



**To:** General Purposes Committee

**Date:** May 19, 2020

**From:** Wayne Craig  
Director, Development

**File:** RZ 18-825323

**Re:** Application by CDS-Chen Design Studio Ltd. for Rezoning at  
6560 Granville Avenue from the "Single Detached (RS1/E)" Zone to the "Compact  
Single Detached (RC2)" Zone

**Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10109, for the rezoning of  
6560 Granville Avenue from the "Single Detached (RS1/E)" zone to the "Compact Single  
Detached (RC2)" zone, be introduced and given first reading.

Wayne Craig  
Director, Development  
(604-247-4625)

WC:na  
Att. 6

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

## Staff Report

### Origin

CDS-Chen Design Studio Ltd. has applied to the City of Richmond for permission to rezone 6560 Granville Avenue from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, to permit the property to be subdivided to create two single-family lots, each with vehicle access from the rear lane (Attachment 1). The proposed subdivision is shown in Attachment 2. The proposed site plan is shown in Attachment 3.

### Findings of Fact

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

#### Subject Site Existing Housing Profile

There is an existing owner-occupied single-family dwelling on the subject property, which would be demolished. The applicant has confirmed that there are no existing secondary suites in the dwelling.

### Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: Single-family dwellings on lots zoned “Single Detached (RS1/E)”, fronting Granville Crescent.

To the South: Single-family dwellings on lots zoned “Single Detached (RS1/B)”, fronting Livingstone Place.

To the East: A single-family dwelling on a lot zoned “Single Detached (RS1/E)”, fronting Granville Avenue.

To the West: A single-family dwelling on a lot zoned “Single Detached (RS1/E)”, fronting Granville Avenue.

### Related Policies & Studies

#### Official Community Plan/Blundell Area Plan

The subject property is located in the Blundell planning area, and is designated “Neighbourhood Residential” in the Official Community Plan (OCP). This designation provides for a range of housing including single-family and townhouses. The proposed rezoning and subdivision is consistent with this designation.

### Arterial Road Policy

The subject property is designated “Arterial Road Compact Lot Single Detached” on the Arterial Road Housing Development Map. The Arterial Road Land Use Policy requires all compact lot developments to be accessed from the rear lane only. The proposed rezoning and ensuing development are consistent with this Policy.

Prior to final adoption of the rezoning bylaw, the applicant must submit a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director, Development, and deposit a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should comply with the guidelines of the OCP’s Arterial Road Policy and include any required replacement trees identified as a condition of rezoning.

### Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on title is required prior to final adoption of the rezoning bylaw.

### **Public Consultation**

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

### **Analysis**

#### Existing Legal Encumbrances

There is an existing 1.5 m wide Statutory Right-of-Way (SRW) along the rear portion of the property for the sanitary sewer, which will not be impacted by the proposed rezoning or subdivision. The applicant is aware that encroachment into the SRW area is not permitted.

#### Transportation and Site Access

Residential Lot (Vehicular) Access Regulation Bylaw No. 7222 restricts vehicle access to properties designated arterial roads to the rear lane only. Vehicle access is proposed from the rear lane via separate driveways to each new lot, consistent with this Bylaw.

### Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report, which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development in the form of a Tree Management Plan (Attachment 5). The Arborist Report assesses four bylaw-sized trees and two undersized trees on the subject property, and two trees on the neighbouring property to the east for a total of eight trees.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and supports the Arborist's findings, with the following comments:

- One Cypress tree (Tree# 52, multi-stem 48 cm dbh) and one Rubinia tree (Tree# 57, multi-stem 34 cm dbh) located on the development site are either dead, dying (sparse canopy foliage), infected with Fungal Blight or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be replaced.
- Two Cypress trees (Tree# 53, multi-stem 54 cm dbh; Tree# 54, 43 cm dbh) located on the subject property are in fair to good condition. Tree# 53 is just outside of the allowable building envelope and Tree# 54 is located outside the proposed building envelope. In order to protect both trees as per the Tree Protection Bylaw 8057, trees will require a minimum of 4 m of tree protection area from the base of the stems for successful retention. To ensure this retention is successful, the front yard setback needs to be significantly increased from 6.0 m to 8.6 m. This then triggers the need to provide a house with an attached garage on Lot B due to the shift of the building footprint to the rear to accommodate the front yard trees. In order to comply with zoning requirements for an attached garage a separate Development Variance Permit will be required to enable a reduced rear yard setback from 6.0 m to 1.73 m allowing an attached garage in the rear yard and tree protection in the front yard. The relocation of private outdoor space to the front yard will also require a variance as an attached garage and secondary suite parking would limit the availability of space in the rear yard.
- Two undersized trees, one Pear (Tree# 55), and one Plum (Tree# 56), located on the development site and along the rear property line are in fair to poor condition. With existing stem defects, structural damage, poor quality pruning, and conflict with the proposed driveway access and new sanitary connections, these trees are not good candidates for retention and should be removed.
- One Cedar tree (Tree# A, 43 cm dbh) and one Fir tree (Tree# B, 62 cm dbh) located on the neighbouring property to the east are to be protected as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

The City's Parks Department has reviewed the Arborist's Report and supports the Arborist's findings, with the following comment:

- One hedge along Granville Avenue (not tagged on the Tree Management Plan) located on City property is in good health and condition, but will be in conflict with the construction and restrict pedestrian access to the front entrance of the second lot. Its removal is authorized and no compensation is required. The hedge is also to be removed in accordance with the Arterial Road Policy, which does not permit continuous hedges in the front yard for CPTED purposes.

*Tree Replacement*

The applicant wishes to remove two bylaw-sized on-site trees (Tree# 52, 57) and two undersized trees (Tree #55, 56). The 2:1 replacement ratio for bylaw sized trees would require a total of four replacement trees. The applicant has agreed to plant two replacement trees on each lot proposed in addition to one more new tree in Lot A, for a total of five trees. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
1	6 cm	3.5 m
2	8 cm	4 m
2	9 cm	5 m

*Tree Protection*

Two trees (Tree# 53, 54) on the subject property and two trees (Tree# A, B) on the eastern neighbouring property are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 5). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission of a \$20,000 Tree Survival Security based on the sizes of the bylaw-sized trees on the subject property to be retained (Tree# 53, 54).
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City’s Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

### Variances Requested

The proposed development is generally in compliance with the “Compact Single Detached (RC2)” zone in Richmond Zoning Bylaw 8500. However, in order to provide a 4 m tree protection fencing area around Tree# 53 and Tree# 54, an increased front yard setback is required. This would result in a shifted building footprint towards the rear which then in turn impacts the rear yard setback to the garage as well as the provision of private outdoor space. If building separation between the house and the garage was available and compliant with “Compact Single Detached (RC2)” zoning, the rear yard setback would be a minimum of 1.2 m. By reducing the rear yard setback requirement of 6.0 m to 1.73 m, an attached garage can be provided, the front yard trees can be protected, and the 1.5 m wide SRW for City Utilities along the rear lot line respected. With the building footprint on Lot B shifted towards the rear, tree protection and secondary suite parking requirements, the private outdoor space will need to be included in the front yard instead of the rear yard. Therefore, a variance will be required to amend the regulation of a minimum of 20 m<sup>2</sup> of private outdoor space on the lot outside of the front yard.

The applicant is requesting two variances to reduce the minimum rear yard setback in Lot B from 6.0 m to 1.73 m for a one storey garage to be attached to a proposed single-family dwelling zoned “Compact Single Detached (RC2)”, and to allow the minimum 20 m<sup>2</sup> of private outdoor space to be provided in the front yard on Lot B.

Staff support the requested variance as the Arterial Road Guidelines for Compact Lot Development in the OCP encourage retaining existing trees wherever possible, particularly if the trees are in the front yard. The requested variances will enable successful retention of the tree and further use of the front yard space. The variances will be considered through a Development Variance Permit (DVP) process which would follow the adoption of the rezoning bylaw. Subdivision approval is required prior to DVP issuance as the variances are requested for Lot B only.

### Affordable Housing Strategy

Consistent with the Affordable Housing Strategy, the applicant has proposed to provide a secondary suite in both dwellings to be constructed on Lot A and Lot B. Parking for both secondary suites will be accessed by the lane, adjacent to each garage. Prior to final adoption of the rezoning bylaw, the applicant must register a legal agreement on title to ensure that no final Building Permit inspection is granted until the secondary suite on Lot A and Lot B is constructed to the satisfaction of the City in accordance with the BC Building Code and the City’s Zoning Bylaw. The secondary suites on Lot A and Lot B will comprise a one bedroom suite proposed to be 33.1 m<sup>2</sup> (356 ft<sup>2</sup>) in size.

### Site Servicing and Frontage Improvements

At Subdivision stage, the applicant must enter into a Servicing Agreement for the design and construction of the required site servicing and off-site improvements, as described in Attachment 6. Frontage improvements include, but may not be limited to, the following:

- Construction of a new 1.5 m wide concrete sidewalk next to the new property line, and a new 2.0 m wide grass/tree boulevard over the remaining width between the new sidewalk and the existing west curb of No. 2 Road. The new sidewalk and boulevard are to transition to meet the existing frontage treatments to the west and east of the subject site.
- Removal of the existing driveway letdowns and replacement with barrier curb/gutter, grass/tree boulevard and concrete sidewalk per standards described above.
- Renewal of the existing bike land road markings north of the subject development site.
- Lane upgrades to the City's standard cross-section R-6-DS, including full-width repaving and new rollover curb and gutter along both the north and south edge of pavement.

At the Subdivision stage, the applicant is also required to pay the current year's taxes, Development Cost Charges (City, Metro Vancouver and TransLink), School Site Acquisition Charges, Address Assignment Fees, and the costs associated with the completion of the site servicing and frontage improvements as described in Attachment 6.

### **Financial Impact or Economic Impact**

The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

### **Conclusion**

The purpose of this application is to rezone 6560 Granville Avenue from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone, to permit the property to be subdivided to create two single-family lots with vehicle access from the rear lane.

The proposed rezoning and subdivision are consistent with the applicable plans and policies affecting the subject site, with the exception of requested variances to the rear yard setback outdoor private space on Lot B which will be addressed through a subsequent Development Variance Permit process.

The list of rezoning considerations is included in Attachment 6, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10109 be introduced and given first reading.



Nathan Andrews  
Planning Technician  
(604-247-4911)

NA:blg

Attachments:

Attachment 1: Location Map and Aerial Photo

Attachment 2: Proposed Subdivision Plan

Attachment 3: Proposed Site Plan

Attachment 4: Development Application Data Sheet

Attachment 5: Tree Retention Plan

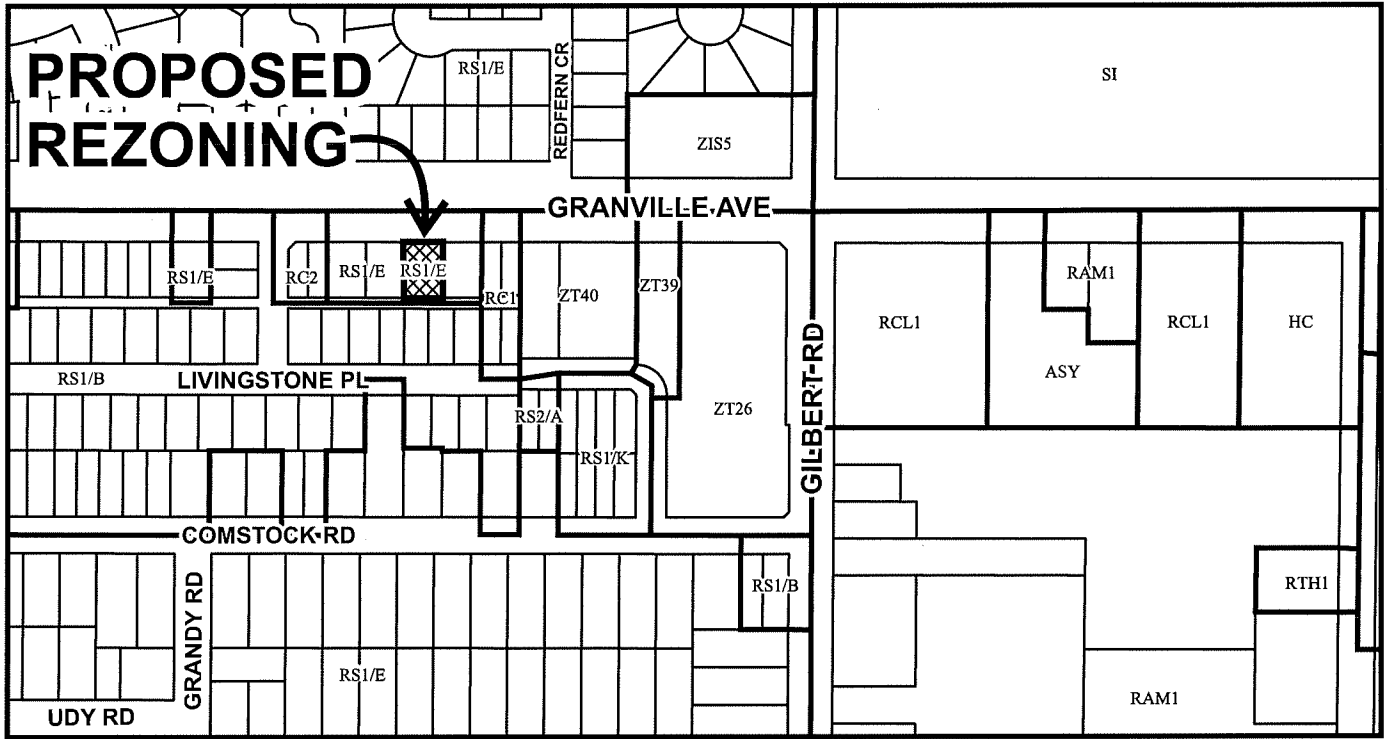
Attachment 6: Rezoning Considerations





City of  
Richmond

ATTACHMENT 1



	<h1>RZ 18-825323</h1>	<p>Original Date: 06/19/18</p> <p>Revision Date:</p> <p>Note: Dimensions are in METRES</p>
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# City of Richmond

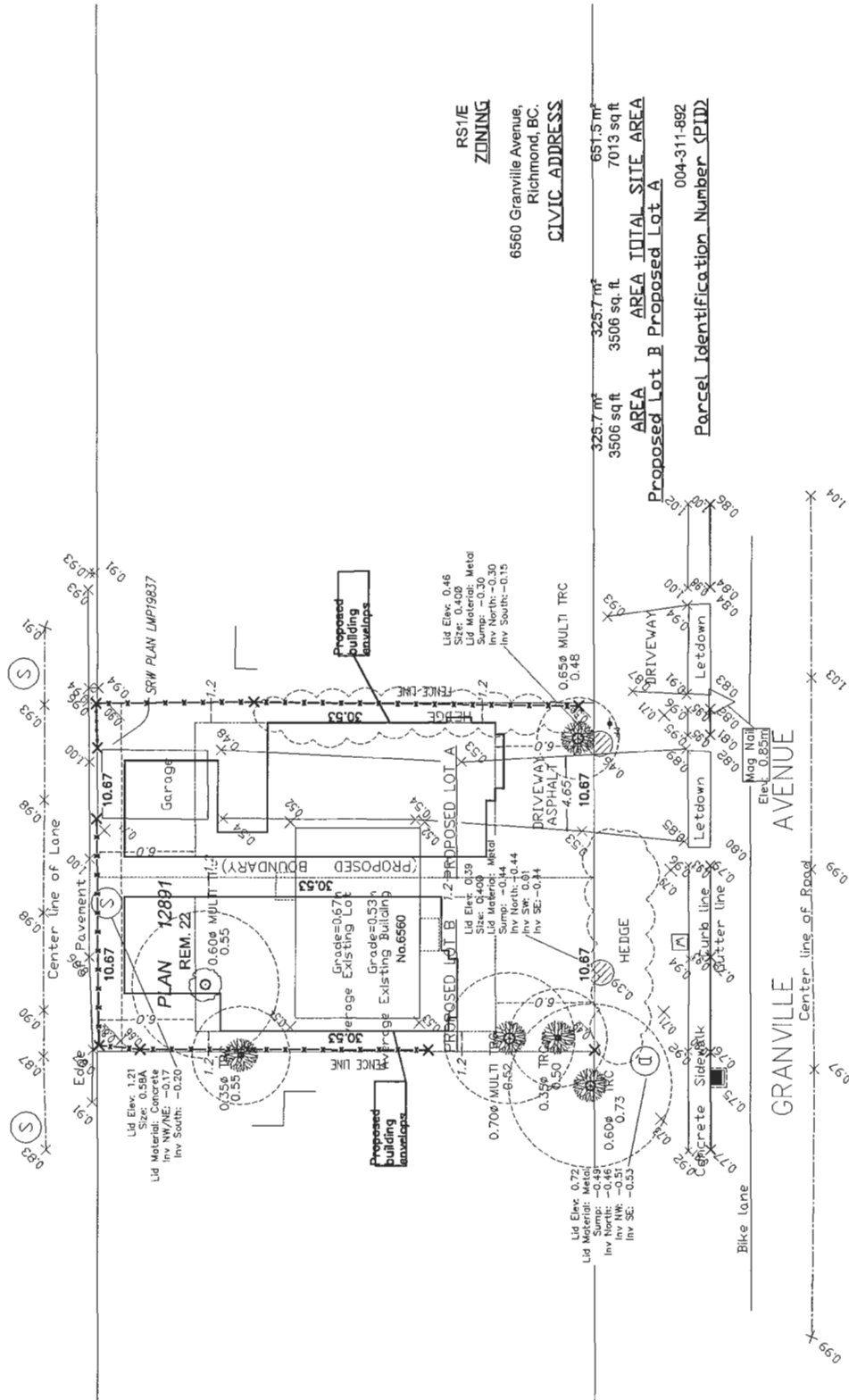


**RZ 18-825323**

Original Date: 06/19/18

Revision Date:

Note: Dimensions are in METRES



**RS/E ZONING**  
 6560 Granville Avenue,  
 Richmond, BC.  
**CIVIC ADDRESS**

651.5 m<sup>2</sup>  
 7013 sq ft  
**AREA TOTAL SITE AREA**  
**Proposed Lot B Proposed Lot A**  
 004-311-892  
**Parcel Identification Number (PID)**

**LOT 22, EXCEPT : PART SUBDIVIDED BY PLAN LMP19836, SECTION 18, BLOCK 4 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT, PLAN I2891**

FLAT LOT, UNABLE TO CONTOUR (Lot dimensions and areas subject to change after final subdivision survey)

**CDS  
CHEN  
DESIGN  
STUDIO  
LTD.**

204 S.W. 15TH AVENUE  
MIAMI, FL 33136  
TEL: (305) 275-8822  
FAX: (305) 361-1254

**BUILDING INFORMATION DATA**

**LEGAL DESCRIPTION:** PART SUBDIVIDED BY PLAN LUP19637, SECTION 18, BLOCK 4 NORTH, RANGE 8 WEST, NEW WESTMINSTER DISTRICT, PLAN 72891  
**CIVIC ADDRESS:** 6660 GRANVILLE AVE, RICHMOND, E.C.  
**P.L.D. 004-311-882**

**EXISTING ZONE:** R31/2  
**PROPOSED ZONE:** RC2  
**EXISTING LOT AREA:** 79,120.0 SF (651.5 BA)  
**PROPOSED LOT AREA:** LOT A: 35,000 SF (305.2 BA)  
LOT B: 35,000 SF (305.2 BA)

**F.A.R. (PER LOT):** 2103.0 SF (180.4 S/U)  
**PERMITTED:** 2103.0 SF (180.4 S/U)  
**LOT A - SITE COVERAGE (PER LOT):** 1122.8 SF  
**PERMITTED:** 1755.0 SF (152.9 BA)  
**PROPOSED:** 1680.0 SF (146.3 BA)

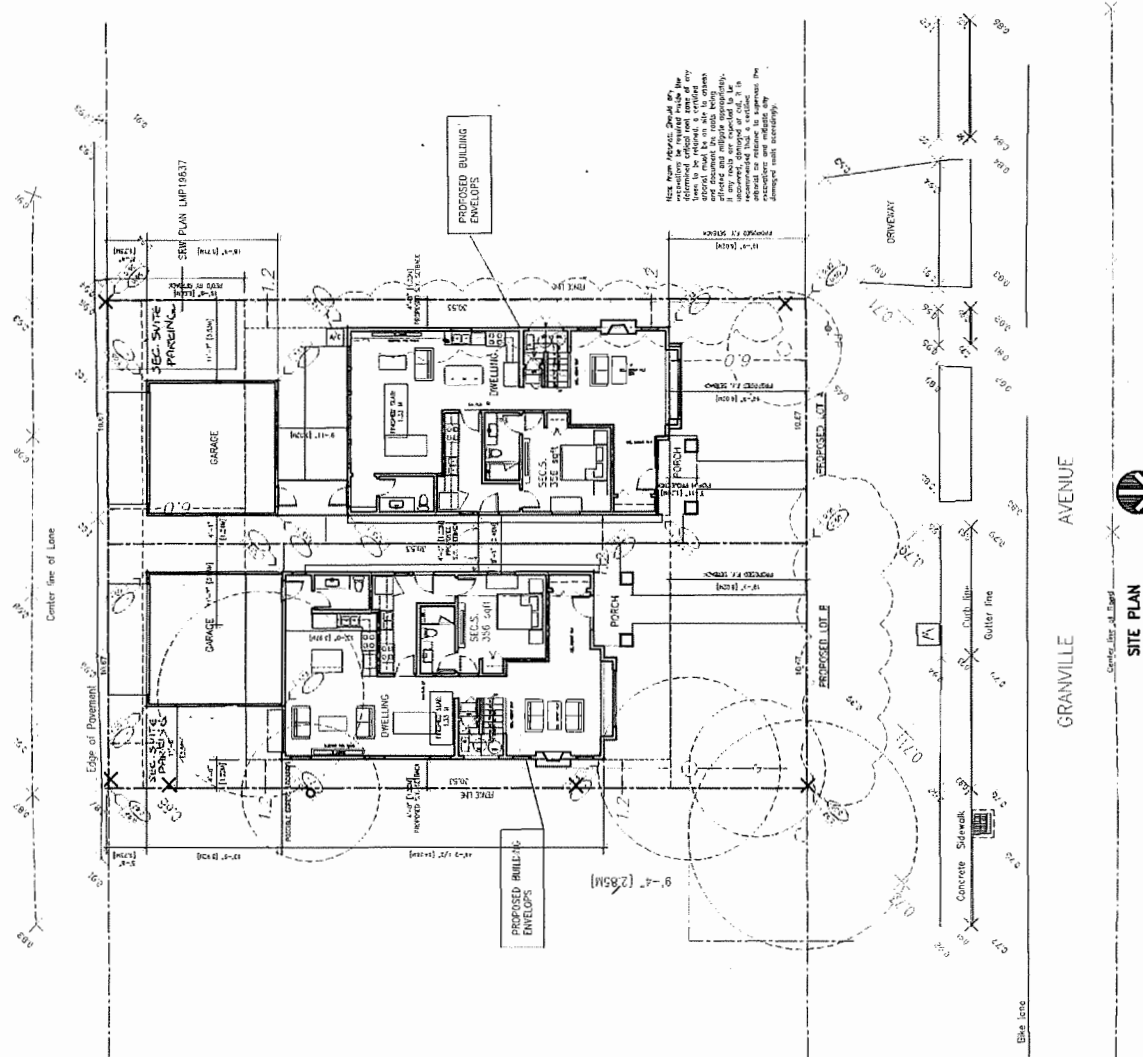
**LANDSCAPE AREA:** 1189.0 S.F.  
**NON-POROUS AREA PERMITTED (202):** 2454.2 S.F.  
**NON-POROUS AREA PROPOSED (692):** 3308.6 S.F.  
**COVERED AREA:** 64.2 S.F.  
**USE PLANT MATERIAL:** 1189.0 S.F.

**LOT B - SITE COVERAGE (PER LOT):**  
**PERMITTED:** 1755.0 SF (152.9 BA)  
**PROPOSED:** 1680.0 SF (146.3 BA)

**LANDSCAPE AREA:** 1271.7 S.F.  
**NON-POROUS AREA PERMITTED (702):** 7024.3 S.F.  
**NON-POROUS AREA PROPOSED (623):** 6234.3 S.F.  
**COVERED AREA:** 64.2 S.F.  
**USE PLANT MATERIAL:** 1271.7 S.F.

**PROPOSED NEW BUILDING (PER LOT):**  
**LOT AREA:** 35,000 SF  
**PERMITTED COVER OF THE ROAD:** 1.03 M  
**PROPOSED SLOPE:** 1.33 M  
**MINIMUM PROPOSED SITE GRADE:** 1.03 M  
**MAX. EXISTING MINIMUM:** 1.03 M (21.2')

**USE PLAN NOTES:**  
- SHOW ALL IMPROVING SURFACE AND FINISH ELEVATIONS.  
- SHOW ALL EXISTING AND PROPOSED UTILITY LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED TREE LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED FENCE LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED DRIVEWAY LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED SIDEWALK LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED GUTTER LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED CURB LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED PAVEMENT LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED LANDSCAPE LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED PLANT MATERIAL LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED LIGHT FIXTURE LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED SIGNAGE LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED SECURITY LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED ACCESS LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED EGRESS LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED VENTILATION LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED MECHANICAL LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED ELECTRICAL LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED TELEPHONE LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED CABLE LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED ANTENNA LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED SATELLITE LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED SECURITY SYSTEM LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED ACCESS CONTROL LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED VIDEO SURVEILLANCE LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED FIRE ALARM LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED GAS DETECTION LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED WATER LEAK DETECTION LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED INTRUSION DETECTION LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED VIBRATION DETECTION LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED SOUND DETECTION LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED AIR POLLUTION DETECTION LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED PARTICULATE DETECTION LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED OZONE DETECTION LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED CARBON MONOXIDE DETECTION LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED NITROGEN DIOXIDE DETECTION LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED SULFUR DIOXIDE DETECTION LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED AMMONIA DETECTION LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED HYDROGEN SULFIDE DETECTION LOCATIONS.  
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- SHOW ALL EXISTING AND PROPOSED DECAHEDRANE DETECTION LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED UNKOWN DETECTION LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED OTHER DETECTION LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED CUSTOMER DETECTION LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED VENDOR DETECTION LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED EMPLOYEE DETECTION LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED CONTRACTOR DETECTION LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED SUBCONTRACTOR DETECTION LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED SUPPLIER DETECTION LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED DISTRIBUTOR DETECTION LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED RETAILER DETECTION LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED WHOLESALE DETECTION LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED MANUFACTURER DETECTION LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED SERVICE PROVIDER DETECTION LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED MAINTENANCE DETECTION LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED REPAIR DETECTION LOCATIONS.  
- SHOW ALL EXISTING AND PROPOSED REPLACEMENT DETECTION LOCATIONS.  
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- SHOW ALL EXISTING AND PROPOSED DEMOLITION DETECTION LOCATIONS.  
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- SHOW ALL EXISTING AND PROPOSED OPERATION DETECTION LOCATIONS.



**NOT FOR CONSTRUCTION**

**ATTACHMENT 3**

**SITE PLAN**

Project: Subdivision for 6660 Granville Ave  
Drawing No.: A-1

Date:	10/1/2
Scale:	1/8"=1'-0"
Drawn By:	XC
Checked By:	XC
Project No.:	
Drawing No.:	A-1



**RZ 18-825323**

**Attachment 4**

Address: 6560 Granville Avenue

Applicant: CDS-Chen Design Studio Ltd.

Planning Area(s): Blundell

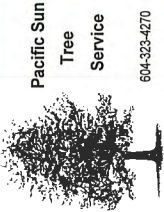
	Existing	Proposed
<b>Owner:</b>	Ben Zhen Chen	To be determined
<b>Site Size (m<sup>2</sup>):</b>	651.5 m <sup>2</sup> (7,012.0 ft <sup>2</sup> )	Lot A: 325.7 m <sup>2</sup> (3,505.8 ft <sup>2</sup> ) Lot B: 325.7 m <sup>2</sup> (3,505.8 ft <sup>2</sup> )
<b>Land Uses:</b>	One single-family dwelling	Two single-family dwellings
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Compact Single Detached (RC2)
<b>Other Designations:</b>	Arterial Road Compact Lot Single Detached	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60 for lot area up to 464.5 m <sup>2</sup> plus 0.3 for area in excess of 464.5 m <sup>2</sup>	Max. 0.60 for lot area up to 464.5 m <sup>2</sup> plus 0.3 for area in excess of 464.5 m <sup>2</sup>	none permitted
Buildable Floor Area (m <sup>2</sup> ):*	Max. 195.4 m <sup>2</sup> (2,103.6 ft <sup>2</sup> )	Max. 195.4 m <sup>2</sup> (2,103.6 ft <sup>2</sup> )	none permitted
Lot Coverage (% of lot area):	Building: Max. 50% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	Building: Max. 50% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	none
Lot Size:	Min. 270 m <sup>2</sup>	325.7 m <sup>2</sup>	none
Lot Dimensions (m):	Width: Min. 9.0 m Depth: Min. 24.0 m	Width: 10.67 m Depth: 30.53 m	none
Setbacks (m):	Front: Min. 6.0 m Side: Min. 1.2 m Rear: Min. 6.0 m	Front: Min. 6.0 m Side: Min. 1.2 m Lot A Rear: Min. 6.0 m Lot B Rear: Min. 1.73 m	Variance requested for Lot B only
Setbacks for Attached and Detached Garage Homes (m):	Attached: Min. 6.0 m	1.73 m	Variance
	Detached: Min. 1.2 m	1.73 m	none
Height (m):	Max. 2 ½ Storeys (9.0 m)	8.99 m	none
Private Outdoor Space (m <sup>2</sup> ):	Min. 20 m <sup>2</sup> (min.3.0 width and depth) provided on the lot outside front yard	Min. 20 m <sup>2</sup> in the front yard	Variance on Lot B only

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

\* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

5981494



**Pacific Sun  
Tree  
Service**  
604-323-4270

andrematt.fores@shaw.ca  
pacificsuntree.com

Suite #460  
130 - 159 - 152 Street  
Surrey, B.C.  
V4A 0C4

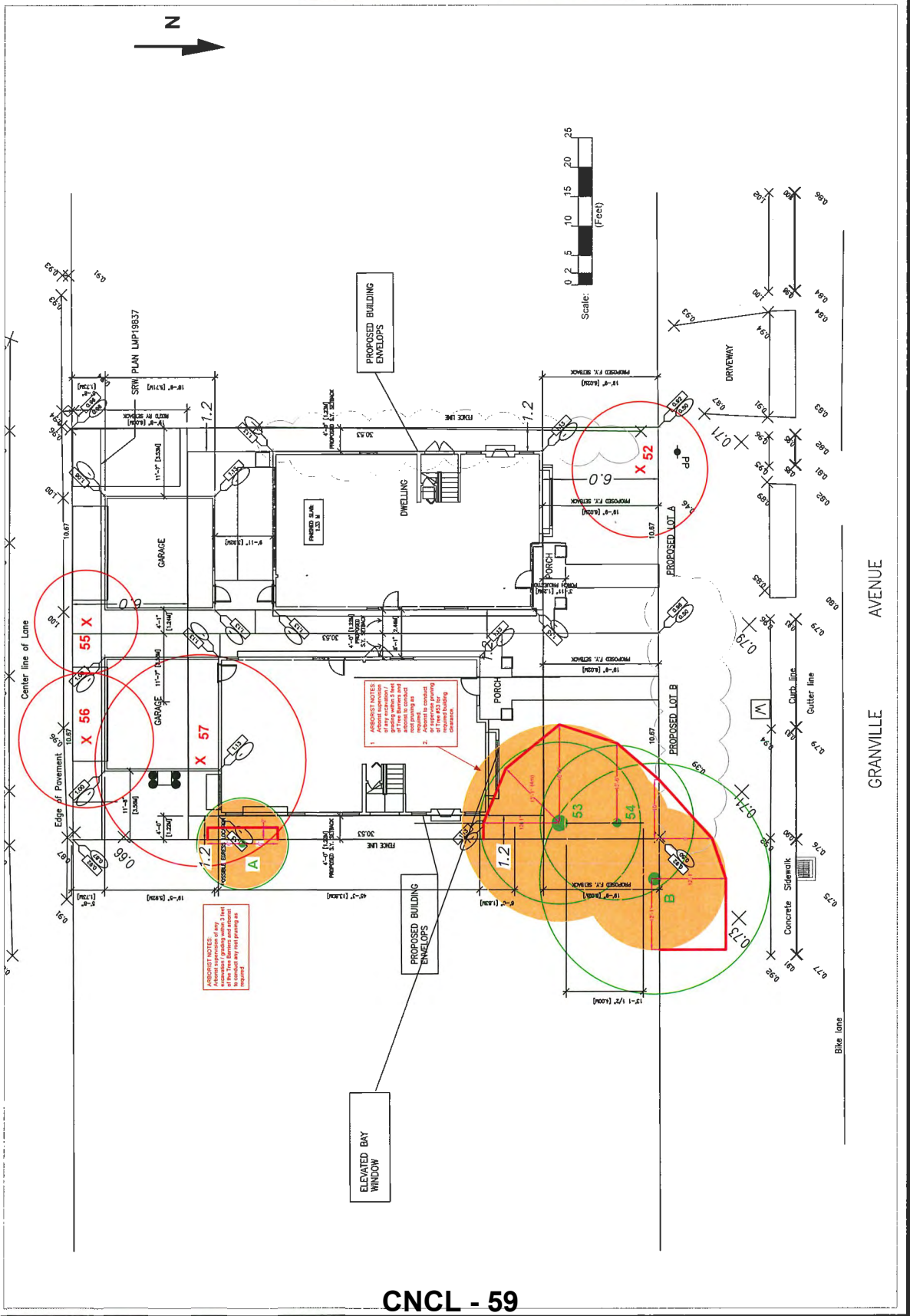
### Tree Management Plan

Date: February 11, 2020  
Client: The One Construction Ltd.  
Project: Single Family Detached  
Project Address: 6550 Granville Avenue  
Richmond, B.C.

- Tree Recommended for Retention
- ✗ Tree Recommended for Removal
- Not Permit Size Tree
- Crown Damage for Retain Tree
- Remove Tree
- Tree Protection Barrier
- ▭ Critical Root Zone

Note: For height, where trees are densely clustered and are recommended for removal, the crown dipline is not shown.

ATTACHMENT 5





Address: 6560 Granville Avenue

File No.: RZ 18-825323

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10109, the developer is required to complete the following:**

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director, Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
  - comply with the guidelines of the OCP’s Arterial Road Policy and should not include hedges along the front property line;
  - include a mix of coniferous and deciduous trees;
  - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
  - include the five required replacement trees (three on Lot A, two on Lot B) with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
1	6 cm		3.5 m
2	8 cm		4 m
2	9 cm		5 m

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$750/tree to the City’s Tree Compensation Fund for off-site planting is required.

2. 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 to be retained. 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.
3. Submission of a Tree Survival Security to the City in the amount of \$20,000 for two on-site trees (Trees #53, 54) to be retained. The applicant is required to provide a post-construction impact report upon completion of all construction activities on-site, at which time the City may return all or a portion of the Tree Survival Security. The remainder may be held for a one year monitoring period, to ensure that the tree survives. The City may transfer the remaining security to the City's Tree Compensation Fund if the tree is not successfully retained.
4. Registration of a flood indemnity covenant on title.
5. The submission and processing of a Development Variance Permit\* for Lot B completed to a level deemed acceptable by the Director of Development.
6. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted for Lot A or Lot B until a secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and the City’s Zoning Bylaw.

**Prior to a Demolition Permit\* issuance, the developer must complete the following requirements:**

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

**At Subdivision\* stage, the developer must complete the following requirements:**

1. Payment of property taxes up to the current year, Development Cost Charges (City, Metro Vancouver, & TransLink), School Site Acquisition Charges, Address Assignment Fees, and any other costs or fees identified at the time of Subdivision application, if applicable.

2. Enter into a Servicing Agreement\* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

*Water Works:*

- a. Using the OCP Model, there is 183 L/s of water available at a 20 psi residual at the Granville Avenue frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b. At Developer's cost, the Developer is required to:
  - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
- c. At Developer's cost, the City will:
  - Cut and cap the existing 20mm diameter water connection.
  - Install two new 25mm water service connection complete with water meters, one for each lot, at the Granville Avenue frontage.

*Storm Sewer Works:*

- a. At Developer's cost, the Developer is required to:
  - Confirm the capacity and condition (via video inspection) of the existing storm service connection at the Granville Avenue frontage. If the existing connection is adequate to serve the proposed development, at the City's digression, the existing connection may be retained to serve the proposed development. If the existing connection is not adequate to serve the proposed development, the existing connection shall be replaced by the City at the developer's cost.
- b. At Developer's cost, the City will:
  - Complete all tie-ins for the proposed works to existing City infrastructure.

*Sanitary Sewer Works:*

- a. At Developer's cost, the Developer is required to:
  - Confirm the capacity and condition (via video inspection) of the existing sanitary service connection at the Granville Avenue frontage. If the existing connection is adequate to serve the proposed development, at the City's digression, the existing connection may be retained to serve the proposed development. If the existing connection is not adequate to serve the proposed development, the existing connection shall be replaced by the City at the developer's cost.
- b. At Developer's cost, the City will:
  - Complete all tie-ins for the proposed works to existing City infrastructure.

*Frontage Improvements:*

- a. At Developer's cost, the Developer is required to:
  - Coordinate with BC Hydro, TELUS and other private communication service providers:
    - Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located onsite.
    - To underground overhead service lines.
  - Review street lighting levels along all road and lane frontages, and upgrade as required.
  - Parking to be provided per zoning bylaw requirements.
- b. Granville Avenue Frontage Improvement works include, but are not limited to, the following:
  - Sidewalk, boulevard and curb/gutter:
    - Remove the existing sidewalk and construct a new 1.5 m wide concrete sidewalk next to the new property line.



- Construct a new 2.0 m wide grass/tree boulevard over the remaining width between the new sidewalk and the existing west curb of No. 2 Road.
  - The new sidewalk and boulevard are to transition to meet the existing frontage treatments to the west and east of the subject site.
  - Renew the existing bike lane road markings north of the subject development site.
  - The existing driveway along the Granville Avenue development frontage is to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, grass/tree boulevard and concrete sidewalk per standards described above.
  - Retaining walls with handrails will be required through the servicing agreement design.
  - Unless otherwise specified, all road works should be designed as per bylaw, TAC Standards and the City's Engineering Design Specifications.
- c. Lane S/O Granville Avenue Development Frontage works include, but are not limited to, the following:
- Upgrade the lane to the City's standard cross-section R-6-DS, including full-width repaving and new rollover curb and gutter along both the north and south edge of pavement.
  - Unless otherwise specified, all road works should be designed as per bylaw, TAC Standards and the City's Engineering Design Specifications.
- d. Statutory Right-of-Way (SRW) Requirements
- Any above ground third party utilities (e.g. hydro/telephone kiosks) must not be placed within any frontage works area including sidewalk and boulevard. SRW within the subject site is to be secured for the placement of this equipment if proposed.
  - Development signage is to be placed on-site and behind the property line.

*General Items:*

- a. At Developer's cost, the Developer is required to:
- Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures.
  - 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.

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

1. Registration of Development Variance Permit on Title for Lot B.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. 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 Department at 604-276-4285.

**Note:**

- \* This requires a separate application.
- Where the Director, 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, Development. All agreements to be registered in the Land Title Office shall, unless the Director, 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



Richmond Zoning Bylaw 8500
Amendment Bylaw 10109 (RZ 18-825323)
6560 Granville Avenue

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

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "COMPACT SINGLE DETACHED (RC2)".

P.I.D. 004-311-892

Lot 22 except: part subdivided by Plan LMP19836, Section 18 Block 4 North Range 6 West New Westminster District Plan LMP12891

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10109".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and conditions.

Approval stamp: CITY OF RICHMOND APPROVED by [Signature] APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER