



## City of Richmond

## Report to Committee

**To:** Planning Committee  
**From:** Brian J. Jackson, MCIP  
Director of Development  
**Date:** February 2, 2012  
**File:** RZ 11-581552  
**Re:** KHALID HASAN has applied to the City of Richmond for permission to rezone 9500, 9520 and 9540 Granville Avenue from "Single Detached (RS1/F)" to "Medium Density Townhouses (RTM2)" in order to develop a 16 unit 2 Storey Townhouse development.

### Staff Recommendation

That Bylaw No. 8868 for the rezoning of 9500, 9520 and 9540 Granville Avenue from "Single Detached, (RS1/F)" to "Medium Density Townhouses (RTM2)", be introduced and given first reading.

Brian J. Jackson, MCIP  
Director of Development  
(604-276-4138)

### FOR ORIGINATING DEPARTMENT USE ONLY

ROUTED TO:

CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

Affordable Housing ..... Y ☒ N ☐

## Staff Report

### Origin

Khalid Hasan has applied to rezone 9500, 9520 and 9540 Granville Avenue (**Attachment 1**) from “Single Detached, (RS1/F)” to a “Medium Density Townhouses (RTM2)” to permit the construction of 16 residential townhouse units (**Attachment 2**).

### Findings Of Fact

Please refer to the attached Development Application Data Sheet (**Attachment 3**) for a comparison of the proposed development data with the relevant Bylaw requirements.

### Surrounding Development

To the North: Across Granville Avenue, at 9451 Granville Avenue, a 32 unit – 3 storey Townhouse complex zoned “Medium Density Townhouses (RTM1)”.

To the East: Single Detached bungalow at 9560 Granville Avenue zoned “Single Detached (RS1/F)”.

To the South: An 18 unit, 2 storey townhouse complex at 7060 Ash Street zoned “Town Housing (ZT16) – South McLennan and St. Albans Sub-Area (City Centre)”.

To the West: Across Ash Street, a 40 unit, 3 storey townhouse complex at 7051 Ash Street zoned “Town Housing (ZT50) – South McLennan (City Centre)”.

### Related Policies and Studies

#### Official Community Plan

OCP designation: City Centre Area, McLennan South Sub-Area Plan, Schedule 2.10D.

#### McLennan South Sub-Area Plan

- Residential, 2 ½ storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single Family. 0.55 base FAR (**Attachment 4**).

The applicant is proposing a density of 0.65 FAR, above the base density of 0.55 FAR as indicated in the OCP. To qualify for the additional density and to satisfy the requirements of the RTM2 zone, the applicant is providing frontage improvements to Granville Avenue, the retention of four (4) on-site trees, a voluntary contribution to the Affordable Housing Strategy reserve fund, the Public Art reserve fund, and a voluntary contribution toward improvements to a pedestrian crosswalk at the corner of Granville Avenue and Ash Street, benefiting pedestrians crossing Granville Avenue.

#### Floodplain Management Implementation Strategy

In accordance with the City’s Flood Management Strategy, the minimum allowable elevation for habitable space is 2.9 m GSC or 0.3 m above the highest crown of the adjacent road. A Flood Indemnity Covenant is to be registered on title prior to final adoption.

### OCP Aircraft Noise Sensitive Development (ANSND) Policy

The site is not located within policy area of the ANSD map and is not subject to noise mitigation measures and the registration of an Aircraft Noise Sensitive Use Restrictive Covenant.

### **Public Input**

A notice board is posted on the subject property to notify the public of the proposed development. A phone call from a resident on Granville Avenue expressed concern on the amount of traffic that is already occurring in the area, in particular during weekday morning drop-off and afternoon pick-up of children at Anderson Elementary School and A.R. McNeill Secondary School. The resident indicated that they would be forwarding a letter outlining their concerns, but none has ever been received. No further communication has been received to date. Should this application receive first reading, a public hearing will be scheduled.

Transportation has commented on the project stating the traffic generation is anticipated for a development proposal of this scale. The planned improvements to the existing crosswalk at the corner of Ash Street and Granville Avenue that will consist of a pedestrian crossing indicator, will improve pedestrian movement in the area by making the crossing safer.

### **Staff Comments**

#### Transportation and Site Access

- Vehicular access to and from the site is off Ash Street.
- Off-street parking for the proposal is provided in each unit by two-car garages at grade with all garages providing side-by-side parking configurations. Visitor parking is supplied by four (4) visitor stalls scattered around the site, including one stall for handicapped parking. The number of stalls meet the requirements of Zoning Bylaw 8500.
- With the exception of the units that have direct pedestrian access to Granville Avenue, pedestrian access to the site is shared with the vehicular access point and then follows the internal drive-aisle to the individual units. To add an additional safety feature to pedestrians using the site, staff have asked the applicant to consider using methods to give a better sense of territory for pedestrians who use the site.
- An existing pedestrian crosswalk at the corner of Granville Avenue and Ash Street is due to be upgraded to improve the movement of pedestrians crossing Granville Avenue. As this site would benefit from this improvement, the applicant is making a voluntary contribution of \$10,000.00 toward this upgrade.
- To support the possible development of future townhouses to the east, a legal agreement is to be registered on the subject property to secure access along the internal driveway for the benefit of 9560, 9580 and 9584 Granville Avenue, or any consolidation thereof.
- A four (4) meter by four (4) meter triangular corner cut is to be dedicated for the purpose of road development.

#### Proposed Site Assembly

The applicant has done a good job to secure these three sites that meet the minimum site area requirements in accordance with policy.

With access to Ash Street, this 16 unit townhouse proposal is arranged in two and three unit clusters at the periphery of the site, with the internal drive aisle bisecting the units down the middle. The units fronting Granville Avenue provide direct pedestrian access to the street.

### Trees

An Arborist Report and site survey (**Attachment 5**) was submitted to assess the existing trees on the site for possible retention of existing trees.

A detailed site review was conducted by City staff which identified that of the eleven (11) trees on-site, seven (7) are in poor condition and/or located within the development area and will need to be removed. Of the remaining, four (4) are listed in moderate to good health and are good candidates for retention.

There are two (2) trees on city property that were identified as having an impact on the site. One (1) is in good condition to be protected and retained while the other has been approved by City staff for its removal due to its poor condition. As compensation of this tree, the applicant is contributing \$1,300.00 towards the City's Tree Compensation fund.

A summary of the submitted arborist report and staff review is outlined in the following table:

**Tree Summary Table**

Item	Number of Trees	Tree Compensation Rate	Tree Compensation Required	Comments
Total On Site Trees	11	-	-	-
To be removed due to poor health	7	2:1	14	To be removed, due to conflicts with proposed building locations, flood bylaw requirements and poor health or structure of the trees.
Trees for retention	4	-	-	Applicant to incorporate them into the landscape plan as part of the DP.
Trees located on City property	2	2:1	see comments	One tree is to be protected and retained while the other can be removed. A \$1,300 compensation for this removal is being provided by the applicant.
Trees for relocation within the site	0	-	-	-

Of the 7 trees that are to be removed, they would need to be replaced in accordance with the City's 2 for 1 replacement policy. A review of the new tree plantings will be conducted at the Development Permit stage where it will be determined if the number of trees proposed on the submitted landscape drawings meet the replacement requirements.

