



To: Planning Committee

Date: October 21, 2024

From: Joshua Reis
Director, Development

File: RZ 21-936275

Re: Application by Flat Architecture Inc. for Rezoning at 5300 Granville Avenue from “Small-Scale Multi-Unit Housing (RSM/L)” Zone to “Medium Density Townhouses (RTM3)” Zone and “School & Institutional Use (SI)” Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10614,

- a) for the rezoning of a portion of 5300 Granville Avenue from “Small-Scale Multi-Unit Housing (RSM/L)” zone to “Medium Density Townhouses (RTM3)” zone; and
- b) for the rezoning of a portion of 5300 Granville Avenue from “Small-Scale Multi-Unit Housing (RSM/L)” zone to “School & Institutional Use (SI)” zone;

be introduced and given first, second and third reading.

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

JR:ak
Att. 8

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Housing Office	<input checked="" type="checkbox"/>	
Parks	<input checked="" type="checkbox"/>	
Real Estate Services	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	

Staff Report

Origin

Flat Architecture Inc., on behalf of Pakland Zaryab Gardens Ltd. (Director: Khalid Hasan), has applied to the City of Richmond for permission to rezone 5300 Granville Avenue from the “Small-Scale Multi-Unit Housing (RSM/L)” zone to “Medium Density Townhouses (RTM3)” zone and to “School & Institutional Use (SI)” zone for the southern 9 m of the lot. This would permit the development of 20 townhouse units across the two development lots with vehicle access from adjacent properties to the east at 7168 and 7255 Lynnwood Drive and the transfer of a fee simple lot to the City which will provide an expansion to the McKay Neighbourhood Park (Attachment 1).

A Development Permit application is required to further address the form and character of the proposed townhouse development.

Findings of Fact

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

Subject Site

The subject site fronts onto Granville Avenue and is currently vacant.

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

To the North: Across Granville Avenue is Thompson Community Centre on City property zoned “School & Institutional (SI)”.

To the South: McKay Neighbourhood Park on City property zoned “School & Institutional (SI)”.

To the East: Fronting onto Lynnwood Drive, townhouses on properties zoned “Medium Density Townhouses (RTM3)” and the south portion of the site zoned “School & Institutional (SI)”.

To the West: Fronting onto Lynnwood Drive are townhouses on properties zoned “Town Housing (ZT23) – Laurelwood”.

Related Policies & Studies

Official Community Plan/Laurelwood Sub-Area Plan

The subject site is designated as “Neighbourhood Residential” and a small portion as “Park” in the Official Community Plan (OCP) and is located in the Blundell Area, Laurelwood Sub-Area Plan.

The Sub-Area Plan land use designation for the subject site is “Residential (Townhouses)” and “Public Open Space” along the south edge (Attachment 3).

Arterial Road Policy

The subject site is designated “Arterial Road Townhouses” and a portion as “Park” on the Arterial Road Land Use Map. The proposed rezoning is consistent with this designation.

The Arterial Road Land Use Policy supports townhouse development along major arterial roads with a frontage width of 50.0 m or more. The subject site has a frontage of only 24.4 m; however, staff support redevelopment at this site as it is an orphaned lot and the development form is compatible with the adjacent existing properties. The proposed development also provides for additional park space and high-quality pedestrian environment along the fronting streets and west property line. No access to Granville Avenue will be provided.

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

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

The Province has granted Royal Assent to Bill 44, *Housing Statutes (Residential Development) Amendment Act, 2023*. Bill 44 prohibits a Local Government from holding a Public Hearing on a residential rezoning bylaw that is consistent with the OCP. The proposed rezoning meets the conditions established in Bill 44 and is consistent with the OCP. As a result, City Council may not hold a Public Hearing on the proposed rezoning.

Analysis

Site Planning

The proposed development will extend Lynnwood Drive through the site, connecting the existing east and west segments of Lynnwood Drive. The new road bisecting the subject site will create two new lots, one north of the future road and one to the south (Attachment 4).

The proposed site layout consists of:

- Four three-storey townhouse clusters to the north of the future road, with vehicle access through 7168 Lynnwood Drive, referenced in the report as “North Parcel”.
- Three three-storey townhouse clusters to the south of the future road, with vehicle access through 7255 Lynnwood Drive, referenced in the report as “South Parcel”.

Consistent with the Laurelwood Sub-Area Plan, the applicant has agreed to provide a 9.0 m wide area (approximately 219.7 m²) along the subject site's south property line and which will be transferred as a fee simple lot to the City for public open space and consolidated with McKay Neighbourhood Park. This land transfer is to occur prior to final rezoning bylaw adoption. Grading and landscaping of the park space is to be reviewed through the associated Servicing Agreement works.

Built Form and Architectural Character

The proposal contains a total of 20 three-storey townhome units. The North Parcel contains 11 units, arranged in four clusters along two east-west driveways, with access to Lynnwood Drive through the abutting development at 7168 Lynnwood Drive. The South Parcel contains nine units, arranged in three clusters along two east-west driveways, with access to Lynnwood Drive through the abutting development at 7255 Lynnwood Drive.

The two parcels are proposed to be developed into separate strata lots, creating two individual stratas. Each parcel is to individually meet the Zoning Bylaw and Development Permit Guidelines. No shared amenities or parking stalls are proposed.

The proposed three-storey form is consistent with adjacent townhouse developments, keeping with the Sub-Area Plan vision. Detailed design will be reviewed through the Development Permit process.

Housing Type and Tenure

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

Transportation and Site Access

The existing access to the property off Granville Avenue will be closed. Future access is proposed to be off Lynnwood Drive via existing driveways off-site located on a registered easement on the neighbouring townhouse development sites at 7168 and 7255 Lynnwood Drive. These easements are registered on Title of both the common property and individual units. A legal opinion from the applicant's lawyer has been provided on file, confirming that they have the legal right to use the easement area for access. The legal opinion has also been reviewed by the City's law department.

Prior the Development Permit being forwarded to the Development Permit Panel for consideration, the developer will need to work with the adjacent strata at 7168 Lynnwood Drive and acquire their approval to modify the shared fence along the east property line and shift two light fixtures on the neighbouring site slightly west, in order to provide for sufficient clearance for fire access to the North Parcel.

The developer will also need to work with the adjacent strata at 7255 Lynnwood Drive and acquire their approval to modify the shared fence along the east property line, make minor modifications to landscaping including trees and a visitor parking space on their property to facilitate access to the South Parcel. The developer has agreed to provide pedestrian access for both adjacent stratas to the east, allowing shared use of the walkways on the subject site along the west and east property lines as well as the east/west walkway on the North Parcel through a Statutory Right-of-Way. Prior to rezoning adoption, a legal agreement will need to be registered on Title to provide 7168 and 7255 Lynnwood Drive with these accesses.

The developer is working closely with the two adjacent stratas on the driveway access design, including the removal of fencing to access the subject site and shared maintenance agreements for the existing driveway. A letter has been provided by the developer advising that discussion is underway with both stratas and confirming his commitment to secure their approvals (Attachment 5).

A 17.5 m wide road dedication, bisecting the subject site, is required in order to complete the connection of Lynnwood Drive and to accommodate the City's standard sidewalk and boulevard widths. Road dedication is required prior to final adoption of this rezoning bylaw and associated road construction and frontage improvements will be outlined as part of the Servicing Agreement. The extension of Lynnwood Drive through the subject site will provide existing developments to the west with a secondary emergency response route currently provided by a temporary lane on adjacent property. There is no change to existing lane located on the neighbouring site to the west and is not impacted by this development.

Consistent with Richmond Zoning Bylaw 8500, a total of 40 resident vehicle parking spaces are provided within the 20 individual side-by-side garages. Two visitor parking spaces will be provided on each parcel, for a total of four visitor parking spaces. Also consistent with the Zoning Bylaw, 26 resident (Class 1) bicycle parking spaces and five visitor (Class 2) bicycle parking spaces are proposed on site. Pedestrian access to each unit is proposed via individual pathways from public sidewalks or interior pathways within the site.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 14 bylaw-sized trees on the subject property, eight trees on neighbouring properties and five street trees on City property.

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

- One tree located on-site, specifically tag # 80 (66 cm Spruce), is identified to be protected and retained.
- Ten trees located on-site, specifically tag # 72, 73, 74, 75, 76, 78, 81, 82, 85, 88 (21-47 cm Ash trees, 39 cm Birch, 72 cm Spruce, 42 cm cypress), are in poor condition (dying, sparse

canopy, or previously topped) and are proposed for removal. They are also in conflict with building footprints or required frontage works.

- Three trees located on-site, specifically tag # 77, 86, 87 (57cm Douglas fir, 53 cm red cedar, 48 cm cypress), are in moderate condition with sparse crowns and some damaged roots. They will also conflict with Buildings 1 and 3 and relocation is not suitable. These trees are proposed to be removed
- Two trees located on a shared property line with the east neighbour at 7255 Lynnwood Drive, specifically tag # 70 & 71 (30 cm and 48 cm ash trees), are in moderate condition. They have been identified for removal to facilitate access to the site. Alternative designs were considered but would reduce the outdoor amenity space provided and result in a loss of units, affecting the development’s viability. These trees are not good candidates for relocation. The developer is required to obtain the neighbouring strata’s approval for the removal of the two trees with replacement at 2:1 ratio along the shared property line.
- Six trees located on neighbouring property, specifically tag # A, B, C, D, H, I (39 cm Pine, 31 cm Black locust, 6 cm dogwoods, and 5 cm Magnolias), are to be protected and retained.
- Two trees on City property, specifically tag # 83 & 84 (12-16 cm Hollies), are in poor health (suppressed by invasive species, poorly pruned, sparse canopy) and in conflict with the required frontage works. Removal with compensation of \$750.00 per tree is recommended.
- One tree on City property, specifically tag # 69 (48 cm malus) is identified by City Arborist to have died and fallen.
- Two trees located on City property, specifically tag # E and F (23 cm and 15 cm Honey locust), are in good condition and to be protected and retained.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove 13 on-site trees (Trees # 72, 73, 74, 75, 76, 77, 78, 81, 82, 85, 86, 87, 88) and two trees (Tree # 70, 71) along a shared property line. The 2:1 replacement ratio would require a total of 30 replacement trees. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
30	8 cm	4 m

The applicant’s preliminary Landscape Plan (Attachment 6) proposes to plant 39 trees on-site, exceeding the number of required for replacement. The applicant is in discussion with the neighbouring strata at 7255 Lynnwood Drive to determine and appropriate location of four replacement trees required due the removal of two trees along their shared property line. As part of the Development Permit application review process, the number, species and size of trees will be refined, and additional planting opportunities are to be further examined where appropriate.

To ensure replacement trees are planted and maintained on-site, the applicant is required to submit a Landscape Security prior to DP issuance in the amount of 100 per cent of a cost estimate prepared by the Registered Landscape Architect (including installation and 10 per cent contingency).

Tree Protection

The applicant is committed to retaining one on-site tree (tag # 80), six off-site trees (tag # A, B, C, D, H, I) and two City trees (tag # E and F). The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 7). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission to the City a Tree Survival Security in the amount of \$10,240.00 to ensure that the on-site tree (tag # 80) identified for retention, will be protected.
- Prior to final adoption of the rezoning bylaw, submission to the City a Tree Survival Security in the amount of \$10,240.00 to ensure that the City trees (tag # E and F) identified for retention, will be protected.

Variance Requested

The proposed development is generally consistent with the “Medium Density Townhouses (RTM3)” zone, except for the following requested variances (staff comments in ***bold italics***):

1. Reduction of the minimum lot width from 50.0 m to 24.0 m.
Staff is supportive of the variance requests as the subject site is an isolated residual lot which can achieve housing consistent with Development Permit Guidelines in addition to providing enhanced pedestrian environments along the fronting streets. A purpose of the minimum frontage requirement is to help limit the number of new driveway access. The proposed development continues to achieve this by consolidating their driveway accesses with the east adjacent properties.

The proposal to construct three-storey townhouse units is generally consistent with the development in the surrounding area and what was envisioned at the time the neighbouring property to the east (7168 and 7255 Lynnwood Drive) was developed.
2. Reduction of the minimum front yard setback from 6.0 m to 4.5 m along the south side of the future east-west Lynnwood Drive extension.

Staff is supportive of the variance requests as the reduced setback aligns with development to the east at 7255 Lynnwood Drive, which also has a 4.5 m front yard setback, providing for a uniform street frontage along the south of Lynnwood Drive. Further, the proposed building face would be located 8.0 m from the curb.

Affordable Housing Strategy

The City of Richmond's Affordable Housing Strategy (AHS) seeks cash-in-lieu (CIL) contributions to the City's Affordable Housing Reserve Fund when considering rezoning applications with 60 or fewer dwelling units; the contributions are sought in lieu of built low-end-of-market (LEMR) housing units. In this case, the application proposes a 20-unit townhouse development.

Section 5.15 of Richmond Zoning Bylaw No. 8500 outlines the CIL rates for townhome developments within the City Centre. In this case, the rate is \$12.00 per buildable square foot. Accordingly, for this proposal, the contribution amount is \$305,243.64 and must be provided to the City prior to final adoption of the rezoning bylaw.

