



To: Planning Committee **Date:** June 25, 2009
From: Brian J. Jackson, MCIP **File:** RZ 08-430370
 Director of Development
Re: **Am-Pri Construction Ltd. has applied to the City of Richmond for permission to rezone 7340 and 7360 Garden City Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development (CD/128)" in order to develop 24 townhouse units.**

Staff Recommendation

That Bylaw No. 8503 for the rezoning of 7340 and 7360 Garden City Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/128)", be introduced and given first reading.

[Signature]
 for Brian J. Jackson, MCIP
 Director of Development
 (604-276-4138)

| FOR ORIGINATING DEPARTMENT USE ONLY | | |
|-------------------------------------|--|---------------------------------------|
| ROUTED TO: | CONCURRENCE | CONCURRENCE OF GENERAL MANAGER |
| Real Estate Services..... | Y <input type="checkbox"/> N <input checked="" type="checkbox"/> | <i>[Signature]</i> |

Staff Report

Origin

Am-Pri Construction Ltd. has applied to rezone 7340 and 7360 Garden City Road (**Attachment 1**) from “Single Family Housing District, Subdivision Area F (R1/F)” to “Comprehensive Development District (CD/128)” to permit the construction of 24 townhouse dwelling 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

The proposal for 24 townhouse units is consistent to the recent developments that have occurred over the past few years.

To the North: An existing 35 unit Townhouse complex by Am-Pri Construction Ltd. zoned Comprehensive Development District (CD/128) as part of RZ 04-262818 and DP 04-280302 at 7333 Turnill Street.

To the East: Across Turnill Street, a 54 unit Townhouse complex zoned Comprehensive Development District (CD/126) as part of DP 02-221010 at 7233 Heather Street; as well as, a 54 unit Townhouse complex zoned Comprehensive Development District (CD/143) as part of DP 04-267797 at 7331 Heather Street.

To the South: Under construction, a 45 unit Townhouse project by Am-Pri Construction Ltd. zoned Comprehensive Development District (CD/128) at 7393 Turnill Street (as part of RZ 06-331653 and DP 07-395965).

To the West: Across Garden City Road, an existing 27 unit townhouse complex zoned Townhouse and Apartment District (R3) at 8780 Bennett Road; as well as, a 84 unit apartment complex zoned Townhouse and Apartment District (R3) at 8751 Garden City Road.

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 – Townhouse up to 3 stories over 1 parking level, Triplex, Duplex, Single Family. 0.75 base FAR.
- Character Area A – 3 storey townhouse over parking.

The applicant is proposing a density of 0.8 FAR which is above the base density of 0.75 FAR as indicated in the OCP. To qualify for the additional density, the applicant is providing land dedication to the widening of Garden City Road and to Turnill Street for the completion of these roads between Bennett Road and General Currie Road. In addition, the applicant will be making

a voluntary contribution to the Affordable Housing Strategy Reserve fund and the Public Art Statutory Reserve Fund.

The submitted information for this application complies with the Sub-Area Plan. A detailed review of the project's form and character and landscaping will be conducted at the Development Permit stage when more detailed information is provided.

Floodplain Management Implementation Strategy

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

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The site is not located within policy area of the ANSD map and is not subject to noise mitigation measures nor 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 and no public comments have been received to date. Should this application receive first reading, a public hearing will be scheduled.

Staff Comments

Transportation and Site Access

- **Attachment 2** shows access to the site from Turnill Street and into the site through a central drive-aisle. Internal connections to the adjacent developments to the north and south of the subject site is provided at a T-intersection two-thirds the length of the property from Turnill Street. Cross access easements were registered from the adjacent developments to allow for various access to the subject site. A public access easement was registered for the development to the north (RZ 04-262818) was intended to allow for a similar scaled development on the subject site and not to allow for direct access from Garden City Road. A similar access easement from the development to the south (RZ 06-331653) was registered to allow for emergency vehicle access to the subject site to again allow for a similar scaled development as there would be an allowance to the subject site to provide access from Turnill Street and not from Garden City Road.
- A cross access easement is to be registered on the subject property for the benefit of the adjacent property to the north at 7333 Turnill Street. A similar cross access easement is to be registered to the adjacent property to the south at 7939 Turnill Street to allow for emergency access.
- The developer has agreed to dedicate a portion of the land, design and construct the widening of Turnill Street and extension to the Garden City Greenway, complete with road dedication and registration of a Public-Rights-of-Passage (PROP) Right-of-Way (ROW) as a condition of this rezoning application.
- The applicant will design and construct transportation infrastructure through a Servicing Agreement required prior to future Building Permit issuance. Transportation infrastructure works across each entire frontage include, but are not limited to:

- a. Garden City Greenway: 3 m wide feature sidewalk, 4.5 m wide grass boulevard with street trees, streetlights and furniture.
- b. Turnill Street widening: 1.75 m wide sidewalk at property line, 1.35 m wide grass boulevard with street trees, streetlights, curb and gutter, and road construction to complete the 8.5 m wide road.

Trees

An Arborist Report for the subject site was submitted with the application and recommends the removal of six (6) existing trees as they are in poor condition. Staff have conducted a field inspection and concur with the report. At the time of Development Permit, the applicant is to provide a 2:1 minimum ratio tree replacement. The site is considered to be large enough to manage the number of trees required. A tree survey is contained in the report as **Attachment 6**.

Amenity Space

Outdoor amenity space is provided in a central location on the site (**Attachment 2**). The space is intended for open space and a children's play area but no specific details are provided at this time. A more detailed review will be conducted at the Development Permit stage when the landscaping drawings will provide more detail. No indoor space is being proposed, but a cash-in-lieu payment of \$29,000.00 will be required prior to final adoption of this application.

Lot Size

Being the last remaining site to be developed along Garden City Road between Bennett Road and General Currie Road, the subject site is smaller than what the OCP requires. There are provisions in these situations where developments can proceed on smaller lots if they meet the following provisions:

- **An existing lot is isolated (orphaned) and is not able to consolidate with adjacent properties (e.g., surrounding lots recently developed in accordance with Area Plan designation).**
 - This lot is located between two properties that have received rezoning and development approval in the past few years.
- **It can be demonstrated that high quality development can be achieved in full compliance with Area Plan Policies, Objectives and Development Permit Guidelines.**
 - The submitted drawings show a similar type and conventional style to the existing development to the north (DP 04-280302) and to the approved elevations to the project currently under construction to the south (DP 07-395965).
- **Access along the frontage is not required (e.g., access is provided from a City lane or Right-of-Way or through a registered cross access through an adjacent site), and the proposed development will promote a high quality pedestrian environment along the fronting street.**
 - Vehicle access is off Turnill Street with internal access to the townhouse units on the subject property. The internal drive aisle is in a "T" formation with the split occurring at the units fronting Garden City Road, directing internal traffic flow to the adjacent properties. Connections to the adjacent property to the north is set for resident traffic flow and the adjacent property connection to the south is restricted to emergency access. Both have registered easements from the previous applications and similar easements will be required as part of this rezoning

application. Pedestrian access is from both Garden City Road and Turnill Street with frontage improvements provided along both roads.

- **The development supports the orderly and timely completion of the Sub-Area road networks.**
 - The development proposes land dedication from Garden City Road and Turnill Street for the improvement and completion of these roads.
- **The proposed development provides a recognizable benefit to the area, such as enhanced access and tree retention.**
 - The proposal would complete the road construction of Turnill Street and provide improved landscaping to the street. The development would also complete the series of townhouse projects on this urban block.

Analysis

Proposed Rezoning to Comprehensive Development District CD/128

The proposed Comprehensive Development Zone complies to the regulations outlined in the South McLennan Sub-Area Plan. This same zone has been recently used in other recent development projects, including the development directly to the south as part of RZ 06-331653 by the same applicant. The increase in density from the current 0.75 FAR base density outlined on the Land Use Map (**Attachment 4**) to 0.80 FAR is justified by the land dedication the developer is providing for the continuing development of Turnill Street to the east and the further development of the Garden City Road Greenway. In addition, the applicant will be making a voluntary contribution to the Affordable Housing Reserve Fund as well as the Public Art Statutory Reserve Fund.

Design

The proposal for the 24 unit townhouses on two lots has the units grouped into five (5) separate buildings. As shown on the site plan of **Attachment 5**, six (6) units front Garden City Road with the remaining units addressing the internal drive aisle. An outdoor amenity space is proposed along the south side of the property, situated between building numbers four and five. Details of the amenity space design will be provided in the forthcoming Development Permit application. The buildings themselves are of conventional design with the bulk of the units being three stories with the exception of one two level unit (Type 'C') with ground floor access off Garden City Road with the potential for universal access.

Affordable Housing

The applicant will be making a voluntary cash contribution in accordance with the City's Affordable Housing Strategy. With respect to townhouse developments, the strategy allows for a voluntary cash contribution of two dollars (\$2.00) per buildable square foot payable to the affordable housing reserve. The payable contribution in this proposal would come to \$56,206.00 and would be payable prior to the adoption of this rezoning application.

Public Art

The applicant will be providing a voluntary financial contribution to the City's Public Art Statutory Reserve Fund in the amount of \$16,187.20 in accordance to policy and payable prior to the adoption of this application.

Parking

Off-Street parking is provided in individual garages in each of the townhouse units and in outdoor stalls allocated for visitor parking. Resident off-street parking is a combination of single vehicle garages for nine (9) of the twenty-four (24) units with the remaining holding two vehicles in a tandem configuration. Tandem parking is not listed in the parking regulations except within multi-family or mixed-use buildings. Since the parking area for the complex is not being shared among the residents, a variance to the tandem configuration would be required. As well, a restrictive covenant to prevent conversion of tandem parking garages to habitable space will be secured at the Development Permit stage.

Utilities and Site Servicing

A review of the servicing of the site has been conducted by the applicant's Engineering consultant and reviewed by the City's Engineering Department. Upgrades to the City's Storm and Sanitary system are required to serve the proposed development, but a resolution has not yet been made between the City's Engineering Department and the Developer's Consultant. Discussions are continuing and can be resolved through the Servicing Agreement requirements.

A cash-in-lieu of construction contribution of \$7,700 toward for the local mains to Heather North Sanitary Pump Station is required prior to adoption of this rezoning application.

Servicing Agreement

The applicant is to enter into a servicing agreement, in part to design and construct sections of sidewalk and boulevard plus City utilities along Garden City Road and Turnill Street in accordance to City standards and guidelines.

Development Permit

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

1. Design of the play area; and
2. Overall appropriateness of the landscaping plan.

This in addition to the standard Development Permit review.

Financial Impact

Bennett Road Implementation

Bennett Road was initially constructed by Polygon Leighton Court Ltd. as part of their 94 unit townhouse development at 9133 Sills Avenue (RZ 01-191442). Polygon contributed 50% toward the cost of the land owned by the City, and 50% toward the construction of Bennett Road with the City financing the remaining construction costs through the Industrial Land Reserve (ILR). The intent is that future developments to the south would contribute to the ILR as beneficiaries to Bennett Road.

Two other development applications have made contributions to the ILR as part of the approval process with the subject site being the last remaining site to make a contribution. According to previous staff reports for the these adjacent sites, the contribution breakdown is as follows:

| | | |
|---|--|---|
| Initial Industrial Land Reserve contribution: | | \$47,500.00 |
| RZ 04-262818 (Am-Pri Construction Ltd.) for 7333 Turnill Street development | | \$15,833.35 paid (\$31,666.65 remaining) |
| RZ 06-331653 (Am-Pri Construction Ltd.) for 7393 Turnill Street development | | \$21,111.10 paid (\$10,555.55 remaining) |
| RZ 08-430370 (Am-Pri Construction Ltd.) (current application) for 7340/7360 Garden City Road | | \$10,555.55 |
| Total remaining | | \$0 |

The construction contribution to Bennett Road for this application comes to \$10,555.55 and will go to the Industrial Land Reserve fund and payable prior to the adoption of this rezoning application.

As with the contributions to the ILR, there is also a land acquisition contribution to be made to the City as the outstanding portion for Bennett Road is still payable. According to the staff report for rezoning application 06-331653, the outstanding portion of land to be acquired is 2,218.25 ft². At the same square foot cost of \$68/ft² as the last application to make a land acquisition payment to Bennett Road (RZ 06-331653 - 7393 Turnill Street), the cost of land acquisition for this application is \$150,841.00 and is payable prior to the adoption of this rezoning application. This would finalize the land acquisition costs for the once City owned property that is now Bennett Road.

Conclusion

The proposed 24 unit townhouse rezoning meets the requirements of the OCP as well as the zoning requirements set out in the Comprehensive Development District (CD/128). 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 08-430370 proceed to first reading.



David Johnson
Planner
(604-276-4193)

DJ:cas

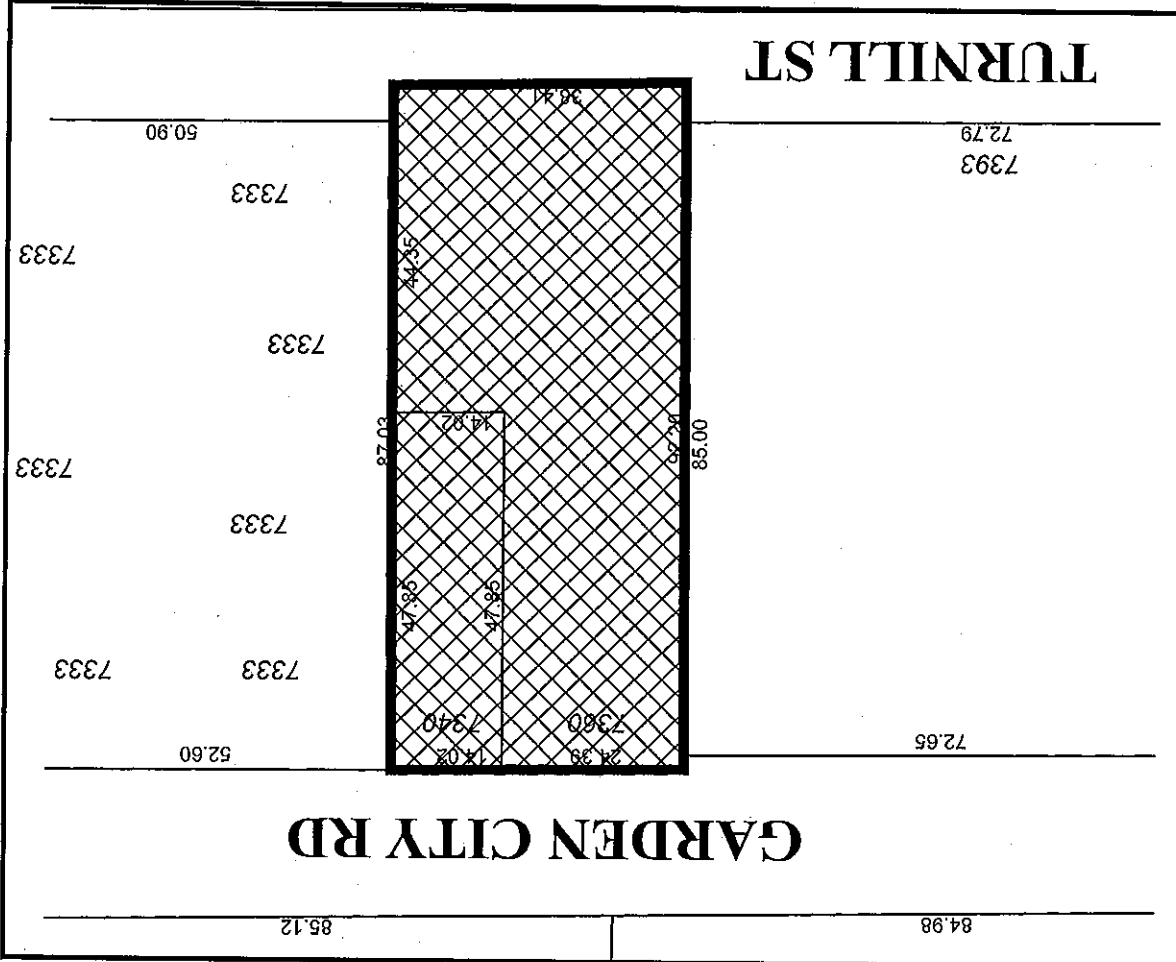
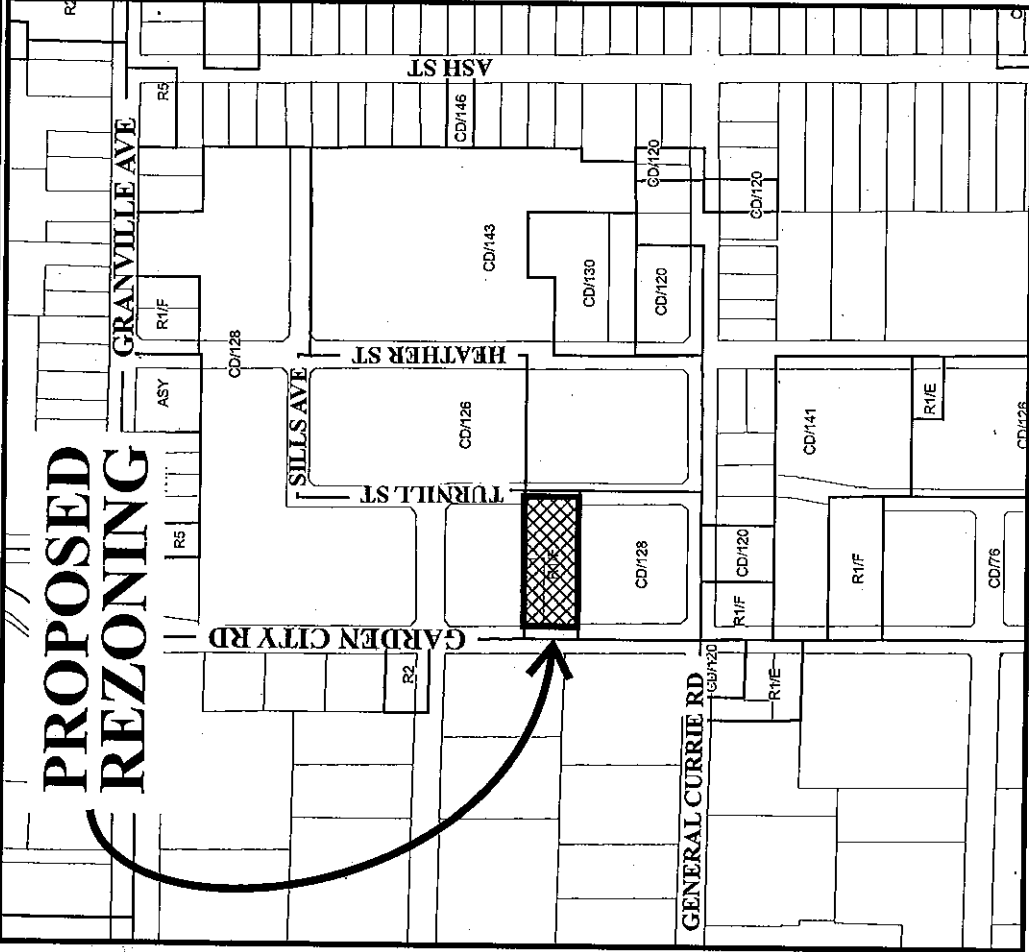
List of Attachments

- Attachment 1 Location Map, Zoning Site Map, Site Context and Aerial View of the Site
- Attachment 2 Site Plan
- Attachment 3 Development Application Data Sheet
- Attachment 4 McLennan South Sub-Area Land Use Map
- Attachment 5 Preliminary Architectural Drawings (Site plan, Floor Plans, Elevations)
- Attachment 6 Arborist Report - Tree Survey Plan
- Attachment 7 Conditional Rezoning Requirements



City of Richmond

PROPOSED REZONING

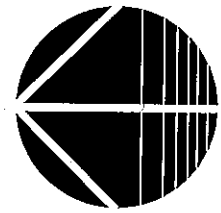


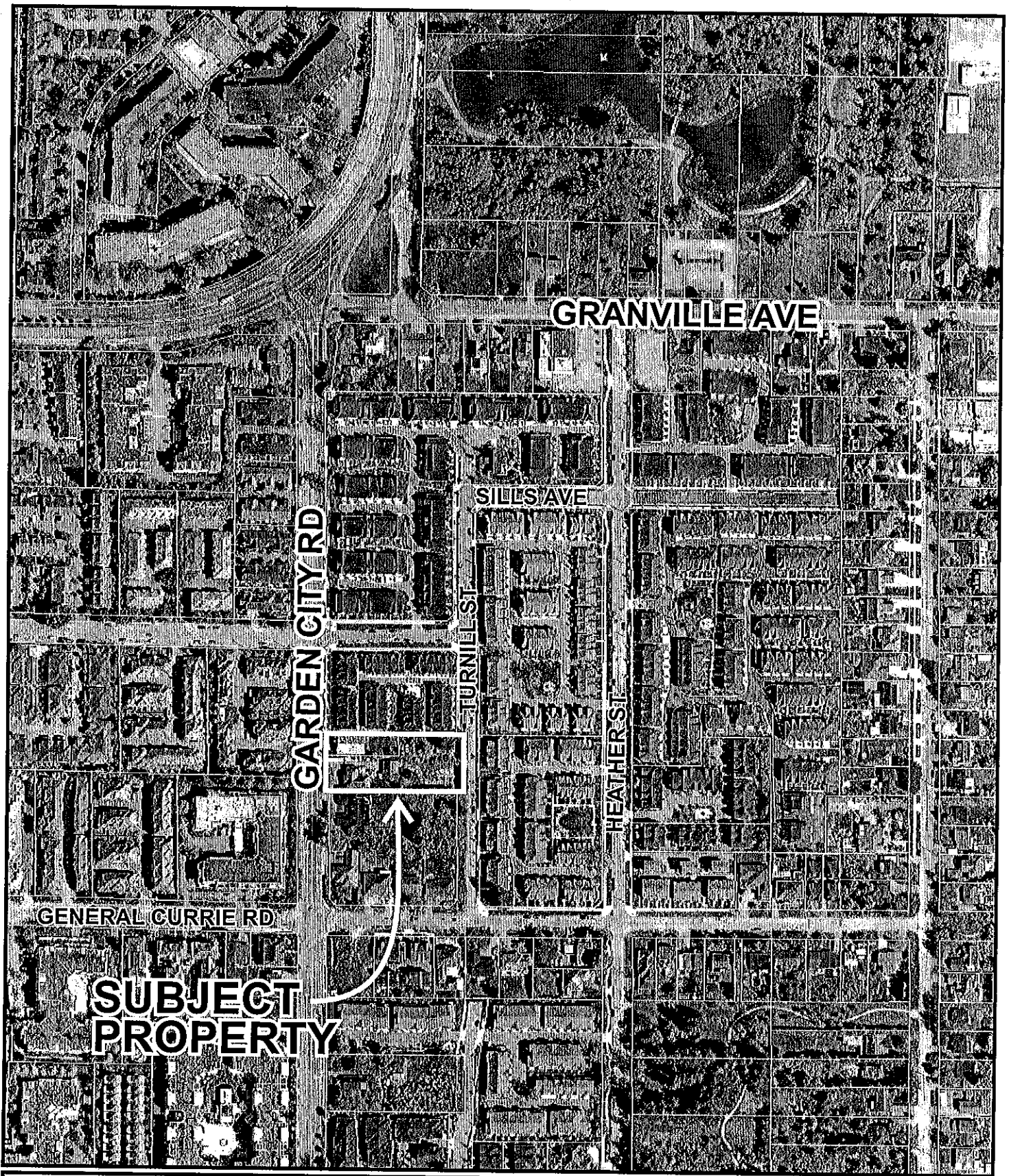
Original Date: 07/28/08

Revision Date:

Note: Dimensions are in METRES

RZ 08-430370





GRANVILLE AVE

SILLS AVE

GARDEN CITY RD

TURNELL ST

HEATHER ST

GENERAL CURRIE RD

SUBJECT PROPERTY

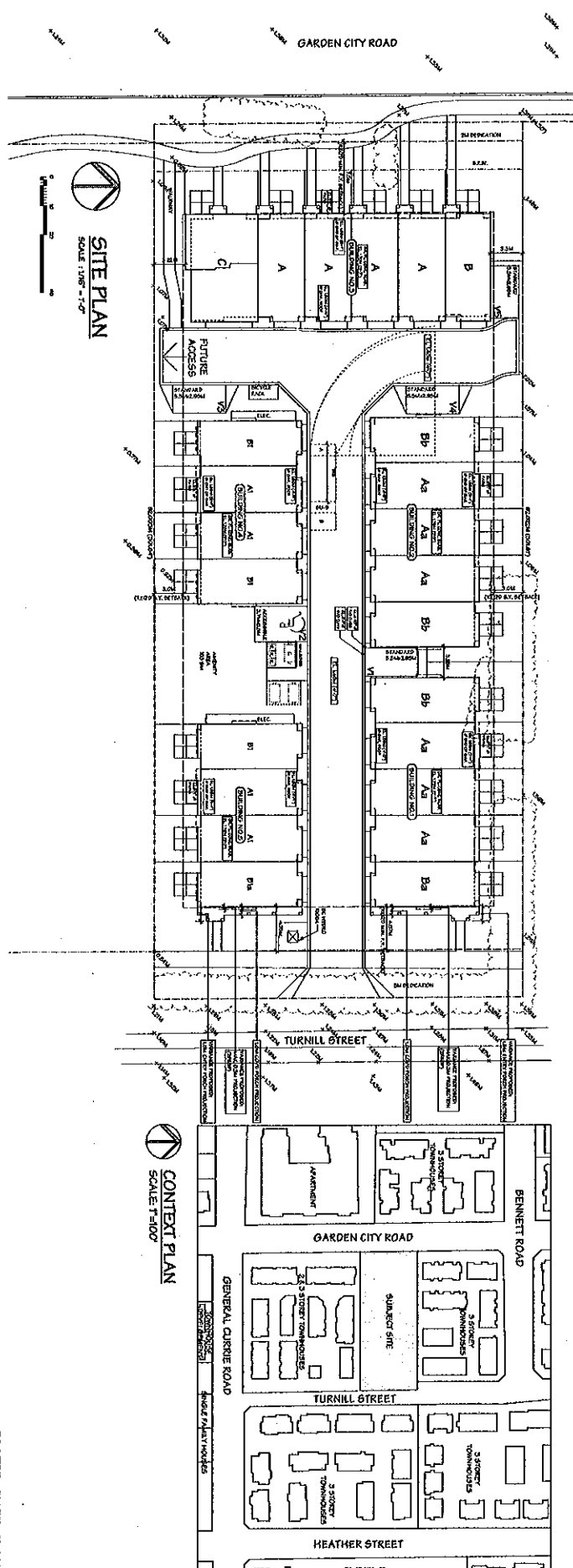


RZ 08-430370

Original Date: 07/28/08

Amended Date:

Note: Dimensions are in METRES



STATISTICS:

CRIC ADDRESSES: 7344 & 7346 GARDEN CITY ROAD
 LOTS 18, 19, 20 & 21 B. DORSETT PARK 65042 BLOCK "A"
 SOUTH OF SECT. 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21

ZONING: CD-23A
 W/ADVANCE OF 1/4" MIN. LOT SIZE: 1 AC
 50,000 SQ. FT. (2,250 SQ. YD.) / APPROX ROAD DEVIATION
 50,000 SQ. FT. (2,250 SQ. YD.) / APPROX ROAD DEVIATION

LOT AREA: 50,000 SQ. FT. x 40' x 14,091.9 SQ. FT.

MAX. LOT COVERAGE: 25.00% SQ. FT. x 40' x 14,091.9 SQ. FT.

PROPOSED:

| | |
|------------------|----------------------|
| 2095,250 SQ. FT. | (BUILDINGS) |
| 549,850 SQ. FT. | (PORCHES) |
| 80,000 SQ. FT. | (CONCRETE/PAV. SURF) |
| 4425,000 SQ. FT. | (TOTAL) |

E.A.R.:

MAX. ALLOWED FLOOR AREA (0.20): 50,000 SQ. FT. x 0.2 = 10,000.0 SQ. FT.

MAX. ALLOWED PORCH AREA (0.02): 50,000 SQ. FT. x 0.02 = 1,000.0 SQ. FT.

MAX. ALLOWED GARAGE AREA (0.04): 50,000 SQ. FT. x 0.04 = 2,000.0 SQ. FT.

PROPOSED FLOOR AREA:

| UNIT TYPE | NO. UNITS | FLOOR AREA | GARAGE AREA | PORCH AREA |
|-----------------|-----------|------------------------|------------------------|-----------------------|
| UNIT-A (2 BED) | 4 | 1168.0 SQ. FT. | 44.64 SQ. FT. | 52.25 SQ. FT. |
| UNIT-A1 (2 BED) | 6 | 699.6 SQ. FT. | 0.00 SQ. FT. | 0.00 SQ. FT. |
| UNIT-A2 (2 BED) | 4 | 1026.6 SQ. FT. | 44.64 SQ. FT. | 52.25 SQ. FT. |
| UNIT-B (2 BED) | 1 | 1785.3 SQ. FT. | 48.77 SQ. FT. | 22.95 SQ. FT. |
| UNIT-B1 (2 BED) | 1 | 1785.3 SQ. FT. | 48.77 SQ. FT. | 22.95 SQ. FT. |
| UNIT-B2 (2 BED) | 1 | 1785.3 SQ. FT. | 48.77 SQ. FT. | 22.95 SQ. FT. |
| UNIT-C (2 BED) | 3 | 1138.2 SQ. FT. | 44.64 SQ. FT. | 0.00 SQ. FT. |
| UNIT-C1 (2 BED) | 1 | 1785.3 SQ. FT. | 48.77 SQ. FT. | 22.95 SQ. FT. |
| UNIT-C2 (2 BED) | 1 | 1785.3 SQ. FT. | 48.77 SQ. FT. | 22.95 SQ. FT. |
| TOTAL | 24 | 27760.4 SQ. FT. | 1691.55 SQ. FT. | 349.25 SQ. FT. |

SLAB ROOMS (INCL): 270,350 SQ. FT.
TOTAL: 270,350 SQ. FT.

PARKING:

REQUIRED: 1.5 SPACES x 24 UNITS = 36 SPACES (RESIDENTS)
 2 SPACES x 24 UNITS = 48 SPACES (VISITORS)
TOTAL: 84 SPACES

PROVIDED: 2 CAR GARAGES x 18 UNITS = 36 SPACES (RESIDENTS)
 1 CAR GARAGES x 9 UNITS = 9 SPACES (RESIDENTS)
 OPEN LOT/STREET PARKING = 44 SPACES (VISITORS)
TOTAL: 89 SPACES

NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED.

REQUIRED BICYCLE: 1.5 SPACES x 24 UNITS = 36 SPACES (CLASS 1)
 0.5 SPACES x 24 UNITS = 12 SPACES (CLASS 2)
TOTAL: 48 SPACES

PROVIDED BICYCLE: 2 SPACES x 9 GARAGES = 18 SPACES (CLASS 1)
 2 SPACES (CLASS 2)
 BICYCLE RACK = 2 SPACES (CLASS 2)
TOTAL: 22 SPACES

AMENITY AREA:

REQUIRED: MIN. 70 SQ. FT. (70x5 SQ. FT.)
 144 SQ. FT. (100x144 SQ. FT.)

PROVIDED: INDOOR: 144 SQ. FT. (100x144 SQ. FT.)
 OUTDOOR: 50 SQ. FT. (50x50 SQ. FT.)

VARIANCES:

1. PROPOSED SITE COVERAGE OF 41%.
2. BUILDINGS NOT 1.5 BAY PROJECTION OF 0.2M MAX INTO F.V. SETBACK.
3. BUILDINGS NOT 1.5 BAY PROJECTION OF 0.2M MAX INTO F.V. SETBACK.

Yamamoto
 Architecture Inc.

24 UNIT TOWNHOUSE DEVELOPMENT

7344 & 7346 GARDEN CITY ROAD
 DORSETT PARK, ILLINOIS, ILL.

DATE: 11/11/2011
 DRAWING NO: 01
 SHEET NO: 001



City of Richmond

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

Development Application Data Sheet

RZ 06-330589

Address: 7340, 7360 Garden City Road

Applicant: Am-Pri Construction

Planning

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

| | Existing | Proposed |
|-----------------------------------|---|---|
| Civic Address: | 7340, 7360 Garden City Road | To Be Determined |
| Owner or Applicant: | Am-Pri Construction Ltd. | No Change |
| Site Size (m²): | 3,532m ² (existing) | 3,264m ² (after dedication) |
| Land Uses: | Single Family | Townhouses |
| OCP Area Plan Designation: | Residential, Townhouse up to 3 stories above one level of parking | No Change |
| Zoning: | Single-Family Housing District, Subdivision Area F (R1/F) | Comprehensive Development District (CD/128) |
| Number of Units: | 1 unit on each parcel | 24 unit townhouses (consolidated) |
| Other Designations: | None | None |

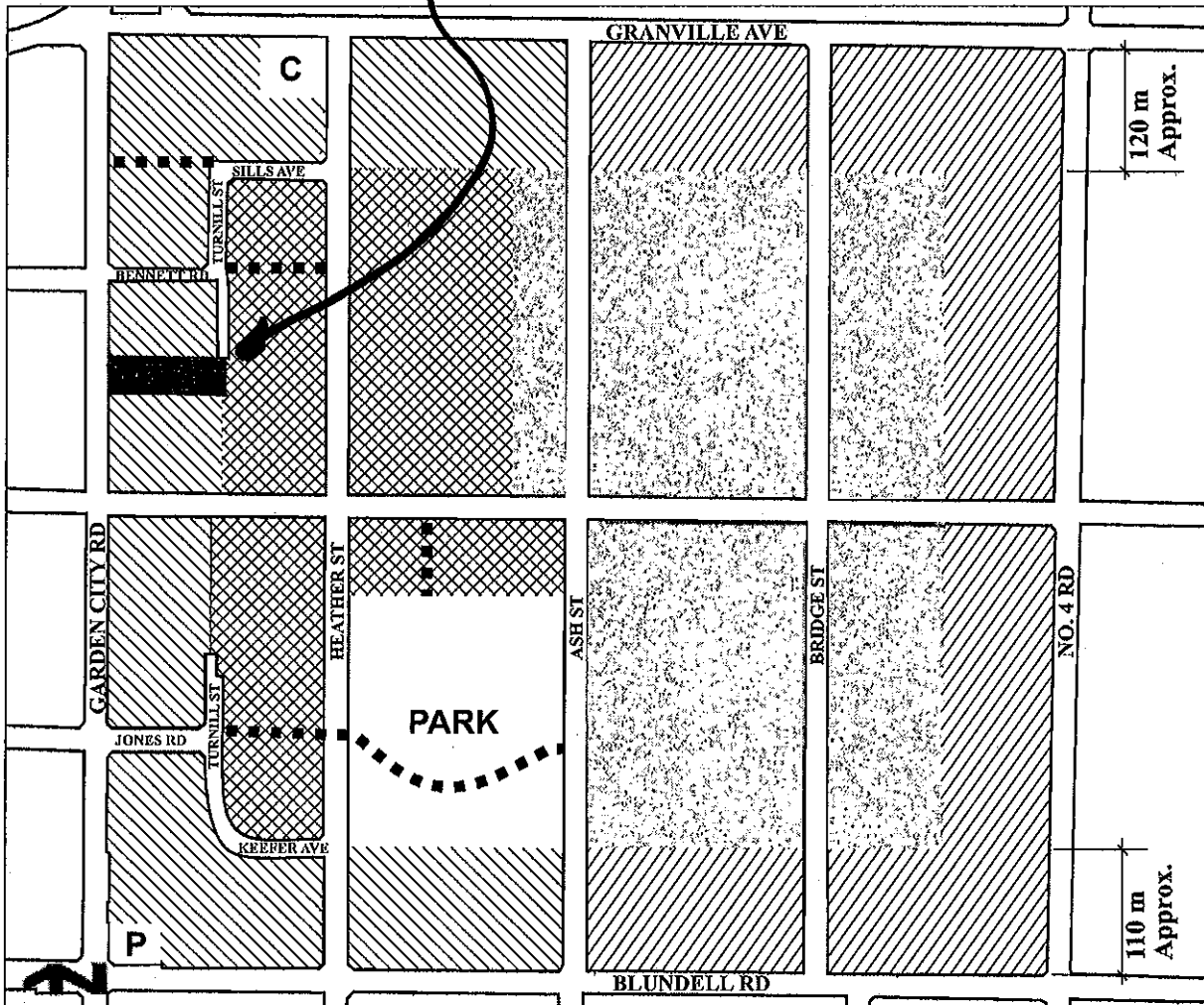
| | Bylaw Requirement CD/128 | Proposed | Variance |
|----------------------------------|--|--|--------------------|
| Density (FAR): | 0.8 (max.) | 0.8 | None |
| Lot Coverage – Building: | 40% (max.) | 41% | 31.9m ² |
| Lot Size: | 4,050m ² (min.) | 3,264m ² (after dedication) | None |
| Front Setback | - 4.57m (min.) off Turnill St. - 6.0m (min.) on all other Roads | - 4.75m off Turnill St. - 7.5m off Garden City Road | None |
| Setback – Side & Rear Yards (m): | 3.0m (min.) | 4.5m | None |
| Height (m): | 12.0m (max.) | 10.0m | None |






| | Bylaw Requirement CD/128 | Proposed | Variance |
|---|---|-------------------------------|-----------------|
| Off-Street Parking Requirements: | 24 units x 1.5/unit = 36 stalls (min.) | 39 stalls | None |
| Off-Street Visitor Parking Requirements | 24 units x 0.2/unit = 4.8 → 5 stalls (min.) | 5 stalls | None |
| Tandem Parking Spaces: | 0 per Parking Bylaw | 30 tandem parking stalls | 30 stalls |
| Amenity Space – Indoor: | 70m ² minimum or cash-in-lieu payment | \$29,000 cash-in-lieu payment | NA |
| Amenity Space – Outdoor: | 6m ² / unit 24 x 6 = 144m ² (min.) | 145m ² | None |

City of Richmond

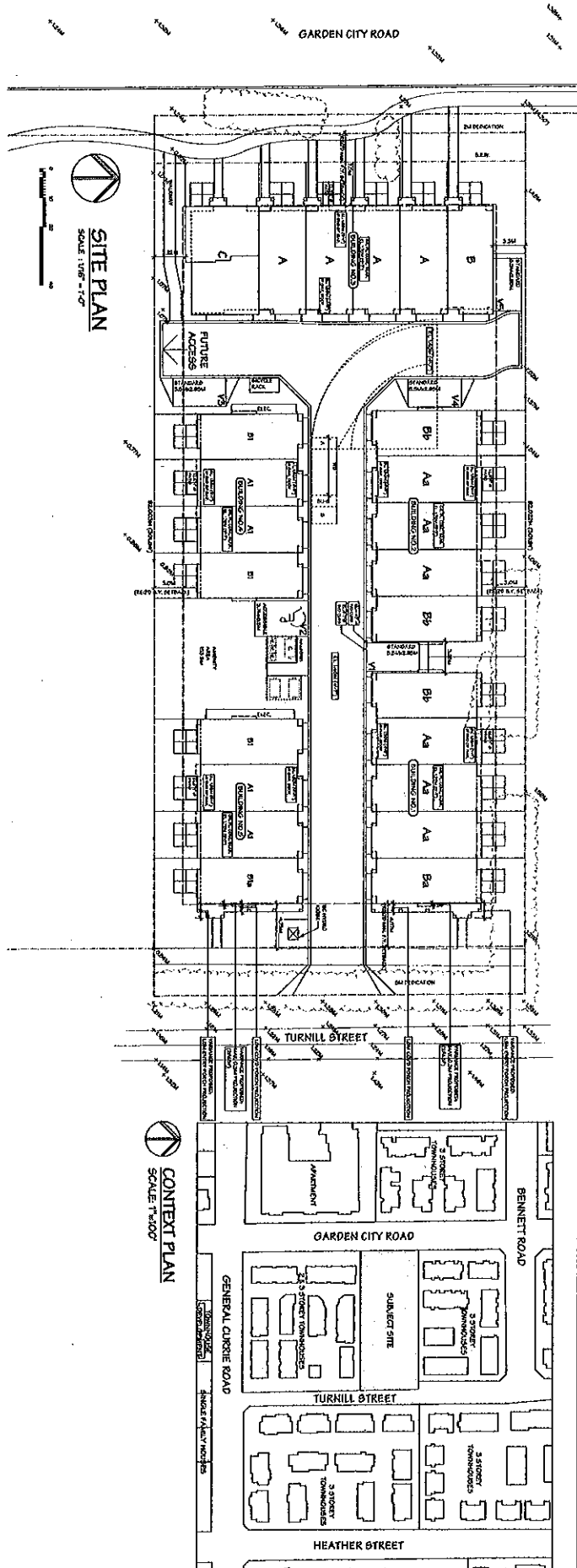
SUBJECT SITE

Land Use Map Bylaw 7892
2005/04/18



| | | |
|---|---|--|
|  Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family 0.75 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: <ul style="list-style-type: none"> • Large-sized lots (e.g. 18 m/59 ft. min. frontage and 550 m²/ 5,920 ft² min. area) Elsewhere: <ul style="list-style-type: none"> • Medium-sized lots (e.g. 11.3 m/ 37 ft. min. frontage and 320 m²/ 3,444 ft² 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 |
|  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. | | |

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



STATISTICS:

ONE ADDRESS: 7240 & 7242 GARDEN CITY ROAD
 LOT AREA: 14,091.9 SQ. FT.
 ZONING: R200
 MAX. LOT COVERAGE: 55.23%
 PROPOSED: 13,985.25 SQ. FT. (BUILDINGS)
 248,852.00 SQ. FT. (PARKING)
 46,500.00 SQ. FT. (AMENITIES)

F.A.R.:

MAX. ALLOWED FLOOR AREA (O.D.): 55,237.50 SQ. FT. x 0.9 = 49,713.75 SQ. FT.
 MAX. ALLOWED VOLUME AREA (O.D.): 55,237.50 SQ. FT. x 0.08 = 4,419.00 CU. YD.
 MAX. ALLOWED GARAGE AREA (O.D.): 55,237.50 SQ. FT. x 0.24 = 13,257.00 SQ. FT.

PROPOSED FLOOR AREA:

| UNIT TYPE | NO. UNITS | GROSS AREA (SQ. FT.) | NET AREA (SQ. FT.) |
|----------------|-----------|----------------------|--------------------|
| UNIT-A (2 BED) | 4 | 4,964.00 | 4,964.00 |
| UNIT-A (3 BED) | 4 | 6,988.00 | 6,988.00 |
| UNIT-B (2 BED) | 4 | 4,454.50 | 4,454.50 |
| UNIT-B (3 BED) | 4 | 4,678.50 | 4,678.50 |
| UNIT-C (2 BED) | 4 | 4,678.50 | 4,678.50 |
| UNIT-C (3 BED) | 4 | 4,678.50 | 4,678.50 |
| UNIT-D (2 BED) | 4 | 4,678.50 | 4,678.50 |
| UNIT-D (3 BED) | 4 | 4,678.50 | 4,678.50 |
| TOTAL | 24 | 349,250.00 | 349,250.00 |

PARKING:

REQUIRED: 1.5 SPACES x 24 UNITS = 36 SPACES (RESIDENTS)
 0.25 SPACES x 24 UNITS = 6 SPACES (VISITORS)
 TOTAL: 42 SPACES
 PROVIDED: 2 CAR GARAGES x 4 UNITS = 8 SPACES (RESIDENTS)
 1 CAR GARAGES x 9 UNITS = 9 SPACES (RESIDENTS)
 OPEN VISITOR PARKING = 5 SPACES (VISITORS)
 TOTAL: 22 SPACES
 NOTE: 1. ACCESSIBLE PARKING SPACE IS PROVIDED.
 2. 20 SPACES (CLASS 1)
 2. 20 SPACES (CLASS 2)
 2. 20 SPACES (CLASS 3)
 2. 20 SPACES (CLASS 4)
 2. 20 SPACES (CLASS 5)
 2. 20 SPACES (CLASS 6)
 2. 20 SPACES (CLASS 7)
 2. 20 SPACES (CLASS 8)
 2. 20 SPACES (CLASS 9)
 2. 20 SPACES (CLASS 10)
 2. 20 SPACES (CLASS 11)
 2. 20 SPACES (CLASS 12)
 2. 20 SPACES (CLASS 13)
 2. 20 SPACES (CLASS 14)
 2. 20 SPACES (CLASS 15)
 2. 20 SPACES (CLASS 16)
 2. 20 SPACES (CLASS 17)
 2. 20 SPACES (CLASS 18)
 2. 20 SPACES (CLASS 19)
 2. 20 SPACES (CLASS 20)

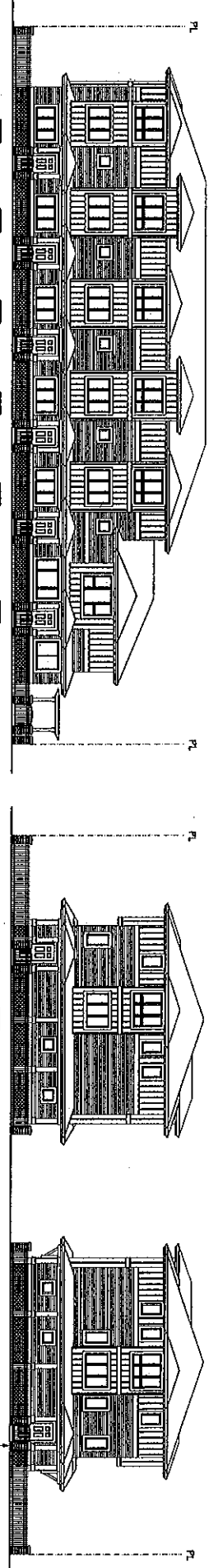
AMENITY AREA:

REQUIRED: 144 SQ. FT. (950 SQ. FT.)
 PROVIDED: 144 SQ. FT. (950 SQ. FT.)

VARIANCES:
 1. PROPOSED OFF-COVERAGE OF 4 FT.
 2. BUILDINGS NON-1.5 BAY PROJECTION OF 0.24M MAX. INTO F.V. SETBACK.
 3. BUILDINGS NON-1.5 BAY PROJECTION OF 1.5M MAX. INTO R.V. SETBACK.

| | |
|--|--------------------|
| SCALE: 1/8" = 1'-0" | DATE: 01 |
| PROJECT: 24 UNIT TOWNHOUSE DEVELOPMENT | NO. 01 |
| DRAWN BY: [Name] | CHECKED BY: [Name] |

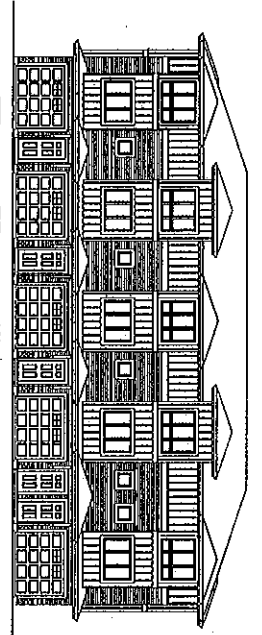
Yamamoto
 Architecture Inc.
 24 UNIT TOWNHOUSE DEVELOPMENT



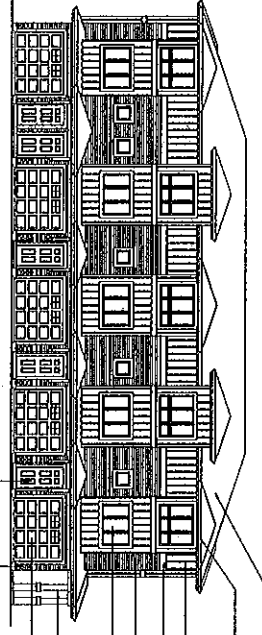
WEST ELEVATION - GARDEN CITY ROAD

EAST ELEVATION - TURNHILL STREET

- 1. FINISH
- 2. MATERIALS
- 3. COLOR
- 4. FINISH
- 5. MATERIALS
- 6. COLOR
- 7. FINISH
- 8. MATERIALS
- 9. COLOR
- 10. FINISH
- 11. MATERIALS
- 12. COLOR



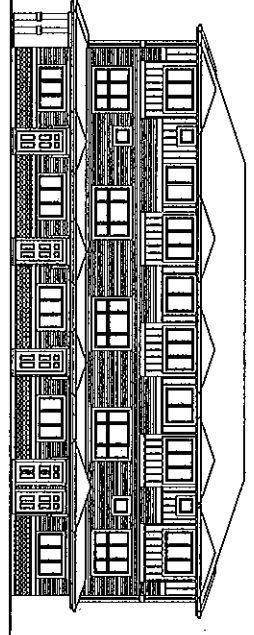
SOUTH ELEVATION



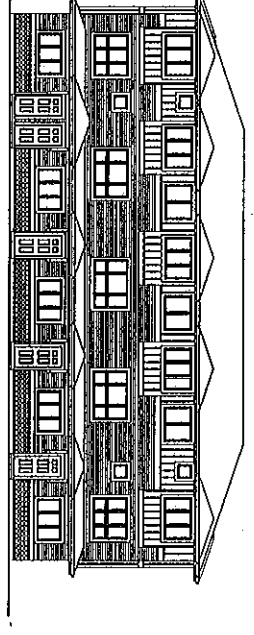
SOUTH ELEVATION

- 1. FINISH
- 2. MATERIALS
- 3. COLOR
- 4. FINISH
- 5. MATERIALS
- 6. COLOR
- 7. FINISH
- 8. MATERIALS
- 9. COLOR
- 10. FINISH
- 11. MATERIALS
- 12. COLOR

- 1. FINISH
- 2. MATERIALS
- 3. COLOR
- 4. FINISH
- 5. MATERIALS
- 6. COLOR
- 7. FINISH
- 8. MATERIALS
- 9. COLOR
- 10. FINISH
- 11. MATERIALS
- 12. COLOR



NORTH ELEVATION



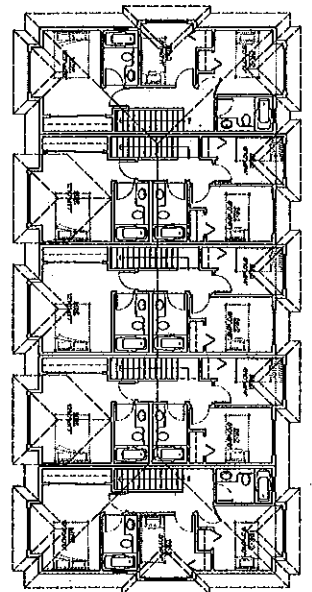
NORTH ELEVATION

Yoramdo
Architecture Inc.
24 UNIT TOWNHOUSE
DEVELOPMENT

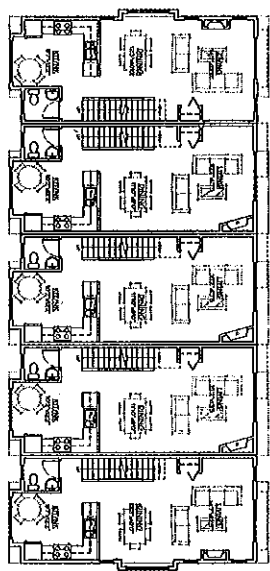
DATE: 10/15/2010
TIME: 10:00 AM
PROJECT: 24 UNIT TOWNHOUSE DEVELOPMENT

SCALE: 1/8" = 1'-0"
DATE: 10/15/2010
TIME: 10:00 AM
PROJECT: 24 UNIT TOWNHOUSE DEVELOPMENT

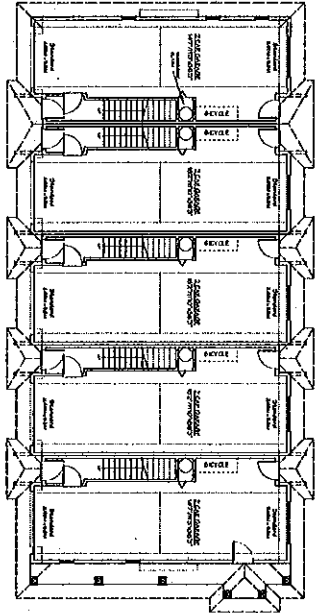
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PROJECT: 24 UNIT TOWNHOUSE DEVELOPMENT



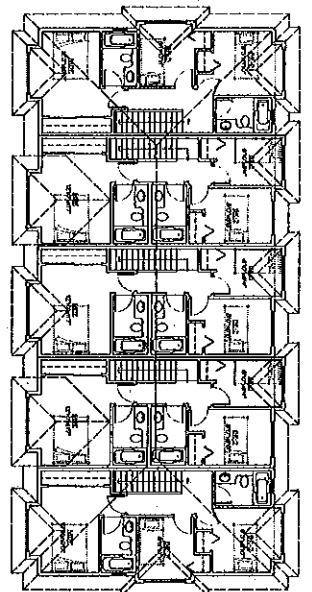
1ST FLOOR PLAN
BUILDING NO. 1



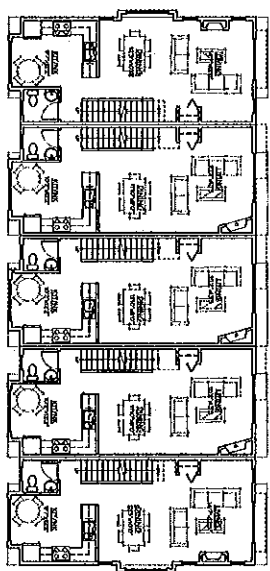
2ND FLOOR PLAN
BUILDING NO. 1



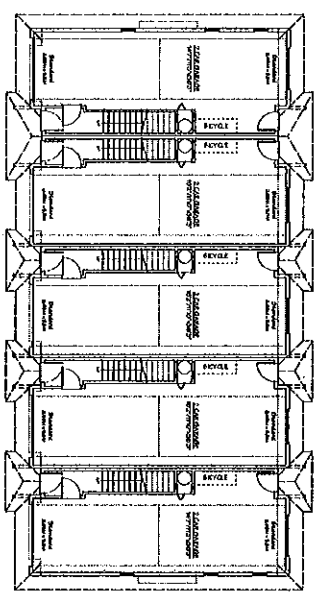
1ST FLOOR PLAN
BUILDING NO. 2



1ST FLOOR PLAN
BUILDING NO. 7



2ND FLOOR PLAN
BUILDING NO. 7

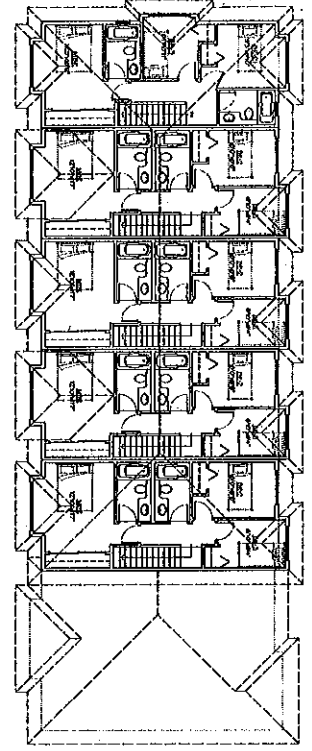


1ST FLOOR PLAN
BUILDING NO. 8

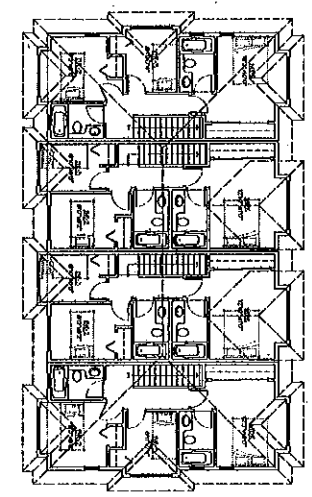
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| DATE: 01/20/07 | SCALE: 1/8" = 1'-0" |
| DRAWN BY: [Name] | CHECKED BY: [Name] |
| PROJECT: 24 UNIT TOWNHOUSE DEVELOPMENT | TITLE: FLOOR PLANS |

Yamamoto Architecture Inc.

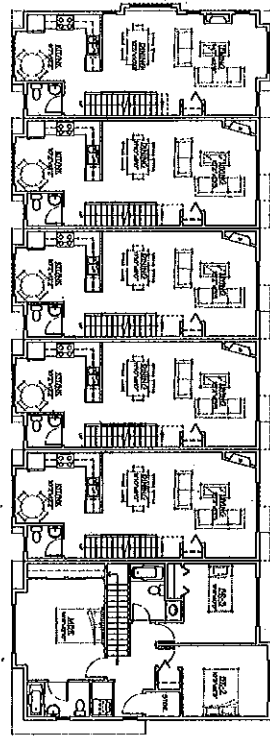
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|-------------|-------------------------------|
| PROJECT NO. | A07 |
| DATE: | 01/20/07 |
| SCALE: | 1/8" = 1'-0" |
| DRAWN BY: | [Name] |
| CHECKED BY: | [Name] |
| PROJECT: | 24 UNIT TOWNHOUSE DEVELOPMENT |
| TITLE: | FLOOR PLANS |



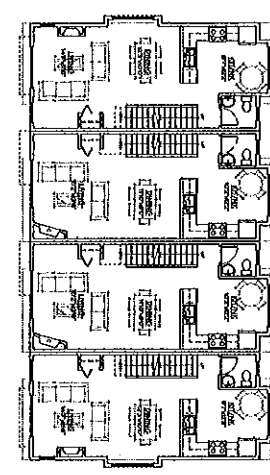
UPPER FLOOR PLAN
BUILDING NO. 1



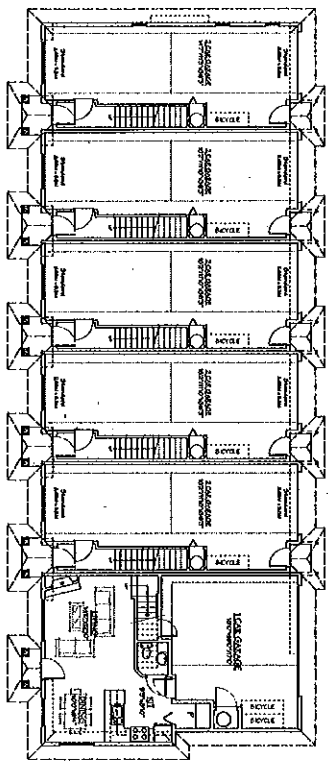
UPPER FLOOR PLAN
BUILDING NO. 2



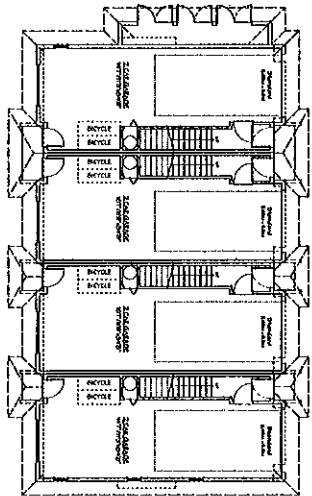
SECOND FLOOR PLAN
BUILDING NO. 1



SECOND FLOOR PLAN
BUILDING NO. 2



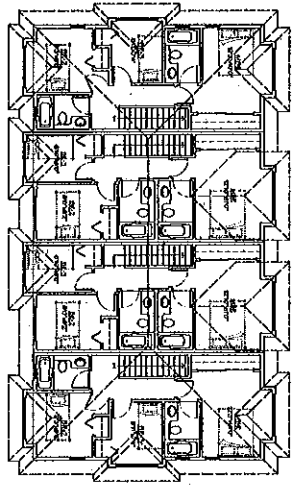
GROUND FLOOR PLAN
BUILDING NO. 1



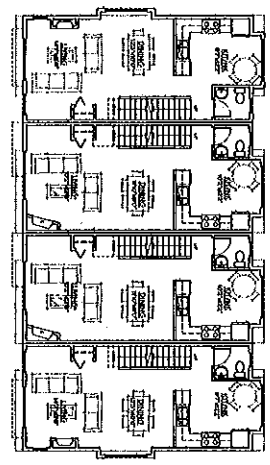
GROUND FLOOR PLAN
BUILDING NO. 2

| | |
|--------|------------------|
| DATE | DESCRIPTION |
| NO. 1 | PRELIMINARY PLAN |
| NO. 2 | REVISION |
| NO. 3 | REVISION |
| NO. 4 | REVISION |
| NO. 5 | REVISION |
| NO. 6 | REVISION |
| NO. 7 | REVISION |
| NO. 8 | REVISION |
| NO. 9 | REVISION |
| NO. 10 | REVISION |

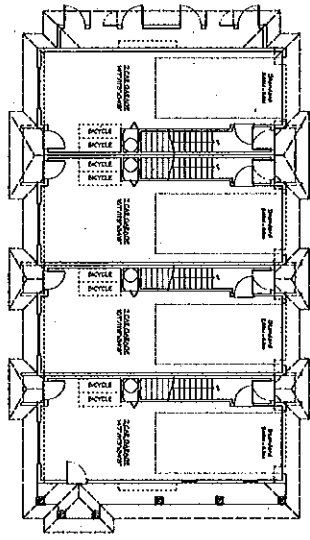
PROJECT: 24 UNIT TOWNHOUSE DEVELOPMENT
 ARCHITECT: Yanamoto Architecture Inc.
 1000 WEST 10TH AVENUE, SUITE 200
 CALGARY, ALBERTA, CANADA T2P 0K1
 TEL: (403) 243-1111
 FAX: (403) 243-1112
 PROJECT NO.: A08
 DRAWING NO.: FLOOR PLANS



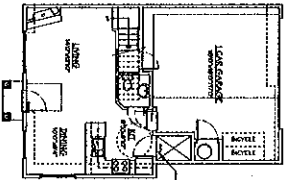
UPPER FLOOR PLAN



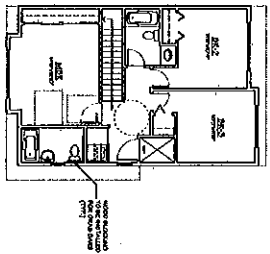
SECOND FLOOR PLAN



GROUND FLOOR PLAN



UNIT C (BLDG. NO. 3)
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



POSSIBLE ACCESSIBLE UNIT CONVERSION
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

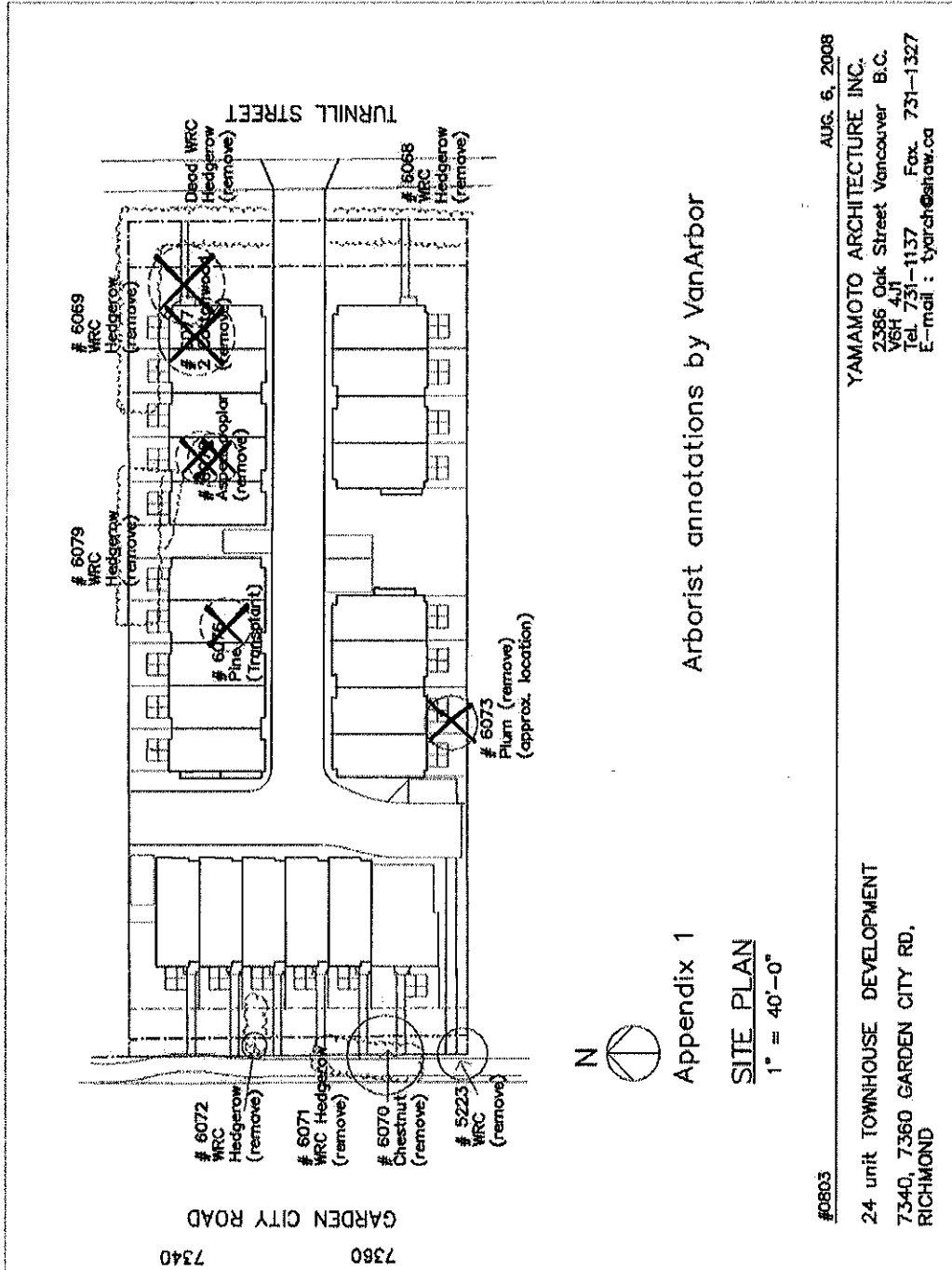
| | | |
|-----|------|----------|
| NO. | DATE | REVISION |
| | | |
| | | |

PROJECT: 24 UNIT TOWNHOUSE DEVELOPMENT
 DEVELOPER: THE BAYVIEW COMPANY
 ARCHITECT: Yamamoto Architecture Inc.

Yamamoto Architecture Inc.
 1000 WEST 10TH AVENUE
 SUITE 200
 VANCOUVER, BC V6H 3G2
 TEL: (604) 681-1122
 FAX: (604) 681-1123

| | | |
|--------------|------|-----|
| SCALE | DATE | NO. |
| 1/8" = 1'-0" | | |
| | | |
| | | |

Site Plan



- Site map may not be to scale due to electronic conversions.
- Arborist Site Plan annotation by VanArbor

Conditional Zoning Requirements
7340, 7360 Garden City Road
RZ 08-430370

Prior to adoption of Zoning Amendment Bylaw 8503, the developer is required to complete the following requirements to the satisfaction of the Director of Development.

1. Consolidation of both 7340 and 7360 Garden City Road.
2. A Flood Indemnity Covenant is to be registered on both properties or on the property after consolidation.
3. A 2.0meter wide road dedication will be provided at the front of the property along Garden City Road.
4. A 5.0meter wide road dedication will be provided at the rear of the site for the widening and completion of Turnill Street frontage.
5. The developer and their consultant successfully negotiate discussions with the City's Engineering Department in regards to the Storm and Sanitary requirements for this development to the satisfaction of the Director of Engineering. Any upgrades must be provided via the Servicing Agreement* required prior to the issuance of the Building Permit.
6. Removal of charge BM285057 registered on title for both 7340 and 7360 Garden City Road.
7. A cash-in-lieu contribution of \$7,700.00 towards the upgrades of the local mains to Heather North Sanitary Pump Station.
8. City's acceptance of developer's voluntary contribution of \$10,555.55 toward the construction cost of Bennett Road as reimbursement to the Industrial Land Reserve. This amount contributes to the final contribution cost of Bennett Road.
9. City's acceptance of developer's voluntary contribution of \$150,841.00 towards the final cost of land acquisition for Bennett Road as reimbursement to the ILR.
10. Payment of \$29,000 cash-in-lieu of on-site indoor amenity space.
11. City's acceptance of developer's voluntary contribution of \$56,206.00 towards the City's Affordable Housing Fund.
12. City's acceptance of developer's voluntary contribution of \$16,187.20 towards the City's Public Art Statutory Reserve Fund.
13. Registration of a cross-access easement to the benefit of 7333 Turnill Street to allow for resident access through the subject site internal drive-aisle.

14. Registration of a cross-access easement to the benefit of 7393 Turnill Street to allow for emergency vehicle access through the subject site internal drive-aisle.
15. Registration of a 3.0 meter PROP ROW behind the 2.0 meter dedication along Garden City Road.
16. The submission and processing of a Development Permit* completed to a level of acceptance by the Director of Development.

Prior to future Building Permit issuance, the developer is required to complete the following:

Enter into the City's standard Servicing Agreement* to design and construct offsite upgrades. Works include, but are not limited to:

- a. Garden City Greenway: 3 m wide feature sidewalk, 4.5 m wide grass boulevard with street trees, streetlights and furniture.
- b. Turnill Street widening: 1.75 m wide sidewalk at property line, 1.35 m wide grass boulevard with street trees, streetlights, curb and gutter, and road construction to complete the 8.5 m wide road.
- c. Utilities upgrades to frontages along Garden City Road and Turnill Street in accordance to City standards.
- d. Storm upgrades as determined by an approved Capacity Analysis to the satisfaction of the Director of Engineering.

Prior to future Building Permit* issuance, submission of a construction parking and traffic management plan to the satisfaction of the Transportation Department.

* 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 and Development Bylaw 5300
Amendment Bylaw 8503 (RZ 08-430370)
7340 AND 7360 GARDEN CITY ROAD**

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 and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/128)**.

P.I.D. 003-576-426

Lot 113 Section 15 Block 4 North Range 6 West New Westminster District Plan 65240

P.I.D. 004-228-227

Lot 8 Except: Part Subdivided by Plan 65240, Block "A" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

- 2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8503"**.

FIRST READING

JUL 13 2009

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

| |
|-----------------------------------|
| CITY OF RICHMOND |
| APPROVED by |
| <i>DW</i> |
| APPROVED by Director or Solicitor |
| <i>WJ</i> |

MAYOR

CORPORATE OFFICER