Name]  
CHECKED BY: [Name]  
PROJECT NUMBER: 14-017



**RZ 14-658085**

**Attachment 3**

Address: 9800, 9820, 9840 and 9860 Granville Avenue

Applicant: Zhao XD Architect Ltd.

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

	Existing	Proposed
<b>Owner:</b>	Zhang's Cubic Estates Holdings Ltd.	To be determined
<b>Site Size (m<sup>2</sup>):</b>	3,076 m <sup>2</sup>	No Change
<b>Land Uses:</b>	Single-Family Residential	Multiple-Family Residential
<b>OCP Designation:</b>	Neighbourhood Residential	No Change
<b>Area Plan Designation:</b>	CCAP: General Urban T4 South McLennan Sub-Area Plan: Residential, 2½ storey typical (3- storeys maximum) with 0.55 base FAR	No Change
<b>702 Policy Designation:</b>	N/A	No Change
<b>Zoning:</b>	Single Detached (RS1/E)	Medium Density Townhouses (RTM2)
<b>Number of Units:</b>	4	18
<b>Other Designations:</b>	N/A	No Change

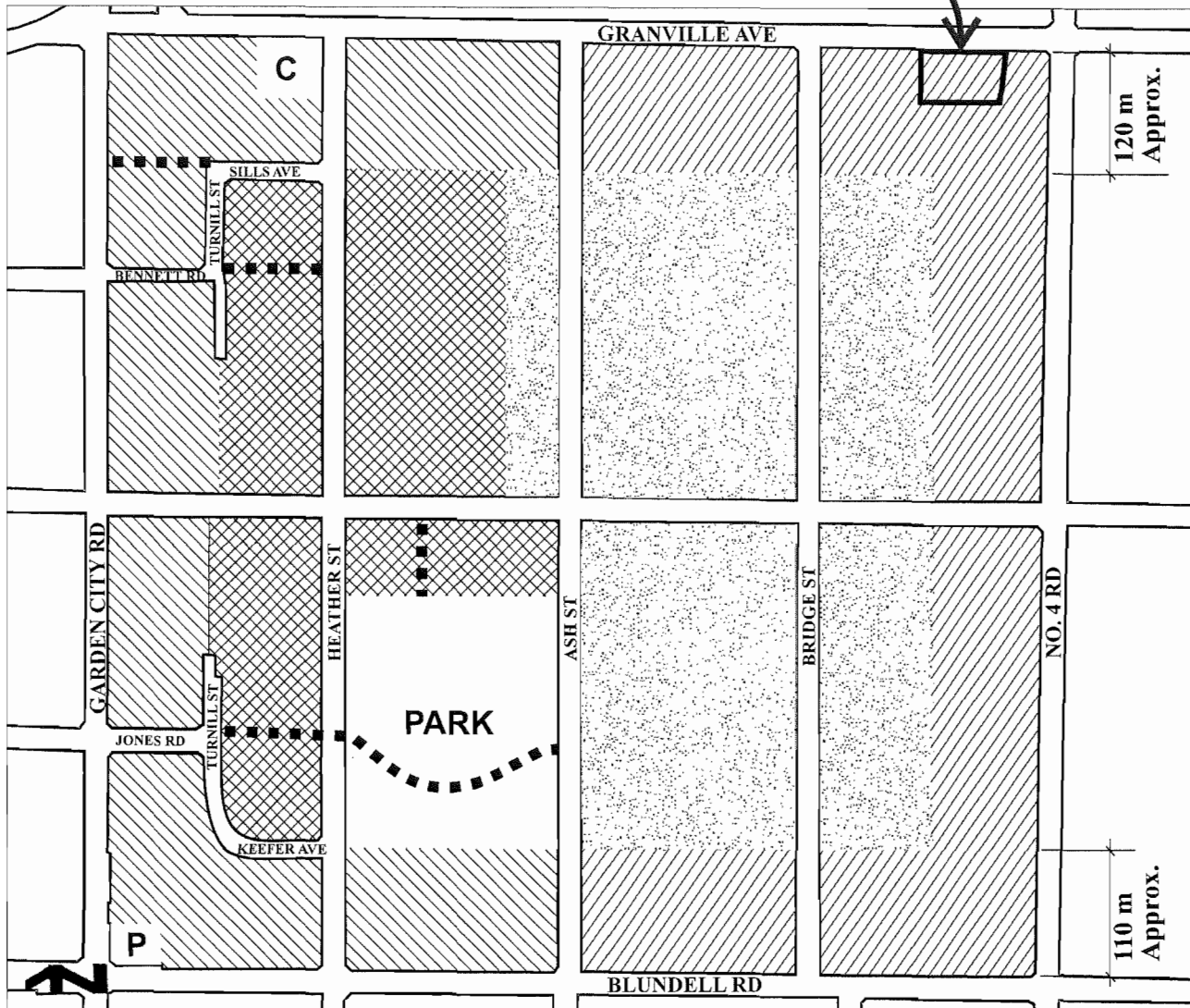
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	0.65 Max.	none permitted
Lot Coverage – Building:	Max. 40%	40% Max.	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	65% Max.	none
Lot Coverage – Landscaping:	Min. 25%	25% Min.	none
Setback – Front Yard (m):	Min. 6.0 m	6.0 m Min.	none
Setback – North Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – South Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – Rear Yard (m):	Min. 3.0 m	3.75 Min.	none
Height (m):	Max. 12.0 m (3 storeys)	12.0 m (3 storeys) Max.	none
Lot Width:	Min. 50.0 m	74.69 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.4 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none