Market Rental Housing Policy

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

The CIL contribution amount for townhouse developments is \$2.65 per buildable square foot. Consistent with the OCP, the CIL contribution applicable to this proposal is \$67,407.97 and must be provided to the City prior to final adoption of the rezoning bylaw.

Energy Efficiency

Consistent with the City's Energy Step Code requirements, the applicant has confirmed that the applicable Energy Step Code performance targets have been considered in the proposed design. The proposed development is anticipated to achieve Step 3 of the Energy Step Code with EL-4. A confirmation letter has been provided on file. Further details on how the proposal will meet this commitment will be reviewed as part of the Development Permit and Building Permit application review process.

Public Art

Based on the maximum buildable residential floor area of approximately 2,363.17 m² (25,436.97 ft²), the recommended Public Art contribution based on administrative guidelines of \$1.02/ft² (2024 rate) is approximately \$25,945.71.

As this project will generate a recommended Public Art contribution of less than \$40,000.00 and there are limited opportunities for locating public art on the site, per Policy, it is recommended that the Public Art contribution be directed to the Public Art Reserve for City-wide projects on City lands. This contribution is required prior to final adoption of the rezoning bylaw.

Amenity Space

The outdoor amenity space is proposed to be divided between the two new parcels. Based on the preliminary design, the total area of the outdoor amenity space is 148 m², which is larger than the requirement in the OCP guidelines which require 120 m². Approximately 85 m² of outdoor amenity space will be provided in the North Parcel and 63 m² in the South Parcel. Staff will work with the applicant at Development Permit stage to ensure that the design of the outdoor amenity space meets Development Permit Guidelines.

The applicant is proposing to provide a voluntary cash contribution in lieu of providing the required indoor amenity space on site. The total cash contribution required for the 20-unit townhouse development is \$39,254.00 based on \$2,066.00 per unit for the first 19 units and \$4,132.00 for the 20th unit, consistent with the current OCP rate. This contribution must be provided prior to rezoning adoption.

Development Permit Application

Prior to final adoption of the rezoning bylaw, a Development Permit application is required to be processed to a satisfactory level. Through the Development Permit, the following items are to be further examined:

- Compliance with Development Permit Guidelines for multiple-family projects in the OCP.
- Refinement of landscaping, including the number, species and size of trees and additional planting opportunities.
- Further review of the environmental sustainability features (i.e. EV charging) to be incorporated into the project and confirmation of compliance with the applicable Energy Step Code.
- Confirmation that all aging-in-place and convertible unit feature have been incorporated into the dwelling design.
- Review of the proposed exterior building material and colour palette.
- Review of acoustical and thermal reports and recommendations prepared by an appropriate registered professional, demonstrating that the interior noise levels and noise mitigation standards comply with the OCP and Noise Bylaw requirements.
- Refinement of the outdoor amenity area design, including the choice of play equipment, to create a safe and vibrant environment for children's play and social interaction.

Site Servicing and Frontage Improvements

Prior to Rezoning Bylaw adoption, the applicant is required to enter into a Servicing Agreement for the design and construction of the following, including, but not limited to:

- Construction of the Lynnwood Drive connection.
- Frontage improvements along Granville Avenue and the new Lynnwood Drive.
- Installation of new water, storm and sanitary service mains and connections.

- Landscaping and grading of dedicated parklands.

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

Financial Impact or Economic Impact

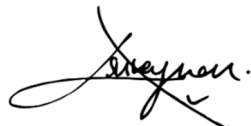
The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

Conclusion

This application is to rezone the property at 5300 Granville Avenue from “Small-Scale Multi-Unit Housing (RSM/L)” zone to “Medium Density Townhouses (RTM3)” zone and “School & Institutional Use (SI)” zone to facilitate the development of 20 townhouse units across two development lots with vehicle access from 7168 and 7255 Lynnwood Drive and to provide a 9 m wide expansion to McKay Neighbourhood Park.

This rezoning application complies with the lands use designations and applicable policies for the subject site that are contained within the OCP and Laurelwood Sub-Area Plan. Further design review will be undertaken as part of the associated Development Permit application review process. Road and engineering improvement works required with respect to the subject development will be secured through the City’s standard Servicing Agreement. The list of rezoning considerations is included in Attachment 8, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10614 be introduced and given first, second and third reading.



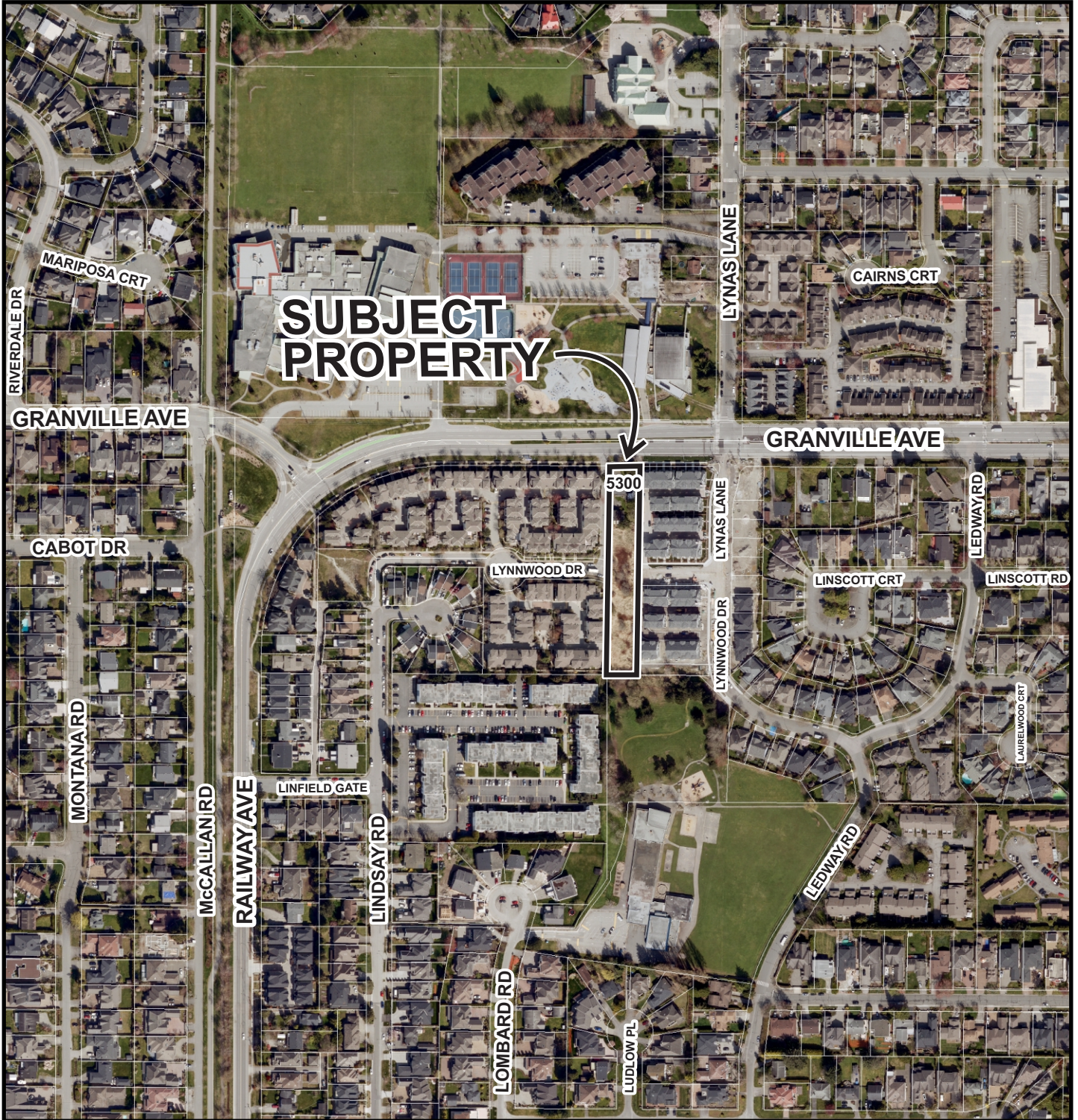
Ashley Kwan
Planner 1
(604-276-4173)

AK:he

- Att. 1: Location Map
2: Development Application Data Sheet
3: Laurelwood Sub-Area Plan
4: Conceptual Development Plans
5: Letter from Developer
6: Preliminary Landscape Plan
7: Tree Management Plans
8: Rezoning Considerations



City of
Richmond



RZ 21-936275

PLN - 20

Original Date: 08/13/21

Revision Date:

Note: Dimensions are in METRES



RZ 21-936275

Attachment 2

Address: 5300 Granville Avenue

Applicant: Flat Architecture Inc.

Planning Area(s): Laurelwood Sub-Area Plan (Blundell)

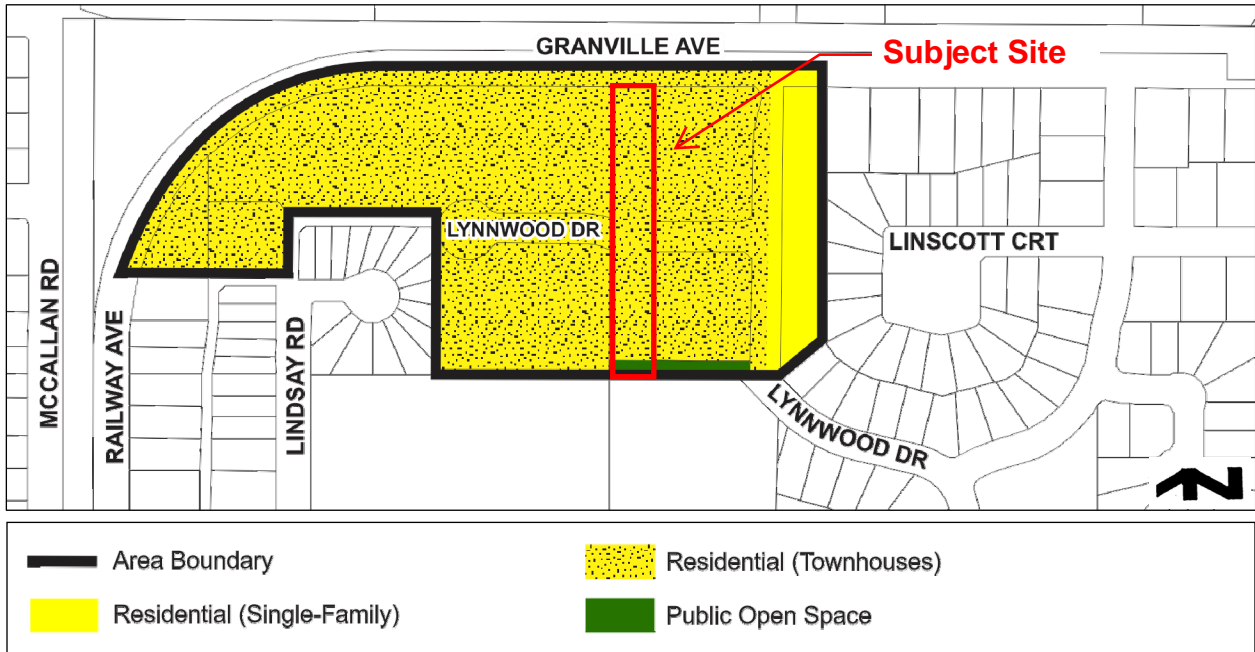
	Existing	Proposed
Owner:	Pakland Zaryab Gardens Ltd	No Change
Site Size (m²):	4,025.7 m ²	3,375.96 m ²
Land Uses:	Single Family Dwelling	Townhouses
OCP Designation:	Neighbourhood Residential, Park	No Change
Sub-Area Plan Designation:	Residential (Townhouses)	No Change
Zoning:	Small-Scale Multi-Unit Housing (RSM/L)	Medium Density Townhouses (RTM3)
Number of Units:	1	20

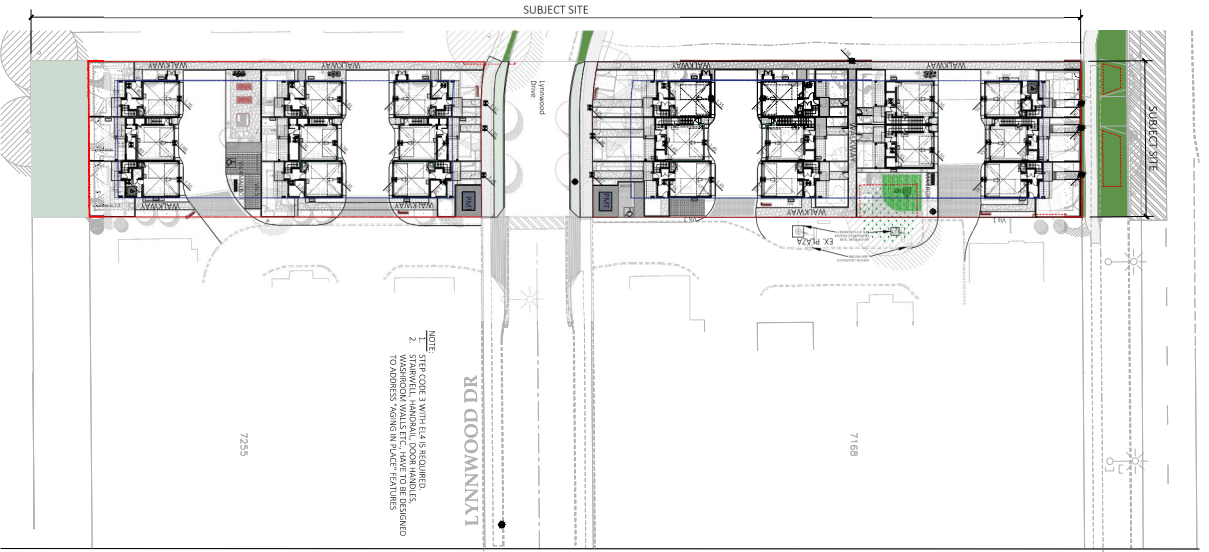
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.70	0.68	none permitted
Buildable Floor Area (m ²):*	2363.17 m ² (25,436.97 ft ²)	2,306.71 m ² (24,829.22 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 65% Live Landscaping: 25%	Building: 31% Non-porous Surfaces: 52% Live Landscaping: 34%	none
Lot Dimensions (m):	Width: 50.0 m Depth: 35.0 m	Width: 24.4 m North Parcel: 75.8 m South Parcel: 61.5 m	Variance Required
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 3.0 m Side: Min. 3.0 m	Front (Lynnwood Dr): 6.0 m & 4.5 m Rear: 4.5 m Sides: 3.0 m	Variance Required for South Parcel
Height (m):	12.0 m (3 storeys)	11.2 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	North Parcel: 22 (R) 2 (V) South Parcel: 18 (R) 2 (V)	North Parcel: 22 (R) 2 (V) South Parcel: 18 (R) 2 (V)	none
Bicycle Parking Spaces:	North Parcel: 14 (Class 1), 3 (Class 2) South Parcel: 12 (Class 1), 2 (Class 2)	North Parcel: 14 (Class 1), 3 (Class 2) South Parcel: 12 (Class 1), 2 (Class 2)	none
Amenity Space – Indoor:	70 m ²	Cash in-lieu	none
Amenity Space – Outdoor:	North Parcel: 66 m ² South Parcel: 54 m ²	North Parcel: 85 m ² South Parcel: 63 m ²	none

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

Land Use Map

Bylaws 9114 & 9230
2017/04/24





CIVIC ADDRESS:
5300 Granville Ave Richmond BC

ZONING INFORMATION:
EXISTING : RTM3

LOT AREA

GROSS SITE AREA = 4025.7 m²
LYNNWOOD ROAD DEDICATION : 4627.1 ft² = 430.0 m²
PARKLAND DEDICATION : 2365.26 ft² = 219.74 m²
NET AREA : 3633.83 ft² = 3375.96 m²

BUILDING HEIGHT:
ALLOWABLE : 12.00 M
PROPOSED : 11.20 M

OUTDOOR AMENITY:

Required : 6m² per unit = 120 m²
PROPOSED OUTDOOR Amenity area : 148 m²

FAR:
PROPOSED (NET) : 2306.71/3375.96 = 0.68
(EXCLUDES GARAGES, "PARKING WITHIN THE BUILDING ENVELOPE")

SETBACKS:

NORTH SIDE OF LYNNWOOD DR.

EAST SIDE : 3 m
WEST SIDE : 3 m
SOUTH SIDE : 6.0 m
NORTH SIDE : 6.0 m

SOUTH SIDE OF LYNNWOOD DR.

EAST SIDE : 3 m
WEST SIDE : 3 m
SOUTH SIDE : 4.5 m
NORTH SIDE : 4.5 m

LOT COVERAGE : 1162.77 m² (37.35%)

PARKING:

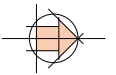
RESIDENTIAL:
REQUIRED : 2 STALLS PER UNIT
PROVIDED : 2 CAR GARAGES (SIDE BY SIDE) = 20 x 2 = 40

RESIDENTIAL VISITOR:
REQUIRED : 0.2 STALLS PER UNIT
PROVIDED : 20 X 2 = 40 STALLS

TOTAL UNIT NO : 20
SIDE BY SIDE UNITS : 20

BIKE PARKING:
CLASS 1 : 26
CLASS 2 : 5

UNIT	UNIT AREA (Garage not included) (in sq. ft.)	(in sq. m)	NO. OF UNITS	TOTAL FSR AREA (in sq. ft.)	(in sq. m)
TYPE A	1,292.71	120.10	6	7,756.26	720.58
TYPE A1	1,218.88	113.24	10	12,188.80	1,132.38
TYPE A2	1,243.12	115.49	2	2,486.24	230.98
TYPE A3	1,198.95	111.39	2	2,397.90	222.77
TOTAL	4,953.66	460.21	20	24,829.20	2,306.71



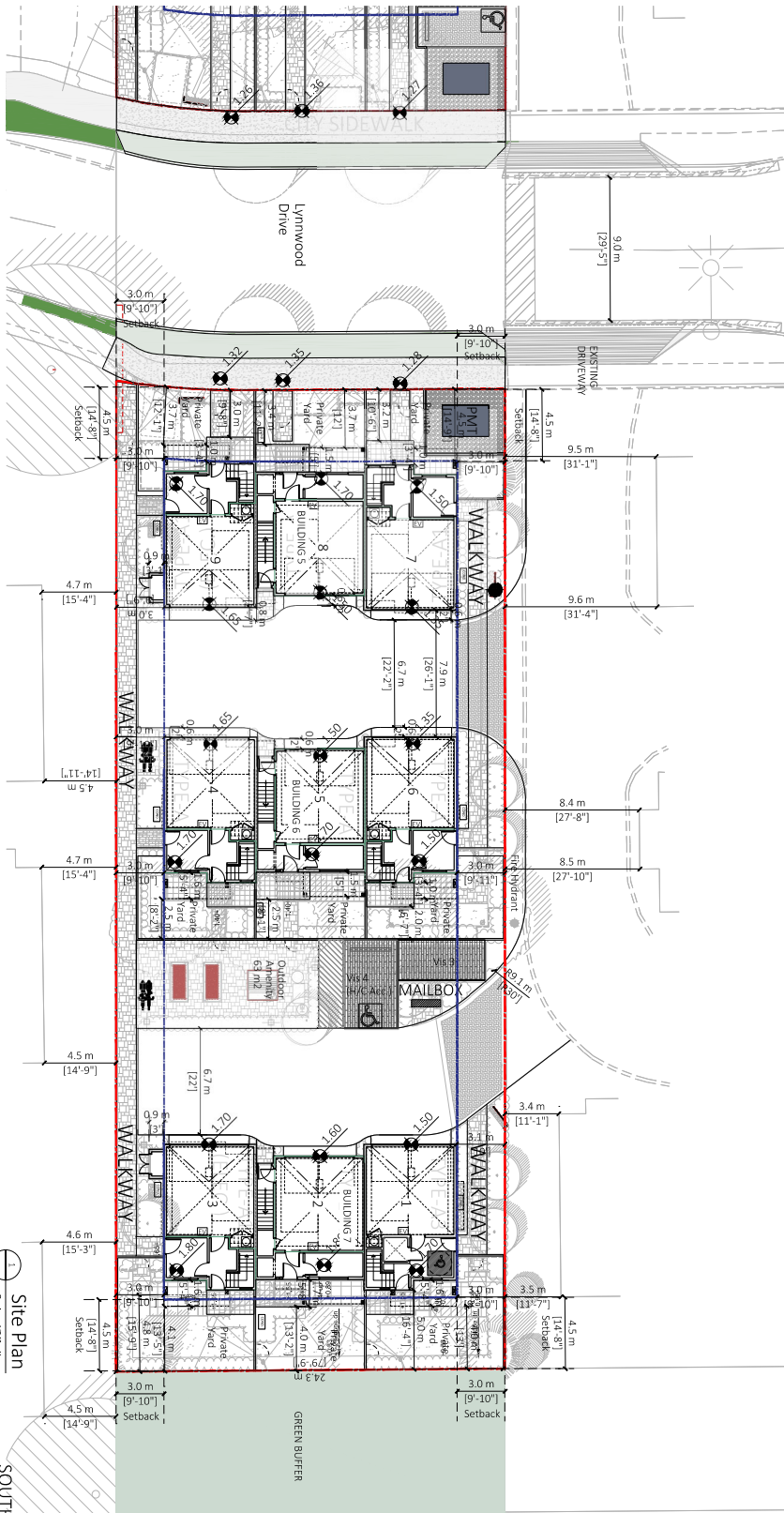
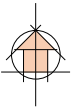
Unit 1008, 4301 King George Blvd
Surrey BC, V3X 1G1
www.flat1architecture.ca
contact@flat1architecture.ca
Ph: 604-592-4454

PROJECT INFO:
21 TOWNHOME DEVELOPMENT
5300 Granville Ave
RICHMOND BC
CLIENT:
KHALID

DATE: 24-03-21
PROJECT NO.:
SCALE: AS NOTED
DRAWN BY: RW

REV	DESCRIPTION	BY	DATE

SITE LAYOUT
A 1.0



- NOTE:
1. STEP CODE 3 WITH E4.4 IS REQUIRED.
 2. STAIRWELL, HANDRAIL, DOOR HANDLES, WASHROOM WALLS ETC., HAVE TO BE DESIGNED TO ADDRESS 'AGING IN PLACE' FEATURES

Site Plan
Scale = 1:250 = 1"

SOUTH SIDE LAYOUT

A.1.1B

SOUTH SIDE LAYOUT

REV	DESCRIPTION	BY	DATE

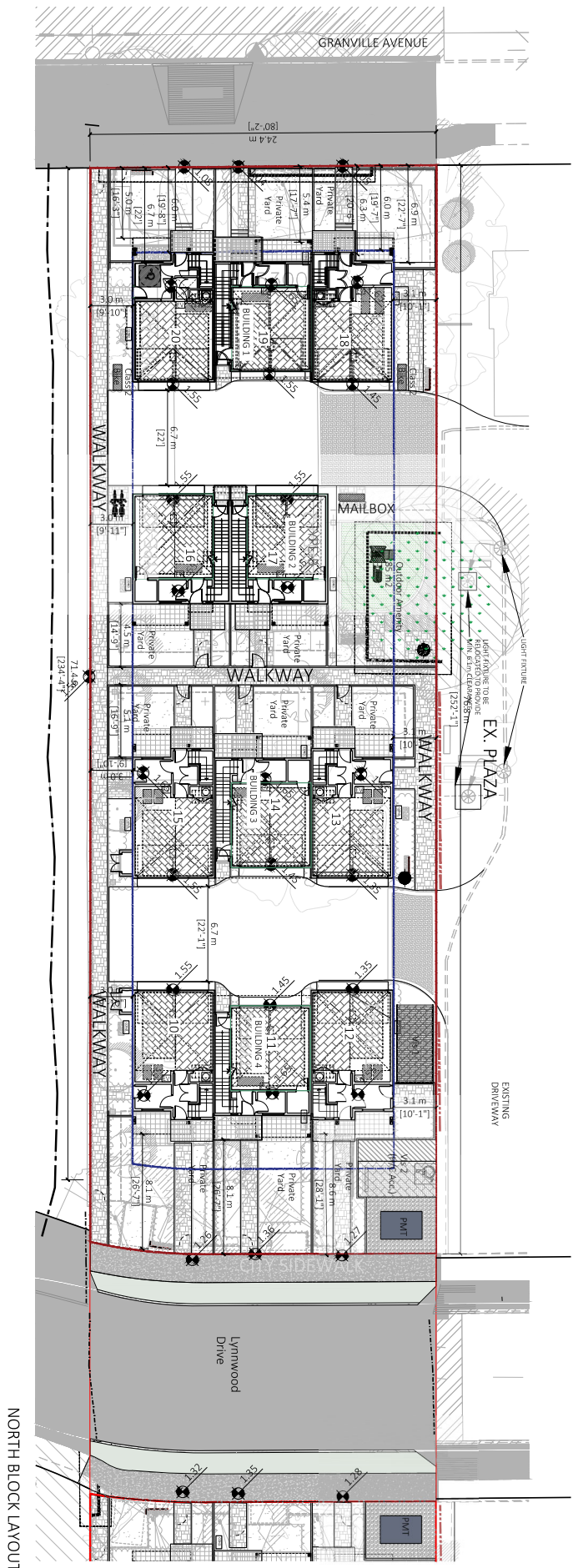
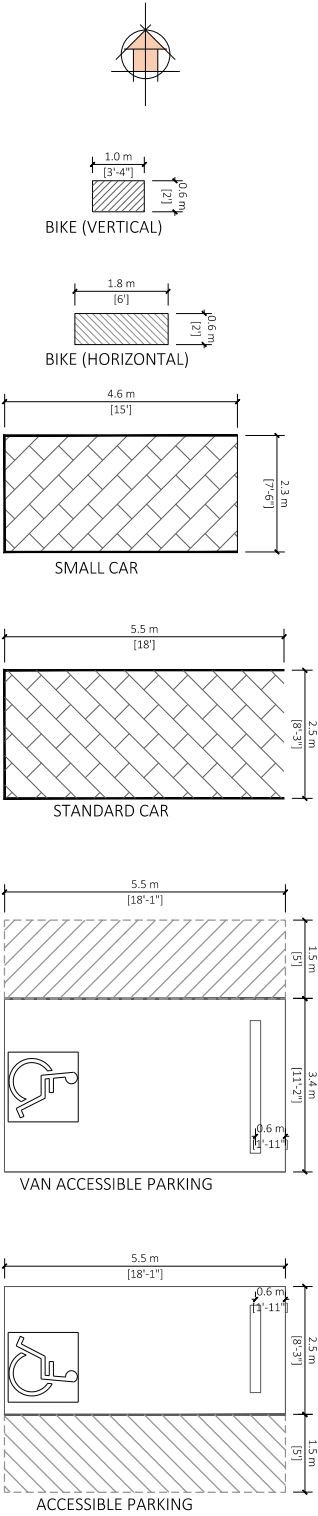
SCALE: DRAWN BY:
As Noted RW

