



# City of Richmond

*To Council - Nov 13, 2012*  
**Report to Committee**  
Planning and Development Department

*To RW - Nov 6 2012*

**To:** Planning Committee

**Date:** October 19, 2012

**From:** Wayne Craig, MCIP, MCSLA  
Director of Development

**FILE:** 12-8060-20-8958  
RZ 12-615705

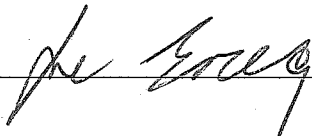
**Re:** Application by Townline Ventures Granville Avenue Ltd. for Rezoning at 8280 and 8300 Granville Avenue from Auto-Oriented Commercial (CA) to High Rise Apartment (ZHR13) - St Albans (City Centre)

## Staff Recommendation

That Bylaw No. 8958, to create a new zoning district "High Rise Apartment (ZHR13) - St Albans (City Centre)" and to rezone 8280 and 8300 Granville Avenue from "Auto-Oriented Commercial (CA)" to "High Rise Apartment (ZHR13) - St Albans (City Centre)", be introduced and given first reading.

  
Wayne Craig, MCIP, MCSLA  
Director of Development

WC:bg  
Att. 4

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

## Staff Report

### Origin

Townline Ventures Granville Avenue Ltd., has applied to the City for permission to rezone properties located at 8280 and 8300 Granville Avenue from “Auto-Oriented Commercial (CA)” to High Rise Apartment (ZHR13) - St Albans (City Centre).

This project consists of a 16-storey residential tower with a gross floor area of 10,150.8 m<sup>2</sup> (109,263 ft<sup>2</sup>) and net floor area of 9,566.8 m<sup>2</sup> (102,976 ft<sup>2</sup>) containing 126 residential units including 7 affordable housing units and 160 parking stalls.

There will be a Servicing Agreement (SA) associated with this proposed rezoning application and the applicant has agreed with the required off-site frontage improvements and site servicing upgrades including the site service connections.

### Findings of Fact

This site is designated Urban T5 in the CCAP, which permits high-rise mixed use development. See **Attachment 1** - Location Plan/Air Photo, **Attachment 2** - Development Application Data Sheet, **Attachment 3**: Concept Design Drawings and **Attachment 4** - Rezoning Considerations.

### Surrounding Development

To the North: across Granville Avenue is an older, 3-storey apartment building over parking zoned according to “Land Use Contract 138” and designated Urban Centre T5 (25 m) in the City Centre Area Plan (CCAP) – Brighthouse Village.

To the East: is a 1 and 2-storey retail commercial strip mall located at the corner of Granville Avenue and St Albans Road zoned “Auto-Oriented Commercial (CA)” with Urban Centre T5 designation on the General Land Use Map (2031) in the CCAP and beyond St Albans Road is a mixed-use commercial/residential tower building with (ZMU2) zoning and designated Urban Centre T5 on the General Land Use Map.

To the South: across a 3.0 m wide partial lane is an older 3-storey apartment building over parking at-grade with zoning according to “Land Use Contract 115” and Urban Centre T4 designation on the General Land Use Map in the CCAP and beyond is Bennett Road are other townhouse residential projects.

To the West: is a 1 and 2-storey retail/commercial building zoned “Auto-Oriented Commercial (CA)” with Urban Centre T5 designation on the General Land Use Map (2031) in the CCAP and beyond are a series of residential, office and mixed-use tower buildings.

### Related Policies & Studies

#### 1. CCAP Policies

- 1.1 Density: The allowable density on this site can increase from 2.0 to 3.0 FAR provided that a minimum of 5% of the total residential floor area is provided as affordable housing.
- 1.2 Mixed-Use versus Residential Use: CCAP does not require retail or individual townhouse units along Granville Avenue, provided that the proposed streetscape treatment contributes to an attractive, pedestrian-friendly greenway. While the front yard is constrained by vehicle access/egress and loading requirements, the continuity and landscape character of the greenway is maintained in an acceptable condition.

2. Tower Height: CCAP recommends variations in tower height. The proposed tower is the same height as the Duchess and the tower east of St Albans. It is anticipated that there will be a continuous wall of towers along this street in the future, however the applicant has demonstrated that towers can be alternately stepped back from the street to break-up the rhythm of built form along the streetscape. The applicant has also proposed interesting design elements at the top of the building to add variety to the roofscape along Granville Avenue. This is a City Centre location within 1 block of No. 3 Road and high density with taller buildings should be anticipated within this area.
3. Tower Spacing: The OCP encourages a tower spacing of 24 m while the CCAP recommends 35 m between towers (above 25 m) within this area. The spacing between towers proposed on the subject site and development concept for the site to the west (consolidated 8240 and 8260 Granville Avenue) is approximately 25 m. However, the applicant has allowed for a staggered placement of future towers, which permits acceptable maintenance of views and privacy.
4. Tower Floorplate Size: CCAP recommends a maximum 650 m<sup>2</sup> floorplate above 25 m. The proposed tower exceeds this recommendation. There are many examples of tower floor plates that exceed this recommendation within the City Centre and the proposed design results in an efficiently floor plan layout given the narrow site. The applicant has proposed vertical art panel/fins along the Granville Avenue streetscape, which increases the apparent height and similarly reduces the apparent width of the tower element.

### **Consultation**

#### School District

This application was not referred to School District No. 38 (Richmond) since it complies with the OCP and will not generate 50 or more school aged children. This application involves 126 multiple-family housing units.

### **Public Input**

No correspondence has been received from the public on this rezoning application.

### **Staff Comments**

Staff technical review comments are included below. There are no significant concerns.

### **Analysis**

#### **Land Dedications & Statutory Right-of-Ways (SRW's)**

1. The applicant has agreed to provide a minimum 4.0 m wide Public Rights of Passage – Statutory Right of Way (PROP-SRW) along the entire north property line on Granville Avenue for road and greenway purposes to be confirmed by survey, subject to detailed design and acceptable to the Director of Transportation. See Transportation comments for specific frontage improvements.
2. The applicant has agreement to provide a 4.5 m wide land dedication for a future lane along the entire south property line for future lane purposes. There is an existing 3.0 m wide SRW for lane and utility purposes. The existing 3.0 m wide lane together with the proposed 4.5 m wide lane dedication will be developed in the future to establish an interim (7.5 m wide) lane. See Transportation comments for specific frontage improvements.

3. See Rezoning Considerations for a complete list of the rezoning requirements.

### **Land Use & Zoning**

1. There is a 3.0 m wide future lane allowance with an existing sanitary sewer along the south property line and a 9.0 m wide lane will ultimately connect No. 3 Road with St. Albans Road along the south side of this property. The preferred vehicle access to the proposed development site is via a lane along the south property line. The intervening property (8360 Granville Avenue) between the subject site and St Albans Road is currently occupied by a 1 to 2-storey retail/commercial building. City staff have requested that the applicant acquire a 4.5 m wide easement across the south portion of 8360 Granville Avenue, which would allow for a 7.5 m wide temporary lane access to the rear (south side) of the subject development site however, the applicant was unsuccessful. Accordingly, this development proposal is proceeding with right-in and right-out access/egress from Granville Avenue.
2. City staff requested that the applicant acquire the property to the west (8260 Granville Avenue) in order to create 3 relatively equal sized lots on the south side of Granville Avenue west of St Albans Road. The applicant has tried to acquire this property and provided verifiable evidence that an attempt has been made but was unsuccessful. Since the rezoning sign was posted, City staff have not received any inquiries from the owner of 8260 Granville Avenue. The applicant has submitted conceptual development plans for the lands to the west of the subject site. These conceptual plans require 8260 and 8240 to consolidate in order to achieve high-rise development. Given the current use of the 8240 Granville Avenue (Value Village), it is anticipated that these properties may not contemplate rezoning for a considerable time.
3. The applicant has provided viable schematic development scenarios for the adjacent properties (8360 Granville Avenue and the consolidated lots 8240 and 8260 Granville Avenue). A copy of these schematic development scenarios is in the application file.

### **Transportation & Traffic**

1. There are bike lanes along this portion of Granville Avenue and this corridor is a designated greenway. The applicant has agreed to provide frontage improvements similar to those recently constructed as part of the 'Centro' development located at 8040 Granville Avenue (near the Granville Avenue and No. 3 Road intersection). Generally, the greenway includes the following components: 1.8 m wide bike lane, 0.15 m curb, 1.5 m wide boulevard, 2 m wide sidewalk and a potential extra 2.0 to 3.5 m wide for greenway improvements such as plantings, street furniture and other beautification elements. A layout of proposed frontage improvements has been provided that illustrates the following:
  - South from the back of the existing Granville Avenue curb, a 3.2 m wide on-street layby complete with transitions that may extend beyond the subject site frontage and new curb and gutter (south of the existing 1.8 m wide eastbound bike lane) subject to detailed design via a Servicing Agreement and subject to the satisfaction and approval by the Director of Development, prior to final adoption of the rezoning,
  - South of the new layby curb, a 3.0 m wide boulevard planting strip complete with street trees, boulevard planting automatic irrigation and street furnishings, subject to detailed design via a Servicing Agreement and subject to the satisfaction and approval by the Director of Development, prior to final adoption of the rezoning,

- South from the south side of the boulevard planting strip, a 2.5 m wide walkway with decorative paving subject to detailed design via a Servicing Agreement and subject to the satisfaction and approval by the Director of Development, prior to final adoption of the rezoning, and
  - South from the south side of the walkway, a 2.0 m wide for landscape buffer planting strip where possible to separate the walkway from the proposed development subject to detailed design via a Servicing Agreement and subject to the satisfaction and approval by the Director of Development, prior to final adoption of the rezoning.
2. The applicant has explored a variety of site access/egress options. Staff determined that the most appropriate vehicle access/egress configuration for this site is right-in and –out from Granville Avenue adjacent to the west property line. This would involve a temporary loading layby along the entire road frontage. Large vehicle (WB-17) loading will occur temporarily from the layby along the street but will eventually be relocated to the lane once the rear lane is constructed. Medium vehicle (SU9) loading will remain located in the front yard building setback area permanently. The applicant has provided a separate functional plan for this proposed vehicle access/egress arrangement. The applicant has demonstrated adequate access/egress turning movements for both the large vehicle (WB-17) layby along Granville Avenue as well as the medium vehicle (SU9) loading area in the building setback zone along Granville Avenue. The propose vehicle access/egress for this site will also provide access to/from the adjacent property to the west (the consolidated lots of 8240 and 8260 Granville Avenue).
  3. The applicant has also provided functional plan(s) for the temporary 7.5 m wide and ultimate 9.0 m wide lane including curbs, lighting, sidewalk and paving treatment(s) including a cross section. The interior layout of the parking area anticipates the future connection with the lane via provision of a ramp (within the P1 parking level) that will eventually connect with the future lane, a knock-out panel that can be removed and accommodations for an automatic overhead vehicle door along the lane. All provisions necessary to make the future connection between the parkade and the eventual rear lane have been incorporated into the design of this development proposal, which will require no costs to the strata corporation in the future. However, the proposed right-in and –out access/egress to/from Granville Avenue will remain even after the future lane is constructed.
  4. The applicant has provided the following total parking counts for the proposed development.

Type of Parking Spaces	Required	Proposed	Total
Off-street Parking Spaces: Resident (R) / Visitor (V)	1.2 (R) & 0.2 (V)	135 (R) & 25 (V)	160 including 10% reduction
Parking Spaces: Regular (R) / Small (S) / Accessible (A)	174 including accessible, max. 50% small car spaces	80 (R), 76 (S) & 4 (A)	160 including 10% reduction
Loading Space:	1 large (WB-17) 1 medium (SU9)	1 WB-17 (on-street layby) 1 SU9 (in front yard setback)	1

5. This development requires 174 parking spaces according to the Zoning Bylaw however a 10% reduction of residential parking is allowed provided that the applicant agrees to provide a package of Transportation Demand Management (TDM) measures approved by the Director of Transportation. The applicant proposes 160 parking spaces, which is within the allowable 10% reduction in residential parking subject to the approval of the TDM package.

6. In consideration for the 10% reduction of required parking the applicant has agreed to provide the following Transportation Demand Management (TDM) measures: a \$25,000.00 contributions for a bus shelter in the vicinity of the site, 20% of parking stalls provided with 120 volt, electrical vehicle plug-in charging equipment, an additional 25% of parking stalls pre-ducted for future electrical vehicle plug-in charging equipment, a concrete pad and City Centre bench, a contribution of \$15,300.00 for Audible Pedestrian Signal (APS) up-grades at the Granville Avenue and St. Albans Road intersection plus the supply and installation of illuminated street name signs at all approaches to the Granville Avenue and St. Albans Road intersection.

### **Engineering & Servicing**

1. Sanitary Upgrades: The applicant has agreed to provide a cash contribution in the amount of \$19,040.00 for the upgrade of the sanitary sewer from STMH2498 to STMH2491, as there is inadequate capacity under the ultimate OCP development scenario.
2. Lane Contribution: The applicant is required to provide a cash contribution for the construction of the future interim lane based on a suitably detailed design and detailed cost estimate utilizing City rates prepared by a professional civil engineer via the Servicing Agreement subject to the satisfaction and final approval by the Director of Development, prior to final adoption of the rezoning.
3. Layby Reinstatement: The applicant is required to provide a cash contribution for the removal of the layby and reinstatement of the existing Granville Avenue curb alignment including the reconfiguration of the Granville Avenue boulevard improvements (i.e., greenway and associated enhancements), based on a suitably detailed design and detailed cost estimate utilizing City rates prepared by a professional civil engineer via the Servicing Agreement subject to the satisfaction and final approval by the Director of Development, prior to final adoption of the rezoning.

### **Affordable & Accessible Housing**

1. The applicant has agreed to provide 5% of the total gross floor area of the proposed building as affordable housing units. This translates into approximately 507.54 m<sup>2</sup> (109,263 ft<sup>2</sup> x 5% equals 5,463.15 ft<sup>2</sup>) or roughly 7 affordable housing units. The proposed total affordable housing area will be verified as part of the Housing Agreement.
2. As part of the Housing Agreement process, the final proposed floor plan layouts and unit sizes will also be reviewed and compared to the Affordable Housing Strategy (AHS) area unit requirements based on the following unit sizes (i.e., 535 ft<sup>2</sup> for 1 bedroom units and 860 ft<sup>2</sup> for 2 bedroom units). Floor plans of all proposed affordable house units have been provided including unit sizes and room dimensions.
3. A mix of units is proposed and scattered throughout the development as recommended by staff including two 1-bedroom units, one 1-bedroom and den unit, one 2-bedroom unit and three 2-bedroom and den units.
4. The applicant confirms that 55 housing units (14 B-type units, 14 E-type units, 13 G-type units and 14 J-type units) will incorporate the basic universal housing features. A detailed floor plan layout of all units that contain basic universal housing features has been submitted including the total floor area for units, individual room areas complete with dimensions.

