



To: Planning Committee
From: Wayne Craig
Director, Development

Date: May 24, 2023
File: RZ 21-922202

Re: Application by Interface Architecture Inc. for Rezoning at 5800, 5840, 5860 Granville Avenue from the "Single Detached (RS1/E)" Zone to the "Low-Density Townhouses (RTL4)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10470, for the rezoning of 5800, 5840, 5860 Granville Avenue from the "Single Detached (RS1/E)" zone to the "Low-Density Townhouses (RTL4)" zone, be introduced and given first reading.

Wayne Craig
Director, Development
(604-247-4625)

WC:cl
Att. 7

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

Staff Report

Origin

Interface Architecture Inc. (on behalf of Satwant Atwal and Surinder Grewal of 1275306 BC Ltd.) has applied to the City of Richmond for permission to rezone 5800, 5840 and 5860 Granville Avenue from the “Single Detached (RS1/E)” zone to the “Low-Density Townhouses (RTL4)” zone, to permit the property to be developed for 18 townhouse units, with vehicle access from Granville Avenue. A location map and aerial photo of the subject site are provided in Attachment 1.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 2.

Existing Site Condition and Context

A survey of the subject site is included in Attachment 3. The subject site consists of three lots located at the southeast corner of the intersection of Granville Avenue and Ledway Road.

Subject Site Existing Housing Profile

The subject site consists of three lots, each containing a single-family dwelling that is occupied by rental tenants. Within the dwelling at 5860 Granville Avenue, there is also a two-bedroom secondary suite that is occupied by rental tenants. The existing dwellings are proposed to be demolished at future development stage.

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

- To the North: Across Granville Avenue, are large lots zoned “Low-Density Townhouses Zone (RTL1)”, “Medium Density Low Rise Apartments (RAM1)”, and “Assembly (ASY)” containing multi-family housing and the Canadian Martyrs Catholic Church, respectively.
- To the South: Are large lots zoned “Single Detached (RS1/E)” containing single-family housing fronting Linscott Road.
- To the East: Is a large lot zoned “Single Detached (RS1/E)” containing a single-family house fronting Granville Avenue.
- To the West: Across Ledway Road are large lots zoned “Single Detached (RS1/E)” containing single-family housing fronting Ledway Road.

Existing Legal Encumbrances

There is a City Statutory Right-of-Way (SRW) registered on Title of the subject properties for the sanitary sewer. The applicant has been advised that encroachment into the SRW is not permitted.

The proposed Site Plan will be further refined as part of the Development Permit (DP) application review process to ensure no encroachments.

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation for the subject properties is “Neighbourhood Residential”. This redevelopment proposal is consistent with this designation.

Arterial Road Land Use Policy

The Arterial Road Land Use Policy designation for the subject properties is “Arterial Road Townhouse”, subject to the development criteria in the Policy. This redevelopment proposal is consistent with this designation and with the Policy criteria.

Housing Type and Tenure

This proposal is for 18 townhouse units that are intended to be strata-titled. Consistent with the OCP policy respecting townhouse 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 final adoption of the rezoning bylaw, 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.

Affordable Housing Strategy

The City’s Affordable Housing Strategy requires that all townhouse rezoning applications provide a cash-in-lieu contribution to the Affordable Housing Reserve Fund. Consistent with the Strategy, the applicant proposes to submit a cash-in-lieu contribution to the Affordable Housing Reserve fund in the amount of \$12.00 per buildable square foot (for sites outside of the City Centre Area Plan) for a total contribution of \$244,512.00 prior to final adoption of the rezoning bylaw.

Market Rental Housing Policy

This rezoning application was received prior to the current Market Rental Housing Policy, which was adopted by City Council on June 20, 2022. Consistent with the provisions for in-stream rezoning applications, this application is exempt from the Market Rental Housing Policy if the rezoning bylaw is granted first reading prior to June 20, 2023.

Public Art Program Policy

Based on the maximum buildable floor area of approximately 1,893 m² (20,376 ft²), the recommended Public Art contribution based on administrative guidelines of \$0.99/ft² (2023 rate) is approximately \$20,172.24.

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

Accessibility

Consistent with the OCP guidelines regarding accessible housing, the applicant proposes to provide aging-in-place features in all of the units (e.g., stairwell handrails, lever-type handles for plumbing fixtures and door handles, and solid blocking in washroom walls for future grab bar installation beside toilet, bathtub, and shower). In addition, the applicant proposes two Convertible Units (in Building 4). Further review of the Convertible Unit design will be undertaken as part of the DP application review process.

Energy Step Code

Consistent with the City's Energy Step Code requirements, the project architect has confirmed that the applicable Energy Step Code performance targets have been considered in the proposed design. The proposal is anticipated to achieve Step 3 of the Energy Step Code with the use of a Low Carbon Energy System.

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

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. In response to the placement of the rezoning sign on the property, an email inquiry was received from the resident to the south at 5811 Linscott Road regarding potential hedge retention or replanting along the south property line of 5800 Granville Avenue to address privacy concerns. Attachment 4 includes the email correspondence between the resident at 5811 Linscott Road and City staff.

There is an existing hedge located on the neighbour's property which provides some screening of the proposed development on the subject site.

The applicant proposes to remove the existing on-site hedge, install a new privacy fence and plant a new hedge along the south property line of 5800 Granville Avenue to respond to the neighbour's concerns.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act* and the City's *Zoning Bylaw 8500*.

Analysis

Site Planning and Open Space

The proposed development consists of 18 townhouse units on a site that would be approximately 3155 m² (33,960 ft²) in area after the required road dedication (8 m²). Conceptual development plans proposed by the applicant are included in Attachment 5.

The proposed site layout consists of:

- Two three-storey buildings along the north side of the site facing Granville Avenue.
- One two-and-a-half-storey triplex building on the south side of the site facing Ledway Road. The upper storey is positioned in the centre of the building, with minimal window openings, to provide a sensitive interface with existing single-family housing to the west and south.
- Two two-storey duplex buildings along the south side of the site along the interface with existing single-family housing on Linscott Rd.

Private outdoor space for the three-storey units fronting Granville Avenue and Ledway Road is proposed in the form of front yards at ground level and decks on the second level facing either Ledway Road or the internal drive-aisle. Private outdoor space for the two-storey units is proposed in the form of rear yards at ground level.

Common outdoor amenity space is proposed in the southeast corner of the site opposite the main site entry and its preliminary size meets the minimum guidelines in the OCP. Opportunities exist to further examine the location, configuration and programming of the common outdoor amenity space on-site as part of the DP application review process.

Consistent with the OCP, the applicant proposes to submit a contribution to the City prior to final adoption of the rezoning bylaw in lieu of providing common indoor amenity space on-site. The current rate for this 18-unit townhouse proposal is \$2,066.00/unit for a total contribution of \$37,188.00 to the City's Leisure Facilities Reserve Fund. In the event that the contribution is not received within one year of the rezoning bylaw receiving third reading, the contribution shall be recalculated based on the rate in effect at the time of payment, as updated periodically.

Site Access, Parking and Road Improvements

Vehicle access to the subject site is proposed off Granville Avenue. By virtue of the existing centre median located within Granville Avenue, which separates eastbound and westbound traffic, vehicle turning movements into and out of the subject site are limited to right-in/right-out.

Prior to rezoning bylaw adoption, the applicant must register a SRW on Title for public-right-of-passage over the drive-aisle to enable potential shared access to future townhouse development to the east.

Pedestrian access from the public sidewalks along Granville Avenue and Ledway Road to each of the street-fronting units is proposed via individual pathways, and pedestrian access to the internal units is proposed via the drive-aisle.

On-site parking is proposed consistent with the requirements in Richmond Zoning Bylaw 8500. Resident parking is proposed to be provided within each unit's garage (in either a side-by-side or tandem arrangement) or to be split between single-car garages and surface parking spaces. For the spaces proposed in a tandem arrangement, the applicant is required to register a restrictive covenant on Title prohibiting the conversion of the tandem parking area into a habitable space. Surface parking spaces are also proposed for visitors, one of which is Van Accessible. Resident bike parking is also proposed to be located within each unit's garage, and a visitor bike rack is proposed within the common outdoor amenity space.

The applicant is required to provide a 4 m x 4 m corner cut road dedication at the intersection of Granville Avenue and Ledway Road and to enter into a Servicing Agreement (SA) for the design and construction of boulevard improvements along both Granville Avenue and Ledway Road. The scope of improvements is to include (but is not limited to): a new treed/grass boulevard and wider multi-use path (consisting of a concrete sidewalk and off-street bike path) along both frontages, improved bus stop area design, and new wheelchair ramps at the intersection of Ledway Road and Granville Avenue to align with the existing crosswalk across Granville Avenue. The location and width of the new treed/grass boulevards and sidewalks has been purposely varied to allow for retention of existing City street trees and trees on the subject site. Complete details on the scope of the works are included in Attachment 7. The frontage design will be further refined through the SA design review process. The road dedication must be registered at the Land Title Office prior to final adoption of the rezoning bylaw, and the SA must be entered into prior to BP issuance.

Traffic and Parking Assessment

The applicant submitted a Traffic and Parking Assessment prepared by a Professional Engineer, which assesses traffic operations along the subject site's road frontages. The proposed frontage improvements are adequate to accommodate site-generated traffic with no impact on existing traffic.

The Assessment confirms the proposed Site Plan is adequate to accommodate on-site circulation of all types of vehicle movements (passenger vehicles, garbage/recycling trucks, delivery trucks and fire trucks).

The provision of on-site vehicle parking meets the requirements in Richmond Zoning Bylaw 8500.

The Assessment has been reviewed and the findings supported by City staff.

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:

- 16 bylaw-sized trees on the subject property (Trees # 455, 457-465, 467-472).
- Two trees on-site that are shared with the City (Trees # 456, 466).
- Two trees on-site that are shared with the neighbouring property to the east (Trees # 473, 474).
- One tree on-site that is shared with the City and the neighbouring property to the east (Tree # 475).
- Seven trees located on neighbouring properties to the south and the east (Trees # N01-N06 and an unnumbered Walnut tree).
- Four street trees and two hedgerows on City property (Trees # C01-C07).

Three undersized hedges are also identified on-site along the west, south and east property lines of 5800 Granville Avenue (un-numbered).

The City’s Tree Preservation Coordinator and Parks Department Arborist reviewed the Arborist’s Report and a summary of the outcome is provided in the following table:

Trees to be retained and protected	
# Trees	Location/Tree #/Comments
5	On-site (Trees # 455, 457, 458, 459 and 467); in good condition and must be retained and protected.
1	On-site and shared with the City (Tree # 456); in good condition and must be retained and protected.
3	On-site and shared with the City and the neighbouring property to the east (Trees # 473, 474, 475). Although these trees are in poor condition from historic pruning treatments and decayed wounds, the applicant was unable to obtain authorization from the neighbouring property owner to the east for the removal of these shared trees, therefore the trees must be retained and protected as per the City’s tree protection information Bulletin Tree-03.
5	On neighbouring properties to the south and east (Trees # N01, N04, N05, N06 and the unnumbered Walnut tree); in fair to good condition and must be retained and protected.
2	In the boulevard on City-owned property along Ledway Road (Trees # C05, C06); in good condition and must be retained and protected.
Total: 16	

Trees recommended for removal	
# Trees	Location/Tree #
11	On-site (Trees # 460-465, 468-472). All are in poor condition and are either dying (sparse canopy foliage), have been historically topped and have significant structural defects such as previous stem failure, narrow and weak secondary stem unions at the main branch union (below previous topping cuts) and co-dominant stems with inclusions. These trees are not good candidates for retention and should be removed and replaced.
1	On-site and shared with the City. Tree # 466 should be removed due to poor condition from historic pruning and a buried tree base.
2	On the neighbouring properties to the south (Trees # N02, N03). These trees are fully dead and decayed, and should be removed and replaced. The applicant has obtained written authorization from the adjacent property owners (a copy of which is on file), and the applicant must obtain a valid tree removal permit prior to removal.
2	In the boulevard on City-owned property along Ledway Road (Trees # C02 and C03). These trees are suppressed by Hedgerow #C01 resulting in poor, asymmetrical crown structure. Historical pruning of the trees has resulted in large, decayed wounds. These trees are also in conflict with the required frontage improvements along Ledway Road.
Total: 16	

On-site trees identified for removal are required to be replaced at a 2:1 ratio as per the OCP and the City’s Tree Protection Bylaw 8057.

The two hedgerows located on City-owned property along Ledway Road and Granville Avenue (# C01 and C07) are in conflict with the required frontage improvements and must be removed.

Although not assessed by the project Arborist or City staff, two of the undersized hedges at 5800 Granville Avenue (one along the west property line and one along the east property line) are proposed to be removed due to conflict with the proposed development (i.e., the drive-aisle and on-site parking), and to improve the public realm along Ledway Road.

As identified previously in this report, the undersized hedge along the south property line of 5800 Granville Avenue is proposed to be removed and a new hedge planted in its place.

Tree Protection

To summarize, the following trees are required to be retained and protected:

- Nine on-site trees (Trees # 455, 456, 457, 458, 459, 467, 473, 474 and 475; four of which are shared with either the City or neighbour to the east).
- Five trees on neighbouring properties to the south and east (Trees # N01, N04, N05, N06 and the unnumbered Walnut tree).
- Two trees in the boulevard on City-owned property along Ledway Road (Trees # C05, C06).

The applicant has submitted a tree management drawing showing the trees to be retained and the required tree protection areas (Attachment 6).

To ensure that the 16 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.
 - A tree survival security in the amount of \$45,000.00 for Trees # 455, 457, 458, 459, 467, 473 and 474.
 - A tree survival security in the amount of \$5,000.00 for Tree # 456 and \$5,000.00 for Tree # 475.
 - A tree survival security in the amount of \$10,000.00 for Tree # C05 and \$5,000.00 for Tree # C06.

The applicant must enter into a legal agreement to accompany the tree survival securities, which sets the terms for the use and release of the securities.

- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's tree protection information Bulletin Tree-03 prior to any works being conducted on-site and remain in place until construction and landscaping on-site is completed.

Tree Replacement

11 on-site trees, two trees on neighbouring property, and three trees that are shared with the City or on City property are proposed to be removed (Trees # 460-466, 468-472, N02, N03, C02, C03). In accordance with the 2:1 tree replacement ratio in the OCP and Tree Protection Bylaw 8057, 22 replacement trees are required to be planted and maintained for the 11 on-site trees proposed to be removed (minimum 8 cm caliper deciduous or 4 m high conifer). For the proposed removal of the three trees that are shared with the City or on City property, the applicant is required to submit a contribution in the amount of \$4,500.00 to the City's Tree Compensation Fund prior to final adoption of the rezoning bylaw (i.e., \$1,500.00 for Tree # 466; \$1,500.00 for Tree # C02; and \$1,500.00 for Tree # C03).

The applicant's preliminary Landscape Plan illustrates that 22 trees of a variety of species and sizes are proposed. To ensure that the replacement trees are planted and maintained on-site, the applicant is required to submit a Landscaping 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 a 10 per cent contingency). As part of the DP application review process, the number and size of proposed replacement trees is to be refined and additional planting opportunities are to be examined where appropriate.

Variance Requested

The conceptual development plans are generally in compliance with the “Low Density Townhouses (RTL4)” zone of Richmond Zoning Bylaw 8500, with the exception of a variance request to reduce the exterior side yard setback along Granville Avenue from 6.0 m to 4.5 m.

Staff is supportive of the variance request for the following reasons:

- A reduction in the setback from the north property line along Granville Avenue enables a deeper setback to be provided to the south property line, resulting in a more sensitive interface with existing adjacent single-family housing to the south.
- Although the setback is reduced, the proposal maintains consistency with the minimum private outdoor space guidelines in the OCP through the provision of front yards at ground level and secondary south-facing balconies off the main living areas on the second level.
- At DP stage, the applicant will be required to provide an acoustic report prepared by a registered professional to confirm that the units will achieve the CMHC interior noise standards for traffic noise identified in the OCP.

Site Servicing

Prior to BP issuance, the applicant is required to enter into a SA for the design and construction of: drainage upgrades along Ledway Road (i.e. to increase the size of the storm sewer to 600 mm diameter for approximately 50 m); the water, storm and sanitary service connection designs; and for the boulevard improvements described previously in this report.

Complete details on the scope of the site servicing requirements are included in Attachment 7.

Future DP Application Considerations

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

- Examining opportunities to improve the Site Plan and Landscape Plan with respect to the entry drive-aisle, extent of surface parking, common outdoor amenity space, children’s play structure, and on-site planting and permeable surfaces.
- Refining the Architectural Plans to clarify proposed lot grading and to demonstrate compliance with the maximum allowable building height.
- Confirming that all Aging-in-Place and Convertible Unit Features have been incorporated into dwelling design.
- Reviewing the proposed exterior building material and colour palette.
- Reviewing the applicant’s design response to the principles of Crime Prevention Through Environmental Design (CPTED).

- Gaining a better understanding of the proposed environmental sustainability features to be incorporated into the project, including acquiring further details about how the proposal will meet the Energy Step Code.

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

Financial Impact

This 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 5800, 5840, 5860 Granville Avenue from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone, to permit the property to be developed for 18 townhouse units with vehicle access to Granville Avenue.

This rezoning application complies with the land use designations and applicable policies for the subject site that are contained within the OCP.

The list of rezoning considerations is included in Attachment 7, which has been agreed to by the applicant (signed concurrence on file).

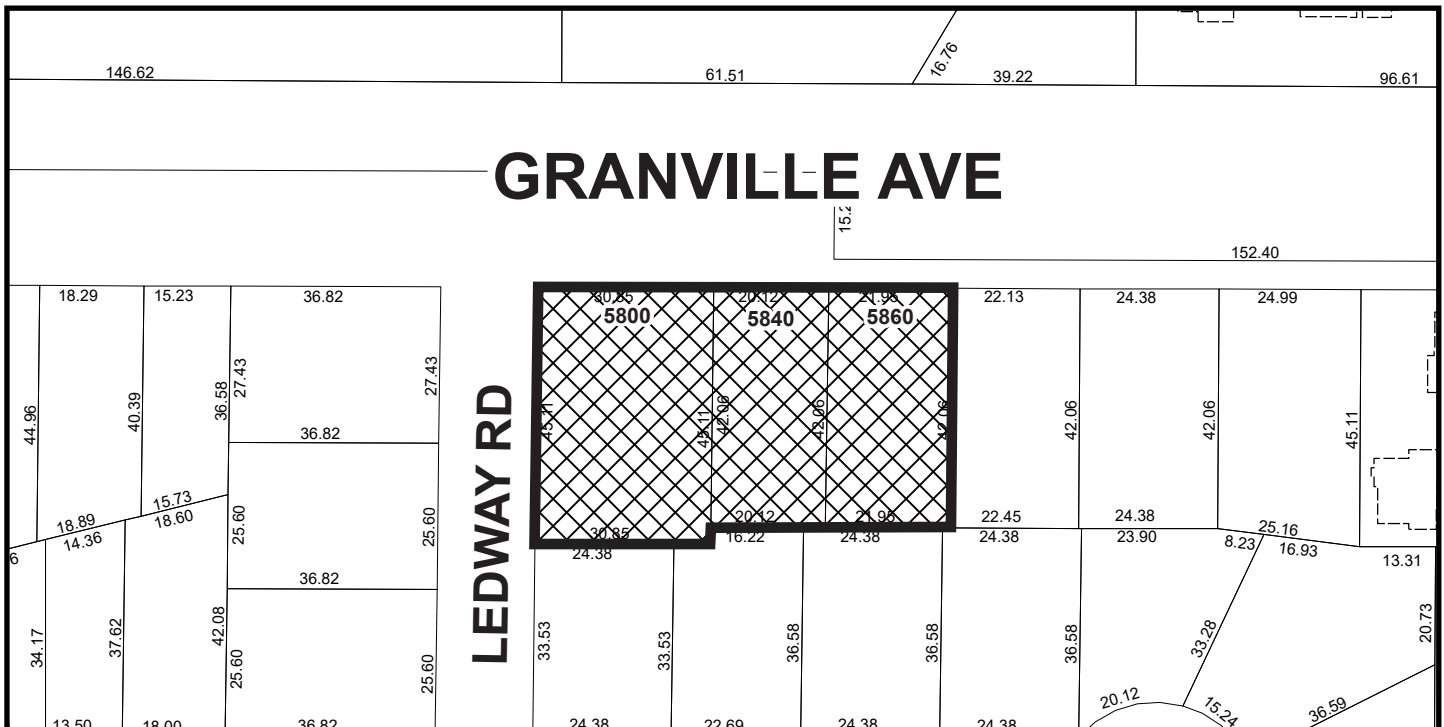
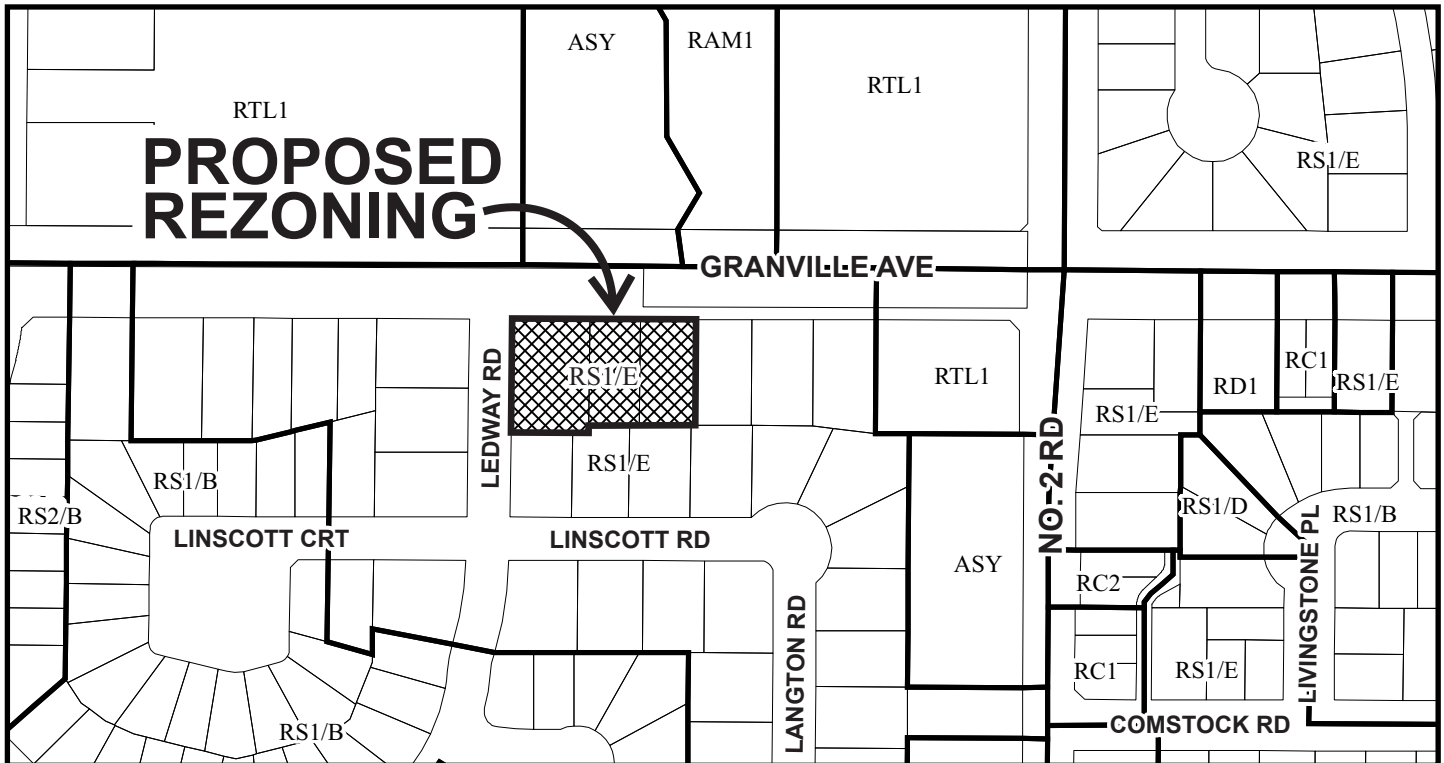
It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10470 be introduced and given first reading.



Cynthia Lussier
Planner 2
(604-276-4107)

CL:js

- Att. 1: Location Map/Aerial Photo
2: Development Application Data Sheet
3: Site Survey
4: Email correspondence with the resident at 5811 Linscott Road
5: Conceptual Development Plans
6: Tree Management Drawing
7: Rezoning Considerations



RZ 21-922202

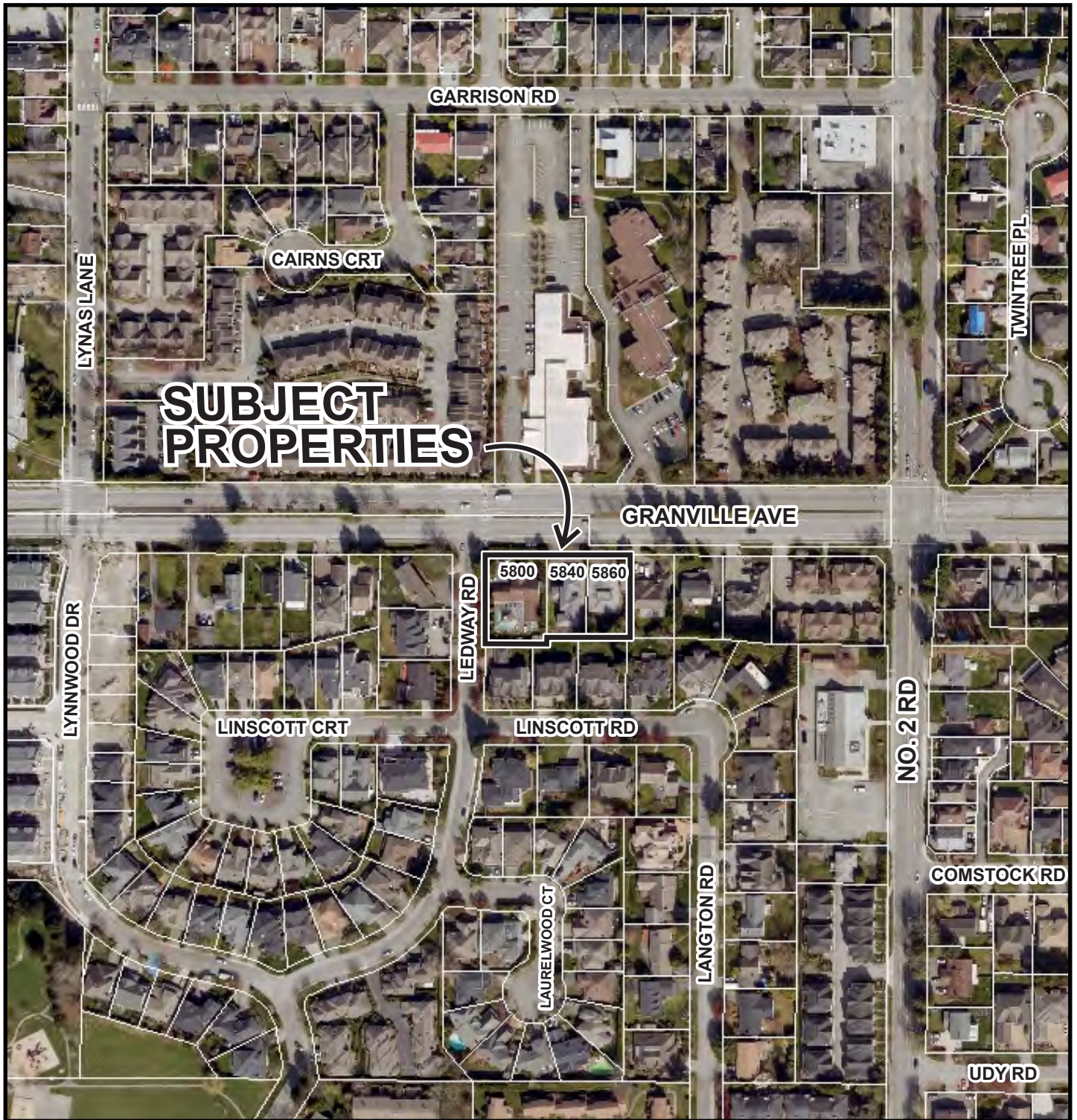
Original Date: 02/01/21

Revision Date:

Note: Dimensions are in METRES



City of Richmond



RZ 21-922202

Original Date: 02/01/21

Revision Date:

Note: Dimensions are in METRES

PLN - 192



RZ 21-922202

Address: 5800, 5840, 5860 Granville Avenue

Applicant: Interface Architecture Inc.

Planning Area(s): Blundell

	Existing	Proposed
Owner:	1275306 BC Ltd	To be determined
Site Size (m²):	3,163 m ² (34,046 ft ²)	3,155 m ² (33,960 ft ²)
Land Uses:	Single-family housing	Townhousing
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	3	18

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60	None permitted
Buildable Floor Area (m ²):	Max. 1,893 m ² (20,376 ft ²)	1,886.77 m ² (20,309 ft ²)	None permitted
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 65% Live Plant Material: Min. 25%	Building: 35.2% Non-porous Surfaces: 64.5% Live Plant Material: 31%	None
Minimum Lot Width:	50 m	71.9 m	None
Minimum Lot Depth:	35 m	45.1 m	None
Minimum Lot Area:	N/A	3,155 m ² (33,960 ft ²)	None
Setbacks (m):			
Front Yard (Ledway Road):	Min. 6.0 m	6.0 m	None
Exterior Side Yard (Granville Avenue):	Min. 6.0 m	4.5 m	Request to reduce from 6.0 m to 4.5 m
Rear Yard (East):	Min. 3.0 m	6.0 m	None
Interior Side Yard (South):	Min. 3.0 m	6.4 m	None
Building Height (m):	12.0 m	10.9 m	None
Resident On-site Parking Spaces:	2.0 spaces/unit = 36	36	None

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Visitor On-site Parking Spaces:	0.2 spaces/unit = 4 0.02 of which must be Van Accessible	4 1 of which is Van Accessible	None
Total:	40	40	None
Resident Tandem Parking Spaces:	Max. 50% = 18 spaces	50% = 18 spaces	None
Standard-sized Spaces:	Min. 50% = 18 spaces	Standard: 86.2% = 31 spaces	None
		Small: 13.8% = 5 spaces	None
Amenity Space – Indoor:	50 m ² or cash-in-lieu	cash-in-lieu	N/A
Amenity Space – Outdoor:	6 m ² /unit (108 m ²)	113.9 m ²	N/A

TOPOGRAPHIC SURVEY OF:

1) LOT 127 PLAN 27743

2) LOT 129 PLAN 27915

3) LOT 130 PLAN 28015

ALL OF SECTION 13 BLOCK 4 NORTH RANGE 7 WEST

NEW WESTMINSTER DISTRICT

#5800 GRANVILLE AVENUE (LOT 130), RICHMOND, B.C.
P.I.D. 008-927-821

#5840 GRANVILLE AVENUE (LOT 129), RICHMOND, B.C.
P.I.D. 004-316-401

#5860 GRANVILLE AVENUE (LOT 127), RICHMOND, B.C.
P.I.D. 004-211-421

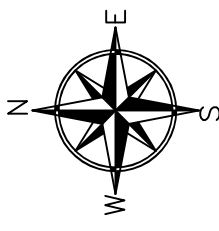
NOTE:

Elevations shown are based on City of Richmond HPN Benchmark network.
Benchmark: HPN #234
Control Monument 77H4891
Elevation: 1.125m
Benchmark: HPN #235
Control Monument 77H4885
Elevation: 1.103m

Nail in aluminum Tag #5897
Site Benchmark
Elevation: 0.927m

LEGEND:

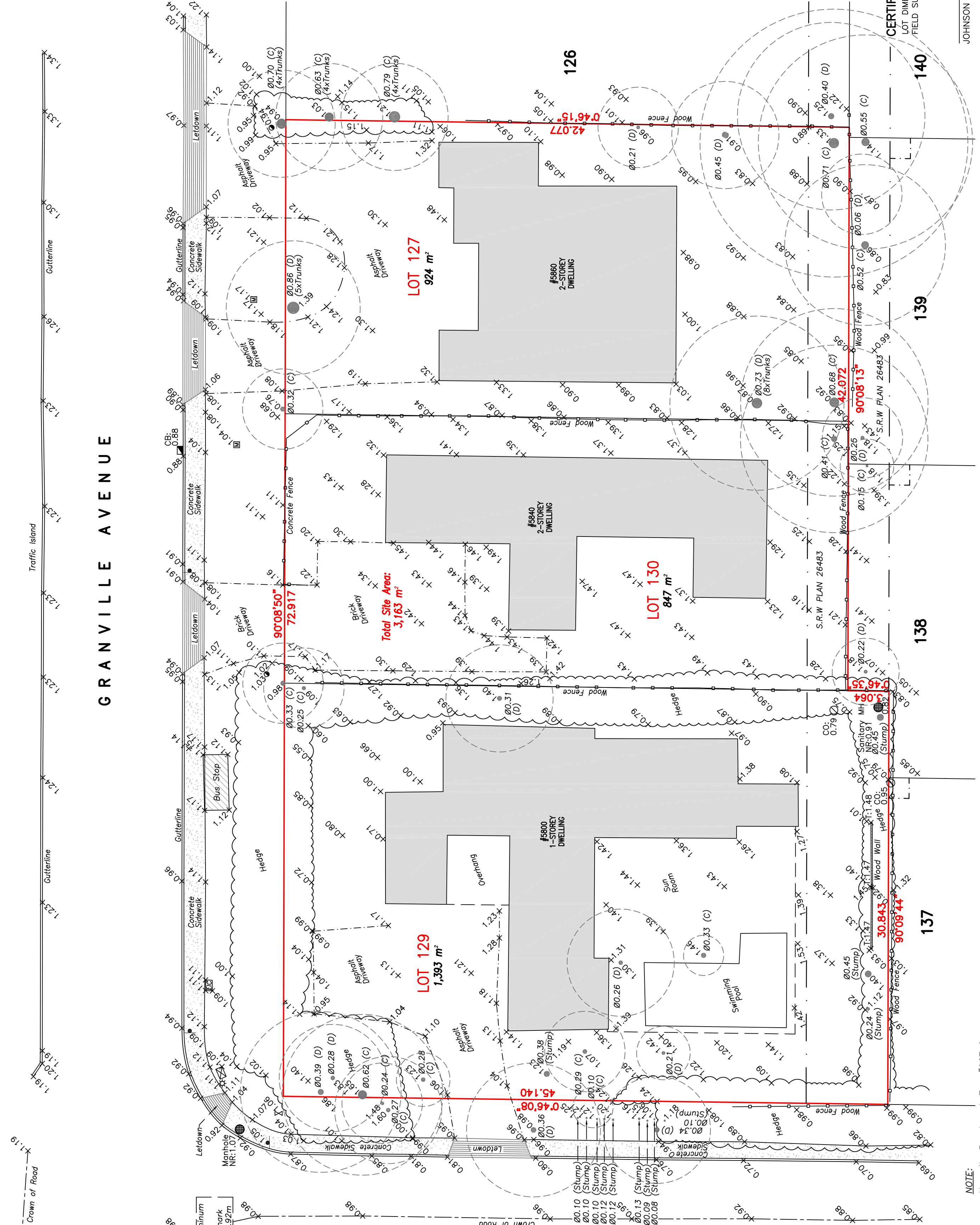
- (C) denotes conifer
(D) denotes deciduous
[Symbol] denotes water meter
[Symbol] denotes manhole
[Symbol] denotes cleanout
[Symbol] denotes inspection chamber
[Symbol] denotes electric inspection chamber
[Symbol] denotes lamp standard
[Symbol] denotes gas valve
[Symbol] denotes sign
[Symbol] denotes power post
[Symbol] denotes top of wall
[Symbol] denotes site benchmark



SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



CERTIFIED CORRECT: LOT DIMENSION ACCORDING TO FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S., C.L.S. September 10th, 2020.

NOTE: Use site Benchmark Tag #967 for construction elevation control.

copyright J. C. Tam and Associates Canada and B.C. Land Surveyor 115 - 8833 Odlin Crescent Richmond, B.C. V6X 3Z7 Telephone: (604) 214-8928 Fax: (604) 214-8929 E-mail: office@jctam.com Website: www.jctam.com Job No. 7531

FB-388 P123-127, 136, 137 & 143-148 FB-390 P23

Drawn By: WK

DWG No. 7531-Topo-02

Lussier,Cynthia

From: Kevin Qin <qwlkevin@gmail.com>
Sent: May 16, 2023 12:49 PM
To: Lussier,Cynthia
Subject: Re: privacy question (5800/5840/5860 Granville Ave - RZ 21-922202)

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

Thank you for letting me know the process and the new plan, I will contact you if my family and I have more concerns, thank you very much.

Lussier,Cynthia <CLussier@richmond.ca> 于2023年5月16日周二 11:02写道 :

Hi Kevin,

Your email inquiry below about the rezoning application at 5800, 5840, 5860 Granville Avenue (RZ 21-922202) has been forwarded to me for response. I am the planner assigned to this project since Jordan left the City to pursue another opportunity.

In response to your concerns about potential privacy concerns/overlook from the north, I spoke with the Rezoning applicant yesterday and today. Although the existing hedge along the south property line of 5800 Granville Avenue is proposed to be removed to enable redevelopment of the property, the applicant has agreed to replant a new hedge along the south property line of 5800 Granville Avenue adjacent to your property. I am awaiting a revised Landscape Plan that I anticipate will show the new hedge to be planted. In addition, the new buildings on the applicant's site are proposed to be located 21 ft (6.45 m) away from your property line, which will provide a large separation between the new buildings and your backyard. You're welcome to make an appointment with me in the coming weeks to view the proposed plans.

Please contact me if you have any questions. I'd be happy to speak by phone if needed. You can contact me directly at 604-276-4108.

Thanks,

Cynthia Lussier

Planner 2

Development Applications Department

City of Richmond

Tel: 604-276-4108

Email: clussier@richmond.ca

www.richmond.ca

From: Smith,Suzanne <SSmith3@richmond.ca>
Sent: May 15, 2023 1:30 PM
To: Lussier,Cynthia <CLussier@richmond.ca>
Subject: FW: privacy question (5800/5840/5860 Granville Ave - RZ 21-922202)
Importance: High

From: Kevin Qin <qwlkevin@gmail.com>
Sent: May 15, 2023 1:24 PM
To: Smith,Suzanne <SSmith3@richmond.ca>
Subject: Fwd: privacy question (5800/5840/5860 Granville Ave - RZ 21-922202)

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

----- Forwarded message -----

发件人: **Kevin Qin** <qwlkevin@gmail.com>
Date: 2023年5月15日周一 13:15
Subject: Re: privacy question (5800/5840/5860 Granville Ave - RZ 21-922202)
To: Rockerbie,Jordan <JRockerbie@richmond.ca>

Hello Suzanne,

My name is Kevin. I sent email but got auto reply said Jordon is no longer with the City of Richmond and direct all inquiries to you.

The builder came to visit me and my backyard, and took a picture of my cedar hedge and theirs, and they said the City already approved their landscape plan on cutting their cedar hedge, will the City have a new landscape plan with them that can keep both our privacy?

Thank you!

Rockerbie, Jordan <JRockerbie@richmond.ca> 于2021年10月4日周一 09:50写道 :

Hello Kevin, thank your for your inquiry about this rezoning application.

The owner has asked to remove the hedge, however this has not been approved by the City. The original proposal was based on a new driveway from Ledway Road, which would have severely impacted the health of the hedge cedars and required their removal. However, the City has instructed the owner to relocate the driveway to Granville Avenue, so the hedge cedars should not be negatively affected by construction.

Currently, I am waiting for the owner to submit a new development proposal and a revised tree retention plan based on the comments provided by City staff.

Please let me know if you have any additional questions.

Regards,

Jordan Rockerbie

Planner 1

Planning and Development Division

City of Richmond

T: 604-276-4092

E: jrockerbie@richmond.ca

From: Q Zzzyakyak <qwlkevin@gmail.com>
Sent: September 23, 2021 4:35 PM
To: DevApps <DevApps@richmond.ca>
Subject: privacy question

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

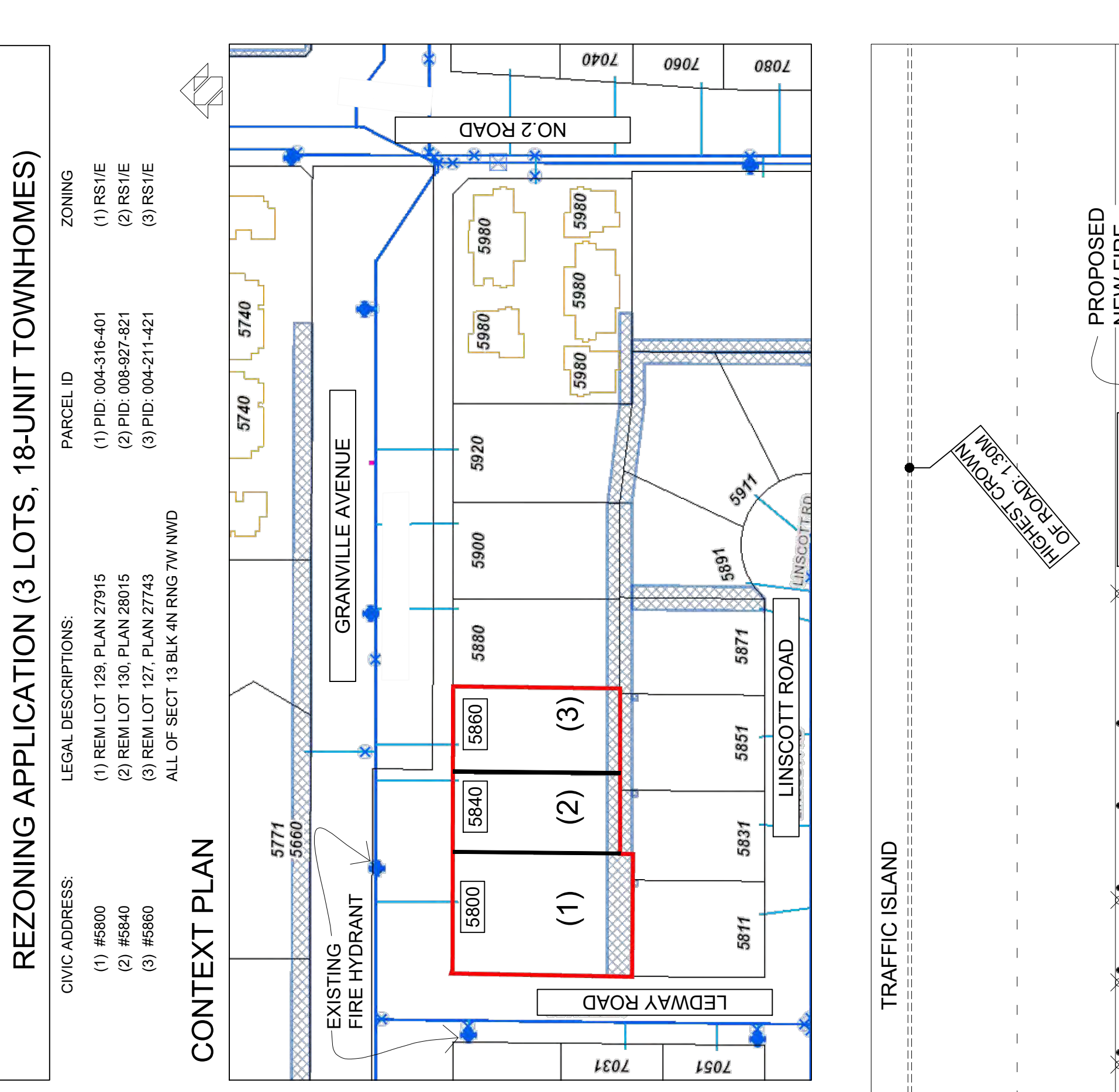
Hello,

My name is Kevin, I lives in 5811 linscott rd, Richmond, BC. I found my neighbours just sold their houses and the builder has a rezoning application for developing 18 townhouses. I am worried about the privacy problem if the builder remove the cedar hedge which are in their yard and near our boundary line(I marked green on the picture 2). You can check my pictures. If they wants to remove, can they replace with other trees to keep that height? that will be much better to keep privacy. I have a picture with the side of my yard too, you can check it.

Thank you very much.



REVISIONS	DATE	DESCRIPTION
	MAY 18, 2023	RZ26 RE-SUBMISSION
	MAY 04, 2023	RZ26 RE-SUBMISSION
	MAR 09, 2023	RZ3 RE-SUBMISSION
	OCT 15, 2021	RZ2 RE-SUBMISSION
	DEC 23, 2020	RZ1 APPLICATION
CONSULTANTS		



CIVIC ADDRESS	LEGAL DESCRIPTIONS	ZONING
(1) #5800	(1) REM LOT 126, PLAN 27915	(1) RS/IE
(2) #5840	(2) REM LOT 130, PLAN 28015	(2) RS/IE
(3) #5880	(3) REM LOT 127, PLAN 27743	(3) RS/IE

ALL OF SECT 13 BLK 4N R4G 7W NMD

BLDG NO.	NO. UNIT	BLDG GROSS	BLDG EXEMPT	BLDG FAR AREA (SF)	BLDG FAR AREA (m ²)
1	2 x B-1, 2 x B-2, 1 x C	8,747 sf	(3,140 sf)	5,607 sf	520.91 m ²
2	2 x B-1, 3 x B-2, 1 x B-6	10,226 sf	(3,702 sf)	6,524 sf	606.10 m ²
3	1 x D-1, 1 x D-2, 1 x D-3	4,438 sf	(1,280 sf)	3,158 sf	293.39 m ²
4	2 x A	3,542 sf	(1,032 sf)	2,510 sf	233.19 m ²
5	2 x A	3,542 sf	(1,032 sf)	2,510 sf	233.19 m ²
18 UNITS					1,886.77 m ²

THE PROPOSED SETBACK VARIANCE AT THE FLANKING SIDE YARD (GRANVILLE) IS PERMITTED FROM 6.0M TO 4.5M.

REPORT DATED	DATE
Survey	REPORT DATED OCTOBER 13, 2021
Transportation (AutoTurn analyses)	SURVEY DATED SEPT 10, 2020
Diagrams	DATED MAY 3, 2023

* NOTE : INTERNAL DRIVE AISLE TO BE ENGINEERED TO SUPPORT FIRE TRUCK @80,000 LBS

MIN. LOT SIZE:	PROPOSED
50M (W) X 35M (D)	71.9M (W) X 45.1M (D)
DENSITY:	FAR 0.60 (1886.77 M ² / 3,155 M ²) [20,309 SF / 33,960 SF]
LOT COVERAGE:	35.2% (1,111.4 M ² / 3,155 M ²) 64.5% (2,044.8 M ² / 3,155 M ²) [21,902 SF / 33,960 SF]
LOT IMPERMEABLE:	31% (978.1 M ² / 3,155 M ²) [10,528 SF / 33,960 SF]
YARD SETBACKS:	6.0M (19.681 M) 6.0M (19.681 M) 4.5M (14.761 M) MIN - OCP 14.4.13 3.0M (9.841 M) MIN 6.0M (19.681 M) MIN - OCP 14.4.13 7.5M (24.611 M) MIN AT LVL 3 - OCP 14.4.13
YARD PROJECTIONS:	1.5 M MAX FRONT YARD 1 M FRONT, 0.5 M REAR BAY WINDOWS BALCONIES PERGOLAS ETC.
BUILDING HEIGHT:	10.96 M - 3-STOREY - FRONT MAX. 12 M - 2-STOREY - REAR 8.02 M - 2-STOREY SET FCL AT 1.6 M (L.E. 25 FT) (ROAD CROWN IS 1.30 M)
FLOOD PLAIN C.L.	36 SPACES (31 STD, 5 SML) 4 SPACES (3 STD, 1 HC) 38 LEVEL 2 EV ENERGIZED OUTLETS
PARKING REQUIRED:	38 (21 UNIT RESIDENTS) 4 (0.2 UNIT VISITORS) 36 (LEVEL 2 EV ENERGIZED OUTLET FOR ENCHARGED SPACE)
EV CHARGING OUTLET	50% MAX 50% MAX 2% OF VISITOR SPACES MIN.
SMALL CARS	27 PROVIDED IN 18 UNITS 4% VERT (1 OUT OF 27) 4 (0.2 UNIT)
BICYCLE PARKING:	13.9% (5 OUT OF 36 SPACES) 50% MAX 1 HC VISITOR SPACE
AMENITY SPACE:	108 M ² (6 M ² /UNIT X 18) COMMON OUTDOOR COMMON OUTDOOR 70 M ² OR PAX-IN-LIEU

PERMITTED	PROPOSED
50M (W) X 35M (D)	71.9M (W) X 45.1M (D)
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40% MAX FOR BUILDINGS	35.2% (1,111.4 M ² / 3,155 M ²) 64.5% (2,044.8 M ² / 3,155 M ²) [21,902 SF / 33,960 SF]
65% MAX NON-POROUS	31% (978.1 M ² / 3,155 M ²) [10,528 SF / 33,960 SF]
25% MIN. LIVE PLANTS	6.0M (19.681 M) 6.0M (19.681 M) 4.5M (14.761 M) MIN - OCP 14.4.13 3.0M (9.841 M) MIN 6.0M (19.681 M) MIN - OCP 14.4.13 7.5M (24.611 M) MIN AT LVL 3 - OCP 14.4.13
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108 M ² (6 M ² /UNIT X 18) COMMON OUTDOOR COMMON OUTDOOR 70 M ² OR PAX-IN-LIEU	108 M ² (6 M ² /UNIT X 18) COMMON OUTDOOR COMMON OUTDOOR 70 M ² OR PAX-IN-LIEU

REPORT DATED OCTOBER 13, 2021

INTERFACE:
Suite 230
11590 Cambie Road
Richmond BC
Canada V6X 3Z5
T 604 821 1162
F 604 821 1164
www.interfacearchitecture.com

PROJECT
Proposed 18-Unit
Townhouse Development
3 LOT ASSEMBLY
5800 / 5840 / 5880
GRANVILLE AVENUE
RICHMOND, BC
PROJECT NO.
2006GRAN
SCALE
As Noted
DATE
DEC 23, 2020
DRAWN BY
KYC, SRS
CHECKED BY
KYC
SHEET TITLE
PROJECT DATA,
SITE PLAN
DRAWING

PROJECT DESCRIPTION
AN RFL4 REZONING OF THE 3163 M² SITE (64,046 SF) (BLUNDELL AREA PLAN) IS PROPOSED TO DEVELOP AN 18-UNIT TOWNHOUSE PROJECT TO A MAXIMUM DENSITY OF 3.0 UNITS PER BUILDING. DEVELOPMENT IS SUBJECT TO THE ARTERIAL ROAD POLICY (OCP 3.6.1) AND MULTIFAMILY "DP" DESIGN GUIDELINES (OCP 14.4).

GRANVILLE AVENUE

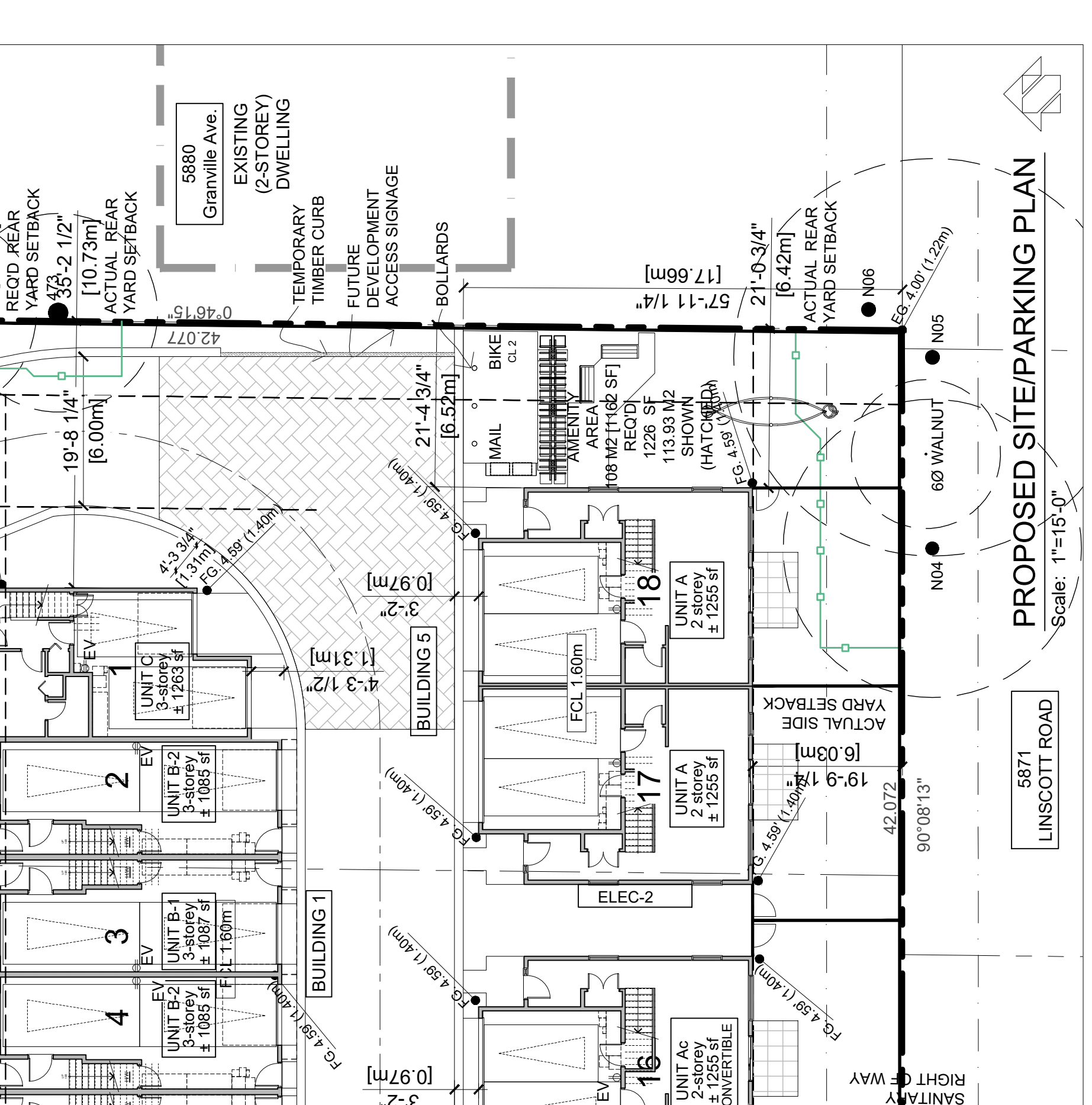
TRAFFIC ISLAND

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REPORT DATED OCTOBER 13, 2021

DRAWING INDEX

- 10-01 NOTES & SYMBOLS
- L2-01 HARD LANDSCAPE PLAN
- L4-01 PLANTING PLAN
- L5-01 DETAILS
- L5-02 DETAILS
- L5-03 DETAILS

DATE	ISSUED FOR	REV
2020-12-23	REZONING	A
2023-05-18	REZONING	B

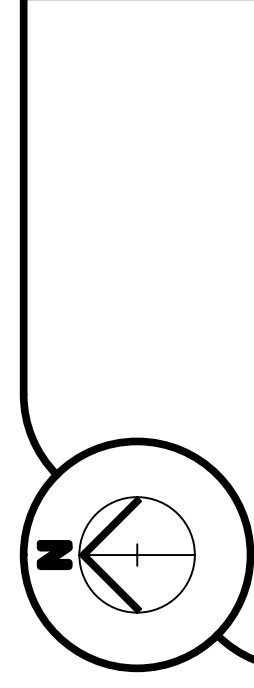
All dimensions shall be confirmed on site and discrepancies reported immediately. Required setbacks shall govern in all cases.

This drawing has been prepared solely for the use of the CLIENT and there are no representations of any kind made by Donald V. S. Duncan to any party with whom Donald V. S. Duncan has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Landscape Architect.

Consultants

Architectural:
Arboret:
Civil:
Structural:
Mechanical:
Electrical:



DVSD Donald V. S. Duncan
DEVELOPMENT CONSULTANT
LANDSCAPE ARCHITECT

603 - 270 Eleventh Street
New Westminster BC
Canada V3M 6N9
778-791-4323
dvsduncan@gmail.com

RICHMOND FILE #
-

B Project Leader
DVS/Duncan
Drawn
DVS/Duncan
Revision

Residential Development
5800 Granville (Granville & Ledway)
Richmond BC

Prepared for:
HorizonDevelopmentWest
6831 Gamba Drive
Richmond BC V7C 2G4

NOTES & SYMBOLS

Check Scale (may be photo reduced)
0 1 inch 0 10mm

Project No. 20-0089
Drawing No. LO-01

PLANT LIST

CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
AC	6	Acer circinatum	Vine Maple	3m clump	888 min, 60cm root ball dia.	10m height 120cm spread	AS SHOWN
CN	7	Cornus nuttallii	Pacific Dogwood	8cm cal	150cm standard 888 min, 70cm root ball dia.	21m height 21m spread	AS SHOWN
GT	2	Gleditsia triacanthos	Honey Locust	8cm cal	150cm standard 888 min, 70cm root ball dia.	21m height 21m spread	AS SHOWN
CO	7	Chamaecyparis obtusa 'Gracilis'	Slender Hinoki False Cypress	4.0 m ht.	Dense Tight Habit 888 min, 80cm root ball dia.	15m height 2.4m spread	AS SHOWN

CONIFEROUS SHRUBS

CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
jw	8	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	#2 pot	min. 30cm spread	15cm height 120cm spread	60cm
js	10	Juniperus comm. 'Alpine Carpet'	Alpine Carpet Native Juniper	#2 pot	min. 60cm spread	20cm height 50cm spread	75cm
pp	12	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	#2 pot	min. 30cm spread min. 20cm height	135cm height 250cm spread	75cm
tm	190	Taxus x media 'Hicksii'	Hick's Yew	1.2m	min. 30cm spread	15cm height 120cm spread	75cm

BROADLEAF EVERGREEN SHRUBS

CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
ah	69	Azalea japonica 'Hino Crimson'	Crimson Japanese Azalea	#2 pot	min. 200mm height	100cm height 120cm width	75cm
au	13	Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	#5 pot	min. 45cm height	300cm height 300cm spread	100cm
gs	119	Gaultheria shallon	Sallal	#1 pot	min. 20cm height	100cm height 100cm spread	65cm
vo	106	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#2 pot	min. 60cm height	180cm height 190cm spread	75cm
ri	50	Rhododendron 'Impeditum'	Impeditum Rhododendron	#2 pot	min. 30cm height	60cm height 75cm spread	75cm

DECIDUOUS SHRUBS

CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
cs	25	Cornus stolonifera	Redtwig Dogwood	#1 pot	min. 50cm height heavy	300cm height 200cm spread	90cm
cc	7	Cotinus cogg. 'Royal Purple'	Smoke Tree	#5 pot	min. 60cm height heavy	200cm height 150cm width	90cm
rs	7	Ribes s. 'King Edward VII'	King Edward VII Currant	#1 pot	min. 40cm height	240cm height 180cm spread	75cm

PERENNIALS

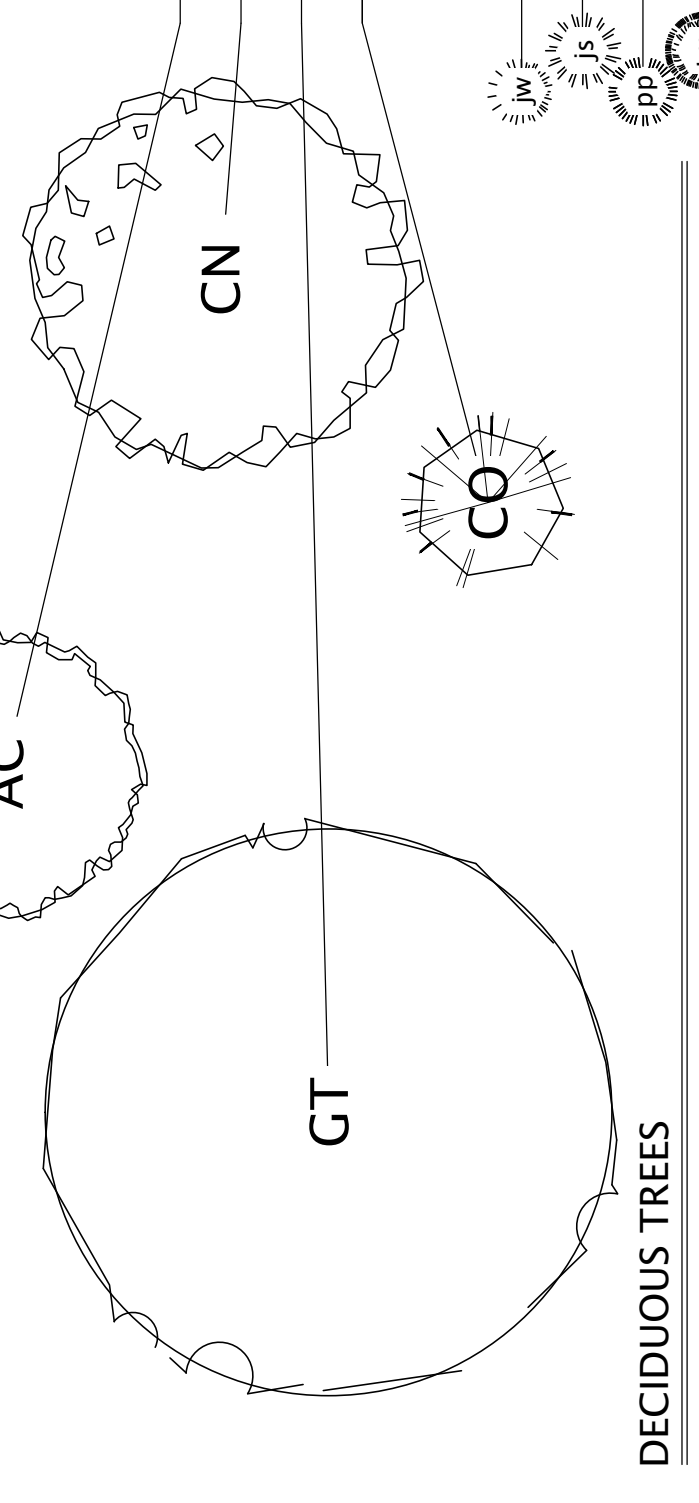
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
aj	56	Astilbe x japonica 'Rheinland'	Rheinland False Spirea	#1 pot	min. 25cm height	55cm height 60cm spread	45cm

FERNS

CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
pjn	1	Polystichum munium	Swordfern	#1 pot	min. 25cm height	100cm height 100cm spread	60cm

GROUND COVERS

CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
ar	120	Arctostaphylos uva-ursi	Kinnikinnick	10cm pot	min. 25cm spread 30cm O.C.	10cm height 60cm spread	30cm
la		Lawn	Shade Tolerant Blend				30cm



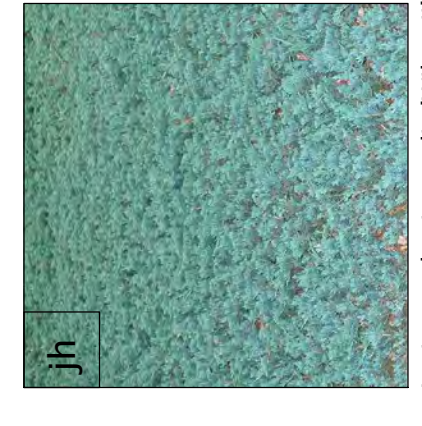
CONIFEROUS TREES



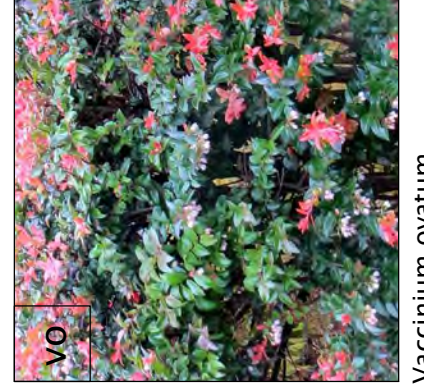
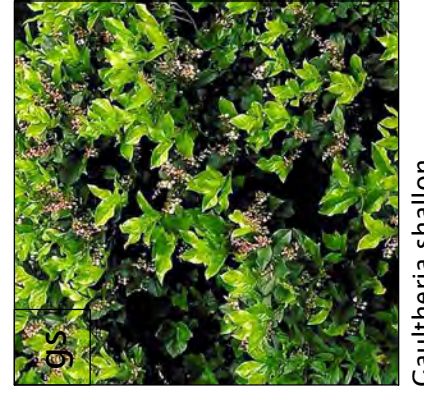
FERNS



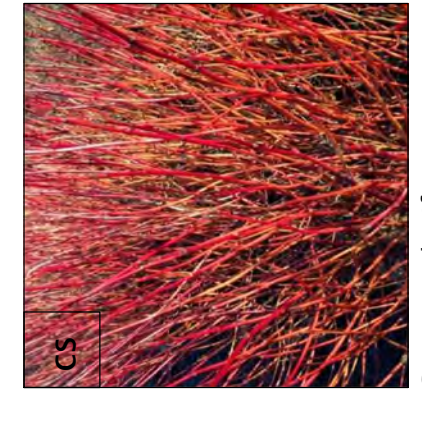
CONIFEROUS SHRUBS



BROADLEAF EVERGREEN SHRUBS



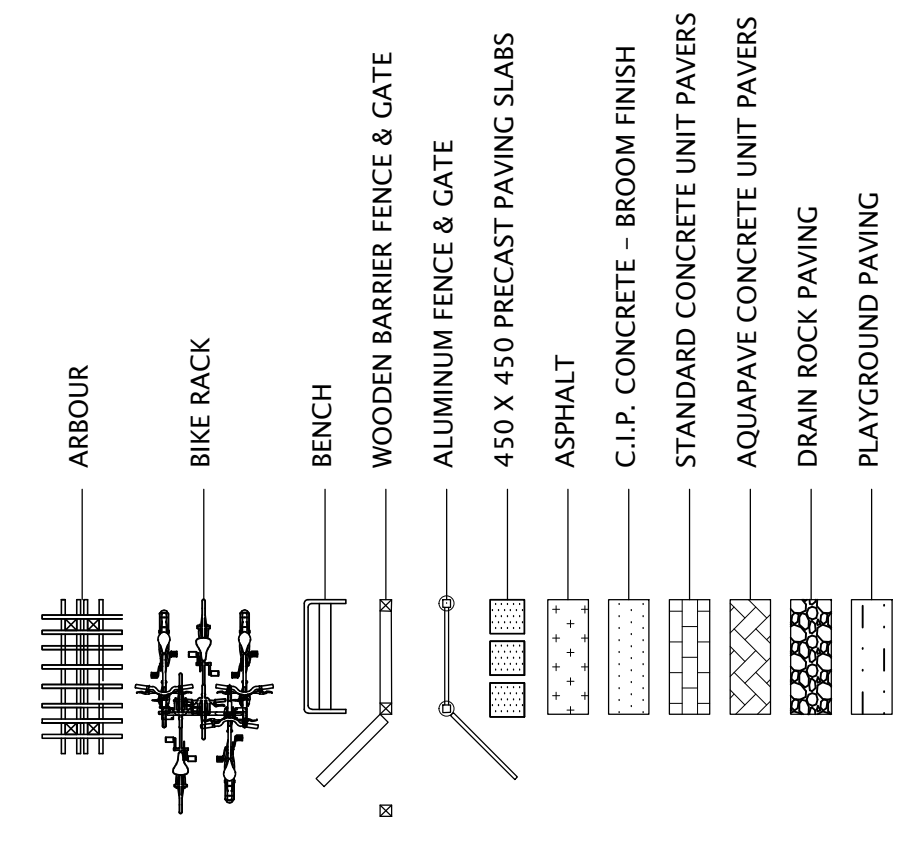
DECIDUOUS SHRUBS



GENERAL NOTES

- COMPLIANCE, GOVERNMENT - ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY OF RICHMOND AND SHALL CONFORM WITH ALL STANDARDS AND REGULATIONS OF THE SHALE CONTRACTORS SHALL ENSURE COMPLIANCE OF ALL WORK PRIOR TO INSTALLATION.
- COMPLIANCE, BCNTABCSLA - ALL MATERIAL, SHIPPING PROCEDURES, AND INSTALLATION OF LANDSCAPE ELEMENTS SHALL CONFORM TO LATEST EDITION OF BCNTABCSLA LANDSCAPE STANDARD AVAILABLE AT COMMENCEMENT OF WORK.
- COMPLIANCE, MMCD - ALL WORKS SHALL CONFORM TO THE LATEST MMCD DETAILS AND SPECIFICATIONS AVAILABLE AT COMMENCEMENT OF WORK WHERE NO SPECIFIC DETAIL, NOTE OR SPECIFICATION IS PROVIDED IN THE DRAWING SET OR ATTACHED MATERIALS.
- EXISTING SERVICES - REFER TO ENGINEERING DRAWINGS FOR LOCATIONS OF ALL BURIED SERVICES; CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL UTILITIES LOCATIONS AND ANY AND ALL COSTS WHICH ARISE FROM DAMAGE TO SERVICES CAUSED BY ANY ACT OR FAILURE TO ACT OF THE CONTRACTOR.
- COORDINATION - THESE DRAWINGS SHALL BE TAKEN TO BE PART OF THE LARGER SET OF DRAWINGS AND SPECIFICATIONS, WHETHER DIRECTLY ATTACHED OR NOT, ISSUED FOR THE CONSTRUCTION OF THE ASSOCIATED BOULEVARD WORKS. THESE DRAWINGS SHALL BE READ IN CONCERT WITH SUCH DOCUMENTATION AND, WHERE CONFLICTS ARISE, THE CONTRACTOR SHALL IMMEDIATELY REPORT SUCH CONFLICTS TO THE LANDSCAPE ARCHITECT. THE WORK IS TO BE DONE IN COORDINATION WITH THE CONTRACTOR OR CONTRACTORS ENGAGED IN CONSTRUCTION OF SUCH ADJACENT WORKS.
- CONCRETE, FORMS - THE CONTRACTOR SHALL COMPARE DIMENSIONS PROVIDED WITH SITE CONDITIONS AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT AND THE ENGINEER. ONCE COMPLETED THE CONTRACTOR SHALL CALL FOR INSPECTION OF THE FORMS PRIOR TO PLACING STEEL REINFORCEMENT. CONTACT LANDSCAPE ARCHITECT A MINIMUM OF 48 HOURS PRIOR TO DESIRED INSPECTION TIME.
- CONCRETE REINFORCEMENT - ALL CONCRETE REINFORCEMENT SHALL BE DONE IN ACCORDANCE WITH THE CITY OF RICHMOND ENGINEER PRIOR TO POURING OF CONCRETE. CONTACT STRUCTURAL ENGINEER A MINIMUM OF 48 HOURS PRIOR TO DESIRED INSPECTION TIME.
- GRADING, GENERAL - THE CONTRACTOR SHALL ESTABLISH GRADES SUCH THAT THERE IS, IN ALL AREAS, POSITIVE DRAINAGE TO AN ADJACENT DRAIN. MINIMUM SLOPES SHALL BE AS FOLLOWS:
PEDESTRIAN PAVED AREAS 1%
VEHICULAR PAVED AREAS 1%
LAWN AREAS 2%
PLANTED BEDS 5%
- GRADING, ALLOWANCES AND TOPSOIL PLACEMENT - OVERALL DEPTH OF PLANTING MEDIUM AFTER SETTLEMENT SHALL BE:
GRASS AREAS 150 MM
SHRUB BEDS 450 MM
GROUND COVER AREAS 300 MM
TREES 600 MM
- GRADING, BUILDING FINISHED FLOOR & CORNER ELEVATIONS - SEE ARCHITECTURAL DRAWINGS.
- GRADING, GENERAL RETENTION WORKS - ALL RETENTION WORKS, EITHER SHOWN HERE OR REQUIRED DUE TO UNANTICIPATED CONDITIONS AT THE TIME OF CONSTRUCTION, SHALL BE SPLIT FACED ALJAN BLOCK, WITH THE EXCEPTION OF RETAINING WORKS IN THE SIDE YARD DRAINAGE AREAS. SPECIFICATIONS FOR PRESSURE TREATED LUMBER SHALL BE OBTAINED FROM THE LANDSCAPE ARCHITECT SHALL INFORM THE CITY IN WRITING OF THE LOCATION, HEIGHT AND EXTENT OF SUCH WALL.
- PLANT MATERIAL QUANTITIES - CONTRACTOR SHALL CONFIRM ALL PLANT MATERIAL QUANTITIES. ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE DRAWING SHALL BE REPORTED TO THE CONSULTANT. IN CASE OF DISCREPANCY CONTRACTOR SHALL INSTALL PLANT MATERIAL AS PER DRAWING. IN CIRCUMSTANCES WHERE THERE IS A DISCREPANCY BETWEEN GROUND COVER QUANTITY AND SPACING THE SPACING REQUIREMENT WILL PREVAIL.
- PLANT MATERIAL - SUBSTITUTIONS - NO SUBSTITUTIONS TO PLANT LIST SHALL BE MADE BY CONTRACTOR WITHOUT PRIOR WRITTEN AUTHORIZATION FROM CONSULTANT.
- PLANT MATERIAL - HEALTH - ALL PLANT MATERIALS MUST BE DISEASE FREE FROM CERTIFIED NURSERIES.
- MULCH - PLANTING AREAS SHALL BE MULCHED WITH 50 MM OF HEAVY BARK MULCH. THE USE OF CEDAR MULCH OR ANY MIX CONTAINING CEDAR IS NOT PERMITTED.

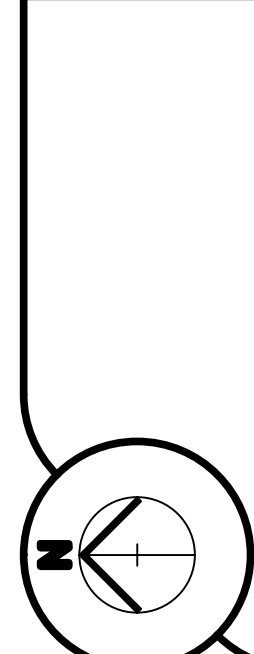
HARD LANDSCAPE KEY



DATE	ISSUED FOR	REV
2020-12-23	REZONING	A
2023-05-18	REZONING	B

All dimensions shall be confirmed on site and discrepancies reported immediately. Required setbacks shall govern in all cases.
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This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Landscape Architect.

Consultants
Architectural:
Arborist:
Civil:
Structural:
Mechanical:
Electrical:



Donald V. S. Duncan
DEVELOPMENT CONSULTANT
LANDSCAPE ARCHITECT

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dvsduncan@gmail.com

RICHMOND FILE #

B Project Leader: DVSDuncan
Drawn: DVSDuncan
Revision: DVSDuncan

Residential Development
5800 Granville (Granville & Ledway)
Richmond BC

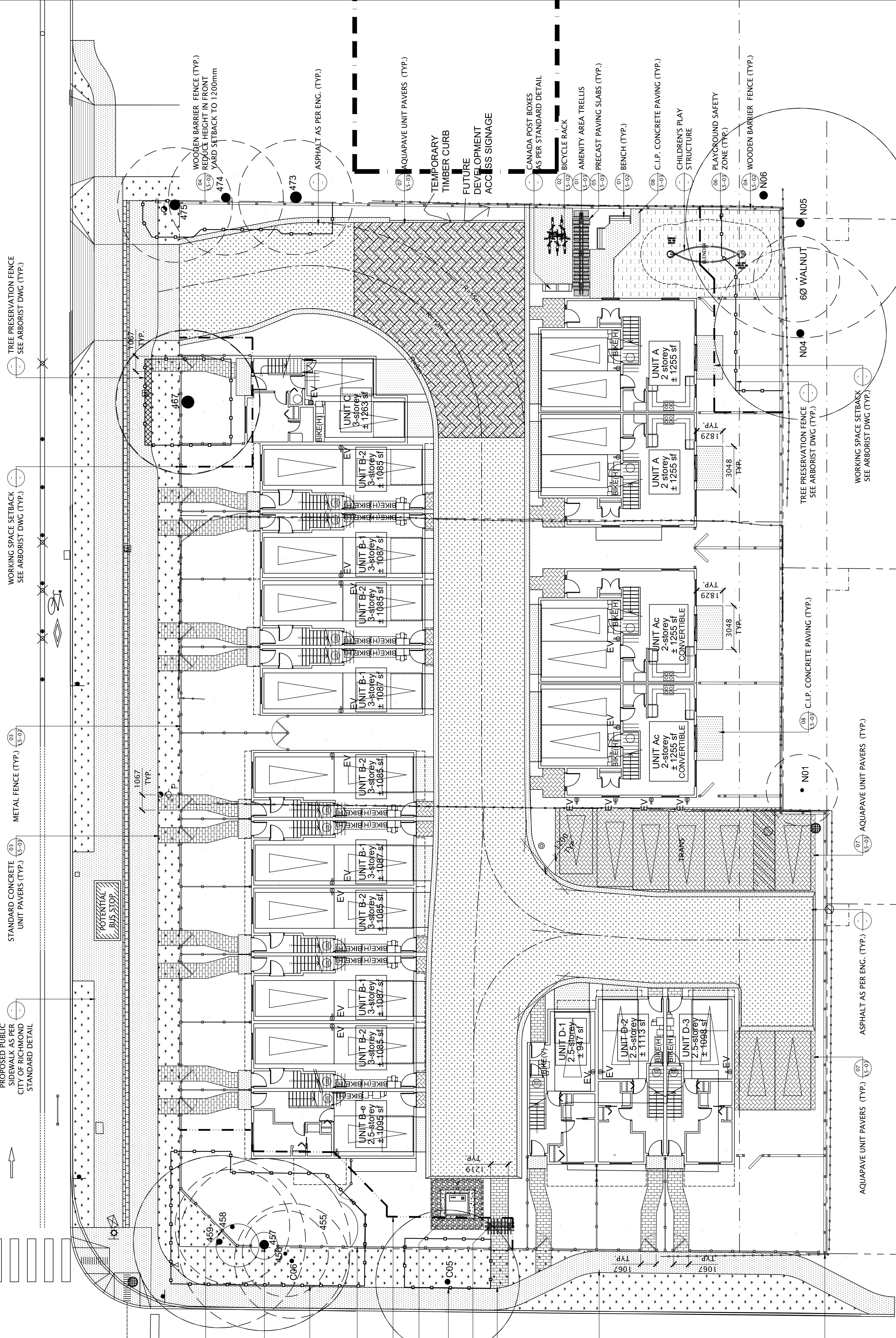
Prepared for:
HorizonDevelopmentWest
6831 Gamba Drive
Richmond BC V7C 2G4

Drawing Title:
HARD LANDSCAPE PLAN

Check Scale (may be photo reduced)
0 1 2 3 4 5 6 7 8 9 10mm
0 1 2 3 4 5 6 7 8 9 10inch

Project No. **20-0089**
Drawing No. **L2-01**

GRANVILLE AVENUE



HARD LANDSCAPE PLAN
SCALE 1:150
01 L2-01

DATE	ISSUED FOR	REV
2020-12-23	REZONING	A
2023-05-18	REZONING	B

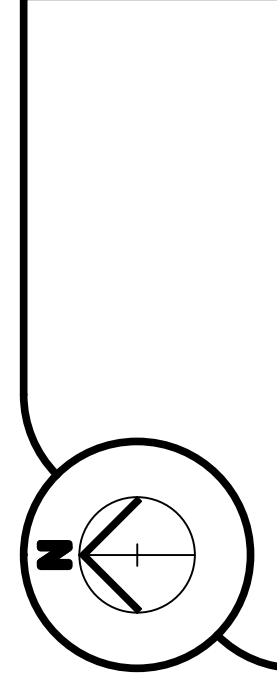
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Consultants

Architectural:
Arboret:
Civil:
Structural:
Mechanical:
Electrical:



DVS Donald V. S. Duncan
DEVELOPMENT CONSULTANT
LANDSCAPE ARCHITECT

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RICHMOND FILE #

B Project Leader
DVS/Duncan
Drawn
DVS/Duncan
Revision

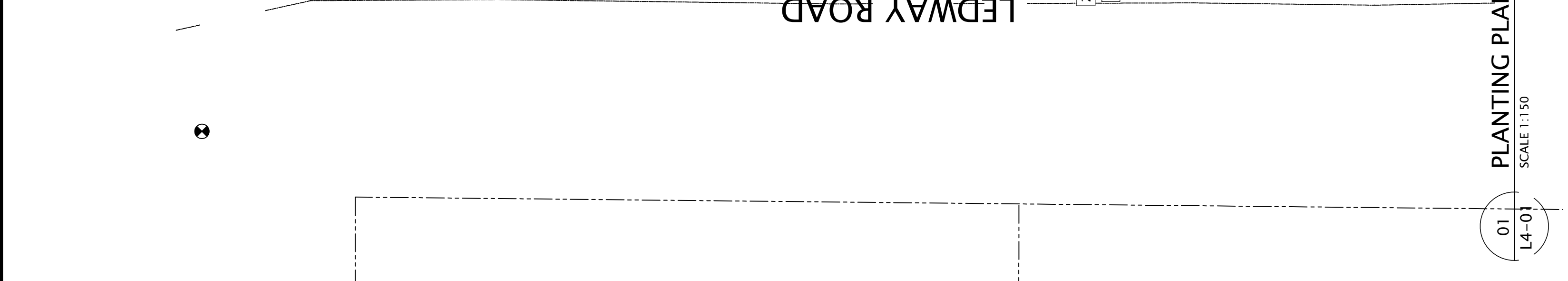
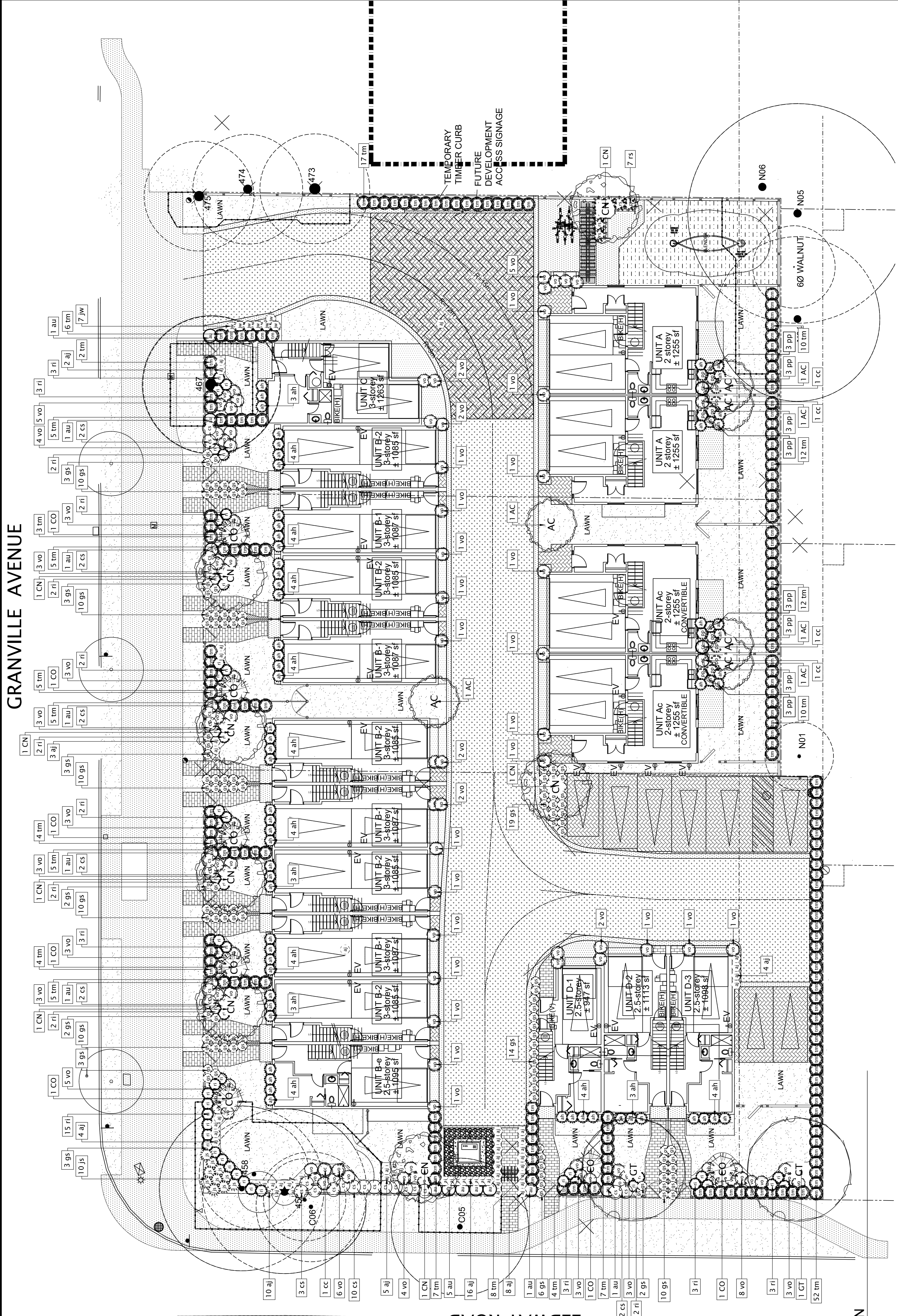
Residential Development
5800 Granville (Granville & Ledway)
Richmond BC

Prepared for:
HorizonDevelopmentWest
6831 Gamba Drive
Richmond BC V7C 2G4

Drawing Title
PLANTING PLAN

Check Scale (may be photo reduced)
0 10mm
0 1inch

Project No. 20-0089
Drawing No. L4-01



PLANT LIST

CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
AC	6	Acer circinnatum	Vine Maple	3m clump	15cm spread	80cm tall, 60cm spread	AS SHOWN
CN	7	Cornus staccata	Pacific Dogwood	8cm cal	80cm tall, 80cm spread	2.5m spread	AS SHOWN
CT	2	Cedrela tomentosa	Honey Locust	8cm cal	80cm tall, 80cm spread	2.5m spread	AS SHOWN
CO	7	Chamaecyparis obtusa 'Gracilis'	Slender Japanese False Cypress	4.0m ht.	80cm tall, 80cm spread	2.5m spread	AS SHOWN
CONIFEROUS SHRUBS							
CO	8	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	#2 pot	15cm height	15cm spread	60cm
JS	10	Juniperus commun 'Alpine Carpet'	Alpine Carpet Native Juniper	#2 pot	15cm height	15cm spread	75cm
BP	12	Rhus typhina 'Wumolii'	Shrub Magnolia	#2 pot	15cm height	15cm spread	75cm
tm	190	Taxus x media 'Hicksii'	Hicks' Yew	1.2m	15cm height	15cm spread	75cm
ROADSIDE EVERGREEN SHRUBS							
ah	69	Aspidistra japonica 'Wino-Crimson'	Common Japanese Aspidistra	#2 pot	15cm height	15cm spread	75cm
bl	13	Abutilon striatum 'Compact'	Shrub Strawberry Tree	#5 pot	15cm height	15cm spread	100cm
gs	119	Gaultheria shallon	Saskatoon Berry	#1 pot	15cm height	15cm spread	65cm
vo	106	Vaccinium ovatum 'Thundervolt'	Evergreen Huckleberry	#2 pot	15cm height	15cm spread	75cm
ri	50	Rhododendron 'Impatiens'	Impatiens Rhododendron	#2 pot	15cm height	15cm spread	75cm
PERENNIALS							
ah	56	Astilbe x japonica 'Rheinland'	Rheinland False Spines	#1 pot	15cm height	15cm spread	45cm
FE	1	Festuca ovina	Sheep Fescue	#1 pot	15cm height	15cm spread	60cm
FE	1	Festuca ovina	Sheep Fescue	#1 pot	15cm height	15cm spread	60cm
GROUND COVERS							
ah	120	Arctostaphylos uva-ursi	Minibonnet	10cm pot	15cm height	15cm spread	30cm
PERENNIALS							
ah	56	Astilbe x japonica 'Rheinland'	Rheinland False Spines	#1 pot	15cm height	15cm spread	45cm
FE	1	Festuca ovina	Sheep Fescue	#1 pot	15cm height	15cm spread	60cm
FE	1	Festuca ovina	Sheep Fescue	#1 pot	15cm height	15cm spread	60cm
GROUND COVERS							
ah	120	Arctostaphylos uva-ursi	Minibonnet	10cm pot	15cm height	15cm spread	30cm

01 PLANTING PLAN
SCALE 1:150
L4-01

DATE	ISSUED FOR	REV
2020-12-23	REZONING	A
2023-05-18	REZONING	B

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Consultants

Architectural:
Arboret:
Civil:
Structural:
Mechanical:
Electrical:

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DEVELOPMENT CONSULTANT
LANDSCAPE ARCHITECT

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RICHMOND FILE #
-

B Project Leader
DVS/Duncan
Drawn
DVS/Duncan
Revision

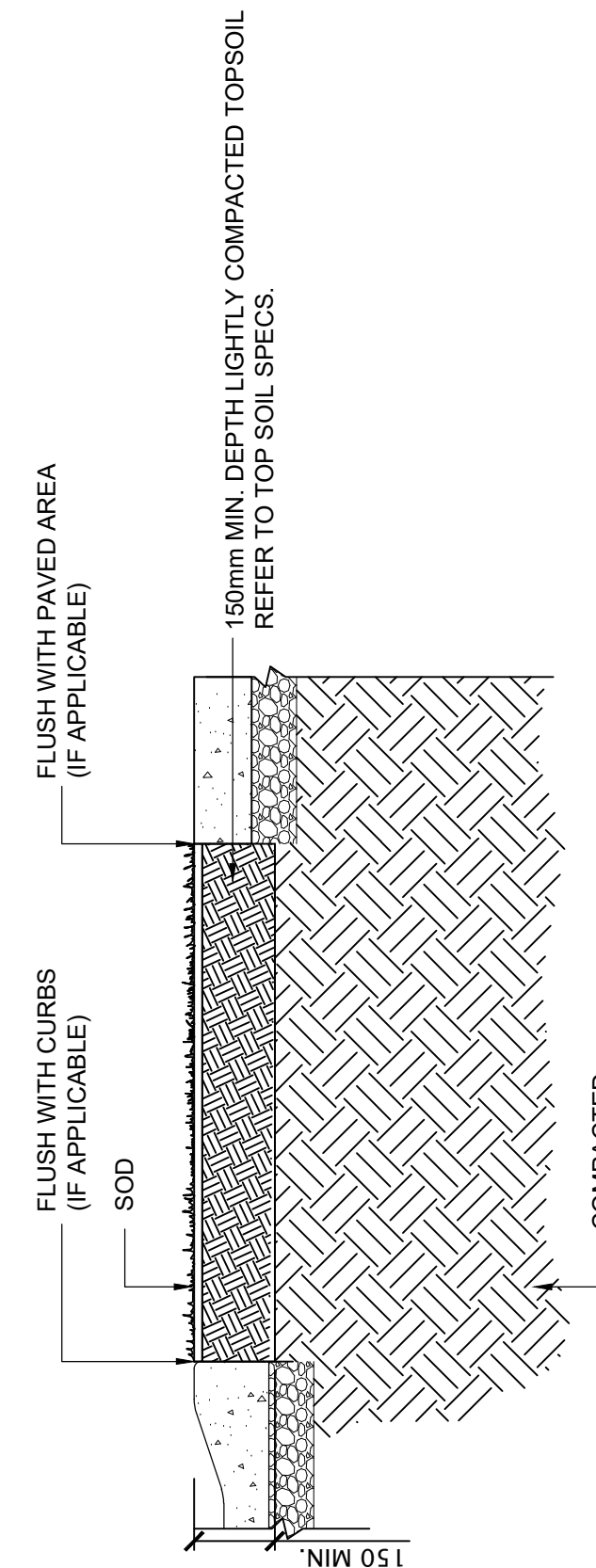
Residential Development
5800 Granville (Granville & Ledway)
Richmond BC

Prepared for:
HorizonDevelopmentWest
6831 Gamba Drive
Richmond BC V7C 2G4

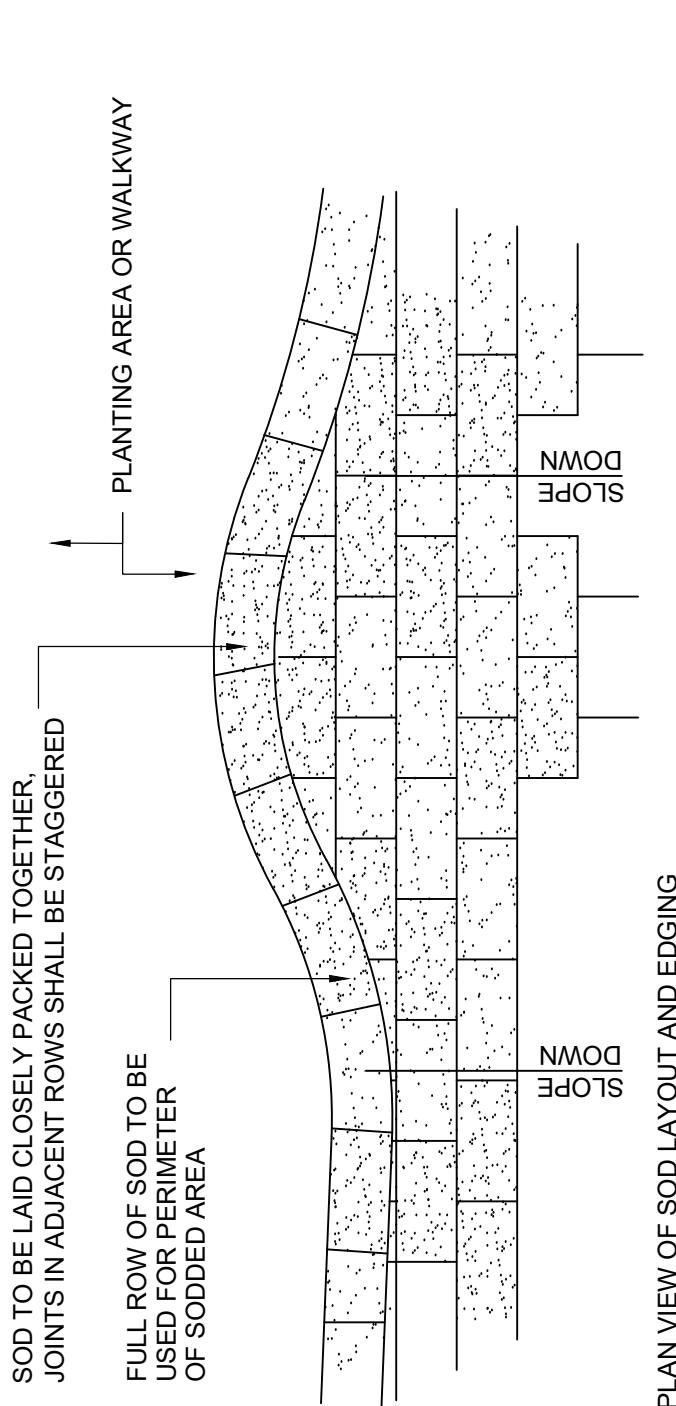
Drawing Title
DETAILS

Check Scale (may be photo reduced)
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1 inch