PROJECT NO.:
DATE: 06-06-21

PROJECT INFO:
21 TOWN PLANE DEVELOPMENT
5300 Granville Ave
RICHMOND BC
CLIENT:
KHALID

Unit 208, 5371 King George Blvd
Surrey BC, V3X 1G1
www.flat1architecture.ca
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PH: 604-593-4482





NOTE: STEP CODE 3 WITH EL4 IS REQUIRED

A 1.1P (A)

PARKING LAYOUT

REV	DESCRIPTION	BY	DATE

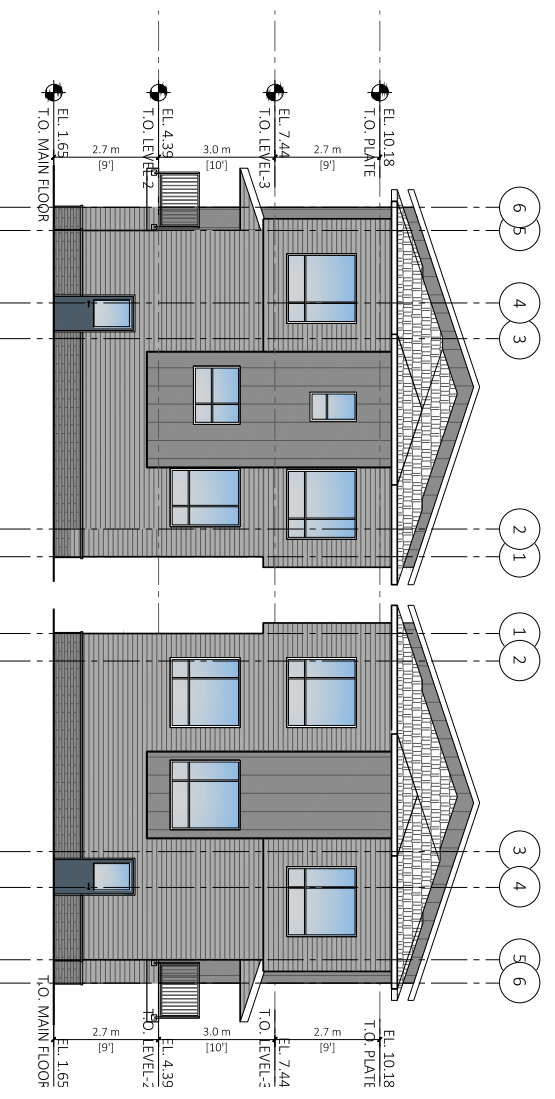
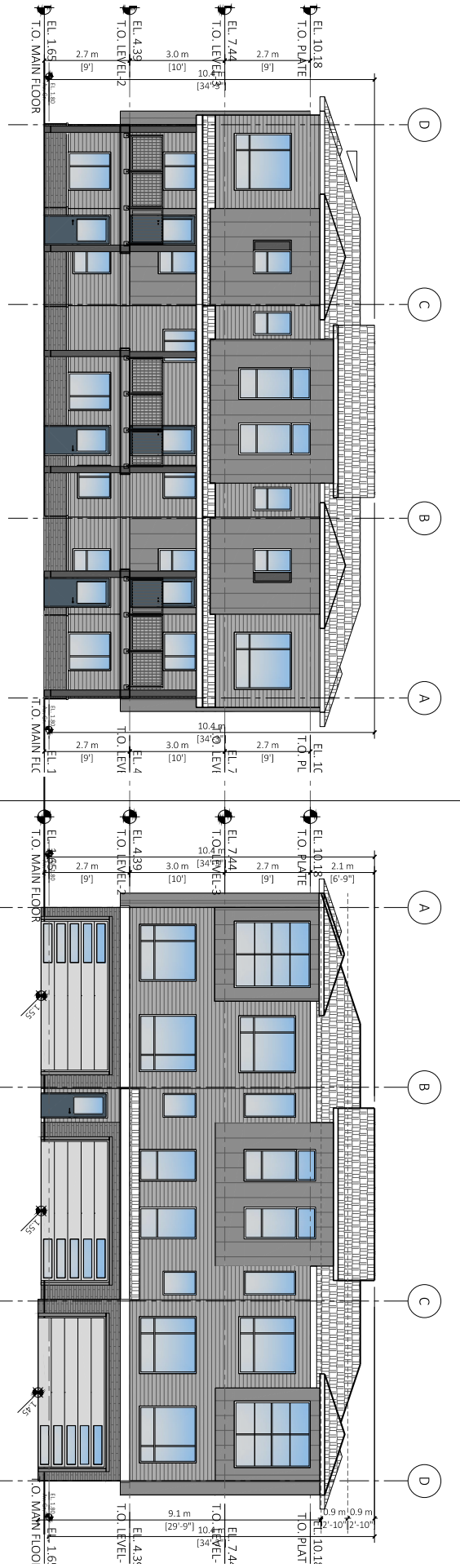
SCALE: DRAWN BY:
As Noted RW / VK

PROJECT NO.:
DATE: 19-Sep-24

PROJECT INFO:
21 TOWNHOME DEVELOPMENT
5300 Granville Ave
RICHMOND BC
CLIENT:
KHALID

Unit 1006, 5301 King George Blvd
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A 301

BUILDING 1
ELEVATIONS

REV	DESCRIPTION	BY	DATE

SCALE: DRAWN BY:
As Noted RW

PROJECT NO.:
21-208

DATE:
26-Sep-24

PROJECT INFO:
21 TOWNHOME DEVELOPMENT
5300 Granville Ave
RICHMOND BC
CLIENT:
KHALID

Unit 305, 5311 King George Blvd
Surrey BC, V3V 1G1
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Ph: 604-593-4482

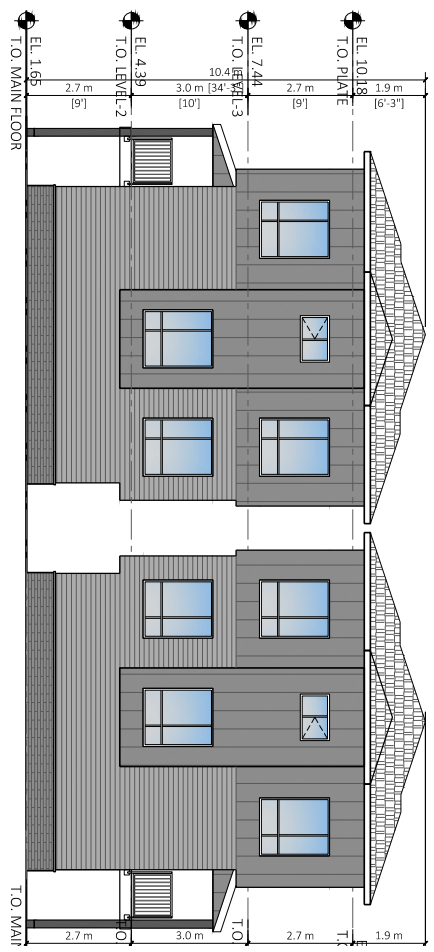




1 Elevation North
Scale = 3/16" = 1'



1 Elevation South
Scale = 3/16" = 1'



1 Elevation West
Scale = 3/16" = 1'

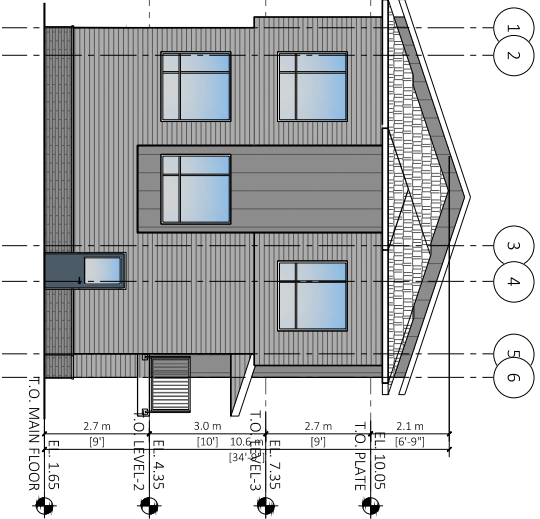
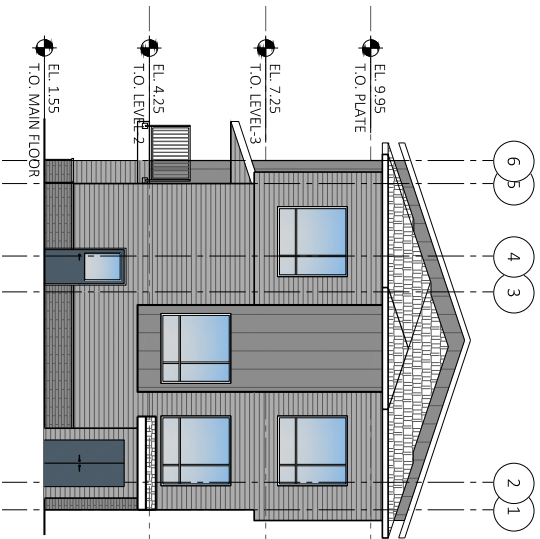
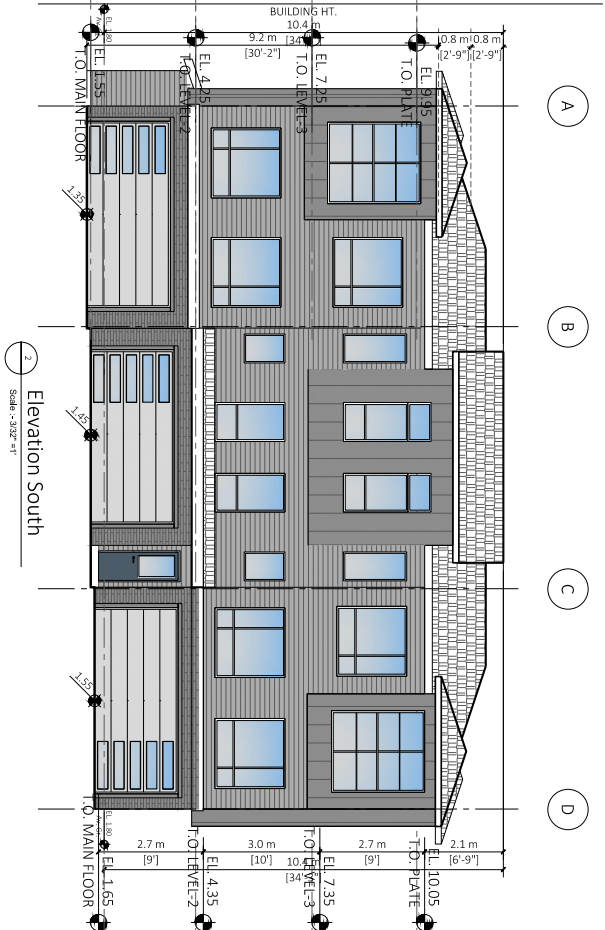
1 Elevation East
Scale = 3/16" = 1'

REV	DESCRIPTION	BY	DATE

DATE: 16-May-24
 PROJECT NO.: 21-208
 SCALE: As Noted
 DRAWN BY: RW
 PROJECT INFO:
 21 TOWN LINE DEVELOPMENT
 5300 Granville Ave
 RICHMOND BC
 CLIENT: KHALID

Unit 208, 5311 King George Blvd
 Surrey BC, V3X 1G1
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 contact@flat1architecture.ca
 PH: 604-593-4482