5. Accessibility to persons with disability will be provided as follows:

- Access to dwelling units will be provided from the road/sidewalk, main entry lobby/elevators, parking levels and every common area point of access or doorway, including main entry suite and 1 accessible bedroom, and bathroom per apartment and have a clearance and width as per the Richmond Zoning Bylaw, Section 4.16 including pre-wiring at suite entry doors for future push button control,
- Lever doors with 3 foot clear openings will be provided for main entry doors with automatic door openers plus the provision of full security with high visibility/lighting at the main entry door with full weather protection,
- Lever type controls will be provided throughout the project for all doors, windows and plumbing fixtures,
- Control, switches and outlets will be provided according to the Richmond Zoning Bylaw, Section 4.16,
- Floor surfaces will be slip resistant and thresholds will meet the accessibility guidelines and the Building Code requirements,
- \* Windows will meet the requirements for seating views from the living and bedrooms,
- \* Kitchens will meet the requirements for design of counters, shelving and pull out cupboards, under counter knee space and graspable handles,
- Bathroom blocking will be provided for toilet and bathtub wall for future grab bars, and
- Balcony areas will have minimum 1.5 x 1.5 m dimensions and 80 cm clear openings.

Note: Aging-in-place features are typically universal housing features as well. Items with \* apply only to basic universal housing features for the units identified above and on the plans.

**Urban Design & Site Planning:**

1. As previously mentioned, consolidation of the property to the west (8260 Granville Avenue) with the proposed development site was unsuccessful. In addition, the applicant was unsuccessful in securing an easement across the south side of the property to east (8360 Granville Avenue). The site planning implications are that a large vehicle (WB-17) loading layby will be located curbside along Granville Avenue and a medium vehicle (SU9) loading bay will be located in the front yard setback area along Granville Avenue.
2. The applicant has demonstrated in sufficient detail the future development potential of 8240 and 8260 Granville Avenue to the west of the subject site and 8360 to the east of the site addressing road and lane dedications, site access/egress, setbacks, parking/loading layouts, statistical summaries, tower placement, spacing and floorplate size.
3. The applicant has provided the requested 4.5 m wide land dedication along the south property line for a future lane as well as a 4.0 m wide SRW along Granville Avenue to accommodate the frontage improvements including the layby and greenway improvements.
4. The applicant has agreed to provide a cross access easement to share the driveway access/easement for the proposed development on the subject site with the future development of 8260 and 8240 Granville Avenue.

### **Architectural Form & Character**

1. The applicable design guidelines for this proposed development are as follows:
  - Official Community Plan (OCP) Schedule 2.10 – City Centre Area Plan (CCAP) 3.1: General Guidelines; and
  - OCP Schedule 2.10 – CCAP 3.2.7 Sub-Area B.3: Mixed Use High-Rise Residential, Commercial & Mixed Use.

The applicant will provide a detailed design guideline compliance statement during the Development Permit application phase.

2. The applicant has proposed building façade improvements along Granville Avenue to enhance the streetscape experience that include a skewed orientation of the tower element to the street, openings in the roofline of the tower, architectural detailing of exposed parkade façades and a frosted glass details for the street fronting amenity area to avoid the need for window coverings. The applicant continues to explore the incorporation of vertical fins within the design of the tower street façade. The proposed façade materials include:

- Pre-finished aluminum frames and guards, clear glazed and coloured spandrel panels,
- Pre-finished metal panels and flashings with some painted architectural concrete, and
- Metal and glass feature canopy and lighting.

The composition and mix of façade material will be further refined and developed during the Development Permit application phase.

3. It is anticipated that this development will proceed well in advance of surrounding redevelopment thus the applicant has proposed enhancements to the exposed podium walls of the parkade including foundation plantings where possible, the introduction of 2 cm deep reveals in the painted architectural concrete walls where the parking podium is visible together with cascading vines over portions of the exposed parkade walls from the roof deck.

### **Landscape & Open Space Design:**

1. There is a discontinuous existing greenway along the south side of Granville Avenue and the conceptual landscape design proposes a jog in the greenway alignment but features enhanced greenway corridor treatment including the extensive use of decorative paving, the use of water, sculpture, planters, seating and other high-quality site furnishings.
2. The proposed landscape design overlaps the vehicle loading area and pedestrian circulation space in the vicinity of the building lobby to create a pedestrian plaza area along the street that will incorporate decorative paving materials throughout this area.
3. The program of outdoor activities on the parking podium roof deck has been expanded and the conceptual landscape design of this area has been refined to add more functionality, complexity and visual interest. The applicant now proposes a flexible landscape design of this common roof deck area to accommodate a greater variety of users including children, seniors, families and a variety of scale spaces to accommodate large and small user groups. Design components include a circular pathway, children's play area, dog run, seating areas, lounging/sunning areas, a barbeque area and high-quality site furnishings and appointments such as benches, lighting and trellis areas that will extend the utility of this amenity space.



4. Further design development of the landscape concept will occur during the Development Permit application phase.

#### **Fire Prevention, Detection and Protection**

1. Adequate fire-flow from existing mains will be confirmed at the Servicing Agreement and Building Permit stages. Additional hydrants may be required.
2. Additional and detailed comments will be provided during the Development Permit stage (i.e., detailed information regarding the emergency vehicle staging area, enunciator panel location and fire hydrants).

#### **Sustainability & Public Art**

1. Participation in a District Energy Utility (DEU) is not required because there is no DEU currently proposed for this area, however the development proposal incorporates a green roof on top of the parkade structure and cascading vines over portions the exposed parkade walls from the podium roof deck above.
2. The applicant proposes to incorporate a public art component within the development. The applicant will be required to submit a public art plan prepared by a public art consultant for review by the Public Art Advisory Committee as part of the Development Permit application stage. The value of the public art contribution is estimated to be approximately \$79,926.00 (109,263 ft<sup>2</sup> minus 5,463 ft<sup>2</sup> for affordable housing x \$0.77/ft<sup>2</sup>) that includes the 5% of total contribution toward the City's public art administration.

#### **Crime Prevention Through Environmental Design (CPTED):**

1. The CPTED features incorporated into the design include the provision of greater visibility and supervision with the introduction of vision glass at the main building entry, parkade entries, in common amenity areas, hallways and access to the roof deck. Alcoves and unattended areas have been minimized and higher intensity lighting will be incorporated.

#### **Refuse & Recycling**

1. This development of 126 residential units proposes sufficient space to accommodate the required refuse/recycling container/carts. This proposal assumes private refuse collection but the City would collect recycling items. Adjustments have been made to the refuse/recycling facilities to facilitate more efficient handling of materials.
2. Further design development of the refuse and recycling facilities will be provided at the Development Permit stage including a drawing demonstrating that adequate vehicle manoeuvring space has been provided together with a letter from a private hauler indicating the suitability of these facilities for private collection. In addition, the applicant will also have to demonstrate, at the Development Permit stage, that adequate space for City pick-up of recycling along the Granville Avenue street frontage has been incorporated into the design complete with adequate and convenient space to temporarily store recycling containers adjacent to but off the greenway. City recycling collection would continue to occur along Granville Avenue even after the rear lane is eventually constructed.

**Richmond Advisory Design Panel**

As directed by senior staff, this rezoning application does not require presentation to the Advisory Design Panel (ADP) as a preliminary submission. However, when this development proposal proceeds to the Development Permit application stage, it must be presented to the ADP as a formal submission complete with all the required submission materials including a high-quality, detailed scale model.

**Conclusion**

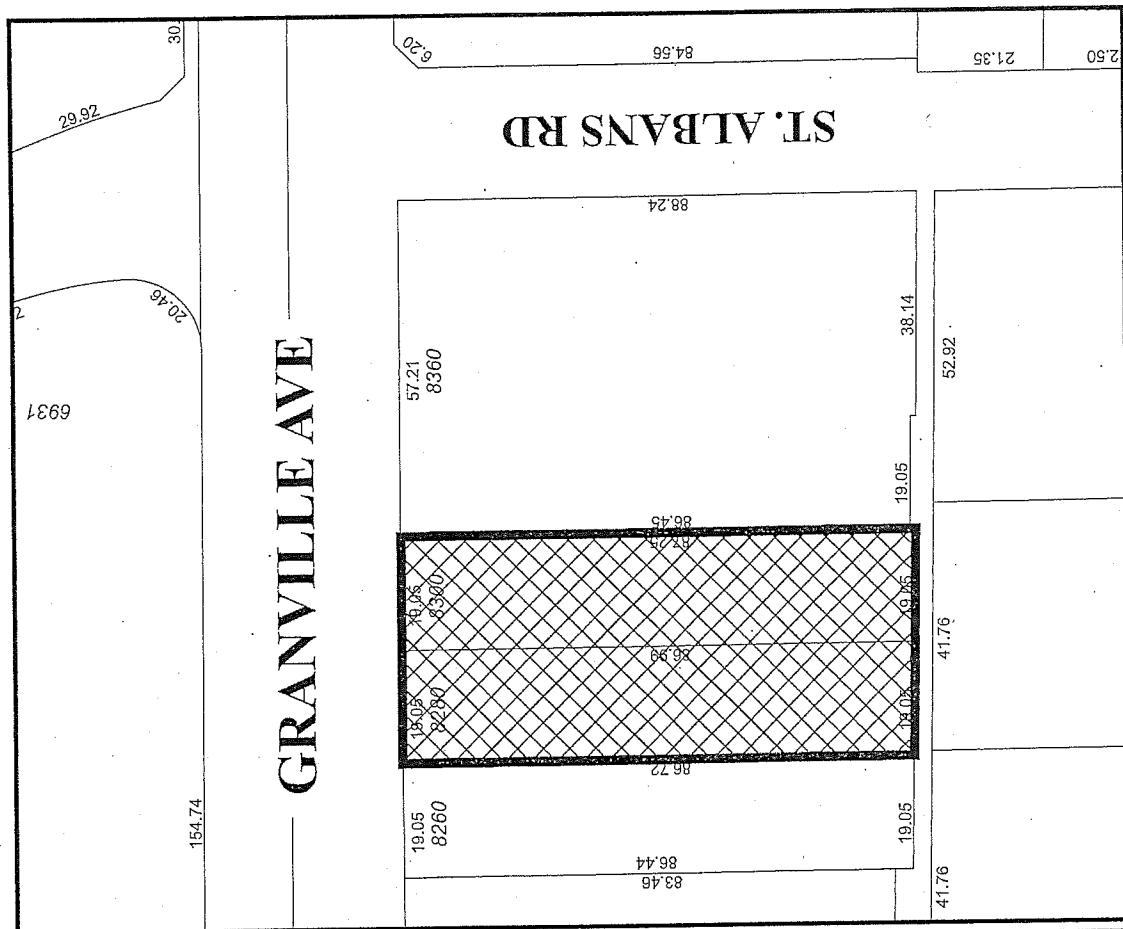
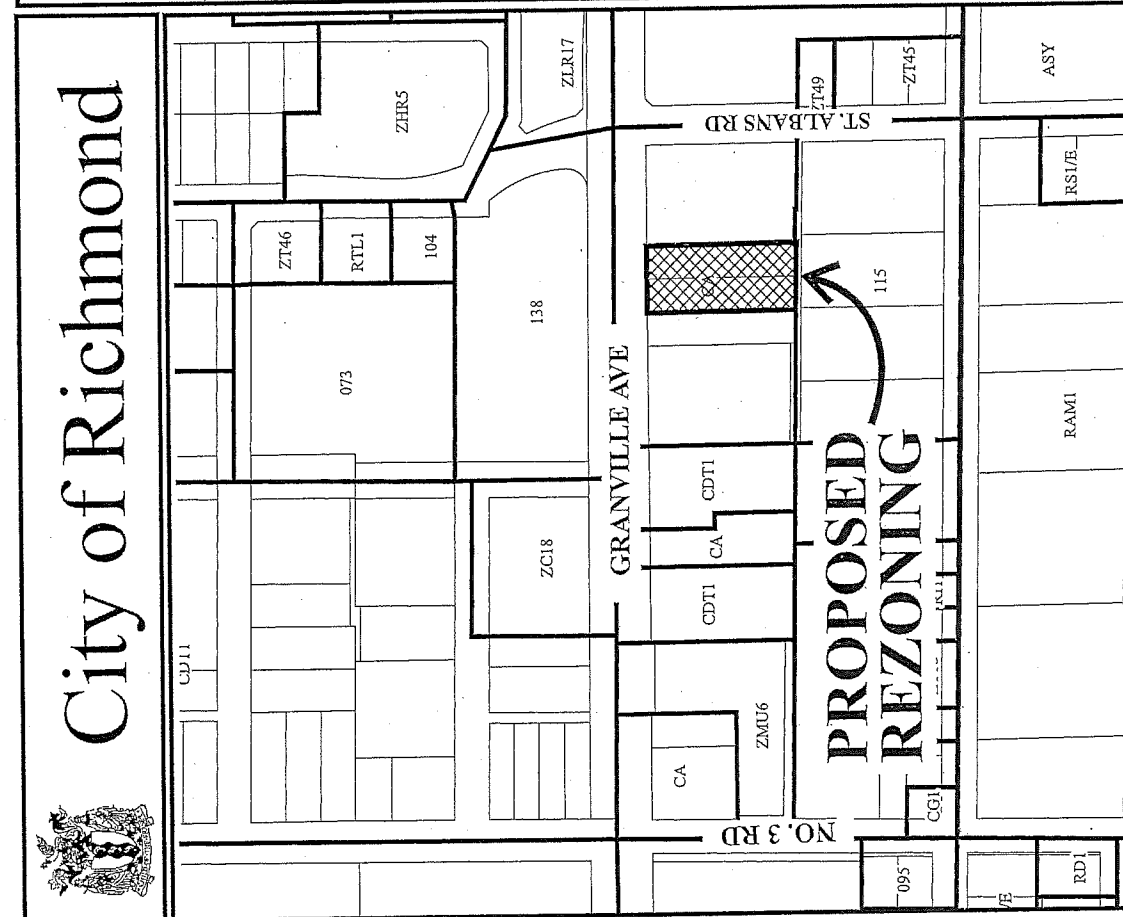
This development will provide an attractive and complementary development along the south side of Granville Avenue in the block east of No. 3 Road and staff supports this rezoning application.



Brian Guzzi, MCIP, MCSLA  
Senior Planner - Urban Design

BG:cas

- Attachment 1: Location Plan and Air Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Conceptual Design Drawings
- Attachment 4: Rezoning Considerations Concurrence

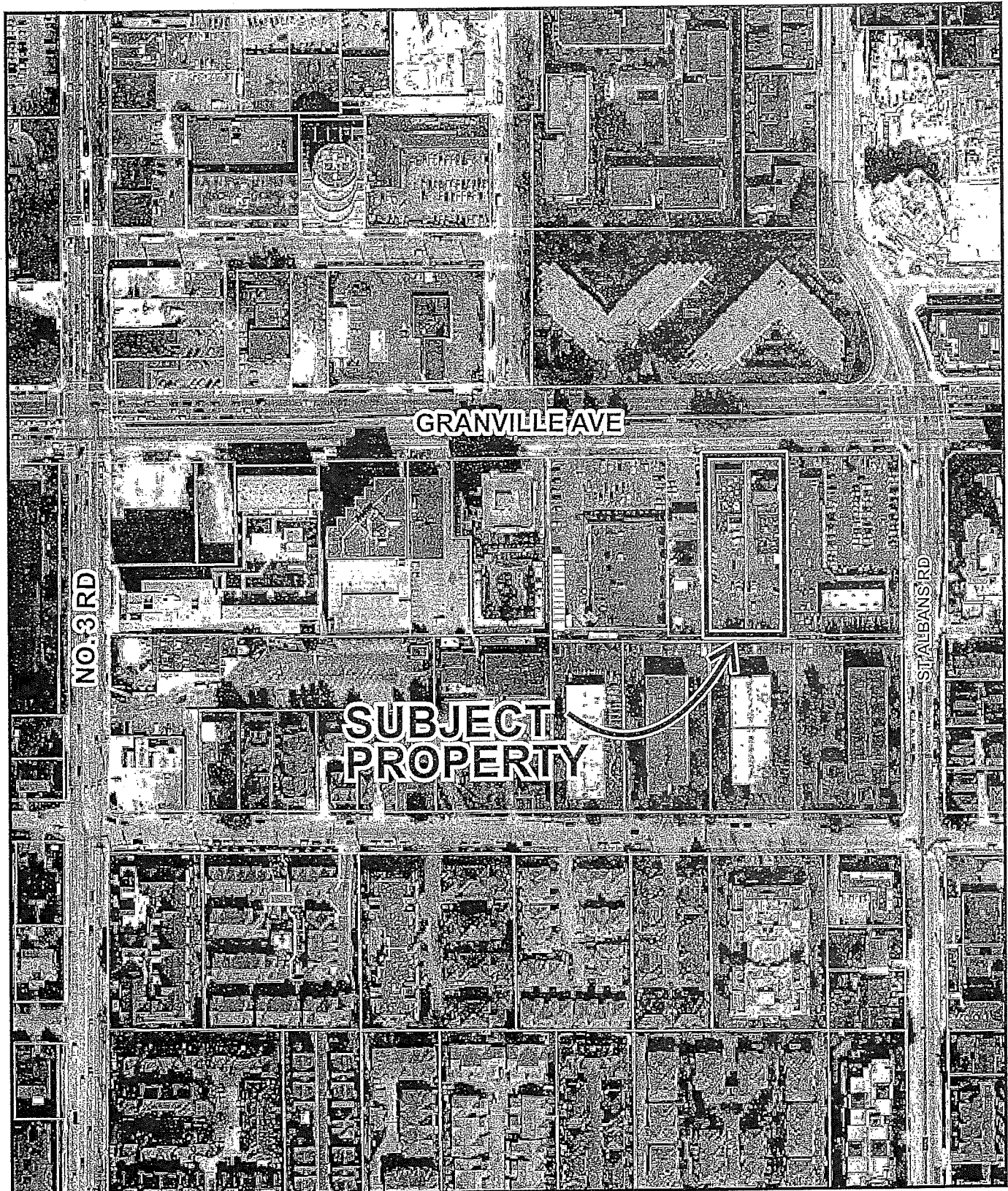


Attachment 1A – Location Plan

Original Date: 08/08/12

Revision Date:

Note: Dimensions are in METRES.



RZ 12-615705

Attachment 1B – Air Photo

Original Date: 08/08/12

Amended Date:

Note: Dimensions are in METRES



**RZ 12-615705**

**Attachment 2**

Address: 8280 and 8300 Granville Avenue

Applicant: Townline Ventures Granville Avenue Ltd.

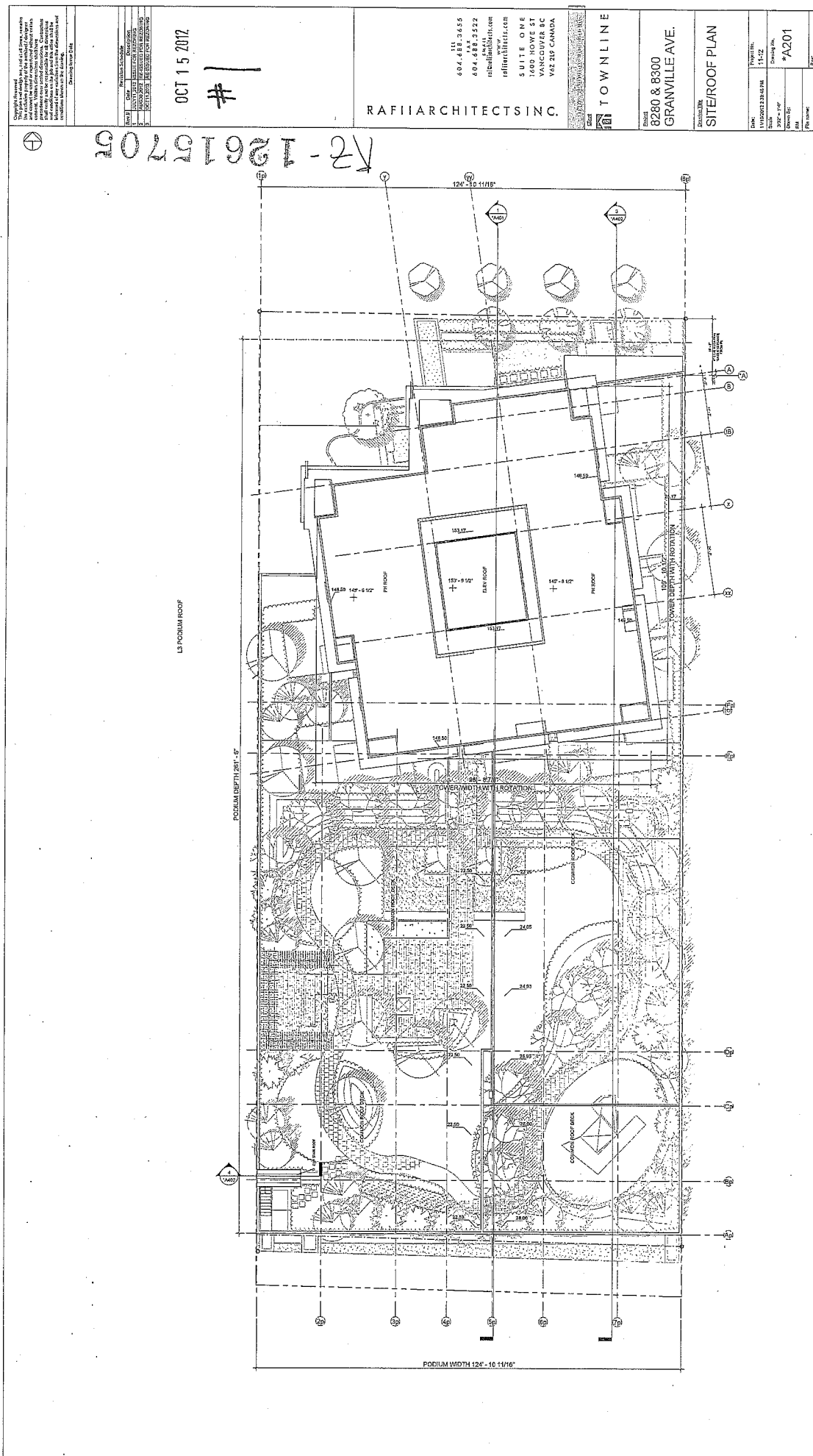
Planning Area(s): City Centre (St Albans)

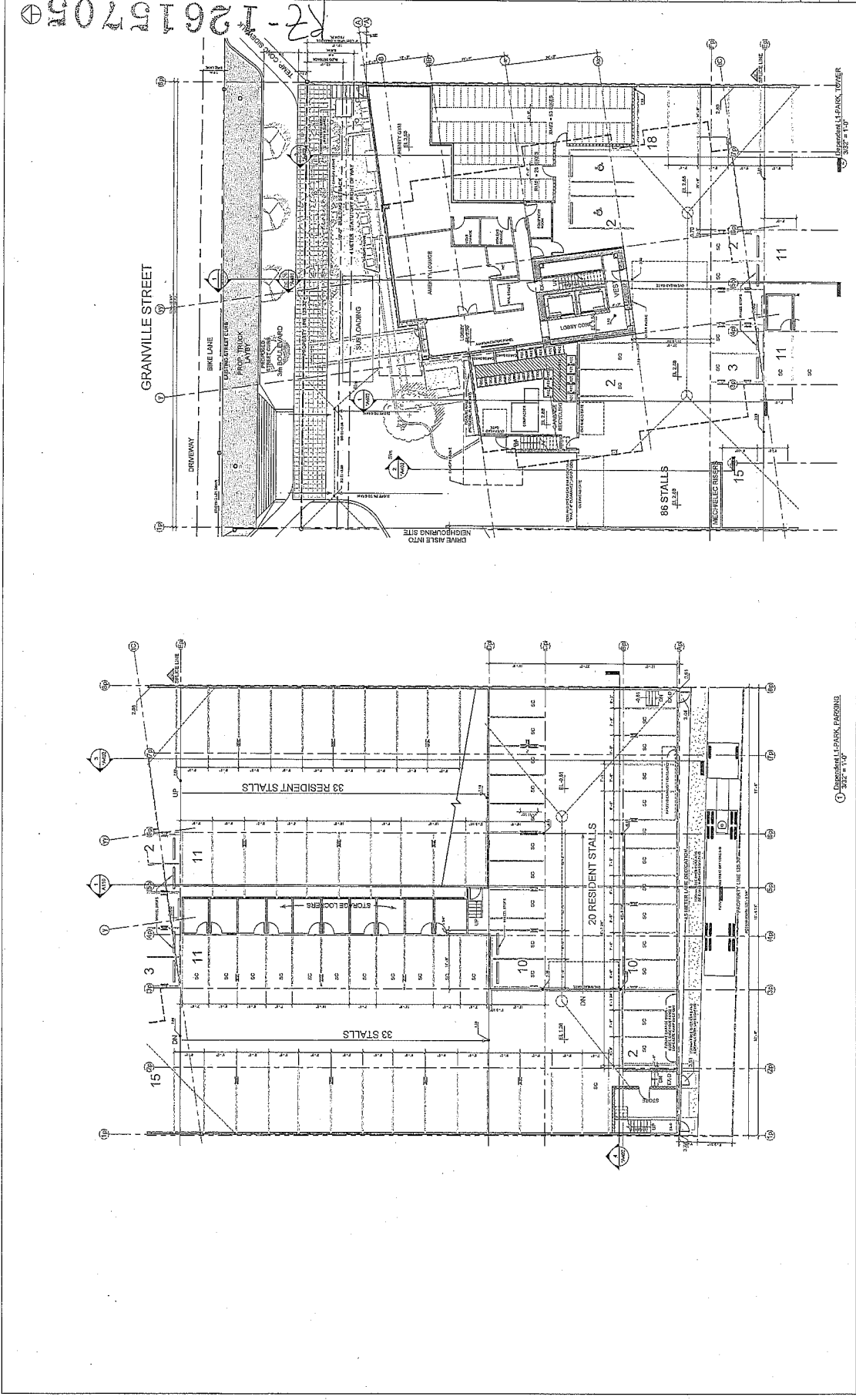
	Existing	Proposed
<b>Owner:</b>	Townline Group of Companies	same
<b>Site Size (m<sup>2</sup>):</b>	3,325.9 m <sup>2</sup> prior to lane dedication	3,154.2 m <sup>2</sup> after lane dedication
<b>Land Uses:</b>	Restaurant	High Rise Apartment
<b>OCP Designation:</b>	City Centre (St Albans) – Urban Centre T5	same
<b>Zoning:</b>	Auto-Oriented Commercial (CA)	High Rise Apartment (ZHR13) – St Albans (City Centre)
<b>Number of Units:</b>	none	126 including 7 affordable units
<b>Other Designations:</b>	Not Applicable	same

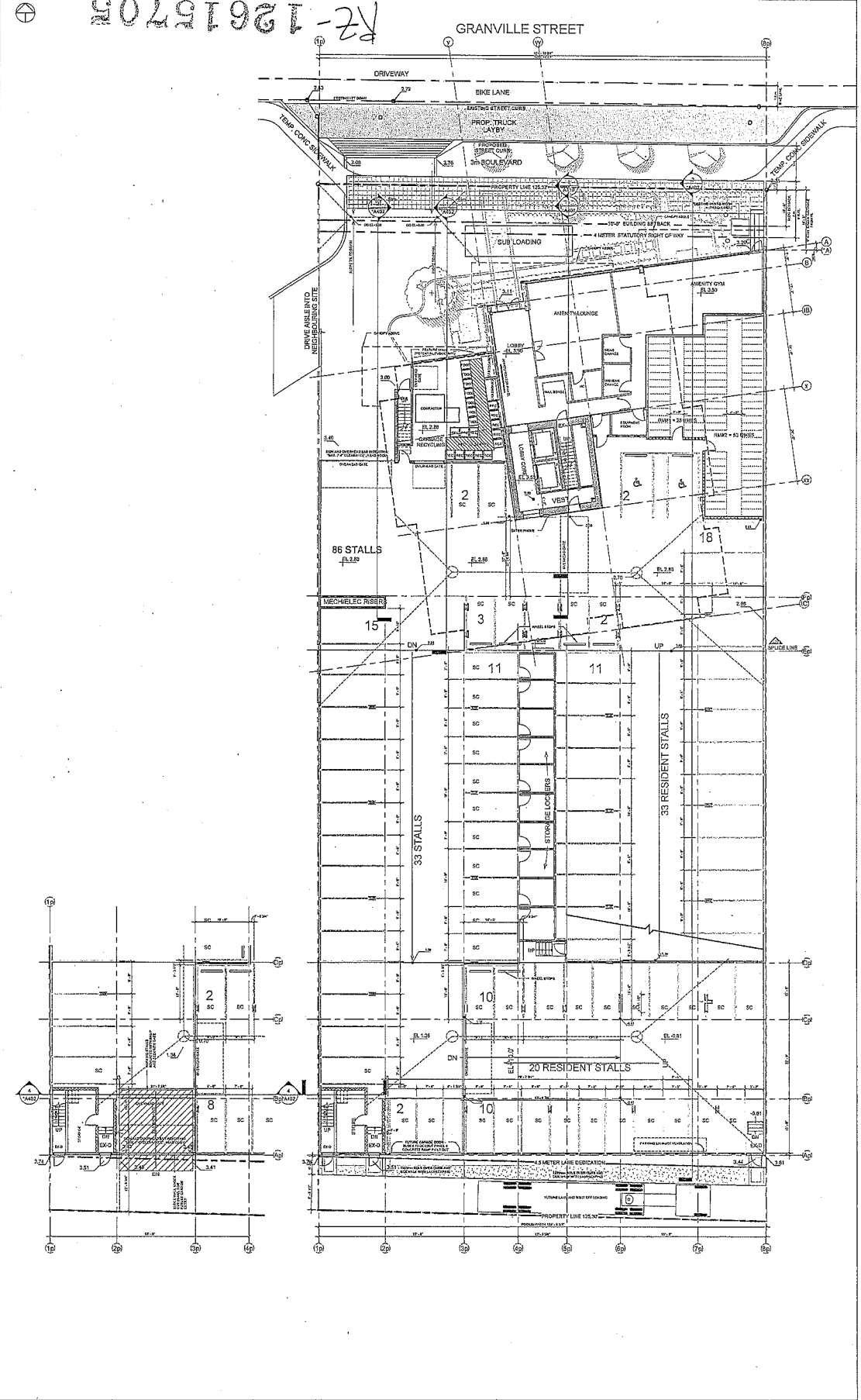
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Gross Floor Area: m <sup>2</sup> (ft <sup>2</sup> )	-	10,150.9 m <sup>2</sup> (109,263 ft <sup>2</sup> )	-
Net Floor Area: (m <sup>2</sup> ) (ft <sup>2</sup> )	9,462.6 m <sup>2</sup> (101,854.6 ft <sup>2</sup> ) base	9,732.4 m <sup>2</sup> (104,759 ft <sup>2</sup> )	none permitted
Floor Area Ratio:	2.0 FAR (Base FAR) +0.1 FAR for Amenity Space Max. 3.0 FAR - Affordable Housing	3.0 FAR	none permitted
Lot Coverage – Building:	Max. 90%	80.7%	none
Setback – Granville Avenue (m):	Min. 3.0 m	5.0 m	none
Setback – Side & Rear Yards (m):	Min. 0.0 m	Min. 0.0 m	none
Height (m):	47.0 m	46.4 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.2 (R) and 0.2 (V) per unit	135 (R) and 25 (V) per unit	none
Off-street Parking Spaces – Total:	174	160 including 10% reduction	none
Class 1 Bicycle Parking Spaces:	158	162	none
Amenity Space – Indoor:	100 m <sup>2</sup> (1,076 ft <sup>2</sup> )	166 m <sup>2</sup> (1,783 ft <sup>2</sup> )	none
Amenity Space – Outdoor:	756 m <sup>2</sup> (8,137.5 ft <sup>2</sup> )	1,484 m <sup>2</sup> (15,980.26 ft <sup>2</sup> )	none

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

## Attachment 3 – Concept Design Drawings









Tr	Date	Transaction Subcode	Description
	JULY11,2012		ISSUE FOR RECONCILING
	AUG30,2012		INT-ASSISTED FOR RECONCILING
	OCT11,2012		INT-ASSISTED FOR RECONCILING

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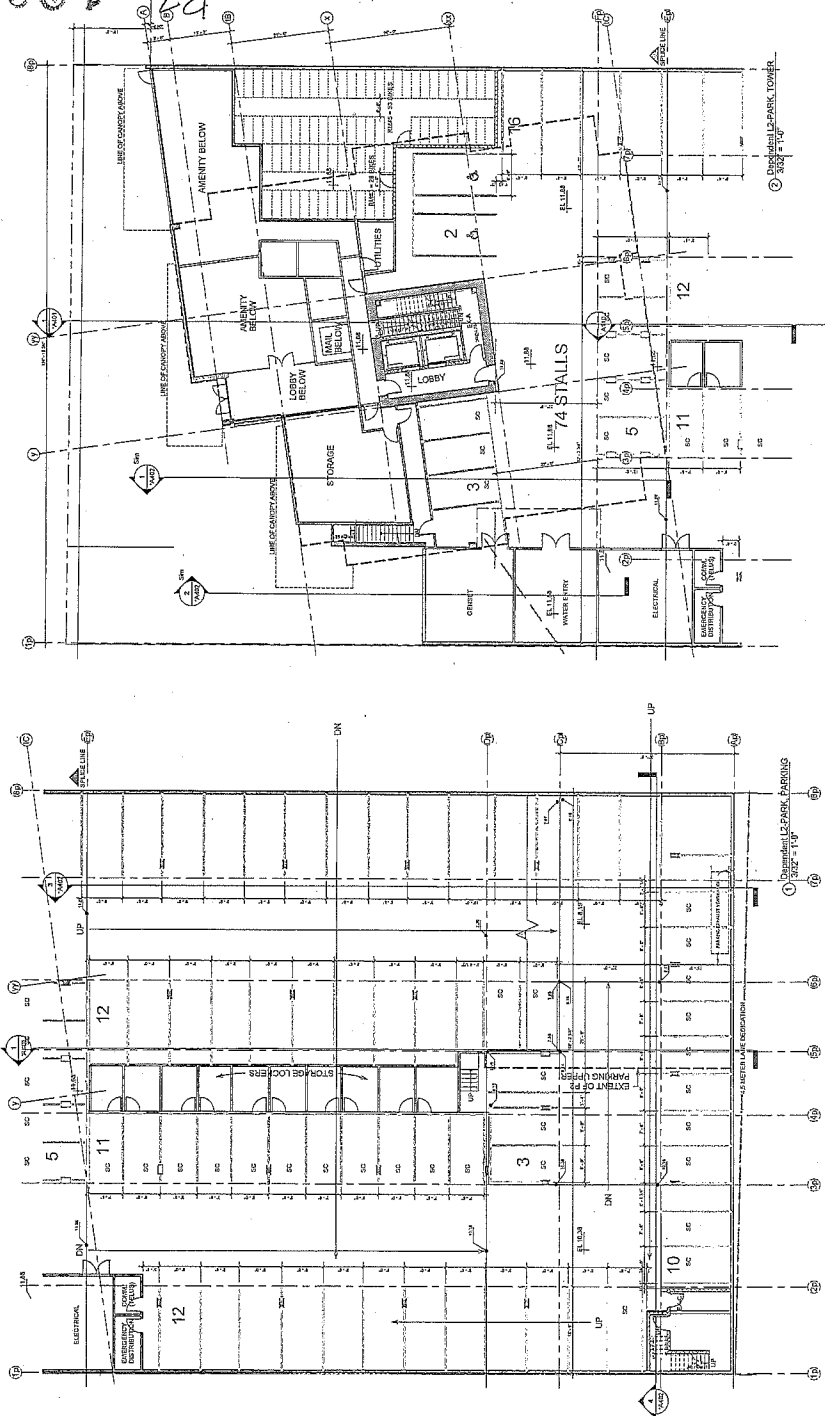
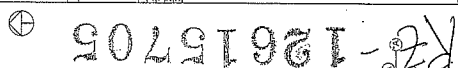
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604.688.3655  
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EMAIL  
sigafflorchitects.com  
WWW  
afflorchitects.com

SUITE ONE  
600 HOWE ST  
VANCOUVER BC  
V6Z 2L9 CANADA

8280 & 8300  
GRANVILLE AVE.

Dayton, Ohio  
P2 PARKING

date:	Project No.
10/10/2012 1:31:48 PM	11-12
code	Drawing No.
022 = 1'-0"	*A204
drawn By:	
M	
file name:	Rev:



Revision schedule	
Item #	Date
	JULY 11, 2012
	REQUEST FOR BIDDING
	AUG 30, 2012
	RE-ISSUED FOR REBIDDING
	OCT 11, 2012
	RE-ISSUED FOR REBIDDING

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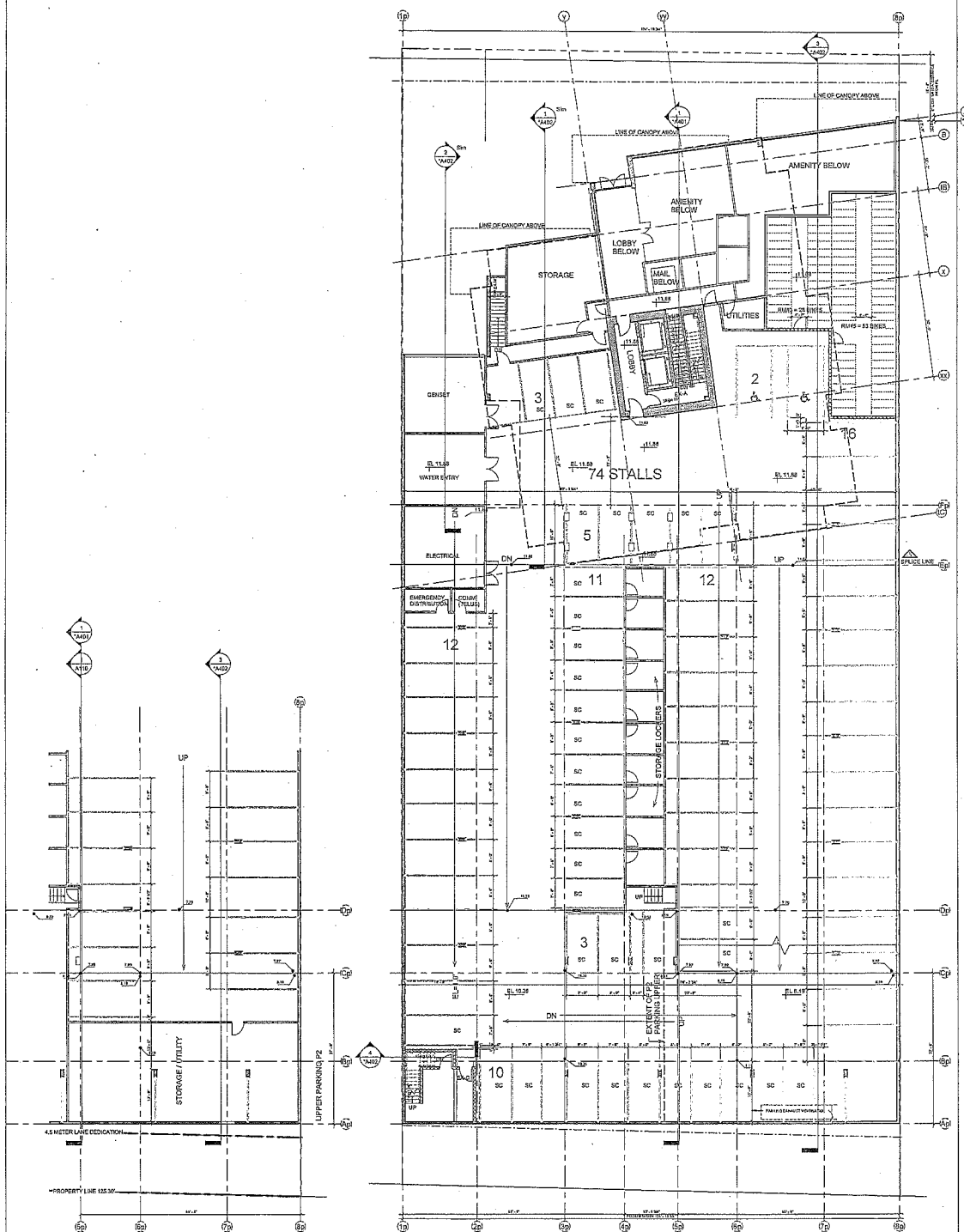
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604.688.3635  
FAX  
604.688.3522  
EMAIL  
enr@eforarchitects.com  
WWW  
www.eforarchitects.com

SUITE ONE  
600 HOWE ST  
VANCOUVER BC  
V6Z 2P9 CANADA

**8280 & 8300  
GRANVILLE AVE.**

date	Project No.
10/10/2012 13:20 PM	11-12
title	Drawing No.
322 - 1-0'	*A205
drawn by	
M	
file name:	

12615705-7



Rev #	Date	Description
	JULY11,2012	ISSUE FOR REZONING
	AUG130,2012	RE-ISSUED FOR REZONING
	OCT71,2012	RE-ISSUED FOR REZONING

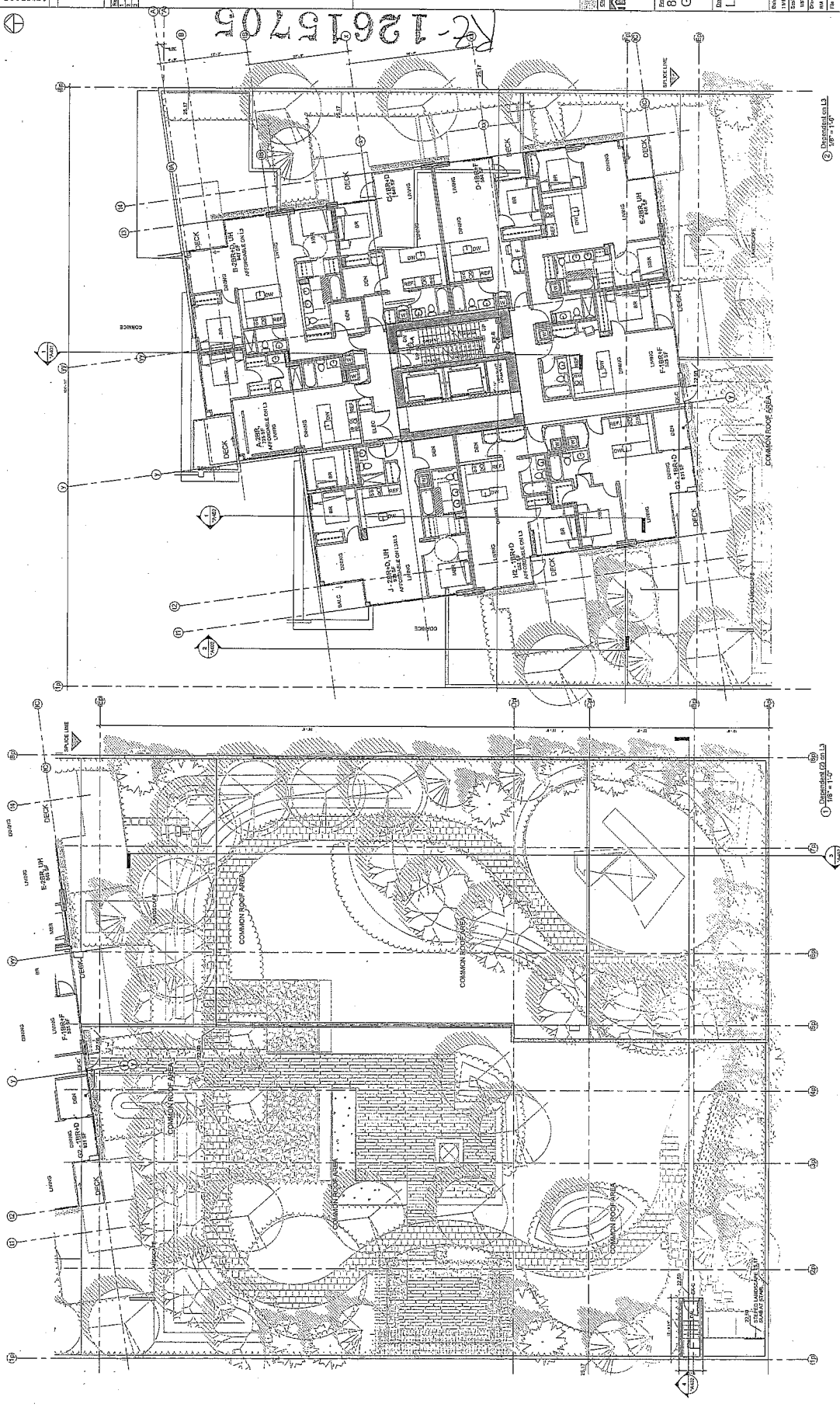
TEL  
604.688.3655  
604.688.3522  
EMAIL  
info@rafiiaarchitects.com  
WWW  
rafiiaarchitects.com  
SUITE ONE  
1600 HOWE ST  
VANCOUVER BC  
V6Z 2L9 CANADA

RAFII ARCHITECTS INC.

280 & 8300  
GRANVILLE AVE.

### 3 PODIUM PLANS

Project No. 11-12	Drawing No. *A206
Project Name 200722025 PMH	Scale 1" = 1'-0"
Project Location 10000	Drawn By 10000
Project Date 11-12	Drawn Date 11-12



Revision Schedule		Descriptions
Rev #	Date	
	JULY 11, 2012	ISSUE FOR REZONING
	AUGUST 2012	RE-REQUEST FOR REZONING
	OCT 11, 2012	RE-REQUEST FOR REZONING

7  
8

TEL: 604.689.3655  
FAX: 604.689.3522  
EMAIL: info@rothlects.com  
WWW: rothlects.com

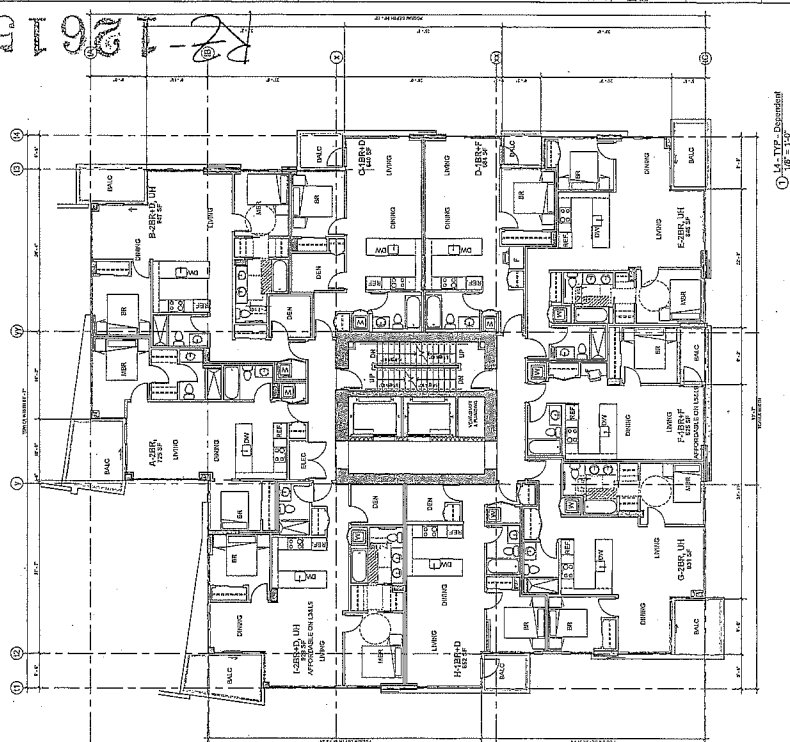
SUITE ONE  
6600 HOWE ST  
VANCOUVER BC  
V6Z 2L9 CANADA

83280 & 8300  
GRANVILLE AVE.

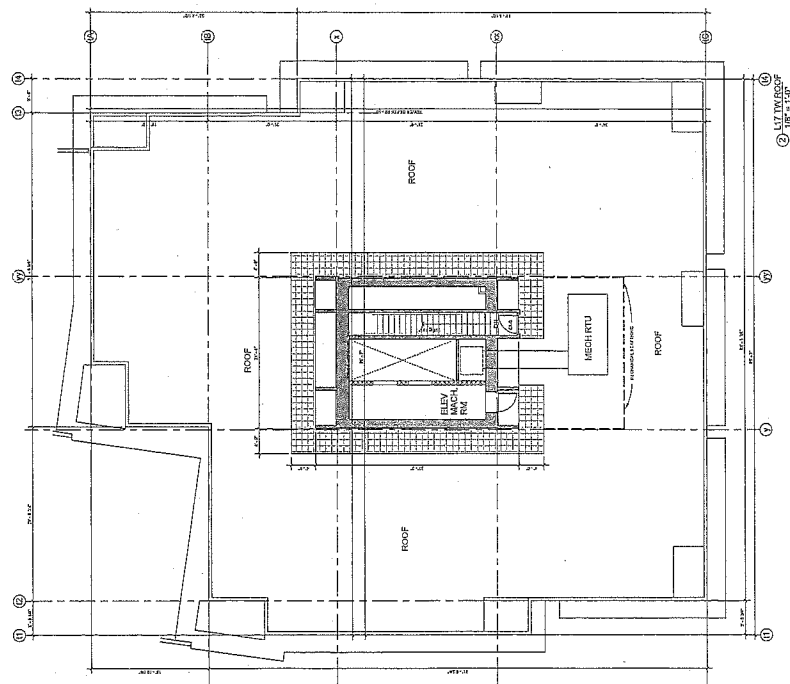
## Revision Title

[illegible]

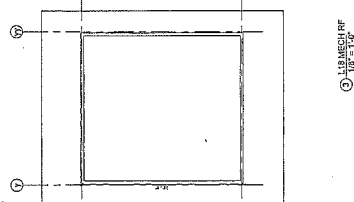
2-12615705



① L4-TYP-Dependent  
 $1/8^{\circ} = 1.0^{\circ}$



②  $\frac{L17 \text{ TW ROOF}}{10' = 1'-0"} \quad (14)$



③  $\frac{L18MECH RF}{1/8" = 1'-0"}$

Rev #	Date	Description
1	JUN11, 2012	ISSUE FOR REVENUE
2	AUG03, 2012	RE-USED FOR REVENUE
3	OCT11, 2012	RE-USED FOR REVENUE

**THE UNIVERSITY OF CHICAGO**

Downloaded from <http://ajphaphysocpharm.sagepub.com/> at 10:06 10 September 2014

Chief

**Figure 1**

Patient \_\_\_\_\_

8280 & 8300  
GRANVILLE AVE.

**Country Title**

NORTH ELEVATION

Circumstance	Percentage of respondents (%)
If someone is attacking you	85
If someone is threatening you	75
If someone is harassing you	65
If someone is insulting you	55
If someone is annoying you	45

Date:	8/10/2012 1:34:17 PM	Project No.	11-12
Scale:		Drawing No.	

\*A301

2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419</
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**MATERIAL FINISHES**

- 1-PREFINISHED ALUMINUM FRAMES, CLEAR GLAZED & COLORED SPANDREL PANEL
- 2-PREFINISHED ALUMINUM GLAZES, CLEAR GLAZED
- 3-PREFINISHED METALS & FLASHING
- 4-PREFINISHED MISCELLANEOUS METALS
- 5-PAINTED ARCHITECTURAL CONCRETE W/3/4" REVEALS
- 6-METAL & GLASS FEATURE CANOPY
- 7-METAL & GLASS FEATURE LIGHTING



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Rev	Description	Date
1	Issue for Review	2012.09.10
2	Issue for Construction	2012.10.15

12615705  
 01/10  
 OCT 15 2012

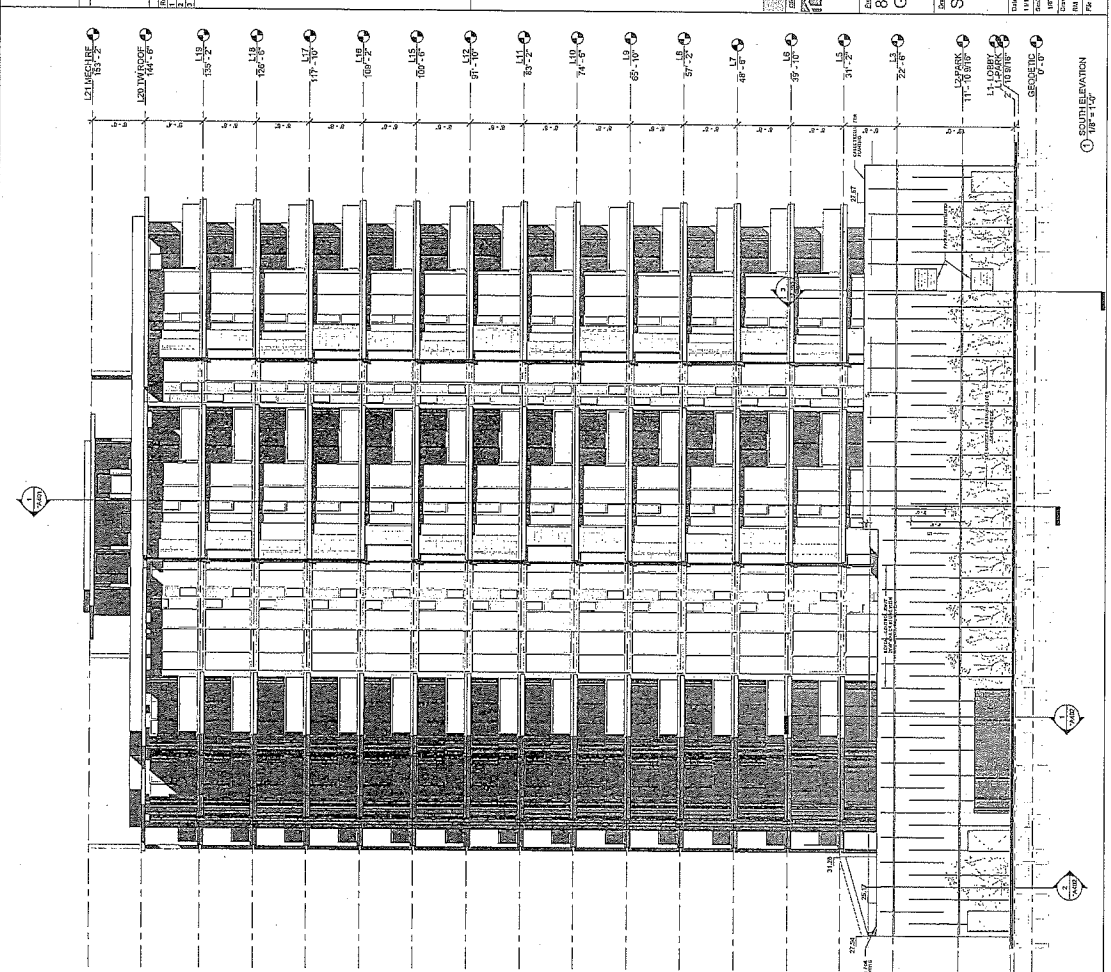
**RAFI ARCHITECTS INC.**  
 TEL: 604.688.3655  
 604.688.3572  
 604.688.3573  
 www.rafiarchitects.com  
 SUITE ONE  
 1600 HOWE ST  
 VANCOUVER BC  
 V6Z 2C1 CANADA

**TOWNLINE**

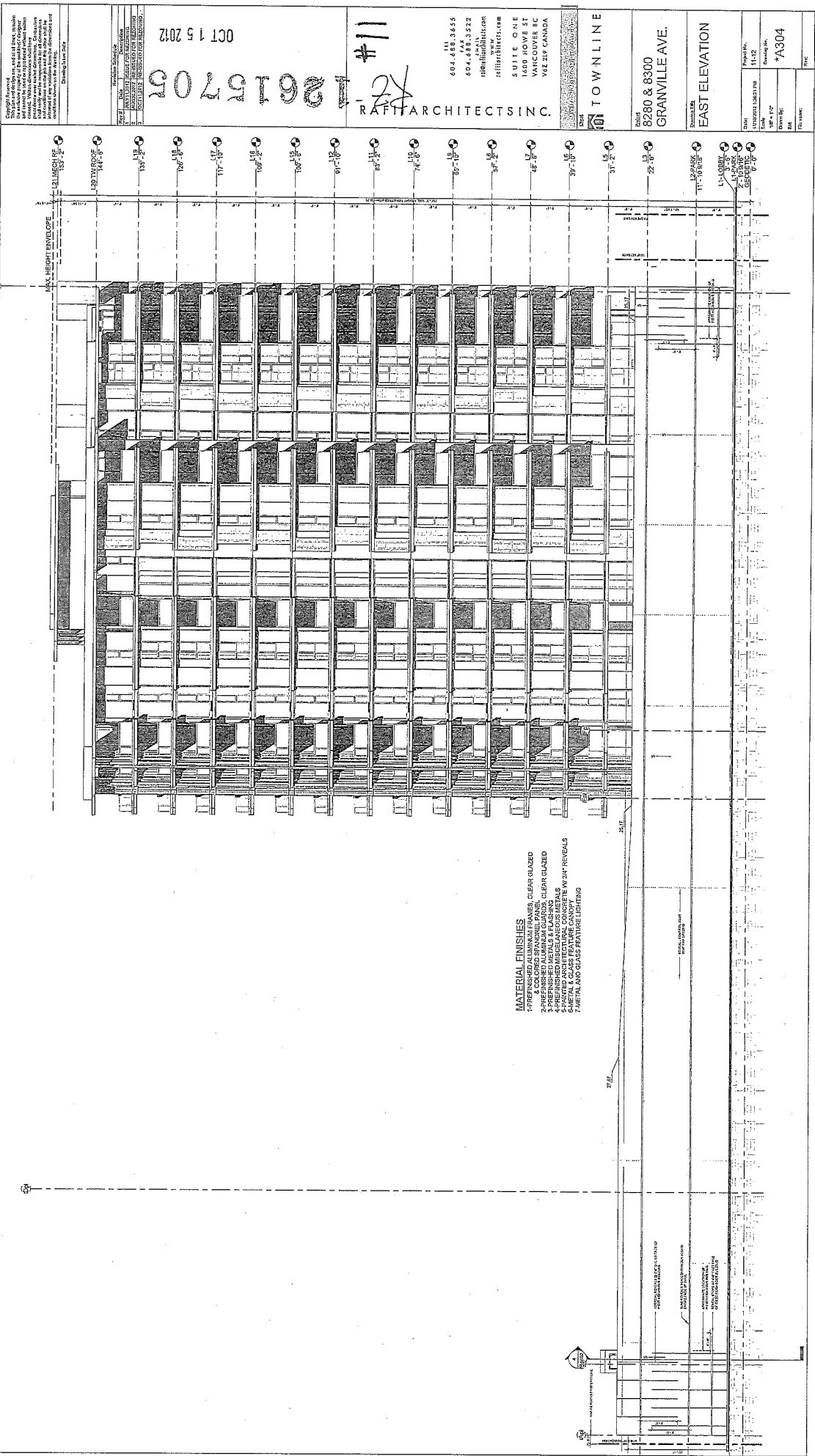
8280 & 8300  
 GRANVILLE AVE.

**SOUTH ELEVATION**

Scale	1/8" = 1'-0"
Drawn By	*A303
Check By	
Date	



**MATERIAL FINISHES**  
 1-PREFINISHED ALUMINUM PANELS, CLEAR GLAZED  
 2-PREFINISHED ALUMINUM GUARDS, CLEAR GLAZED  
 3-PREFINISHED ALUMINUM PANELS, COLORED SPANDREL PANE  
 4-PREFINISHED ALUMINUM GUARDS, COLORED SPANDREL PANE  
 5-PREFINISHED ALUMINUM PANELS, COLORED SPANDREL PANE  
 6-METAL & GLASS FEATURE CANOPY  
 7-METAL AND GLASS FEATURE LIGHTING






#12

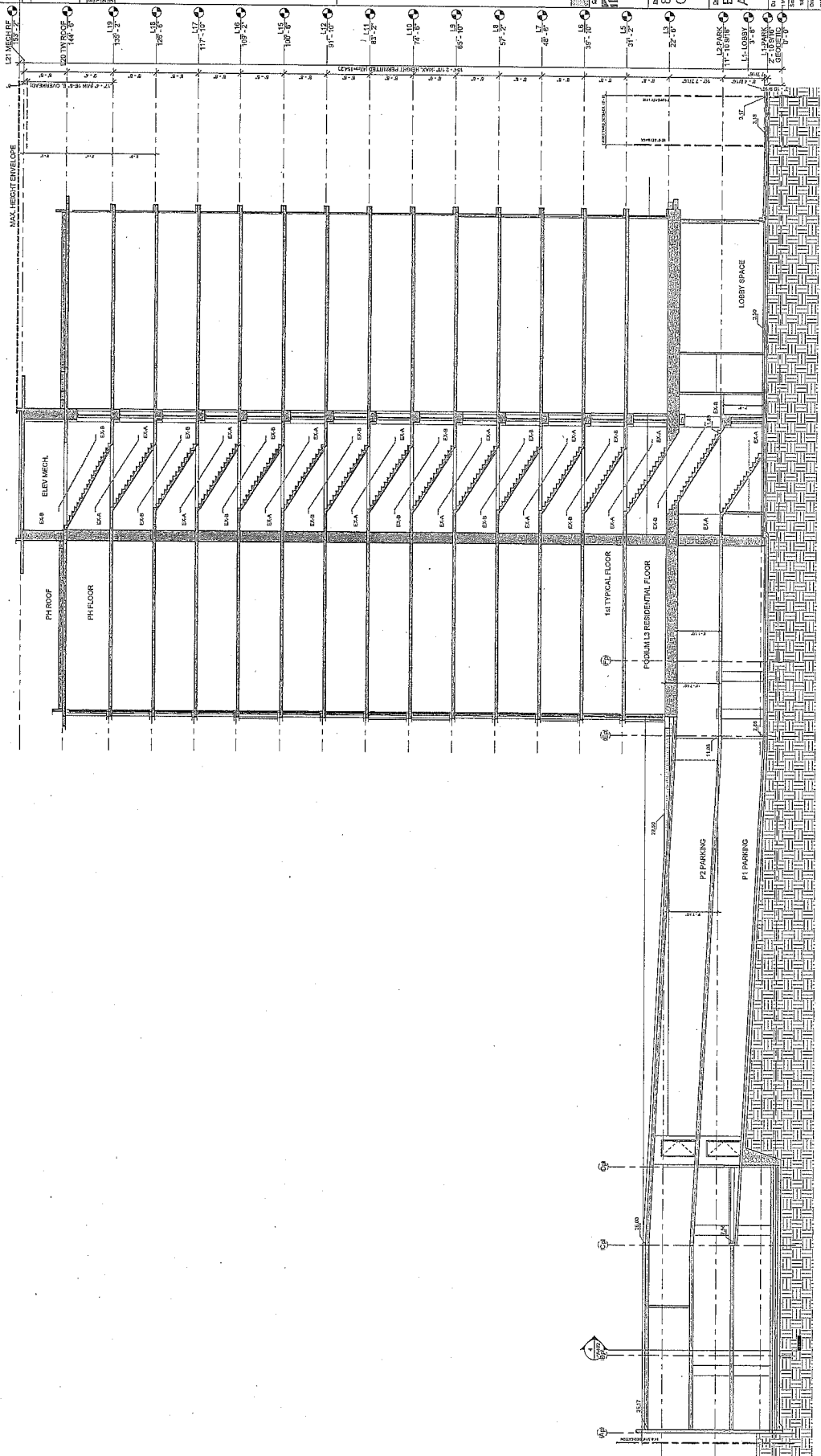
RAFITARCHITECTS INC.

TEL  
604.686.3655  
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604.686.3522  
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ref@refarchitects.com  
WWW  
refarchitects.com  
SUITE ONE  
1600 HOWE ST  
VANCOUVER BC  
V6Z 2L9 CANADA

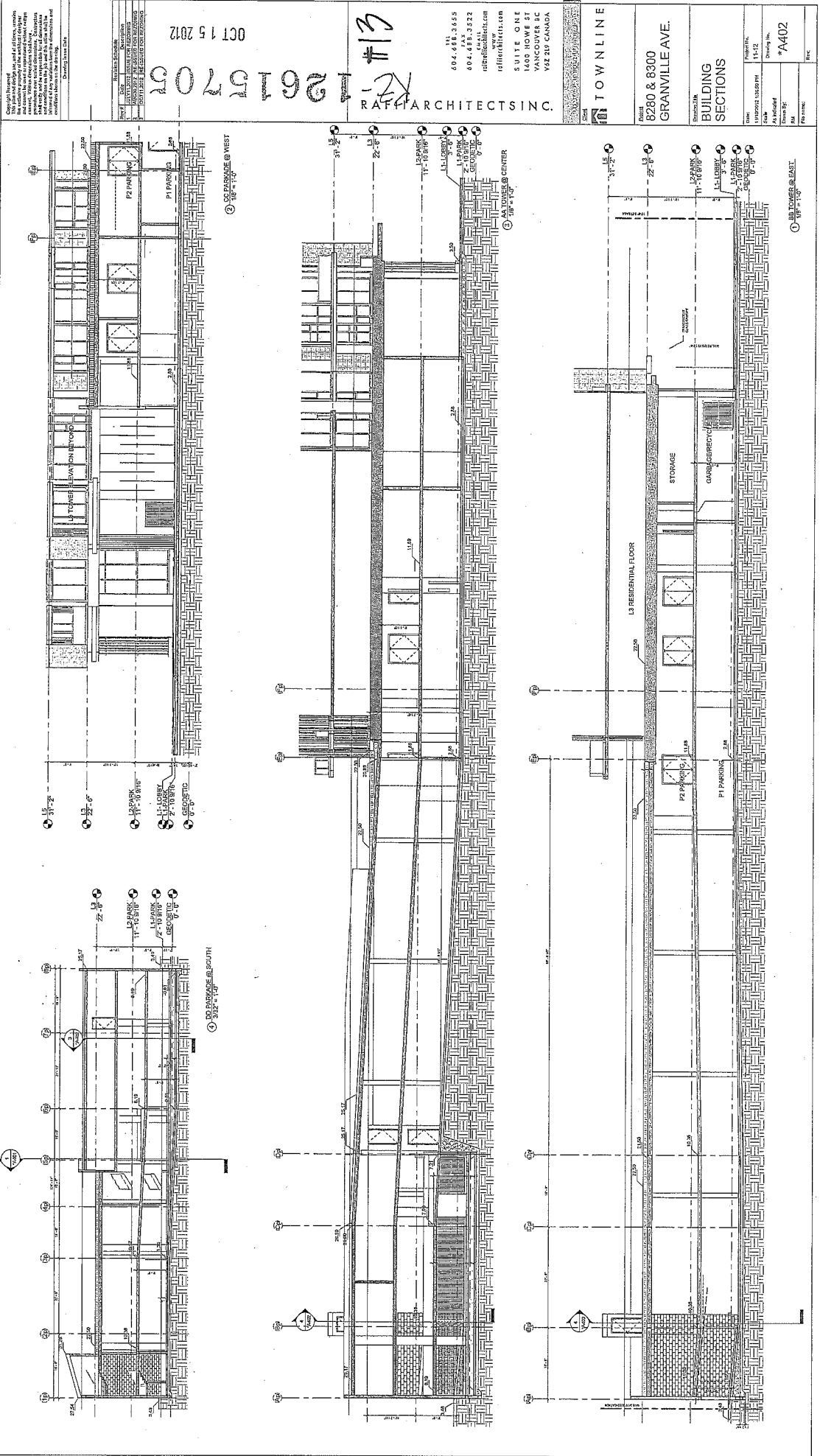
	<b>TOWNLINE</b>
<b>8280 &amp; 8300</b> <b>GRANVILLE AVE.</b>	<b>8280 &amp; 8300</b> <b>GRANVILLE AVE.</b>

BUILDING SECTION

	Qnt:	16	108" x 72"	Dress S:	A401	Paid No.	1-12	Dress No.		Rack	
	Size										
	Date:	19/10/2012	12:37 PM								



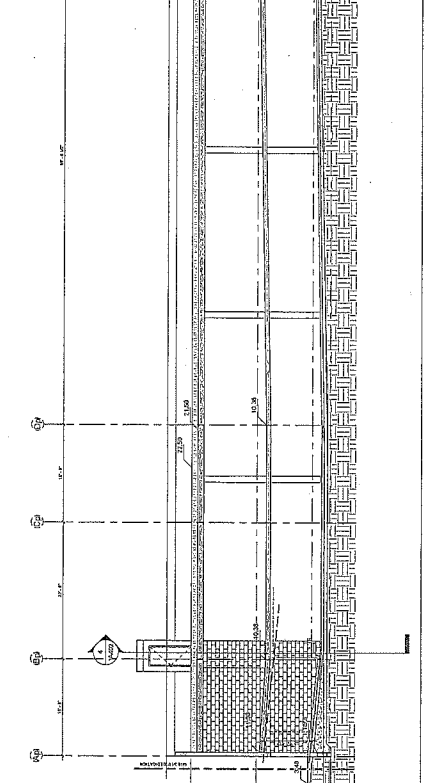
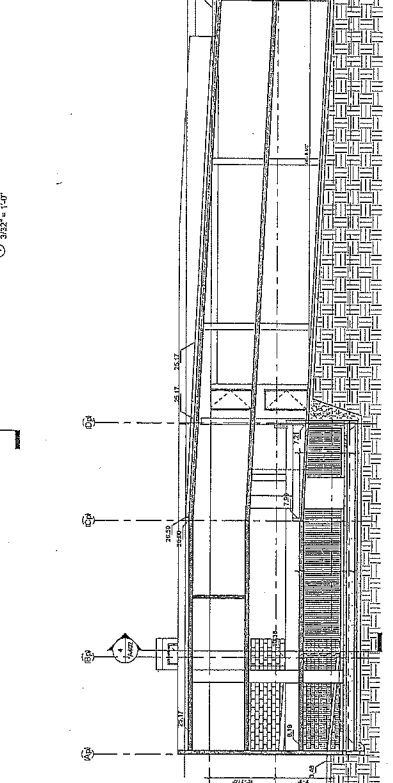
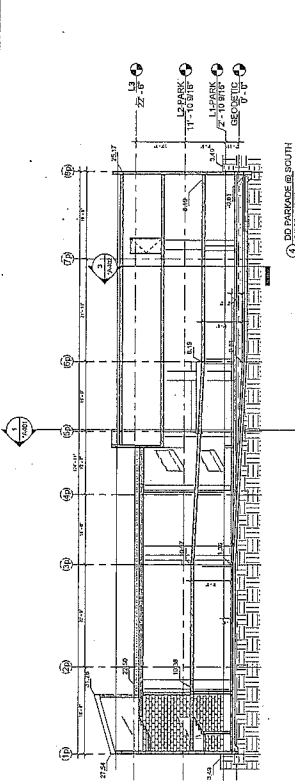
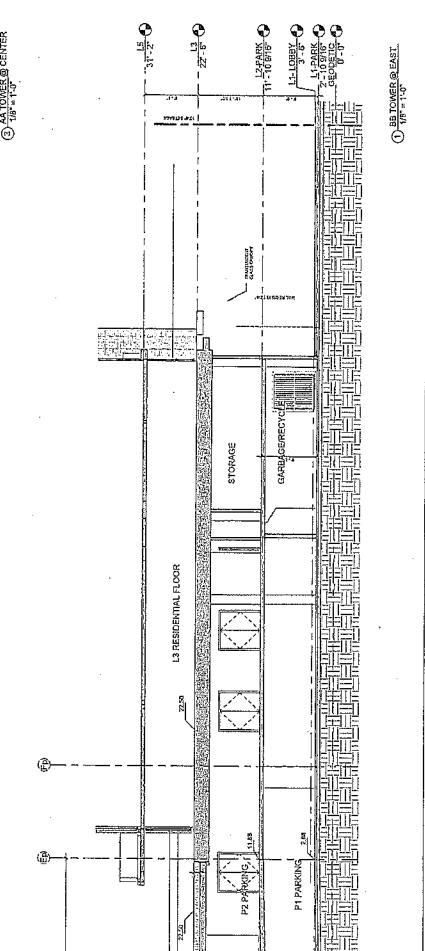
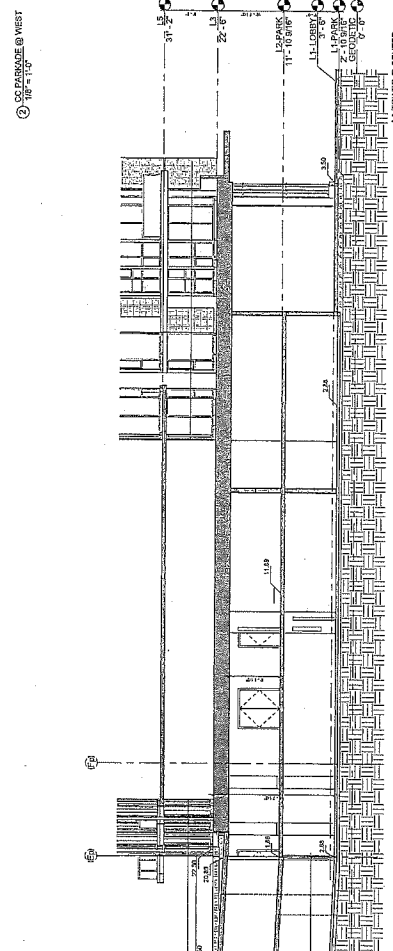
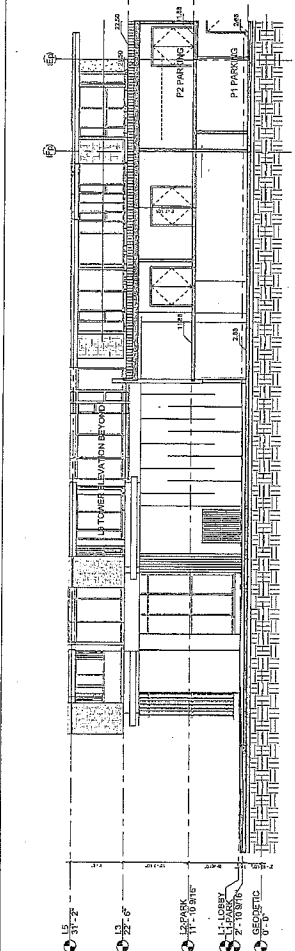
① BUILDING SECTION AA  
1/8" = 1'-0"



12615705  
OCT 15 2012

RATT ARCHITECTS INC.  
#13

TOWNLINE  
8280 & 8300  
GRANVILLE AVE.  
BUILDING  
SECTIONS  
\*A402



<p>1. Name: _____</p> <p>2. Address: _____</p> <p>3. City: _____</p> <p>4. State: _____</p> <p>5. Zip: _____</p>	<p>6. Date: _____</p> <p>7. Signature: _____</p>
--	--

1/4" = 1'-0"  
 525 SF  
 14 UNITS TOTAL  
 2 MADE AFFORDABLE UNITS ON L5 & L6

1/4" = 1'-0"  
845 SF  
14 UNITS TOTAL  
ALL UNIVERSAL HOUSING

1/4 1-0  
584 SF  
14 UNITS TOTAL

Rev #	Date	Description
1	07/11/2012	High School for a Year

Date:	11/02/2012 13:32 PM	Project No.	11-12
氏名	氏名	Drawing No.	A502
UIC = Y-2			
Drawn By:			
Issue			
The name:			Rev

\*UNIT H2  
1/4" = 1'-0"



1. UNIVERSAL HOUSING UNIT  
 14 UNITS TOTAL  
 14 UNITS AFFORDABLE ONLY

2. UNIVERSAL HOUSING UNIT  
 14 UNITS TOTAL  
 14 UNITS AFFORDABLE ONLY

3. UNIVERSAL HOUSING UNIT  
 14 UNITS TOTAL  
 14 UNITS AFFORDABLE ONLY

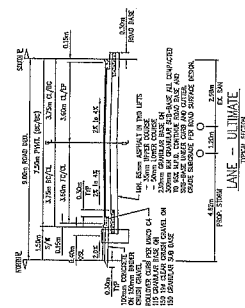
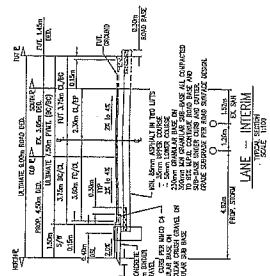
4. UNIVERSAL HOUSING UNIT  
 14 UNITS TOTAL  
 14 UNITS AFFORDABLE ONLY

1. UNIVERSAL HOUSING UNIT  
 14 UNITS TOTAL  
 14 UNITS AFFORDABLE ONLY

2. UNIVERSAL HOUSING UNIT  
 14 UNITS TOTAL  
 14 UNITS AFFORDABLE ONLY

3. UNIVERSAL HOUSING UNIT  
 14 UNITS TOTAL  
 14 UNITS AFFORDABLE ONLY

4. UNIVERSAL HOUSING UNIT  
 14 UNITS TOTAL  
 14 UNITS AFFORDABLE ONLY



10/16  
OCT 15 2002  
KZ-12615705

# PRELIMINARY

\*This applies to all designs and drawings (201 1006)  
are the property of Core Group UK Consultants Ltd.  
Reproduction or use for any purpose other than that  
authorized by Core Group Consultants is forbidden.

1504. 0552072001  
PARCEL "A" (BUSHYWOOD) LOT 5 BLOCK "A" AND LOT 9 EXCEPT PART  
ON REF PLAN 6590 BLOCK "A", ALL OF SECTION 10 BLOCK 4 NORTH  
RANGE 5 WEST N.W.D. PLAN 1202.

**NOTES:**  
TOPOGRAPHIC AND LEGAL SURVEY PROVIDED BY BUTLER  
SURVEY & ASSOCIATES. COPE GROUP CANNOT GUARANTEE  
TAKES NO RESPONSIBILITY FOR THEIR ACCURACY.

**REFERENCE DRAWINGS**

[illegible]

**b. 3 round**

100-443888-100

FIELD BOOK NO. \_\_\_\_\_

TRUCK / FIRM \_\_\_\_\_

ACCOUNT NO. \_\_\_\_\_

BENCHMARK

OTHER TO FURNISH BENCHMARK \_\_\_\_\_

WHO IS WEARING THE LOGO? \_\_\_\_\_

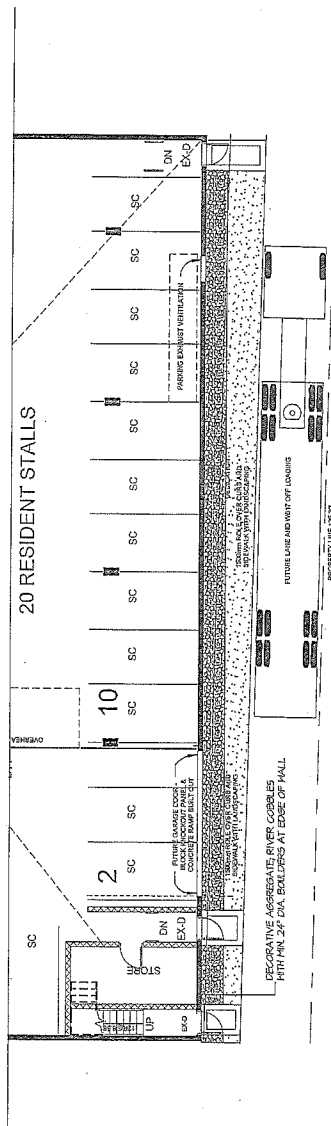
1.452m

ALL ELEPHANTS ARE  
ELEPHANTS ARE B  
ELEPHANTS  
CITY WORKS QU  
CONCRETE WORK FOR

PARKWAY  
211  
KINGSTON  
SERVICES  
COUNTY  
0359 0673

**TOWNLIN**  
1-800-13575 COMMERCIAL  
RICHMOND, BC V6V  
tel. (604)278-8223

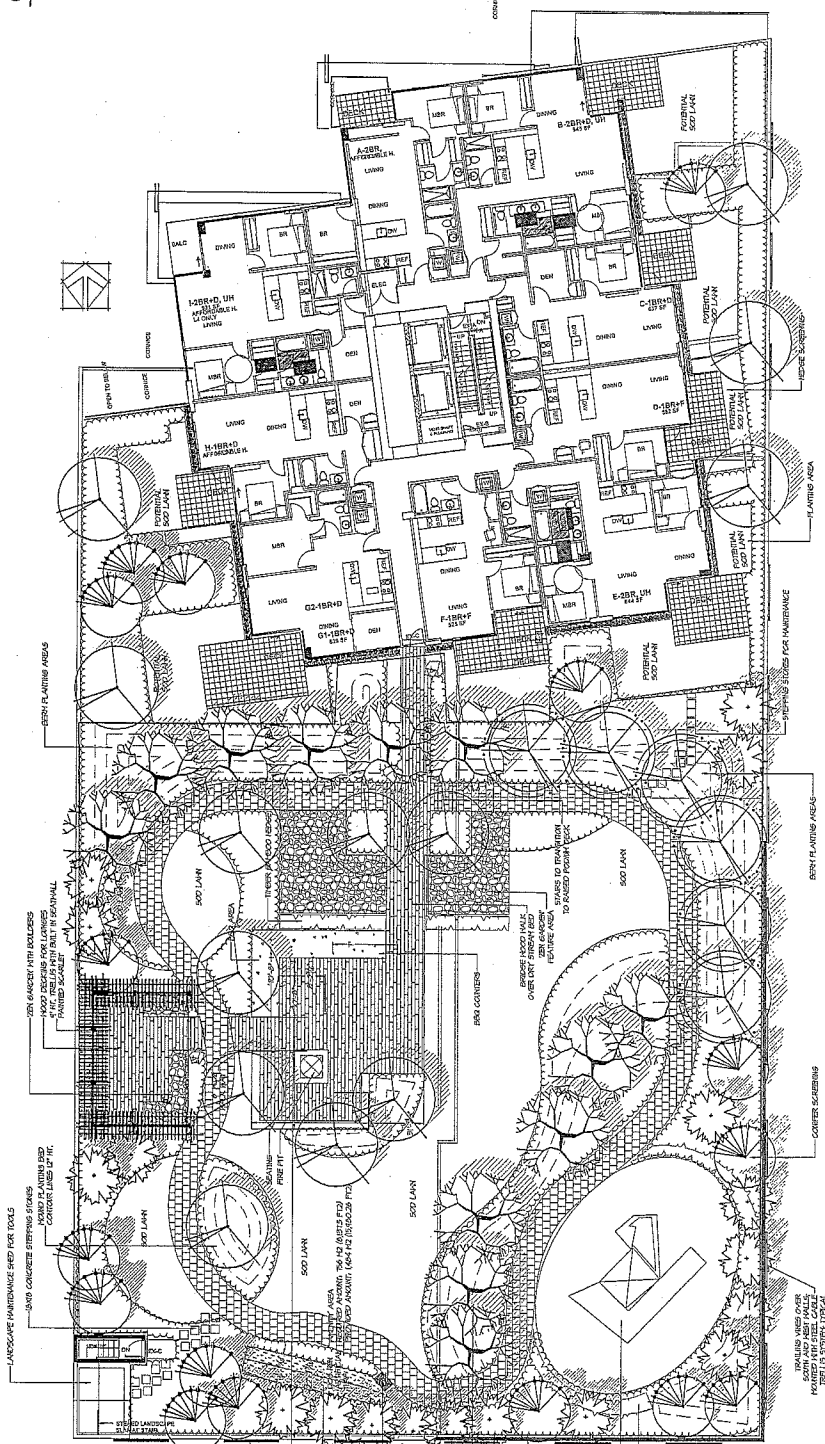
\_\_\_\_\_





RZ-12615705

PLANT SCHEDULE		MS. JDN. NUMBER: 12-078
SYMBOL	DESCRIPTION	QUANTITY
1	1" x 6" x 12" ASPEN	100
2	1" x 6" x 12" SPRUCE	100
3	1" x 6" x 12" FIR	100
4	1" x 6" x 12" PINE	100
5	1" x 6" x 12" CEDAR	100
6	1" x 6" x 12" REDWOOD	100
7	1" x 6" x 12" DOGWOOD	100
8	1" x 6" x 12" BIRCH	100
9	1" x 6" x 12" HAWTHORN	100
10	1" x 6" x 12" YEW	100
11	1" x 6" x 12" BOXWOOD	100
12	1" x 6" x 12" HYDRANGEA	100
13	1" x 6" x 12" LILAC	100
14	1" x 6" x 12" RHODODENDRON	100
15	1" x 6" x 12" AZALEA	100
16	1" x 6" x 12" VIBURNUM	100
17	1" x 6" x 12" SPYRÆA	100
18	1" x 6" x 12" LAURUS	100
19	1" x 6" x 12" PRUNELLA	100
20	1" x 6" x 12" RIBES	100
21	1" x 6" x 12" SAMPAN	100
22	1" x 6" x 12" LIGULARIA	100
23	1" x 6" x 12" PHELOXERUS	100
24	1" x 6" x 12" LAMENARIA	100
25	1" x 6" x 12" LITHOSPERMUM	100
26	1" x 6" x 12" LITHOSPERMUM	100
27	1" x 6" x 12" LITHOSPERMUM	100
28	1" x 6" x 12" LITHOSPERMUM	100
29	1" x 6" x 12" LITHOSPERMUM	100
30	1" x 6" x 12" LITHOSPERMUM	100



**M2**  
LANDSCAPE ARCHITECTURE  
#220-25 Lorne News  
New Westminster, British Columbia  
Tel: 604.553.0044  
Fax: 604.553.0045  
Email: office@m2a.com

OCT 15 2012

#20

NO.	DATE	REVISION/DESCRIPTION	BY	CHK.
1	10/15/12	REV. AS PER CIVIL CHANGES	JR	JR
2	10/15/12	REVISION RECEPTION	JR	JR
3	10/15/12		JR	JR
4	10/15/12		JR	JR
5	10/15/12		JR	JR
6	10/15/12		JR	JR
7	10/15/12		JR	JR
8	10/15/12		JR	JR
9	10/15/12		JR	JR
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26	10/15/12		JR	JR
27	10/15/12		JR	JR
28	10/15/12		JR	JR
29	10/15/12		JR	JR
30	10/15/12		JR	JR

PROJECT: GRANVILLE APARTMENTS  
8280, 8300 GRANVILLE AVE  
RICHMOND, B.C.