Project No. **20-0089**
Drawing No. **L5-01**

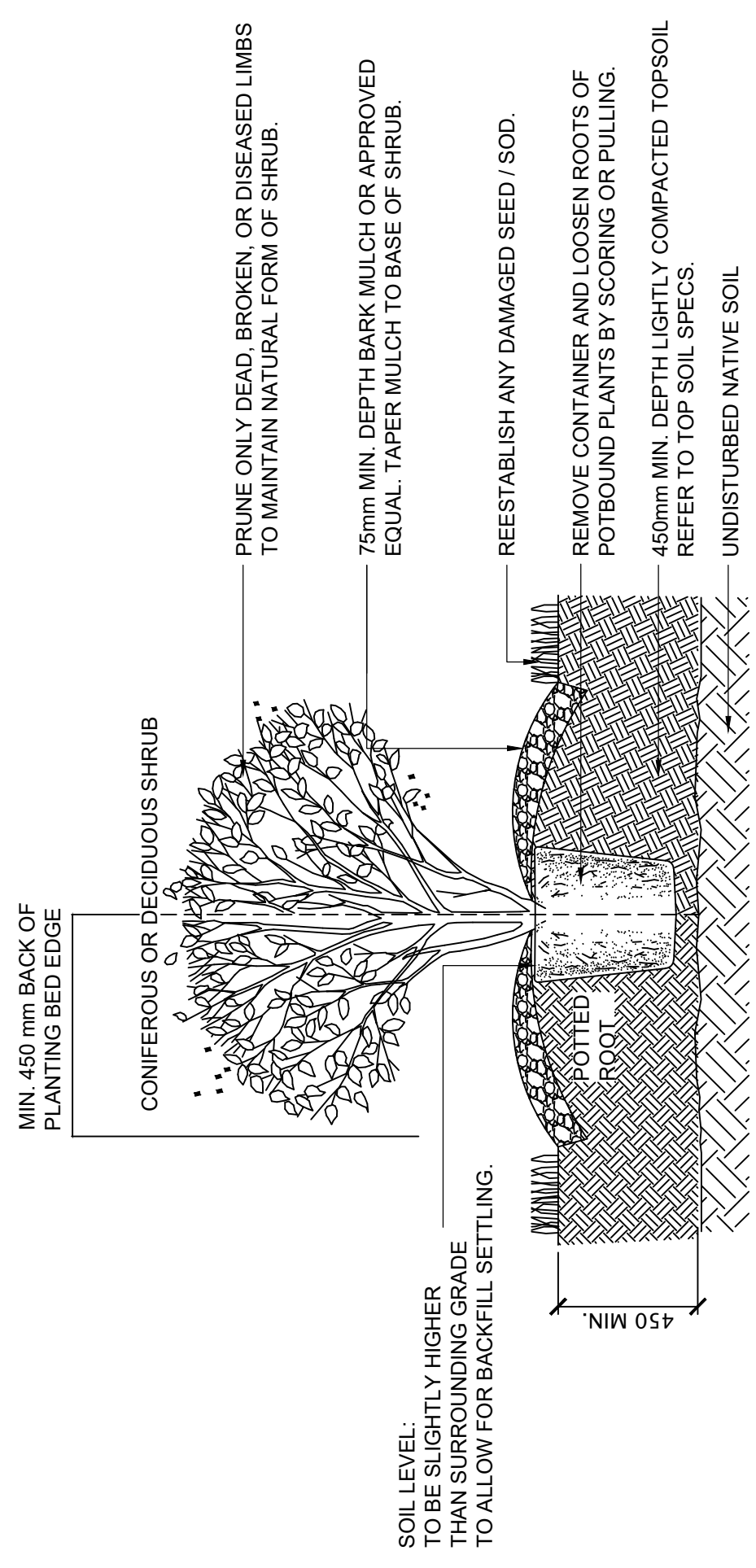


SECTION THROUGH SOD

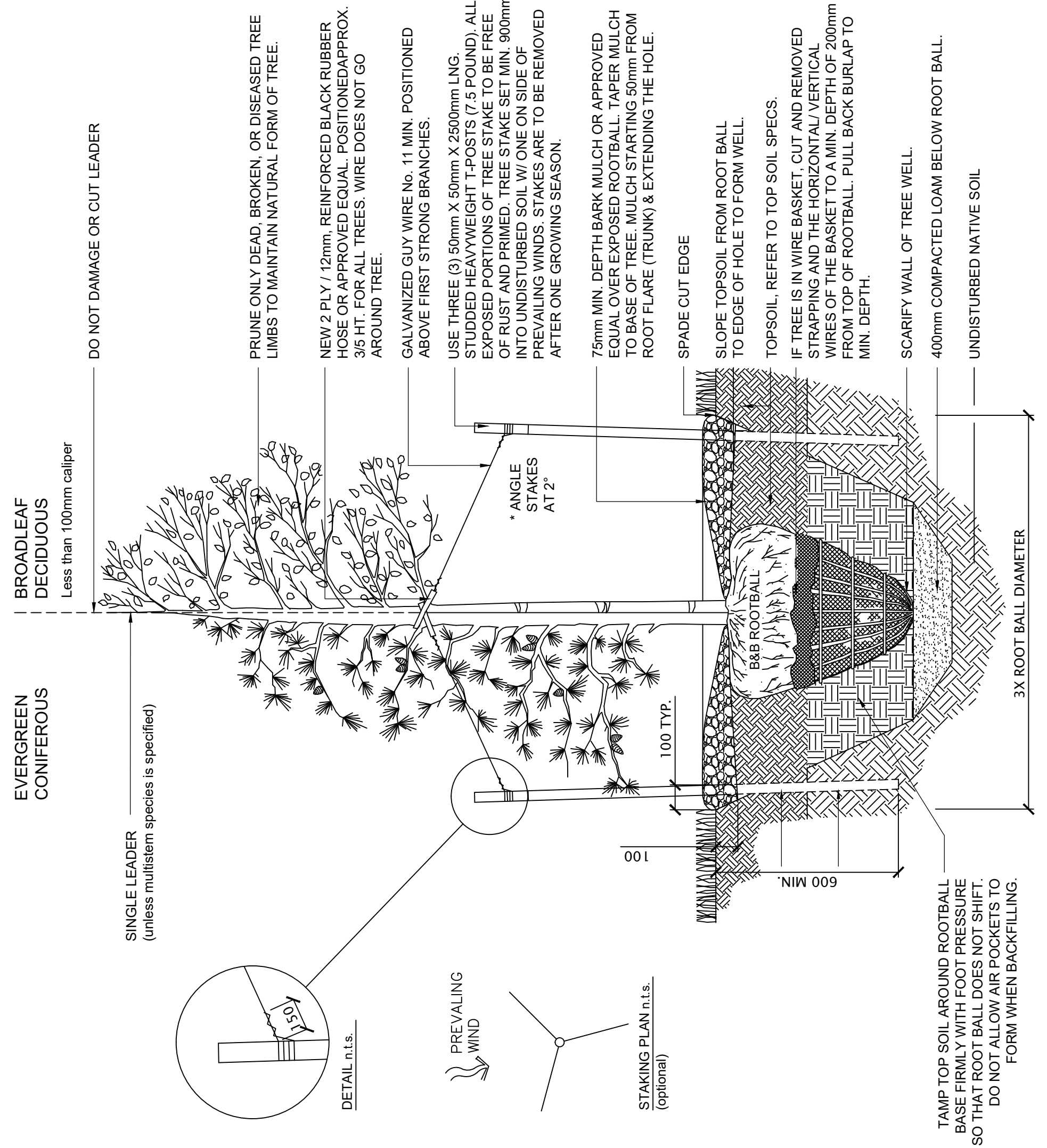


PLAN VIEW OF SOD LAYOUT AND EDGING
NOT TO SCALE

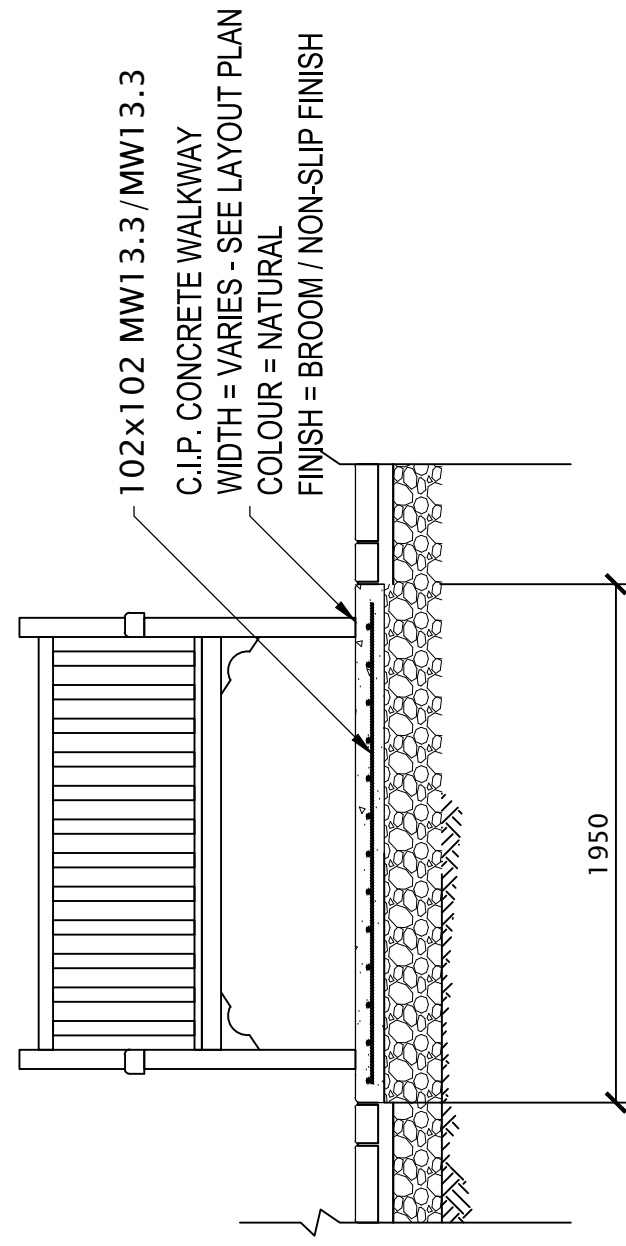
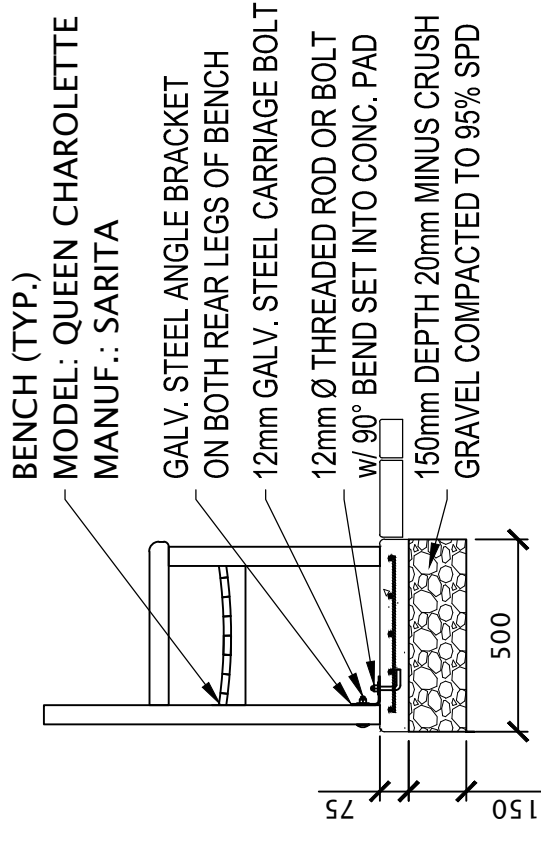
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L5-01
TYPICAL LAWN INSTALLATION
SCALE 1:20



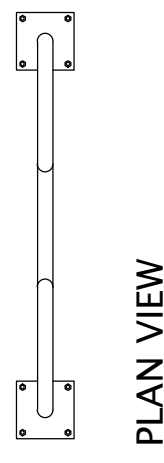
01
L5-01
TYPICAL SHRUB INSTALLATION
SCALE 1:20



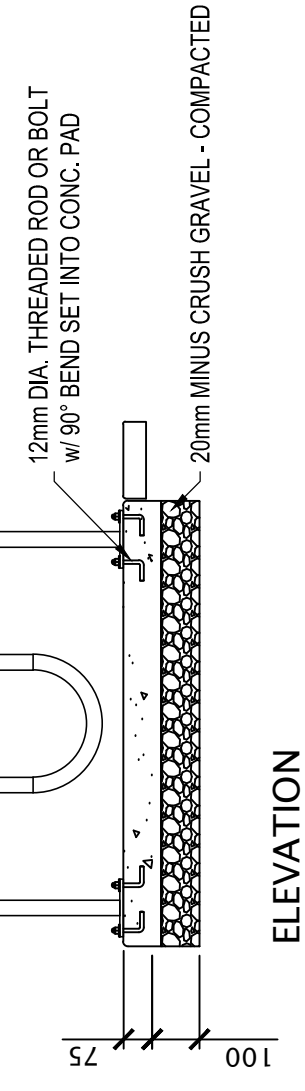
02
L5-01
TYPICAL TREE INSTALLATION
SCALE 1:20



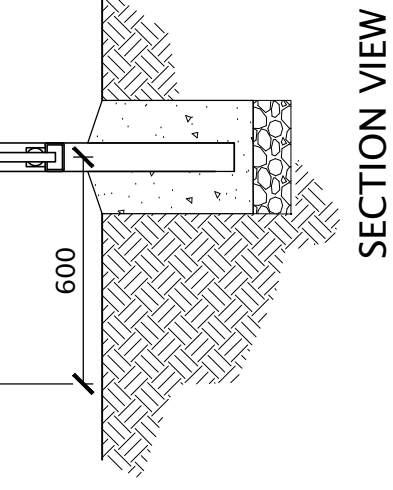
01 BENCH INSTALLATION
SCALE 1:20



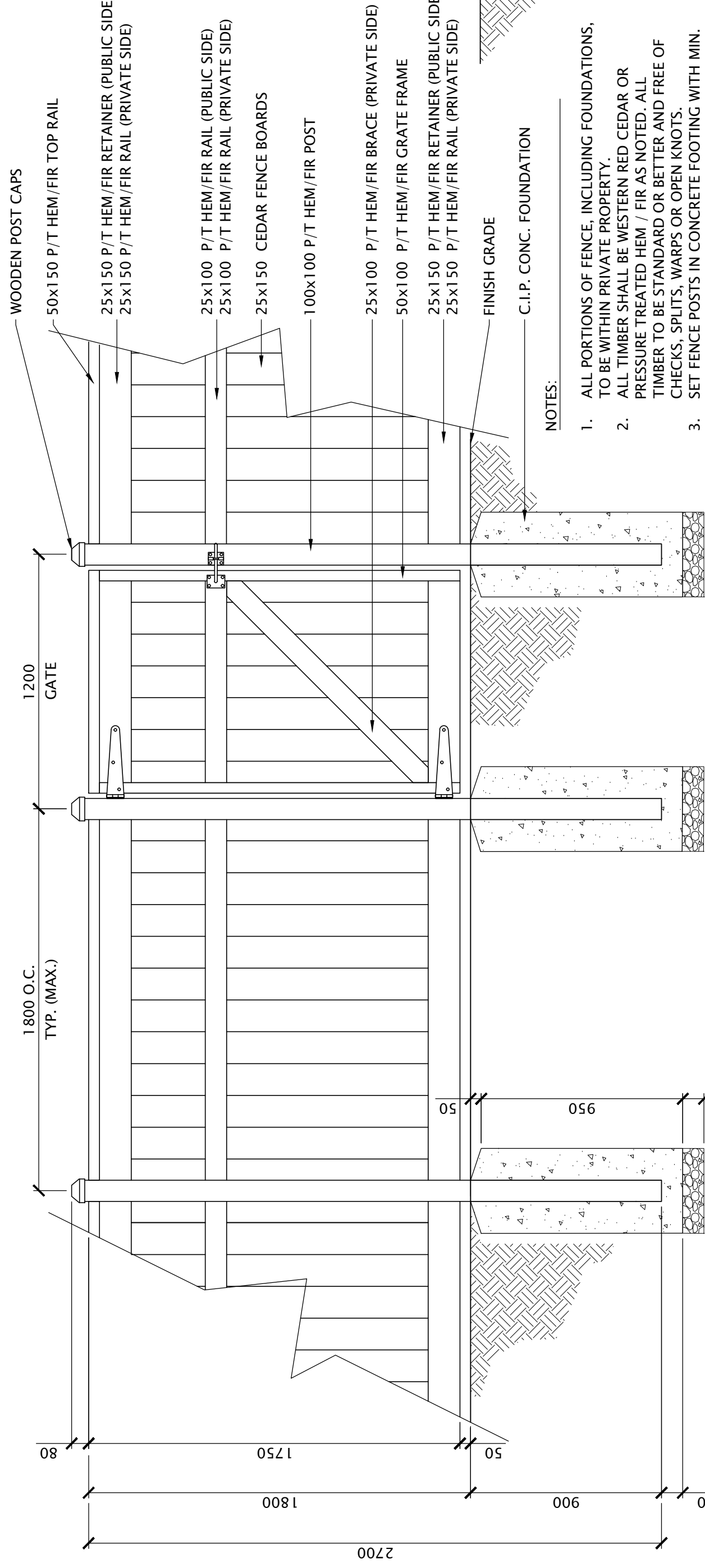
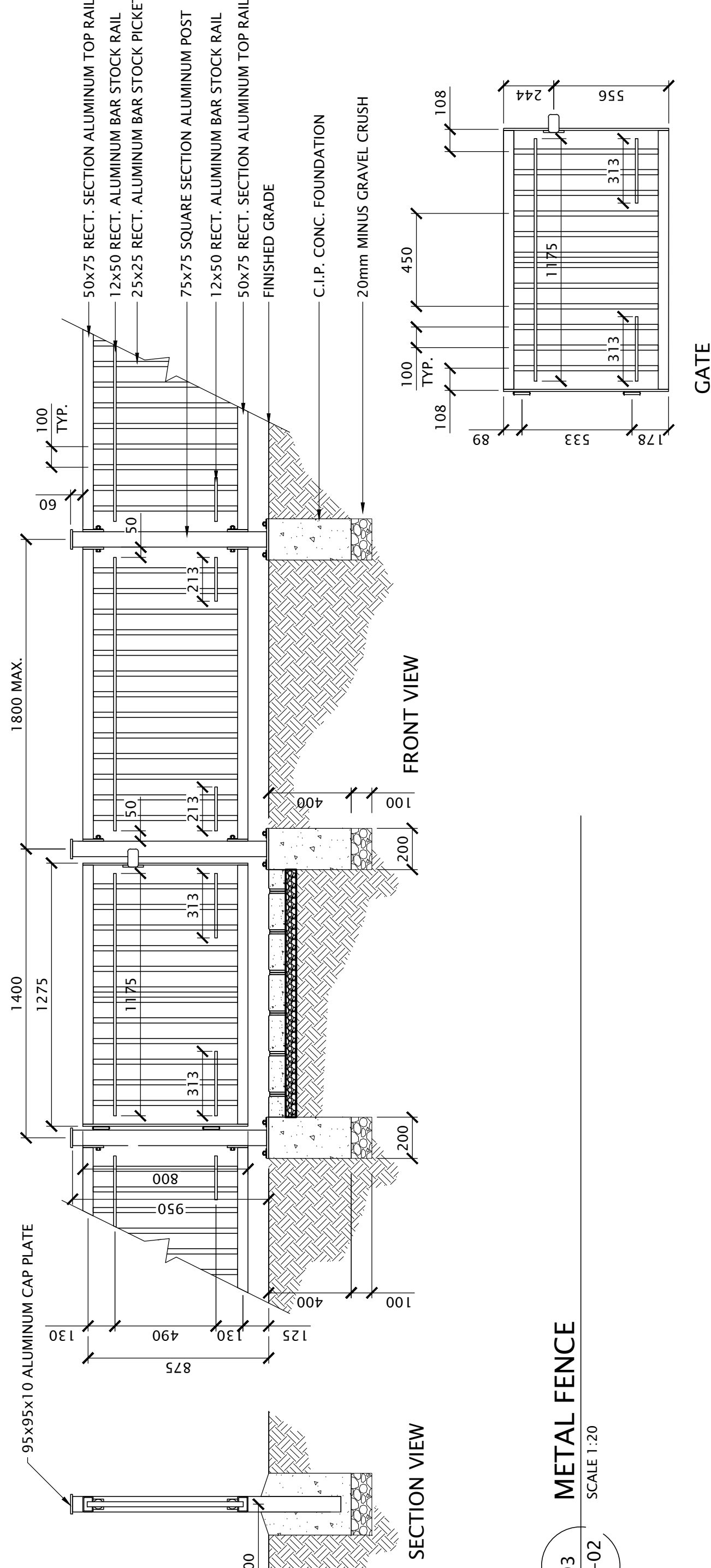
FRANCIS ANDREW BIKE RACK
MODEL: L21-BRS2
COLOUR: BLACK



02 BICYCLE RACK INSTALLATION
SCALE 1:20



03 METAL FENCE
SCALE 1:20



INTERIOR ELEVATION - GATE ENTRANCE

04 WOODEN BARRIER FENCE
SCALE 1:20

- NOTES:
1. ALL PORTIONS OF FENCE, INCLUDING FOUNDATIONS, TO BE WITHIN PRIVATE PROPERTY.
 2. ALL TIMBER SHALL BE WESTERN RED CEDAR OR PRESSURE TREATED HEM / FIR AS NOTED. ALL TIMBER TO BE STANDARD OR BETTER AND FREE OF CHECKS, SPLITS, WARPS OR OPEN KNOTS.
 3. SET FENCE POSTS IN CONCRETE FOOTING WITH MIN. OF 1/3 POST LENGTH.
 4. POST HOLES TO HAVE 400mm DIA.
 5. ENTRY TO BE OUT-SWING GATE COMPLETE WITH LATCH.
 6. ALL HARDWARE AND METAL FIXTURES TO BE HOT DIPPED GALVANIZED.
 7. FENCE TO BE UNSTAINED/UNPAINTED.