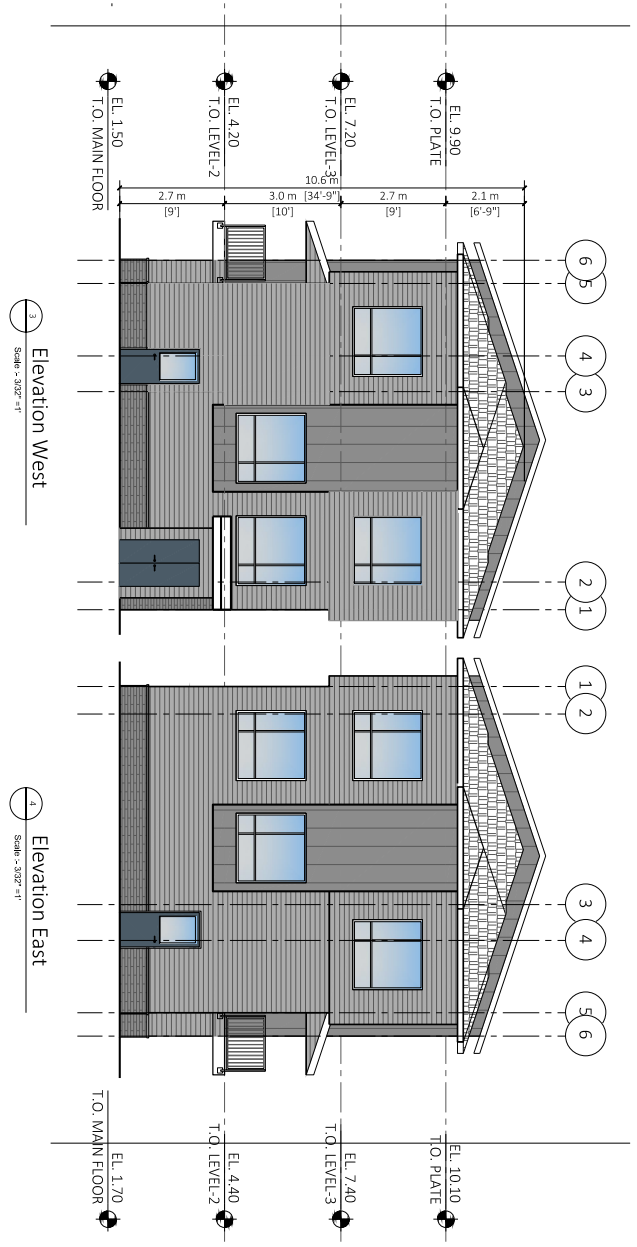
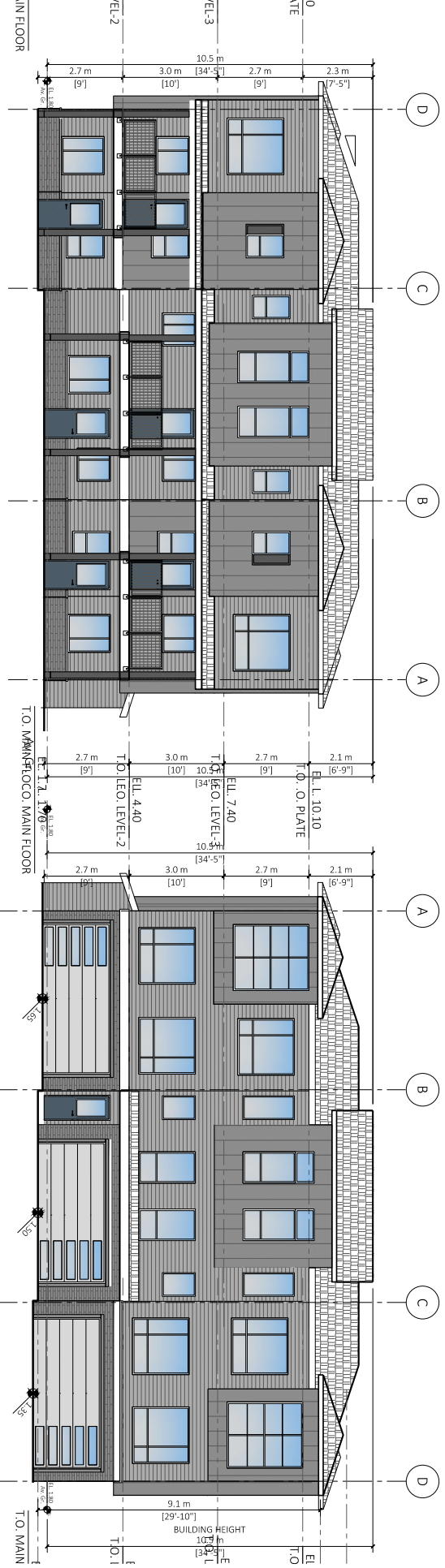


<p>PROJECT INFO: PLN 62 21 TOWN LINE DEVELOPMENT 5300 Granville Ave RICHMOND BC CLIENT: KHALID</p>			<p>DATE 16-May-24</p> <p>PROJECT NO. 21-208</p> <p>SCALE: As Noted</p> <p>DRAWN BY: RW</p>	<p>DATE 16-May-24</p> <p>PROJECT NO. 21-208</p> <p>SCALE: As Noted</p> <p>DRAWN BY: RW</p>
REV	DESCRIPTION	BY	DATE	



A 304

BUILDING 4
ELEVATIONS



A 305

BUILDING 5
ELEVATIONS

REV	DESCRIPTION	BY	DATE

SCALE: DRAWN BY:
As Noted RW

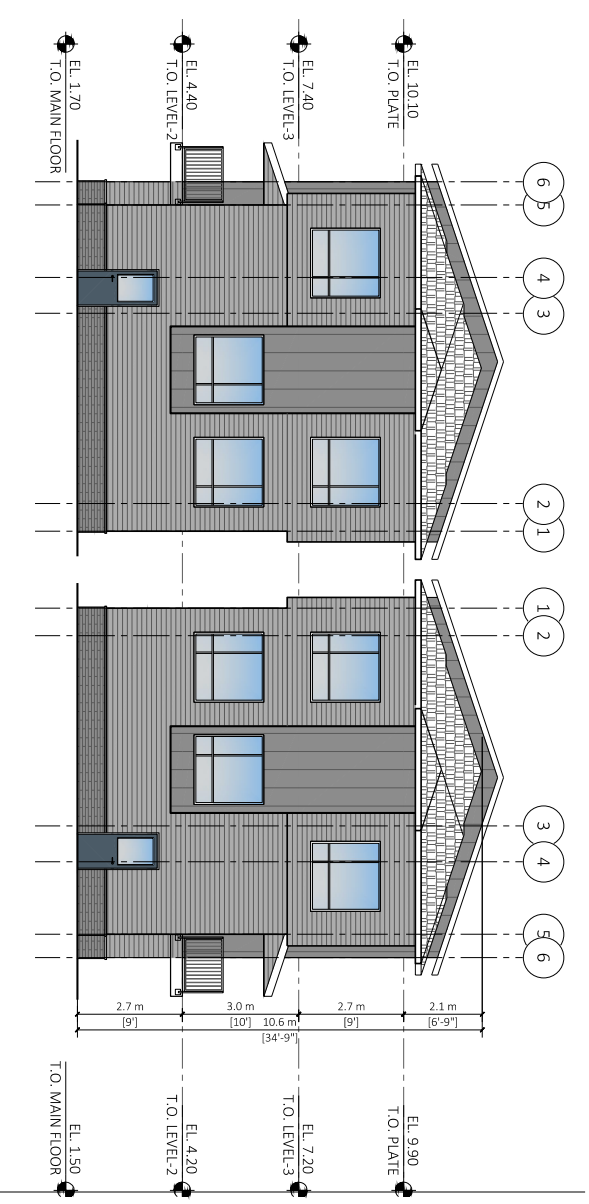
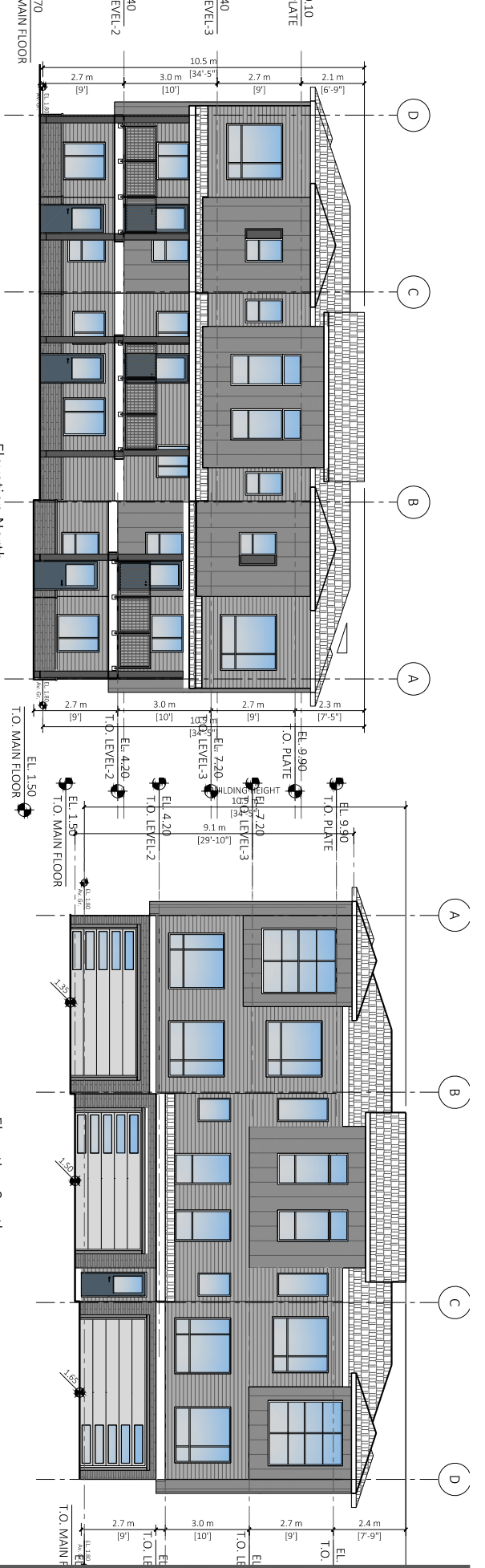
PROJECT NO.:
21-208

DATE:
19-Sep-24

PROJECT INFO:
21 TOWNHOME DEVELOPMENT
5300 Granville Ave
RICHMOND BC
CLIENT:
KHALID

Unit 305, 5301 King George Blvd
Surrey BC, V3V 1G1
www.flat1architecture.ca
contact@flat1architecture.ca
PH: 604-593-4482





1 Elevation West
Scale = 3/16" = 1"

2 Elevation East
Scale = 3/16" = 1"

1 Elevation North
Scale = 3/32" = 1"

2 Elevation South
Scale = 3/32" = 1"

A 306

BUILDING 6
ELEVATIONS

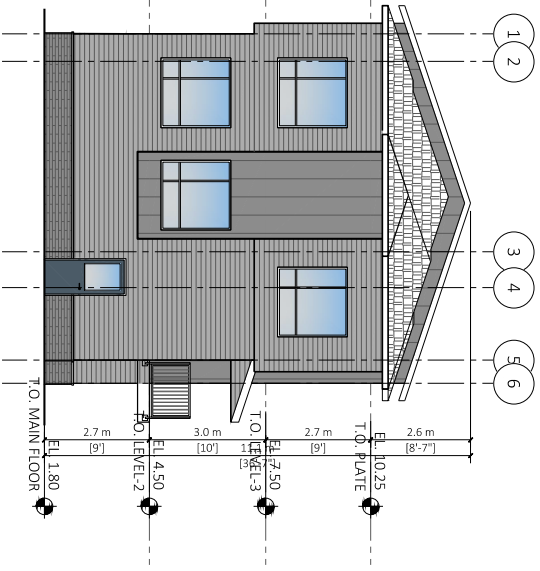
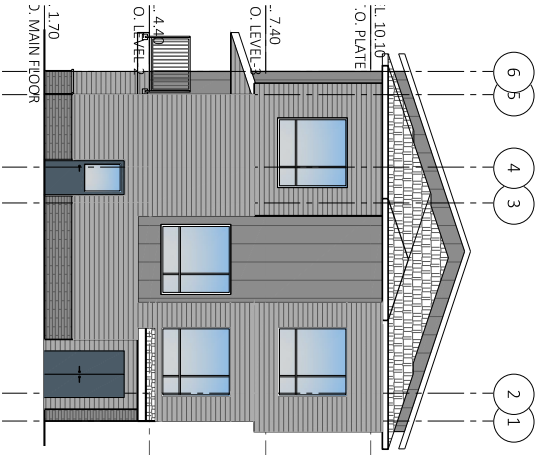
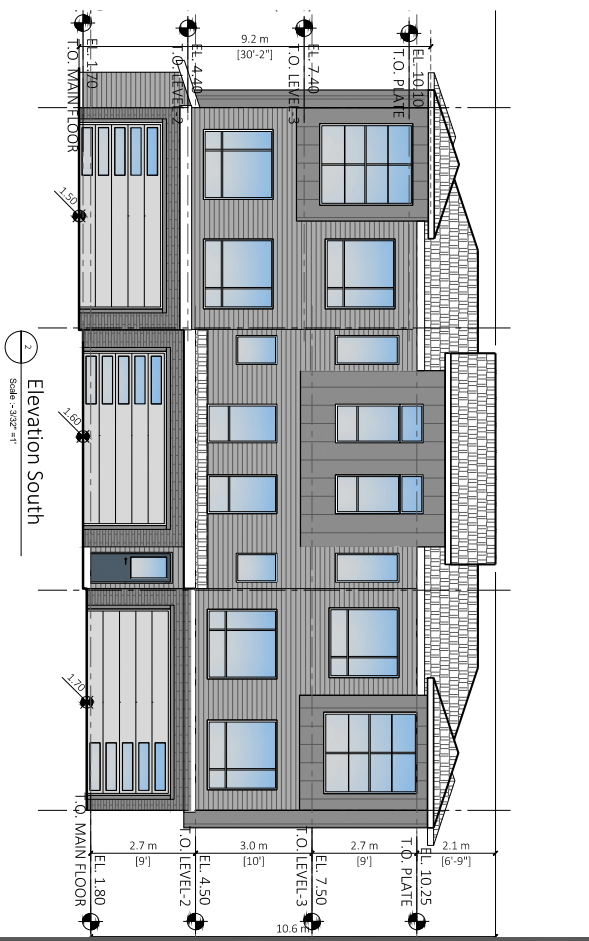
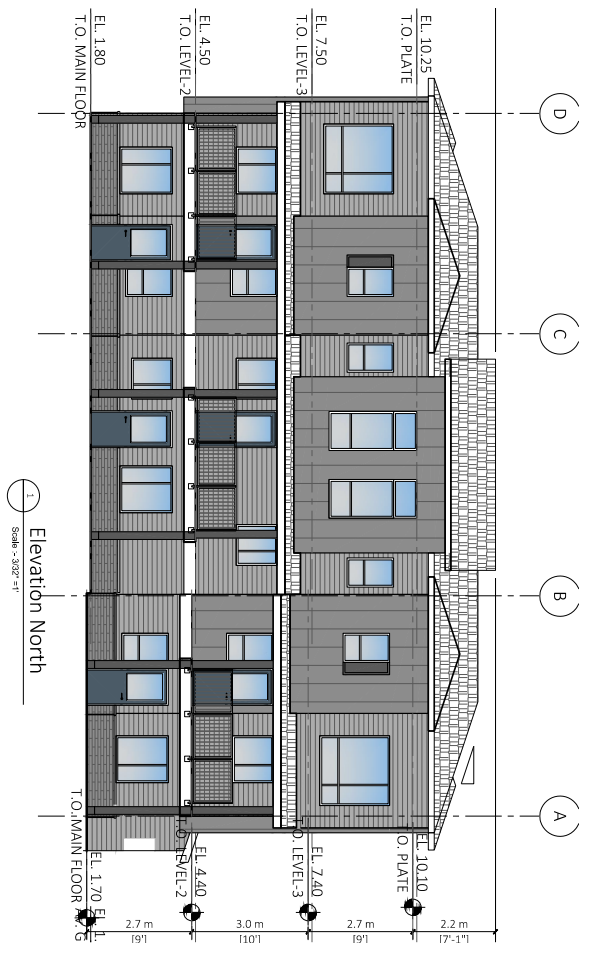
REV	DESCRIPTION	BY	DATE

DATE: 16-May-24
 PROJECT NO.: 21-208
 SCALE: As Noted
 DRAWN BY: RW

PROJECT INFO:
 21 TOWNLINE DEVELOPMENT
 5300 Granville Ave
 RICHMOND BC
 CLIENT:
 KHALID

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A 307

BUILDING 7
ELEVATIONS

REV	DESCRIPTION	BY	DATE

SCALE: DRAWN BY:
21-208 RW
As Noted

DATE: 16-May-24
PROJECT NO.: 21-208

PROJECT INFO:
21 TOWNHOMES DEVELOPMENT
5300 Granville Ave
RICHMOND BC
CLIENT:
KHALID

Unit 705, 6311 King George Blvd
Surrey BC, V3X 1G1
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contact@flat1architecture.ca
PH: 604-593-4482



PAKLAND ZARYAB GARDENS LTD.

REZONING APPLICATION AT 5300 GRANVILLE AVE, RICHMOND BC

Attention to respected Planning Department, City of Richmond

Attention respected Planning Department, City of Richmond. We represent the Developers of 5300 Granville Ave, Richmond BC. As per our current request for Rezoning application to the city of Richmond for 5300 Granville Avenue, we would like to share the recent updates on this project regarding the acknowledgement that we are currently in conversation with both Stratas EPS5633 (7168 Lynwood Drive) and EPS5634 (7225 Lynwood Drive). Please see below for the summary of our activities and conversations with Strata:

Trees:

- **For EPS5633:** No trees from the Strata EPS5633 (7168 Lynwood Drive) are proposed for removal. Several Onsite trees at 5300 Granville Ave are proposed for removal with new replacement trees proposed as per city of Richmond tree bylaw.
- **For EPS5634:** Two trees (tree #70 & #71 as mentioned in TMP) from Strata EPS5634 (7225 Lynwood Drive) are proposed for removal due to their obstruction of driveway access. We are open to discussing potential replacement options for these trees with the Strata Council. The Strata may choose to have the trees replanted at 7225 Lynwood Drive or relocated to 5300 Granville Avenue. Several Onsite trees at 5300 Granville Ave are proposed for removal with new replacement trees proposed as per city of Richmond tree bylaw.

Fire Access Issue:

- **For EPS5633:** As per City of Richmond Fire department, the drive aisle width near the wooden deck/Amenity area of 7168 Lynwood Drive was not to the BC Building Code and was not enough for fire truck access and staging area requirements, City has asked us to fix this safety issue and we as Developer agreed to do this as part of our development and at no cost the strata owners of EPS5633. Proposed work includes the relocation of lights fixtures to the West to widen the staging area for fire access.
- **For EPS5634:** There are no requirements for the strata of 7225 Lynwood Drive.

Shared Access-Future Shared Maintenance:

- **For EPS5633 & EPS5634:** Proposed new development will be accessed by shared drive aisle easement with 7168 Lynwood Drive. We will not be utilizing shared access for the new site until the project is substantially complete and ready for final landscaping. The Developer will be required to enter into an agreement with the Strata Council of 7168 Lynwood Drive once the new Strata for 5300 Granville Ave is formed for the future maintenance cost of the shared access portion of the drive aisle.

Fence

- **For EPS5633 & EPS5634:** For the existing fence the Developer is proposing to keep the fence intact as long as possible at least until the development is ready for final landscaping. At that point, the Developer will be opening access and removing a portion of the fence to connect the shared drive aisle and along the amenity area. If the strata council decides to remove or retain any additional fence along the property line at their discretion, the Developer is willing to do that at the Developers cost.

Construction Noise and Dust/Debris Migration:

- **For EPS5633 & EPS5634:** Developer confirms that all the construction will be done as per the City of Richmond noise bylaw and the timings will be followed as per the guidelines. As for construction debris and garbage, the Developer will try to keep the construction site clean and not allow any garbage to go on the neighboring strata. Developer will provide one free pressure washing service for the neighboring Strata shared drive aisle and building façade along the common property line upon completion.

Insurance:

- **For EPS5633 & EPS5634:** The Developer carries liability insurance for our land and project. And if any damage is caused to neighboring strata due to the proposed development and/or construction activity, developer insurance will step in

We received a few concerns from Strata EPS5633 (7125 Lynwood Drive), which were responded as below:

- **Tree#80:** As per City of Richmond tree department, they insist that the tree is a good candidate for retention, and they forced us to keep this tree. Our team tried to ask for removal as per neighboring strata owners experience with another tree, but they denied. They are aware of the tree fall incident but still they want us to keep tree #80.
- The proposed walkway will be the common property of the new strata owners at 5300 Granville Ave. No one will be stopping the neighboring strata residents from using the walkways to gain access to the west side proposed public greenway.
- Your visitor parking stall will remain in its position and won't be disturbed or changed. It was just not clearly shown on our landscape drawings. No loss of visitor parking to your strata EPS5633.
- For the increased traffic during the initial move in for the new strata owners and after they settled down, we will make sure that the new owners have been notified in writing to not block the shared driveway for moving or any other purpose. For ongoing future increased traffic, we can discuss the measure at the time of our agreement between the strata for shared maintenance cost and perhaps include measures like speed bump and no stopping/parking signage.

We have received verbal consent from both the Stratas EPS5633 & EPS5634. However, we are waiting for written acknowledgment of our proposed development notification to the owners of your strata and our mutual consent to work together for future shared maintenance agreement and our commitment to reduce impact on neighboring strata owners during the development phase.

Khalid Hasan

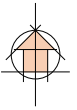
Pakland Zaryab Gardens Ltd.

Email: info@khalidhasan.com

#110-6086 Russ Baker Way,

Richmond BC. V7B 1B4

604-786-8960



5300 GRANVILLE AVE., RICHMOND, BC
SEPT. 23RD 2024 - TPS

REFER TO TPB AND TREE IMPACT
SUMMARY TABLE WITHIN REPORT BODY

ARBORIST INCLUSION REFERS TO
ARBORIST ON-SITE SUPERVISION OF
ALL WORK WITHIN ANY TREE
PROTECTION ZONE AND WITHIN 3 FEET
OF ANY TREE PROTECTION ZONE, AS
DESIGNATED BY THE TREE PROTECTION
BARRIERS.

ARBORIST LEGEND

- # - TREE ID
- - TPB AREA
- # - TPB AREA RADIAL SPAN

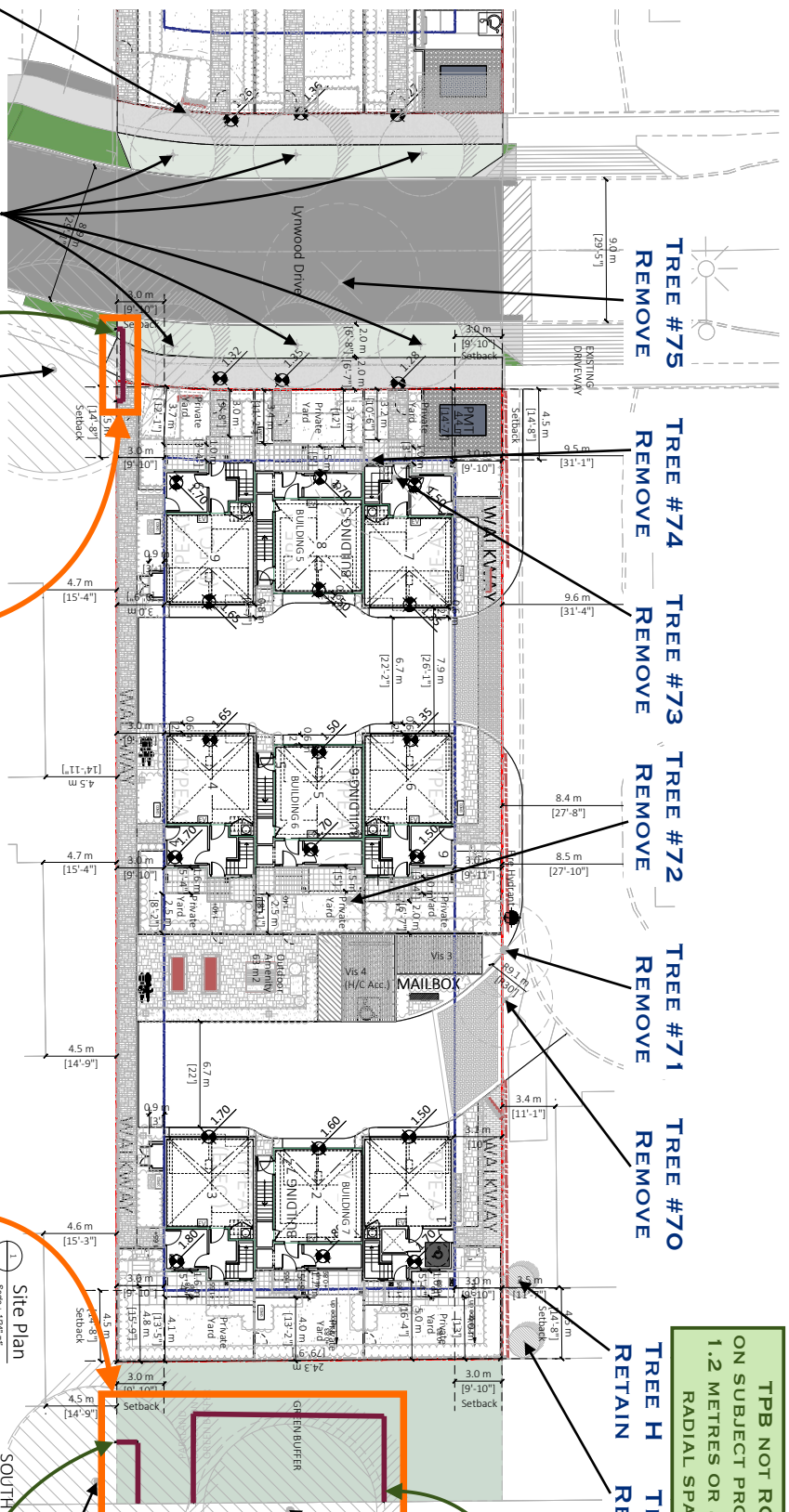
TPB NOT RQD
ON SUBJECT PROPERTY
1.2 METRES OR 4 FEET
RADIAL SPAN

TREE H TREE I
RETAIN RETAIN

AT DRIP LINE
5.0 METRES
OR 16 FEET
RADIAL SPAN

TREE #69
RETAIN

TREE A
RETAIN
2.4 METRES
OR 8 FEET
RADIAL SPAN



TREE #75
REMOVE

TREE #74
REMOVE

TREE #73
REMOVE

TREE #72
REMOVE

TREE #71
REMOVE

TREE #70
REMOVE

TREE #76
REMOVE

6 PROPOSED
NEW TREES

TREE B
RETAIN

AT PROPERTY LINE
4 METRES
OR 13 FEET
RADIAL SPAN

ARB INCLUSION RQD FOR
ROAD AND WALKWAYS INSTALLATION, FINAL
LANDSCAPING, AND ANY ENTRY INTO THE
FORMAL TPB AREA.

ARB INCLUSION RQD FOR
IMPROVEMENT WORKS ON THE GREEN BUFFER
AREA WITHIN THE TPB

NOTE:

CODE 3 WITH E.L.A.
WELL HANDRAIL
ROOM WALKSET
ADDRESS TAGGING



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Smye BC, V3X 1G1
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contact@flatarchitectures.ca
PH: 604-553-4454

PROJECT INFO:
PLN - 41

CLIENT:

DATE:

PROJECT NO.:

SCALE: DRAWN BY:

REV	DESCRIPTION	BY	DATE



Address: 5300 Granville Avenue

File No.: RZ 21-936275

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10614, the developer is required to complete the following:

1. **(Voluntary Lot Transfer)** Subdivision, Transfer and Consolidation of the 9.0 m wide southern portion of 5300 Granville Avenue, measured along the entire south property line (approximately 219.7 m²) with the McKay neighbourhood park (7366 Lombard Road). The area is to be transferred as a fee simple lot to the City, free and clear of encumbrances, to the satisfaction of the City. The primary business terms of the required land transfer, including any environmental conditions, shall be to the satisfaction of the Director, Real Estate Services, the City Solicitor, the Director, Parks Services, and the Director, Development. The developer shall be responsible for all costs associated with the transfer and consolidation unless otherwise agreed to by the developer and the City.
2. **(Road Dedication/SRW)** 17.5 m road dedication for the new road extension connecting Lynnwood Drive and to accommodate for upgrades along the entire future Lynnwood Drive frontage. 1.0m x 1.0m corner cut SRW are to be provided where the adjacent N-S temporary lane meets Granville Avenue and Lynnwood Drive. Note: this may require an overlay of the proposed functional plan with the dedication plan to confirm that the required improvements can be accommodated within the dedication area.
3. **(Shared Walkways)** Registration of cross-access easements, statutory right-of-way, and/or other legal agreements or measures, as determined to the satisfaction of the Director, Development, over the proposed internal walkways in favour of 7168 and 7255 Lynnwood Drive and future adjacent lot(s) as required, including the installation of way-finding and other appropriate signage on the subject property, and requiring a covenant that the owner provide written notification of this through the disclosure statement to all initial purchasers, provide an acknowledgement of the same in all purchase and sale agreements, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
4. **(Development Permit)** The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
5. **(Arborists Contract)** Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
6. **(Tree Survival Security)** Submission of a Tree Survival Security to the City in the amount of \$10,240.00 for the one tree to be retained (tag #80). To accompany the tree survival security, the applicant must enter into a legal agreement, which sets the terms for its use and release.
7. **(City Tree Survival Security)** Submission of a Tree Survival Security to the City in the amount of \$10,240.00 for the two City trees to be retained (tag # E and F). To accompany the tree survival security, the applicant must enter into a legal agreement, which sets the terms for its use and release.
8. **(City Tree Compensation)** City acceptance of the developer's offer to voluntary contribute \$1,500 to the City's Tree Compensation Fund for the removal of two City trees (tag # 83 and 84).
9. **(Tree Protection Fencing)** Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
10. **(Flood Indemnity Covenant)** Registration of a flood indemnity covenant on title.
11. **(No Rental and Age Restrictions)** Registration of a restrictive covenant prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.
12. **(Public Art – Cash Contribution)** City acceptance of the developer's offer to make a voluntary cash contribution towards the City's Public Art Fund, the terms of which shall include the following:

- a) The value of the developer's voluntary public art contribution shall be based on the Council-approved rates for residential and non-residential uses and the maximum buildable floor area permitted under the subject site's proposed zoning, excluding floor area associated with affordable housing and market rental, as indicated in the table below.

Building Type	Rate	Maximum Permitted Floor Area (after exemptions)	Minimum Voluntary Cash Contribution
Residential	\$1.02/ft ²	25,436.97 ft ²	\$25,945.71

- b) In the event that the contribution is not provided within one year of the application receiving third reading of Council (i.e. Public Hearing), the contribution rate (as indicated in the table in item a) above) shall be increased annually thereafter based on the Statistics Canada Consumer Price Index (All Items) – Vancouver yearly quarter-to-quarter change, where the change is positive.
13. **(Contribution – Indoor Amenity)** Contribution of \$2,066.00 per dwelling unit up to 20 units, and \$4,132.00 per dwelling unit for the 20th unit (e.g. \$39,254.00) in-lieu of on-site indoor amenity space.
14. **(Contribution – Affordable Housing)** City acceptance of the developer's offer to voluntarily contribute \$12.00 per buildable square foot and \$2.65 per buildable square foot (e.g. \$372,651.61) to the City's Affordable Housing Reserve Fund, consistent with the Affordable Housing Strategy and Market Rental Housing Policy respectively.
15. **(Servicing Agreement)** Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

Water Works:

- a) Using the OCP Model, there is 1022.0 L/s of water available at a 20 psi residual at the Lynnwood Dr frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b) At Developer's cost, the Developer is required to:
- (1) Install a new 200mm diameter water main on the Lynnwood Dr roadway that will tie into the existing east and west water mains on Lynnwood Dr.
 - (2) Install two new 100mm diameter water service connections each complete with water meters and water meter boxes as per standard City specifications. The two water service connections are to extend from the newly proposed water main to service the north and south lots respectively. The two service connections shall not tie into main at the same location.
 - (3) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - (4) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use. At minimum, one additional hydrant along Lynnwood Drive is required.
 - (5) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2n-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the servicing agreement process.
- c) At Developer's cost, the City will complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

- a) At Developer's cost, the Developer is required to:
- (1) Install a new 600mm diameter storm sewer main on the Lynnwood Dr roadway spanning from manhole STMH3030 to STMH147228.
 - (2) Install two new 150mm diameter storm sewer service connections each complete with inspection chambers extending from the newly proposed storm sewer main to service the north and south lots respectively. The two service connections shall not tie into main at the same location.
 - (3) Confirm the condition and capacity of the existing northeast storm sewer service connection. Retain if in good condition to service the east lot.
- b) At Developer's cost, the City will complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

- a) At Developer's cost, the Developer is required to:
- (1) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
 - (2) Install a new 200mm sanitary sewer main extending approximately 14m west from the existing manhole on Lynnwood drive. Install a new manhole at the end of the newly proposed sanitary main.
 - (3) Install a new 150mm diameter sanitary service connection extending north from the newly proposed manhole on Lynnwood Dr complete with inspection chamber to service the north lots.
 - (4) Install a new 150mm diameter sanitary service connection extending south from the newly proposed manhole on Lynnwood Dr complete with inspection chamber to service the south lots.
- b) At Developer's cost, the City will complete all tie-ins for the proposed works to existing City infrastructure.

Frontage Improvements:

- a) At Developer's cost, the Developer is required to complete frontage improvements that may include off-site improvements on City road dedication required to tie-in frontage works in to adjacent existing infrastructure to the satisfaction of the Director of Transportation, which may include but is not limited to:
- (1) Frontage improvements along Granville Avenue. At the north property line, starting at the property's north property line, installation of the following:
 - (a) Minimum 0.5 m wide boulevard,
 - (b) 2.0 m wide sidewalk
 - (c) 4.8 m wide boulevard, and
 - (d) 0.15 m wide curb and gutter.
 - (2) Along the Lynnwood Drive frontage, within the new road dedication bisecting the site, from north to south, install:
 - (a) 2.0 m sidewalk
 - (b) 1.5 m boulevard;
 - (c) 0.15m Curb and gutter;
 - (d) 10.2 m paved asphalt roadway;
 - (e) 0.15 m Curb and gutter;
 - (f) 1.5 m boulevard;
 - (g) 2.0 m sidewalk.

General Items:

- b) At Developer's cost, the Developer is required to:
- (1) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (a) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - (b) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (c) To underground overhead service lines.
 - (2) Coordinate with the Parks department for the grading and landscaping of the park land.
 - (3) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
 - BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m

- Telus FDH cabinet – 1.1 x 1.0 m
- c) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
 - d) Provide a video inspection report of the existing utilities along the road frontages prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer’s signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, or other ground preparation shall be replaced or repaired at the Developer’s cost.
 - e) Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer’s cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
 - f) Monitor the settlement at the adjacent utilities and structures during pre-loading, and soil preparation works per a geotechnical engineer’s recommendations, and report the settlement amounts to the City for approval.
 - g) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City’s Engineering Department.
 - h) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The developer’s civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
 - Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - Pipe sizes, material and slopes.
 - Location of manholes and fire hydrants.
 - Road grades, high points and low points.
 - Alignment of ultimate and interim curbs.
 - Proposed street lights design.
 - i) Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, 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.

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

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

1. Submission of updated information from the applicant detailing the agreed to scope of work with the adjacent stratas EPS5633 (eg. shifting of two light fixtures for fire access) and EPS5634 (eg. removal of trees #70 & 71, replacement trees, and visitor parking pavement extension).
2. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs and 10% contingency. The Landscape Plan should include the 30 required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	OR	Minimum Height of Coniferous Tree
30	8 cm		4 m

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$750/tree to the City’s Tree Compensation Fund for off-site planting is required.

3. Complete an acoustical and thermal report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City’s Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

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

4. 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 (Step 3 with + EL-4), in compliance with the City’s Official Community Plan.

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 measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. 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.
- If the development will be constructed in phases and stratified, a [Phased Strata Subdivision Application](#) is required. Each phase of a phased strata plan should be treated as a separate parcel, each phase to comply with the Richmond Zoning Bylaw 8500 in terms of minimum lot area, building setback and parking requirements. Please arrange to have the City’s Approving Officer review the proposed phased boundaries in the early DP stages. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- If the development intends to create one or more air space parcels, an [Air Space Parcel Subdivision Application](#) is required. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

[signed copy on file]

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 10614 (RZ 21-936275)
5300 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:
a) Repealing the existing zoning designation of the following area:
P.I.D 012-165-140
West Half Lot "F" Section 13 Block 4 North Range 7 West New Westminster District Plan 1343
b) For that area shown cross-hatched on "Schedule A attached to and forming part of Bylaw 10614", designating it "MEDIUM DENSITY TOWNHOUSES (RTM3)".
c) For that area shown cross-hatched on "Schedule B attached to and forming part of Bylaw 10614", designating it "SCHOOL & INSTITUTIONAL USE (SI)".
2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10614".

FIRST READING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

Five horizontal lines for signature or initials.