DRAWING TITLE: LANDSCAPE CONCEPT  
PODIUM DECK

DATE: 12.11.12  
SCALE: 1" = 10'-0"  
DRAWN: JRM  
CHECKED: JRM  
DESIGN: JRM

DRAWING NUMBER: L2  
SHEET: 1 OF 3  
PROJECT NUMBER: 12-078





**RZ 12-615705**

**Attachment 4**

**Address:** 8280 and 8300 Granville Avenue

**File No.:** RZ 12-615705

**Prior to final adoption of Zoning Amendment Bylaw 8958, the developer is required to complete the following:**

1. Ministry of Environment (MOE) Certificate of Compliance or alternative approval to proceed granted from MOE regarding potential site contamination issues. This approval is required prior to dedication of land or road to the City if applicable.
2. A 4.5 m wide lane dedication along the entire south property line for the creation of a future lane. There is an existing 3.0 m wide SRW for lane and utility purposes. The existing 3.0 m wide lane SRW together with the proposed 4.5 m wide lane dedication will be developed in the future to establish an interim (7.5 m wide) lane.
3. A minimum 4.0 m wide Public Rights of Passage – Statutory Right of Way (PROP-SRW) along the entire Granville Avenue frontage for road (layby) and greenway purposes, to be confirmed by survey, subject to detailed design and acceptable to the Director of Transportation. For details regarding the required frontage improvements see the Servicing Agreement requirements below. The maintenance and liability of the entire greenway corridor width including paving and landscape treatment to be the responsibility of the City.
4. Consolidation of all the lots into one development parcel (which will require the demolition of the existing buildings).
5. Registration of a flood indemnity covenant on title identifying a minimum habitable elevation of 2.9 m GSC or a minimum of 300 mm above the highest crown elevation along the Granville Avenue frontage.
6. Registration of a legal agreement on title ensuring that the garages be constructed in such a manner as to allow immediate vehicle access to the lane once it becomes operational.
7. Registration of a legal agreement on title ensuring that the means of a permanent vehicle access/egress to/from Granville Avenue via a right- and right-out only driveway with future vehicle access/egress to/from the lane along the south property line when the lane is eventually constructed.
8. Registration of a cross-access easement that varies in width from a maximum of 9.9 m from the west property line at Granville Avenue and a minimum of 6.0 m wide from the west property line at the parkade vehicle entry, subject to the detailed design and the approval by the Director of Development and/or any other legal agreements as determined necessary by the City over the on-site driveway access between Granville Avenue and the proposed parkade entry in favour of 8260 and 8240 Granville Avenue (as a consolidated future redevelopment site) to the satisfaction and final approval of the Director of Development.
9. Registration of a legal agreement/covenant on title in the Land Title Office for the provision of electric vehicle infrastructure specifying that 20% of parking stalls shall be provided with 120 volt, electrical vehicle plug-in charging equipment and further stipulating that an additional 25% of parking stalls shall be pre-ducted for future electrical vehicle plug-in charging equipment, as part of the Transportation Demand Management (TDM) package in consideration for the maximum 10% reduction in the residential parking requirement.
10. City acceptance of the developer's offer to voluntarily contribute \$0.77 per buildable residential gross floor area minus the affordable housing area equals \$79,926.00 (i.e., 109,263 ft<sup>2</sup> - 5,463 x \$0.77 per ft<sup>2</sup>) to the public art fund or the provision of a public art installation on the subject site of equivalent value that is supported by the Public Art Advisory Committee and approved by the City Council.

11. Provision of a cash contribution for the removal of the layby and reinstatement of the existing Granville Avenue curb alignment including the reconfiguration of Granville Avenue boulevard improvements (i.e., greenway and associated enhancements), based on a suitably detailed design and detailed cost estimate utilizing City rates prepared by a professional civil engineer via the Servicing Agreement subject to the satisfaction and final approval by the Director of Development, prior to final adoption of the rezoning.
12. Provision of a cash contribution for the construction of the future interim lane based on a suitably detailed design and detailed cost estimate utilizing City rates prepared by a professional civil engineer via the Servicing Agreement subject to the satisfaction and final approval by the Director of Development, prior to final adoption of the rezoning. There is an existing 3.0 m wide SRW for lane and utility purposes. The existing 3.0 m wide lane SRW together with the proposed 4.5 m wide lane dedication will be developed in the future to establish an interim (7.5 m wide) lane. The interim and ultimate lane designs provided by the applicant will be required to accommodate the WB-17 loading in the future lane.
13. Provision of a cash contribution in the amount of \$25,000.00 for a bus shelter in the vicinity of the site, as part of the Transportation Demand Management (TDM) package in consideration for the maximum 10% reduction in the residential parking requirement.
14. Provision of a cash contribution in the amount of \$15,300.00 for Audible Pedestrian Signal (APS) up-upgrades at the Granville Avenue and St. Albans Road intersection, as part of the Transportation Demand Management (TDM) package in consideration for the maximum 10% reduction in the residential parking requirement..
15. Provision of a cash contribution in the amount of \$19,040.00 for the upgrade of the sewer from STMH2498 to STMH2491 as there is inadequate capacity under the ultimate OCP development scenario.
16. Registration of the City's standard Housing Agreement to secure 507.54 m<sup>2</sup> (5,463.15 ft<sup>2</sup>) of residential floor area for 7 affordable housing units, the combined habitable floor area of which shall comprise at least 5% of the subject development's total residential building area. Occupants of the affordable housing units subject to the Housing Agreement shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces. The terms of the Housing Agreements shall indicate that they apply in perpetuity and provide for the following:

Unit Type	Number of Units	Minimum Unit Area	Maximum Monthly Unit Rent**	Total Maximum Household Income**
1-bedroom units plus 1-bedroom + den units	3 units	50 m <sup>2</sup> (535 ft <sup>2</sup> )	\$925.00 per 1-bedroom units	\$37,000.00 or less
2-bedroom units plus 2-bedroom + den units	4 units	80 m <sup>2</sup> (860 ft <sup>2</sup> )	\$1,137.00 per 1-bedroom units	\$45,500.00 or less

\*\* May be adjusted periodically as provided for under adopted City policy.

17. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
18. Enter into a Servicing Agreement\* for the design and construction of frontage and site service connection. Works include, but may not be limited to:
  - .1 Frontage Improvement Requirements:
    - .1 Granville Avenue:
      - .1 South from the back of the existing Granville Avenue curb, a 3.2 m wide on-street layby complete with transitions that may extend beyond the subject site frontage and new curb and gutter (south of the existing 1.8 m wide eastbound bike lane) according to detailed design drawings that are signed and sealed by a professional civil engineer via the Servicing Agreement subject to the satisfaction and final approval by the Director of Development, prior to final adoption of the rezoning,
      - .2 South of the new layby curb, a 3.0 m wide boulevard planting strip complete with street trees, boulevard planting automatic irrigation and street furnishings, according to detailed design drawings that are signed and sealed by a professional civil engineer via the Servicing Agreement subject to the satisfaction and final approval by the Director of Development, prior to final adoption of the rezoning,

- 3 South from the south side of the boulevard planting strip, a 2.5 m wide walkway with decorative paving according to detailed design drawings that are signed and sealed by a professional civil engineer via the Servicing Agreement subject to the satisfaction and final approval by the Director of Development, prior to final adoption of the rezoning,
- 4 South from the south side of the walkway, a 2.0 m wide strip for landscape buffer planting where possible to separate the walkway from the proposed development according to detailed design drawings that are signed and sealed by a professional civil engineer via the Servicing Agreement subject to the satisfaction and final approval by the Director of Development, prior to final adoption of the rezoning,
- 5 Installation of a minimum 1 City standard bench complete with a concrete pad within the proposed 4.0 m wide SRW along Granville Avenue, as part of the Transportation Demand Management (TDM) package in consideration for the maximum 10% reduction in the residential parking requirement, as part of the Transportation Demand Management (TDM) package in consideration for the maximum 10% reduction in the residential parking requirement, according to detailed design drawings that are signed and sealed by a professional civil engineer via the Servicing Agreement subject to the satisfaction and final approval by the Director of Development, prior to final adoption of the rezoning.
- 6 Supply and installation of illuminated street name signs at all approaches to the Granville Avenue and St. Albans Road intersection, as part of the Transportation Demand Management (TDM) package in consideration for the maximum 10% reduction in the residential parking requirement, according to detailed design drawings that are signed and sealed by a professional civil engineer via the Servicing Agreement subject to the satisfaction and final approval by the Director of Development, prior to final adoption of the rezoning.

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

1. Compliance with the appropriate design guidelines to the satisfaction and approval of the Director of Development prior to final Council approval of the Development Permit including consideration of the following:
  - Official Community Plan (OCP) Schedule 2.10 – City Centre Area Plan (CCAP) 3.1: General Guidelines; and
  - OCP Schedule 2.10 – CCAP 3.2.7 Sub-Area B.3: Mixed Use High-Rise Residential, Commercial & Mixed Use.
2. Further architectural and landscape architectural design development of the proposed built form and landscape improvements to the satisfaction and approval of the Director of Development prior to final Council approval of the Development Permit.
3. Submission of a public art plan prepared by a public art consultant for review by the Public Art Advisory Committee as part of the Development Permit application stage and to the satisfaction and approval of the Director of Development prior to final Council approval of the Development Permit. The value of the public art contribution is estimated to be approximately \$79,926.00 (i.e., 109,263 ft<sup>2</sup> - 5,463 x \$0.77 per ft<sup>2</sup>) that includes the 5% of total contribution toward the City's public art administration.
4. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscape Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
  - Comply with the guidelines of the OCP's Lane Establishment and Arterial Road Redevelopment Policies and should not include hedges along the front property line;
  - Include a mix of coniferous and deciduous trees;

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

1. 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.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

**Note:**

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

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

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

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

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Signed

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Date



## High Rise Apartment (ZHR13) - St Albans (City Centre)

The Council of the City of Richmond enacts as follows:

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting Section 19.13 thereof the following:

### "19.13 High Rise Apartment (ZHR13) – St Albans (City Centre)

#### 19.13.1 Purpose

The zone provides for **high rise apartment** use.

#### 19.13.2 Permitted Uses

- **housing, apartment**

#### 19.13.3 Secondary Uses

- **boarding and lodging**
- **home business**
- **community care facility, minor**
- **child care**

#### 19.13.4 Permitted Density

1. The maximum **floor area ratio** is 2.0, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 19.13.4.1, the reference to a maximum **floor area ratio** of "2.0" in relation to a **building** used for multiple-family residential purposes is increased to a higher **density** of "3.0" on **sites** zoned ZHR13, if prior to the first occupancy of the **building** the **owner**:
  - a) provides in the **building** not less than four **affordable housing units** and the combined **habitable space** of the total number of **affordable housing units** would comprise at least 5% of the total **building area**; and
  - b) enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.

#### 19.13.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 90% for **buildings**.

#### 19.13.6 Yards & Setbacks

1. The minimum public **road setback** along the north **property line** is 3.0 m.
2. The minimum **side yard setback** along the east **property line** is 0.0 m.

3. The minimum **side yard setback** along the west **property line** is 0.0 m.
4. The minimum **rear yard setback** along the south **property line** is 0.0 m.

#### 19.13.7 Permitted Heights

1. The maximum **height** for **buildings** is 47.0 m geodetic.
2. The maximum **height** for **accessory buildings** and **structures** is 10.0 m.

#### 19.13.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

#### 19.13.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

#### 19.13.10 On-Site Parking And Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that:

#### 19.13.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.
2. 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 "**High Rise Apartment (ZHR13) – St Albans (City Centre)**":

P.I.D. 003-554-619

Parcel "A" (RD43490E) Lot 8 Block "A" Section 16 Block 4 North Range 6 West New Westminster District Plan 1262

P.I.D. 004-033-817

Lot 9 Except Part on Reference Plan 6590 Block "A" Section 16 Block 4 North Range 6 West New Westminster District Plan 1262



3. This Bylaw is cited as "Richmond Zoning Bylaw 8500 Amendment Bylaw 8958".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS

ADOPTED

NOV 13 2012

CITY OF RICHMOND
APPROVED for content by originating dept. <i>[Signature]</i>
APPROVED for legality by Solicitor <i>[Signature]</i>

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER