



To: Planning Committee
From: Wayne Craig
Director of Development

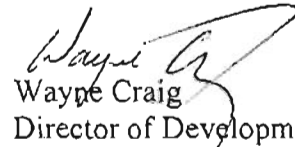
Date: November 25, 2013
File: RZ 11-589989

Re: Application by Yamamoto Architecture Inc. for Rezoning at 9051 and 9055 Dayton Avenue from the "Assembly (ASY)" Zone and "Land Use Contract 165" to the "Low Density Townhouses (RTL2)" Zone

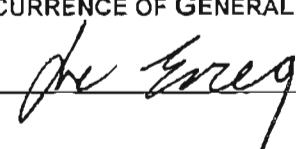
Staff Recommendation

1. That Official Community Plan Bylaw 9000, Amendment Bylaw 9085, to redesignate 9051 Dayton Avenue from "Community Institutional" to "Neighbourhood Residential" in Official Community Plan Bylaw 9000 (Specific Richmond Neighbourhoods Policy) and Attachment 1 to Schedule 1 of Official Community Plan Bylaw 9000 (City of Richmond 2041 OCP Land Use Map), be introduced and given first reading.
2. That Official Community Plan Bylaw 7100, Amendment Bylaw 9086, to redesignate 9051 Dayton Avenue from "Public, Institutional & Open Space" to "Low Density Residential" in Schedule 2.6A of Official Community Plan Bylaw 7100 (Ash Street Sub-Area Plan), be introduced and given first reading.
3. That Bylaw 9085 and 9086, having been considered in conjunction with:
 - the City's Financial Plan and Capital Program; and
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;are hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.
4. That Bylaw 9085 and 9086, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, are hereby deemed not to require further consultation.

5. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9087,
- for the rezoning of 9051 and 9055 Dayton Avenue from the "Assembly (ASY)" zone and "Land Use Contract 165" to the "Low Density Townhouses (RTL2)" zone; and
 - to authorize the termination, release and discharge of "Land Use Contract 165" entered into pursuant to "Main Street Meeting-Room Holdings Land Use Contract By-law No. 3372", as it affects 9055 Dayton Avenue;
- be introduced and given first reading.


Wayne Craig
Director of Development

SB:blg
Att.

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

Staff Report

Origin

Yamamoto Architecture Inc. has applied to the City of Richmond for permission to rezone 9051 and 9055 Dayton Avenue from “Assembly (ASY)” zone and “Land Use Contract 165” to “Low Density Townhouses (RTL2)” zone in order to construct a 25 unit townhouse complex (**Attachments 1 & 2**).

In discussions with staff, the developer discussed their desire to incorporate driveway gates into the proposed development. This was not supported by staff and the developer approached individual members of Planning Committee regarding regulations and policies relating to driveway gates. During the Planning Committee review of another townhouse application at their meeting on March 5, 2013, Planning Committee passed a referral motion requesting staff to report back on the use of sliding iron gates, or driveway gates, in townhouse developments.

This report addresses the subject development proposal and the following March 5, 2013 Planning Committee referral:

“That staff investigate and report back on the propriety or policy for sliding iron gates in Townhouse complexes.”

Proposed 2041 Official Community Plan (OCP) Amendments

The application includes proposed amendments to the land use designation of 9051 Dayton Avenue in both the 2041 Official Community Plan (OCP) Bylaw 9000 and in the Official Community Plan (OCP) Bylaw 7100 Schedule 2.6A Ash Street Sub-Area Plan (**Attachment 3**).

Discharging Land Use Contract 165

Staff recommends that Council approve the discharge of “Land Use Contract 165” registered on Title to 9055 Dayton Avenue to allow the property to be rezoned for the proposal.

Servicing Agreement

The developer has agreed to enter into a Servicing Agreement as a rezoning consideration for the design and construction of road and servicing infrastructure works.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 4**).

Surrounding Development

The site is subject to the Ash Street Sub-Area Plan in the Broadmoor area. Surrounding development is as follows:

To the North: Across Dixon Avenue, is a landscape buffer to the rear service area of the Garden City Shopping Centre property, zoned “Community Commercial (CC)”.

To the East: Single detached dwellings fronting onto Dixon Avenue on properties zoned “Single Detached (RS1/B)” and “Single Detached (RS1/K)”.

To the South: Across Dayton Avenue, are single detached dwellings on properties zoned “Single Detached (RS1/B)”.

To the North-west: Two-storey townhouse developments fronting onto Dixon Avenue and Garden City Road on properties zoned “Low Density Townhouses (RTL1)” and “Town Housing (ZT20) – Granville Avenue (Terra Nova) and Dixon Avenue (Ash Street Sub-Area)”.

To the South-west: Are single detached dwellings fronting onto Dayton Avenue and Garden City Road on properties zoned “Single Detached (RS1/C)”.

Related Policies & Studies

The rezoning application has been reviewed in relation to the 2041 Official Community Plan (OCP), Flood Plain Management Bylaw, the City’s Affordable Housing Strategy and Public Art Program. An overview of these policies is provided in the “Analysis” section of this report.

Consultation

School District

This application was not referred to School District No. 38 (Richmond) because it only involves 25 multiple-family housing units. According to OCP Bylaw Preparation Consultation Policy 5043, which was adopted by Council and agreed to by the School District, residential developments which generate less than 50 school aged children do not need to be referred to the School District (e.g., typically around 295 multiple-family housing units).

General Public

Signage is posted on-site to notify the public of the subject application. The Public Hearing will provide local property owners and other interested parties with an additional opportunity to comment. Notification of the Public Hearing will be mailed to neighbours and advertised in the local newspaper, *The Richmond Review*. At the time of writing this report, the City has received one (1) public correspondence email (**Attachment 5**), which includes the following concerns (staff comments are included in *‘bold italics’*):

- Concern regarding development of townhouses in the middle of a single-family subdivision. *The proposal would provide the existing neighbouring single detached homes with a back yard interface to two-storey townhouses for the majority of the site (Attachment 6).*
- Privacy screening concern relating to removal of existing hedges and overlook. *The development proposes to provide privacy screening for neighbours through a two-storey building height and pruning and retaining the majority of the existing mature perimeter Cedar hedging. New hedge planting is proposed where there is no existing hedge and where the hedge is proposed to be removed for an amenity building.*
- Concern regarding raising the property grade and building height. *The proposal includes two-storey buildings. Site grading details will be further refined as part of the required Development Permit and cannot be significantly raised where existing hedges are retained.*
- Increased noise concern. *The proposed townhouses are not expected to cause noise concerns. During the construction phase, the developer is required to comply with the City’s Noise Regulation Bylaw No. 8856.*

- Transportation concerns related to Dixon Avenue: increased traffic, traffic waiting to turn onto Garden City Road; and parked cars narrowing the road width. *A Traffic Impact Study prepared by ISL Engineering and Land Services was submitted in support of the proposal and reviewed by Transportation staff. The study addresses these concerns and indicates that the surrounding road network has capacity to accommodate the proposal.*
- Pedestrian safety concern at the Dixon Avenue and Garden City intersection for elementary school students. *The Garden City intersection at Dixon Avenue currently has a special pedestrian crosswalk and the intersection at Dayton Avenue has a pedestrian signal. Both were recently upgraded with Audible Pedestrian Signals (APS) as part of a City-wide program and to further enhance pedestrian and bicycle safety; the developer has agreed to install illuminated street name signage at both intersections and a bicycle push button at the Dayton Avenue intersection as a consideration of rezoning. Transportation staff do not recommend upgrading these intersections to fully signalized intersections at this time, as the study indicates that full traffic signals are not warranted, and upgrading these signals would mean additional interruptions to traffic flow on Garden City Road.*
- Concern that the church property has been sold for development after having received property tax relief from the City.

Assembly properties (e.g., churches) receive tax exemptions when the property is used for religious purposes. When a property ceases to be used for religious purposes, it is subject to full property taxes. Consequently, when the property changed hands to a private ownership, full property taxes applied.

In 2011, after much discussion, Council established a policy that proposals to rezone assembly sites are to be reviewed on a case by case basis. This is reflected in the 2041 OCP policy, which states that: "applications to re-designate from "Community Institutional" to other OCP designations and to rezone Assembly zoned land for the purpose of redevelopment will be considered on a case by case basis: without the need to retain assembly uses; subject to typical development requirements (e.g., access; parking; layout; tree preservation; child care; public art; Affordable Housing Strategy requirements; servicing upgrades; etc.)."

Staff assessed the proposal in the context of this 2041 OCP policy. Please see the "Proposed Official Community Plan (OCP) Amendments" section of this report for further details regarding the analysis.

Staff Comments

Based on Staff's review of the subject application, including the developer's transportation study, staff are supportive of the subject zoning text amendment, provided that the developer fully satisfies the considerations of the rezoning (**Attachment 6**).

Analysis

Planning Committee Referral

In their referral to staff, Planning Committee asked staff to investigate and report back on the propriety or policy for sliding iron gates, or driveway vehicle gates, in townhouse complexes. Staff can advise that the OCP requires all townhouse developments to obtain a Development

Permit approved by Council and discourages driveway vehicle gates. Specifically, the OCP Development Permit (DP) guidelines state that "Vehicle gates at townhouse site entrances are discouraged." Instead of a gate, the guidelines recommend defining the boundary between private and public space with changes in colour and texture across driveway entrances, minor architectural elements or landscaping.

Staff work with applicants to ensure vehicle gates are not installed on townhouse sites and that boundaries between public and private space are appropriately designed. To ensure that driveway gates are not installed on the subject site, the applicant has agreed to register a covenant as a rezoning consideration to prohibit driveway gates on both Dayton Avenue and Dixon Avenue and to restrict the Dayton Avenue vehicle access to incoming traffic only.

Proposed Official Community Plan (OCP) Amendments

The proposed development is located in the Ash Street Sub-Area of the Broadmoor Planning Area (**Attachment 3**) on properties that were previously used as a church complex and neighbouring single detached home. The application includes OCP amendments to amend the land use designation of 9051 Dayton Avenue in the 2041 OCP Land Use Map Attachment 1 to Schedule 1 from "Community Institutional" to "Neighbourhood Residential". It also includes an OCP amendment to amend the land use designation of 9051 Dayton Avenue in the Ash Street Sub-Area Plan Land Use Map from "Public, Institutional & Open Space" to "Low Density Residential".

The 2041 OCP includes policy that proposals to rezone assembly sites are to be reviewed on a case by case basis, without the need to retain assembly uses and subject to typical development requirements (e.g., access; parking; layout; tree preservation; child care; public art; Affordable Housing Strategy requirements; servicing upgrades; etc.). Given the OCP policy, staff have no policy framework to require community benefit.

Staff has worked with the development community over the years to provide additional community benefit. When Planning Committee and Council considered the rezoning of an Assembly zoned site on No. 3 Road, the application was referred back to staff. A revised proposal including a modest floor area increase and a voluntary contribution of \$35,000 received public hearing and third reading on September 3, 2013.

Given the context of the subject site, staff felt that a Floor Area Ratio density of 0.55 and transportation improvements would best address the needs of the neighbourhood. As a community benefit, the developer has agreed to provide road and intersection improvements as a consideration of the rezoning that will enhance pedestrian and cyclist safety for the neighbourhood. The proposal includes new sidewalk behind the existing curb along the north side of Dayton Avenue for the entire block; new sidewalk, boulevard and road widening along a portion of the south side of Dixon Avenue to complete the block; new illuminated street name signage at both Garden City Road intersections; and a bicycle push button at the Dayton Avenue intersection (**Attachment 6**). These works include frontage improvements that are typically required for development proposals and additional works for 52 m along Dixon Avenue and 160 m along Dayton Avenue that beyond the site in front of other properties. The proposed works beyond the standard frontage improvements represent a considerable financial cost to the developer while also improving pedestrian and cyclist infrastructure in the neighbourhood.

The addition of townhouses will help to address Richmond's growing population with a variety of housing to complement the adjacent residential townhouses, single detached properties and Garden City Shopping Centre (**Attachment 7**).

Proposed Zoning Amendment and Land Use Contract Discharge

Staff recommend that Council approve the termination and discharge of "Land Use Contract 165" registered on Title to 9055 Dayton Avenue (RD49296) along with rezoning the subject consolidated development site to "Low Density Townhouses (RTL2)". The zone specifies a maximum building height of 9 m and maximum floor area ratio density of 0.55, including a density bonus provision to support the City's Affordable Housing Strategy. The proposal complies with the zone and takes advantage of the density bonus provision.

Proposal Details

Staff's review of the proposed development shows it to be consistent with City policies, as indicated below:

- a) Floodplain Management: In accordance with the City's Flood Plain Designation and Protection Bylaw 8204, the developer has agreed to register a flood indemnity covenant as a consideration of the rezoning.
- b) Affordable Housing: In accordance with the City's Affordable Housing Strategy and the "Low Density Townhouses (RTL2)" zone density bonus provision, the developer has agreed to provide a voluntary contribution of approximately \$104,778, based on \$2.00 per buildable square foot, to the City's affordable housing reserve as a consideration of the rezoning.
- c) Public Art: The developer has agreed to participate in the City's Public Art Program in the amount of approximately \$39,816, based on \$0.76 per buildable square foot, through installing Public Art on-site or as a voluntary contribution to the City's Public Art fund.
- d) Infrastructure Improvements: The developer has agreed to enter into a Servicing Agreement as a consideration of the rezoning for the following:
 - **Road Network Improvements**: the developer shall be responsible for the design and construction of road improvements along Dayton Avenue and Dixon Avenue, illuminated street name signage at both intersections and a bicycle push button at Dayton Avenue.
 - **Engineering Improvements**: the developer shall be responsible for the design and construction of required storm sewer upgrades and sanitary sewer improvements to change the routing of the existing sanitary sewer and associated statutory-rights-of-way (SRW) to accommodate the proposed development.
- e) Tree Retention and Replacement

Bylaw-size trees	Existing	Retained	Compensation
On-site	3	0	2:1 replacement ratio required
On neighbouring properties	6	6	To be protected
In City boulevard	2	2	To be protected

- A Certified Arborist's report was submitted by the developer and reviewed by the City's Tree Preservation Coordinator. A tree retention plan is included in **Attachment 7**.

- The City's Tree Preservation Coordinator reviewed the Arborist's Report and concurs with the removal of three (3) bylaw-sized trees on-site, including:
 - Two (2) trees (Tag #4 & 5) located up against the west property line close to Dixon Avenue. The 77 cm dbh Douglas Fir (Tag #4) is good to fair condition and has shed a number of limbs. The 74 cm dbh Cedar (Tag #5) is in good condition and has co-dominant stems.
 - One (1) tree (Tag #6) is located in a north-west corner of the site. The Cedar has multiple stems with a combined size of 155 cm dbh, is in good to fair condition and is located in an existing sanitary sewer right-of-way (ROW).
- Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), six (6) replacement trees are required for the removal of three (3) bylaw-sized trees. The preliminary landscape plan (**Attachment 7**) includes 60 new trees and will be further refined through the required Development Permit.
- The developer is proposing to prune and retain most of the existing perimeter Cedar hedging on the site. The removal and replanting of a section of hedge to accommodate the proposed amenity building (**Attachment 7**) will be further refined through the required Development Permit.
- The developer has agreed to enter into a contract with a Certified Arborist as a consideration of rezoning and is required to install tree protection fencing prior to any construction activities occurring on the site.

f) Form of Development

The developer proposes to construct a low density residential development with 25 two-storey townhouses and a two-storey indoor amenity building (**Attachment 7**), which conforms to OCP policies and Development Permit guidelines for multi-family development.

Development Permit approval to the satisfaction of the Director of Development is required prior to rezoning adoption, which will include the following:

- Detailed architectural, landscaping, open space design, grading and tree protection.
- Review of sustainability features of the development.
- Review of convertible and aging in place features. One (1) convertible unit is proposed and aging in place features are proposed in all units.
- Detailed drive aisle and driveway design. The proposal includes a vehicle access to Dixon Avenue (two-way) and a vehicle access to Dayton Avenue that is restricted to incoming traffic only (one-way). The requested second vehicle access is for incoming vehicles only and the traffic impact study did not identify any concerns. Transportation staff have reviewed the study and agree that the limited access can be considered on Dayton Avenue due to the relatively small size of the development and depth of the site.
- Vehicle and bicycle parking; truck loading; garbage, recycling and food scraps storage and collection; and private utility servicing.

Financial Impact or Economic Impact

None.

Conclusion

In response to Planning Committee's referral, the OCP discourages vehicle gates at townhouse site entrances and the proposal includes a restrictive covenant to prohibit the installation of driveways gates on the subject site.

The proposal provides a low density infill development with 25 two-storey townhouses on a vacant assembly site. While the proposal can be considered under the City's 2041 Official Community Plan (OCP) regarding multi-family developments, amendments are required to land use designation for a portion of the site in the City of Richmond 2041 OCP Land Use Map, OCP Specific Richmond Neighbourhoods Policy, and Ash Street Sub-Area Plan. The proposal is generally consistent with the "Low Density Townhouses (RTL2)" zone. Overall, the proposed land use, density, site plan and building massing respects the surrounding single detached homes and townhouse developments. Further review of the project design is required to be completed as part of the Development Permit application review process. The proposed roadway improvements will enhance pedestrian and cyclist safety in the neighbourhood.

On this basis, staff recommend that: Official Community Plan Bylaw 9000, Amendment Bylaw 9085, Official Community Plan Bylaw 7100, Amendment Bylaw 9086, and Zoning Bylaw 8500, Amendment Bylaw 9087, be introduced and given first reading.



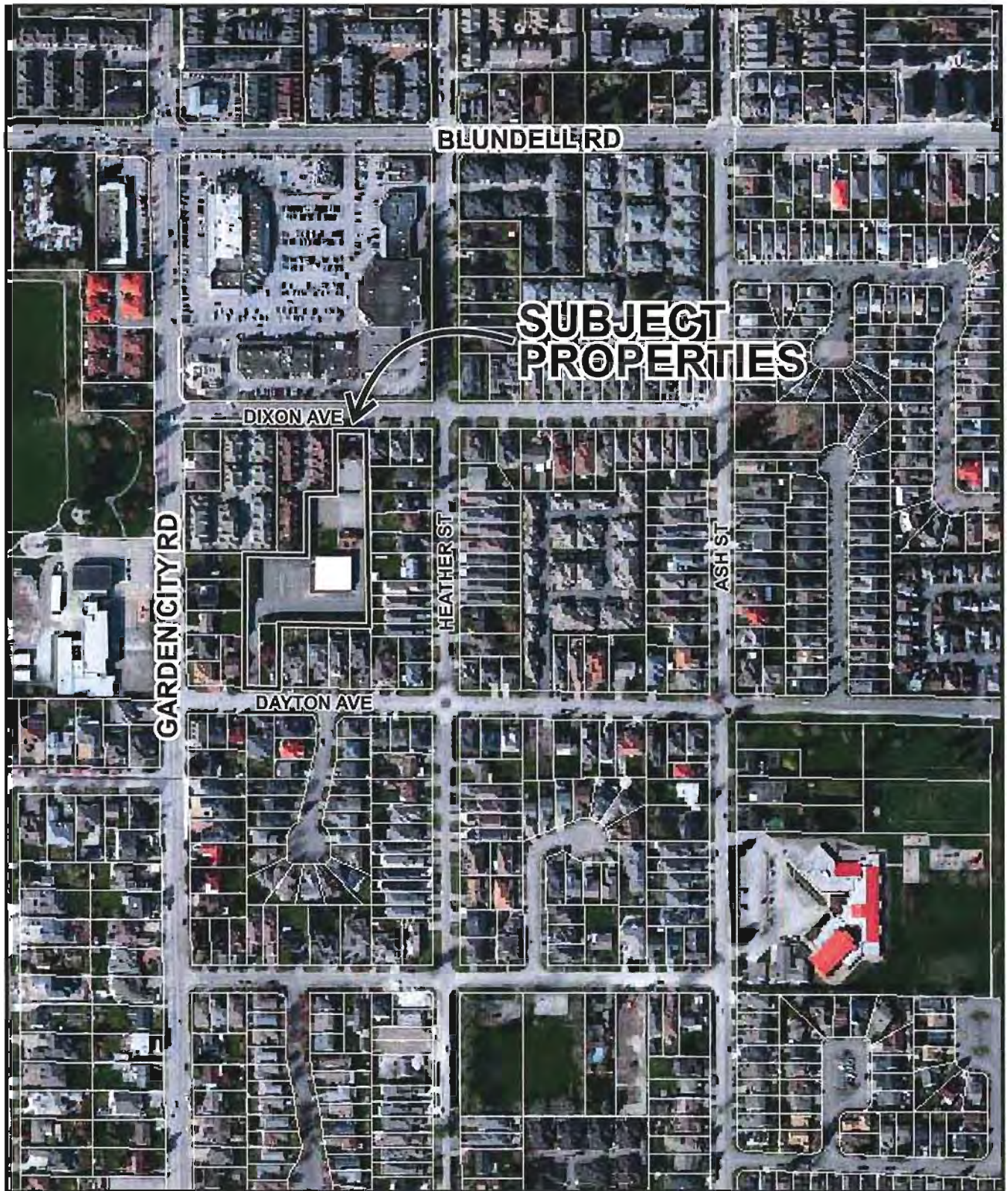
Sara Badyal, M. Arch, MCIP, RPP
Planner 2



Terry Crowe
Manager, Policy Planning

SB:blg

- Attachment 1: Location Map
- Attachment 2: GIS Aerial Photo
- Attachment 3: Ash Street Sub-Area Plan Land Use Map
- Attachment 4: Development Application Data Sheet
- Attachment 5: Public Input
- Attachment 6: Rezoning Considerations
- Attachment 7: Conceptual Development Plans



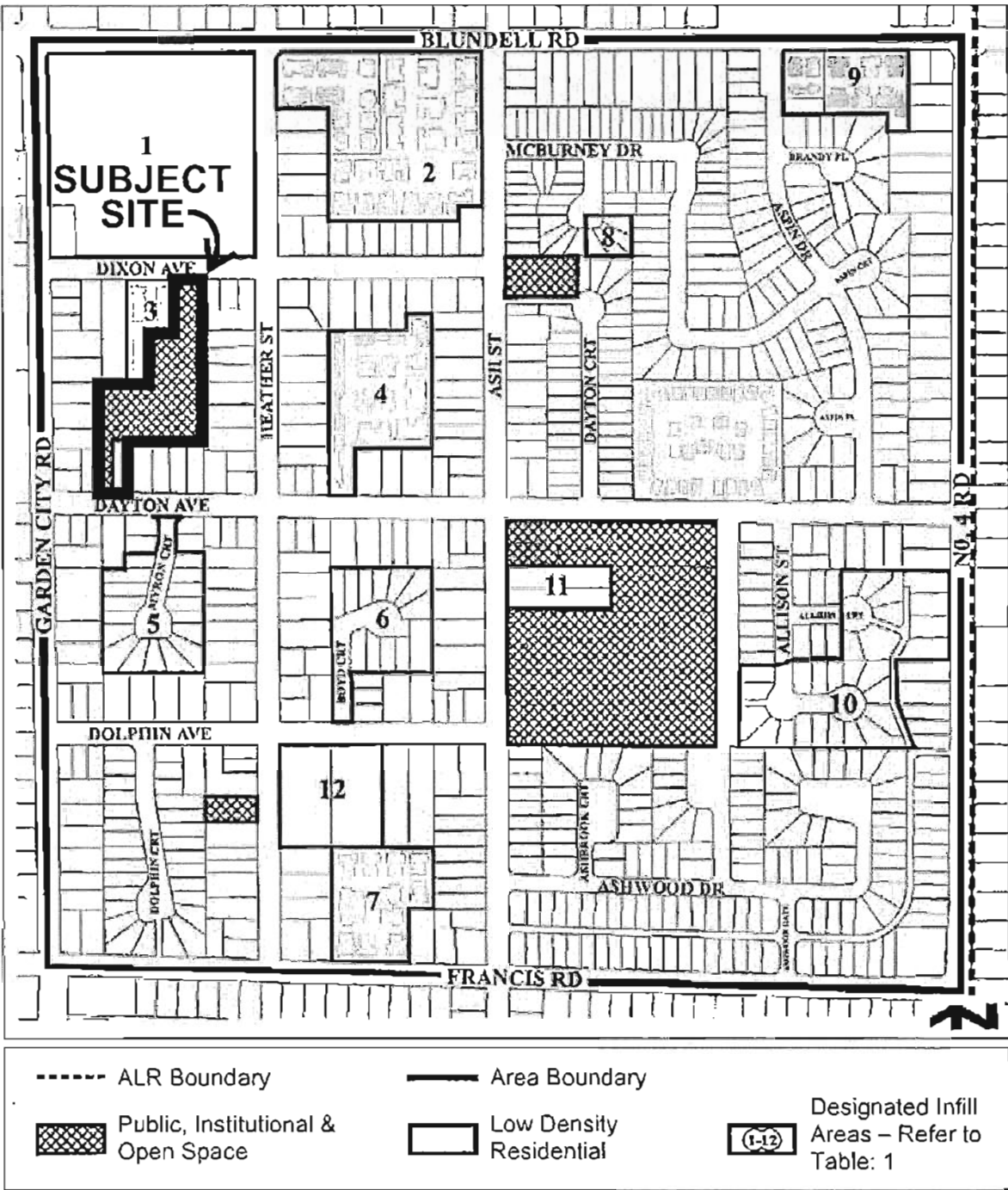
RZ 11-589989

Original Date: 10/07/11

Amended Date: 11/25/13

Note: Dimensions are in METRES

Ash Street Sub-Area Plan
Land Use Map





RZ 11-589989

Attachment 4

Address: 9051 and 9055 Dayton Avenue

Applicant: Yamamoto Architecture Inc.

Planning Area(s): Ash Street Sub-Area

	Existing	Proposed
Owner	Dayton CWL Investments Inc., Inc. No. BC0914003	Remains the same
Site Size	8828 m ²	Remains the same
Land Uses	Assembly & Single-Family lot	Multi-Family Residential
OCP Designation	Community Institutional	Neighbourhood Residential
Area Plan Designation	Public, Institutional & Open Space	Low Density Residential
Zoning	Assembly (ASY) and Land Use Contract 165	Low Density Townhouses (RTL2)
Number of Units	Church & Single-Family house	25 Townhouses

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	0.55	None permitted
Lot Coverage: Building area	Max. 40%	40%	None
Non-porous area	Max. 65%	61%	
Planting area	Min. 25%	34%	
Lot Size	Min. 30 m width Min. 35 m depth	24 m to 90 m 187 m	None
Setbacks:			None
Dayton Avenue	Min. 6 m	6 m	
Dixon Avenue	Min. 6 m	6 m	
Interior Side Yard	Min. 3 m	3 m to 7 m	
Height	9 m	9 m	None
Off-street Parking Spaces:			None
Resident	50	50	
Visitor	5	5	
Accessible	(1)	(1)	
Total	55	55	
Tandem Parking Spaces:	Max. 50%	None	None
Amenity Space – Indoor:	Min. 70 m ²	186 m ²	None
Amenity Space – Outdoor:	Min. 150 m ²	181 m ²	None

Public Input

Badyal, Sara

From: Kathy Stephens [katstep1@gmail.com]
Sent: Thursday, 06 September 2012 09:02 AM
To: Badyal, Sara

Hi Sara,

Re:9051/9055 Dayton Ave.

I have talked to 9 of my neighbours about the townhouse development proposed and they are not happy about it. Some of them have limited English and a lot of questions. We came in to see the plans and asked some questions. None could be answered because we were told they didn't know yet or the plans could change. Here are some of the questions.

1. How can a church that paid lower taxes for years sell to a developer for high profits to build townhouses in the middle of a subdivision of single family houses on a residential street?
2. How much higher will the property be for building and how high will the townhouses be?
3. Will people be looking into our back yards?
4. When they take out the 17 foot hedge all around the whole block what will they replace it with.
5. With 33 townhouses there will be a lot more noise and traffic behind our back yard? Is this acceptable to the City?
6. After the townhouses were built beside the Church property on Dixon Road it is a traffic jam just to drive out to Garden City Road. The people from the townhouses are parking on both sides of the street so there is room for only one car at a time because the road is so narrow. There is a drive way for the strip mall there so traffic is heavy. With 2 schools right there foot traffic is heavy as well. Very dangerous for the kids walking in grades from K to 7.

Thanks so much for answering these question and I will pass them on. We will probably like to come in and see you also for more information. Please let me know when you are available.

Thanks so much for your time

Kathy Stephens



Rezoning Considerations

Development Applications Division
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 9051 and 9055 Dayton Avenue

File No.: RZ 11-589989

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9087, the developer is required to complete the following:

1. Final Adoption of OCP Bylaw 9000, Amendment Bylaw 9085 and OCP Bylaw 7100, Amendment Bylaw 9086.
2. Consent of the owner to the adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9087 and termination, release and discharge of "Land Use Contract 165" entered into pursuant to "Main Street Meeting-Room Holdings Land Use Contract By-law No. 3372", as it affects 9055 Dayton Avenue.
3. Delivery of a discharge, executed by the owner, of Land Use Contract from Title of 9055 Dayton Avenue (RD49296).
4. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
5. Registration of a flood indemnity covenant on Title.
6. Registration of a legal agreement on title to prohibit driveway gates on both Dayton Avenue and Dixon Avenue and to ensure that, without prior approval from the City, the Dayton Avenue driveway is limited to one-way traffic (access only) complete with bollards that are not to be removed, except for emergency vehicle access.
7. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot to the City's affordable housing reserve (e.g. \$104,778, deposited as \$31,433 to operating account 7501-80-000 and \$73,345 to reserve account 7481-80-000).
8. City acceptance of the developer's offer to voluntarily contribute \$0.76 per buildable square foot to the City's Public Art Program (e.g. for the installation of Public Art on-site or contribution of \$39,816 to account 7750-80-000).
9. Provision of indoor amenity space (minimum 70 m²) or cash contribution as per (e.g. for 25 townhouse units, \$31,000 to account 7721-80-000) in-lieu of on-site indoor amenity space in accordance with the OCP and Council Policy 5041.
10. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees and hedges to be retained on-site and to be protected in neighbouring properties. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
11. 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.
12. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
13. Enter into a Servicing Agreement* for the design and construction of road and engineering infrastructure works. Works include, but may not be limited to:
 - a) Dixon Avenue:
 - i. Improvements across the site frontage to Heather Street to extend curb, boulevard and sidewalk established to the west, including minor road widening, curb & gutter, 2 m wide grass boulevard with street trees (7 cm Skyline Honeylocust), 1.5 m wide concrete sidewalk and grass boulevard with davit arm street lights.
 - ii. Installation of illuminated street name signage at the intersection with Garden City Road.
 - b) Dayton Avenue:
 - i. Improvements from Garden City Road to Heather Street including new 1.5 m wide concrete sidewalk behind the existing curb and grass boulevard behind new sidewalk.
 - ii. Installation of illuminated street name signage and bicycle push button at the intersection with Garden City Road.

- c) Water works:
- i. Using the OCP 2021 Maximum Day Model, there is 268 L/s available at 20 psi residual at 9051 Dayton Avenue, and 217 L/s at 20 psi at 9071 Dayton Avenue. Based on a letter from the civil consultant, MPT, and combined on-site water demand calculations (i.e. combined domestic demand and fire flow) dated January 17, 2013, the proposed site requires 80 L/s. Water analysis is not required to determine upgrades to achieve minimum requirements. Once the building design is confirmed at the Building Permit stage, the developer is required to submit fire flow calculations signed and sealed by a professional engineer based on the FUS or ISO to confirm that there is adequate available flow.
 - ii. The City requires the available flows and results of the combined water demand calculations to be included on the Servicing Agreement design drawings.
- d) Sanitary sewer improvements to change the routing of the existing sanitary sewer and associated statutory-rights-of-way (SRW) in the northern portion of the site and Dixon Avenue frontage to accommodate the proposed development (approximately 90 m of sewer between manholes SMH6197 and SMH 6199), including requirements to:
- i. Install new sanitary manhole in Dixon Avenue at the north-west corner of the site and new 200 mm diameter sanitary sewer along the Dixon Avenue frontage (approximately 17 m between new manhole and manhole SMH6199).
 - ii. Install new sanitary manhole on-site approximately 52 m south of new sanitary manhole in Dixon Avenue at the north-west corner of the site and new 200 mm diameter sanitary sewer along the west boundary of the site between the two (2) new manholes. Provide adequate separation from privately-owned utilities (i.e., on-site water, on-site drainage and on-site sanitary mains) to ensure City is able to operate and maintain the proposed City-owned sanitary main without impacting the privately-owned utilities and vice-versa.
 - iii. Install new sanitary service connections to 8291 and 9311 Heather Street in existing location and new sanitary sewer lead to tie into proposed sanitary manhole to the west (approximately 25 m length).
 - iv. The granting of a new 6 m wide standard utilities statutory right-of-way along the west property line from Dixon Avenue for the length of the proposed sewer (approximately 52 m length).
 - v. The granting of a new 4 m utilities statutory right-of-way aligned east-west from the shared property line between 8291 and 9311 Heather Street to the proposed right-of-way in (iv) above (approximately 18 m length) and that allows for building encroachments located 4 m above grade and higher.
 - vi. Discharge portions of utilities rights-of-way where the sanitary sewer has been removed, including: portions of existing right-of-way (AB90921) along the east boundary of the site near Dixon Avenue and aligned east-west across the southern portion the site; and portions of existing right-of-way (AB187845) aligned east-west across the northern and southern portions of the site. Discharges to occur only after first removing any existing utility infrastructure in the right-of-way. A letter of confirmation is required (letter signed and sealed by a P. Eng. to City of Richmond (Attention: Eric Sparolin).
- e) Storm sewer improvements to:
- i. Upgrade a section of existing Dixon Avenue storm sewer from 300mm to 600mm diameter complete with new manholes at both ends of the upgrade. The section to be upgraded is between Heather Street and the existing manhole located west of the site (approximately 82 m from STMH 5696 to STMH 5699).
 - ii. Upgrade a section of existing Dayton Road storm sewer from 375 mm to 600 mm diameter complete with new manholes at both ends of the upgrade. The section to be upgraded is between Garden City Road and the east edge of the site (approximately 70 m from STMH5607 to the east property line of 9055 Dayton Avenue). An existing tree in front of 9031 Dayton Avenue may need to be removed due to impact by the storm sewer upgrade. Retention, replacement or compensation as determined by City Parks staff will be addressed through the Servicing Agreement design.
- f) Private Utilities: Developer to provide private utility companies rights-of-ways to accommodate any above ground equipment (e.g. transformers, kiosks) and future under-grounding of overhead lines required by the proposed development.

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

Note:

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

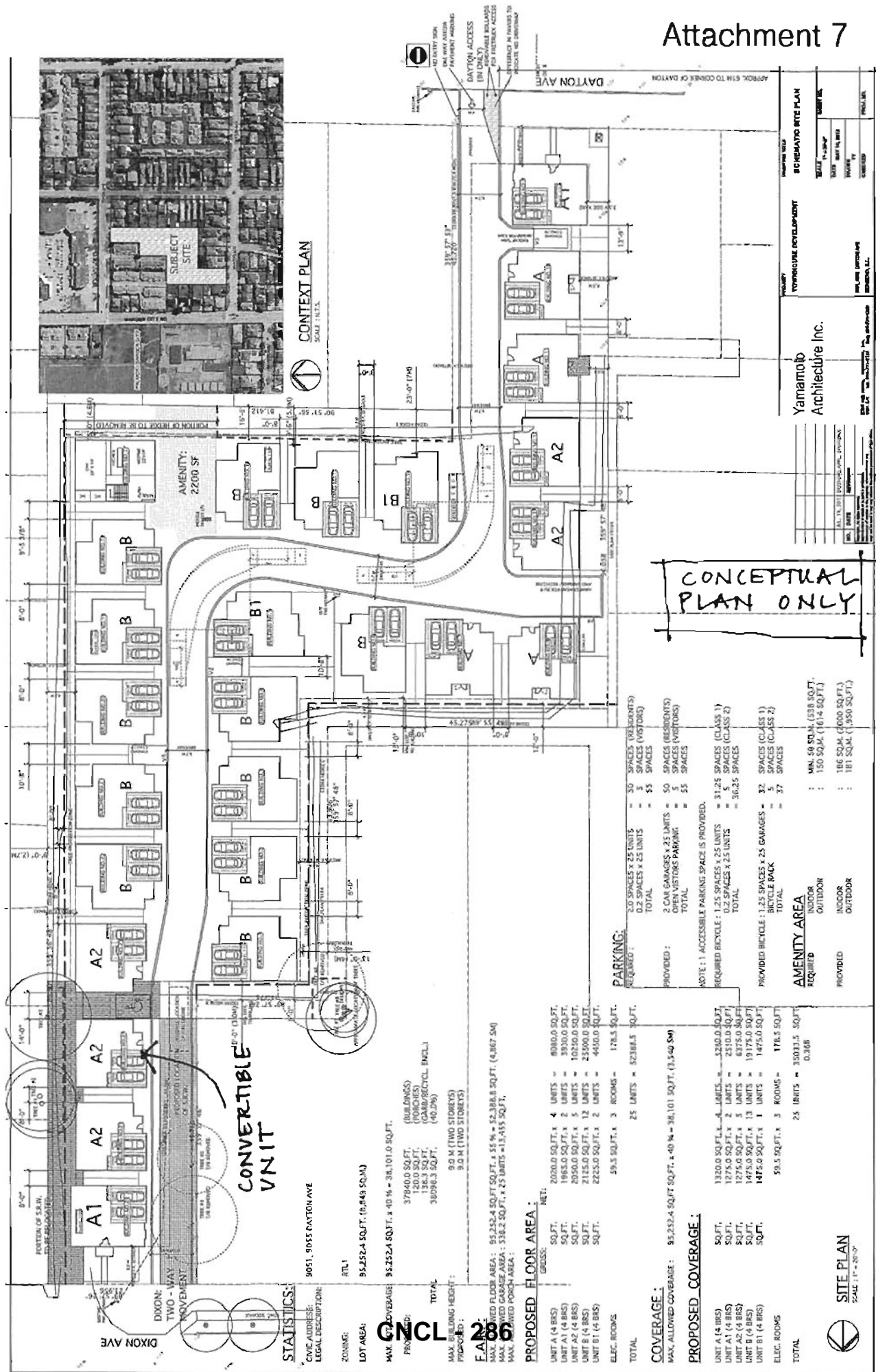
All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise,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

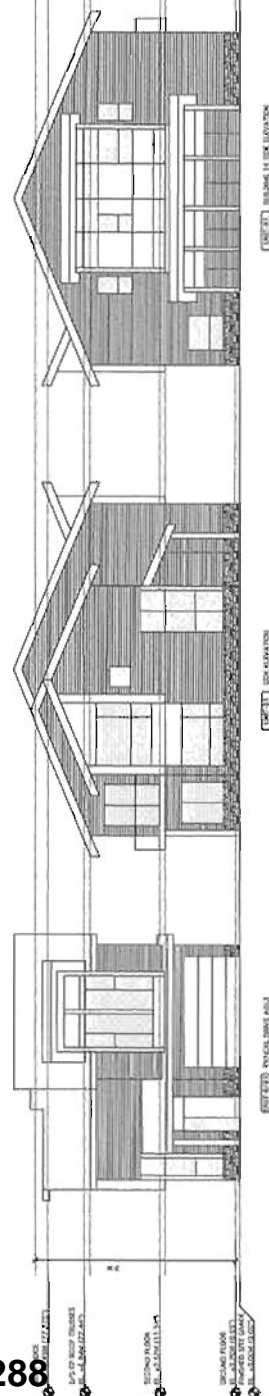
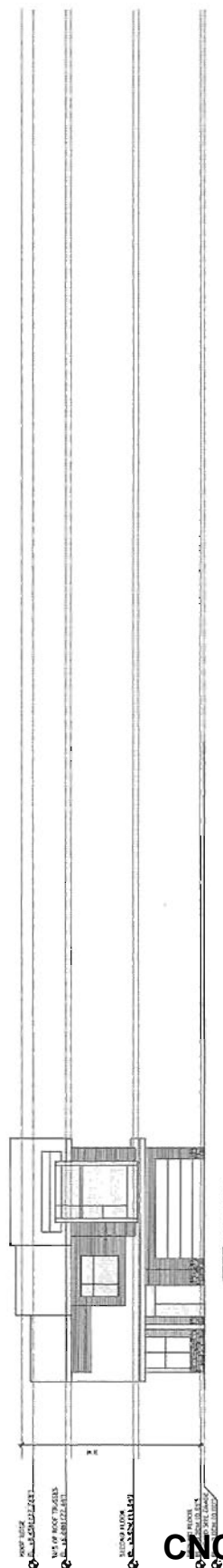
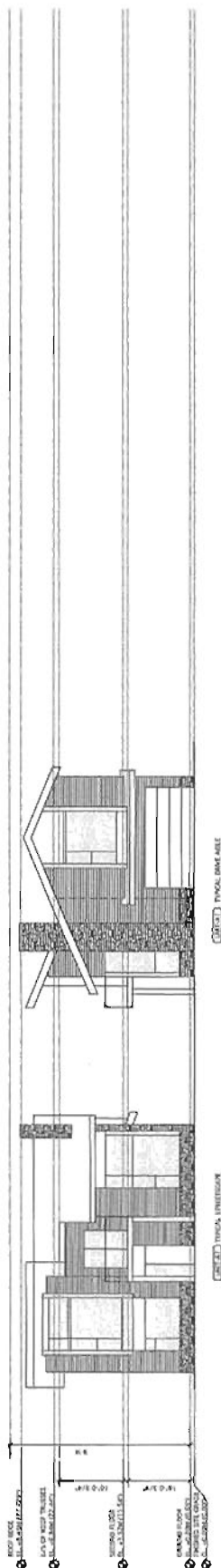
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, Letters of Credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



[illegible]

FORWARDED
CONCERNING

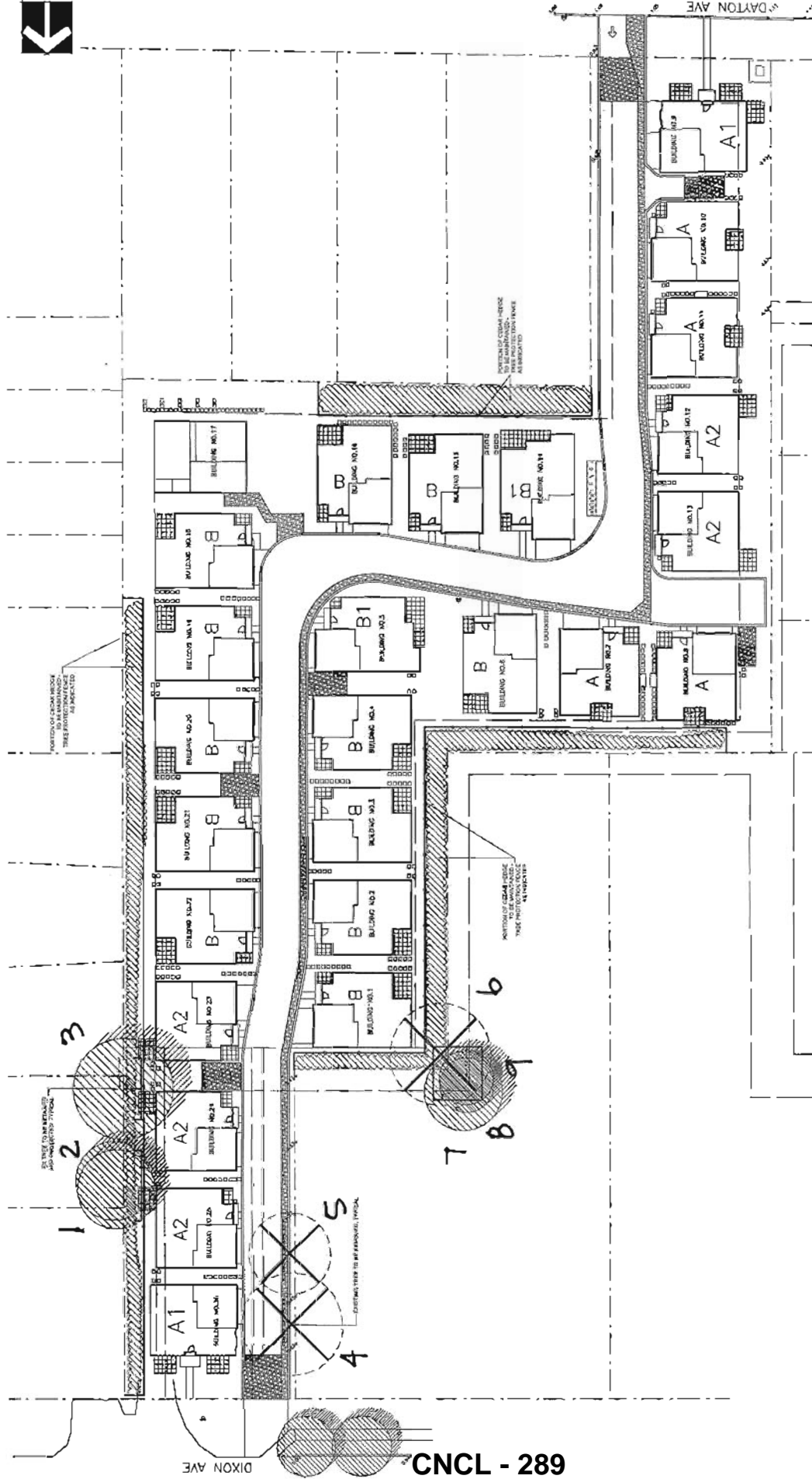
Author's Address: Department of Psychology, University of Illinois at Chicago, Chicago, IL 60607, USA. E-mail: shawn.walker@uic.edu

Yamamoto
Architecture Inc.

RELEVANT
RESEARCH

PLAN #4a

DATE: 10/10/00
TIME: 10:10
BY: J. L. B. / J. L. B.
A4.1
OF 00-000000
PAGE 100



CNCL - 289

pms
LANDSCAPE
ARCHITECTS

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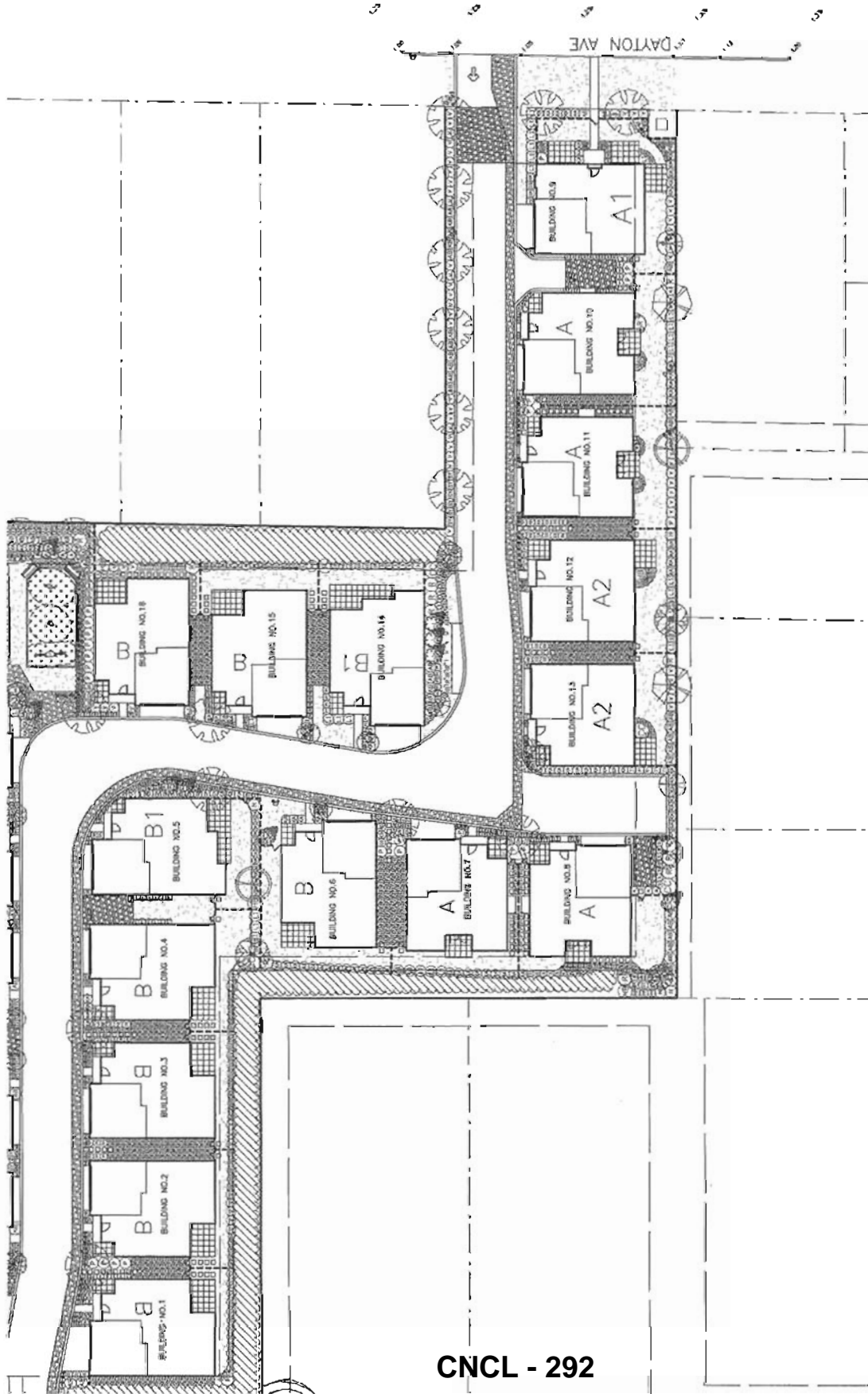
For a complete listing of

TOWNHOUSE DEVELOPMENT
9354, 9055 DAYTON AVENUE
RICHMOND, BC

**TREE RETENTION
PLAN**

DATE	AMOUNT	REMARKS
1971	100	100
1972	100	100
1973	100	100
1974	100	100
1975	100	100
1976	100	100
1977	100	100
1978	100	100
1979	100	100
1980	100	100
1981	100	100
1982	100	100
1983	100	100
1984	100	100
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2081	100	100
2082	100	100
2083	100	100
2084	100	100
2085	100	100
2086	100	

510
#57-71



CNCL - 292

LANDSCAPE ARCHITECTS

LANDSCAPE ARCHITECTS

4000 N. 10TH ST. SUITE 100
DALLAS, TEXAS 75243
P. 214.742.1000 F. 214.742.1001

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PROJECT

TOWNHOUSE DEVELOPMENT

9031, 9032 DAYTON AVENUE
BETHLEHEM, NC

DATE 12/10/13

SCALE 1/8" = 1'-0"

DRAWN JPM

DESIGN JPM

CHECK JPM

DRAWING NUMBER

PROJECT NUMBER

REVISIONS

NO.	DATE	DESCRIPTION
1	12/10/13	ISSUED FOR PERMIT
2	12/10/13	ISSUED FOR PERMIT
3	12/10/13	ISSUED FOR PERMIT

PROJECT NUMBER

LANDSCAPE ARCHITECTS

LANDSCAPE ARCHITECTS

4000 N. 10TH ST. SUITE 100
DALLAS, TEXAS 75243
P. 214.742.1000 F. 214.742.1001



**Richmond Official Community Plan Bylaw 9000
Amendment Bylaw 9085 (RZ 11-589989)
9051 and 9055 Dayton Avenue**

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

1. Richmond Official Community Plan Bylaw 9000 is amended by repealing the existing land use designation in the Specific Richmond Neighbourhoods Policy (Broadmoor Map) and in the Attachment 1 to Schedule 1 (City of Richmond 2041 OCP Land Use Map) thereof of the following area and by designating it "Neighbourhood Residential".

P.I.D. 018-728-171

PARCEL "A" SECTION 22 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER
DISTRICT PLAN LMP16270

2. This Bylaw may be cited as "**Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9085**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 9086 (RZ 11-589989)
9051 and 9055 Dayton Avenue**

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

1. Richmond Official Community Plan Bylaw 7100 is amended by repealing the existing land use designation in Schedule 2.6A (Ash Street Sub-Area Plan) thereof of the following area and by designating it "Low Density Residential".

P.I.D. 018-728-171

PARCEL "A" SECTION 22 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER
DISTRICT PLAN LMP16270

2. This Bylaw may be cited as "Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9086".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9087 (RZ 11-589989)
9051 and 9055 Dayton Avenue**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "**LOW DENSITY TOWNHOUSES (RTL2)**".

P.I.D. 003-762-297

LOT 273 SECTION 22 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER
DISTRICT PLAN 52463

P.I.D. 018-728-171

PARCEL "A" SECTION 22 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER
DISTRICT PLAN LMP16270

2. That:

- a) "Land Use Contract 165", entered into pursuant to "Main Street Meeting-Room Holdings Land Use Contract By-law No. 3372", be terminated, released and discharged in relation to the following area:

P.I.D. 003-762-297

LOT 273 SECTION 22 BLOCK 4 NORTH RANGE 6 WEST NEW
WESTMINSTER DISTRICT PLAN 52463

- b) The Mayor and Clerk are hereby authorised to execute any documents necessary to terminate, release and discharge "Land Use Contract 165" from the following above area.

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9087**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

_____	<div>CITY OF RICHMOND</div> <div>APPROVED by SB.</div> <div>APPROVED by Director or Solicitor [Signature]</div>

MAYOR

CORPORATE OFFICER