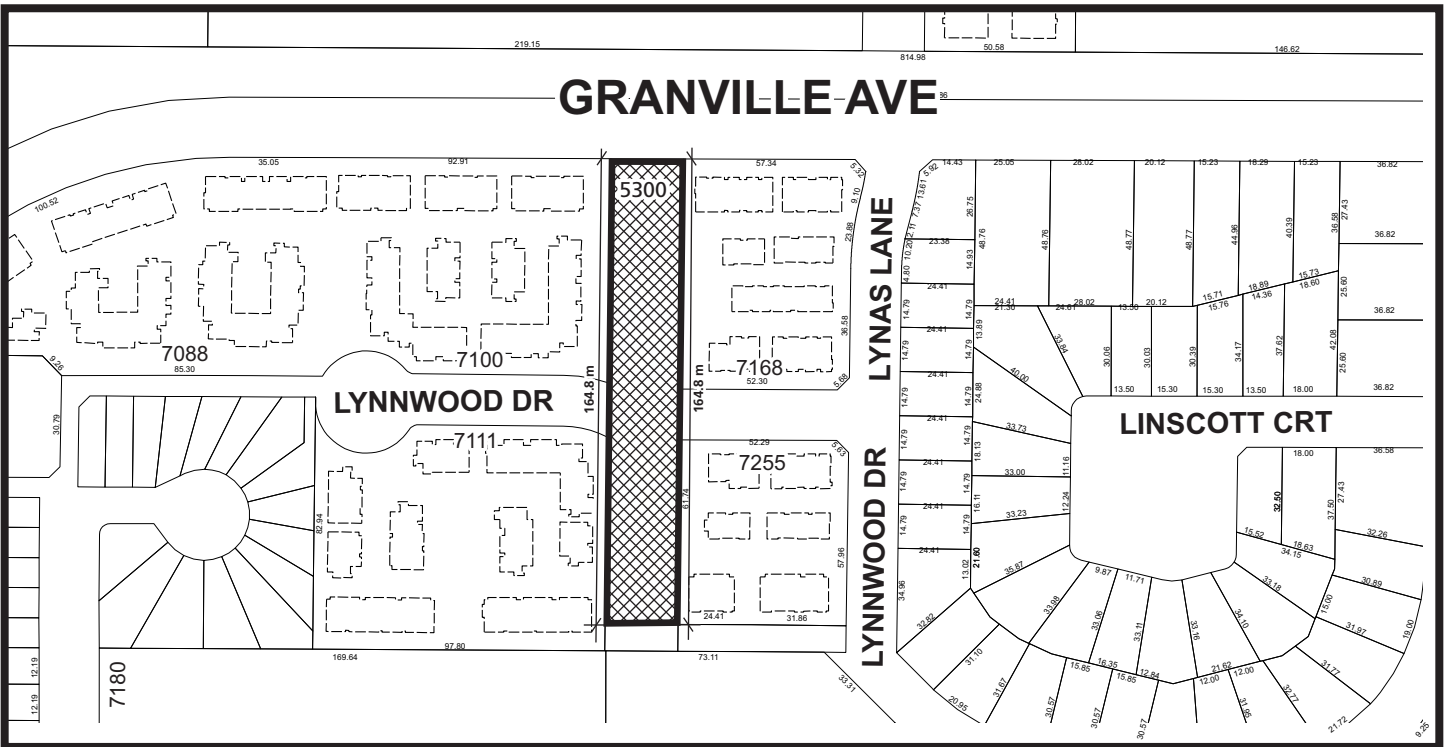
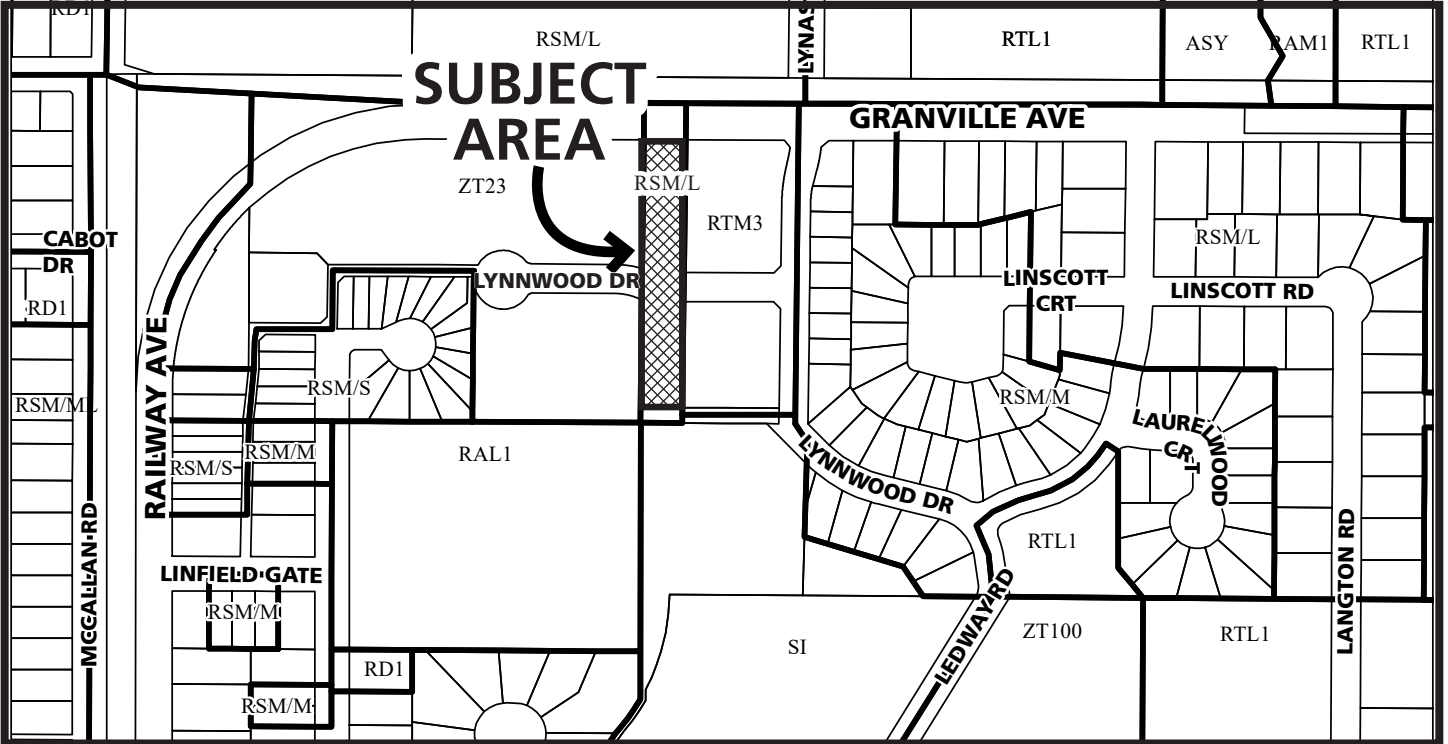
CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor



City of Richmond

“Schedule A attached to and forming part of Bylaw 10614”



RZ 21-936275

PLN - 48

Original Date: 09/27/24

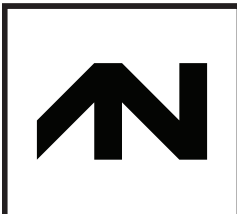
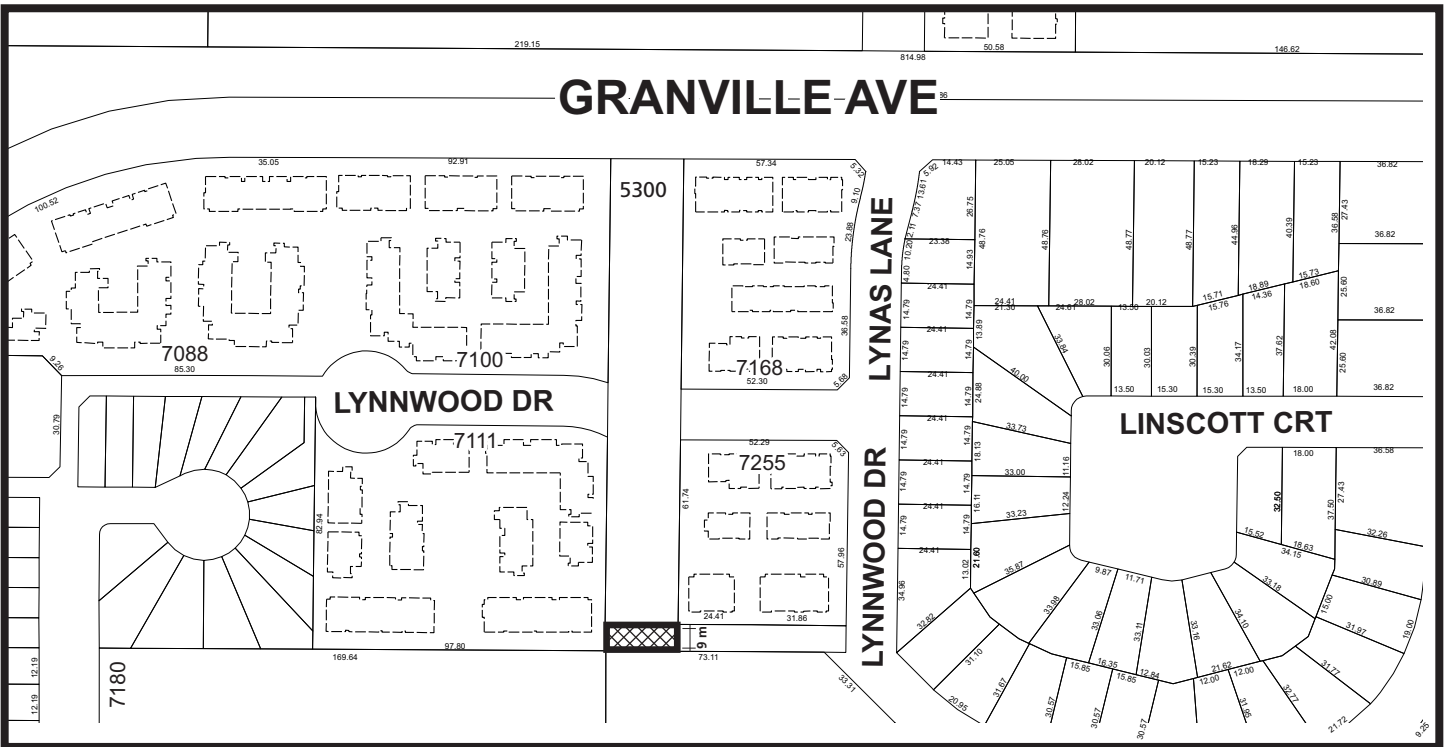
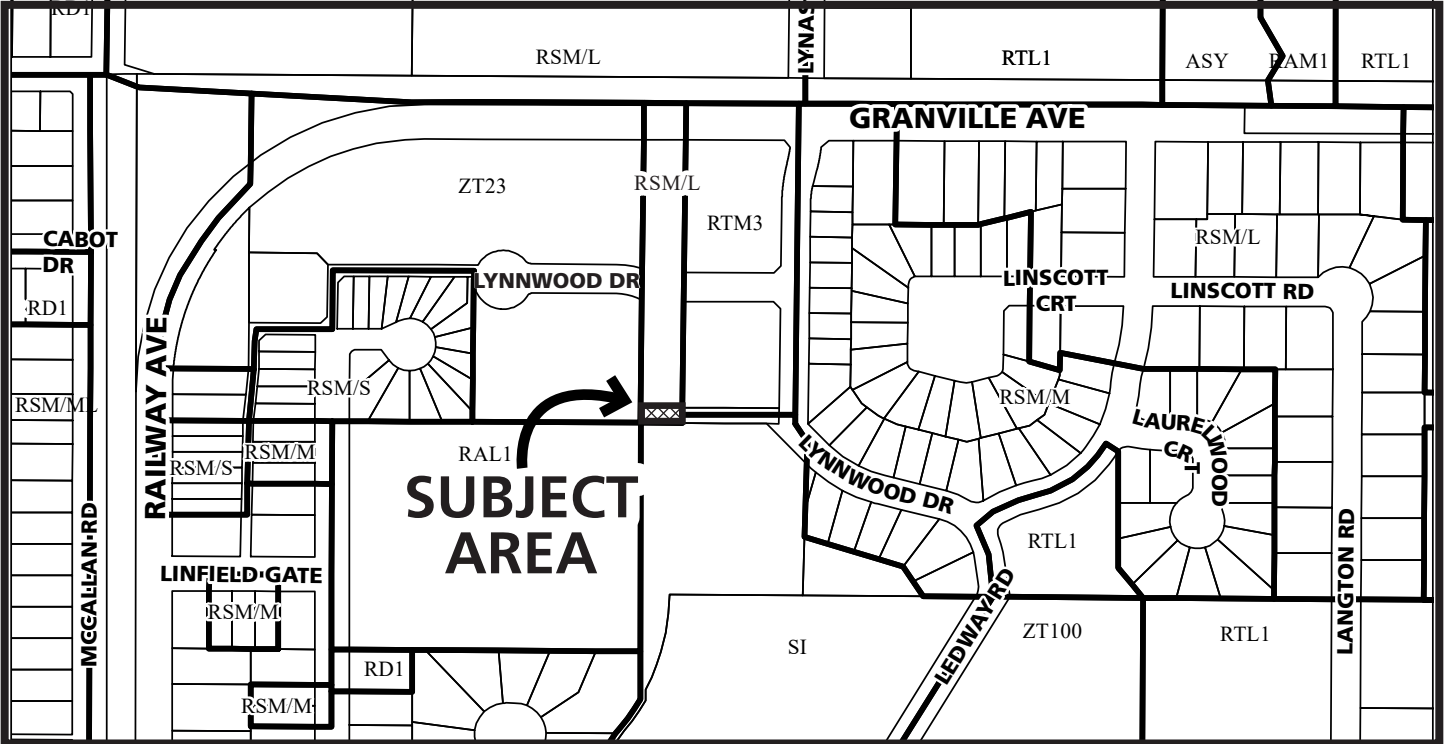
Revision Date:

Note: Dimensions are in METRES



City of Richmond

“Schedule B attached to and forming part of Bylaw 10614”



RZ 21-936275

PLN - 49

Original Date: 09/27/24

Revision Date:

Note: Dimensions are in METRES