SECTION @ GRADE & ON WALL

DATE	ISSUED FOR	REV
2020-12-23	REZONING	A
2023-05-18	REZONING	B

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Arboret:
Civil:
Structural:
Mechanical:
Electrical:

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DEVELOPMENT CONSULTANT
LANDSCAPE ARCHITECT

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Canada V3M 6N9
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dvsduncan@gmail.com

RICHMOND FILE #

B Project Leader
DVS/Duncan
Drawn
DVS/Duncan
Revision

Residential Development
5800 Granville (Granville & Ledway)
Richmond BC

Prepared for:
HorizonDevelopmentWest
6831 Gamba Drive
Richmond BC V7C 2G4

Drawing Title
DETAILS

Check Scale (may be photo reduced)
0 1inch 0 10mm

Project No. 20-0089

Drawing No. L5-02

DATE	ISSUED FOR	REV
2020-12-23	REZONING	A
2023-05-18	REZONING	B

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Arboret:
Civil:
Structural:
Mechanical:
Electrical:

Donald V. S. Duncan
DEVELOPMENT CONSULTANT
LANDSCAPE ARCHITECT

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New Westminster BC
Canada V3M 6N9
778-791-4323
dvsduncan@gmail.com

RICHMOND FILE #
-

B Project Leader
DVS/Duncan
Drawn
DVS/Duncan
Revision

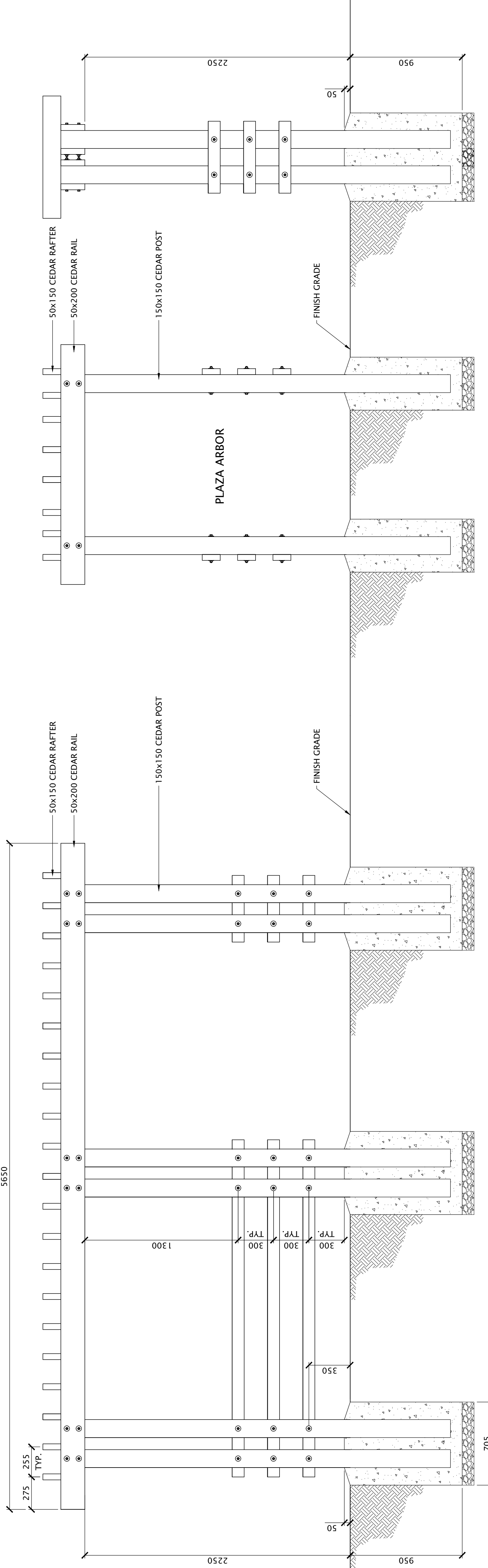
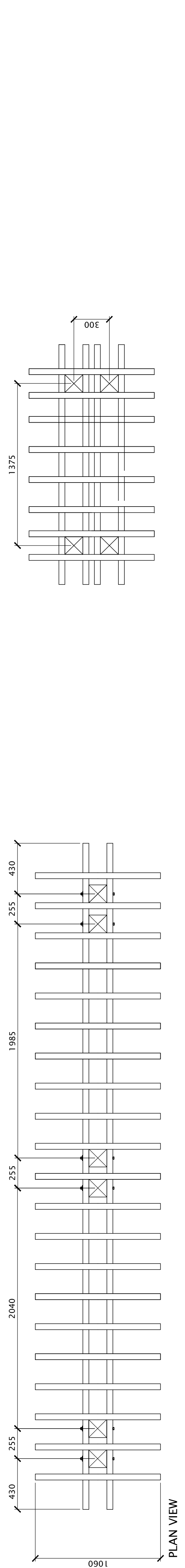
Residential Development
5800 Granville (Granville & Ledway)
Richmond BC

Prepared for:
HorizonDevelopmentWest
6831 Gamba Drive
Richmond BC V7C 2G4

Drawing Title
DETAILS

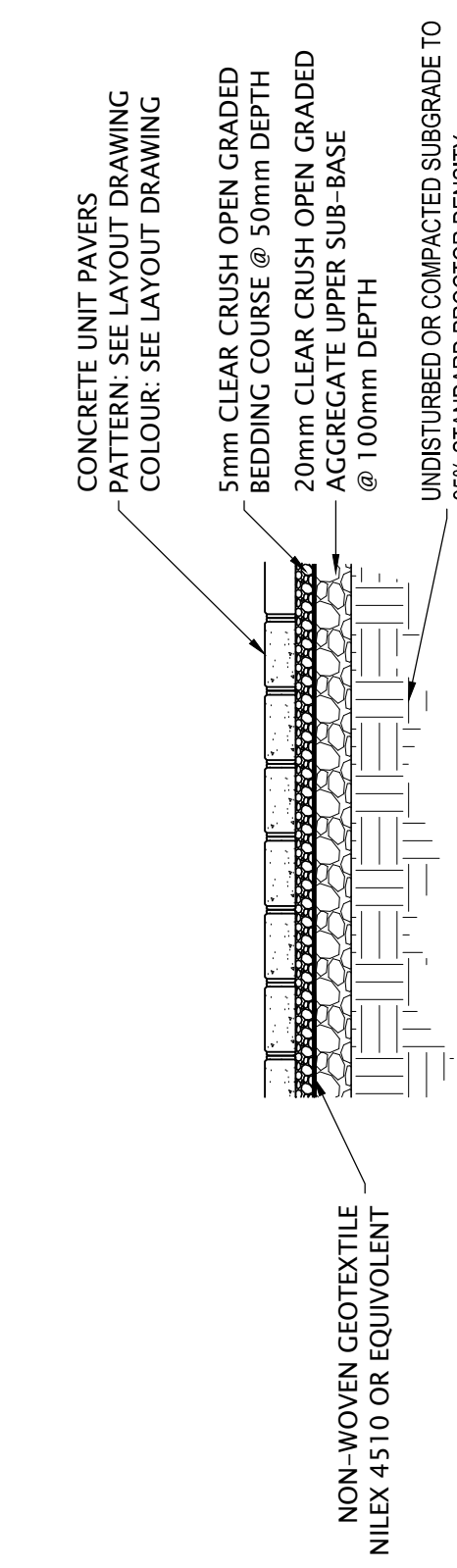
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0 10mm
1 inch

Project No. **20-0089**
Drawing No. **L5-03**

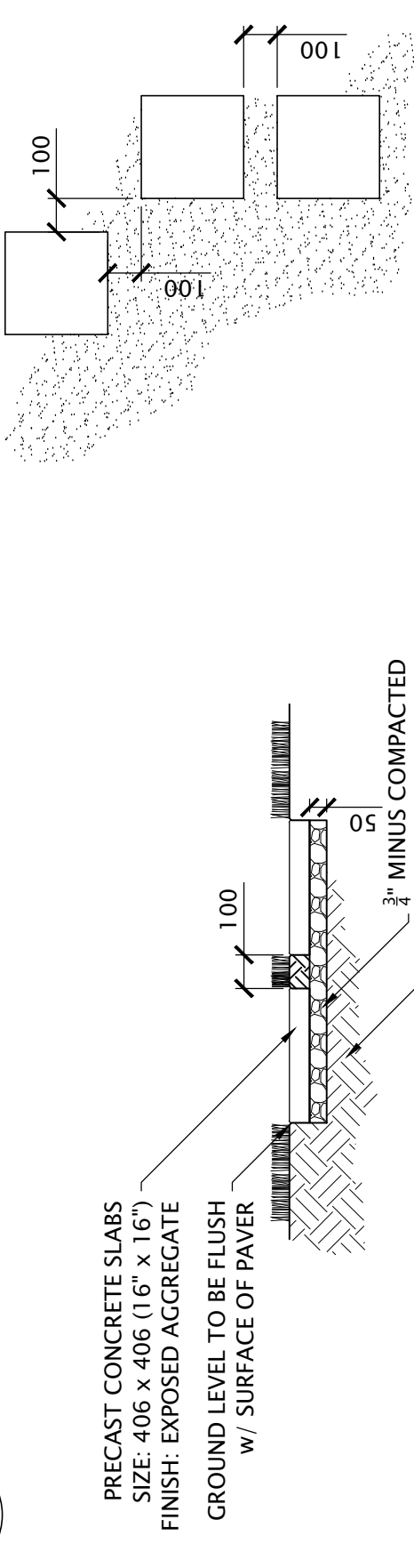


01 AMENITY AREA TRELLIS
SCALE 1:20
L5-03

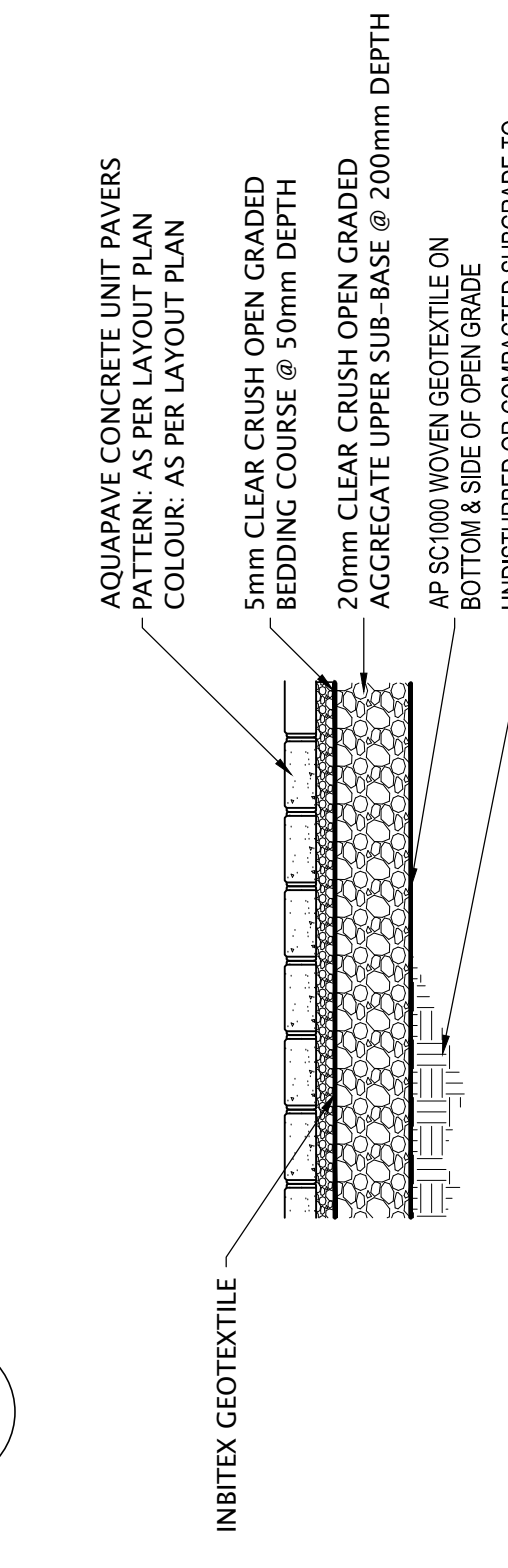
02 ENTRY TRELLIS
SCALE 1:20
L5-03



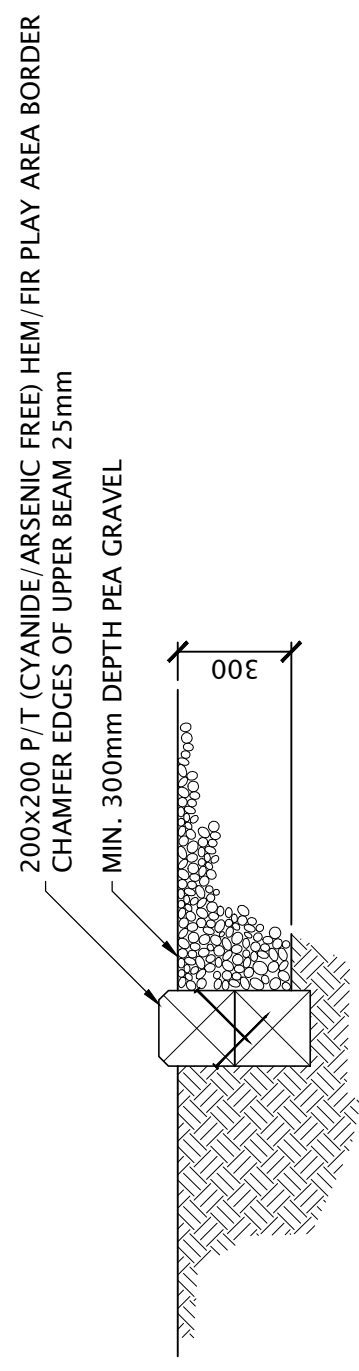
04 STANDARD PAVER INSTALLATION
SCALE 1:20
L5-03



