



To: Planning Committee
From: Wayne Craig
Director, Development

Date: January 9, 2018
File: RZ 13-644678

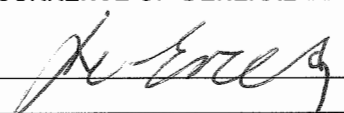
Re: Application by Westmark Developments Ltd. for Rezoning at
5400 Granville Avenue from the "Single Detached (RS1/E)" Zone to the "Single
Detached (RS2/B)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9818, for the rezoning of
5400 Granville Avenue from the "Single Detached (RS1/E)" zone to the "Single Detached
(RS2/B)" zone, be introduced and given first reading.


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

SB:blg
Att. 7

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

Staff Report

Origin

Westmark Developments Ltd. has applied to the City of Richmond for permission to rezone the property at 5400 Granville Avenue from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone, to permit the property to be subdivided into nine lots, with vehicle access from the new road under construction (Attachment 1).

The subject site is currently occupied by a single-family dwelling, which will be demolished. The applicant advises that the single-family dwelling currently contains a one-bedroom secondary suite. No Building Permits have been issued by the City in relation to the secondary suite.

The proposed subdivision plan is included in Attachment 2.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).

Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the North: Across Granville Avenue, a 9-unit townhouse complex on a lot zoned “Low Density Townhouses (RTL1)”.
- To the South: Single-family dwellings on lots zoned “Single Detached (RS1/B)” and across Lynwood Drive, McKay Neighbourhood Park, on a City-owned lot zoned “School & Institutional Use (SI)”.
- To the East: Single-family dwellings on lots zoned “Single Detached (RS1/B)”.
- To the West: Across the new road under construction, a 43-unit townhouse complex under construction (RZ 12-610630 approved April 24, 2017 and DP 15-708644, approved May 8, 2017) on lots zoned “Medium Density Townhouses (RTM3)”.

Related Policies & Studies

Official Community Plan/Laurelwood Sub-Area Plan

The Official Community Plan (OCP) land use designation for the subject site is “Neighbourhood Residential (NRES)”. The Laurelwood Sub-Area Plan land use designation for the subject site is “Residential (Single-Family)” (Attachment 4). The proposed rezoning and subdivision would comply with these designations.

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 Statutory Right-of-Way (SRW) registered on Title for sanitary sewer utilities located along a portion of the east property line, which will not be impacted by the proposed development. The applicant is aware that encroachment into the SRW is not permitted.

Tree Retention and Replacement

A Certified Arborist's Report was submitted by the applicant, which identifies tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The report assesses four bylaw-sized trees on the subject site; one tree on neighbouring properties to the east, and five trees in the north-south aligned new road.

The Arborist's recommendations include protecting the one tree (tag #5) located on adjacent neighbouring properties (30/30 cm dbh pyramid Cedar) and removing four trees (tag# 1 to 4) located on the subject site (two 30 cm DBH Plum trees, 20 cm and 12/12 cm DBH Apple trees) due to their poor condition. Tree Preservation staff have reviewed the Arborist's Report, conducted an on-site visual tree assessment, and concur with the Arborist's recommendations.

There are five trees (tag#10 through 14) located on the north-south aligned new road and McKay Neighbourhood Park expansion being developed along the west edge of the subject site. The four trees (tag#10 through 13) were approved for removal through the neighbouring townhouse rezoning (RZ 12-610630) to accommodate the north-south aligned new road. The one tree (tag #14) located on McKay Neighbourhood Park is being reviewed as part of the required park improvements associated with the servicing agreement for the neighbouring townhouse rezoning (SA 15-699302).

Tree Protection

One tree (tag #5) on neighbouring properties is 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 tree identified for retention is 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 the tree protection zone. 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 demolition of the existing dwelling on the subject site, installation of tree protection fencing around the tree 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.

Tree Replacement

For the removal of the four trees on-site (tag# 1 through 4), the OCP tree replacement ratio goal of 2:1 requires eight replacement trees. Consistent with Council Policy No. 5032 for Tree Planting (Universal), the applicant has proposed to plant and maintain two trees on each of the nine proposed lots; for a total of 18 trees, including the eight required replacement trees.

As per Tree Protection Bylaw No. 8057, based on the size of on-site trees being proposed for removal, required replacement trees shall be of the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
8	6 cm	3.5 m

To ensure the eight replacement trees are planted on-site at development stage, and the front yard of the proposed Lot A is enhanced consistent with the landscape guidelines of the Arterial Road Land Use Policy, the applicant will provide a Landscape Plan and a Landscape Security based on 100% of the cost estimate provided by the Landscape Architect (which includes \$4,000 for the eight replacement trees and \$5,000 for the additional ten trees to provide two trees on each of the nine lots), prior to final adoption of the rezoning bylaw.

Securities will not be released until a landscaping inspection has been passed by City staff after construction and landscaping has been completed. The City may retain a portion of the security for a one year maintenance period from the date of the landscape inspection.

Architectural Character and Landscaping for Corner Lot

The applicant has submitted preliminary conceptual plans showing the proposed architectural elevations of the corner lot dwelling (proposed Lot A) at the intersection of Granville Avenue and the north-south aligned new road (Attachment 6).

Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on Title to ensure that the Building Permit application and ensuing development of the corner lot is generally consistent with the submitted conceptual plans, to the satisfaction of the Director of Development. Building Permit plans must comply with all City regulations and staff will ensure that the plans are generally consistent with the registered legal agreement.

The applicant is also required to submit a Landscape Plan prepared by a Registered Landscape Architect for the front yard of the propose Lot A. As stated above, the applicant is required to provide a landscape security based on 100% of the cost estimate provided by the Landscape Architect, prior to final adoption of the rezoning bylaw.

Affordable Housing Strategy

The City's Affordable Housing Strategy for single-family rezoning applications received prior to July 24, 2017, requires a secondary suite on 100% of new lots, or a secondary suite on 50% of new lots, plus a cash-in-lieu contribution of \$2.00/ft² of total buildable area towards the City's Affordable Housing Reserve Fund for the remaining 50% of new lots, or a 100% cash-in-lieu contribution if secondary suites cannot be accommodated.

The applicant proposes to provide a secondary suite on the larger southern proposed lot (Lot I). Staff have discussed opportunities to provide additional secondary suites in the proposal, but the developer advises that this is not feasible given the requirement to provide additional parking on the proposed arterial road corner lot (Lot A) and the modest 2,137 square feet size of the homes which could be constructed on the other seven proposed lots (Lots B to H).

The applicant proposes to provide one legal secondary suite on one of the nine lots (Lot I) proposed at the subject site and a cash-in-lieu contribution at the rate of \$2.00/ft² of the total buildable area of the remaining proposed eight lots (\$35,897.54 calculated using the maximum permitted floor area [17,948.77 ft² x \$2.00/ ft²]).

To ensure the secondary suite is built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and Richmond Zoning Bylaw 8500. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw.

Transportation and Site Access

The design and construction of the north-south aligned new road fronting the subject site, Granville Avenue and Lynas Lane intersection improvements, east-west aligned new road and engineering infrastructure was secured to an interim standard through the neighbouring townhouse development to the west (via RZ 12-610630 and SA 15-699302). The works are

secured, but not yet constructed. Should the applicant wish to proceed with development of the subject site prior to the completion of the adjacent works, the required Servicing Agreement shall include design and construction of the fronting north-south aligned new road, intersection improvements and engineering infrastructure as described in Attachment 7.

The north-south aligned new road fronting the proposed nine single-family lots was dedicated and Servicing Agreement secured to an interim standard. Prior to final adoption of the rezoning bylaw, the applicant is required to provide road dedication on the northwest corner of the subject site to complete the south leg of the Granville Avenue and Lynas Lane intersection.

The applicant is required to enter into a Servicing Agreement to complete frontage improvements along Granville Avenue and to complete the north-south aligned new road to the ultimate design (as per SA 15-699302), as described in Attachment 7.

Vehicle access to all of the proposed lots, including the proposed corner lot, is required to be from the north-south aligned new road as per Residential Lot (Vehicular) Access Regulation Bylaw No. 7222. Registration of a legal agreement on Title is required prior to rezoning adoption, ensuring that the north-south aligned new road construction be completed prior to occupancy of any buildings on the subject site.

Site Servicing and Frontage Improvements

The proposed nine lot subdivision is anticipated to be serviced through the fronting north-south aligned new road as noted above. Prior to rezoning approval, the applicant is required to provide utilities SRWs along the west edge of the subject site for service connections to the proposed lots and connection of the sanitary sewer to the existing sanitary sewer in Lynnwood Drive to the southwest of the subject site. Also prior to rezoning approval, the applicant is required to enter into a Servicing Agreement for the design and construction of required engineering infrastructure improvements, as described in Attachment 7.

Financial Impact or Economic Impact

The rezoning application results in an insignificant Operational Budget Impact (OBI) (i.e., \$6,000.00) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees).

Conclusion

The purpose of this application is to rezone the property at 5400 Granville Avenue from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided into nine single-family lots.

This rezoning application complies with the land use designation and applicable policies contained within the OCP for the subject site.

The list of rezoning considerations is included in Attachment 7, which has been agreed to by the applicant (signed concurrence on file).

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9818 be introduced and given first reading.



Sara Badyal, M. Arch, MCIP, RPP
Planner 2
(604-276-4282)

SB:blg

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Laurelwood Sub-Area Plan Location Map
- Attachment 5: Tree Management Diagram
- Attachment 6: Conceptual Building Elevations
- Attachment 7: Rezoning Considerations



City of Richmond



RZ 13-644678

Original Date: 09/04/13

Revision Date: 01/02/18

Note: Dimensions are in METRES

**SKETCH PLAN OF WEST HALF LOT 8 EXCEPT:
PART SUBDIVIDED BY PLAN 78346;
Sec 13 Bk4N R7W NWD PLAN 2863**

BCGS 92G.015

DRAFT PLAN



LEGEND

SCALE 1:500



ALL DISTANCES ARE IN METRES

1
PLAN EPP56049

**Sec 13
Bk4N R7W**

ROAD

2
PLAN EPP56049

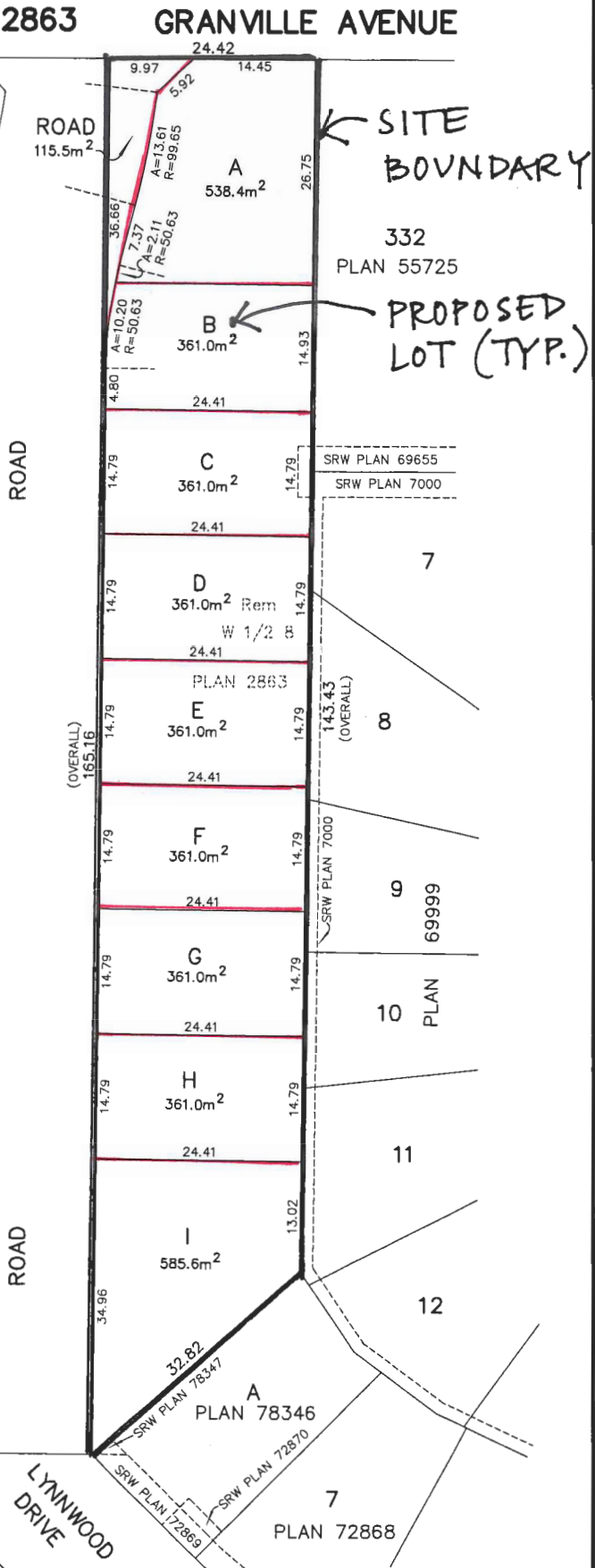
LOT DIMENSIONS ARE DERIVED FROM
THE LAND TITLE OFFICE RECORDS
AND ARE SUBJECT TO LEGAL FIELD SURVEYS.

ROAD LOTS
TOTAL AREA=115.5 + 3651.0=3766.5m²

PARK
PLAN EPP56049

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#320 - 11120 HORSESHOE WAY
RICHMOND, B.C., V7A 5H7
PH: 604-270-9331
FAX: 604-270-4137
CADFILE: 17355-002-PRO SUB-000.DWG

R-17-17355-PRO SUB



PLN - 32

REISSUED: APRIL 17, 2017
MAY 24, 2013



RZ 13-644678

Attachment 3

Address: 5400 Granville Avenue

Applicant: Westmark Developments Ltd.

Planning Area(s): Laurelwood Sub-Area (Blundell)

	Existing	Proposed
Owner:	S-8132 Holdings Ltd., Inc. No. 0689976	
Site Size (m²):	3,766.5 m ²	Road Dedication 115.5 m ² Lot A 538.4 m ² Lot B 361.0 m ² Lot C 361.0 m ² Lot D 361.0 m ² Lot E 361.0 m ² Lot F 361.0 m ² Lot G 361.0 m ² Lot H 361.0 m ² Lot I 585.6 m ² Total 3,766.5 m ²
Land Uses:	Residential	Residential
OCP Designation:	Neighbourhood Residential	Complies
Area Plan Designation:	Residential (Single-Family)	Complies
702 Policy Designation:	N/A	N/A
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)
Number of Units:	1 single detached house	10 dwelling units (9 single detached houses, including 1 secondary suite)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	0.55	None permitted
Buildable Floor Area*:	Lot A: Max. 277.6 m ² (2,988.5 ft ²) Lot B: Max. 198.5 m ² (2,137.1 ft ²) Lot B: Max. 198.5 m ² (2,137.1 ft ²) Lot D: Max. 198.5 m ² (2,137.1 ft ²) Lot E: Max. 198.5 m ² (2,137.1 ft ²) Lot F: Max. 198.5 m ² (2,137.1 ft ²) Lot G: Max. 198.5 m ² (2,137.1 ft ²) Lot H: Max. 198.5 m ² (2,137.1 ft ²) Lot I: Max. 291.8 m ² (3,140.9 ft ²)	Lot A: Max. 277.6 m ² (2,988.5 ft ²) Lot B: Max. 198.5 m ² (2,137.1 ft ²) Lot B: Max. 198.5 m ² (2,137.1 ft ²) Lot D: Max. 198.5 m ² (2,137.1 ft ²) Lot E: Max. 198.5 m ² (2,137.1 ft ²) Lot F: Max. 198.5 m ² (2,137.1 ft ²) Lot G: Max. 198.5 m ² (2,137.1 ft ²) Lot H: Max. 198.5 m ² (2,137.1 ft ²) Lot I: Max. 291.8 m ² (3,140.9 ft ²)	None permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Total: Max. 70%	Building: Max. 45% Non-porous Surfaces: Max. 70% Total: Max. 70%	None

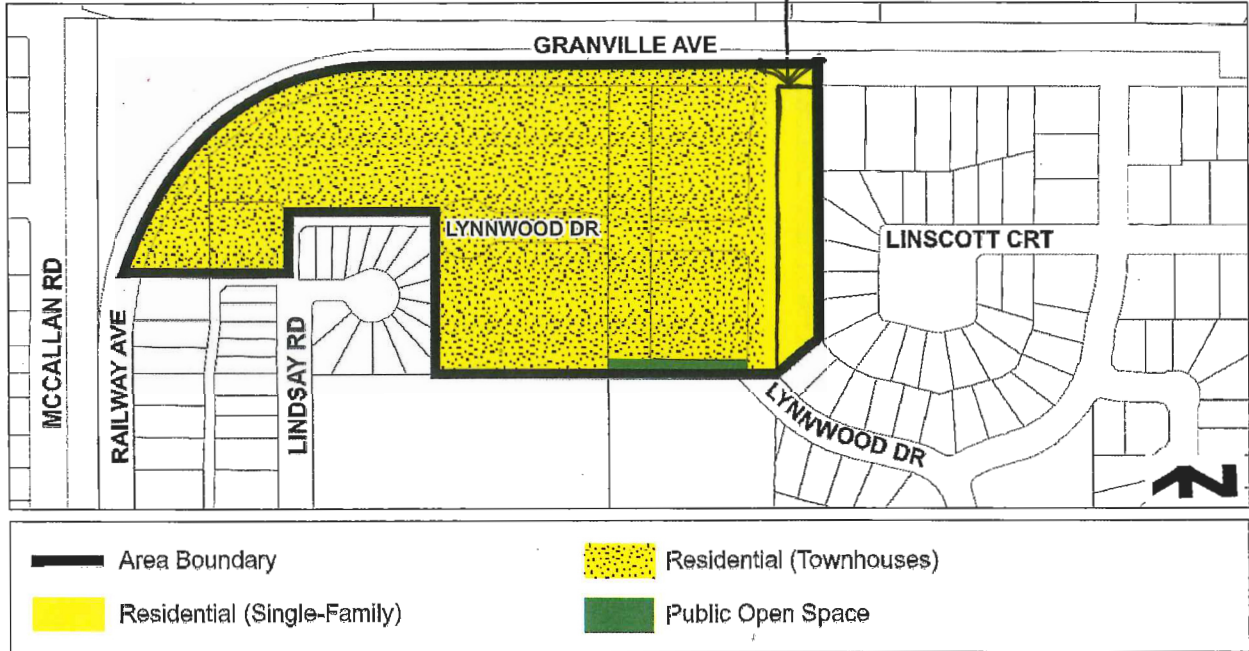
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Lot Size:	Min. 360 m ²	Lot A: 538.4 m ² Lot B: 361 m ² Lot C: 361 m ² Lot D: 361 m ² Lot E: 361 m ² Lot F: 361 m ² Lot G: 361 m ² Lot H: 361 m ² Lot I: 585.6 m ²	None
Lot Dimensions:	Width: Min. 12 m Depth: Min. 24 m	Width: 14.79 m to 23.99 m Depth: 24.41 m to 26.75 m	None
Setbacks:	Corner Lot A Front: Min. 6 m Rear: Min. 1.2 m Exterior Side: Min. 6 m Interior Side: Min. 1.8 m Interior Lots B - I Front: Min. 6 m Interior Side: Min. 1.2 m Rear: Min. 6 m	Corner Lot A Front: 6 m Rear: 1.2 m Exterior Side: 6 m Interior Side: 1.8 m (with allowable projections) Interior Lots B - I Front: will comply Interior Side: will comply Rear: will comply	None
Height:	Residential Vertical Envelope (Max 9 m)	Residential Vertical Envelope (Max 9 m)	None
Off-street Parking Spaces:	2 per lot	2 per lot	None

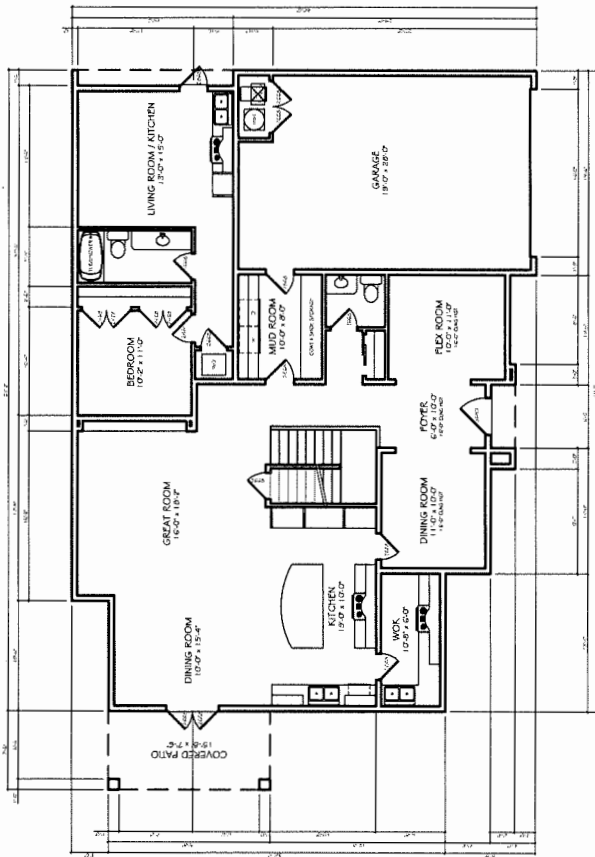
* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

City of Richmond

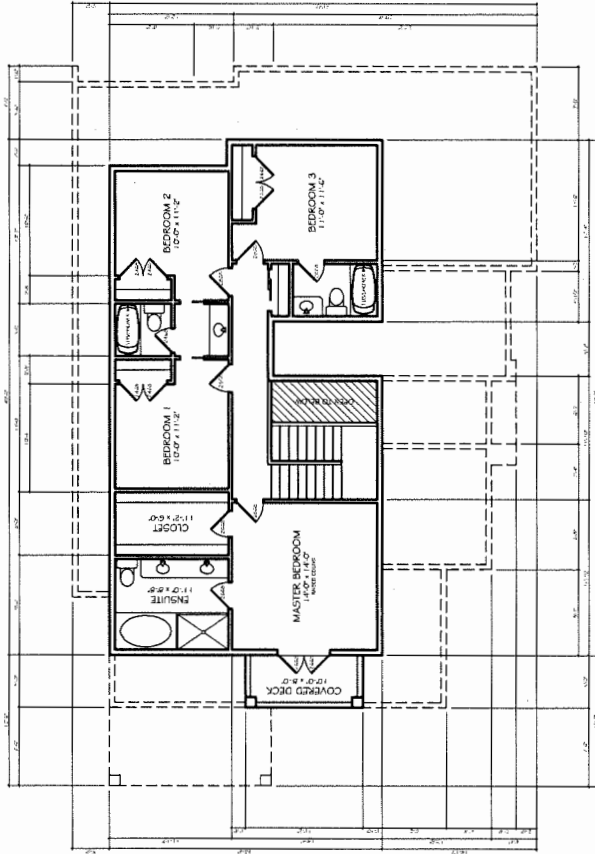
Land Use Map

Bylaws 9114 & 9230
2017/04/24

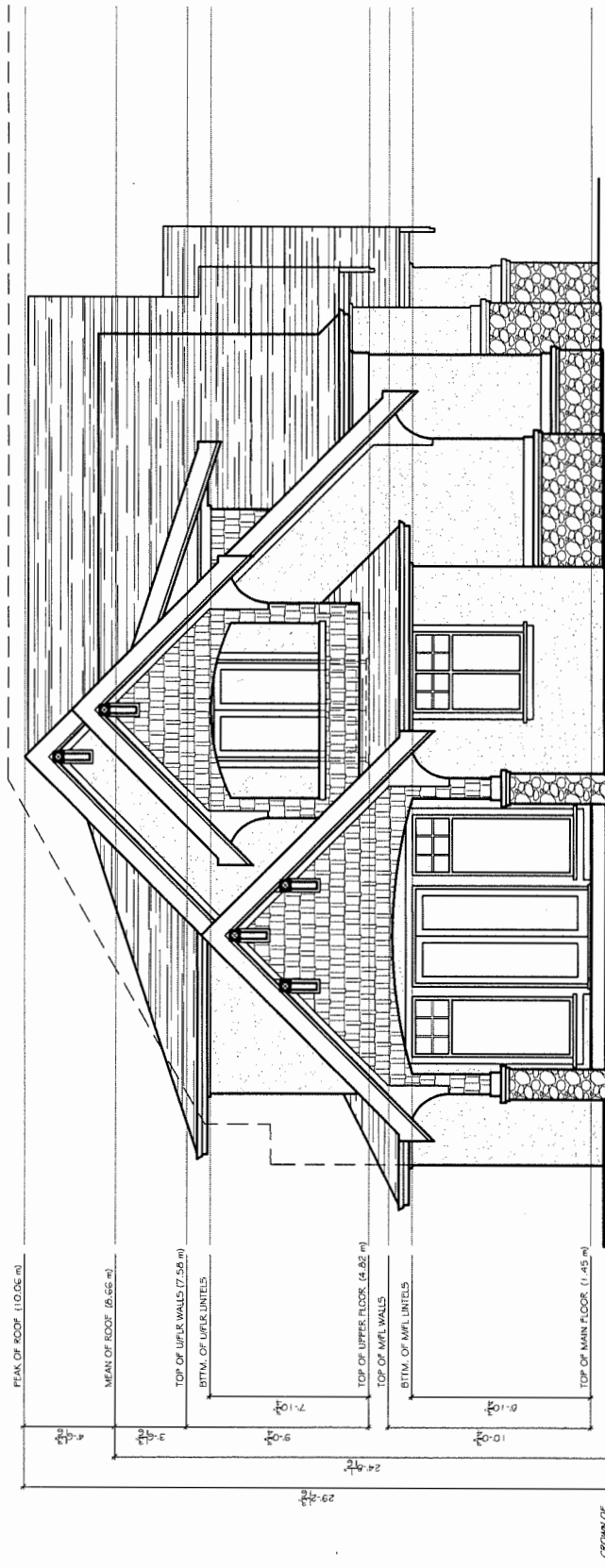




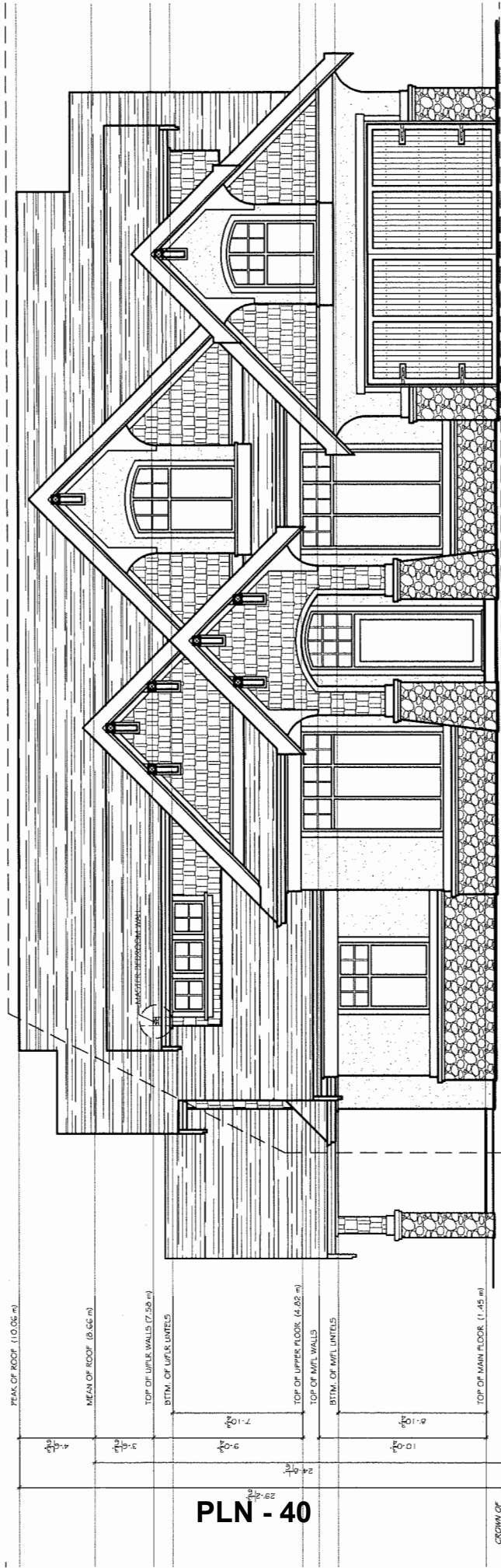
MAIN FLOOR PLAN
 FLOOR AREA: 1704.26 SF
 COVERED AREA: 84.00 SF
 FRONT PORCH AREA: 18.67 SF
 REAR PORCH AREA: 117.50 SF
 SCREENED PORCH: 25.00 SF
 TOTAL AREA: 2009.43 SF



UPPER FLOOR PLAN
 FLOOR AREA: 1078.70 SF
 COVERED AREA: 84.00 SF
 TOTAL AREA: 1162.70 SF



GRANVILLE AVENUE ELEVATION



LYNNWOOD DRIVE ELEVATION

PEAK OF ROOF (10.06 m)

MEAN OF ROOF (8.55 m)

TOP OF UPPER WALLS (7.58 m)

BTM. OF UPPER UNITS

TOP OF UPPER FLOOR (4.82 m)

TOP OF MFL WALLS

BTM. OF MFL UNITS

TOP OF MAIN FLOOR (1.45 m)

4'-0"

3'-0"

7'-10"

2'-4"

8'-10"

10'-0"

PLN - 40

CROWN OF ROAD (7.15m)

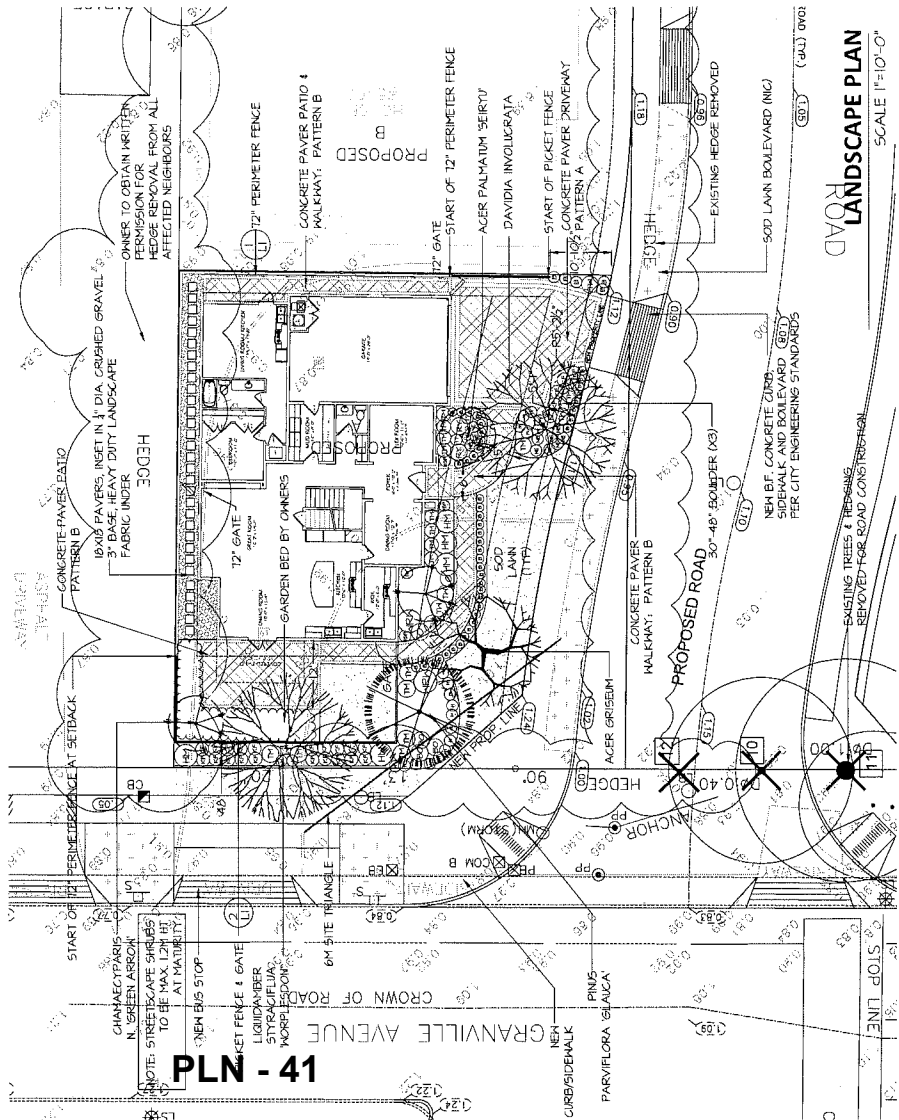
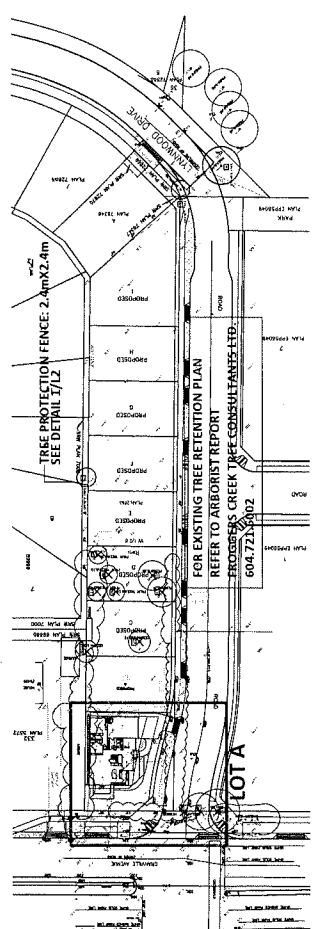
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long
LANDSCAPE ARCHITECTS
SUITE C100 - 418 SHIL CREEK DRIVE
RICHMOND, BC V6X 2S2
TEL: 604.273.1111 FAX: 604.273.0222

SCALE

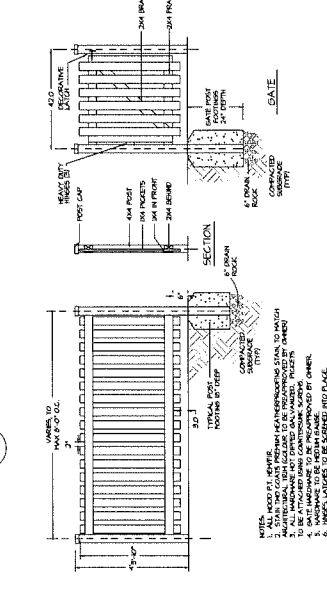
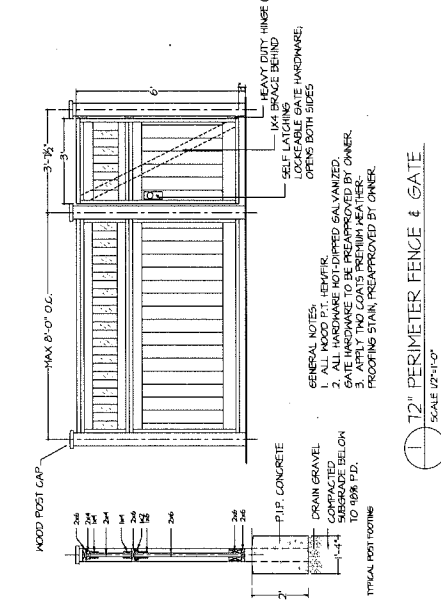
PLANT SCHEDULE	COMMON NAME	PLANT SIZE / REMARKS
1	ACER GREEN	40' CAL. LBN 15' DBH
2	DAVIDIA INVOLUCRATA	20' CAL. LBN 10' DBH
3	DAVIDIA INVOLUCRATA	20' CAL. LBN 10' DBH
4	DAVIDIA INVOLUCRATA	20' CAL. LBN 10' DBH
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29	DAVIDIA INVOLUCRATA	20' CAL. LBN 10' DBH
30	DAVIDIA INVOLUCRATA	20' CAL. LBN 10' DBH
31	DAVIDIA INVOLUCRATA	20' CAL. LBN 10' DBH
32	DAVIDIA INVOLUCRATA	20' CAL. LBN 10' DBH </tr

SUBDIVISION KEY PLAN
SCALE 1"=50'-0"



PLN - 41

PLANT SCHEDULE	COMMON NAME	PLANT SIZE / REMARKS
1	ACER GREEN	40' CAL. LBN 15' DBH
2	DAVIDIA INVOLUCRATA	20' CAL. LBN 10' DBH
3	DAVIDIA INVOLUCRATA	20' CAL. LBN 10' DBH
4	DAVIDIA INVOLUCRATA	20' CAL. LBN 10' DBH
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13	DAVIDIA INVOLUCRATA	20' CAL. LBN 10' DBH
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16	DAVIDIA INVOLUCRATA	20' CAL. LBN 10' DBH
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20	DAVIDIA INVOLUCRATA	20' CAL. LBN 10' DBH
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31	DAVIDIA INVOLUCRATA	20' CAL. LBN 10' DBH
32	DAVIDIA INVOLUCRATA	20' CAL. LBN 10' DBH



RESIDENTIAL REZONING
PROPOSED LOT A
418 SHIL CREEK AVENUE
RICHMOND, BC

LANDSCAPE PLAN

DATE: 17 AUG 22
SCALE: 1"=10'-0"
DRAWN: BJ
REVISION: CM
CHECK: CM

DRAWING TITLE: LANDSCAPE PLAN

DRAWING NUMBER: L1
OF 2
PAGE PROJECT NUMBER: 17-074



Address: 5400 Granville Avenue

File No.: RZ 13-644678

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9818, the developer is required to complete the following:

1. Road dedication of approximately 115.5 m² (1,243 ft²) at the northwest corner of the subject site as shown in the preliminary road functional plan (Appendix A) for the ultimate design on the southeast corner of the Granville Avenue and Lynas Lane intersection via neighbouring SA 15-699302. The road dedication amounts will be finalized through the final road functional plan required as part of the Servicing Agreement.
2. Granting of a 1.5 m wide statutory right-of-way (SRW) for the purposes of utilities along the entire west property line (after road dedication) of the subject site. The SRW is being secured to facilitate service connections, inspection chambers, water meters, etc. Any City utilities works within the required SRW are to be included in the required SA and the maintenance & liability responsibility is to be clearly noted. The design must be prepared in accordance with City specifications & standards and the construction of the works will be inspected by the City concurrently with all other SA related works. Works to be secured via SA.
3. Granting of an approximately 3 m wide statutory right-of-way (SRW) for the purposes of utilities that is aligned north-south at the southwest corner of the subject site. The SRW is being secured to facilitate a straight connection from the existing sanitary sewer stub that is located near the southwest corner of the subject site to the new sanitary main at the south end of the north-south aligned new road. Details of the required 3 m wide SRW shall be finalized via the required Servicing Agreement (SA) design. Any City utilities works within the required SRW are to be included in the required SA and the maintenance & liability responsibility is to be clearly noted. The design must be prepared in accordance with City specifications & standards and the construction of the works will be inspected by the City concurrently with all other SA related works. Works to be secured via SA.
4. Registration of a flood indemnity covenant on Title (Area A).
5. Registration of a legal agreement on Title ensuring the north-south aligned new road construction is completed (e.g., as per SA 15-699302) prior to any occupancy of any buildings on the subject site.
6. Registration of a legal agreement on Title ensuring that the Building Permit application and ensuing development of the corner lot (proposed Lot A) is generally consistent with the submitted conceptual plans, to the satisfaction of the Director of Development.
7. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one of the nine future lots (Lot I), to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
8. The City's acceptance of the applicant's voluntary contribution of \$2.00 per buildable square foot of the single-family development (i.e. \$35,897.54, calculated against the allowable 17,949 ft² floor area on proposed Lots A to H) to the City's Affordable Housing Reserve Fund.
9. Submission of a Tree Landscape Security in the amount of \$500 per tree to ensure that a total of two trees are planted and maintained on each lot proposed (i.e. \$9,000.00 for a total of 18 trees); minimum 6 cm deciduous caliper or 3.5 m high conifers. **NOTE: minimum replacement size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees.**
10. Submission of a Landscape Plan for Lot A, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of an arterial lot Landscape 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; and
 - include two of the eight required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
8	6 cm		3.5 m

11. 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 off-site trees to be protected. 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.
12. Installation of appropriate tree protection fencing around all trees to be protected as part of the development prior to any construction activities, including building demolition, occurring on-site.
13. Enter into a Servicing Agreement* for the design and construction of transportation and services works. Works include, but may not be limited to:

a) Works secured through SA 15-699302 for north-south aligned new road, intersection and servicing:

The design and construction of the north-south aligned new road fronting the subject site, intersection improvements, east-west aligned new road and servicing infrastructure was secured via Servicing Agreement SA 15-699302. Should the developer wish to proceed with development of the subject site prior to the fronting road construction completion, the developer of the subject site is required to design, to the satisfaction of the Director of Transportation, and construct the fronting north-south aligned new road and intersection of Granville Avenue and Lynas Lane, complete with traffic signals, street lighting and services as follows.

i. Road works:

- At the developer's costs, the developer is required to:
 - North-South aligned new road: Provide 17.5m wide cross-section (including 0.5m wide SRW PROP along west edge of road). New road works to include but not limited to: 11.2 m wide asphalt pavement, curb and gutter, Min. 1.5 m grass boulevard with street trees and 1.5 m wide concrete sidewalk. Road extension narrows as it approaches Granville Avenue to align the ultimate curbs with the north leg of the intersection.
 - Decorative paving treatments, alignment of sidewalks, and traffic calming measures such as curb extensions and boulevards will be reviewed and included if deemed necessary through the Servicing Agreement process.
 - Intersection improvements: Installation of a new traffic signal at the intersection of Granville Avenue and Lynas Lane. Existing special crosswalk to be upgraded to a full traffic signal. The work shall include, but not be limited to:
 - Type "P" controller cabinet.
 - UPS (Uninterrupted Power Supply) & service panel cabinet/base
 - Video detection
 - Illuminated street name signs
 - Type "S" and/or type "L" poles/bases to suit site conditions
 - APS (Accessible Pedestrian Signals)
 - Fibre optic communications cable and associated equipment
 - In-ground vehicle detection
 - Removal of existing signal poles, bases, etc to be returned to City Works Yard
 - All associated costs to upgrade this system to be borne by the Developer.
 - The design of the intersection is to be to TAC standard for intersection design, including barrier curbs at the corners. As well, signage and pavement markings, are required.

ii. Storm Sewer works:

- At the developer's costs, the developer is required to:
 - Provide a 600 mm diameter storm sewer (complete with manholes) in the north-south aligned new road from the existing 600 mm diameter storm sewer (tie-in will be through a new manhole) located at the proposed site's Granville Avenue frontage to approximately 185 m south (i.e., tie-in through a new manhole to the existing storm sewer in Lynnwood Drive southwest of the proposed site).
- At the Developer's cost, the City will:
 - Complete cutting at main and capping of all existing storm service connections and tie-in of all proposed storm sewer works to existing City drainage infrastructures.

iii. Sanitary Sewer works:

- At the developer's costs, the developer is required to:
 - Provide a 200mm diameter sanitary sewer (complete with manholes) in the north-south aligned new road from the existing sanitary main located at the proposed site's southwest corner (i.e., existing Lynnwood Drive) to approximately 185 m north (i.e., up to the north property line of the proposed site). Tie-in to the existing system will be through a new manhole.
- At the Developer's cost, the City will:
 - Complete cutting at main and capping of all existing sanitary service connections and tie-in of all proposed sanitary works to existing City sanitary infrastructures.

iv. Water works:

- At the developer's costs, the developer is required to:
 - Provide a 200 mm diameter water main in the north-south aligned new road from the existing 400 mm diameter water main located at the proposed site's Granville Avenue frontage to approximately 185 m south (i.e., tie-in to the existing water main in Lynnwood Drive, southwest of the proposed site).
 - Provide fire hydrants, spaced as per City standard, along the north-south aligned new road.
- At the Developer's cost, the City will:
 - Complete cutting at main and capping of all existing water service connections and tie-in of all proposed water works to existing City water infrastructures.

v. Frontage improvement works:

- At the developer's costs, the developer is required to:
 - Provide street lighting as per City standards along the north-south aligned new road.
 - Relocate or put underground the existing private utility poles and overhead lines (e.g., BC Hydro, Telus and Shaw) along Granville Avenue frontage that will conflict with the north-south aligned new road. The developer is required to coordinate with the private utility companies.
 - Relocate the existing traffic signal pole that conflicts with the north-south aligned new road.
 - Pre-duct for future hydro, telephone and cable underground utilities along the north-south aligned new road.

b) Road works:

As part of the Servicing Agreement, the developer is required to provide a final road functional plan to confirm the ultimate road design, to the satisfaction of the Director of Transportation. Based on the preliminary road functional plan in Appendix A, the road works include, but are not limited to the following:

i. At the developer's costs, the developer is required to:

- Complete all temporary road modification and signal works to the ultimate design as per SA 15-699302. A pavement marking and signage plan is required as part of the SA.
- Granville Avenue: Off-site works to match upgrades as per SA 15-699302 on west side of north-south aligned new road, including new 1.5 m wide concrete sidewalk and grass boulevard with street trees tying into existing sidewalk to the east of the subject site. Provision of a 3 m x 9 m concrete bus pad is required with pre-ducting and the bus stop ID pole may need to be relocated. The developer is required to coordinate with CMBC to confirm the bus stop location and design.
- North-south aligned new road: To be widened to ultimate cross section per the ultimate road functional plan (SA 15-6099302), including but not limited to pavement widening, 0.15 m wide curb and gutter, 1.5 m wide grass boulevard with street trees and 1.5 m wide sidewalk.
- Granville Avenue and Lynas Lane intersection: To be widened to ultimate cross section per the ultimate road functional plan (SA 15-6099302). As a result of the widening of the intersection, traffic signal modifications will be required to traffic signal poles, loop detectors, stations, bases, etc. to complete the intersection traffic signal design to the ultimate standard. A traffic signal design is required as part of the SA to determine the scope of the traffic signal work.

- Driveways: The detailed design and location of the site driveways will be reviewed and approved through the SA which is a condition of the RZ. At a minimum, the detailed design is to locate the driveway for Lot A along the south property line and relocate the driveways for Lots E & F outside of the road intersection area. All other driveways are to be coupled to maximize street parking on the frontage. Driveways adjacent to road intersections will be required to provide a hammerhead for vehicle turnaround on site.
- c) Storm Sewer works:
- i. At the Developer's cost, the City will:
 - Complete cutting at main and capping of all existing storm service connections and tie-in of all proposed storm sewer works to existing City drainage infrastructures.
- d) Sanitary sewer works:
- i. At the developer's costs, the developer is required to:
 - Provide a 3 m wide utility right of way that is aligned north-south at the southwest corner of 5400 Granville Avenue. The purpose of this utility right-of-way is to facilitate a straight connection from the existing sanitary sewer stub that is located near the southwest corner of 5400 Granville to the new sanitary main at the south end of the north-south aligned new road. Details of the required 3 m wide utility right-of-way shall be finalized via the Servicing Agreement design.
 - ii. At the Developer's cost, the City will:
 - Complete cutting at main and capping of all existing sanitary service connections and tie-in of all proposed sanitary works to existing City sanitary infrastructures.
- e) Water works:
- i. At the developer's costs, the developer is required to:
 - Using the OCP Model, there are 1054.7 and 1136.6 L/s available at 20 psi residual at the hydrants located at Granville Road frontage and 109.9 L/s at 20 psi residual at a hydrant located south-east of the site on Lynnwood Drive. Based on your proposed rezoning, your site requires a minimum fire flow of 120 L/s. Water analysis is not required. However, once you have confirmed your building design at the Building Permit stage, you must submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey or ISO to confirm that there is adequate available flow.
 - Confirm or provide fire hydrants, spaced as per City standard, along the north-south aligned new road adequate to service the proposed lots.
 - ii. At the Developer's cost, the City will:
 - Complete cutting at main and capping of all existing water service connections and tie-in of all proposed water works to existing City water infrastructures.
- f) Frontage Improvement works:
- i. At the developer's costs, the Developer is required to:
 - Provide street lighting as per City standards along the north-south aligned new road and Granville Avenue frontages.
 - Relocate or put underground the existing private utility poles and overhead lines (e.g., BC Hydro, Telus and Shaw) along Granville Avenue frontage that will conflict with the north-south aligned new road. The developer is required to coordinate with the private utility companies.
 - Pre-duct for future hydro, telephone and cable underground utilities along the north-south oriented new road and Granville Avenue frontages.
 - Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the right-of-way requirements and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be

submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:

BC Hydro Vista	*	
BC Hydro PMT	4 m x 5 m*	(width x depth)
BC Hydro LPT	3.5 m x 3.5 m*	
Street light kiosk	2 m x 1.5 m	
Traffic signal controller	3.2 m x 1.8 m	
Traffic signal UPS	1.8 m x 2.2 m	
Shaw cable kiosk	1 m x 1 m*	(show possible location in functional plan)
Telus FDH cabinet	1.1 m x 1 m*	(show possible location in functional plan)

*Confirm SRW dimensions with BC Hydro, Shaw & Telus

g) General Items:

- i. 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. Submission of a Building Permit application for the corner lot generally consistent with the rezoning conceptual plans, to the satisfaction of the Director of Development.
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. If applicable, payment of latecomer agreement charges, plus applicable interest 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 Department 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.

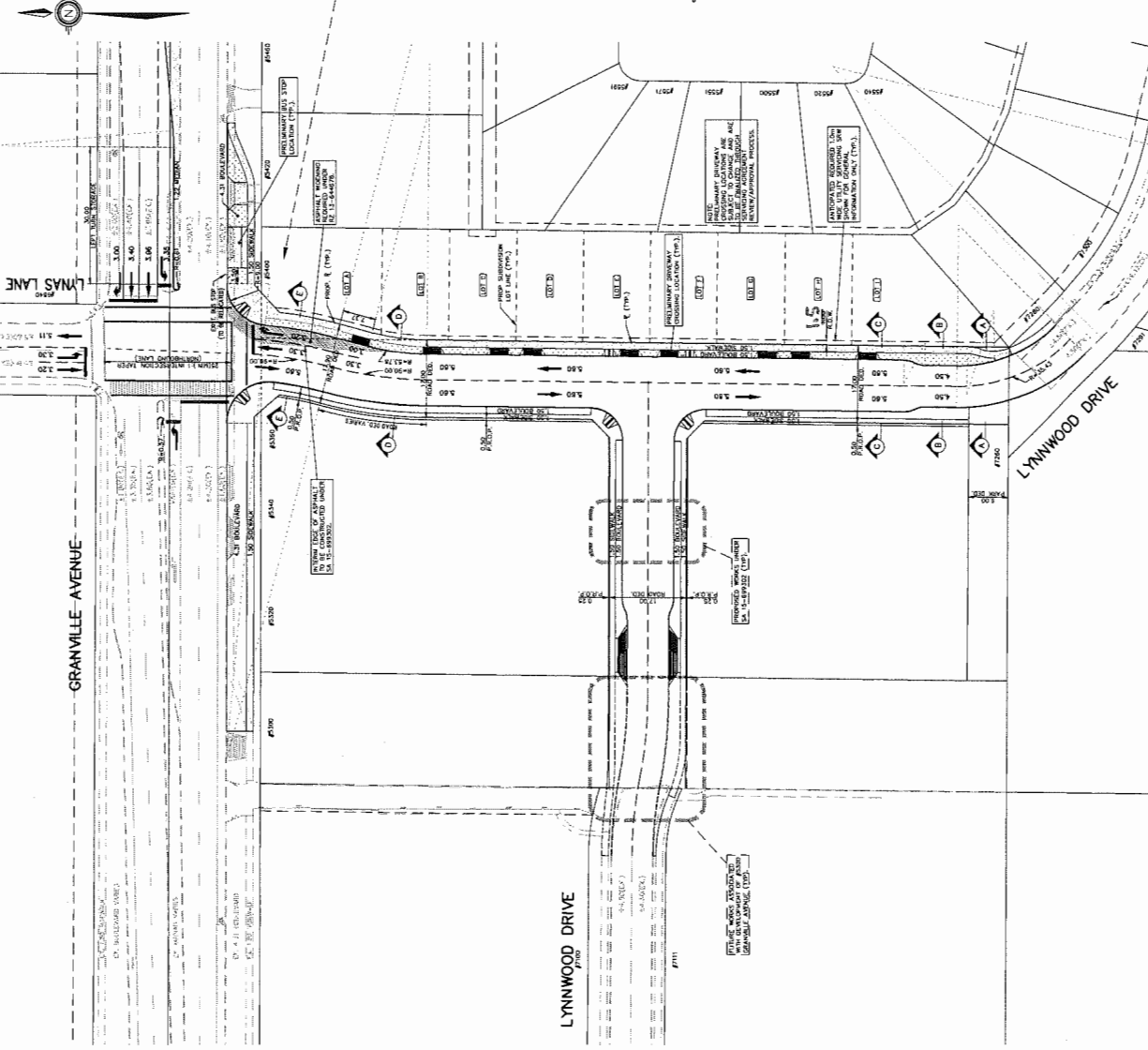
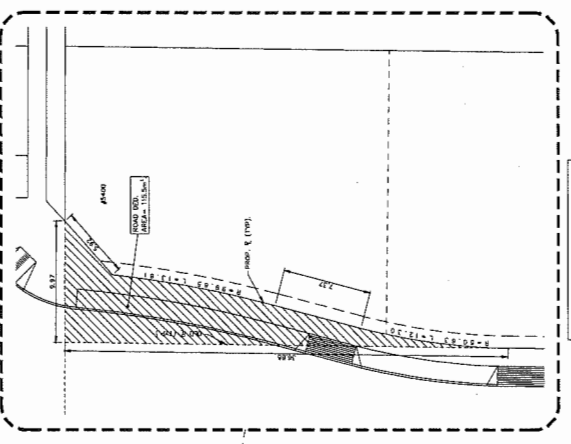
[signed copy onfile]

Signed

Date

City of Miami
FUNCTIONAL PLAN
 5400 GRANVILLE AVENUE
 CITY FILE: RZ 13-64678
 DWG. No.:
 SHEET No.:
 DATE: 11/11/11
 DRAWN BY: J. S. [unreadable]
 CHECKED BY: J. S. [unreadable]
 DESIGNED BY: J. S. [unreadable]
 APPROVED BY: J. S. [unreadable]

PRELIMINARY ROAD FUNCTIONAL PLAN

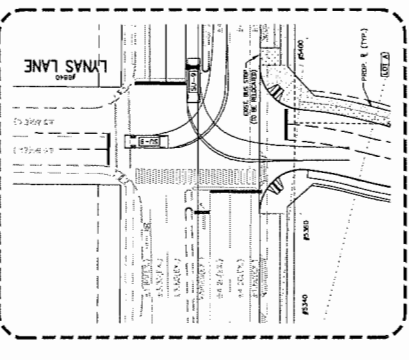
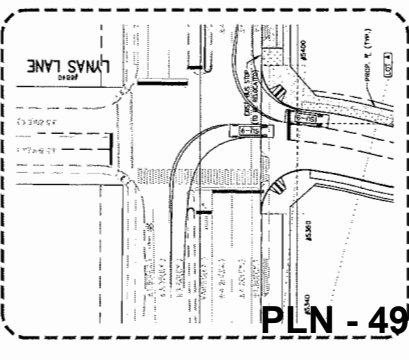
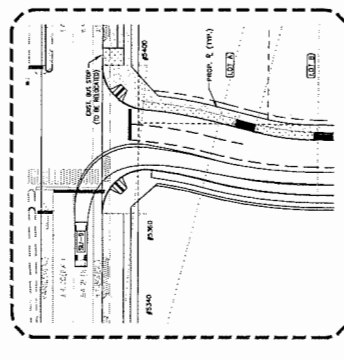


NO.	DATE	BY	CHK	DESC	REVISIONS
1	11/11/11	J.S.	J.S.	PRELIMINARY SUBMISSION ONLY. PRELIMINARY DEDICATION LOCATIONS ONLY (TYP.)	
2	11/11/11	J.S.	J.S.	FIRST SUBMISSION	
3	11/11/11	J.S.	J.S.	SECOND SUBMISSION ONLY. PRELIMINARY DEDICATION LOCATIONS ONLY (TYP.)	

MPT ENGINEERING CO. LTD.
 4300 N.W. 113th STREET, MIAMI, FL 33177
 TEL: 604-278-8331 FAX: 604-278-1370
WESTMARK DEVELOPMENT GROUP
 MPT DWG. NO.: R15860-1P
 SHT. NO.: 1 OF 2

NOTES:

- ELEVATIONS ARE IN METERS AND ARE BASED ON CITY OF MIAMI'S HIGH POINT DATUM.
- CONTRACTOR TO VERIFY BENCHMARKS WITH MPT ENGINEERS, PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY LOCATIONS OF ALL EXISTING UTILITIES AND SERVICES, AND ALL MATERIALS AND CONDITIONS TO BE IN ACCORDANCE WITH THE CURRENT MAPPING BUREAU'S RECORD DRAWINGS AND THE CURRENT CITY OF MIAMI'S RECORD DRAWINGS.
- CONTRACTOR TO VERIFY ALL UTILITIES AND SERVICES PRIOR TO CONSTRUCTION.





Richmond Zoning Bylaw 8500
Amendment Bylaw 9818 (RZ 13-644678)
5400 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 "SINGLE DETACHED (RS2/B)".

P.I.D. 004-265-271

West Half Lot 8 Except: Part Subdivided by Plan 78346; Section 13 Block 4 North Range 7
West New Westminster District Plan 2863

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9818".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Series of horizontal lines for recording dates and conditions.

CITY OF RICHMOND
APPROVED by
SB.
APPROVED by Director or Solicitor
BK

MAYOR

CORPORATE OFFICER