<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Off-street Parking Spaces – Total:	30	40	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (36 x Max. 50% = 18)	22 spaces (62%)	<b>Variance Requested</b>
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on site (40 x Max. 50% = 20)	0	none
Handicap Parking Spaces:	1	1	none
Amenity Space – Indoor:	Min. 70 m <sup>2</sup> or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> x 18 units = 108 m <sup>2</sup>	108 m <sup>2</sup>	none

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

Land Use Map

SUBJECT SITE



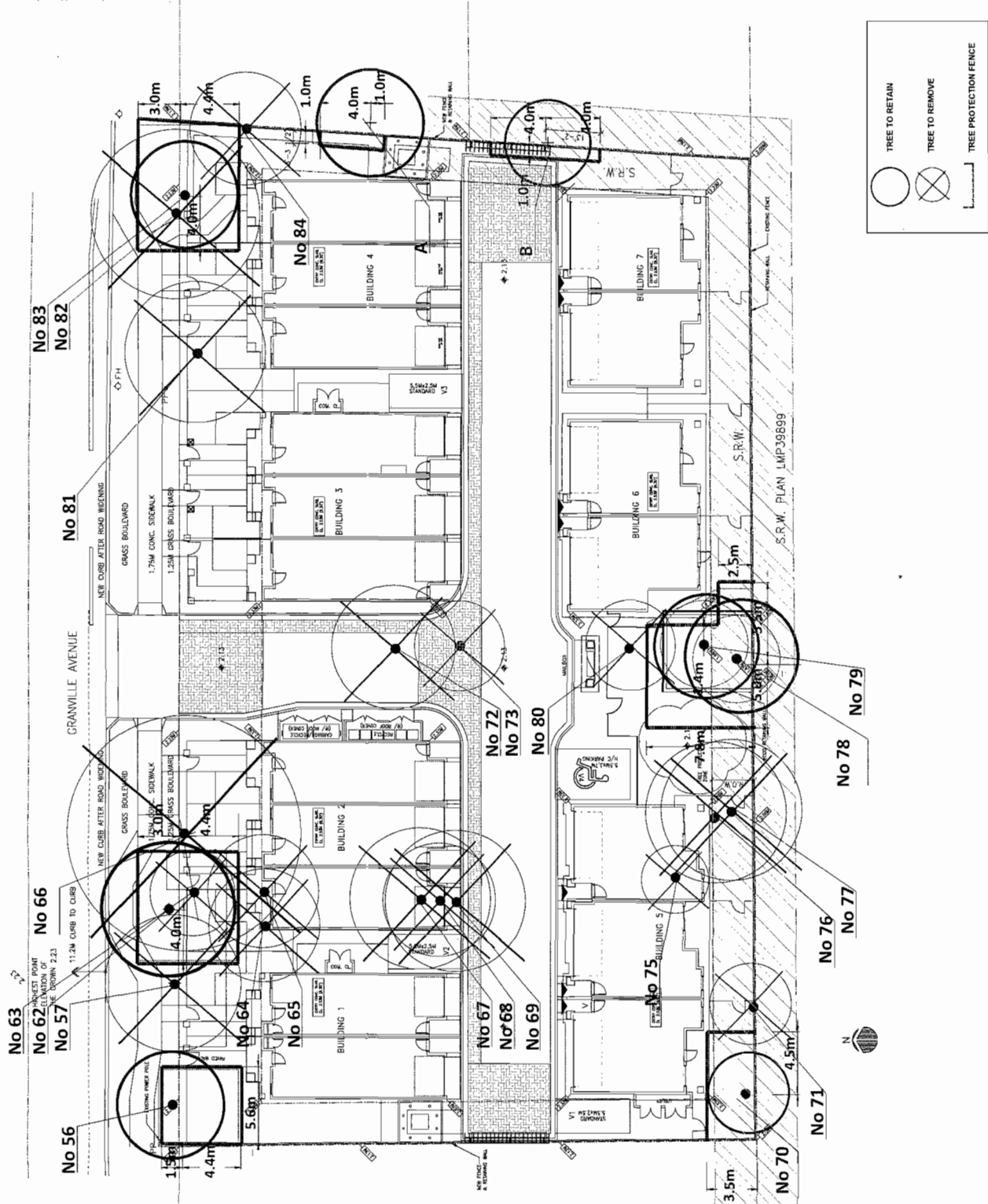
<p> Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family <b>0.75 base F.A.R.</b></p> <p> Residential, 2 ½ storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family <b>0.60 base F.A.R.</b></p> <p> Residential, 2 ½ storeys typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family <b>0.55 base F.A.R.</b></p>	<p> Residential, Historic Single-Family, 2 ½ storeys maximum <b>0.55 base F.A.R.</b>, Lot size along Bridge and Ash Streets:</p> <ul style="list-style-type: none"> <li>• Large-sized lots (e.g. 18 m/59 ft. min. frontage and 550 m<sup>2</sup>/ 5,920 ft<sup>2</sup> min. area)</li> </ul> <p>Elsewhere:</p> <ul style="list-style-type: none"> <li>• Medium-sized lots (e.g. 11.3 m/ 37 ft. min. frontage and 320 m<sup>2</sup>/ 3,444 ft<sup>2</sup> min. area), with access from new roads and General Currie Road;</li> </ul> <p>Provided that the corner lot shall be considered to front the shorter of its two boundaries regardless of the orientation of the dwelling.</p>	<p> Trail/Walkway</p> <p><b>C</b> Church</p> <p><b>P</b> Neighbourhood Pub</p>
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**Note:** Sills Avenue, Le Chow Street, Keefe Avenue, Turnmill Street are commonly referred to as the "ring road".

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**pmg**  
**LANDSCAPE ARCHITECTS**  
 Suite C109 - 4185 SM Cove Drive  
 Burnaby, British Columbia, V5C 0G8  
 P: 604-294-0011 F: 604-294-0022

SEAL



CNCL - 133

NO.	DATE	REVISION / DESCRIPTION	BY
1	14.05.2014	PRELIMINARY DRAWING	DK
2	14.05.2014	NEW TREE LOCATIONS	DK
3	14.05.2014	REVISED DIMENSIONS	DK
4	14.05.2014	REVISED DIMENSIONS	DK

CLIENT: ZHANG GOLF & ESTATES HOLDINGS LTD.  
 ARCHITECT: MPT ZHANG ARCHITECT LTD.  
 PROJECT: TOWNHOUSE DEV.  
 9800 GRANVILLE AVE  
 RICHMOND, BC

DRAWING TITLE: TREE MANAGEMENT PLAN  
 DATE: 14.05.2014  
 SCALE: 1:250 (1"=25')

DRAWING NUMBER: L3  
 SHEET NO: 05 OF 5  
 DESIGN: PM  
 CHECK: PM

PMG PROJECT NUMBER: 14-037

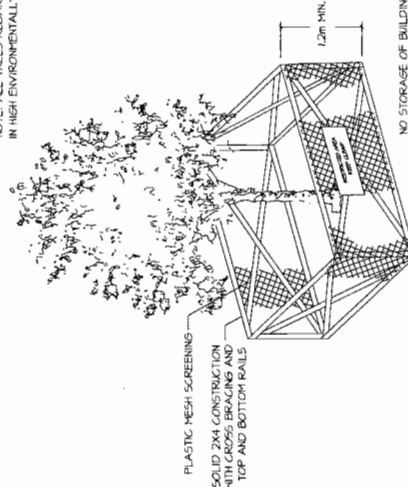
Suitable Replacement Trees	
Botanical Name	Common Name
ACER RUBRUM 'ARMSTRONG'	COLUMNAR ARMSTRONG MAPLE
ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE
CHAMAECYPARIS OBTUSA GRACILIS	SLENDER HINOKI FLASE CYPRESS
PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE
STYRAX JAPONICUS	JAPANESE SNOWBELL

Tree No.	Species		DBH(cm)	CRZ radius (m)
	Common Name	Botanical Name		
No.56	Bigleaf maple	Acer macrophyllum	48	5.5
No.57	Douglas fir	Pseudotsuga menziesii	56	4.0
No.62	Douglas fir	Pseudotsuga menziesii	41	3.7
No.63	Western Redcedar	Thuja plicata	50	3.7
No.5	Alder	Alnus rubra	25	1.5
No.64	Dawycck Beech	Fagus sylvatica 'Dawycck'	32	4.2
No.65	Dawycck Beech	Fagus sylvatica 'Dawycck'	27	3.5
No.66	European Birch	Betula pendula	38	5.5
No.67	Dawycck Beech	Fagus sylvatica 'Dawycck'	25+20x2	5.5
No.68	Dawycck Beech	Fagus sylvatica 'Dawycck'	20+15x2	4
No.69	Dawycck Beech	Fagus sylvatica 'Dawycck'	60	6
No.70	Maple	Acer sp.	16+11	3.6
No.71	Douglas fir	Pseudotsuga menziesii	24	4.2
No.73	European Birch	Betula pendula	13+9	3.5
No.75	Western Redcedar	Thuja plicata	38	4.1
No.76	Horse Chestnut	Aesculus hippocastanum	41+23	7.0
No.77	Horse Chestnut	Aesculus hippocastanum	43	4.9
No.78	Horse Chestnut	Aesculus hippocastanum	19+15	5.1
No.79	Horse Chestnut	Aesculus hippocastanum	13+9	3.7
No.80	Western Redcedar	Thuja plicata	25x2	4.2
No.81	Paper birch	Betula papyrifera	35+33+25	5.3
No.82	Paper birch	Betula papyrifera	30+23	5.0
No.83	Douglas fir	Pseudotsuga menziesii	33	4.5
No.84	Paper birch	Betula papyrifera	20x2	4.0
A	Cerry	Prunus	20+15	3.5
B	Douglas fir	Pseudotsuga menziesii	25	3.8

NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN HIGH ENVIRONMENTALLY SENSITIVE AREAS

TREE PROTECTION DISTANCE TABLE

TRUNK DIAMETER IN CM @ 1.3M	MINIMUM REQUIRED PROTECTION DISTANCE FROM TRUNK IN METRES
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3
55	3.3
60	3.6
75	4.5
90	5
100	6.0



EXTRAPOLATE PROTECTION RADIIUS FOR TRUNKS GREATER THAN 100MM AT BREAST HEIGHT OR LARGER FROM GRADE.

NO STORAGE OF BUILDING MATERIALS WITHIN OR AGAINST PROTECTION BARRIER

1A TREE PROTECTION BARRIER  
L3



**ZHAO XD ARCHITECT LTD.**

4255-1118 Yonge Street, Toronto, ON M2J 1A9  
 Tel: (416) 593-8888 Fax: (416) 593-1238  
 Email: info@zhaoxd.com Web: zhaoxd.com

This drawing shall be used in accordance with the provisions of the Ontario Building Code Act, R.R.O. 1997, Chapter O.6.

1/10/2017	REVISION	Issue 1
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A DETAIL NUMBER  
 B LOCATION SHEET  
 C DETAIL SHEET

Project: TOWNHOUSE DEVELOPMENT GRANVILLE AVE.  
 880-880 GRANVILLE AVE. RICHMOND, ON

Project: TOWNHOUSE DEVELOPMENT GRANVILLE AVE.

880-880 GRANVILLE AVE. RICHMOND, ON

Project: TOWNHOUSE DEVELOPMENT GRANVILLE AVE.

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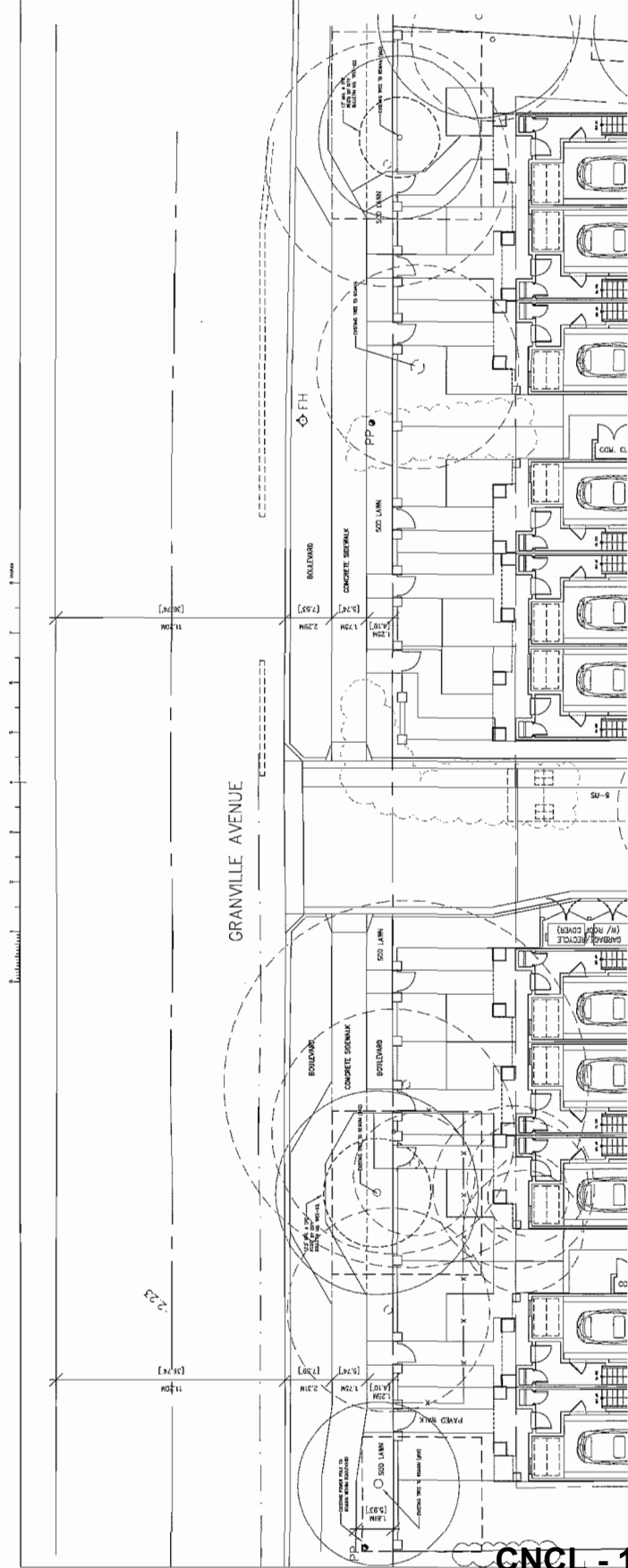
880-880 GRANVILLE AVE. RICHMOND, ON

Project: TOWNHOUSE DEVELOPMENT GRANVILLE AVE.

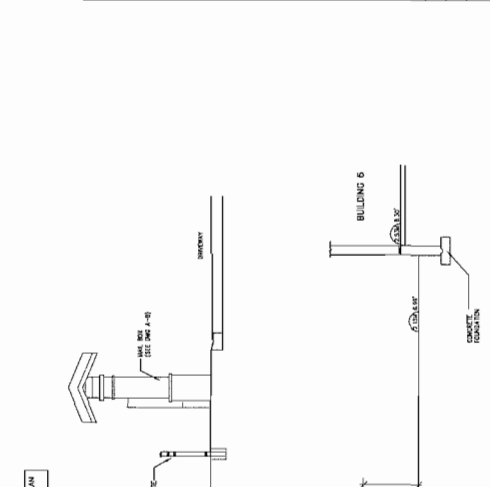
880-880 GRANVILLE AVE. RICHMOND, ON

Project: TOWNHOUSE DEVELOPMENT GRANVILLE AVE.

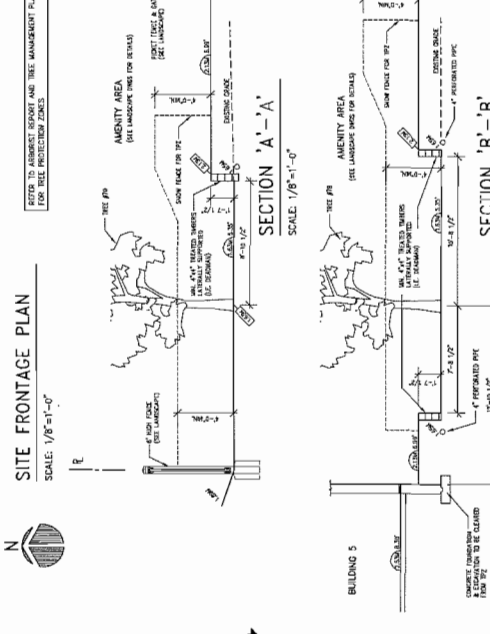
880-880 GRANVILLE AVE. RICHMOND, ON



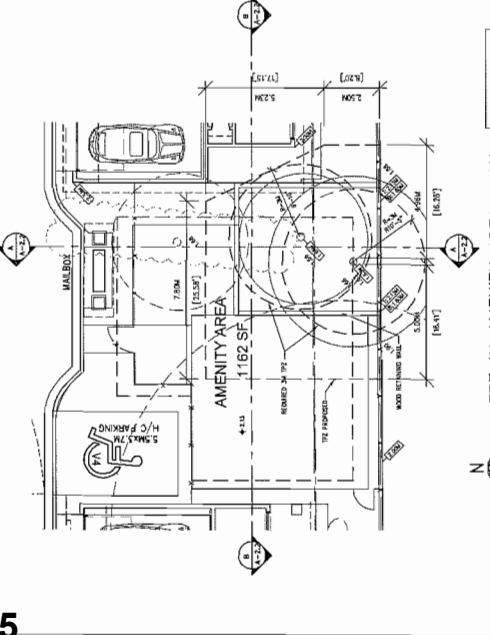
**SITE FRONTAGE PLAN**  
 SCALE: 1/8"=1'-0"



**SECTION 'A-A'**  
 SCALE: 1/8"=1'-0"



**SECTION 'B-B'**  
 SCALE: 1/4"=1'-0"



**TPZ IN AMENITY AREA PLAN**  
 SCALE: 1/8"=1'-0"



**Address:** 9800, 9820, 9840 and 9860 Granville Avenue

**File No.:** RZ 14-658085

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9179, 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).
1. Registration of a statutory right-of-way and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the full width and extent of the internal drive-aisle in favour of future residential developments to the east and west. Language should be included in the SRW document that the City will not be responsible for maintenance or liability within this SRW, and that utility SRW under the drive aisle is not required.
2. Registration of a flood indemnity covenant on title.
3. Registration of a restrictive covenant and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to have the proposed development achieving Energuide 82 requirements and pre-ducted for solar hot water. This covenant and/or legal agreement(s) will include, at minimum, that no building permit will be issued for a building on the subject site unless the building is designed to achieve Energuide 82 requirements and pre-ducted for solar hot water; and that the owner has provided a professional report by a Certified Energy Advisor (CEA), to the satisfaction of the Director of Development.
4. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
5. Registration of a cross-access easement agreement over the garbage/recycling/organic waste collection facility (design as per Development Permit for 9800, 9820, 9840 and 9860 Granville Avenue), in favour of the future residential development at 9880 Granville Avenue and 7031 No. 4 Road, allowing access to/from the garbage/recycling/organic waste collection facility at the development site.
6. 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.
7. City acceptance of the developer's offer to voluntarily contribute \$1,950.00 to Parks Division's Tree Compensation Fund for the removal of two (2) trees located on the City boulevard in front of the site.

Note: Developer/contractor must contact the Parks Division (604-244-1208 ext. 1342) four (4) business days prior to the removal to allow proper signage to be posted. All costs of removal and compensation are the responsibility borne by the applicant.

8. City acceptance of the developer's offer to voluntarily contribute \$6,000.00 to the City's Tree Compensation Fund for the planting of 12 replacement trees within the City. If additional replacement trees (over and beyond the 20 replacement trees as proposed at the Rezoning stage) could be accommodated on-site (as determined at Development Permit stage), the above cash-in-lieu contribution would be reduced in the rate of \$500 per additional replacement trees to be planted on site.

Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit and submit landscaping security (i.e. \$12,000 in total) to ensure the replacement planting will be provided.

9. City acceptance of the developer's offer to voluntarily contribute \$2.0 per buildable square foot (e.g. \$43,044.13) to the City's affordable housing fund.
10. City acceptance of the developer's offer to voluntarily contribute \$0.77 per buildable square foot (e.g. \$16,571.99) to the City's child care fund or public art fund.



11. City acceptance of the developer's offer to voluntarily contribute \$30,000.00 to the City's child care fund.
12. Contribution of \$1,000.00 per dwelling unit (e.g. \$18,000.00) in-lieu of on-site indoor amenity space.
13. 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.

**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.
2. Submission of a Tree Survival Security to the City as part of the Landscape Letter of Credit to ensure that the hedge rows identified for retention will be protected. No Landscape Letter of Credit will be returned until the post-construction assessment report confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.

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

1. Installation of appropriate tree protection fencing around all hedges to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
2. Enter into a Servicing Agreement\* for the design and construction of frontage improvement works. Works include, but may not be limited to:

Granville Avenue Frontage Improvements

- a) Measuring from the property line towards the south curb of Granville Avenue, design and construct a 1.25 m wide grass boulevard and a 1.75 m wide concrete sidewalk. A second grass/treed boulevard is to be designed and built in the remaining width of the right-of-way between the sidewalk and the curb. The existing power poles along the frontage next to the property line are to be contained within the 1.25 m wide boulevard (as such, the width of this boulevard is approximate and is to be confirmed). The frontage works are to show the transition to the existing frontage treatments east and west of the subject site.
- b) Widen Granville Avenue along the development frontage to provide a total 11.2 m wide pavement (curb face to curb face). The road widening is to include any transitioning works to connect to the existing pavement east and west of the subject site.
- c) The existing driveways along the Granville Avenue development frontage are to be closed. The applicant is responsible for the removal of the existing driveway letdowns and the replacement with barrier curb and gutter, grass/treed boulevards and sidewalk per standards described under Item #a.
- d) Consult Parks on the requirement for tree protection/placement including tree species and spacing as part of the frontage works.
- e) The design should match the Granville Avenue works completed via SA 08-444861 (7051 Ash Street).

Water Works:

- f) Disconnect the four (4) existing water service connections at the main, and install a new service connection of the appropriate size necessary for the proposed development. Details will be finalized in the Servicing Agreement designs.
- g) Proposed driveway locations must not conflict with existing fire hydrants. Requests to relocate fire hydrants will not be considered other than under exceptional circumstances.

Storm Sewer Works:

- h) Upgrade the existing manhole STMH1511 to 1350mm diameter, and upgrade approximately 73m of the existing 600mm diameter storm sewer along the Granville Ave frontage to 750mm diameter pipe from the manhole

STMH1511 to a new 1350mm diameter manhole at the east property line. Details will be finalized in the Servicing Agreement designs.

- i) Remove the ten (10) existing storm ICs and leads, and cap at the main.
- j) Provide a new storm service connection at the Granville Avenue frontage complete with a new IC. Details will be finalized in the Servicing Agreement designs.

Sanitary Sewer Works:

- k) No upgrade to the sanitary sewer is required along the rear rights-of-way.
- l) Remove the two (2) existing sanitary ICs in the rear rights-of-way and cut/cap the lead at the main, and install a new service connection of the appropriate size necessary for the proposed development. Details will be finalized in the Servicing Agreement designs.

Street Lighting:

- m) Upgrades to the roadway lighting system will be required and shall be based on City's current design standard.

Private Utilities:

- n) Developer is responsible to coordination with private utility companies to provide underground electrical and telecommunication services. No overhead service wires are allowed for the new townhouse development.

General Items:

- o) 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.
  - p) The proposed servicing upgrade works must be under arborist supervision. The arborist must assess the impact of the proposed works to the protected trees at the Servicing Agreement stage or Development Permit stage (whichever comes first), and will conduct root pruning, if required. A summary report including future recommendations must be provided to the City as part of the Servicing Agreement or Development Permit process (whichever comes first).
3. Submission of a fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) to confirm that there is adequate available flow.
  4. 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.
  5. Incorporation of energy efficiency, CPTED, sustainability, and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
  6. Payment of DCC's (City & GVS&DD), School Site Acquisition Charges, Address Assignment Fee, and all required servicing costs.
  7. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
  8. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

**Note:**

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

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

Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

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

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

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Signed

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Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9179 (RZ 14-658085)
9800, 9820, 9840 and 9860 Granville Avenue

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. 003-606-392
Lot 80 Section 15 Block 4 North Range 6 West New Westminster District Plan 47545

P.I.D. 003-596-443
Lot 81 Section 15 Block 4 North Range 6 West New Westminster District Plan 47545

P.I.D. 003-457-915
Lot 82 Section 15 Block 4 North Range 6 West New Westminster District Plan 47545

P.I.D. 003-558-886
Lot 83 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 9179".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Horizontal lines for signature and date entry corresponding to the reading stages.

CITY OF RICHMOND APPROVED by BIK APPROVED by Director or Solicitor il

MAYOR

CORPORATE OFFICER