05 PAVING SLAB INSTALLATION
SCALE 1:20
L5-03

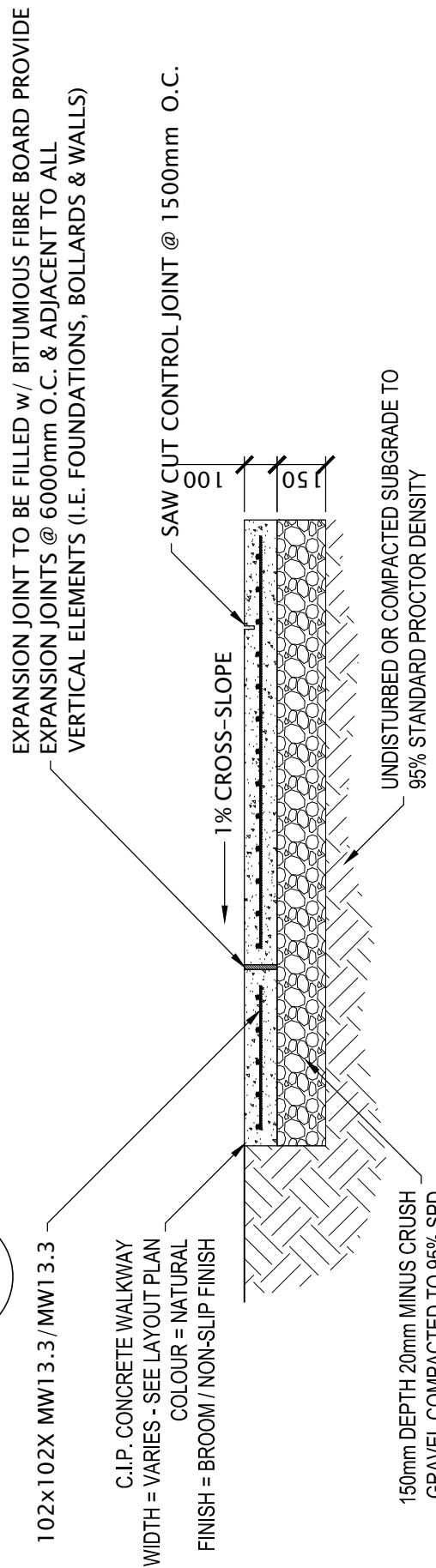


07 AQUAPAVE INSTALLATION
SCALE 1:20
L5-03

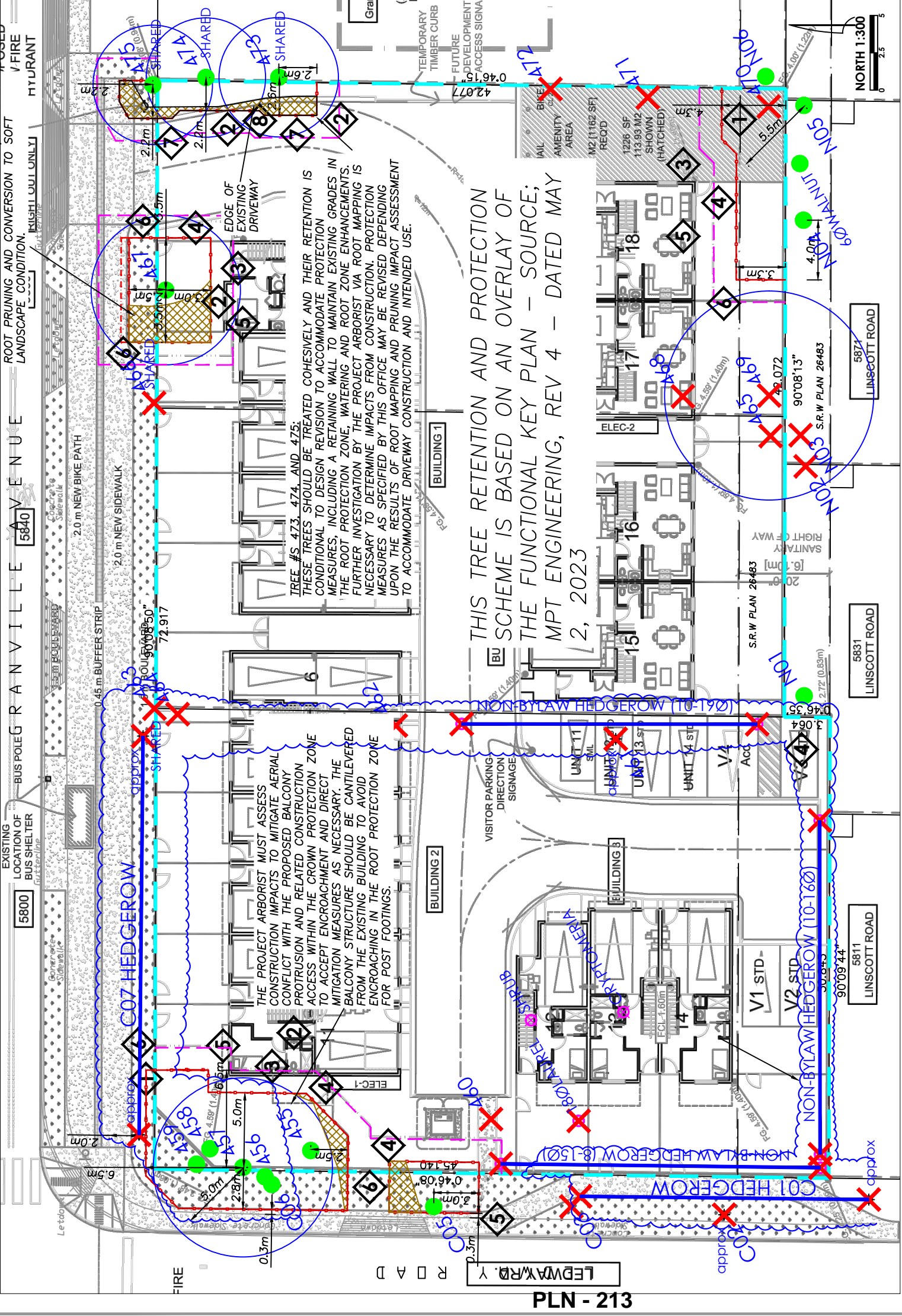


06 PLAYGROUND SAFETY ZONE
SCALE 1:20
L5-03

08 PEDESTIAN C.I.P. CONCRETE PAVING INSTALLATION
SCALE 1:20
L5-03



PLAN VIEW / TYPICAL SPACING



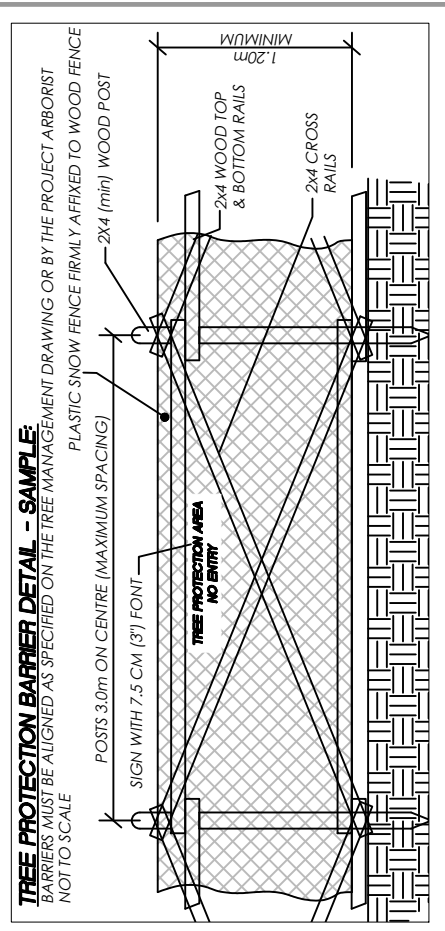
LEGEND-TREE PROTECTION:

- Tree Protection Zones (TPZ) are comprised of a CPZ, RPZ and WSS as detailed below and with limitations and restrictions as described herein and in the arborist report.
- All tree protection setbacks are dimensioned from the center of tree trunk and/or from the reference property line or site features as applicable.
- The project arborist should be consulted prior to barrier installation to provide on-site direction as well as to inspect and provide sign off once they are constructed.
- Barriers aligned with or dimensioned from property lines or ESA setbacks will require surveying/staking prior to the barrier installation and inspection.
- Temporary interim barriers for demolition phase may be applicable, but will be superseded after demolition with the final barrier alignment as specified.
- denotes **CROWN PROTECTION ZONE - CPZ** (exclusion zone - no aerial encroachment of buildings, vehicles, cranes, etc)
- denotes **ROOT PROTECTION ZONE - RPZ** (minimum alignment for **TREE PROTECTION BARRIERS** and no soil disturbance)
- denotes **WORKING SPACE SETBACK - WSS** (an offset from RPZ where construction work requires advance approval and/or on-site supervision by the Project Arborist)
- denotes **SPECIAL MEASURES** required (the Project Arborist required to direct or implement as per the number in the box and as detailed in Letter of Undertaking - appendix E of report and herein)

LEGEND-TREE RETENTION:

TAGGED TREES: (see arborist report and details herein for further details)

- denotes **ARBORIST TAG NUMBER** or **ID REFERENCE** (see tree inventory and assessment list)
- XXX (if applicable) denotes **SURVEY TAG NUMBER** or **ID REFERENCE** (if applicable)
- approx denotes **APPROXIMATE LOCATION** for an **UNTAGGED TREE** (if contiguously located before design is finalized)
- denotes **RETENTION** tree (protection measures as specified)
- denotes **REMOVAL** tree (municipal permit) or approvals required as applicable)
- denotes **HIGH RISK** tree to be **REMOVED** or **MODIFIED** (municipal permit or approvals required as applicable)
- denotes **UNDERSIZE TREE** that is smaller than bylaw defines size (if to be retained, **consult this office for protection measures**) (if to be removed, **a permit may be required from municipality**)



TREE PROTECTION BARRIER DETAIL - SAMPLE
 BARRIERS MUST BE ALIGNED AS SPECIFIED ON THE TREE MANAGEMENT DRAWING OR BY THE PROJECT ARBORIST NOT TO SCALE

TREE PROTECTION ZONE RESTRICTIONS:
 Trees that are specified to be retained must be protected from damage during all phases of development related work on the site. Any access or construction related work within the TPZ (CPZ, RPZ and/or WSS) requires advance approval, guidance and on-site direction or supervision by the project arborist. General restrictions in the TPZ are as follows:

- No soil disturbance of any scope or to any depth for cuts or fills, including but not limited to: trenching, stripping of over-burden, bulk excavation, fill placement, site preparation, grade transitions, topsoil placement, etc.,
- No passage or operation of machinery, trucks, vehicles or equipment (including small track machines, skid steers, lifts, etc), except as approved and directed by the project arborist, and subject to special measures.
- No storage of soil, spoil, gravel, construction materials, waste materials, etc.,
- No waste or washing of concrete, stucco, drywall, paint, or other potentially harmful materials,
- No placement of temporary structures or services,
- No affixing lights, signs, cables or any other devices to retained trees,
- No pruning or cutting of retained trees, except as approved and directed by the project arborist, and performed by a qualified tree service firm employing ISA Certified Arborists and working to ANSI A300 and ANSI Z133 standards,
- No landscape finishing, such as but not limited to: installing retaining walls, digging planting holes, placing growing medium, installing irrigation or consult, etc., except as approved and directed by the project arborist.

ISSUED FOR PLANNING COMMITTEE REVIEW PURPOSES
CITY LETTER TREE MANAGEMENT DRAWING - SHEET 2 OF 3

PROJECT: PROPOSED TOWNHOUSE DEVELOPMENT
 ADDRESS: 5800, 5840 & 5860 GRANVILLE AVE., RICHMOND
 CLIENT: HORIZON WEST DEVELOPMENT
 CITY REF: ACL FILE: 20197
 PLOT SIZE: 11"X17" REV #: 6 DATE: MAY 15, 2023

Arbortech is a division of ACL Group

ARBORTECH CONSULTING
 A125 - 6286 203 ST LANGLEY BC V2Y 3S1 604-275-3484 trees@aclgroup.ca

ACL GROUP
 trees@aclgroup.ca



Address: 5800, 5840, 5860 Granville Avenue

File No.: RZ 21-922202

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10470, the applicant is required to complete the following:

1. 4 m x 4 m corner cut road dedication at the intersection of Granville Avenue and Ledway Road.
2. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
3. City acceptance of the developer’s offer to voluntarily contribute \$4,500.00 to the City’s Tree Compensation Fund for the planting of replacement trees within the City (i.e., \$1,500.00 for Tree # 466; \$1,500.00 for Tree # C02; and \$1,500.00 for Tree # C03)..
4. Submission of a Contract/Letter of Undertaking between the applicant and a Certified Arborist for supervision of any works conducted within the tree protection zone of the trees to be retained (Trees # 455, 456, 457, 458, 459, 467, 473, 474, 475, N01, N04, N05, N06, C05, C06 and the unnumbered Walnut tree). 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.
5. Submission of a Tree Survival Security to the City in the amount of \$45,000.00 for Trees # 455, 457, 458, 459, 467, 473 and 474 to be retained. To accompany the tree survival security, the applicant must enter into a legal agreement, which sets the terms for its use and release.
6. Submission of a Tree Survival Security to the City in the amount of \$5,000.00 for shared Tree # 456 and \$5,000.00 for shared Tree # 475 to be retained. To accompany the tree survival securities, the applicant must enter into a legal agreement, which sets the terms for its use and release.
7. Submission of a Tree Survival Security to the City in the amount of \$10,000 for City Tree # C05 and \$5,000 for City Tree # C06 to be retained. To accompany the tree survival securities, the applicant must enter into a legal agreement, which sets the terms for its use and release.
8. City acceptance of the applicant’s voluntarily contribution in the amount of \$12.00 per buildable square foot (e.g. \$244,512.00) to the City’s Affordable Housing Reserve Fund.
9. City acceptance of the applicant’s offer to make a voluntary cash contribution towards the City’s Public Art Reserve Fund, the terms of which shall include the following:
 - a) The value of the applicant’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
Townhouses	\$0.99/ft ² (2023 rate)	1,893 m ² (20,376 ft ²)	\$20,172.24

- 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.
10. Contribution of \$2,066.00 per dwelling unit (e.g. \$37,188.00) in-lieu of the provision of on-site common indoor amenity space.

11. 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.
12. Submission of a concept plan for the proposed Servicing Agreement works.
13. Registration of a flood indemnity covenant on title.
14. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed in a manner that mitigates potential traffic noise to the proposed dwelling units. Dwelling units must be designed and constructed to achieve:
 - a) CMHC guidelines for interior noise levels as indicated in the chart below:

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

- b) the ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standard for interior living spaces.
15. 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.
16. Registration of a cross-access easement, statutory right-of-way, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the internal drive-aisle in favour of the public and future developments to the east, 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 install signage in the initial sales centre advising purchasers of the potential for these impacts.
17. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
18. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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

- Complete an acoustical and thermal report with 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

- Submit a finalized Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development. The Landscape Plan should:
 - comply with the guidelines of the OCP’s Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - include the 22 required replacement trees (minimum 8 cm caliper deciduous or 4 m high conifer).

If any of the 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.

Among other items to be identified at Development Permit* stage, prior to Development Permit issuance, the applicant must complete the following requirements:

- Submit a Landscape Security in the amount of 100 % of a cost estimate for the finalized Landscape Plan works prepared by a Registered Landscape Architect (including installation and a 10% contingency). A legal agreement is to accompany the Security, which sets the terms for its use and release. If any of the 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.

Prior to Demolition Permit* issuance, the applicant must complete the following requirements:

- Installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's tree protection information Bulletin Tree-03 prior to any works being conducted on-site and remain in place until construction and landscaping on-site is completed.

Prior to Building Permit* issuance, the applicant must complete the following requirements:

- Enter into a Servicing Agreement (SA)* for the design and construction of servicing and frontage improvements. A Letter of Credit or cash security for the value of the SA works, as determined by the City, will be required as part of entering into the SA. The works are to include, but may not be limited to:

Water Works:

- a) Using the OCP Model, there is 1332 L/s and 708 L/s of water available at a 20 psi residual at the Granville Ave and Ledway Rd frontages respectively. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b) At the applicant's cost, the applicant is required to:
 - i. Install a new water service connection off of the existing 200 mm water main along Ledway Rd frontage complete with meter and meter box in a proposed utility right of way. Minimum statutory right-of-way (SRW) dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact SRW dimensions to be finalized through the SA process. Connection to the existing 400 mm City watermain at Granville Ave is not permitted as per City of Richmond's Engineering Design Specifications.
 - ii. Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - iii. 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.
- c) At the applicant's cost, the City will:
 - i. Complete all tie-ins for the proposed works to existing City infrastructure.
 - ii. Cut and cap, at main, the existing water service connection located at the Granville Ave frontage.

Storm Sewer Works:

- d) At the applicant's cost, the applicant is required to:
 - i. Upgrade the existing storm sewer along Ledway Rd frontage to a 600 mm storm sewer within the roadway. Approximate length of required upgrade is 50 metres. Tie-in to the south shall be to the existing storm sewer at the west side of Ledway Rd via new manholes (complete with stub). After removing existing manhole STMH661, tie-in to the north shall be to the existing storm sewer along the south side of Granville Ave with a new manhole.
- e) At the applicant's cost, the City will:
 - i. Tie-in the proposed storm sewers to the existing drainage systems.
 - ii. Install a new storm service connection complete with inspection chamber connecting to the existing storm sewer along Granville Ave.
 - iii. Cut and cap all existing storm connections along the Granville Ave frontage.

Sanitary Sewer Works:

- f) At the applicant's cost, the applicant is required to:
 - i. Not start on-site excavation or foundation construction until completion of rear-yard sanitary works by City crews.
 - ii. Ensure no soil fill or building encroaches into the existing sanitary SRWs along the south property line.
- g) At the applicant's cost, the applicant will:
 - i. Cut and cap all existing connections and remove inspection chambers along the south property line.
 - ii. Complete all tie-ins for the proposed works to existing City infrastructure.
 - iii. Install a new sanitary service connection c/w inspection chamber and tie-in to the existing sanitary manhole at the high end of the existing sanitary system.

Frontage Improvements:

- h) At the applicant's cost, the applicant is required to:
 - i. Complete frontage improvements along Granville Avenue to include an off-street bike path, new arterial road standard sidewalk, and treed/grassed boulevard. The cross-section of the required frontage improvements (measured from south to north) is to include:
 - 1.5 m wide grass boulevard
 - 2.0 m wide concrete sidewalk.
 - 0.3 m wide buffer strip (with different surface texture/colour).
 - 2.0 m wide off-street machine paved asphalt bike path.
 - 1.5 m wide treed/grassed boulevard (outside of bus stop/shelter area).
 - 0.15 m wide curb (existing south curb of Granville Avenue).
 - (Note: measuring from the curb, a 3.0 m x 9.0 m bus stop/shelter area plus bus stop pole is to be provided).

The frontage improvements are to transition to meet the existing frontage condition to the east of the subject site and the sidewalk and bike path alignments are to take into account requirements for tree protection.
 - ii. The joint City/Translink initiative to enhance the Granville Avenue bus lanes has since been implemented along the subject site's frontage. The project comprised the installation of plastic delineators between the existing bike lane and adjacent vehicle lane. The requirements for the applicant will be to add delineators where the existing driveways will be closed and to remove the existing delineators as required where the new driveway crossing to the site will be located.
 - iii. As per Engineering Design Specifications, the southeast corner of the Granville Avenue/Ledway Road intersection is to be reconstructed to show a 5.5 m corner radius. Two separate wheelchair ramps (east-west and north-south) are to be included in the corner reconstruction.
 - iv. All existing driveways along the Granville Avenue site frontage are to be closed permanently. The applicant is responsible for the removal of the existing driveway letdowns and the replacement with barrier curb/gutter, boulevard and concrete sidewalk as per the standards described above.
 - v. The design of the proposed driveway off Granville Avenue requires modifications to be consistent with Engineering Design Specifications. The design is to be further refined through the SA design review process.
- i) The City's Parks Department will provide details on the Granville Avenue frontage requirements for tree protection/placement including tree species and spacing as part of the SA design review process.
- j) At the applicant's cost, the applicant is required to:
 - i. Complete frontage improvements along Ledway Road to include a new sidewalk and treed/grassed boulevard. The cross-section of the required frontage improvements (measured from east to west) is to include:
 - 1.5 m wide concrete sidewalk (existing sidewalk is to be removed).
 - Treed/grassed boulevard over the remaining width between the new sidewalk and the existing east curb of Ledway Road.
 - 0.15 m wide curb (existing east curb of Ledway Road).

- The frontage improvements are to transition to meet the existing frontage condition to the south and the sidewalk alignment is to take into account requirements for tree protection.
- ii. All existing driveways along the Ledway Road frontage are to be closed permanently. The applicant is responsible for the removal of the existing driveway letdowns and the replacement with barrier curb/gutter, boulevard and concrete sidewalk as per the standards described above.
 - iii. The frontage design is to be further refined through the SA design review process.
 - iv. The City's Parks Department will provide details on the Ledway Road frontage requirements for tree protection/placement including tree species and spacing as part of the SA design review process.
- k) There is an existing special crosswalk at the southeast corner of the Granville Avenue/Ledway Road intersection. The required corner radius reconstruction may impact the existing crosswalk infrastructure. The SA design is to identify any required traffic signal device modifications. The costs of design works and actual crosswalk infrastructure works are the full responsibility of the applicant.

General Items:

- l) At the applicant's cost, the applicant is required to:
 - i. Complete the other frontage improvements as per the Transportation Department's requirements as described above.
 - ii. Not encroach into City SRWs with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into SRWs must be reviewed by the City's Engineering Department.
 - iii. Relocate the existing private utility overhead lines along Granville Ave that may conflict with the required sidewalk at the property line.
 - iv. Applicant to coordinate with BC Hydro, Telus and other private communication service providers:
 - To pre-duct for future hydro, telephone and cable utilities along all road frontages at the applicant's cost.
 - When relocating/modifying any of the existing power poles and/or guy wires within the rear yards.
 - To locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements and the locations for the above ground structures. If a private utility company does not require an above ground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:
 - BC Hydro PMT – 4 m w X 5 m d
 - BC Hydro LPT – 3.5 m w X 3.5 m d
 - Street light kiosk – 1.5 m w X 1.5m d
 - Traffic signal kiosk – 2 m w X 1.5m d
 - Traffic signal UPS – 1 m w X 1m d
 - Shaw cable kiosk – 1 m w X 1m d – show possible location in functional plan
 - Telus FDH cabinet - 1.1 m w X 1 m d – show possible location in functional plan
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department for approval. The Management Plan shall address the requirements 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 (for more details, refer to <https://www.richmond.ca/services/transportation/special.htm#ConstructionZonePermit>). The Management Plan is also to meet the following requirements over the course of the construction period of the subject development:
 - Access to the site via Ledway Road is not permitted.
 - Construction-related parking is not permitted in the adjacent residential area. Other off-site parking arrangements are to be made.

- The existing bus stop at the subject site’s Granville Avenue frontage is to be maintained and kept operational. If this condition cannot be met and the bus stop needs to be relocated temporarily, contact TransLink through City Traffic Operations (Bill Dhaliwal) for interim bus stop relocation.
- Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- Obtain a Building Permit 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.

Notes:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.
All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

(signed concurrence on file)

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 10470 (RZ 21-922202)
5800, 5840, 5860 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 "LOW DENSITY TOWNHOUSES (RTL4)".

P.I.D. 004-316-401
Lot 129 Section 13 Block 4 North Range 7 West New Westminster District Plan 27915

P.I.D. 008-927-821
Lot 130 Section 13 Block 4 North Range 7 West New Westminster District Plan 28015

P.I.D. 004-211-421
Lot 127 Section 13 Block 4 North Range 7 West New Westminster District Plan 27743

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10470".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Horizontal lines for signature and date entry.

CITY OF RICHMOND APPROVED By [Signature] APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER