



## City of Richmond

## Report to Committee

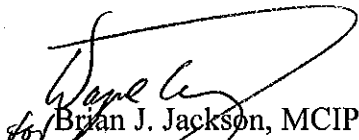
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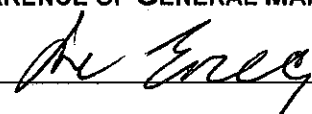
**To:** Planning Committee **Date:** June 25, 2009  
**From:** Brian J. Jackson, MCIP **File:** RZ 08-430370  
Director of Development  
**Re:** **Am-Pri Construction Ltd. has applied to the City of Richmond for permission to rezone 7340 and 7360 Garden City Road from "Single-Family Housing District,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

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### 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.

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

FOR ORIGINATING DEPARTMENT USE ONLY		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Real Estate Services.....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

## 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)
<b>RZ 08-430370 (Am-Pri Construction Ltd.)</b> (current application) for 7340/7360 Garden City Road		<b>\$10,555.55</b>
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 ft<sup>2</sup>. At the same square foot cost of \$68/ft<sup>2</sup> 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



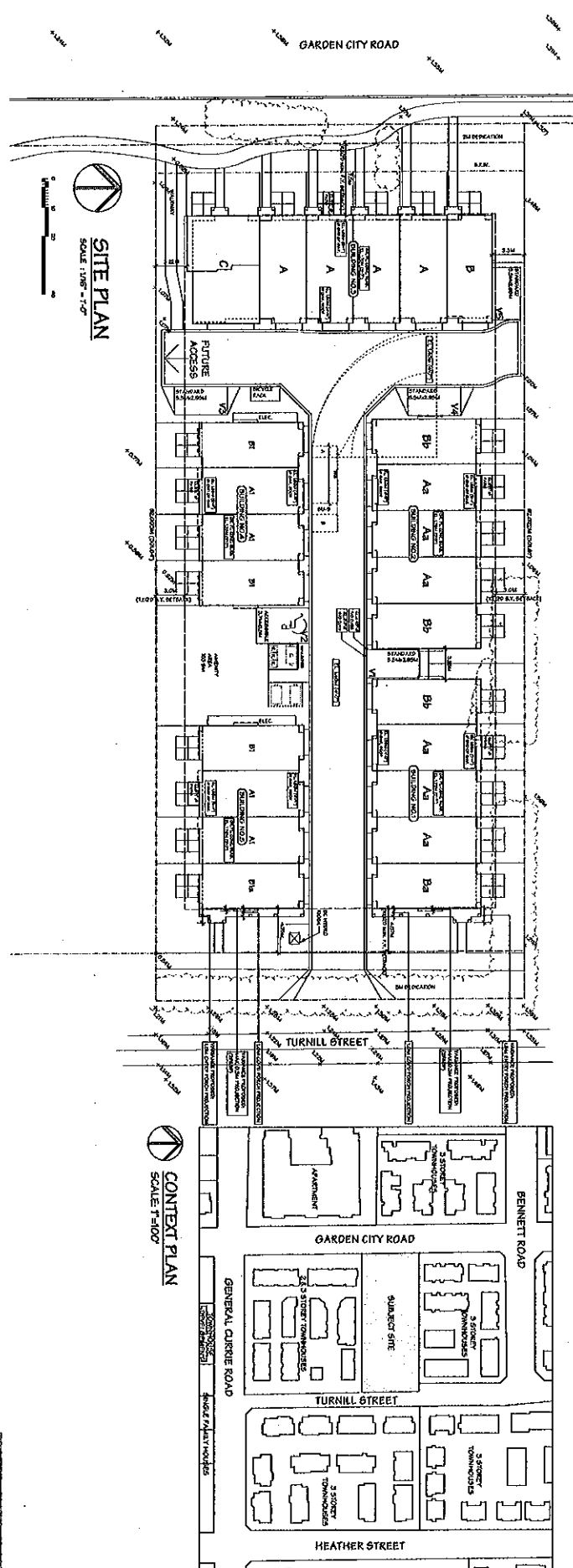


RZ 08-430370

Original Date: 07/28/08

Amended Date:

Note: Dimensions are in METRES



**STATISTICS:**

CIVIC ADDRESS:	LEGAL DESCRIPTION:
7340 & 7360 GARDEN CITY ROAD	LOT 113; PLAN 603240 & LOT 3 EXCEPT PLAN 603240, BLOCK "A", SOUTH OF SECTION 34 AND 35 NW 1/4

## ZONING

LOT AREA: 30,022.6 SQ.FT. (3,552.4 SQ.M.) / BEFORE ROAD DEDICATION  
35,129.7 SQ.FT. (3,263.7 SQ.M.) / AFTER ROAD DEDICATION

**MAX LOT COVERAGE:**

PROPOSED:		FOOT
3095.254 FT.	(BULLHORN)	3095.254 FT.
549.554 FT.	(PORCHES)	549.554 FT.
90.054 FT.	(GARRETECA ENCL)	90.054 FT.
		3095.254 FT.

F.A.R.:

MAX. ALLOWED FLOOR AREA (0.00):	25,020.7 SQ. FT. x 0.0 = 25,020.8 SQ. FT.
MAX. ALLOWED PORCH AREA (0.005):	25,020.7 SQ. FT. x 0.005 = 1,251.0 SQ. FT.
MAX. ALLOWED GARAGE AREA (FS04.20 SQ.FT / UNIT):	530.37 SQ.FT. x 24 UNITS = 12,727.0 SQ.FT.

**PROPOSED FLOOR AREA:**

ELB. ROOMS (UNITS)	UNITS	50-550 FT.	560-650 FT.	660-750 FT.	760-850 FT.	860-950 FT.	960-1050 FT.	1060-1150 FT.	1160-1250 FT.	1260-1350 FT.	1360-1450 FT.	1460-1550 FT.	1560-1650 FT.	1660-1750 FT.	1760-1850 FT.	1860-1950 FT.	1960-2050 FT.	2060-2150 FT.	2160-2250 FT.	2260-2350 FT.	2360-2450 FT.	2460-2550 FT.	2560-2650 FT.	2660-2750 FT.	2760-2850 FT.	2860-2950 FT.	2960-3050 FT.	3060-3150 FT.	3160-3250 FT.	3260-3350 FT.	3360-3450 FT.	3460-3550 FT.	3560-3650 FT.	3660-3750 FT.	3760-3850 FT.	3860-3950 FT.	3960-4050 FT.	4060-4150 FT.	4160-4250 FT.	4260-4350 FT.	4360-4450 FT.	4460-4550 FT.	4560-4650 FT.	4660-4750 FT.	4760-4850 FT.	4860-4950 FT.	4960-5050 FT.	5060-5150 FT.	5160-5250 FT.	5260-5350 FT.	5360-5450 FT.	5460-5550 FT.	5560-5650 FT.	5660-5750 FT.	5760-5850 FT.	5860-5950 FT.	5960-6050 FT.	6060-6150 FT.	6160-6250 FT.	6260-6350 FT.	6360-6450 FT.	6460-6550 FT.	6560-6650 FT.	6660-6750 FT.	6760-6850 FT.	6860-6950 FT.	6960-7050 FT.	7060-7150 FT.	7160-7250 FT.	7260-7350 FT.	7360-7450 FT.	7460-7550 FT.	7560-7650 FT.	7660-7750 FT.	7760-7850 FT.	7860-7950 FT.	7960-8050 FT.	8060-8150 FT.	8160-8250 FT.	8260-8350 FT.	8360-8450 FT.	8460-8550 FT.	8560-8650 FT.	8660-8750 FT.	8760-8850 FT.	8860-8950 FT.	8960-9050 FT.	9060-9150 FT.	9160-9250 FT.	9260-9350 FT.	9360-9450 FT.	9460-9550 FT.	9560-9650 FT.	9660-9750 FT.	9760-9850 FT.	9860-9950 FT.	9960-10050 FT.	10060-10150 FT.	10160-10250 FT.	10260-10350 FT.	10360-10450 FT.	10460-10550 FT.	10560-10650 FT.	10660-10750 FT.	10760-10850 FT.	10860-10950 FT.	10960-11050 FT.	11060-11150 FT.	11160-11250 FT.	11260-11350 FT.	11360-11450 FT.	11460-11550 FT.	11560-11650 FT.	11660-11750 FT.	11760-11850 FT.	11860-11950 FT.	11960-12050 FT.	12060-12150 FT.	12160-12250 FT.	12260-12350 FT.	12360-12450 FT.	12460-12550 FT.	12560-12650 FT.	12660-12750 FT.	12760-12850 FT.	12860-12950 FT.	12960-13050 FT.	13060-13150 FT.	13160-13250 FT.	13260-13350 FT.	13360-13450 FT.	13460-13550 FT.	13560-13650 FT.	13660-13750 FT.	13760-13850 FT.	13860-13950 FT.	13960-14050 FT.	14060-14150 FT.	14160-14250 FT.	14260-14350 FT.	14360-14450 FT.	14460-14550 FT.	14560-14650 FT.	14660-14750 FT.	14760-14850 FT.	14860-14950 FT.	14960-15050 FT.	15060-15150 FT.	15160-15250 FT.	15260-15350 FT.	15360-15450 FT.	15460-15550 FT.	15560-15650 FT.	15660-15750 FT.	15760-15850 FT.	15860-15950 FT.	15960-16050 FT.	16060-16150 FT.	16160-16250 FT.	16260-16350 FT.	16360-16450 FT.	16460-16550 FT.	16560-16650 FT.	16660-16750 FT.	16760-16850 FT.	16860-16950 FT.	16960-17050 FT.	17060-17150 FT.	17160-17250 FT.	17260-17350 FT.	17360-17450 FT.	17460-17550 FT.	17560-17650 FT.	17660-17750 FT.	17760-17850 FT.	17860-17950 FT.	17960-18050 FT.	18060-18150 FT.	18160-18250 FT.	18260-18350 FT.	18360-18450 FT.	18460-18550 FT.	18560-18650 FT.	18660-18750 FT.	18760-18850 FT.	18860-18950 FT.	18960-19050 FT.	19060-19150 FT.	19160-19250 FT.	19260-19350 FT.	19360-19450 FT.	19460-19550 FT.	19560-19650 FT.	19660-19750 FT.	19760-19850 FT.	19860-19950 FT.	19960-20050 FT.	20060-20150 FT.	20160-20250 FT.	20260-20350 FT.	20360-20450 FT.	20460-20550 FT.	20560-20650 FT.	20660-20750 FT.	20760-20850 FT.	20860-20950 FT.	20960-21050 FT.	21060-21150 FT.	21160-21250 FT.	21260-21350 FT.	21360-21450 FT.	21460-21550 FT.	21560-21650 FT.	21660-21750 FT.	21760-21850 FT.	21860-21950 FT.	21960-22050 FT.	22060-22150 FT.	22160-22250 FT.	22260-22350 FT.	22360-22450 FT.	22460-22550 FT.	22560-22650 FT.	22660-22750 FT.	22760-22850 FT.	22860-22950 FT.	22960-23050 FT.	23060-23150 FT.	23160-23250 FT.	23260-23350 FT.	23360-23450 FT.	23460-23550 FT.	23560-23650 FT.	23660-23750 FT.	23760-23850 FT.	23860-23950 FT.	23960-24050 FT.	24060-24150 FT.
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**PARKING:**

REQUIRED :		
15 SPACES x 24 UNITS	=	360 SPACES (RESIDENTS)
0.2 SPACES x 24 UNITS	=	5 SPACES (MOTORS)
<u>TOTAL</u>	=	<u>41 SPACES</u>
2 CAR GARAGES x 15 UNITS	=	30 SPACES (RESIDENTS)

**PROVIDED :**

OPEN VISITOR PARKING	=	5 SPACES (VISITORS)
TOTAL	=	44 SPACES

**NOTE : 1 ACCESSIBLE PARKING SPACE IS PROVIDED.**

REQUIRED PICKUP:	125 SPACES x 24 UNITS	=	30 SPACES (CLASS 1)
02 SPACES x 24 UNITS	=	5 SPACES (CLASS 2)	
<b>TOTAL</b>		<b>=</b>	<b>35 SPACES</b>

PROVIDED BICYCLE:	2 SPACES x 9 GARAGES	=	18 SPACES (CLASS 7)
1 SPACE x 15 GARAGES		=	15 SPACES (CLASS 1)
BICYCLE RACK		=	5 SPACES (CLASS 2)

## AMENITY

REQUIREMENT	INDOOR	OUTDOOR
MIN. TO SOLAR (753.5)	144 SQ.M. (1550 SQ.FT.)	
PAYMENT IN 121		

1. PROPOSED 3
2. BUILDINGS 1
3. BUILDINGS 1

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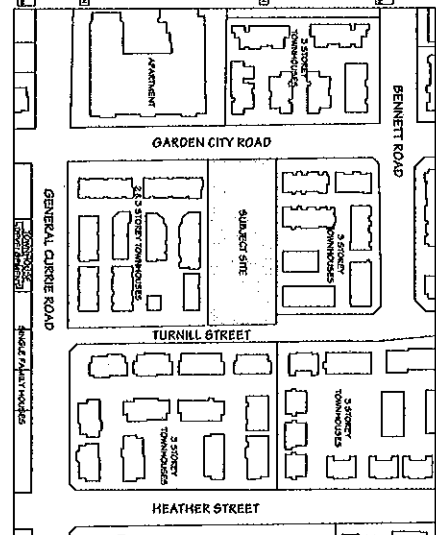
**VARIANCES:**

1. PROPOSED SITE COVERAGE OF 41%.
2. BUILDINGS NO.1 & 5 BAY PROJECTION OF 0.5M MAX INTO F.Y. SETBACK.
3. BUILDINGS NO.1 & 5 ENTRY PORCH PROJECTION OF 1.5M MAX INTO F.Y. SETBACK.

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 **CONTEXT PLAN**  
SCALE: 1"=100'





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

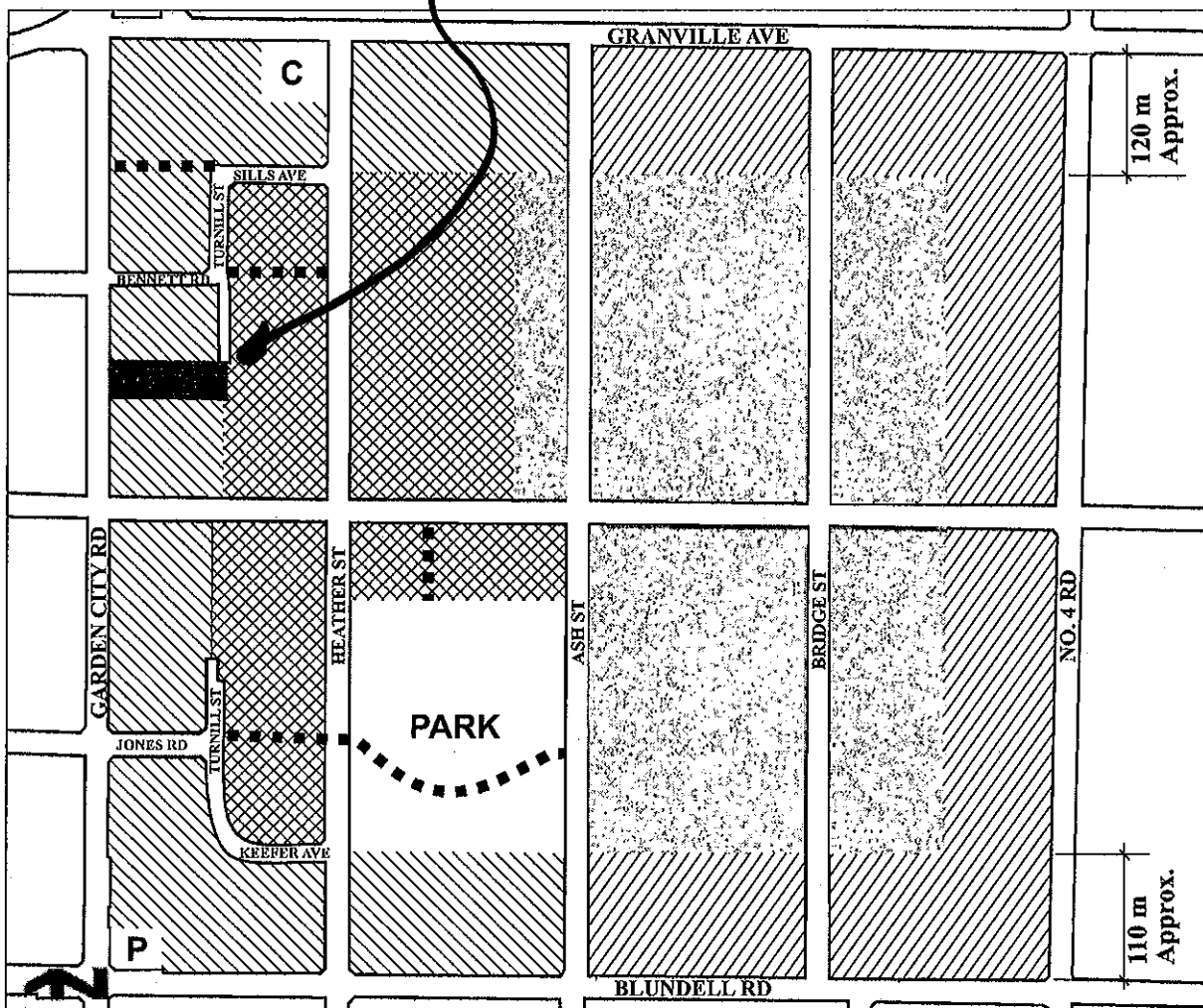
	Bylaw Requirement CD/128	Proposed	Variance
<b>Density (FAR):</b>	0.8 (max.)	0.8	None
<b>Lot Coverage – Building:</b>	40% (max.)	41%	31.9m <sup>2</sup>
<b>Lot Size:</b>	4,050m <sup>2</sup> (min.)	3,264m <sup>2</sup> (after dedication)	None
<b>Front Setback</b>	- 4.57m (min.) off Turnill St. - 6.0m (min.)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


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

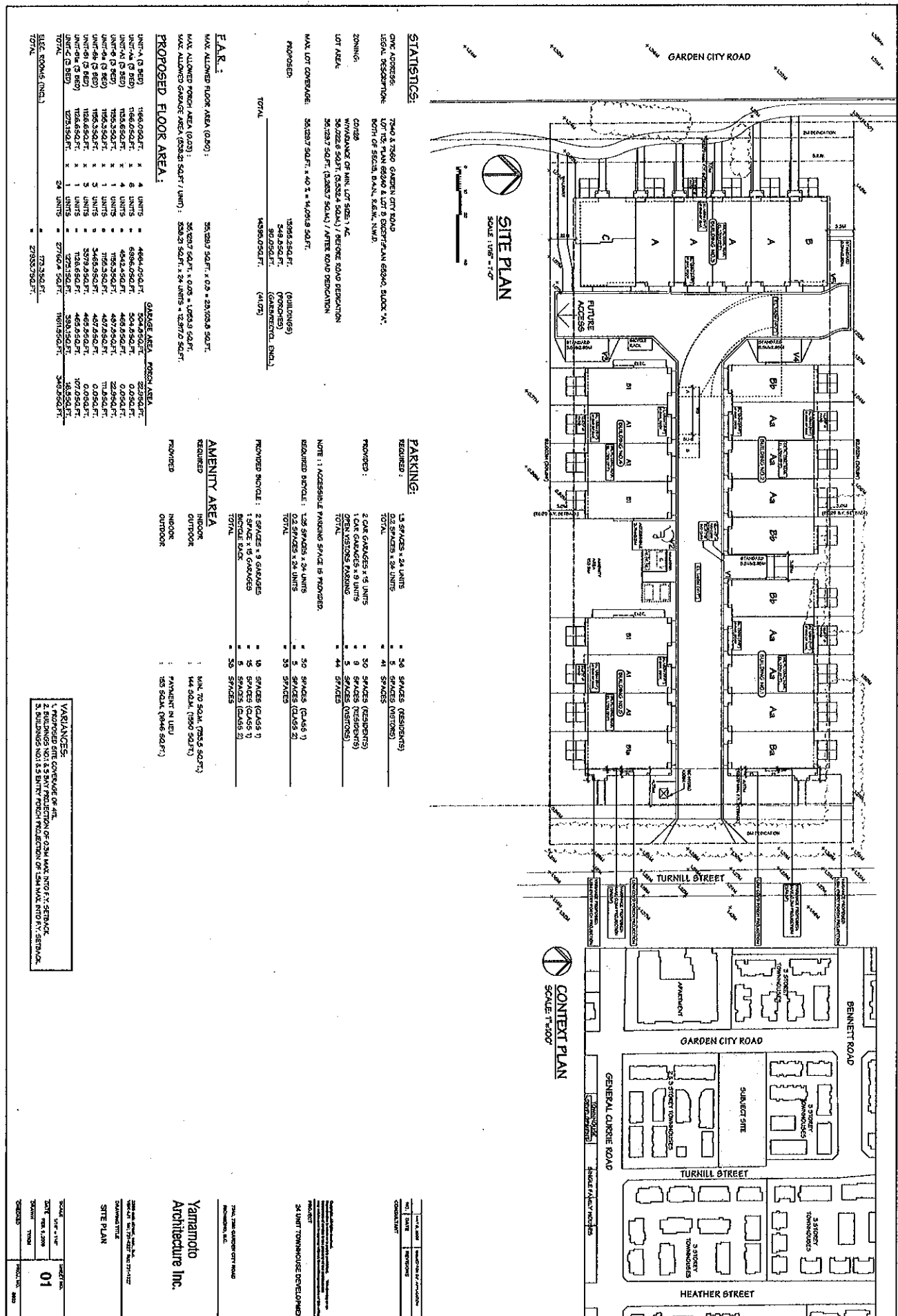
Provided that the corner lot shall be considered to front the shorter of its two boundaries regardless of the orientation of the dwelling.

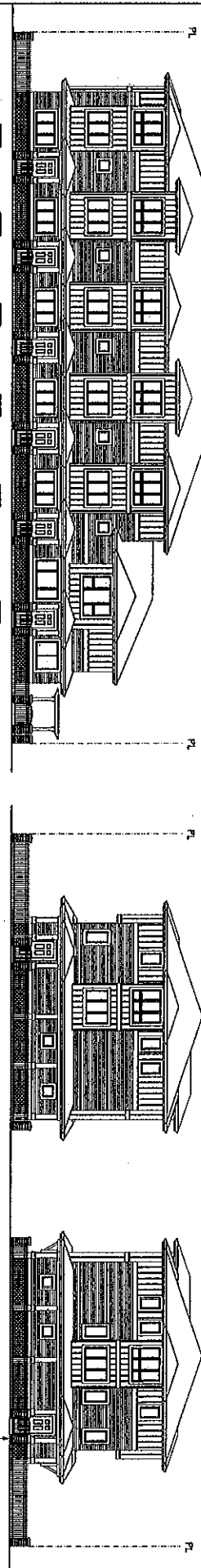
■ ■ ■ ■ Trail/Walkway

**C** Church

**P** Neighbourhood Pub

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

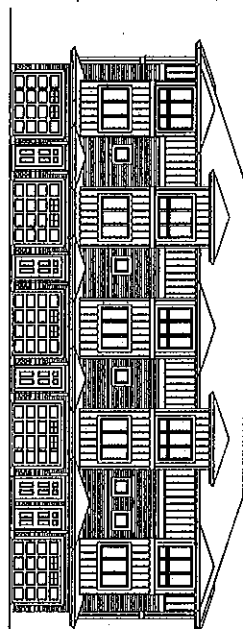




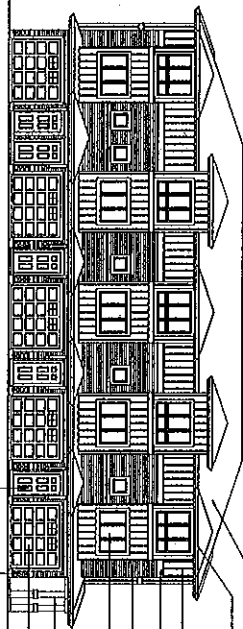
WEST ELEVATION - GARDEN CITY ROAD

EAST ELEVATION - TURNHILL STREET

- 1. FINISHES
- 2. MATERIALS
- 3. LIGHTING
- 4. LANDSCAPE
- 5. FURNITURE
- 6. EQUIPMENT
- 7. ACCESSORIES
- 8. OTHER

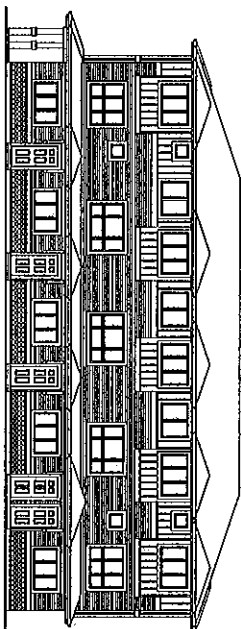


SOUTH ELEVATION

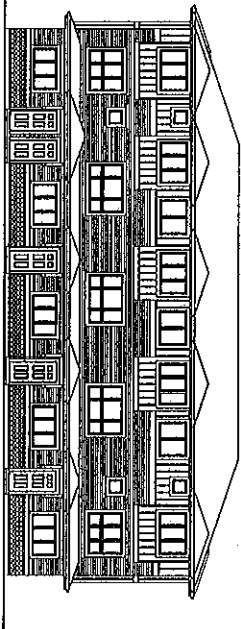


SOUTH ELEVATION

- 1. FINISHES
- 2. MATERIALS
- 3. LIGHTING
- 4. LANDSCAPE
- 5. FURNITURE
- 6. EQUIPMENT
- 7. ACCESSORIES
- 8. OTHER



NORTH ELEVATION



NORTH ELEVATION

- 1. FINISHES
- 2. MATERIALS
- 3. LIGHTING
- 4. LANDSCAPE
- 5. FURNITURE
- 6. EQUIPMENT
- 7. ACCESSORIES
- 8. OTHER

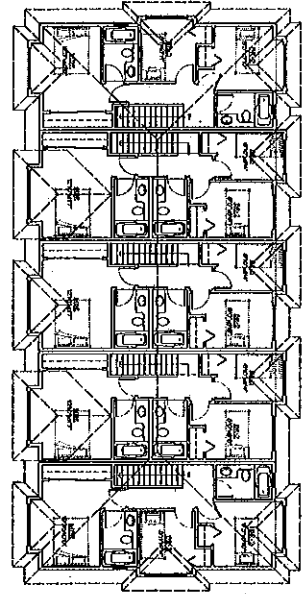
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01/15/2011	99
01/15/2011	100

Yoramado  
Architecture Inc.  
24 UNIT TOWNHOUSE  
DEVELOPMENT

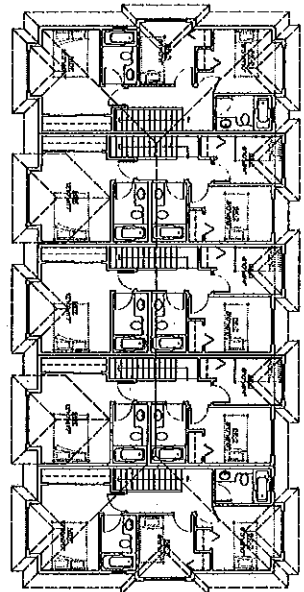
Yoramado  
Architecture Inc.

24 UNIT TOWNHOUSE  
DEVELOPMENT

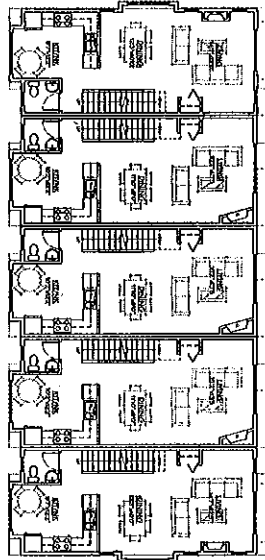
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TIME: 10:00 AM  
PROJECT: 24 UNIT TOWNHOUSE  
DEVELOPMENT  
A04



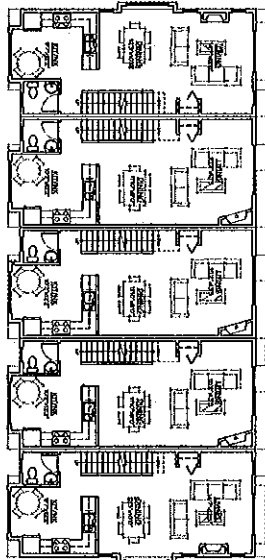
UPPER FLOOR PLAN  
BUILDING NO. 1



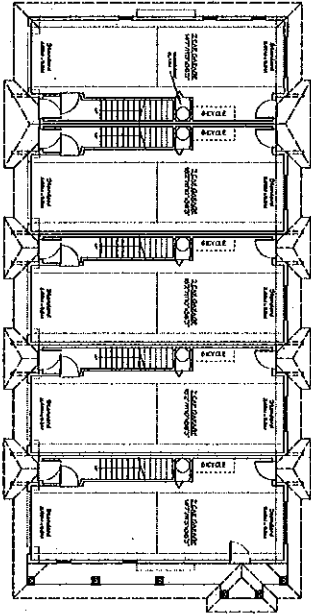
UPPER FLOOR PLAN  
BUILDING NO. 2



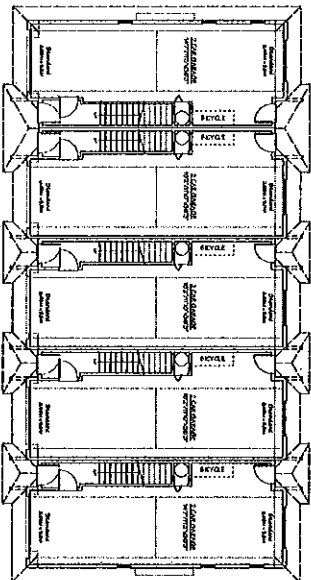
SECOND FLOOR PLAN  
BUILDING NO. 1



SECOND FLOOR PLAN  
BUILDING NO. 2



GROUND FLOOR PLAN  
BUILDING NO. 1



GROUND FLOOR PLAN  
BUILDING NO. 2

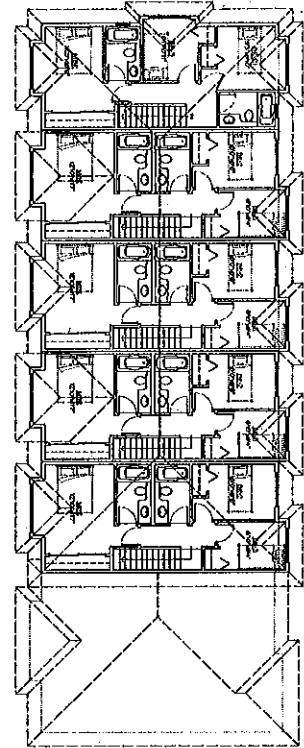
DATE: 10/1/2000	BY: J. L. BROWN
NO. 1001	REVISION: 01
DATE: 10/1/2000	BY: J. L. BROWN
NO. 1002	REVISION: 02

PLN - 60

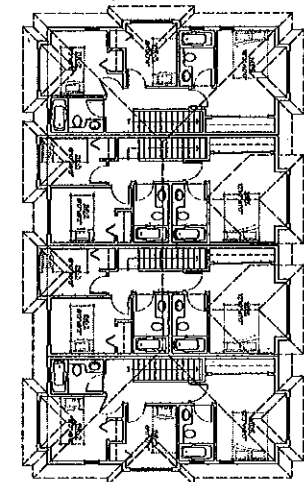
PROJECT: 24 UNIT TOWNHOUSE DEVELOPMENT
LOCATION: 1000 GARDEN CITY ROAD, WASHINGTON, DC
ARCHITECT: Yamamoto Architecture Inc.

DATE: 10/1/2000	BY: J. L. BROWN
NO. 1003	REVISION: 03
DATE: 10/1/2000	BY: J. L. BROWN
NO. 1004	REVISION: 04

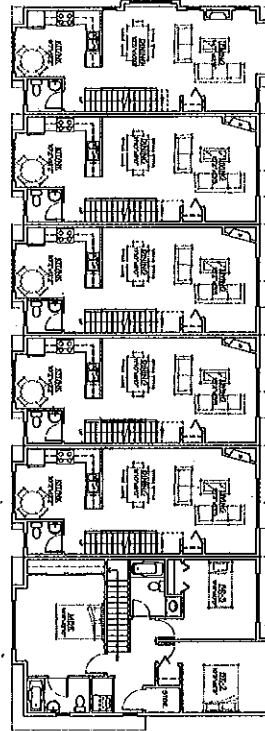
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DATE: 10/1/2000	BY: J. L. BROWN
NO. 1006	REVISION: 06



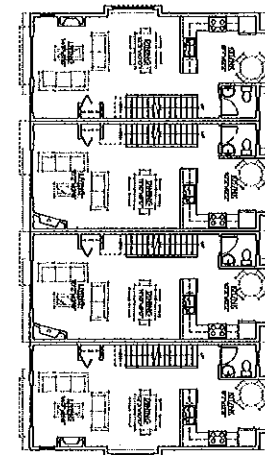
UPPER FLOOR PLAN  
BUILDING NO. 1



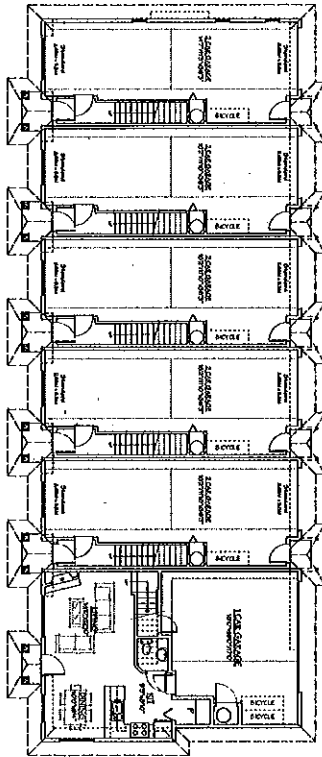
UPPER FLOOR PLAN  
BUILDING NO. 2



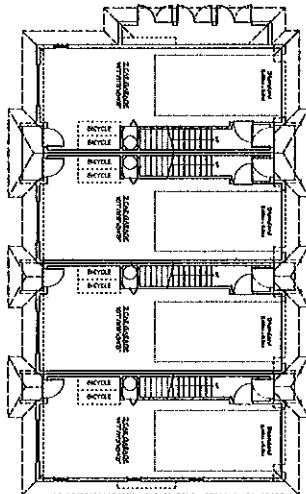
SECOND FLOOR PLAN  
BUILDING NO. 1



SECOND FLOOR PLAN  
BUILDING NO. 2



GROUND FLOOR PLAN  
BUILDING NO. 1



GROUND FLOOR PLAN  
BUILDING NO. 2

DATE	10/1/88
BY	YANAMOTO ARCHITECTURE INC.
FOR	24 UNIT TOWNHOUSE DEVELOPMENT
PROJECT	24 UNIT TOWNHOUSE DEVELOPMENT
LOCATION	24 UNIT TOWNHOUSE DEVELOPMENT

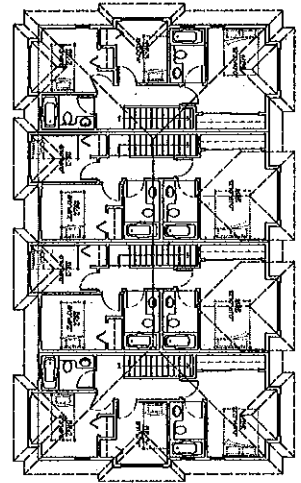
PROJECT  
24 UNIT TOWNHOUSE  
DEVELOPMENT

24 UNIT TOWNHOUSE DEVELOPMENT  
24 UNIT TOWNHOUSE DEVELOPMENT

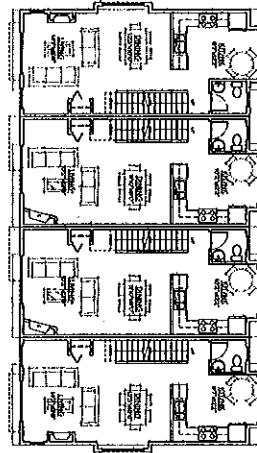
Yanamoto  
Architecture Inc.

24 UNIT TOWNHOUSE DEVELOPMENT  
24 UNIT TOWNHOUSE DEVELOPMENT

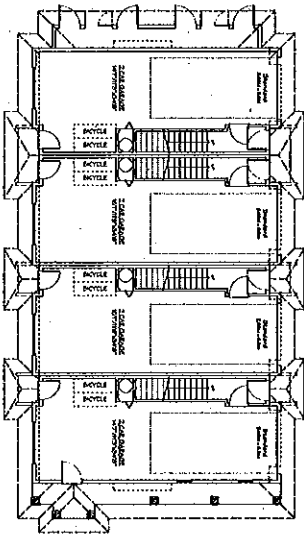
DATE	10/1/88
BY	YANAMOTO ARCHITECTURE INC.
FOR	24 UNIT TOWNHOUSE DEVELOPMENT
PROJECT	24 UNIT TOWNHOUSE DEVELOPMENT
LOCATION	24 UNIT TOWNHOUSE DEVELOPMENT



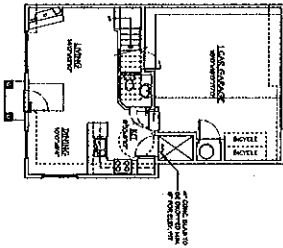
UPPER FLOOR PLAN  
SCALE: 1/8" = 1'-0"



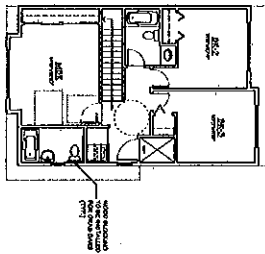
SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
BUILDING NO. 3



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



POSSIBLE ACCESSIBLE UNIT CONVERSION  
SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
BLDG. NO. 3

NO.	DATE	REVISION
1	10/1/88	1.00

PLN - 62

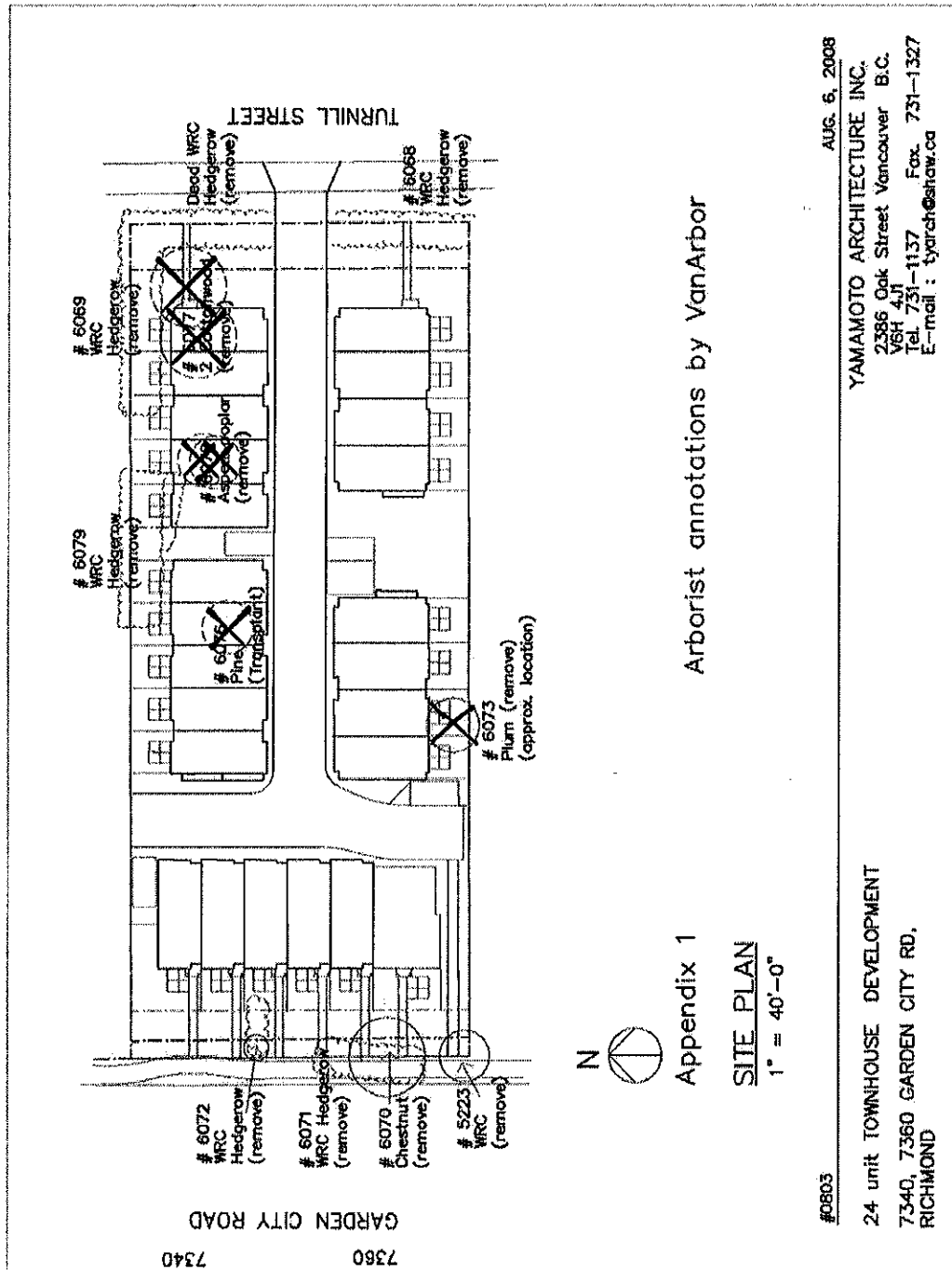
PROJECT  
24 UNIT TOWNHOUSE  
DEVELOPMENT

Yamamoto  
Architecture Inc.

24 UNIT TOWNHOUSE  
DEVELOPMENT  
FLOOR PLANS

DATE	10/1/88
SCALE	1/8" = 1'-0"
PROJECT	24 UNIT TOWNHOUSE
DESIGNER	YAMAMOTO ARCHITECTURE INC.
DATE	10/1/88

## 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

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

\_\_\_\_\_  
MAYOR

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

CITY OF RICHMOND
APPROVED by <i>DW</i>
APPROVED by Director or Solicitor <i>ul</i>