### Amenity Space

The outdoor amenity space is located in a highly visible location at the northwest corner of the site. The space is intended for a children's play area, along with benches for sitting but little detail is provided at this time. A more detailed review will be conducted at the Development Permit stage when landscaping drawings will be submitted with more detailed information. No indoor space is being proposed, but a voluntary cash-in-lieu contribution of \$16,000.00 will be paid prior to final adoption of this application.

## Analysis

### Proposed Zoning to Medium Density Townhouses (RTM2)

The proposed rezoning from RS1/F to RTM2 represents an increase to density. The submitted information is in conformance with the South McLennan Sub-Area Plan in its transformation from a predominately single-family neighbourhood toward a higher density neighbourhood through the development of apartment and townhouse buildings. No amendment is required to the OCP as the proposal meets the South McLennan Sub-Area Plan parameters as well as the designation of the Land Use Map ('Residential, 2 ½ storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single Family. 0.55 base FAR') (**Attachment 4**).

The proposed increase in density from a 0.55 FAR base to the proposed 0.65 FAR in RMT2 is supported through a voluntary contribution to the affordable housing reserve fund and the public art reserve fund, as well as frontage improvements to Granville Avenue and a voluntary contribution toward the upgrade to the existing pedestrian crosswalk at the corner of Granville Avenue and Ash Street, benefiting pedestrians crossing Granville Avenue.

### Design

The two-storey proposal meets the intent and requirements of the neighbourhood plan. More detail regarding the form and character of the proposal will follow during the Development Permit application process.

### Affordable Housing

The applicant will be making a voluntary cash contribution to the affordable housing reserve fund in accordance with the City's Affordable Housing Strategy.

With respect to townhouse developments, the strategy specifies that a voluntary cash contribution of two dollars (\$2.00) per buildable square foot will be welcomed to the affordable housing reserve fund. The total payable contribution in this 16 unit proposal would come to \$42,720.00.

### Public Art

In response to the City's commitment to the provision of Public Art, the developer is considering providing a piece of public art to the site. Another option is for the developer to provide a voluntary contribution at a rate of \$0.75 per buildable square foot based on the maximum floor area ratio (0.65 FAR). This amount comes to \$16,012.50 for the entire project and is payable prior to the adoption of the rezoning application. Should the applicant choose to proceed with the provision of a piece of public art, they will need to contact the City's Public Art Coordinator to initiate the process.

### Parking

The submitted proposal meets the number of off-street parking stalls in accordance with the Parking and Loading requirements of Zoning Bylaw 8500. A total of 36 stalls are being proposed with 32 proposed for residents and 4 visitor stalls. Bicycle parking is also being proposed to provide space for short and long term bicycle parking

### Utilities and Site Servicing

A site servicing review has been conducted by the applicant's Engineering consultant and reviewed by the City's Engineering Department. They agree with the consultant that existing infrastructure for storm and sewer is adequate for the proposed development and that no



infrastructure for storm and sewer is adequate for the proposed development and that no upgrades are necessary. A water analysis is not required but a fire flow calculations are to be submitted at the time of applying for a Building Permit.

#### Servicing Agreement

A Servicing agreement will be required to ensure frontage works along the front of Granville Avenue are done to City standards. Frontage works along the Ash Street front were completed during the development of the 18 unit townhouse development to the south that was approved in 2006. The agreement will also identify how the site will be serviced to accommodate the 16 townhouse units. It will also ensure that all servicing work will not interfere with a street tree on Granville Avenue that is to be retained.

#### Development Permit

A separate Development Permit application would be required with a specific landscaping plan to include the following:

1. Design of the outdoor amenity area, including the play area.
2. Overall appropriateness of the landscaping plan, including how the proposed grades will ensure the survival of the three on-site trees that are to be retained.
3. Manoeuvrability of larger vehicles (SU-9) within the site.
4. Form and Character of the townhouse units and how they address adjacent properties.

#### **Financial Impact**

None.

#### **Conclusion**

The proposed 16 unit townhouse rezoning meets the requirements of the OCP as well as the zoning requirements set out in the Medium Density Townhouses (RTM2) zone for the South McLennan neighbourhood plan. Staff contend that the design requirements meet the character of the neighbourhood and are confident the outstanding conditions will be met prior to final adoption. Staff recommends that rezoning application RZ 11-581552 proceed to first reading.



David Johnson  
Planner  
(604-276-4193)

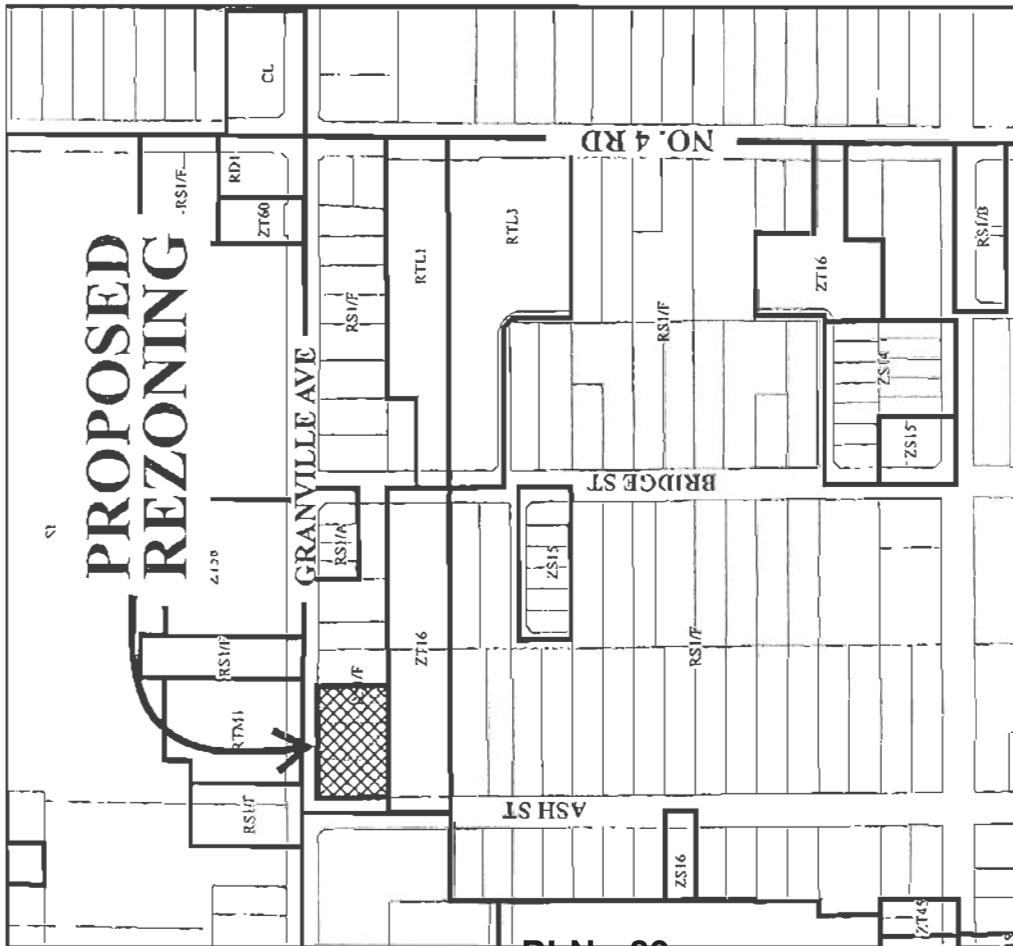
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#### **List of Attachments**

Attachment 1	Location Map, Zoning Site Map, Site Context and Aerial View of the Site
Attachment 2	Site Plan and Preliminary Architectural Drawings
Attachment 3	Development Application Data Sheet
Attachment 4	McLennan South Sub-Area Land Use Map
Attachment 5	Arborist Report - Tree Survey Plan
Attachment 6	Conditional Rezoning Requirements



# PROPOSED REZONING



**PLN - 89**

9451

GRANVILLE AVE

ASH ST

78.82

69

38.37

0902

0902

0902

0907

RZ 11-581552

Original Date: 06/15/11

Revision Date:

Note: Dimensions are in METRES





RZ 11-581552

PLN - 90

Original Date: 06/15/11

Amended Date:

Note: Dimensions are in METRES



# REZONING FOR PROPOSED TOWNHOUSE DEVELOPMENT AT 9500-9540 GRANVILLE AVENUE, RICHMOND, BC

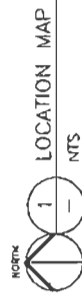
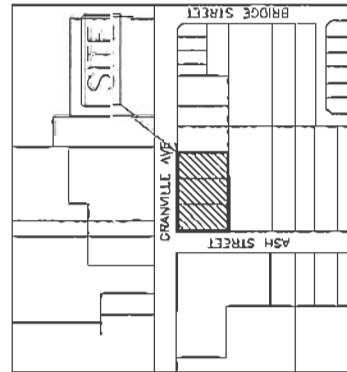
## DEVELOPMENT DATA

- (A) CIVIC ADDRESS: 9500-9540 GRANVILLE AVENUE, RICHMOND, BC  
 (B) LEGAL DESCRIPTION: LOTS 1, 2 AND 3, ALL OF SECTION 15, BLOCK 4 NORTH RANGE 6 WEST  
 NEW WESTMINSTER DISTRICT PLAN 14703  
 (C) LOT AREA: 3,053 SM (32,862 SF) (EXCLUDING ROAD DEDICATION)  
 (D) ZONING USE: CURRENT: RS1/F;  
 PROPOSED: SITE SPECIFIC TOWNHOUSE ZONING

CURRENT ZONING (UNDER RS1/F ZONING)	PROPOSED REZONING (SITE SPECIFIC TOWNHOUSE USE)	ACTUAL
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(E) FLOOR AREA RATIO	0.55 TO 454.5 SM 0.3 TO REST OF SITE AREA	0.65 TOTAL GROSS FLOOR AREA 0.65 X 3,053 SM = 1984.45 SM (21,360 SF)	0.65 21,358 SF NET GROSS FLOOR AREA
(F) NUMBER OF UNIT:	1 PER LOT	16 UNITS	16 UNITS
(G) BUILDING COVERAGE:	MAX = 45%	MAX = 45%	MAX = 45%
(H) BUILDING HEIGHT:	MAX HEIGHT - 9M	MAX MAIN BUILDING HEIGHT - 11M	44.8% (INCLUDING COVERED ENTRANCE PORCH, COVERED BACKYARD PATIO, COVERED ELECTRICAL ROOM AND ASH STREET ENTRANCE FEATURE)
(I) SETBACK:	FRONTYARD - 6M SIDEYARD - 2M REARYARD - 6M	FRONTYARD FACING GRANVILLE - 6M SIDEYARD FACING ASH STREET - 6M INTERNAL SIDEYARD - 3M REAR YARD - 3M	BUILDING HEIGHT - 9.3M (30'7") FRONTYARD FACING GRANVILLE - 6.10M (20'3") SIDEYARD FACING ASH - 6.10M (20') EAST SIDEYARD - 3.05M (10') REAR YARD - 3.50M (11'6")
(J) PARKING:	2 PER DWELLING UNIT	2 PER DWELLING UNITS X16 = 32 0.5 VISITOR PARKING / UNIT X16 = 4 TOTAL = 36 REQUIRED (50% PARKING CAN BE SMALL PARKING)	RESIDENTIAL PARKING: 16 REGULAR 16 SMALL VISITOR PARKING: 1 DISABLED 3 REGULAR

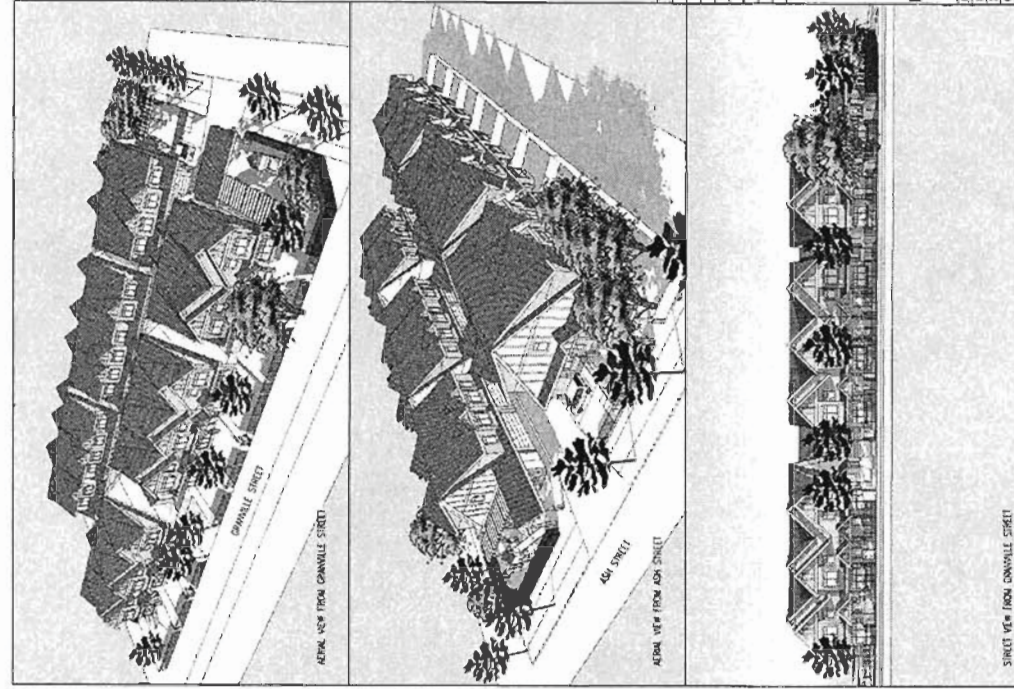
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LOCATION MAP  
NTS

## DRAWING LIST

- A1 - DEVELOPMENT SUMMARY  
 A2 - SITE PLAN (1/1")  
 A3 - SITE PLAN (2/1")  
 A4 - UNIT PLANS  
 A5 - BUILDING ELEVATIONS



ERIC LAW  
ARCHITECT

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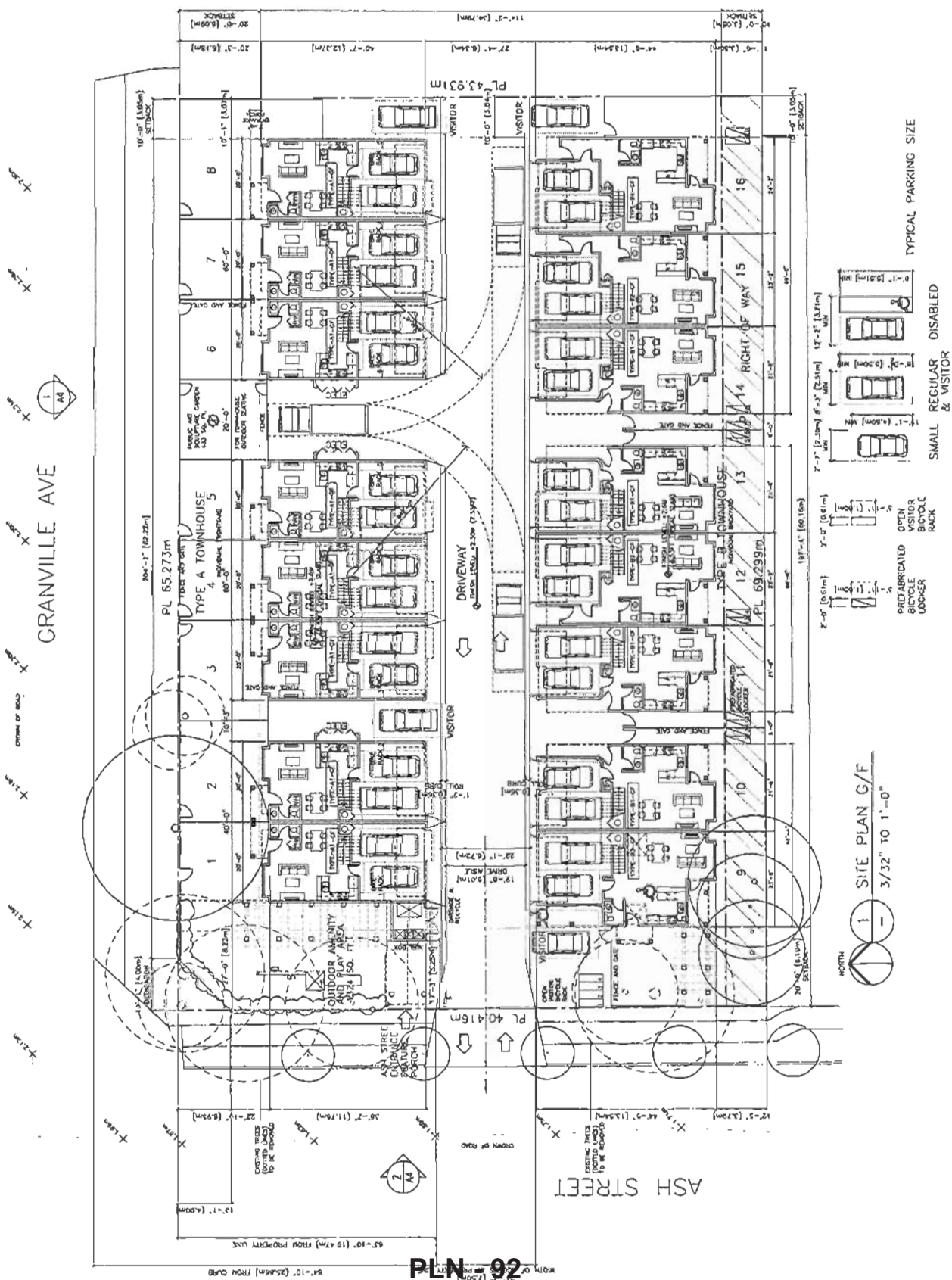
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2 MASSING STUDY  
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REZONING





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 216. **PRINT SIGNATURE** \_\_\_\_\_  
 217. **PRINT NAME** \_\_\_\_\_  
 218. **PRINT ADDRESS** \_\_\_\_\_<

- | Case | Year | Age | Sex | Occupation | History                             | Findings | Diagnosis | Prognosis | Treatment | Outcome |
|------|------|-----|-----|------------|-------------------------------------|----------|-----------|-----------|-----------|---------|
| 1    | 1985 | 45  | M   | Teacher    | Headache, dizziness, blurred vision | Normal   | None      | Good      | None      | None    |
| 2    | 1986 | 52  | F   | Homemaker  | Headache, nausea, vomiting          | Normal   | None      | Good      | None      | None    |
| 3    | 1987 | 38  | M   | Engineer   | Headache, dizziness, blurred vision | Normal   | None      | Good      | None      | None    |
| 4    | 1988 | 60  | F   | Retired    | Headache, dizziness, blurred vision | Normal   | None      | Good      | None      | None    |
| 5    | 1989 | 42  | M   | Doctor     | Headache, dizziness, blurred vision | Normal   | None      | Good      | None      | None    |
| 6    | 1990 | 55  | F   | Homemaker  | Headache, dizziness, blurred vision | Normal   | None      | Good      | None      | None    |
| 7    | 1991 | 35  | M   | Engineer   | Headache, dizziness, blurred vision | Normal   | None      | Good      | None      | None    |
| 8    | 1992 | 48  | F   | Homemaker  | Headache, dizziness, blurred vision | Normal   | None      | Good      | None      | None    |
| 9    | 1993 | 50  | M   | Engineer   | Headache, dizziness, blurred vision | Normal   | None      | Good      | None      | None    |
| 10   | 1994 | 58  | F   | Homemaker  | Headache, dizziness, blurred vision | Normal   | None      | Good      | None      | None    |
| 11   | 1995 | 40  | M   | Engineer   | Headache, dizziness, blurred vision | Normal   | None      | Good      | None      | None    |
| 12   | 1996 | 53  | F   | Homemaker  | Headache, dizziness, blurred vision | Normal   | None      | Good      | None      | None    |
| 13   | 1997 | 37  | M   | Engineer   | Headache, dizziness, blurred vision | Normal   | None      | Good      | None      | None    |
| 14   | 1998 | 51  | F   | Homemaker  | Headache, dizziness, blurred vision | Normal   | None      | Good      | None      | None    |
| 15   | 1999 | 43  | M   | Engineer   | Headache, dizziness, blurred vision | Normal   | None      | Good      | None      | None    |
| 16   | 2000 | 56  | F   | Homemaker  | Headache, dizziness, blurred vision | Normal   | None      | Good      | None      | None    |
| 17   | 2001 | 39  | M   | Engineer   | Headache, dizziness, blurred vision | Normal   | None      | Good      | None      | None    |
| 18   | 2002 | 54  | F   | Homemaker  | Headache, dizziness, blurred vision | Normal   | None      | Good      | None      | None    |
| 19   | 2003 | 41  | M   | Engineer   | Headache, dizziness, blurred vision | Normal   | None      | Good      | None      | None    |
| 20   | 2004 | 57  | F   | Homemaker  | Headache, dizziness, blurred vision | Normal   | None      | Good      | None      | None    |
| 21   | 2005 | 36  | M   | Engineer   | Headache, dizziness, blurred vision | Normal   | None      | Good      | None      | None    |
| 22   | 2006 | 52  | F   | Homemaker  | Headache, dizziness, blurred vision | Normal   | None      | Good      | None      | None    |
| 23   | 2007 | 44  | M   | Engineer   | Headache, dizziness, blurred vision | Normal   | None      | Good      | None      | None    |
| 24   | 2008 | 59  | F   | Homemaker  | Headache, dizziness, blurred vision | Normal   | None      | Good      | None      | None    |
| 25   | 2009 | 46  | M   | Engineer   | Headache, dizziness, blurred vision | Normal   | None      | Good      | None      | None    |
| 26   | 2010 | 53  | F   | Homemaker  | Headache, dizziness, blurred vision | Normal   | None      | Good      | None      | None    |
| 27   | 2011 | 38  | M   | Engineer   | Headache, dizziness, blurred vision | Normal   | None      | Good      | None      | None    |
| 28   | 2012 | 51  | F   | Homemaker  | Headache, dizziness, blurred vision | Normal   | None      | Good      | None      | None    |
| 29   | 2013 | 42  | M   | Engineer   | Headache, dizziness, blurred vision | Normal   | None      | Good      | None      | None    |
| 30   | 2014 | 56  | F   | Homemaker  | Headache, dizziness, blurred vision | Normal   | None      | Good      | None      | None    |
| 31   | 2015 | 37  | M   | Engineer   | Headache, dizziness, blurred vision | Normal   | None      | Good      | None      | None    |
| 32   | 2016 | 54  | F   | Homemaker  | Headache, dizziness, blurred vision | Normal   | None      | Good      | None      | None    |
| 33   | 2017 | 41  | M   | Engineer   | Headache, dizziness, blurred vision | Normal   | None      | Good      | None      | None    |
| 34   | 2018 | 57  | F   | Homemaker  | Headache, dizziness, blurred vision | Normal   | None      | Good      | None      | None    |
| 35   | 2019 | 43  | M   | Engineer   | Headache, dizziness, blurred vision | Normal   | None      | Good      | None      | None    |
| 36   | 2020 | 58  | F   | Homemaker  | Headache, dizziness, blurred vision | Normal   | None      | Good      | None      | None    |
| 37   | 2021 | 39  | M   | Engineer   | Headache, dizziness, blurred vision | Normal   | None      | Good      | None      | None    |
| 38   | 2022 | 52  | F   | Homemaker  | Headache, dizziness, blurred vision | Normal   | None      | Good      | None      | None    |
| 39   | 2023 | 44  | M   | Engineer   | Headache, dizziness, blurred vision | Normal   | None      | Good      | None      | None    |
| 40   | 2024 | 59  | F   | Homemaker  | Headache, dizziness, blurred vision | Normal   | None      | Good      | None      | None    |
| 41   | 2025 | 46  | M   | Engineer   | Headache, dizziness, blurred vision | Normal   | None      | Good      | None      | None    |
| 42   | 2026 | 53  | F   | Homemaker  | Headache, dizziness, blurred vision | Normal   | None</    |           |           |         |

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PROPOSED TOWNHOUSE  
9500-9540 GRANVILLE  
AVENUE RICHMOND BC

SITE PLAN (2/F)

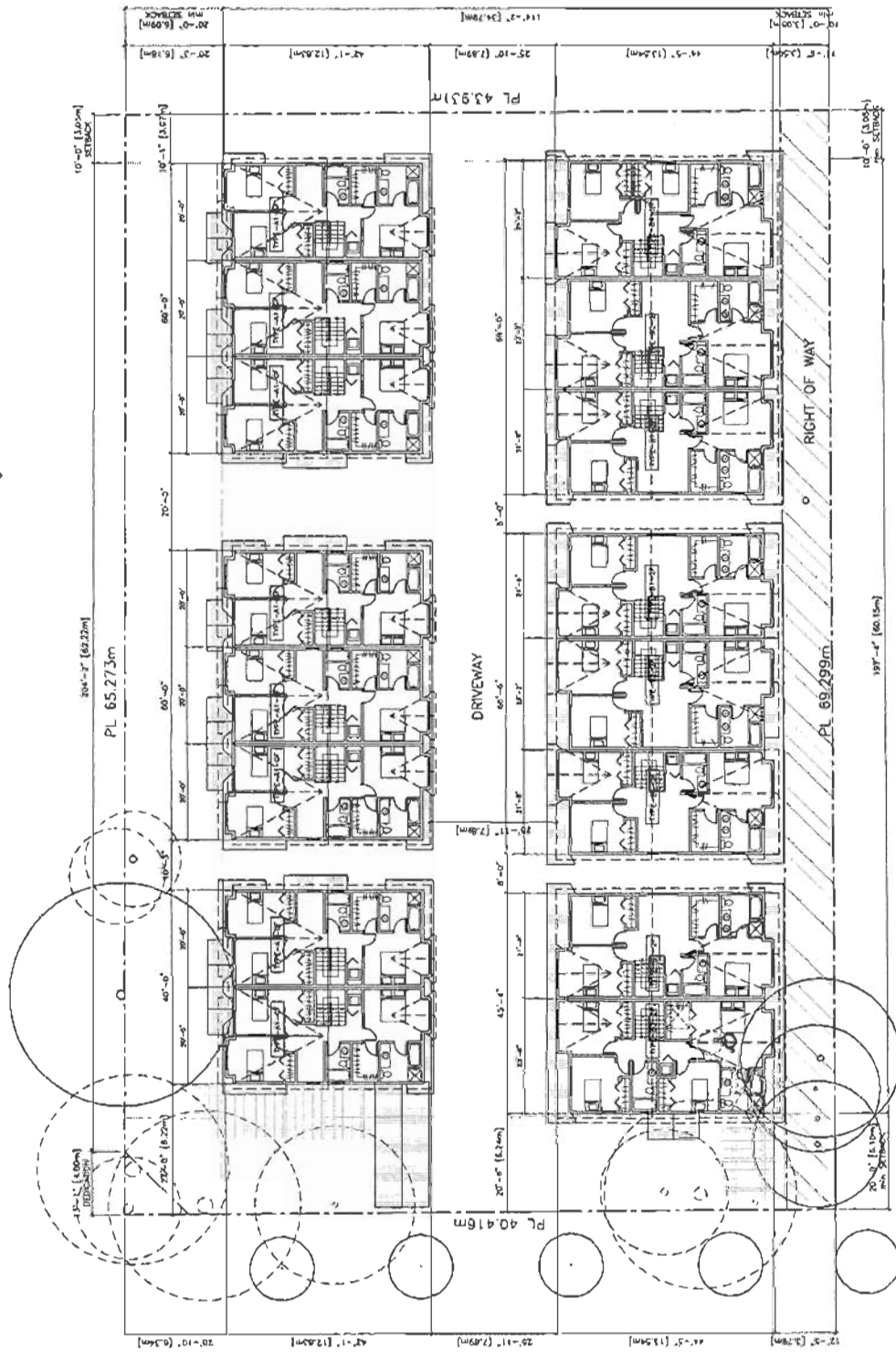
PROJECT NUMBER: 11-10  
ISSUE: 2/2/2012  
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CHECKED BY: EL

A3

## REZDNYG



GRANVILLE AVE



NORTH



SITE PLAN 2/F  
3/32" TO 1'-0"



ASH STREET



Subgroup	Number	Mean	SD	95% CI
Overall	10	1.0	0.0	0.9-1.1
Subgroup	Number	Mean	SD	95% CI
Overall	10	1.0	0.0	0.9-1.1

understand the impact of the

THANKS TO  
THE SUPPORT AND HELP OF  
MOTHER AND HER TV STAFF, THE

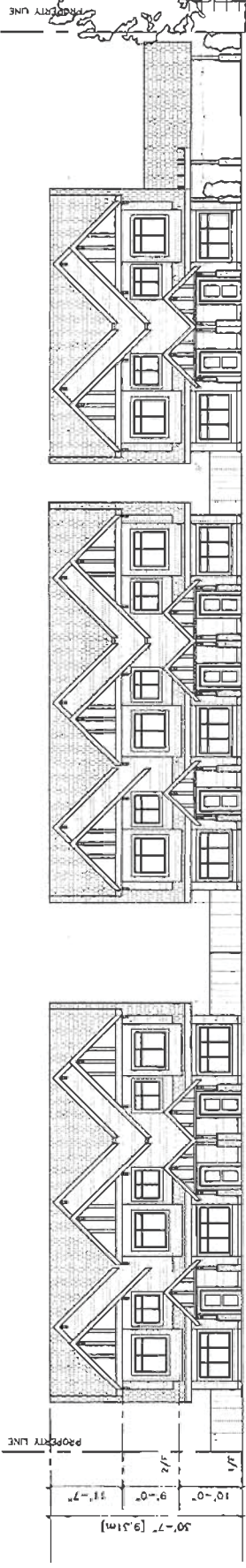
**PROPOSED TOWNHOUSE  
9500-9540 GRANVILLE  
AVENUE RICHMOND BC**

## ELEVATIONS

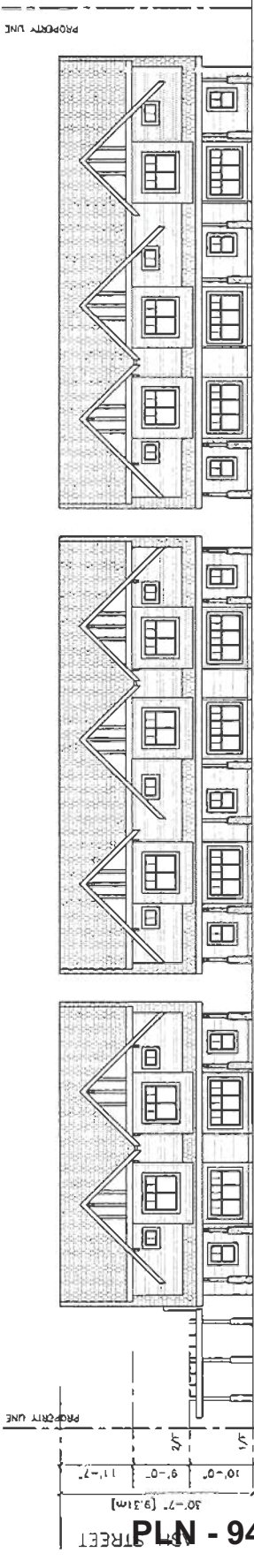
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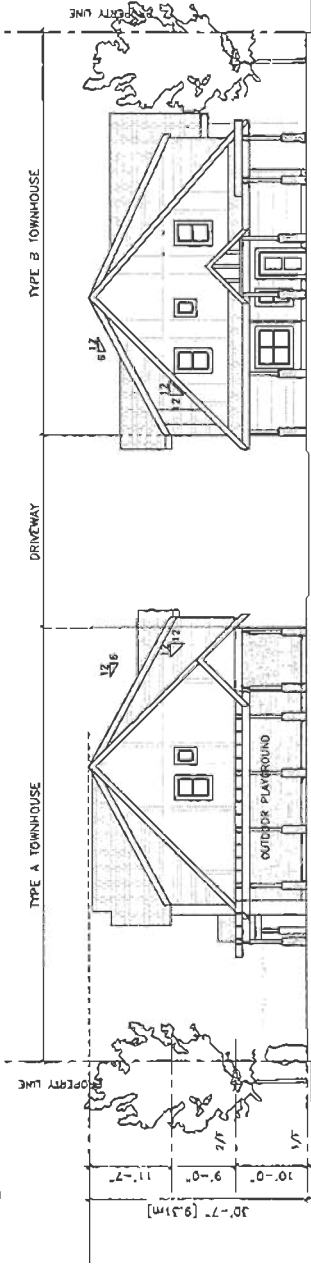
REZONANS



GRANVILLE AVE STREET ELEVATION



2 SOUTH ELEVATION  
1/8" TO 1'-0"



3 ASH STREET ELEVATION  
— 18" TO 1'-0"

GRANVILLE AVENUE

**PLN - 94**



## City of Richmond

6911 No. 3 Road  
Richmond, BC V6Y 2C1  
www.richmond.ca  
604-276-4000

## Development Application Data Sheet

**RZ 09-483465**

Address: 9500, 9520, 9540 Granville Avenue

Applicant: Khalid Hasan

Planning

Area(s): City Centre – McLennan South Sub-Area (Schedule 2.10D)

	Existing	Proposed
<b>Civic Address:</b>	9500, 9520, 9540 Granville Avenue	To Be Determined
<b>Owner or Applicant:</b>	Khalid Hasan	No Change
<b>Site Size (m<sup>2</sup>):</b>	3,061.0m <sup>2</sup>	3,053.0m <sup>2</sup>
<b>Land Uses:</b>	Single-Family	Townhouse Residential
<b>OCP Area Plan Designation:</b>	Residential 2 ½ storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single Family. 0.55 base FAR	No Change
<b>Zoning:</b>	Residential Single Detached (RS1/F)	Medium Density Townhouses (RTM2)  Permits Townhouses at 0.65 F.A.R. with a contribution to the Affordable Housing reserve Fund
<b>Number of Units:</b>	1 Single-Family Dwelling per lot	16 Townhouse Units on a consolidated lot.

	Bylaw 8500 Requirements	Proposed	Variance
Density (FAR):	Site Area = 3,053.0m <sup>2</sup> (0.65) = 1,984.45m <sup>2</sup> Max.	1,984.3m <sup>2</sup> (0.65 FAR)	none permitted
Lot Coverage – Building:	40% Max.	44.1%	4.1% (125.1m <sup>2</sup> )
Lot Width (Granville Avenue):	30.0m	69.27m	none
Lot Depth (Ash Street):	35.0m	44.17m	none
Lot Area:	No requirements	3,053.0m <sup>2</sup>	none
Setback: Granville Avenue:	6.0m Min.	6.79m	none
Setback: Ash Street:	6.0m Min.	6.24m	none

	<b>Bylaw 8500 Requirements</b>	<b>Proposed</b>	<b>Variance</b>
Setback (east)	3.0m Min.	3.05m	none
Setback (south)	3.0m Min.	3.36m	none
Height:	12.0m and no more than 3 stories maximum	9.3m and 2 stories	none
Minimum off-street Parking Requirements:	23 Resident <i>plus</i> 4 Visitor <b>27 spaces minimum</b>	32 Resident <i>plus</i> 4 Visitor <b>36 spaces</b>	none
Tandem Parking Spaces:	No tandem parking for townhouses	None	None
Amenity Space – Indoor:	70 m <sup>2</sup> or cash-in-lieu payment	Cash-in-lieu payment totalling <b>\$16,000.00</b>	none
Amenity Space – Outdoor:	6 m <sup>2</sup> minimum per unit x 16 units = 96.0m <sup>2</sup>	147.1m <sup>2</sup>	none

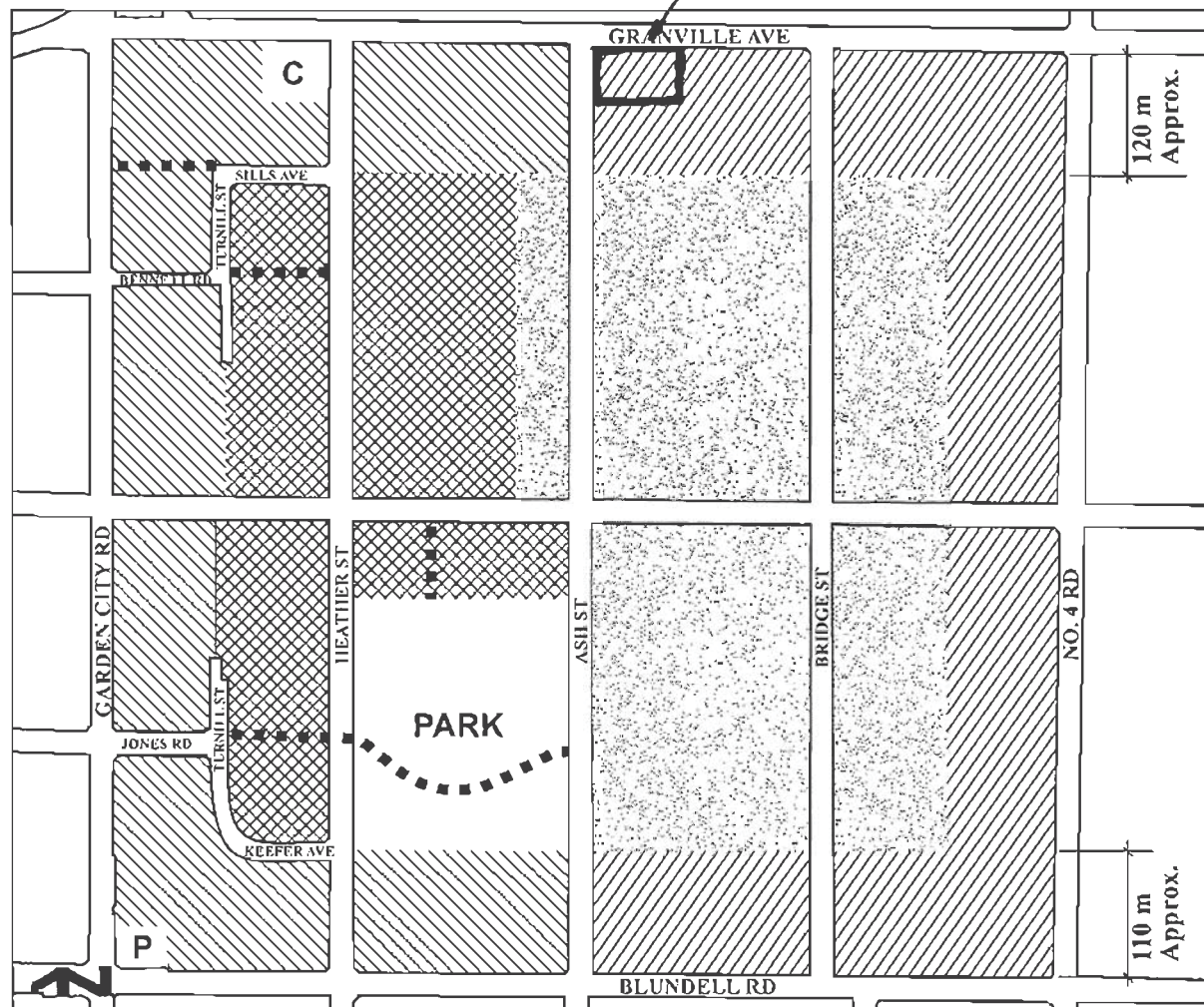



City of Richmond


## Land Use Map


Bylaw 7892  
2005/04/18


SUBJECT SITE



 Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family 0.75 base F.A.R.

 Residential, 2 ½ storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family 0.60 base F.A.R.

 Residential, 2 ½ storeys typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family 0.55 base F.A.R.

 Residential, Historic Single-Family, 2 ½ storeys maximum 0.55 base F.A.R., Lot size along Bridge and Ash Streets:

- Large-sized lots (e.g. 18 m/59 ft. min. frontage and 550 m<sup>2</sup>/ 5,920 ft<sup>2</sup> min. area)

Elsewhere:

- Medium-sized lots (e.g. 11.3 m/ 37 ft. min. frontage and 320 m<sup>2</sup>/ 3,444 ft<sup>2</sup> min. area), with access from new roads and General Currie Road;

Provided that the corner lot shall be considered to front the shorter of its two boundaries regardless of the orientation of the dwelling.

■ ■ ■ ■ Trail/Walkway

**C** Church

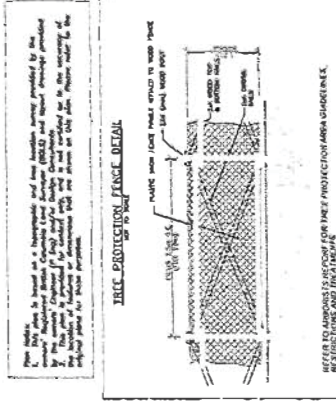
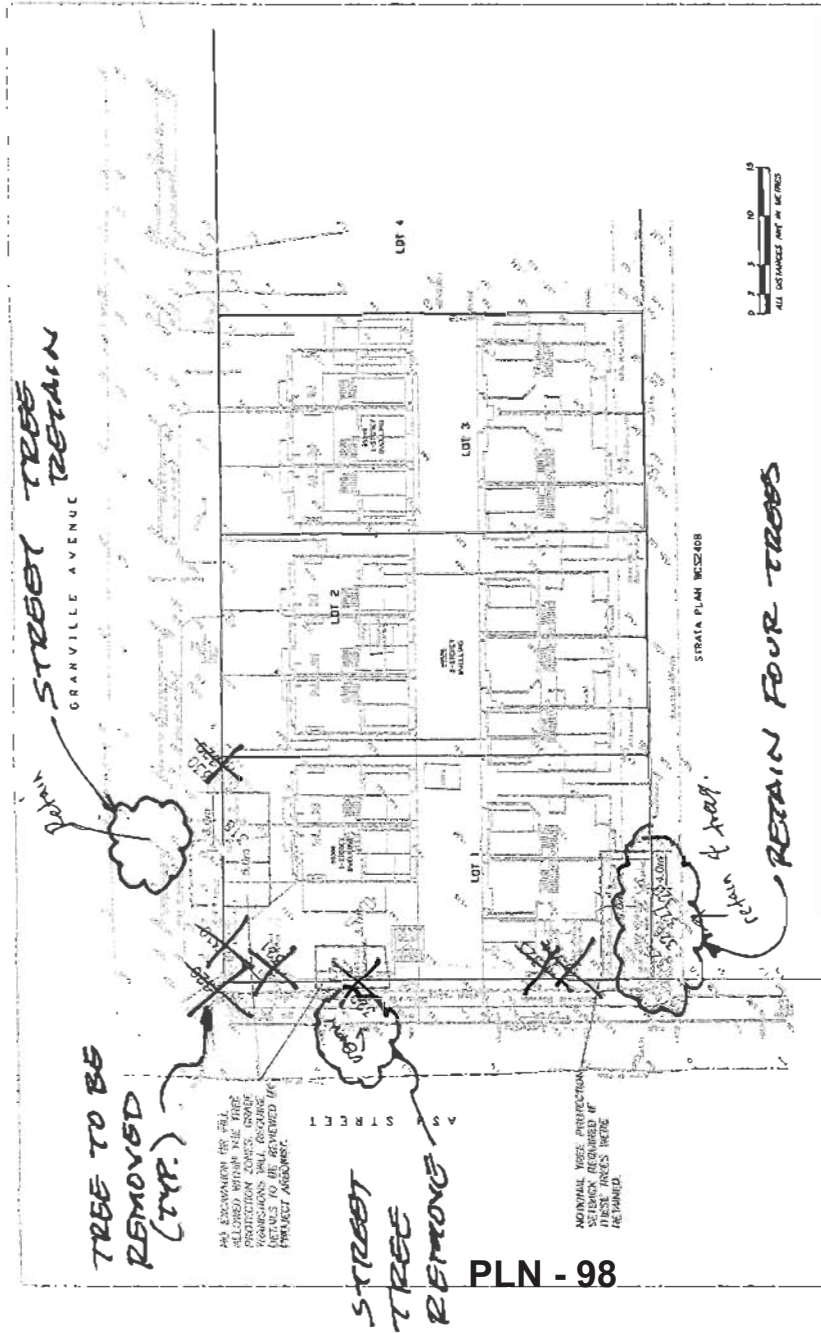
**P** Neighbourhood Pub

**Note:** Sills Avenue, Le Chow Street, Keefer Avenue, and Turnill Street are commonly referred to as the “ring road”.



Client:	KLALID MASSAN
Project:	PROPOSED TOWNHOUSE DEVELOPMENT
Address:	5500, 5520, 5540 GRANVILLE AVE, RICHMOND
Date:	2 JUNE 2017
Our File:	11122

Scale 1:500



**LEGEND - TREE RETENTION**

- ① denotes TREE NUMBER Refer to tree inventory for type, size and condition data.
- ② denotes STRIPED tree to be RETAINED
- ③ denotes STRIPED tree to be REMOVED
- ④ denotes STRIPED tree to be REMOVED for mitigation of HIGH RISK (THA).
- ⑤ denotes OFFSITE tree requiring RETENTION to ensure for approval to REMOVE.
- ⑥ denotes TREE PROTECTION FENCE to be installed to Tree Retention Area (TRA) limits.

**Conditional Zoning Requirements  
9500, 9520 and 9540 Granville Avenue  
RZ 11-581552**

Prior to adoption of Zoning Amendment Bylaw 8868, the developer is required to complete the following requirements to the satisfaction of the Director of Development.

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. City acceptance of the developer's offer to voluntarily contribute \$1,300.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
3. Registration of a flood indemnity covenant on title.
4. A 4 meter by 4 meter triangular corner cut land dedication for road at the corner of Granville Avenue and Ash Street.
5. 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 9560, 9580 and 9584 Granville Avenue or consolidation thereof.
6. City acceptance of the developer's offer to voluntarily contribute \$0.75 per buildable square foot (e.g. \$16,012.50) to the City's public art fund.
7. City acceptance of the developer's offer to voluntarily contribute \$10,000.00 towards the upgrade of the existing pedestrian crosswalk at the corner of Granville Avenue and Ash Street (account number 1051-40-000-00000-0000).
8. Contribution of \$1,000.00 per dwelling unit (e.g. \$16,000.00) in-lieu of on-site indoor amenity space to go towards development of indoor public amenity space as determined by the Parks and Recreation Department.
9. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot (e.g. \$42,720.00) to the City's affordable housing fund.
10. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development. Included with the standard submission, the drawings should provide information specific to:
  - a) Design of the outdoor amenity area, including the play area.
  - b) Overall appropriateness of the landscaping plan, including how the proposed grades will ensure the survival of the three on-site trees that are to be retained.
  - c) Manoeuvrability of larger vehicles (SU-9) within the site.
  - d) Form and Character of the townhouse units and how they address adjacent properties.
11. Enter into a Servicing Agreement\* for the design and construction of off-site improvements along the entire Granville Avenue frontage to the limits of the subject site, including improvements to the land dedicated to the triangular corner cut listed in condition 5. Works include, but may not be limited to:
  - a) Granville Avenue road widening to 11.2 meters curb to curb.
  - b) Curb and gutter along the south edge of road widening noted above.
  - c) A 3.3 meter wide grass and treed boulevard (Willow Oaks), complete with Type 3 decorative street lights 150 watt HP sodium without banner arms, flower pot holders or receptacles, powder coated black.
  - d) A 1.75 meter wide concrete sidewalk is to be placed 1.25 meters north of the property line, permitting room for the existing pole line.
  - e) All utilities servicing the site are to ensure they do not interfere with a street tree that is to be retained along Granville Avenue.



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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation 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.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. 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.
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.

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 8868 (RZ 11-581552)  
9500, 9520 AND 9540 GRANVILLE AVENUE**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "**MEDIUM DENSITY TOWNHOUSES (RTM2)**"

P.I.D. 004-931-416

Lot 1 Section 15 Block 4 North Range 6 West New Westminster District Plan 14703

P.I.D. 007-857-039

Lot 2 Section 15 Block 4 North Range 6 West New Westminster District Plan 14703

P.I.D. 009-994-416

Lot 3 Section 15 Block 4 North Range 6 West New Westminster District Plan 14703

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 8868**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

\_\_\_\_\_  
MAYOR

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

