



To: Planning Committee
From: Wayne Craig
Director of Development
Date: February 25, 2015
File: RZ 12-610630
Re: **Application by Yamamoto Architecture Inc. for Rezoning at 5320, 5340 and 5360 Granville Avenue and 7260 Lynnwood Drive from Single Detached (RS1/E) to Medium Density Townhouses (RTM3) and School & Institutional Use (SI) Proposed OCP Amendments Regarding 5300, 5320 and 5360 Granville Avenue and 7260 Lynnwood Drive**

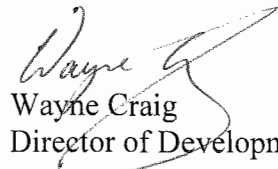
Staff Recommendation

1. That Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9114,
 - a) to redesignate portions of 5320 Granville Avenue and 7260 Lynnwood Drive from "Park" to "Neighbourhood Residential" in Attachment 1 to Schedule 1 of Bylaw 9000 (City of Richmond 2041 OCP Land Use Map);
 - b) to redesignate a portion of 7260 Lynnwood Drive from "Neighbourhood Residential" to "Park" " in Attachment 1 to Schedule 1 of Bylaw 9000 (City of Richmond 2041 OCP Land Use Map);
 - c) to redesignate portions of 5320 Granville Avenue and 7260 Lynnwood Drive from "Public Open Space" to "Residential (Townhouses)" in the Land Use Map of Schedule 2.5A of Bylaw 7100 (Blundell Area Laurelwood Sub-Area Plan);
 - d) to redesignate portions of 5360 Granville Avenue and 7260 Lynnwood Drive from "Residential (Single-Family)" to "Residential (Townhouses)" in the Land Use Map of Schedule 2.5A of Bylaw 7100 (Blundell Area Laurelwood Sub-Area Plan); and
 - e) together with related minor map and text amendments in Schedule 2.5A of Official Community Plan 7100 (Blundell Area Laurelwood Sub-Area Plan);be introduced and given first reading.

2. That Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9230,
 - a) to redesignate a portion of 5300 Granville Avenue from "Park" to "Neighbourhood Residential" in Attachment 1 to Schedule 1 of Bylaw 9000 (City of Richmond 2041 OCP Land Use Map); and
 - b) to redesignate a portion of 5300 Granville Avenue from "Residential (Townhouses)" to "Public Open Space" in the Land Use Map of Schedule 2.5A of Bylaw 7100 (Blundell Area Laurelwood Sub-Area Plan);be introduced and given first reading.
3. That Bylaws 9114 and 9230, having been considered in conjunction with:
 - the City's Financial Plan and Capital Program;
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby found to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.
4. That Bylaws 9114 and 9230, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation. However, out of courtesy, that the report be sent to the Richmond School Board for information purposes and the Richmond School Board may provide comments at the Public Hearing.
5. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9115,
 - a) for the rezoning of 5340 and 5360 Granville Avenue from the "Single Detached (RS1/E)" zone to the "Medium Density Townhouses (RTM3)" zone;
 - b) for the rezoning of a portion of 5320 Granville Avenue and 7260 Lynnwood Drive from the "Single Detached (RS1/E)" zone to the "Medium Density Townhouses (RTM3)" zone; and


- c) for the rezoning of a portion of 5320 Granville Avenue and 7260 Lynnwood Drive from the "Single Detached (RS1/E)" zone to the "School & Institutional Use (SI) " zone;

be introduced and given first reading.


Wayne Craig
Director of Development

WC:sb

Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Engineering	<input checked="" type="checkbox"/>	
Real Estate Services	<input checked="" type="checkbox"/>	
Affordable Housing	<input checked="" type="checkbox"/>	
Parks Services	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	

Staff Report

Origin

Yamamoto Architecture Inc. has applied to the City of Richmond for permission to rezone 5320, 5340 and 5360 Granville Avenue and 7260 Lynnwood Drive (Attachment 1) in order to construct a townhouse development with approximately 43 two and three-storey townhouse units (Attachment 2). The application includes rezoning the properties from the “Single Detached (RS1/E)” zone to: the “School & Institutional Use (SI)” zone for a 9 m wide expansion to McKay neighbourhood park over a portion of 5320 Granville Avenue and 7260 Lynnwood Drive; and to the “Medium Density Townhouses (RTM3)” zone for the remainder of the subject site.

The application includes proposed amendments to the OCP land use designations of the subject rezoning site at 5320 and 5360 Granville Avenue and 7260 Lynnwood Drive as well as the neighbouring property at 5300 Granville Avenue. Amendments are proposed in both the 2041 Official Community Plan (OCP) Bylaw 9000 and in the Official Community Plan (OCP) Bylaw 7100 Schedule 2.5A, the Blundell Area Laurelwood Sub-Area Plan, to reflect the final configuration of proposed and future park expansion, townhouse development and road extensions connecting to Lynas Lane and Lynnwood Drive (Attachments 3, 4, 5, 6, 7 & 8).

This application includes: the proposed acquisition of city-owned 5360 Granville Avenue (formerly addressed as 5360 and 5380 Granville Avenue) for a road extension; the acquisition of city-owned 7117 Lindsay Road for future townhouse development and to facilitate McKay neighbourhood park expansion; as well as the sale of portions of 5320 Granville Avenue and 7260 Lynnwood Drive to the City for proposed expansion to McKay neighbourhood park.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 9).

Surrounding Development

Surrounding development is as follows:

- To the north: Across Granville Avenue is Thompson Community Centre, on park property zoned “School & Institutional Use (SI)”.
- To the east: is a single detached home fronting onto Granville Avenue on a property zoned “Single Detached (RS1/E)”. Further to the east are single detached homes fronting onto Granville Avenue, Linscott Court and Lynnwood Drive on properties zoned “Single Detached (RS1/B)”. The City is considering a separate rezoning application (RZ 13-644678) to rezone the adjacent property to the east at 5400 Granville Avenue from “Single Detached (RS1/E)” to “Single Detached (RS1/B)” should the subject application be approved and associated new frontage road provided.

- To the south: is McKay neighbourhood park on park property zoned “School & Institutional Use (SI)”. Further to the south is Donald E. McKay Elementary School on property zoned “School & Institutional Use (SI)”.
- To the west: is a single detached home fronting onto Granville Avenue on a property zoned “Single Detached (RS1/E)”. Further to the west is a 155-unit townhouse development (RZ 93-290) at 7111 Lynnwood Drive fronting onto the Lynnwood Drive cul-de-sac and Granville Avenue and a 12-unit townhouse development (RZ 07-361266) at 7140 Railway Drive, both on property zoned “Town Housing (ZT23) – Laurelwood”.

Related Policies & Studies

The rezoning application has been reviewed in relation to the 2041 Official Community Plan (OCP), Laurelwood Sub-Area Plan, Flood Plain Designation and Protection Bylaw 8204, the 2007 Affordable Housing Strategy, Public Art Program and the City’s Townhouse Energy Efficiency and Renewable Energy Policy as noted below.

Official Community Plan (OCP) - Proposed Amendments

The site is located in the Blundell planning area and is subject to the 2041 Official Community Plan (OCP) and the Laurelwood Sub-Area Plan. The City of Richmond 2041 OCP Land Use Map identifies a future triangular shaped expansion for the McKay neighbourhood park across the south end of the proposed development site (5320 Granville Avenue and 7260 Lynnwood Drive) as well as the south end of the neighbouring property at 5300 Granville Avenue (Attachment 3). The older Blundell Area Laurelwood Sub-Area Plan Land Use Map only identifies this triangular park expansion across the south ends of 5320 Granville Avenue and 7260 Lynnwood Drive (Attachment 5).

Parks staff have reviewed the existing McKay neighbourhood park and have identified the need for a smaller 9 m wide expansion along the entire north edge of the park to meet future neighbourhood needs (Attachments 4 & 6). Specifically, this expansion would include the south edge of all three (3) properties that abut the north edge of the park (5320 Granville Avenue and 7260 Lynnwood Drive in the proposed development site as well as the neighbouring property at 5300 Granville Avenue).

Both OCP land use maps are proposed to be amended to identify park expansion across the entire north edge of McKay neighbourhood park, to reduce the amount of park expansion and to remedy the discrepancy between the City of Richmond 2041 OCP Land Use Map and the older Land Use Map in the Blundell Area Laurelwood Sub-Area Plan (Attachments 4 & 6). The land use maps are also proposed to be amended to reflect the new road development and configuration with new roads, which provides the transition between single-family and townhouse land use designation and is shifted to the east (Attachments 4, 6, 7 & 8).

Two (2) separate OCP amendment bylaws are provided for Council consideration. Bylaw 9114 includes proposed OCP amendments regarding the subject development site. The proposed townhouse development complies with the proposed OCP amendments. Bylaw 9230 includes proposed OCP amendments regarding the neighbouring property at 5300 Granville Avenue.

Orphaned Single-Family Site

A residual single-family lot with less than 50 m frontage and approximately 4,026 m² lot area will be created at 5300 Granville Avenue by the proposed development. Staff requested the applicant acquire 5300 Granville Avenue as part of this application. The applicant provided written confirmation that they have presented an offer to purchase the property but were unable to come to an agreement with the owners. The applicant has requested that this application proceed without the acquisition of the adjacent property.

While the proposed development would create an orphan lot situation on the west side of the subject site, staff support the proposed development, as it will not restrict redevelopment of the adjacent property based on:

- the adjacent property owners have not expressed interest in redeveloping their property at this time;
- the proposed OCP amendments would decrease the amount of park dedication envisioned for the property and would increase the area of townhouse development envisioned for the property;
- a legal agreement on the subject site will be secured to provide vehicle access to future development at 5300 Granville Avenue; and
- a development concept plan for 5300 Granville Avenue has been prepared and is on file; the future development at 5300 Granville Avenue can be considered as an extension of the subject townhouse development.

Flood Plain Designation and Protection Bylaw 8204

The development proposal is required to comply with the City's Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on title is a consideration of rezoning.

2007 Affordable Housing Strategy

The developer has agreed to participate in the City's affordable housing strategy through a voluntary contribution as a consideration of rezoning. The contribution rate for townhouse developments is \$2.00 per buildable square foot (e.g., \$117,694.11).

Public Art Program

The developer has agreed to participate in the City's public art program through a voluntary contribution as a consideration of rezoning. The contribution rate for residential developments is \$0.79 per buildable square foot (e.g., \$46,489).

Townhouse Energy Efficiency and Renewable Energy Policy

The developer has agreed to comply with the City's Townhouse Energy Efficiency and Renewable Energy Policy. The development would be designed to achieve an EnerGuide rating of at least 82 and pre-ducted to accommodate future solar hot water heating. The developer has

agreed to enter into a legal agreement as a consideration of rezoning. As part of the Development Permit application review process, the developer is also required to retain a certified energy advisor (CEA) to complete an evaluation report to confirm details of construction requirements needed to achieve the rating.

Consultation

Staff have reviewed the proposal, with respect to the BC Local Government Act and City's OCP Consultation Policy No. 5043 requirements, and recommend that this report does not require referral to external stakeholders.

Table 2 below clarifies this recommendation. Public notification for the Public Hearing will be provided as per the Local Government Act. Nevertheless, for informational purposes, staff recommend the report be referred to the Richmond School Board for informational purposes only. The Richmond School Board may provide comments at the Public Hearing.

Table 2: OCP Consultation Summary	
Stakeholder	Referral Comment (No Referral necessary)
BC Land Reserve Commission	No referral necessary, as only minor land use and density changes are proposed, along with formatting changes.
Richmond School Board	No referral necessary as the application does not have the potential to generate 50 or more school aged children (e.g., typically around 295 multiple-family housing units). This application only involves forty-three (43) multiple-family housing units. Nevertheless, for informational purposes, staff recommend the report be referred to the Richmond School Board for informational purposes only. The Richmond School Board may provide comments at the Public Hearing.
The Board of the Greater Vancouver Regional District (GVRD)	No referral necessary, as only minor land use and density changes are proposed, along with formatting changes.
The Councils of adjacent Municipalities	No referral necessary, as adjacent municipalities are not affected and only minor land use and density changes are proposed, along with formatting changes.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary, as only minor land use and density changes are proposed, along with formatting changes.
TransLink	No referral necessary, as no transportation road network changes are proposed, only minor land use and density changes, along with formatting changes.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary, as only minor land use and density changes are proposed, along with formatting changes.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary, as only minor land use and density changes are proposed, along with formatting changes.
Richmond Coastal Health Authority	No referral necessary, as only minor land use and density changes are proposed, along with formatting changes.

Stakeholder	Referral Comment (No Referral necessary)
Community Groups and Neighbours	No referral necessary, as only minor land use and density changes are proposed, along with formatting changes.
All relevant Federal and Provincial Government Agencies	No referral necessary, as only minor land use and density changes are proposed, along with formatting changes.

Public Input

Informational signage is posted on the subject site to notify the public of the subject application and the statutory Public Hearing will provide local property owners and other interested parties with an additional opportunity to comment.

At the time of writing this report, the City has received public correspondence (Attachment 10), which includes the following concerns (staff comments are included in '***bold italics***')

- Concern that the 2041 OCP Land Use Map designates a portion of the adjacent property at 5300 Granville Avenue as Park. ***The OCP City of Richmond 2041 OCP Land Use Map designates future Park expansion over portions of the properties along the north edge of McKay neighbourhood park, including 5300 Granville Avenue. City Parks Department staff reviewed the park and determined that a smaller 9 m wide expansion is needed. As part of the subject application, the OCP is proposed to be amended to reflect this. Information about the proposed OCP amendment has been shared with the neighbouring family at 5300 Granville Avenue.***
- Concern regarding the safety of the proposed roads for children of families using the dead end portion of Lynwood Drive for school and preschool pick up and drop off. ***The OCP Laurelwood Sub-Area Plan includes a road network vision that includes road extensions to connect the two isolated portions of Lynnwood Drive and providing a road extension to connect to Lynas Lane. The proposed roads comply with the OCP and the Laurelwood Sub-Area Plan and are designed to professional engineering standards through a required Servicing Agreement and the functional design has been reviewed and accepted by staff. In addition, pick up, drop off and parking areas are provided on the school property, accessed by the school driveway on Lombard Road.***
- Concern regarding the introduction of construction and truck traffic on Ledway Road and Lynnwood Road close to the school playground. ***As part of the Building Permit application process, the developer is required to submit a Construction Parking and Traffic Management Plan to the Transportation Department. As the development site is within 400 m of the McKay Elementary School property, the developer is required to consult with the School District. The plan is required to include locations for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls in accordance with the Ministry of Transportation and Infrastructure's Traffic Control Manual for works on Roadways and professional engineering standards.***
- Single-family redevelopment with park land use on the south side of the east-west road extension preferred. ***The Laurelwood Sub-Area plan designates the site for Residential (Townhouses) and Public Open Space uses. The proposal complies with the amended plan and McKay neighbourhood park needs.***

Analysis

Proposal Details

a) Built Form and Architectural Character:

The applicant has provided conceptual development plans for a townhouse development with approximately 43 two and three-storey townhouse units and bi-sected by a new road (Attachment 2). Two-storey buildings are proposed along the north edge of McKay neighbourhood park and a two-storey townhouse unit is also proposed adjacent to the existing neighbouring home at 5300 Granville Avenue. The remainder of the townhouse units are proposed to be three-storey height.

A Development Permit processed to a satisfactory level is a requirement of zoning approval. The review of the future Development Permit application will include examining:

- Compliance with Development Permit Guidelines for multiple-family projects in the 2041 Official Community Plan Bylaw 9000.
- Detailed architectural and landscape designs, including provision of on-site outdoor amenity spaces in the north and south development areas and design development to building massing to provide articulation, visual interest and to strengthen the compatibility of end units with future single family homes across the new road.
- Detailed site layout review, including site access, internal drive aisles, vehicular parking, bicycle parking, garbage/recycling/organics collection and loading.
- Sustainability strategy for the development proposal.
- The provision of two (2) convertible townhouse units and aging in place features in all townhouse units.
- The provision of on-site indoor amenity space or a contribution of cash-in-lieu as per the Official Community Plan (OCP) and Council Policy.
- Crime Prevention through Environmental Design.

b) Transportation and Site Access:

- i) The development proposal includes two (2) driveways from the new east-west road extension. The long-term objective is for the driveway accesses to be utilized by the adjacent property to the west when they redevelop in the future. A legal agreement over the entire area of the proposed driveways and internal manoeuvring aisles will be secured as a consideration of rezoning.
- ii) The conceptual architectural design includes a mix of standard side by side garages and tandem garages. The developer has agreed to enter into a legal agreement to prohibit the conversion of tandem garage area into habitable space as a consideration of rezoning.

c) Tree Retention and Replacement:

- i) A tree survey and a certified arborist's report were submitted in support of the application. A tree retention/removal plan is attached (Attachment 11). Tree retention and removal in the park expansion area and Lynnwood Drive will be further reviewed through the Servicing Agreement application processes.
 - Seven (7) trees on site are recommended for removal based on health and general condition of the trees;
 - One (1) tree on site is in good condition and is to be retained and protected in the future park expansion area, subject to park design needs to be determined through the Servicing Agreement;
 - Two (2) trees located in the Lynnwood Drive frontage are in fair to good condition and are to be retained and protected, subject to park and road extension needs to be determined through the Servicing Agreement;
 - Two (2) city trees along with a cedar hedgerow located in the Granville Avenue frontage of the site should be removed based on health and general condition of the trees. This includes a Chestnut tree that is listed on the City's significant tree inventory. Being listed on the inventory identifies the tree as significant contribution to the streetscape landscaping, but does not afford any legal protection. Both trees were assessed by the project arborist and also Parks staff and unfortunately are recommended for removal as they both have internal decay, poor canopy structure, historical topping cuts and one of the trees also has limb decay. The developer has agreed to provide a voluntary contribution in the amount of \$2600 to the City's tree compensation account. The developer has also agreed to include in the required Servicing Agreement the planting of a larger specimen tree in McKay neighbourhood park (with a value of at least \$1950). This proposal has been reviewed and is supported by Parks Arboriculture and Parks Planning staff; and
 - Ten (10) trees located on the neighbouring property to the west are to be protected.
- ii) Tree Replacement – Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 14 replacement trees are required. According to the conceptual development plans (Attachment 2), the developer is proposing to plant 95 new trees on site. The size and species of replacement trees will be reviewed in detail through Development Permit and overall landscape design.
- iii) Tree Protection – Tree protection fencing is required prior to any construction activities (including demolition) occurring on-site. In addition, a contract with a Certified Arborist to monitor all works to be done near or within tree protection zones is a consideration or rezoning.

Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit, install tree

protection around trees/hedge rows to be retained, and submit a landscape security in the amount of \$7,000 to ensure the replacement planting will be provided.

d) Proposed Zoning Amendment

The proposed development site is located within the area designated for park expansion and townhouse development in the Laurelwood Sub-Area Plan. The proposed rezoning of a 9 m wide area along the south edge of the site to "School & Institutional Use (SI)" would apply to the proposed McKay neighbourhood park expansion. The proposed rezoning of the remainder of the development site to "Medium Density Townhouses (RTM3)" would allow a maximum density of 0.7 FAR on the net site after road dedications. The zone includes density bonus provisions for indoor amenity space and the affordable housing strategy. This density would be in keeping with the range of density of other arterial road townhouse projects in the City.

Staff support the proposed density based on the following:

- The City's Affordable Housing Strategy approved by Council in 2007 predicates the use of density bonusing to achieve the objectives for the Affordable Housing Strategy. The applicant has agreed to provide a voluntary cash contribution at the townhouse rate of \$2.00 per buildable square foot to the City's Affordable Housing Reserve Fund in keeping with the Affordable Housing Strategy requirements for townhouse developments. The "Medium Density Townhouses (RTM3)" zone includes an affordable housing density bonus provision.
- The proposal will provide a 9 m wide expansion to McKay neighbourhood park as envisioned in the proposed amended Laurelwood Sub-Area Plan.
- The proposal will provide two (2) new roads to service the neighbourhood as envisioned in the Laurelwood Sub-Area Plan, a new intersection with traffic signals at Lynas Lane and Granville Avenue frontage improvements.
- The proposal will provide a voluntary contribution towards the City's Public Art program.

e) Variances Requested

The proposed development is generally in compliance with the "Medium Density Townhouses (RTM3)" zone. The applicant has requested variances to:

- Reduce the exterior side yard setback from 6 m to 5.2 m for the northeast building located at the Granville Avenue intersection with the road extension; and
- Reduce the front yard setback from 6 m to 4.5 m along the south side of the future east-west road extension.

Formal details and consideration of the variances will be provided in the report to Development Permit Panel in the future.

- f) **Infrastructure Improvements:** The developer has agreed to enter into the City's standard Servicing Agreement as a consideration of rezoning for the design and construction of infrastructure improvements. Works include:
- i) **Road Network Improvements:** two (2) new road extensions to connect to Lynas Lane and Lynnwood Drive; frontage improvements along Granville Avenue; new crosswalk to McKay neighbourhood park; and improvements to the Granville Avenue and Lynas Lane intersection, including full traffic signalization.
 - ii) **Engineering Improvements:** storm, sanitary and water infrastructure.
 - iii) **Park Improvements:** the proposed 9 m wide addition to the McKay neighbourhood park; improvements to the existing park pathway system; frontage improvements, including fencing and service vehicle access; and planting a larger specimen tree (with a value of at least \$1950) in compensation for the removal of the inventory Chestnut tree from Granville Avenue.

There are road works DCC credits available for the road works for the north-south road connecting to Lynas Lane. There are also parks development DCC credits available for all works, planting, trees and park fencing in the city-owned McKay neighbourhood park (to be determined through detail park design). The exact DCC credits for the road and park works will be determined through the required Servicing Agreement process.

- g) **Proposed Sale of City-Owned 7117 Lindsay Road and Expansion of City-owned McKay Neighbourhood Park**

As part of rezoning application RZ 93-290 (Bylaw 6616), the City acquired a \pm 19,795 sq. ft. Lot from Townline Homes Inc. addressed as 7117 Lindsay Road and zoned "Town Housing (ZT23) – Laurelwood". The rezoning staff report for the Townline project advised that the lot was being provided to allow the City to 'exchange' the land for park dedication in the future. Since the Townline project was not located adjacent to the nearby McKay neighbourhood park, it was not able to directly provide the park expansion shown in the OCP.

The proposed rezoning application would provide roughly two thirds (\pm 5,441 sq. ft.) of the needed park dedication for the 9 m wide expansion to McKay neighbourhood park. As a requirement of the proposed rezoning, the applicant has agreed to concurrent purchase and sales agreements for 7117 Lindsay Road and the 9 m wide park expansion area at fair market value.

The applicant would purchase the city-owned lot at 7117 Lindsay Road. The City would purchase a 9 m wide portion of the subject development site to expand McKay neighbourhood park. Since the 7117 Lindsay Road lot is larger than the proposed park expansion area, there will be excess funds from the sale which would fund future park land acquisition in the City at the discretion of Council. The primary business terms of the purchase and sales agreements will be brought forward for consideration by Council in a separate report from the Manager, Real Estate Services.

Through future redevelopment of the neighbouring property at 5300 Granville Avenue, the City could consider purchasing the rear 9 m of that property (\pm 2,369 sq. ft.) to complete the McKay neighbourhood park expansion with funds received from the proposed sale of 7117 Lindsay Road as envisioned in the proposed OCP amendments being considered as a part of this application.

h) Proposed Sale of City-Owned 5360 Granville Avenue

The City owns 5360 Granville Avenue for the purpose of facilitating road extension to connect to Lynas Lane. As a requirement of the proposed rezoning, the applicant will be constructing the road extension and has agreed to purchase the city-owned lot at fair market value. These funds could be used to fund other roads projects. The primary business terms of the purchase and sales agreements will be brought forward for consideration by Council in a separate report from the Manager, Real Estate Services. As a consideration of rezoning, after the sale of this lot, most of this lot would become road dedication for the proposed north-south road connecting to Lynas Lane and a small portion of the west edge of this lot would be consolidated into the proposed townhouse development site.

Existing Legal Encumbrances

The following charges are registered on title, are no longer needed and Staff recommend that they be discharged. Discharge of the following is a consideration of rezoning (Attachment 12):

- Utilities right-of-way (AD179045) registered on title of 5430 Granville Avenue, which does not contain any infrastructure.
- ‘No development’ covenant (AD179047) registered on title of 7260 Lynnwood Drive, which is no longer needed with the proposed redevelopment.

Financial Impact or Economic Impact

As a result of the proposed development, the City will take ownership of developer contributed assets such as road works, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals. The anticipated operating budget impact for the ongoing maintenance of these assets is estimated to be \$10,400 and this will be considered as part of the 2017 Operating budget.

Conclusion

The proposal provides a medium density residential development with approximately 43 townhouses fronting onto Granville Avenue and new north-south and east-west road extensions.

While the proposal can be considered under the City’s 2041 Official Community Plan (OCP) regarding multi-family developments, amendments are required to the land use designations for portions of the site in the 2041 OCP Land Use Map and Laurelwood Sub-Area Plan, as well as the circulation map in the Laurelwood Sub-Area Plan. The development proposal is consistent with the “Medium Density Townhouses (RTM3)” zone, with the exception of setback variance requests which will be reviewed through the required Development Permit application. 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 park

expansion proposal is consistent with the “School & Institutional Use (SI)” zone. The proposed roadway improvements will enhance pedestrian, cycling, rolling and vehicle movement safety in the neighbourhood.

To remedy discrepancies in the OCP and provide clarity for future redevelopment, amendments are also proposed to the land use designations for a portion of the neighbouring property to the west at 5300 Granville Avenue in the 2041 OCP Land Use Map and Laurelwood Sub-Area Plan.

It is recommended that Official Community Plan Bylaw 7100 and 9000, Amendment Bylaws 9114 and 9230 and Zoning Bylaw 8500, Amendment Bylaw 9115 be introduced and given first reading.



Sara Badyal
Planner 2



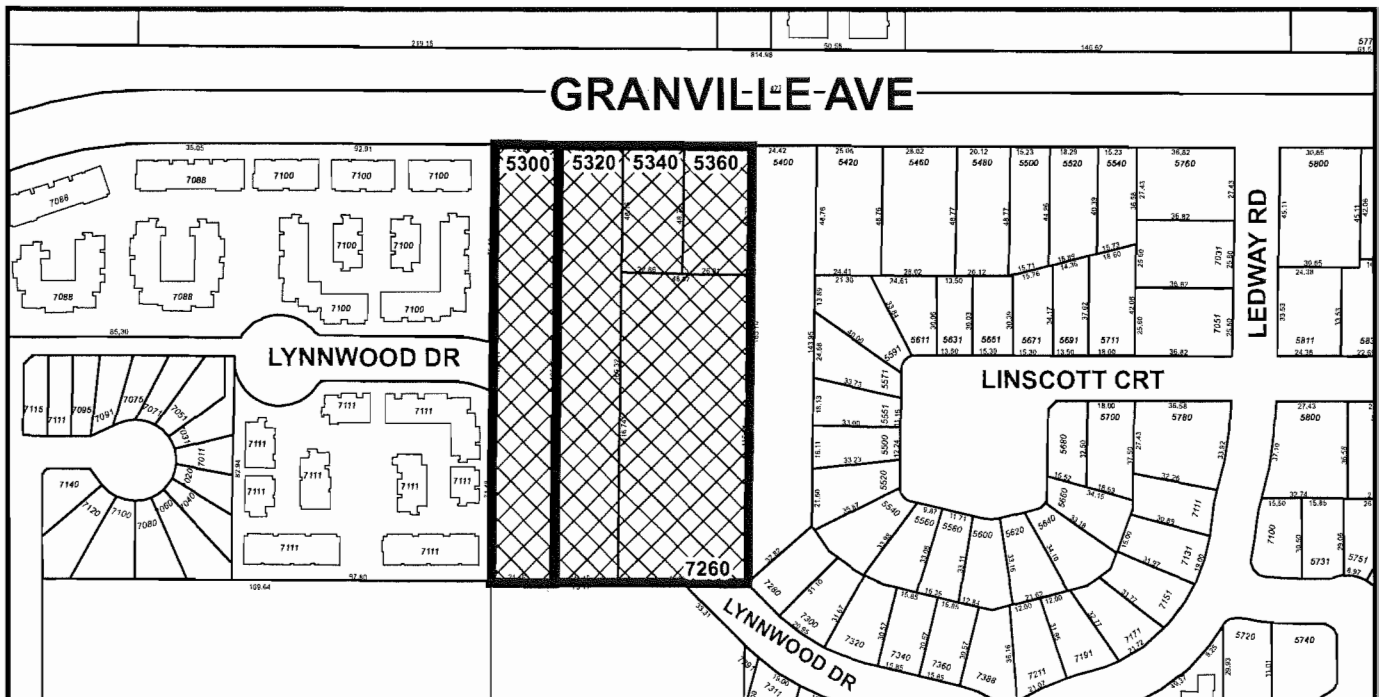
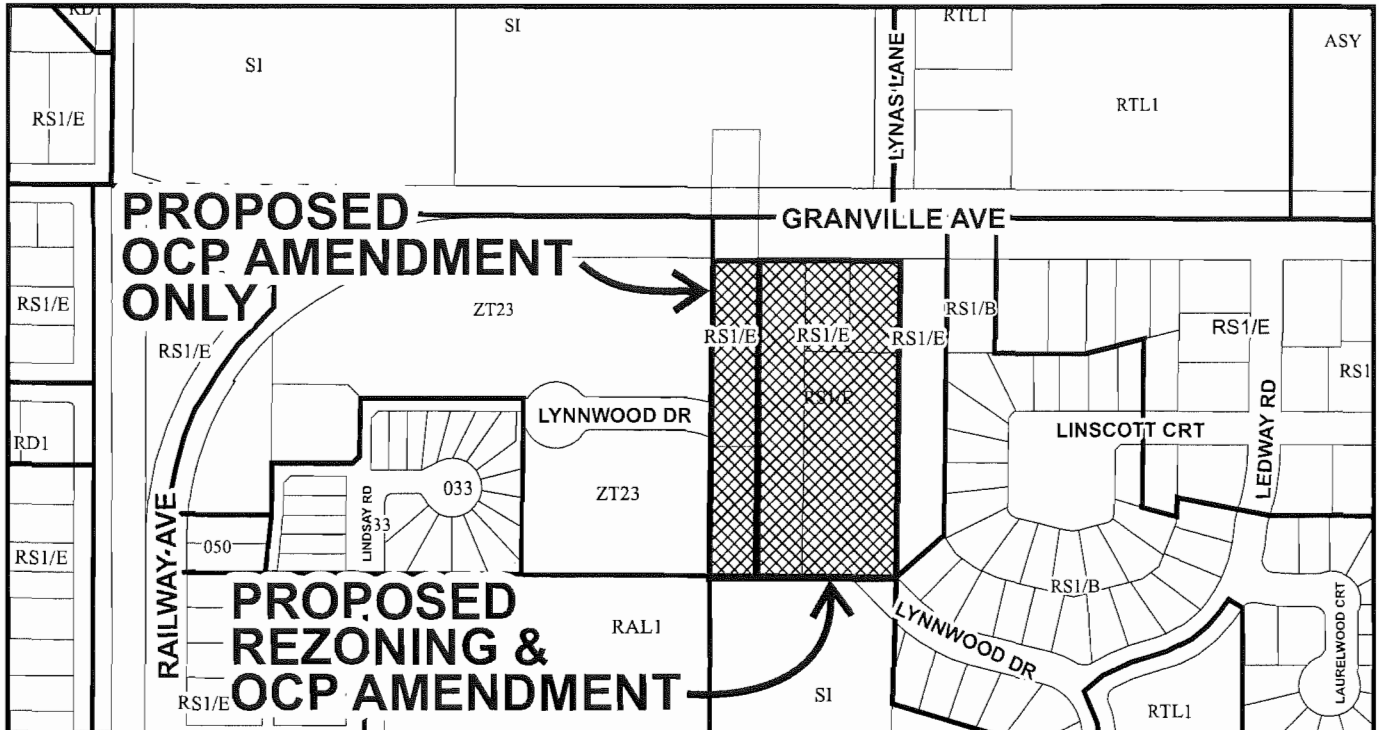
Terry Crowe
Manager, Policy Planning

- Attachment 1: Location Map & Aerial Photo
- Attachment 2: Conceptual Development Plans
- Attachment 3: Context Land Use Map – City of Richmond 2041 OCP Land Use Map
- Attachment 4: Context Land Use Map – Proposed City of Richmond 2041 OCP Land Use Map
- Attachment 5: Blundell Area Laurelwood Sub-Area Plan Land Use Context Map
- Attachment 6: Proposed Blundell Area Laurelwood Sub-Area Plan Land Use Map
- Attachment 7: Blundell Area Laurelwood Sub-Area Plan Circulation Context Map
- Attachment 8: Proposed Blundell Area Laurelwood Sub-Area Plan Circulation Map
- Attachment 9: Development Application Data Sheet
- Attachment 10: Public Input
- Attachment 11: Tree Retention/Removal Plan
- Attachment 12: Rezoning Considerations



City of Richmond

ATTACHMENT 1

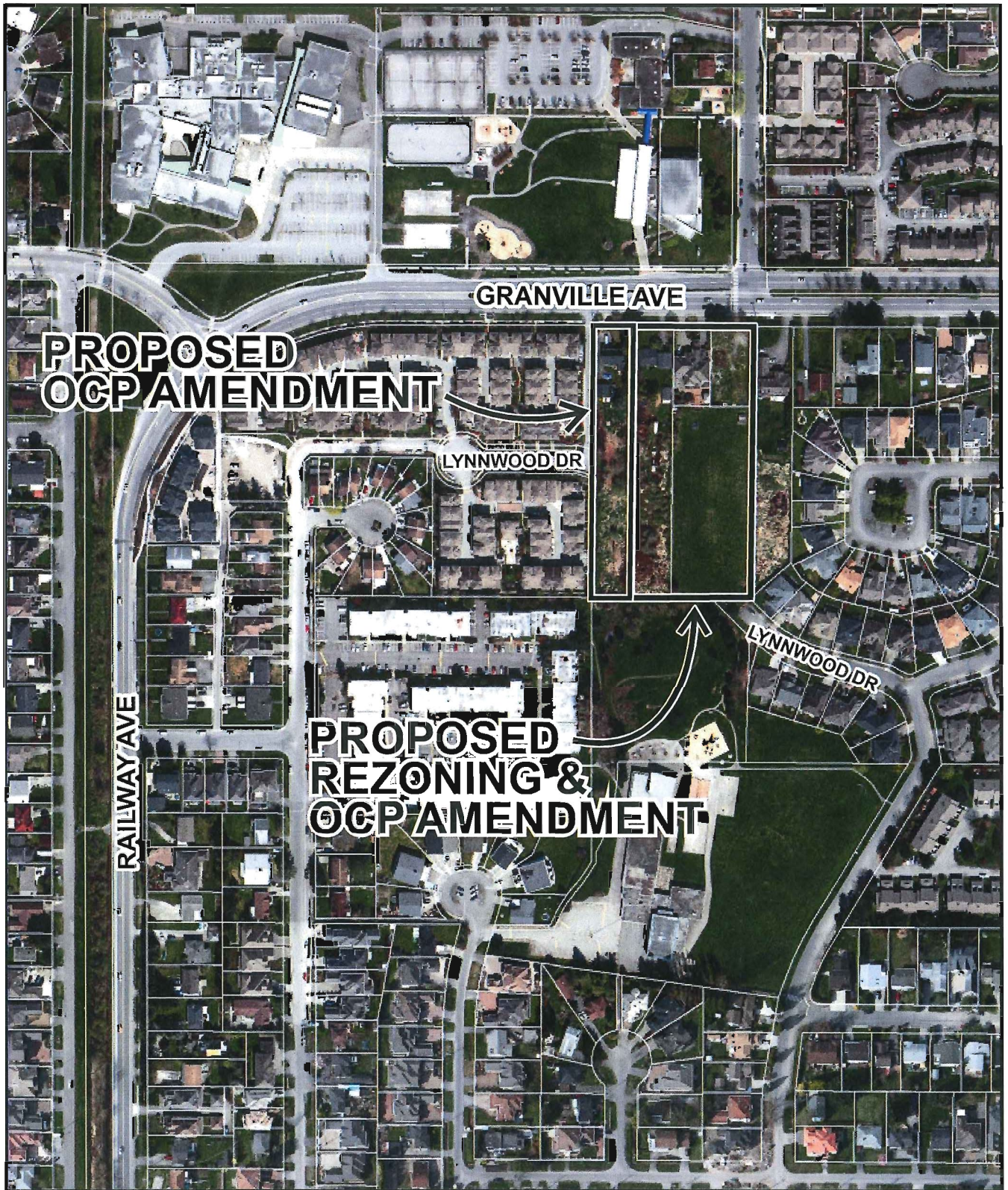


Proposed OCP Amendment &
RZ 12-610630

Original Date: 01/29/15

Revision Date: 03/06/15

Note: Dimensions are in METRES

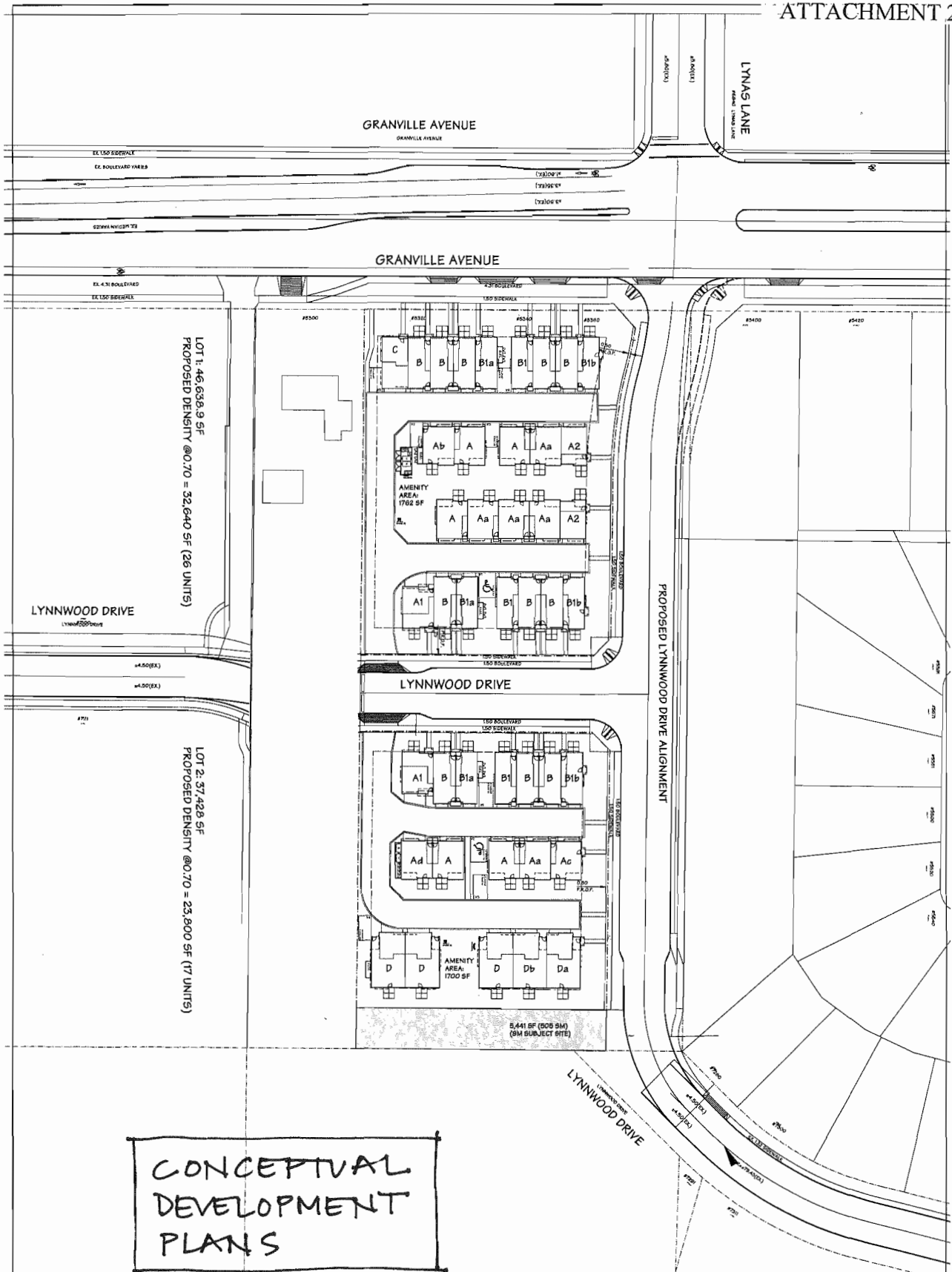


RZ 12-610630

Original Date: 05/30/12

Amended Date: 02/26/15

Note: Dimensions are in METRES



NO.	DATE	REVISIONS
1	10/12/2017	INITIAL DESIGN
2	10/12/2017	FINAL DESIGN
3	10/12/2017	FINAL DESIGN

PH - 52

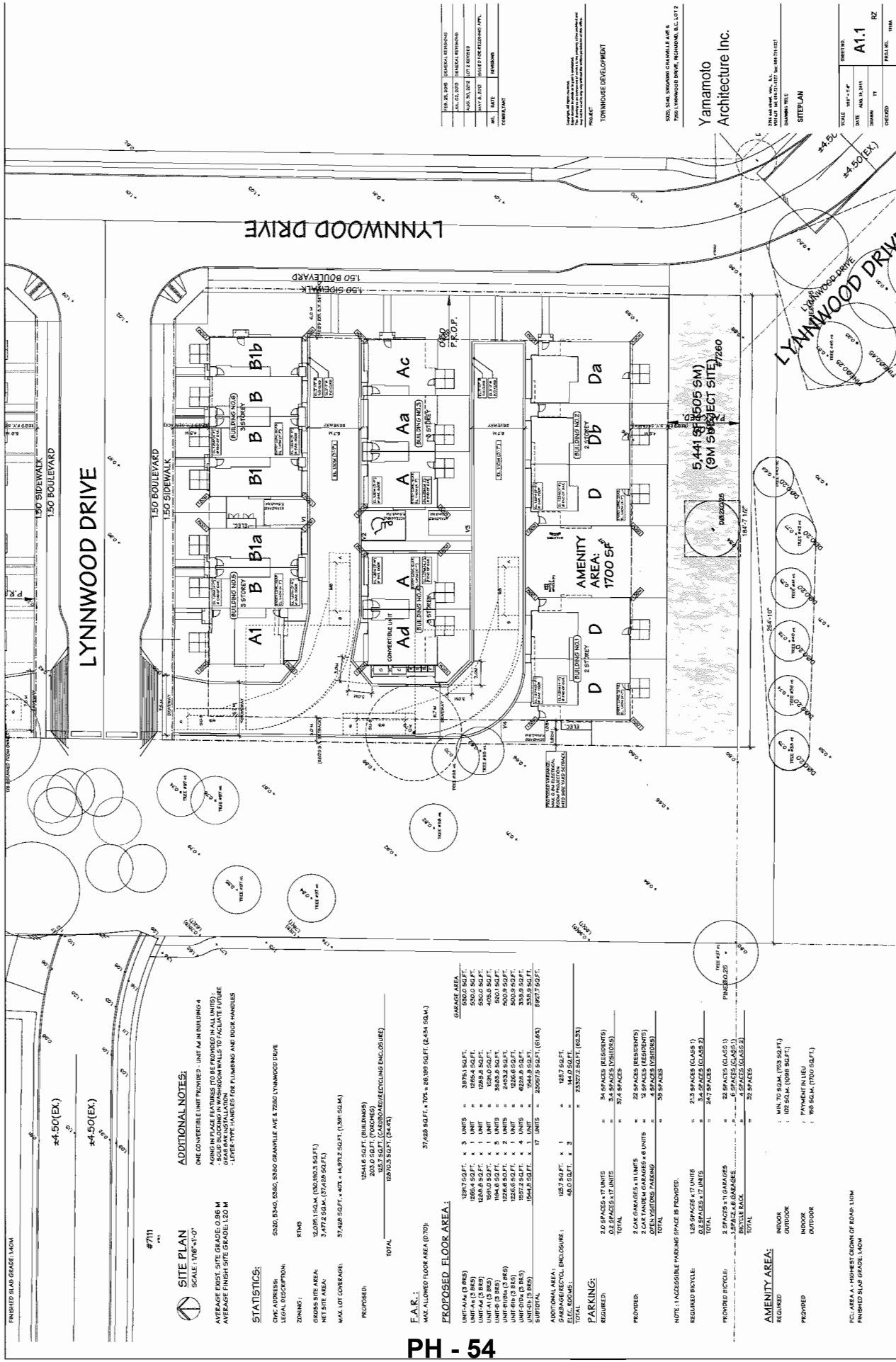
Yamamoto
Architecture Inc.

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Edmonton, Alberta T6E 6K1
Phone: (780) 443-1111 Fax: (780) 443-1112

KEY PLAN

ROADWAY ALIGNMENT

SCALE	SHEET NO.
1" = 10' 0"	A0.0
DATE	SCALE
10/12/2017	1:1
DESIGNED BY	CHECKED BY
YAM	YAM



PH - 54

ADDITIONAL NOTES:
ONE CONCRETE UNIT PROVIDED - UNIT A1 IN BUILDING A
AGING IN PLACE FEATURES TO BE PROVIDED IN ALL UNITS:
- SOLID BUILDING IN WASHROOM WALLS TO FACILITATE FUTURE
- LOWER-TYPE HANDELS FOR PLUMBING AND ROSE HANDLES

STATISTICS:
CITY ADDRESS: 5250, 5340, 5360, 5380 GRANVILLE AVE & 7250 LYNNWOOD DRIVE
ZONING: R100
GROSS SITE AREA: 12,085.1 SQ.M. (290,103.3 SQ.FT.)
NET SITE AREA: 3,477.2 SQ.M. (77,439.5 SQ.FT.)
MAX. LOT COVERAGE: 37,428.5 SQ.FT. x .40% = 14,971.2 SQ.FT. (1,307.5 SQ.M.)
PROPOSED: 12,041.6 SQ.FT. (BUILDINGS)
12,041.6 SQ.FT. (TOTAL)
12,041.6 SQ.FT. (TOTAL)
12,041.6 SQ.FT. (TOTAL)

PROPOSED FLOOR AREA:
F.A.R.: 37,428.5 SQ.FT. x .70% = 26,199.9 SQ.FT. (2,434.5 SQ.M.)
MAX. ALLOWED FLOOR AREA (0.70): 26,199.9 SQ.FT. (2,434.5 SQ.M.)

UNIT TYPE	UNIT COUNT	UNIT AREA (SQ.FT.)	UNIT AREA (SQ.M.)
UNIT A1 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A2 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A3 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A4 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A5 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A6 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A7 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A8 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A9 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A10 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A11 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A12 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A13 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A14 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A15 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A16 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A17 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A18 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A19 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A20 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A21 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A22 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A23 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A24 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A25 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A26 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A27 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A28 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A29 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A30 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A31 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A32 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A33 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A34 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A35 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A36 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A37 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A38 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A39 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A40 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A41 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A42 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A43 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A44 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A45 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A46 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A47 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A48 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A49 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A50 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A51 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A52 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A53 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A54 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A55 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A56 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A57 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A58 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A59 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A60 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A61 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A62 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A63 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A64 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A65 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A66 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A67 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A68 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A69 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A70 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A71 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A72 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A73 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A74 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A75 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A76 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A77 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A78 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A79 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A80 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A81 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A82 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A83 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A84 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A85 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A86 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A87 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A88 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A89 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A90 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A91 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A92 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A93 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A94 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A95 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A96 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A97 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A98 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A99 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.
UNIT A100 (3 BRS)	1	1,327.0 SQ.FT.	123.1 SQ.M.

PARKING:
REQUIRED: 20 SPACES x 17 UNITS = 340 SPACES (RESIDENTS)
20 SPACES x 17 UNITS = 340 SPACES (RESIDENTS)
TOTAL: 340 SPACES (RESIDENTS)
PROVIDED: 2 CAR GARAGES x 11 UNITS = 22 SPACES (RESIDENTS)
2 CAR GARAGES x 11 UNITS = 22 SPACES (RESIDENTS)
TOTAL: 22 SPACES (RESIDENTS)
NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED.

AMENITY AREA:
REQUIRED: 12 SPACES (CLASS 1)
12 SPACES x 17 UNITS = 204 SPACES (CLASS 1)
TOTAL: 204 SPACES (CLASS 1)
PROVIDED: 12 SPACES (CLASS 1)
12 SPACES x 17 UNITS = 204 SPACES (CLASS 1)
TOTAL: 204 SPACES (CLASS 1)
NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED.

AMENITY AREA:
REQUIRED: 12 SPACES (CLASS 1)
12 SPACES x 17 UNITS = 204 SPACES (CLASS 1)
TOTAL: 204 SPACES (CLASS 1)
PROVIDED: 12 SPACES (CLASS 1)
12 SPACES x 17 UNITS = 204 SPACES (CLASS 1)
TOTAL: 204 SPACES (CLASS 1)
NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED.

AMENITY AREA:
REQUIRED: 12 SPACES (CLASS 1)
12 SPACES x 17 UNITS = 204 SPACES (CLASS 1)
TOTAL: 204 SPACES (CLASS 1)
PROVIDED: 12 SPACES (CLASS 1)
12 SPACES x 17 UNITS = 204 SPACES (CLASS 1)
TOTAL: 204 SPACES (CLASS 1)
NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED.

AMENITY AREA:
REQUIRED: 12 SPACES (CLASS 1)
12 SPACES x 17 UNITS = 204 SPACES (CLASS 1)
TOTAL: 204 SPACES (CLASS 1)
PROVIDED: 12 SPACES (CLASS 1)
12 SPACES x 17 UNITS = 204 SPACES (CLASS 1)
TOTAL: 204 SPACES (CLASS 1)
NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED.

AMENITY AREA:
REQUIRED: 12 SPACES (CLASS 1)
12 SPACES x 17 UNITS = 204 SPACES (CLASS 1)
TOTAL: 204 SPACES (CLASS 1)
PROVIDED: 12 SPACES (CLASS 1)
12 SPACES x 17 UNITS = 204 SPACES (CLASS 1)
TOTAL: 204 SPACES (CLASS 1)
NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED.

AMENITY AREA:
REQUIRED: 12 SPACES (CLASS 1)
12 SPACES x 17 UNITS = 204 SPACES (CLASS 1)
TOTAL: 204 SPACES (CLASS 1)
PROVIDED: 12 SPACES (CLASS 1)
12 SPACES x 17 UNITS = 204 SPACES (CLASS 1)
TOTAL: 204 SPACES (CLASS 1)
NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED.

AMENITY AREA:
REQUIRED: 12 SPACES (CLASS 1)
12 SPACES x 17 UNITS = 204 SPACES (CLASS 1)
TOTAL: 204 SPACES (CLASS 1)
PROVIDED: 12 SPACES (CLASS 1)
12 SPACES x 17 UNITS = 204 SPACES (CLASS 1)
TOTAL: 204 SPACES (CLASS 1)
NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED.

GRANVILLE AVENUE

EX. 4.31 BOULEVARD

LYNNWOOD DRIVE
LYNNWOOD DRIVE

±4.50(EX.)

#7111

PH - 55

NO.	DATE	REVISIONS
	MAY 8, 2012	REVISED FOR REGIONAL APP.
	AUG 30, 2012	LOT 2 REVISED
	JUN 02, 2015	GENERAL REVISIONS
	FEB. 28, 2016	GENERAL REVISIONS

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PROJECT

TOWNHOUSE DEVELOPMENT

TOWNHOUSE DEVELOPMENT

5525, 5540, 5545-5590 GRANVILLE AVE &
THE WOODBINE DRIVE RICHMOND BC LOT 1

Yamamoto
Architecture Inc.

2286 6th St. NW, Wash., D.C.
9534 4211 1st St. ESE 721-1121 FAX: 604-793-9227

PARKING PLAN

SCALE	1" = 1'-0"	SHEET NO.	A2.0	RZ
DATE	MAY 18, 2010			
DRAWN	NSI			
CHECKED		PROJECT NO.	1111A	

1/2" = 1'-0"

1/4" = 1'-0"

1/8" = 1'-0"

1/16" = 1'-0"

1/32" = 1'-0"

1/64" = 1'-0"

1/128" = 1'-0"

1/256" = 1'-0"

1/512" = 1'-0"

1/1024" = 1'-0"

1/2048" = 1'-0"

1/4096" = 1'-0"

1/8192" = 1'-0"

1/16384" = 1'-0"

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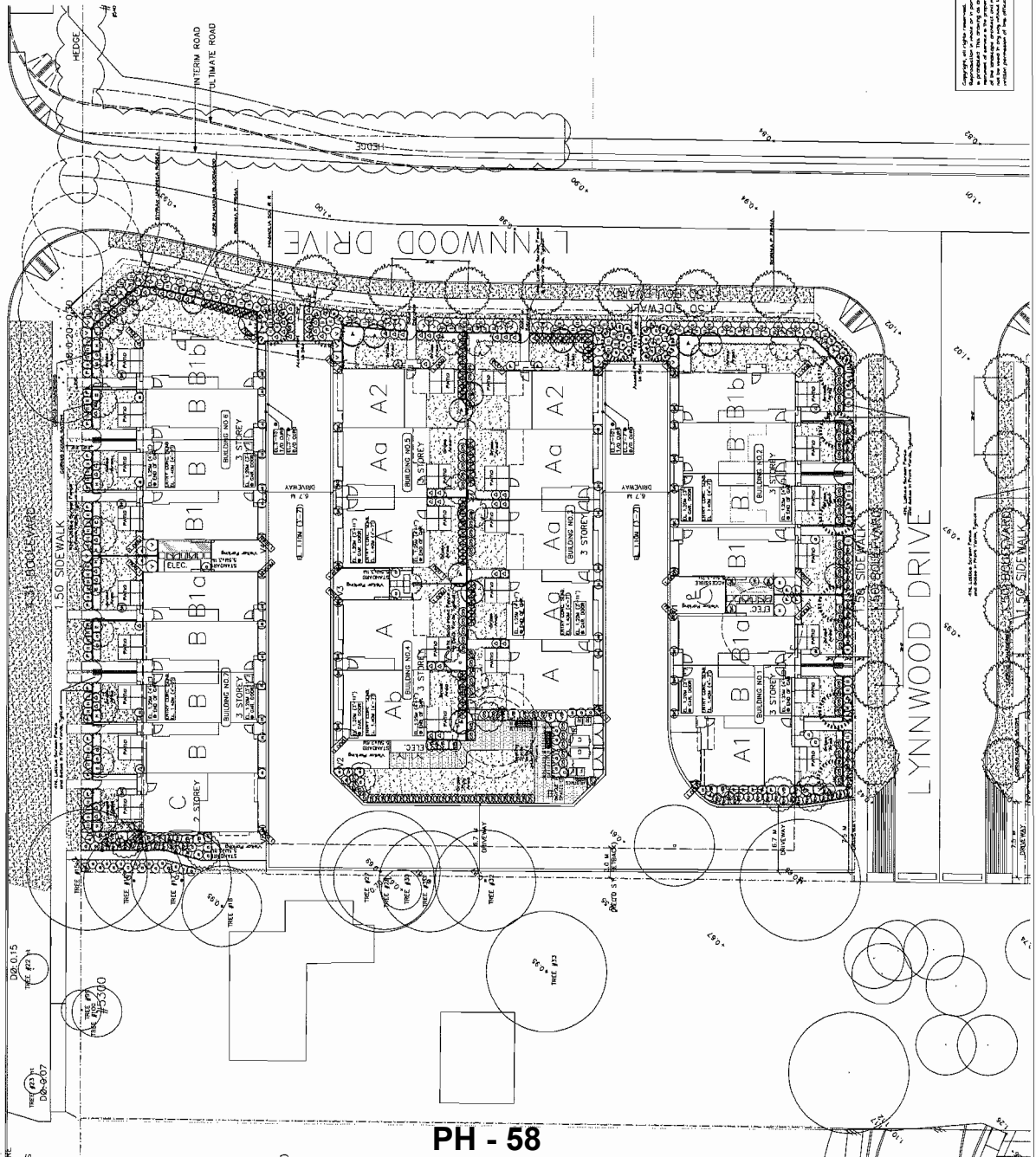
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GRANVILLE AVENUE



PH - 58

NO.	DATE	REVISIONS
1	10/01/01	10/01/01

PROJECT
TOWNHOUSE DEVELOPMENT
3220 St. 3200 Granville Avenue AND
7550 Lynwood Drive, Richmond, B.C.

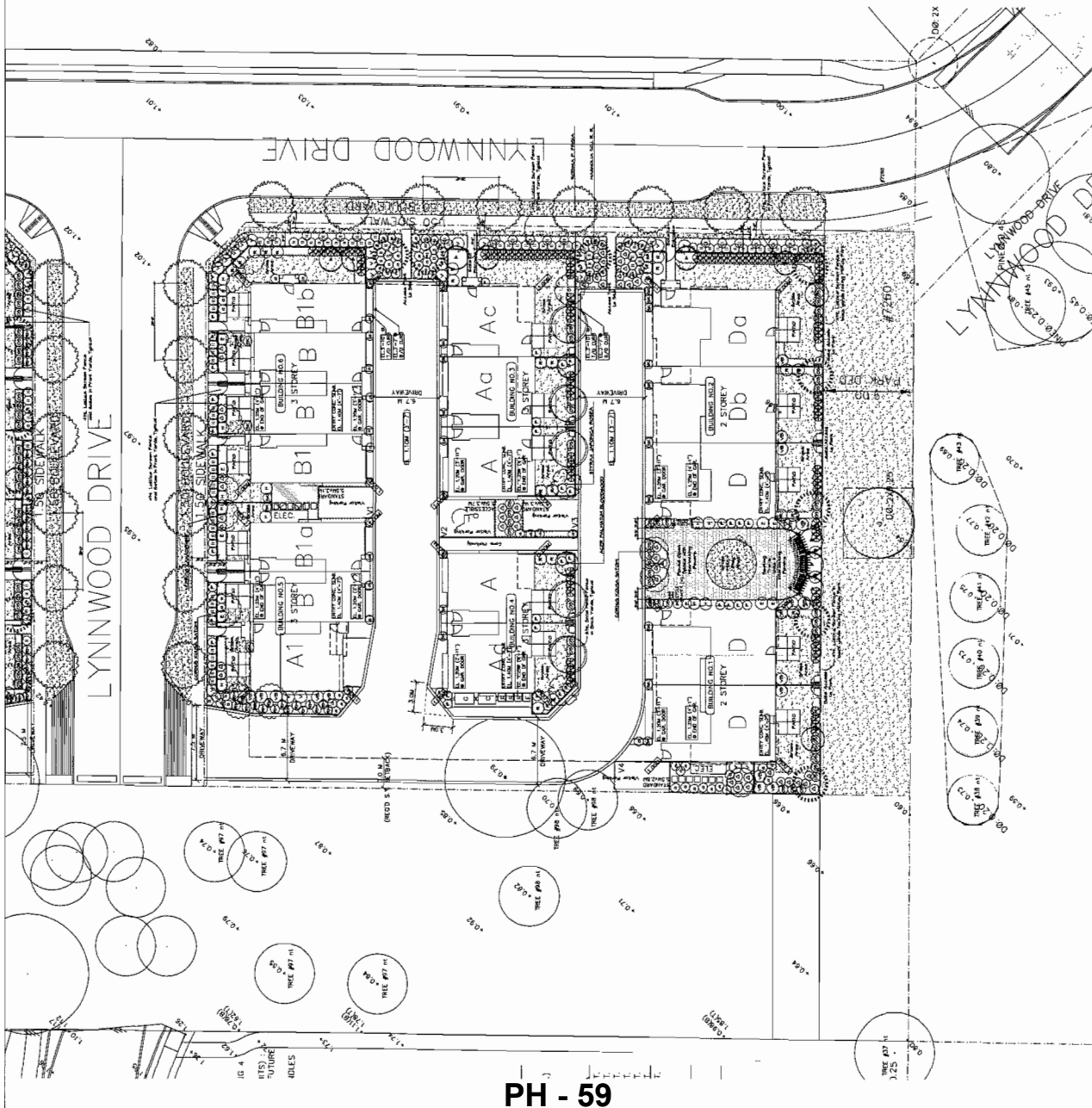
Yamamoto
Architecture Inc.

2000 Granville Ave., N.C.
VANCOUVER, B.C. V6M 1A7 TEL: (604) 271-1541
FAX: (604) 271-1541
LANDSCAPE SITE /
PLANTING PLAN - North
PRELIMINARY

SCALE	1" = 10' - 0"
DATE	10/01/01
DRAWN BY	YAM
CHECKED BY	YAM

FRED LIU & ASSOCIATES, INC. 88
2080 Sutherland Avenue Vancouver BC V6P 2J3
TEL: (604) 321-1541

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PH - 59

1	Drawn by: J. Liu	Reviewed by: J. Liu
2	Drawn by: J. Liu	Reviewed by: J. Liu
3	Drawn by: J. Liu	Reviewed by: J. Liu
4	Drawn by: J. Liu	Reviewed by: J. Liu
5	Drawn by: J. Liu	Reviewed by: J. Liu
6	Drawn by: J. Liu	Reviewed by: J. Liu
7	Drawn by: J. Liu	Reviewed by: J. Liu
8	Drawn by: J. Liu	Reviewed by: J. Liu
9	Drawn by: J. Liu	Reviewed by: J. Liu
10	Drawn by: J. Liu	Reviewed by: J. Liu

Yamamoto Architecture Inc.
3230 Lynnwood Drive, Richmond, B.C.
V6V 2Y1
Tel: (604) 271-7541
Fax: (604) 271-7542

LANDSCAPE DEVELOPMENT

5230 to 5280 Granville Avenue AND
7280 Lynnwood Drive, Richmond, B.C.

Yamamoto
Architecture Inc.



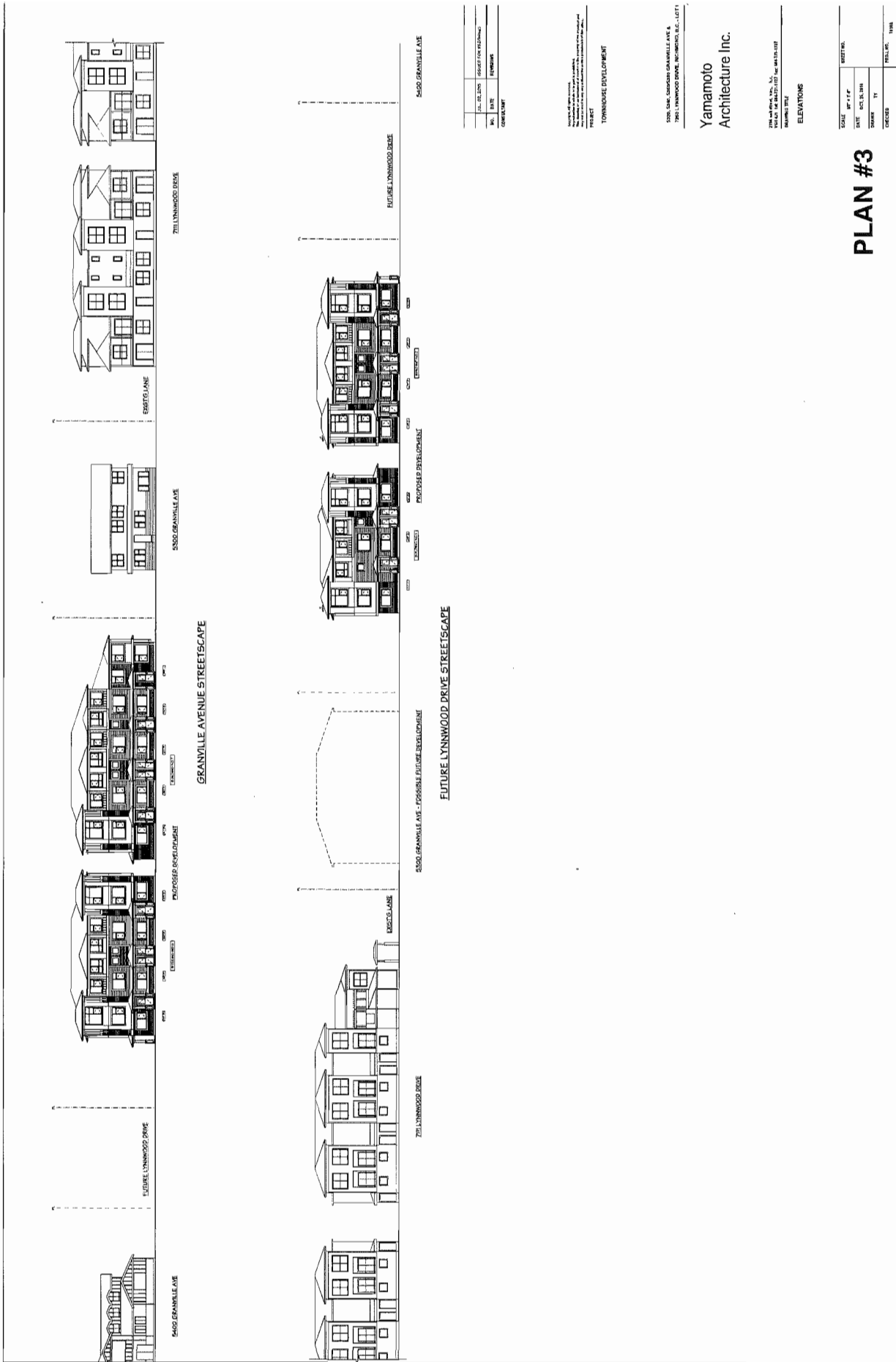
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7280 Lynnwood Drive, Richmond, B.C.

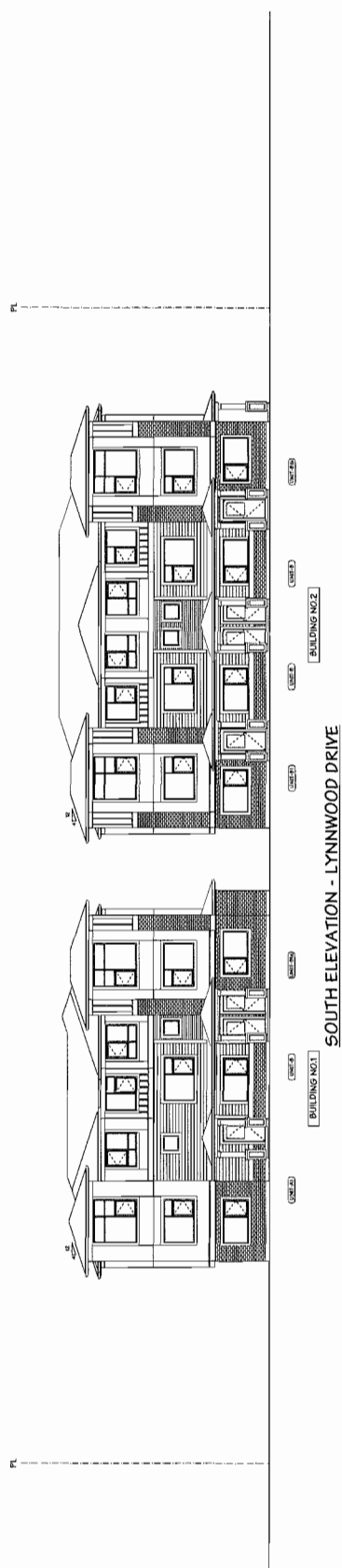
LANDSCAPE SITE /
PLANTING PLAN - South
PRELIMINARY

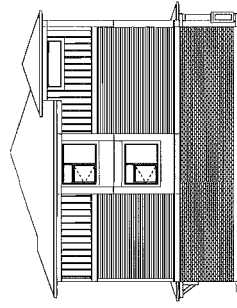
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DATE	March 2000
SHEET NO.	L3
CHECKED	PH
DATE	March 2000
PROJECT	PH
OF 3	OF 3
Yamamoto	Yamamoto

FRED LIU & ASSOCIATES INC.
BCSLA CSLA ASLA
2000 Sutherland Avenue Vancouver BC V6P 2E5
TEL: (604) 927-7541
FAX: (604) 927-7542

Professional Engineer
Registration No. 12345
This drawing is the property of Fred Liu & Associates Inc.
It is to be used only for the project and site for which it was prepared.
It is not to be used for any other project or site without the written permission of the firm.

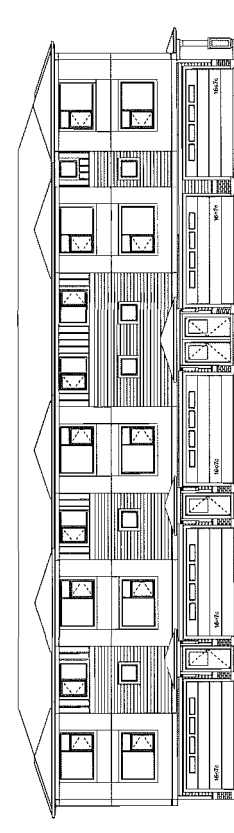




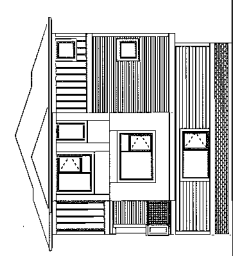


BUILDING NO.2

WEST ELEVATION



PROJECT



PLAN #5

		JUL-02-2013	ISSUED FOR REVISIONS
			REVISIONS
COMMITTEE			

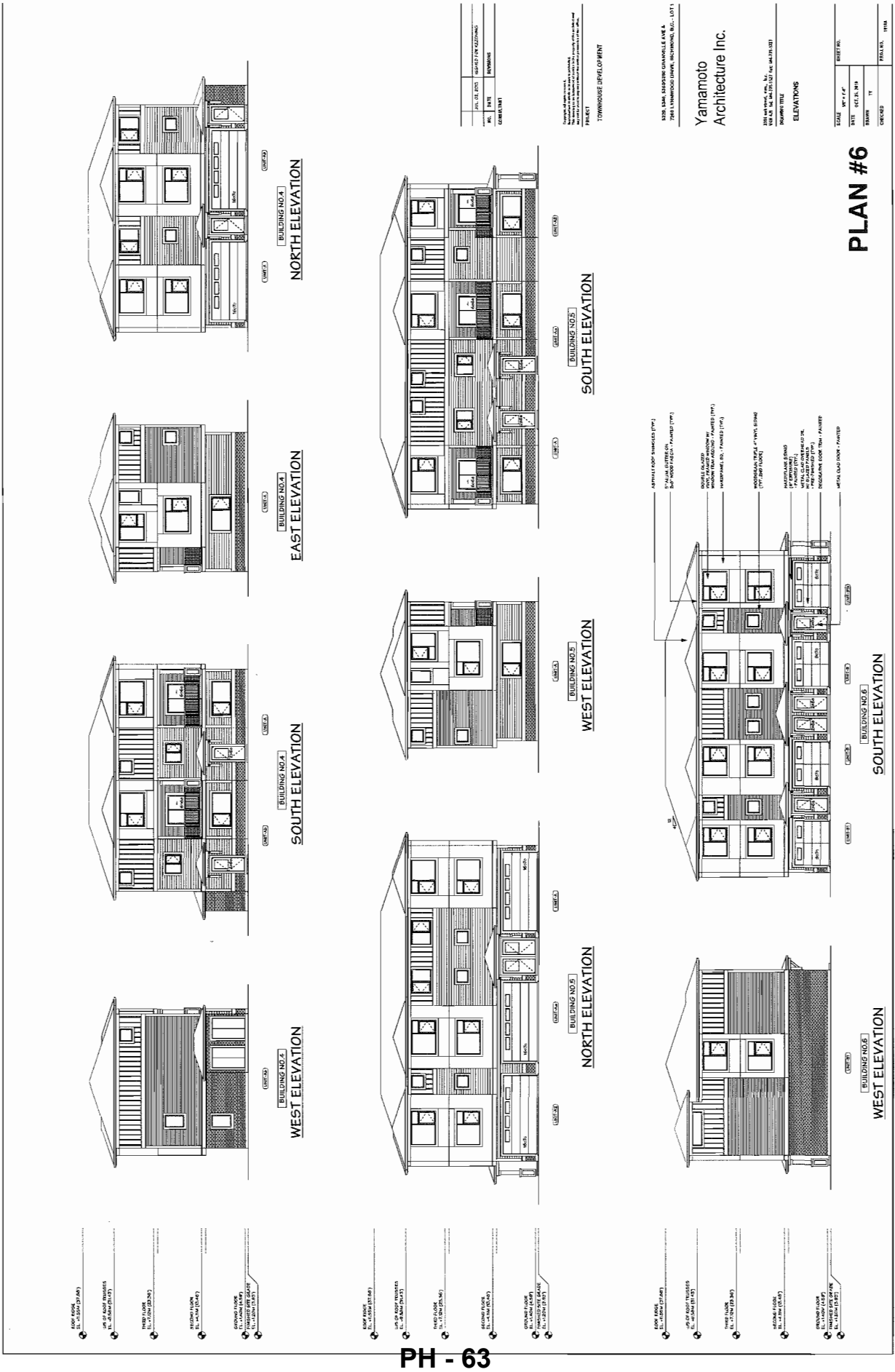
FIGURE 3
TOWNHOUSE DEVELOPMENT

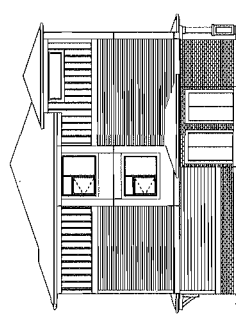
5320, 5340, 5310/5380 GRAMMILL AVE N
7266 LYNNWOOD DRIVE, RICHMOND, B.C. - LOT 1

Yamamoto
Architecture Inc.

2316 *Arch. Virol.* 1999, 144, 2315-2327
 ISSN 0300-9744 DOI 10.1007/s007050100127

SCALE	3" = 1'-0"	SHEET NO.
DATE	OCT 25, 2019	
DESIGN	TY	
CHECKED		PROJ. NO. 19118





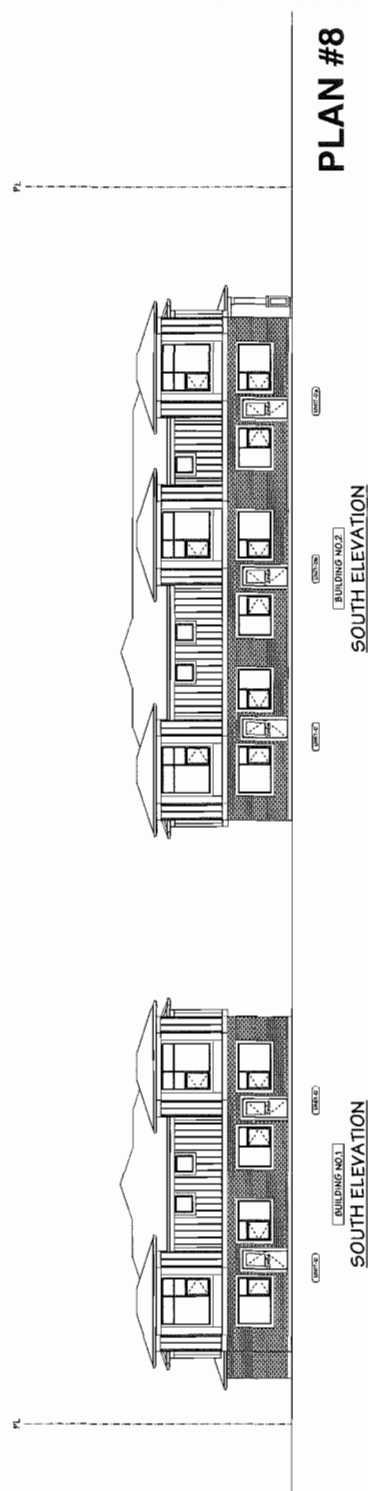
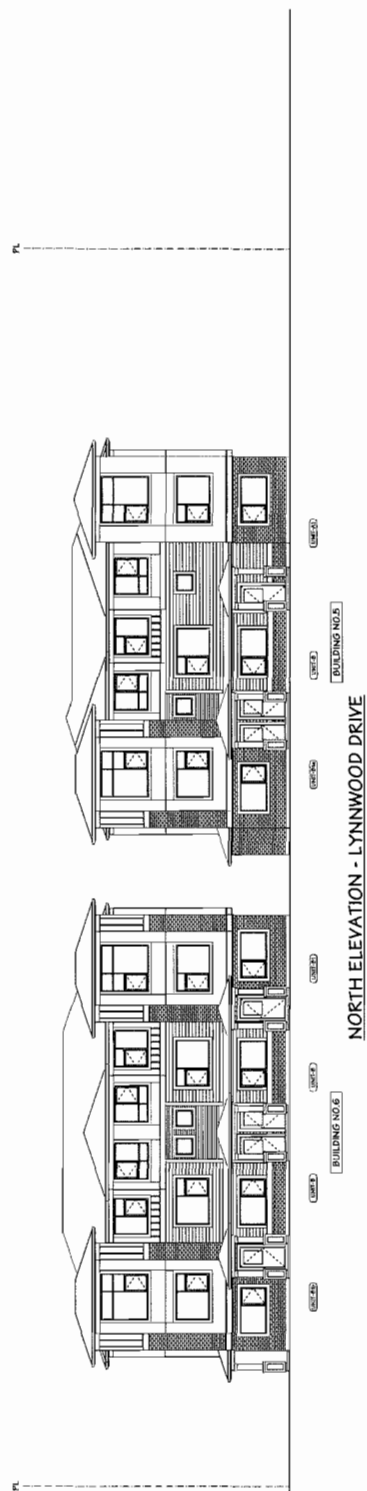
UNIT 614

BUILDING NO.7

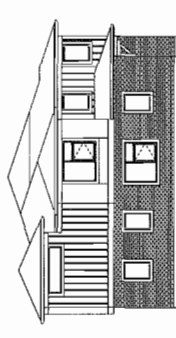
EAST ELEVATION

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DESIGN	TY	
CHECKED		PROJ. NO.
		(111A)

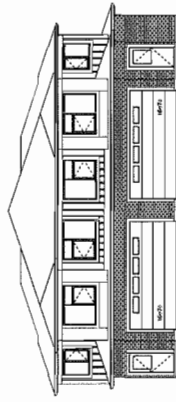
PLAN #7



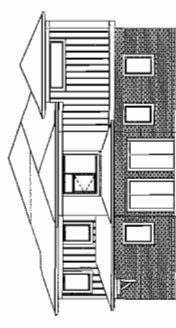
ROOF FLOOR
FIN. - 4' 0" (121.92M)
1st FLOOR
FIN. - 0' 0" (0.00M)
2nd FLOOR
FIN. - 0' 0" (0.00M)
3rd FLOOR
FIN. - 0' 0" (0.00M)
4th FLOOR
FIN. - 0' 0" (0.00M)



BUILDING NO. 1
EAST ELEVATION

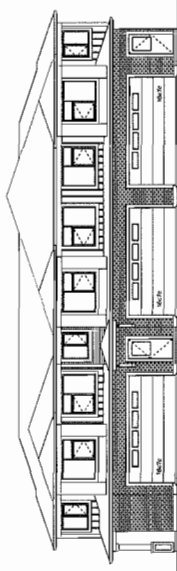


BUILDING NO. 1
NORTH ELEVATION

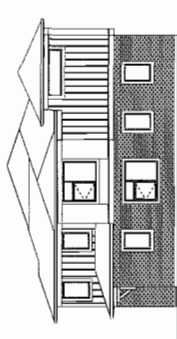


BUILDING NO. 1
WEST ELEVATION

ROOF FLOOR
FIN. - 4' 0" (121.92M)
1st FLOOR
FIN. - 0' 0" (0.00M)
2nd FLOOR
FIN. - 0' 0" (0.00M)
3rd FLOOR
FIN. - 0' 0" (0.00M)
4th FLOOR
FIN. - 0' 0" (0.00M)

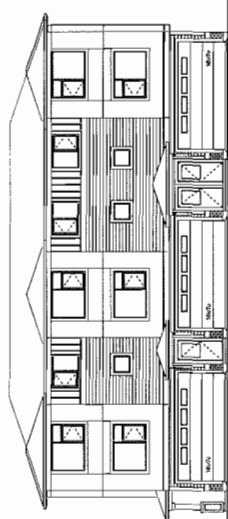


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NORTH ELEVATION

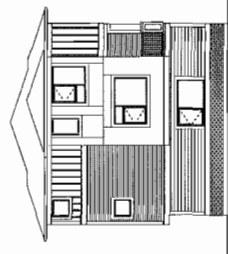


BUILDING NO. 2
WEST ELEVATION

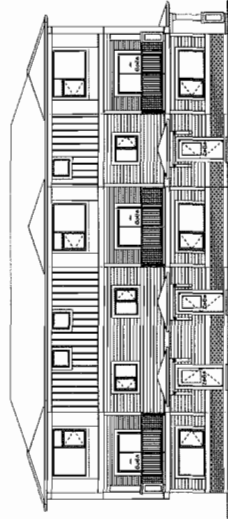
ROOF FLOOR
FIN. - 4' 0" (121.92M)
1st FLOOR
FIN. - 0' 0" (0.00M)
2nd FLOOR
FIN. - 0' 0" (0.00M)
3rd FLOOR
FIN. - 0' 0" (0.00M)
4th FLOOR
FIN. - 0' 0" (0.00M)



BUILDING NO. 3
NORTH ELEVATION



BUILDING NO. 3
WEST ELEVATION



BUILDING NO. 3
SOUTH ELEVATION

PROJECT
TOWNHOUSE DEVELOPMENT
SHEET NO.
DATE
DRAWN BY
CHECKED BY

Yamamoto
Architecture Inc.
2000 W. 10th Ave., Suite 100
Vancouver, BC V6H 1Y7
TEL: 604.275.1111
FAX: 604.275.1112
WWW.YAMAMOTOARCH.COM

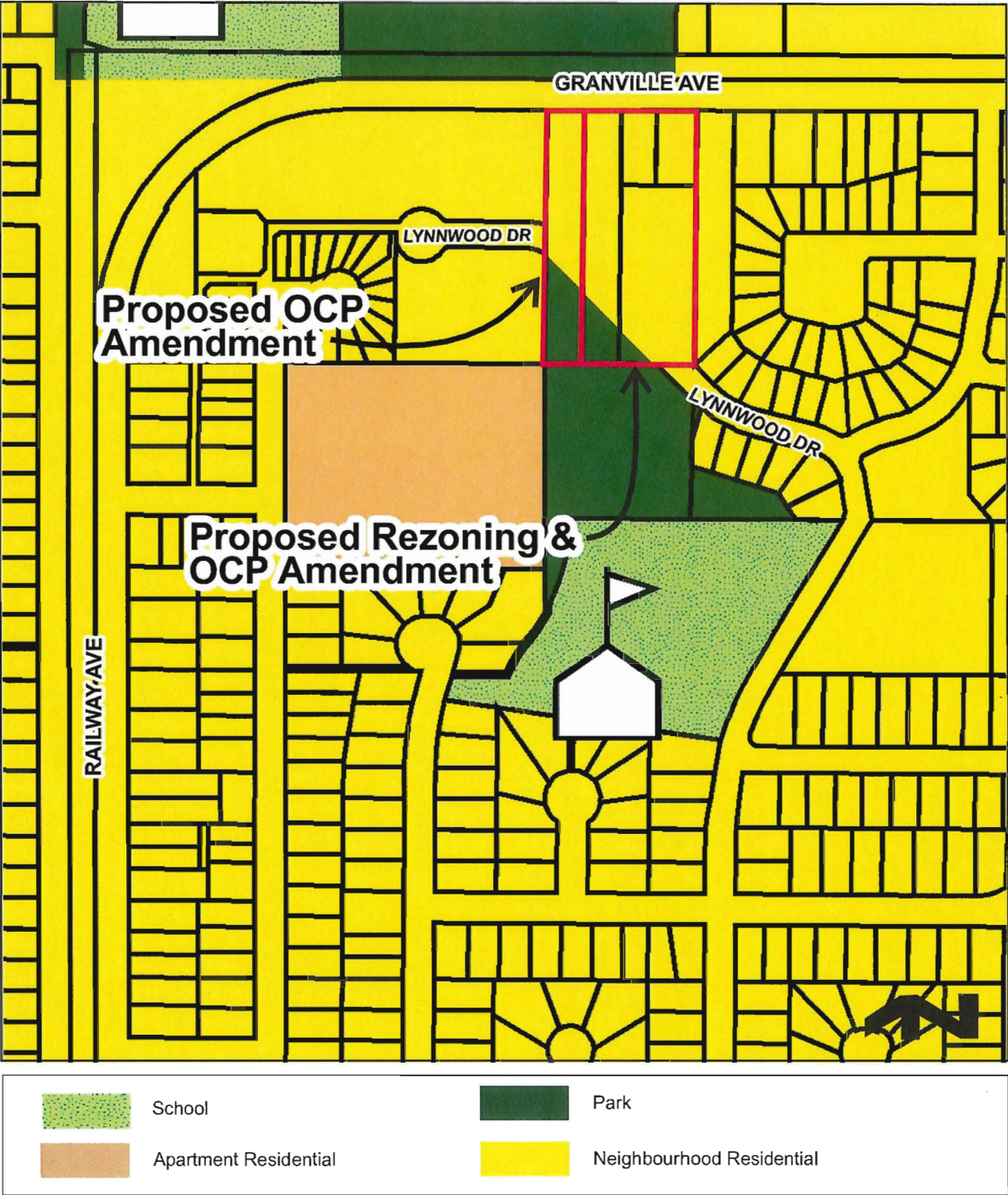
SCALE
DATE
DRAWN BY
CHECKED BY



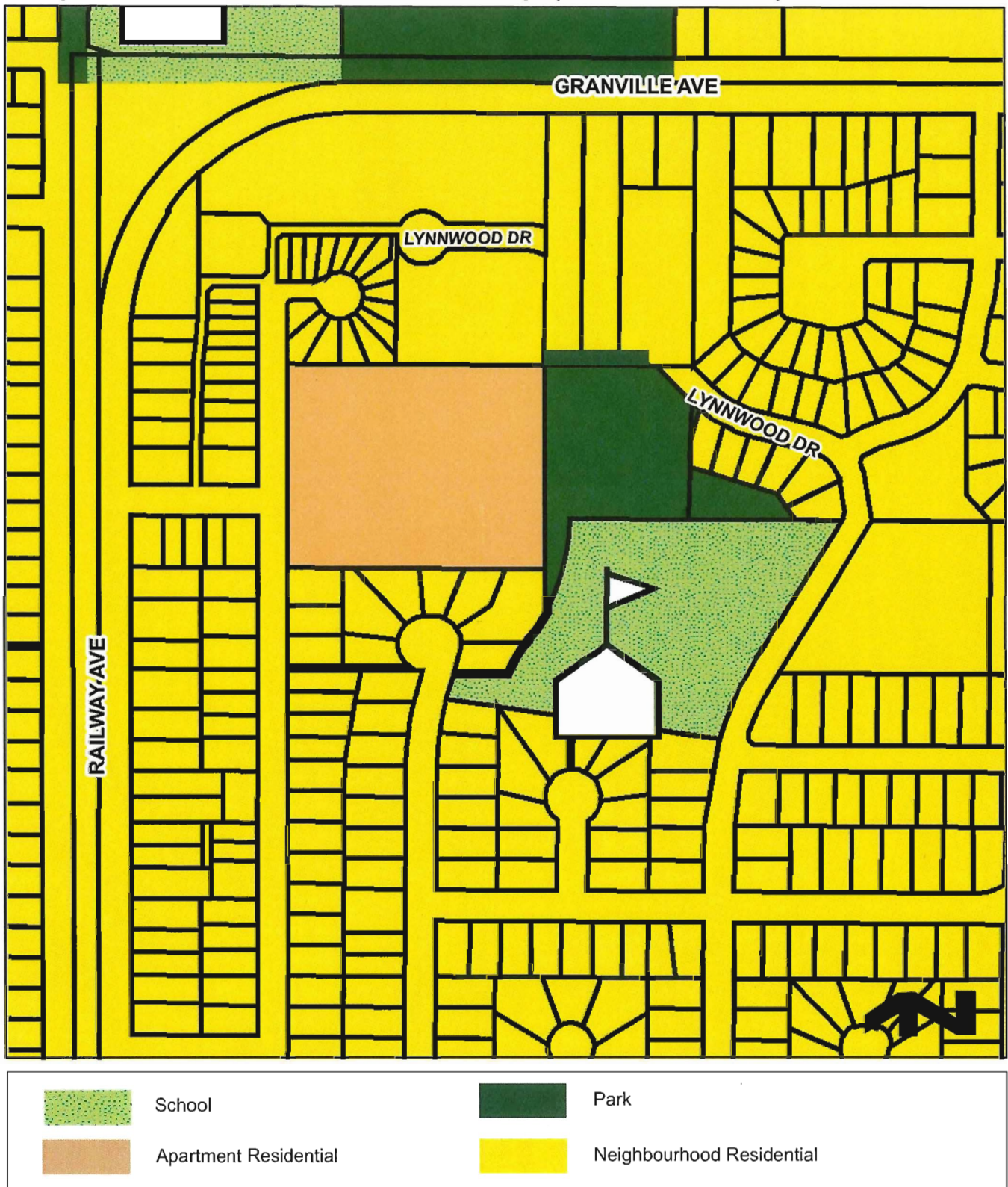
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DATE	OCT. 15, 2018	
DESIGN	TY	
CHECKED		PROJ. NO.

BUILDING NO. 6
SOUTH ELEVATION

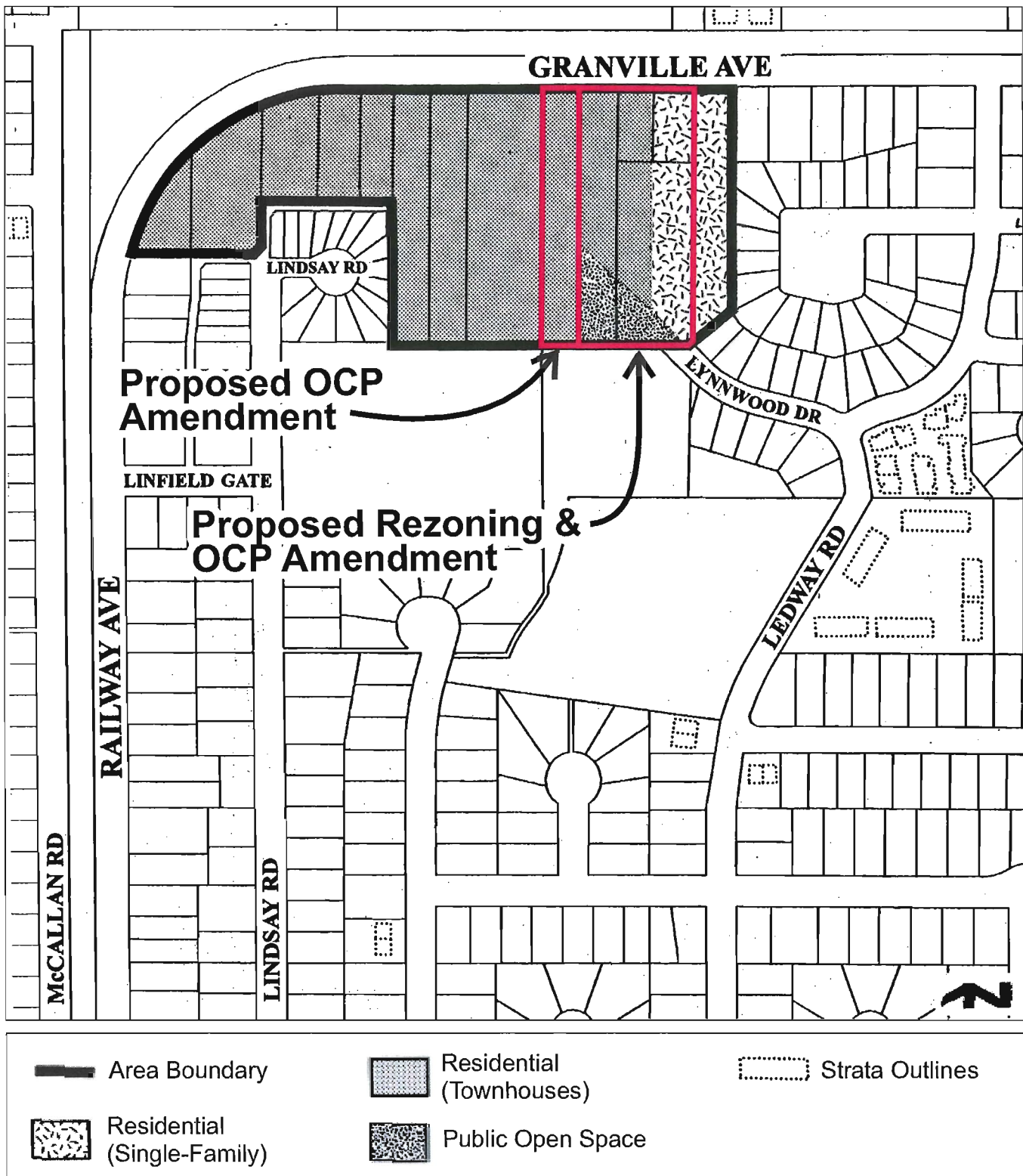
Context Land Use Map
2041 OCP Land Use Map (RZ 12-610630)



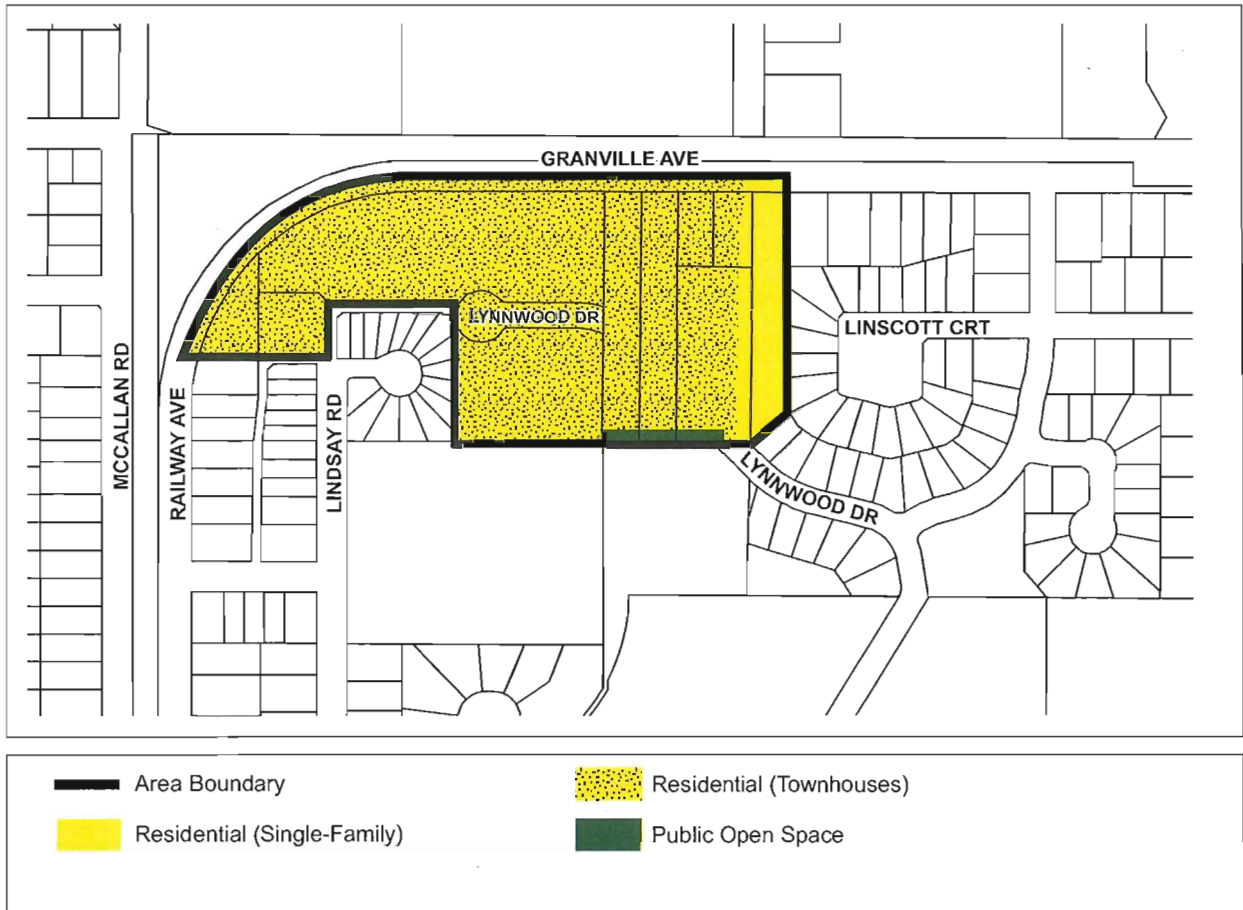
Context Land Use Map
Proposed 2041 OCP Land Use Map (RZ 12-610630)



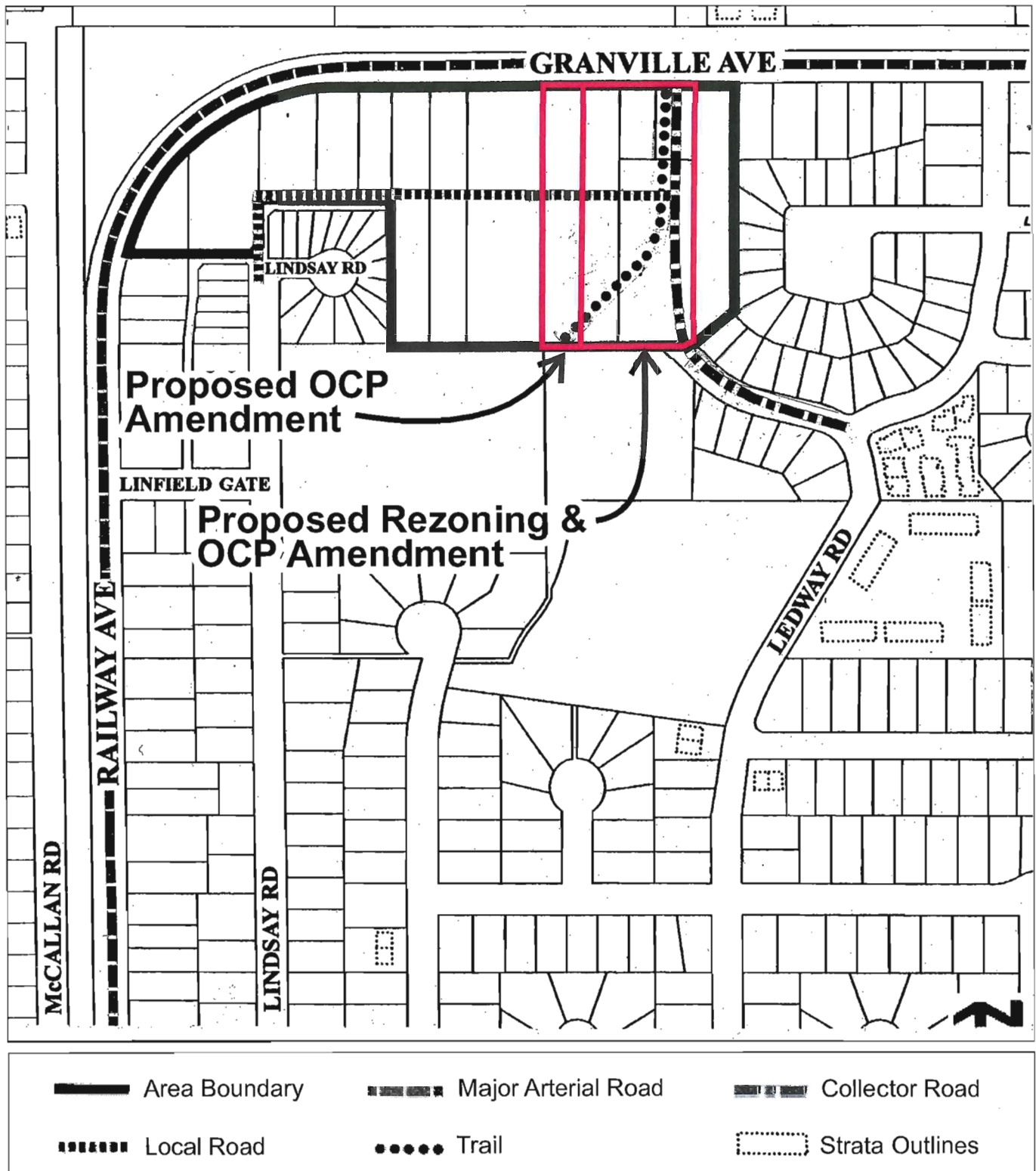
Laurelwood Sub-Area Plan Land Use Map



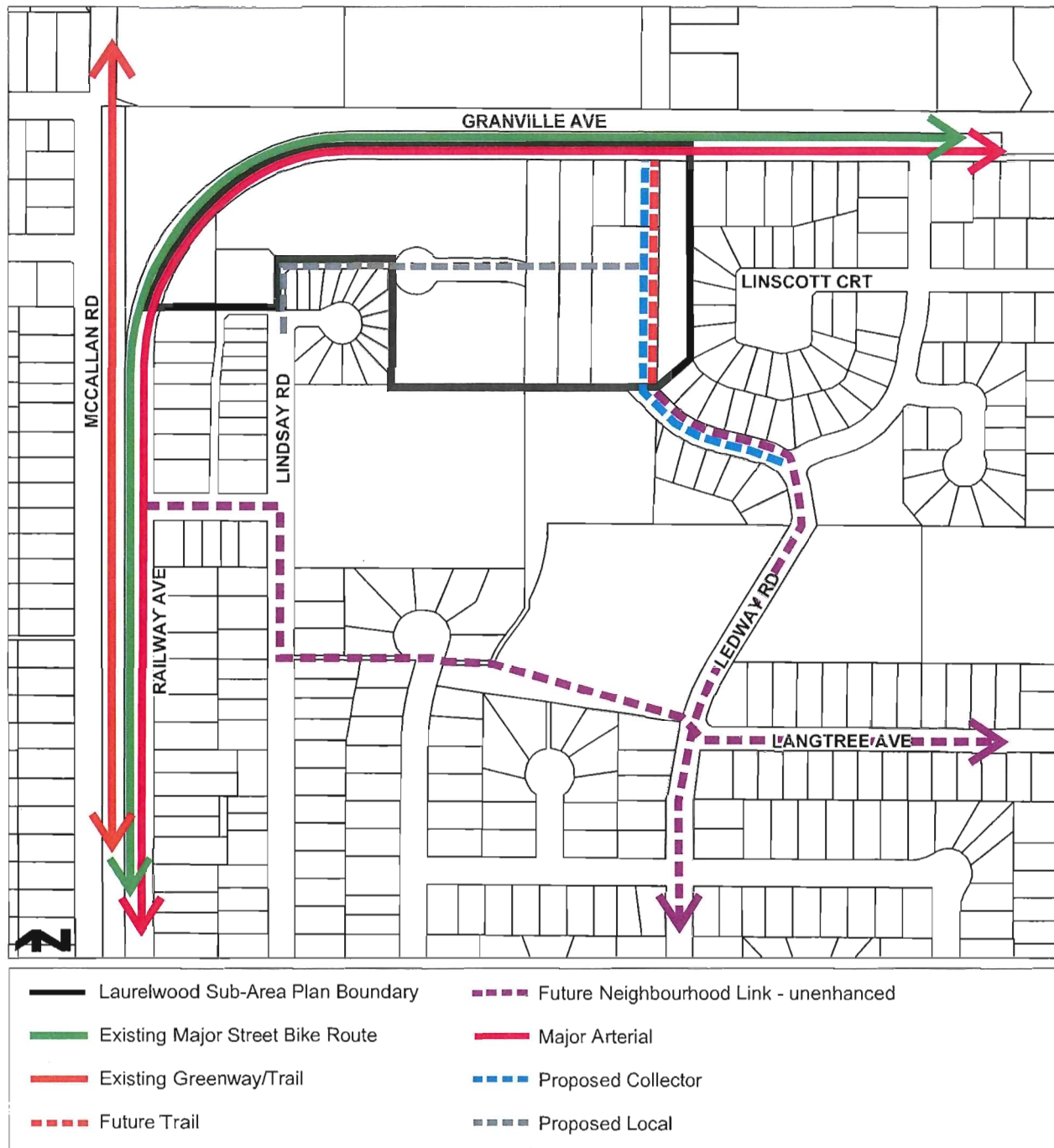
Proposed Laurelwood Sub-Area Plan Map Land Use Map



Laurelwood Sub-Area Plan Circulation Map



Proposed Laurelwood Sub-Area Plan Circulation Map





RZ 12-610630

Attachment 9

Address: 5320, 5340 and 5360 Granville Avenue and 7260 Lynnwood Drive

Applicant: Yamamoto Architecture Inc.

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

	Existing	Proposed
Owner	Grandsun Investment & Trading Inc. City of Richmond (5360 Granville Ave)	Unknown
Site Size	5320 Granville Ave 4,030 m ² 5340 1,106 m ² 5360 1,264 m ² 7260 Lynnwood Dr 5,680 m ² Total 12,080 m ²	North Development Site 4,332.9 m ² South Development Site 3,477.2 m ² Road Dedication 3,764.9 m ² Park Expansion 505 m ² Total 12,080 m ²
Land Uses	Residential (Single Detached) and vacant land	Residential (Townhouses) and Public Open Space
OCP Designation	Neighbourhood Residential and Park	Neighbourhood Residential and Park
Sub-Area Plan Designation	Residential (Townhouses) and Public Open Space	Residential (Townhouses) and Public Open Space
Zoning	Single Detached (RS1/E)	Medium Density Townhouses (RTM3)
Number of Units	2 homes & 1 vacant lot	43 Townhouses

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio (FAR)	Max. 0.7	0.7	None permitted
Lot Coverage	Max. 40%	40%	None
Lot Size: Minimum Lot Depth Minimum Lot Width	Min. 35 m Min. 50 m	156 m 56 m	None
Setbacks: Granville Avenue North-South road East-West road McKay park Interior Side Yard	Min. 6 m Min. 6 m Min. 6 m Min. 3 m Min. 3 m	6 m 5.2 m to 6 m 4.5 m to 6 m 4.5 m 1.9 m to 14 m	0.8 m Reduction 1.5 m Reduction 1.1 m Reduction
Building Height	Max. 12 m & three-storey	10.4 m Max. & three-storey	None
Parking Spaces: Resident Visitor Accessible Total	86 9 (2) 95	86 9 (2) 95	None
Tandem Parking Spaces	Max. 50% Permitted	47% (40 spaces)	None
Indoor Amenity Space	Min. 100 m ²	Cash-in-lieu	None
Outdoor Amenity Space	Min. 258 m ²	315 m ²	None

Public Input

Carol Felker Snaden

July 21, 2014

Karen McDonald

January 13, 2014

Ric Pearce

April 16, 2013

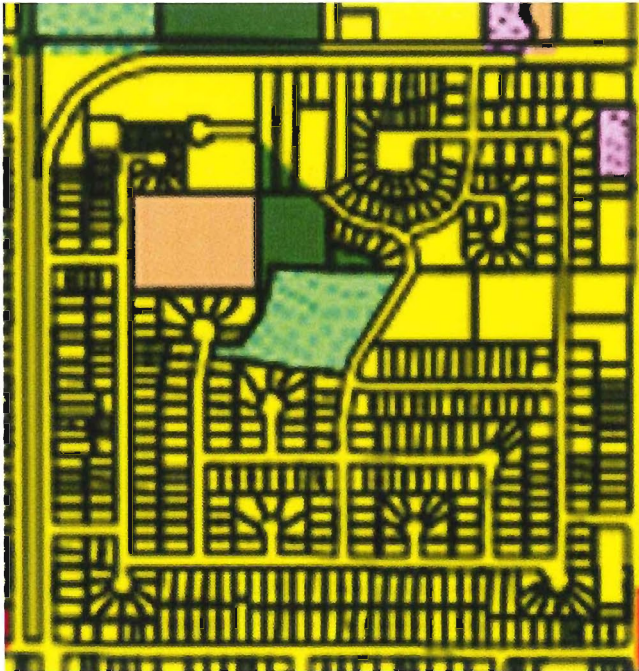
Badyal, Sara

From: Badyal, Sara
Sent: Monday, 21 July 2014 11:58 AM
To: Badyal, Sara
Subject: 5300 Granville Ave - Dec 10, 2012

Att: June Christy
Senior Planner, Policy Planning

I am writing this on behalf of my parents Andy and Nora Felker who own the property at 5300 Granville Ave. in Richmond. They live there and would like to know why their property has been designated as partial park with a diagonal line running through the lot. My parents have not requested this OCP designation and believe it will impact their ability to sell their home in the future. Their acre lies next to the fire lane which is used as a main driveway into the Laurelwood condo development. They are long time Richmond residents. I will forward your answer to them.

Thank you,
Carol Felker Snaden



Badyal, Sara

From: Karen McDonald [luckycat@shaw.ca]
Sent: Monday, 13 January 2014 04:46 PM
To: Badyal, Sara
Cc: Karen McDonald
Subject: Fwd: RZ 12-610630
Attachments: image.png; ATT00001.txt; image.png

>>>>

>>>> To : Sarah Badyal:

>>>>

>>>> I am writing in concern to the proposals to change from single home to town home. The proposal leaves far too little parkland on the south side of proposed Lynnwood drive extension. When I bought my place at 24 7111 Lynnwood which is the most southeast unit in the complex, it was due to the fact that in the future the end of Lynnwood Drive would eventually be extended but that the land south side of of the road would be left as Park land. As you can see from my sent images that left me with parkland to my east. This re zoning not only adds to more congestion and additional squeeze on lack of parking in the area it is not compliant with what I was told would be the future plans for this land . This will also reduce the value of my home. Please keep it single family and if the roads get connected dedicate the south side to parkland.

Please hit reply so I know you received this with google maps included. Thanks.

●●○○ ROGERS

12:26 PM

83%

7111 Lynnwood Dr, Richmond BC V7C 5S9, Canada

Lynnwood Dr

Linscott

Lynnwood Rd



3D



Granville Ave

Ledway Rd

Lynnwood Dr

Linscott

Lynnwood Rd

3D



7111 Lynnwood Dr, Richm...

●●○○ ROGERS 3G 3:58 PM

75%

DONALD MCKAY SCHOOL COMMUNITY

RECEIVED APR 16/13

Ric Pearce
7391 Lynnwood Drive
Richmond, B.C.
Chric@shaw.ca
604-307-3522

Re:
Centro Terrawest Development Ltd
Yamamoto Architecture Inc Talzo Yamamoto
Centro Terrawest Development Ltd Kush Panatch
6042411422
Yamamoto 6047311127 Architecture Inc Talzo Yamamoto
YAMAMOTO ARCHITECTURE INC has applied to the City of Richmond for permission to rezone 5320, 5340, 5360, 5380 Granville Ave and 7280 Lynnwood Dr from Single Detached (RS1/E) to Medium Density Townhouses (RTM3) in order to construct 42 three storey multi-family townhouse units.

To Sara Badyal,

I am writing on behalf of the neighbours and families of Donald McKay School Community. We have some concerns about the above Rezoning Permit Application. Our concerns are centered on the safety of our children and families of our small, yet well knitted community.

The above permit application is going to open up the current dead end road on Lynnwood Drive and allow access to Granville. The playground where the children play is within fifty meters of Lynnwood Drive, and blocked with a wooden barrier. Children and parents use this dead end road for pickup and drop off for the school and the preschool. With a through road, traffic will increase and that puts our children and families at peril.

When the construction begins there will be a major change in the traffic pattern. The use of Dump Trucks and Construction Vehicles will greatly increase down Ledway and Lynnwood. Once again, these vehicles will be crossing very close to a well-attended playground.

Richmond is in a huge growth stage and we understand that open land will ultimately be re-developed. We appreciated you hearing some of our initial concerns and we would encourage open dialogue about the proposal and what options there are. If we could arrange a meeting with others and myself within the community it would be greatly appreciated.

Sincerely,



Ric Pearce

Cc: Cameron Robertson Traffic Technician

DONALD MCKAY SCHOOL COMMUNITY

Name

Address

Signature

SYMAN CHANG

7171 LEDWAY RD RICHMOND

V7E512

NORM McPHERDRIAN

7160 LEDWAY RD. RICHMOND

PAT McPHERDRIAN

7160 LEDWAY RD., RICHMOND

LILY SZE

2-7200 ledway Rd. Richmond

SU VUI PANG

2-7200 ledway Rd. Richmond

Joyce Pang

2-7200 Ledway Rd, Richmond

GREG PIETRUSINSKI

5-7200 Ledway Rd, Richmond

Reggie PIETRUSINSKI

5-7200 Ledway Rd, Richmond

(2) Martyz Gony

1220 ledway Rd, Richmond

(2) OTTILIA & Carol

7240 ledway Rd Richmond

R GRUTA

7260 Ledeway Rd, Rmd

Herraine Grute

7260 Ledeway Rd, Rmd

ROSS RENWICK

7280 LEDWAY RD, RMD.

RINDA RENWICK

7280 LEDWAY RD RMD

P McKennie

7131 ledway rd

AARON PAN

7151 LEDWAY ROAD

ANTONIO LEE

7191 LEDWAY ROAD

CAROL LEE

7191 LEDWAY ROAD

FANNY LAI

7311 LYNNWOOD DR RMD

KEN HAM

7340 Lynnwood Dr. Rd

DONALD MCKAY SCHOOL COMMUNITY

Name	Address	Signature
Francine Ng	2500 7360 Lombard Rd.	Francine Ng
Kathy Zemke	3640 Ullsmore Ave.	K. Zemke
Linda Goncalves	6077 Dickens St bby	Linda
Janet Trahey	#169-4340 Steveston Hwy	Janet Trahey
Mika Livingston	#18-11291 7th Ave.	Mika
Regan Tanz	310-250 Salter St. New West.	Regan Tanz
Lisa Duncan	7420 Langton Rd	Lisa Duncan
Jennifer Shabib	10420 Blundell Rd.	Jennifer
Jocelyn Rodricks	202 7200 Lindsay	Jocelyn
Melissa Zhang	7031 McCallan Rd	Melissa
Tammy ZORNES	5291 Ludlow Rd	Tammy Zornes
Sandra Skerchuk	9780 Penelope Rd Road	Sandra Skerchuk
Marilyn Turnbull	7360 Lombard Rd.	Marilyn Turnbull

DONALD MCKAY SCHOOL COMMUNITY

Name

Address

Signature

Michael He

21-7300 Ledway Rd

Jenny Lee

7388 LYNNWOOD DRIVE

HENRY LEE

7388 LYNNWOOD DR.

Yoko Aiki

7360 LYNNWOOD DR

WAYNE CHI

7280 LYNNWOOD DR

NELLY LAW

7371 LYNNWOOD DR

Taleeya K. Caldwell

7320 Lynnwood Dr.

WILLIAM WONG

7320 Lynnwood Dr

Jenny Lee

Henry Lee

Yoko Aiki

Wayne Chi

Nelly Law

ATTACHMENT 11

CIVIC ADDRESSES:
#5300 GRANVILLE AVENUE (W 1/2 OF LOT "F")
#5320 GRANVILLE AVENUE (E 1/2 OF LOT "F")
#5340 GRANVILLE AVENUE (LOT "A")
#5360 GRANVILLE AVENUE (LOT "G")
#7260 LYNNWOOD DRIVE (LOT "B")
RICHMOND, B.C.

2
PLAN LMP11626

LYNAS LANE

STRATA PLAN NW2781

CONCRETE SIDEWALK

CONCRETE CURB

CONCRETE CURB AND GUTTER

STOP LINE

WHITE SOLID PAINT LINE

WHITE DASHED PAINT LINE

CROSSWALK

CONCRETE SIDEWALK

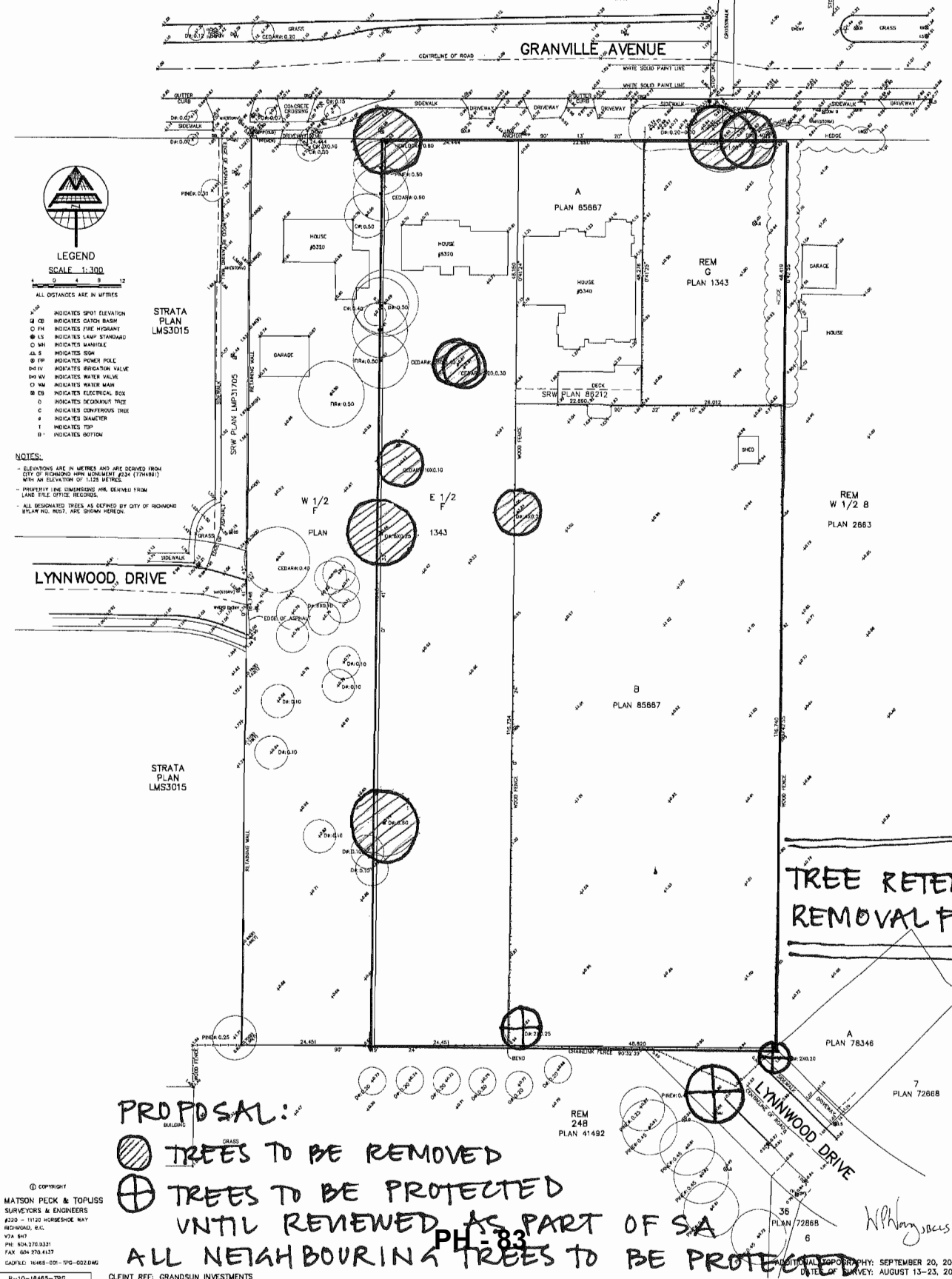
CONCRETE CURB

CONCRETE CURB AND GUTTER

WHITE SOLID PAINT LINE

WHITE DASHED PAINT LINE

PLAN



TREE RETENTION/ REMOVAL PLAN

PROPOSAL:

 ^{GRASS} TREES TO BE REMOVED

⊕ TREES TO BE PROTECTED

UNTIL REVIEWED AS PART OF SA

ALL NEIGHBOURING TREES TO BE PROTECTED

© COPYRIGHT
MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#320 - 11120 HORSESHOE WAY
RICHMOND, B.C.
V7A 5H7
PH: 604.270.9331
FAX 604.270.4137
CAOTEC: 16465-001-TPG-002.DWG

R-10-10465-TPG

CLEINT REF: GRANDSUN INVESTMENTS

ADDITIONAL TOPOGRAPHY: SEPTEMBER 20, 2010
DATE OF SURVEY: AUGUST 13-23, 2010



Address: 5320, 5340 and 5360 Granville Avenue and 7260 Lynnwood Drive **File No.:** RZ 12-610630

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9115, the developer is required to complete the following:

1. Final Adoption of OCP Amendment Bylaw 9114.
2. The developer shall be required to enter into purchase and sales agreements with the City for the concurrent purchase and sale of the following Lands, which is to be based on business terms approved by Council. The primary business terms of the purchase and sales agreement will be brought forward for consideration by Council in a separate report from the Manager, Real Estate Services. All costs associated with the purchase and sales agreements shall be borne by the developer. The Lands include:
 - a) Acquisition of city-owned lands at 5360 Granville Avenue;
 - b) Acquisition of city-owned lands at 7117 Lindsay Road; and
 - c) Sale of 9 m wide area measured along the entire south property lines (after the road dedication) of 5320 Granville Avenue and 7260 Lynnwood Drive for McKay neighbourhood park expansion.
3. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
4. Road dedication for new road extensions connecting to Lynas Lane and Lynnwood Drive. Road dedication is to include 4m x 4m corner cuts at all road intersections. Exact road dedication dimensions are to be determined from a detailed Final Ultimate Road Plan to the satisfaction of the Director of Transportation. Road dedications and road cross sections illustrated on attached Draft Interim Road Functional Plan:
 - a) North-South Road Extension: 17m wide road dedication and additional 0.5m SRW PROP. Road extension narrows as it approaches Granville Avenue to align the ultimate curbs with the north leg of the intersection with Lynas Lane.
 - b) East-West Road Extension: 17m wide road dedication and additional 0.5m SRW PROP.
5. The granting of 0.5 wide PROP SRW along all new roads for new City Sidewalk. Owner responsible for construction via required Servicing Agreement as noted below. City responsible for future maintenance and liability.
6. Registration of a cross-access easement, statutory right-of-way, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the internal drive aisles of both the north and south development areas in favour of 5300 Granville Avenue to accommodate shared access for future multi-family redevelopment. This includes the installation of way-finding signage on the subject property.
7. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
8. Registration of a flood indemnity covenant on title (Area A).
9. Registration of a legal agreement on title prohibiting the conversion of tandem parking areas into habitable space.
10. Discharge obsolete utilities right-of-way (AD179045) from the title of 5340 Granville Avenue.
11. Discharge obsolete no development covenant (AD179047) from the title of 7260 Lynnwood Drive.
12. City acceptance of the developer's offer to voluntarily contribute \$0.79 per buildable square foot towards Public Art, or participation in the City's Public Art program (e.g., \$46,489).
13. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot to the City's Affordable Housing Reserve Fund (e.g., \$117,694.11).
14. City acceptance of the developer's offer to voluntarily contribute \$2,600.00 to the City's tree compensation account in compensation for the removal of cedar hedgerow in the Granville Avenue boulevard.
15. Incorporation of indoor amenity space in the Development Permit plans or contribution in-lieu of on-site indoor amenity space in accordance with the OCP and Council Policy (e.g., \$71,000 for 43 units).

16. Incorporation of new replacement trees in the Development Permit Landscape plan at a ratio of 2:1 for each existing bylaw tree proposed for removal, or a combination of new replacement trees and City acceptance of the developer's offer to voluntarily contribute to the City's Tree Compensation Fund for the planting of replacement trees within the City at a rate of \$500 per replacement tree not accommodated onsite.
17. 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.
18. 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.
19. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
20. Enter into a Servicing Agreement* for the design and construction of frontage improvements, park improvements, new roads and services which shall be registered on Title. Works include, but may not be limited to:
 - a) New Roads – New roads are required, connecting to Granville Avenue and Lynnwood Drive, including:
 - i.) North-South Road Extension: 17.5m wide cross-section (including 0.5m wide SRW PROP). New road works to include but not limited to: 11.2m asphalt pavement, curb and gutter, Min. 1.5m grass boulevard with trees and 1.5m concrete sidewalk. Road extension narrows as it approaches Granville Avenue to align the ultimate curbs with the north leg of the intersection. The south leg of the intersection will be widened to the ultimate cross section as part of future redevelopment of 5400 Granville Avenue.
 - ii.) East-West Road Extension: 17.5m wide cross-section (including 0.5m wide SRW PROP). New road works to include but not limited to: 11.2m asphalt pavement, curb and gutter, Min. 1.5m grass boulevard with trees and 1.5m concrete sidewalk. Road to be extended further west and completed in the future with future redevelopment of 5300 Granville Avenue.
 - iii.) 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.
 - b) McKay neighbourhood park frontage improvements – Continuation of sidewalk on west side of Lynnwood Drive to park entry with letdown for service vehicles to Park, and a crosswalk to connect the McKay neighbourhood park pathway system to the existing sidewalk on the north side of Lynnwood Drive.
 - c) Granville Avenue frontage improvements – New 1.5 m concrete sidewalk located closer to the property line on the same alignment/offset as the existing sidewalk located west of 5300 Granville Avenue, complete with street lighting and a grass boulevard with trees.
 - d) 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:
 - i) Type "P" controller cabinet.
 - ii) UPS (Uninterrupted Power Supply) & service panel cabinet/base
 - iii) Video detection
 - iv) Illuminated street name signs
 - v) Type "S" and/or type "L" poles/bases to suit site conditions
 - vi) APS (Accessible Pedestrian Signals)
 - vii) Fibre optic communications cable and associated equipment
 - viii) In-ground vehicle detection
 - ix) Removal of existing signal poles, bases, etc to be returned to City Works Yard
 - x) 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.

- e) Street Lighting – Roadway lighting system shall be based on City's current design standard.
- f) Storm sewer works – provide a 600mm diameter storm sewer system in the future north-south and east-west roads, with manholes to tie into the existing storm sewers in Granville Avenue to the north and Lynnwood Drive to the southeast (approximately 255 m in length).
- i) Sanitary sewer works – provide 200mm diameter sanitary sewer in the future north-south and east-west roads, with a manhole to tie into the existing sanitary sewer in Lynnwood Drive to the southeast (approximately 255 m in length).
- j) Water works – provide 200mm diameter water main in the future north-south and east-west roads, tying into the existing water mains in Granville Avenue to the north (400 mm diameter) and Lynnwood Drive to the southeast (approximately 255 m in length).
- k) Fire hydrants – provide 2 new fire hydrants, one in the new north-south road and one on the site's Granville Avenue frontage (i.e., on the south side of Granville Avenue).
- l) McKay neighbourhood park improvements, to City of Richmond Parks specifications and to the satisfaction of the Senior Manager, Parks, including:
 - i) Clearing, levelling, and landscaping of new 9 m wide addition to the north edge of the park.
 - ii) Planting a larger specimen tree (with a value of at least \$1950) in compensation for the removal of the inventory Chestnut tree from Granville Avenue.
 - iii) Providing drainage at north edge of park, taking into consideration future potential park land at 5300 Granville Avenue.
 - iv) Repairing existing park pathway system and extending to tie into the new sidewalk.
 - v) Upgrading service vehicle entry and parking pad from gravel to asphalt, with curb drop.
 - vi) Installing fencing along road frontage – 1.2 m height Black vinyl coated chain link fence at the property line along the road frontage from the new north PL to the north edge of the service vehicle pad, substantial posts with rings on both sides of vehicle pad (for locked chain to prevent vehicle entry to the park), and a pedestrian opening to connect new sidewalk to the park pathway system.
- m) General Items:
 - i) Private Utilities – Developer is responsible to coordinate with private utility companies to provide services. All private utility equipment (e.g., PMT, LPTs, Telus Kisok, Shaw cabinet, etc.) is required to be accommodated on the development site, with rights-of-way as needed. There are BC Hydro poles near the northeast corner of the proposed site (i.e., Granville Avenue frontage) that may need to be relocated or removed to accommodate the future north-south road extension connecting to Lynas Lane. Removal of existing poles and undergrounding of its overhead lines will be BC Hydro's discretion. Removal of the existing poles and undergrounding of the overhead lines may require private utility aboveground structures (e.g., Vista, PMT, etc.)
 - ii) All control cabinets/kiosks (e.g., street light kiosk, traffic signal kiosk, UPS, etc.) required to service the new street lights and traffic signals shall be accommodated on the development site, with rights-of-way as needed.
 - iii) Provide, prior to first SA design submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development site, proposed utility installations and provide mitigation recommendations. The mitigation recommendations (if required) shall be incorporated into the first SA design submission.
 - iv) 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.
 - v) The proposed works must be under arborist supervision, as needed. The arborist must assess the impact of the proposed works to the protected trees at the Servicing Agreement stage or Development Permit stage (whichever comes first), and will conduct root pruning, if required. A summary report including future

recommendations must be provided to the City as part of the Servicing Agreement or Development Permit process (whichever comes first).

n) DCC Credits

There are road works DCC credits available for the road works for the north-south road extension connecting to Lynas Lane. There are also parks development DCC credits available for all works, planting, trees and park fencing in the city-owned McKay neighbourhood park. The parks development DCC credits will be determined through the Servicing Agreement and do not apply toward road works inside road dedication area, or townhouse fencing on the property line shared with the park.

The recoverable amount in the DCC program for the complete construction of the north-south road extension connecting to Lynas Lane is \$599,000. However, credits will only be applied to portion(s) of work that achieve the ultimate design. If the Servicing Agreement does not achieve the ultimate design, the credits will be lower (i.e., if frontage improvements behind the east curb, and completion of intersection SE corner are constructed with future redevelopment of 5400 Granville Ave). The final recoverable amount will be based on the Servicing Agreement drawings. Once this amount is determined, the actual Roads DCC credits given to the developer will be the lesser of:

- DCC Program as noted above;
- Roads DCC Payable - to be determined through the future Building Permit; or
- Actual roads related costs - to be determined through the Servicing Agreement.

Prior to a Development Permit* being forwarded to the Development Permit Panel for consideration, the developer is required to complete the following:

1. Submit a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan.

Prior to a Development Permit* being forwarded to Council for approval, the developer is required to complete the following:

1. Landscaping Letter of Credit (amount determined by Landscape Architect in sealed cost estimate including materials, installation and 10% contingency).

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

1. 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.
2. Incorporation of accessibility and sustainability 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 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.

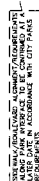
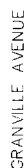
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director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

- 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 on file]

Signed _____

Date _____



City of Richmond
5911 No. 3 Road Richmond B.C. V6Y 2C1

FUNCTIONAL PLAN (INTERIM)

340 AND 5360 GRANVILLE AVENUE
7260 LYNNWOOD DRIVE
CITY FILE: RZ 12-610630

DESIGNER: MPT	DWG. No.:	DATE: JUL/12
DRAWN: JWC	SCALE: 1:500	SHEET No.: 3 OF 4
CHECKED: AG	ENGINEER: MPT	

[illegible]

MPT ENGINEERING CO. LTD.
1120 HORSBROOKWAY, RICHMOND, BC V6V 9K7 TEL. 596-279-6331 FAX 904-270-4137

GRANDSUN INVESTMENT & TRADING INC.

MPT DWC, No.: R15802-FP
SHT, No.: 3 OF 4

NOTES:

1. ELEVATIONS ARE IN METERS AND ARE BASED ON CITY OF RICHMOND MNN MONUMENT DATUM.
2. CONTRACTOR TO CONFIRM BENCHMARK WITH MPT ENGINEERING, PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO CONFIRM LOCATIONS OF ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCIES TO MPT ENGINEERING, PRIOR TO CONSTRUCTION.
4. ALL MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE CURRENT MASTER SPECIFICATIONS AND SUPPLEMENTARY SPECIFICATIONS, CURRENT CITY OF RICHMOND SUPPLEMENTARY SPECIFICATIONS, AND RUTLAND BEHAVIOR.

THE DEVELOPER OR CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXISTING LOCATIONS OF GAS SERVICE LINES, AND WHERE NECESSARY ARRANGE FOR THEIR RELOCATION IN ORDER TO FACILITATE INSTALLATION OF THE WORKS SHOWN ON THESE PLANS. A LIST OF SURFACE LINE LOCATIONS MAY BE OBTAINED ON THESE PLANS.

ONLUSTIC SERVICE RECORDS DEPARTMENT

NOTE: FORTSIC REQUIRED 10 DAYS NOTICE PRIOR TO THE COMMENCEMENT OF



**Richmond Official Community Plan Bylaws 7100 and 9000
Amendment Bylaw 9114 (RZ 12-610630)
5320, 5340 and 5360 Granville Avenue and 7260 Lynnwood Drive**

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

1. Richmond Official Community Plan Bylaw 9000, Attachment 1 to Schedule 1 (City of Richmond 2041 OCP Land Use Map) thereof is amended by:
 - a) Repealing the existing land use designation for the following area.

P.I.D. 012-165-115
East Half Lot “F” Section 13 Block 4 North Range 7 West New Westminster District Plan 1343

P.I.D. 016-167-368
Lot “A” Section 13 Block 4 North Range 7 West New Westminster District Plan 85867

P.I.D. 009-606-424
Lot “G” Except: Firstly: West 75 Feet Secondly: Part on Reference Plan 12056, Section 13 Block 4 North Range 7 West New Westminster District Plan 1343

P.I.D. 016-167-376
Lot “B” Section 13 Block 4 North Range 7 West New Westminster District Plan 85867
 - b) For that area shown cross-hatched on “Schedule A attached to and forming part of Bylaw 9114”, designating it “Neighbourhood Residential”.
 - c) For that area shown cross-hatched on “Schedule B attached to and forming part of Bylaw 9114”, designating it “Park”.
2. Richmond Official Community Plan Bylaw 7100, Schedule 2.5A (Blundell Area Laurelwood Sub-Area Plan) is amended by:
 - a) Repealing the existing land use designation in the Land Use Map thereof for the following area.

P.I.D. 012-165-115
East Half Lot “F” Section 13 Block 4 North Range 7 West New Westminster District Plan 1343

P.I.D. 016-167-368
Lot “A” Section 13 Block 4 North Range 7 West New Westminster District Plan 85867

P.I.D. 009-606-424

Lot "G" Except: Firstly: West 75 Feet Secondly: Part on Reference Plan 12056, Section 13 Block 4 North Range 7 West New Westminster District Plan 1343

P.I.D. 016-167-376

Lot "B" Section 13 Block 4 North Range 7 West New Westminster District Plan 85867

- b) For that area shown cross-hatched on "Schedule A attached to and forming part of Bylaw 9114", designating it "Residential (Townhouses)".
 - c) For that area shown cross-hatched on "Schedule B attached to and forming part of Bylaw 9114", designating it "Public Open Space".
 - d) Making related minor map and text amendments to ensure consistency with the Schedule 2.5A of Official Community Plan Bylaw 7100 (Blundell Area Laurelwood Sub-Area Plan) and Richmond Official Community Plan Bylaw 9000, Attachment 1 to Schedule 1 (City of Richmond 2041 OCP Land Use Map).
3. This Bylaw may be cited as **"Richmond Official Community Plan Bylaws 7100 and 9000, Amendment Bylaw 9114"**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by BK
APPROVED by Manager or Solicitor JK

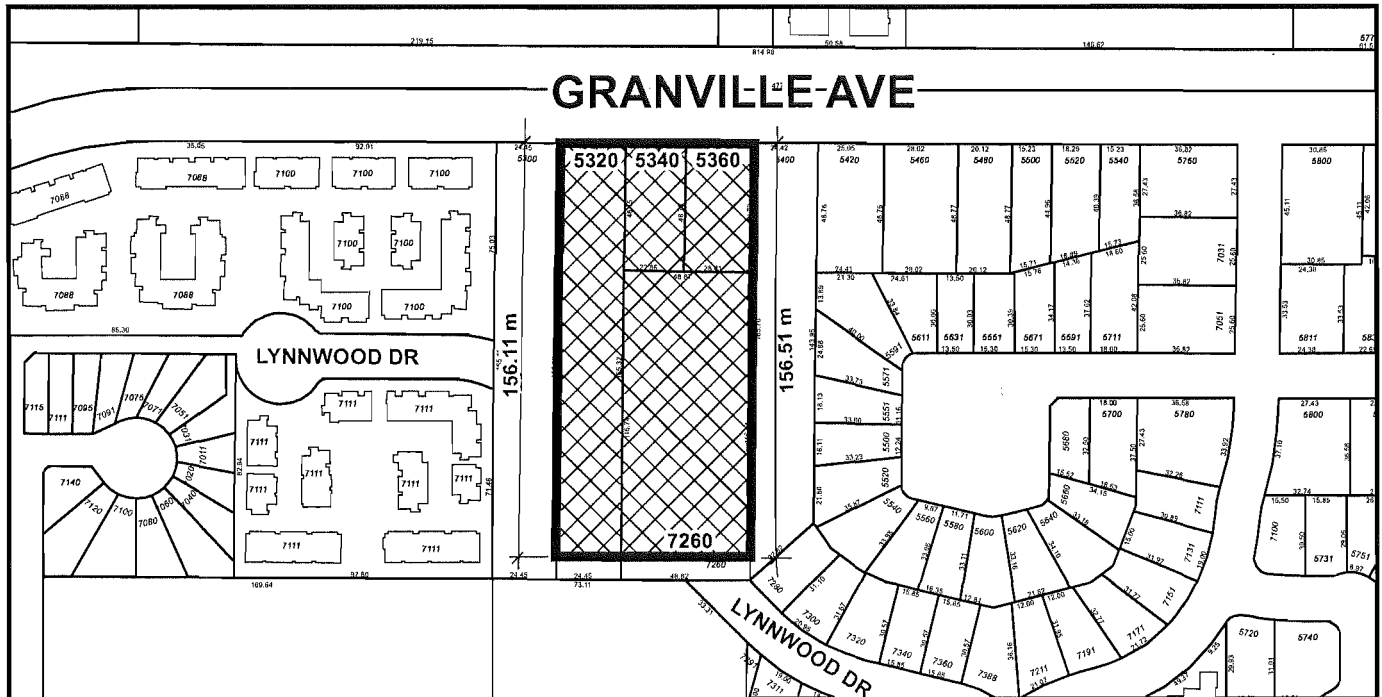
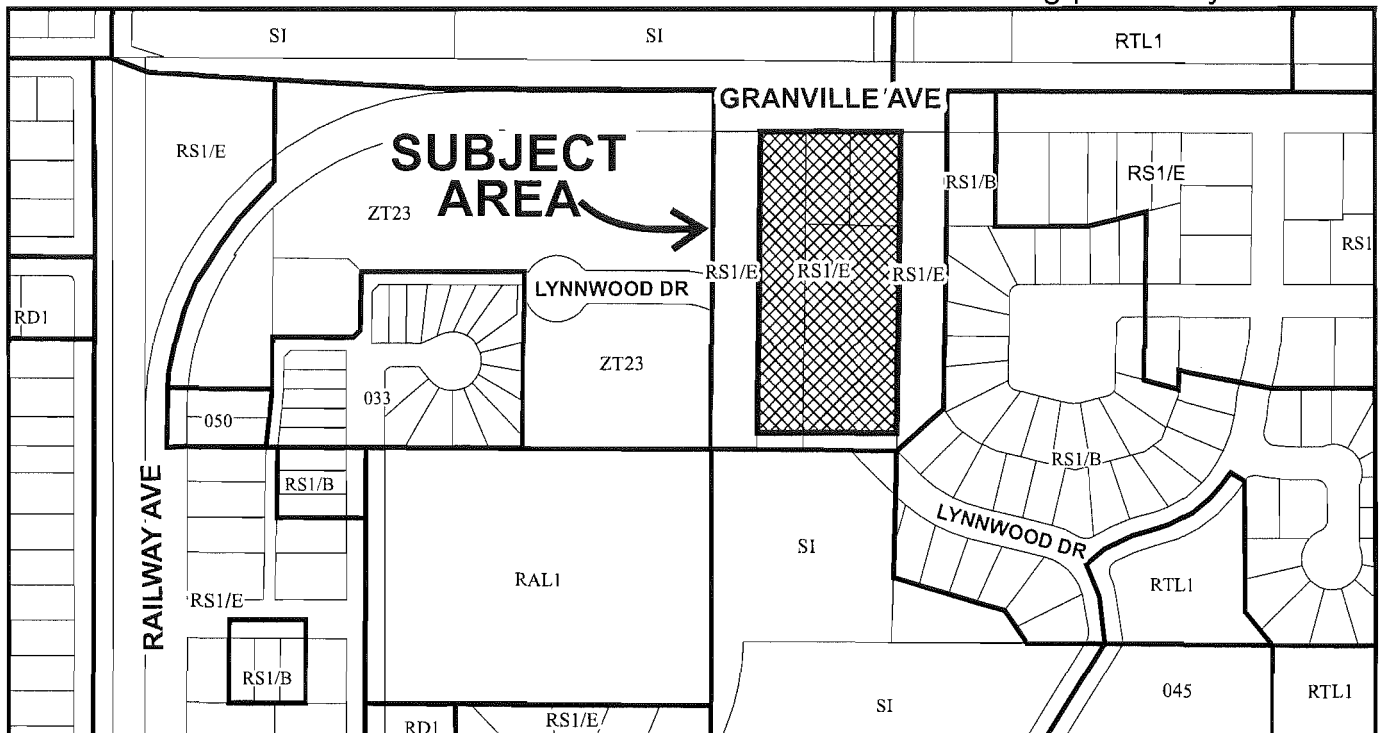
MAYOR

CORPORATE OFFICER



City of Richmond

"Schedule A attached to and forming part of Bylaw 9114"



RZ 12-610630

Original Date: 01/29/15

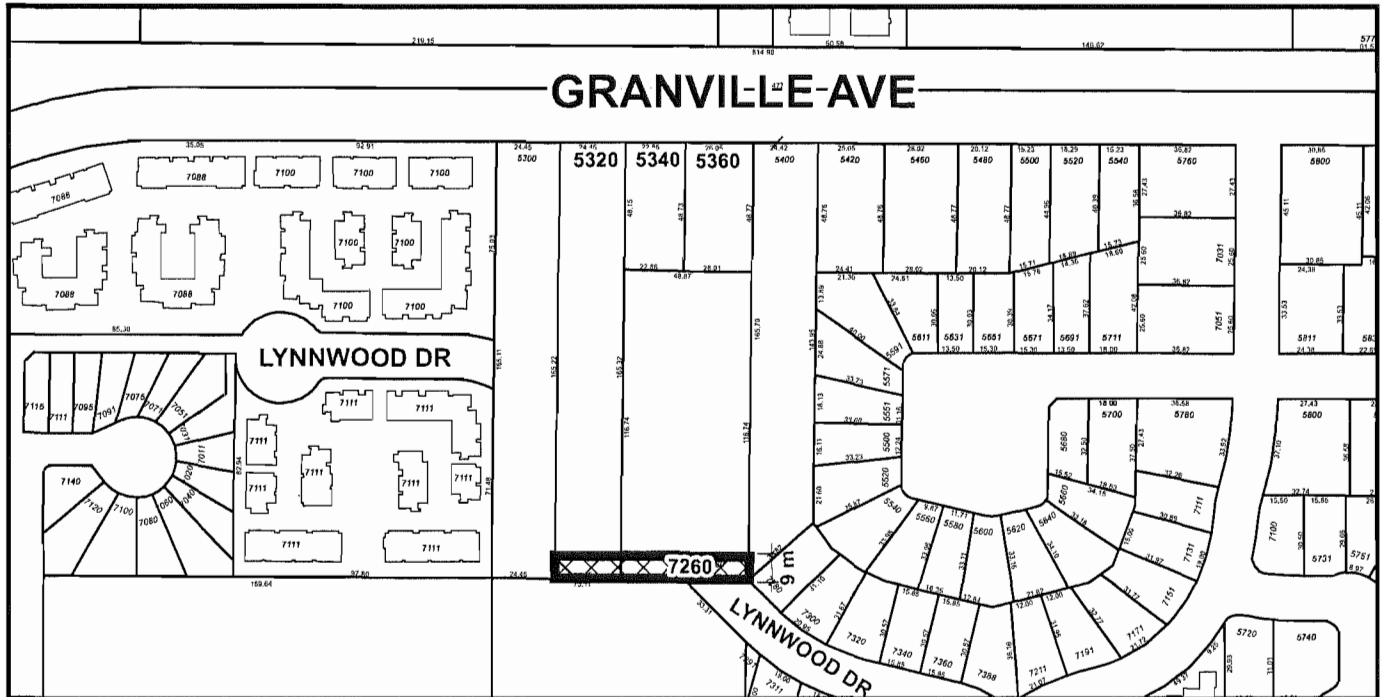
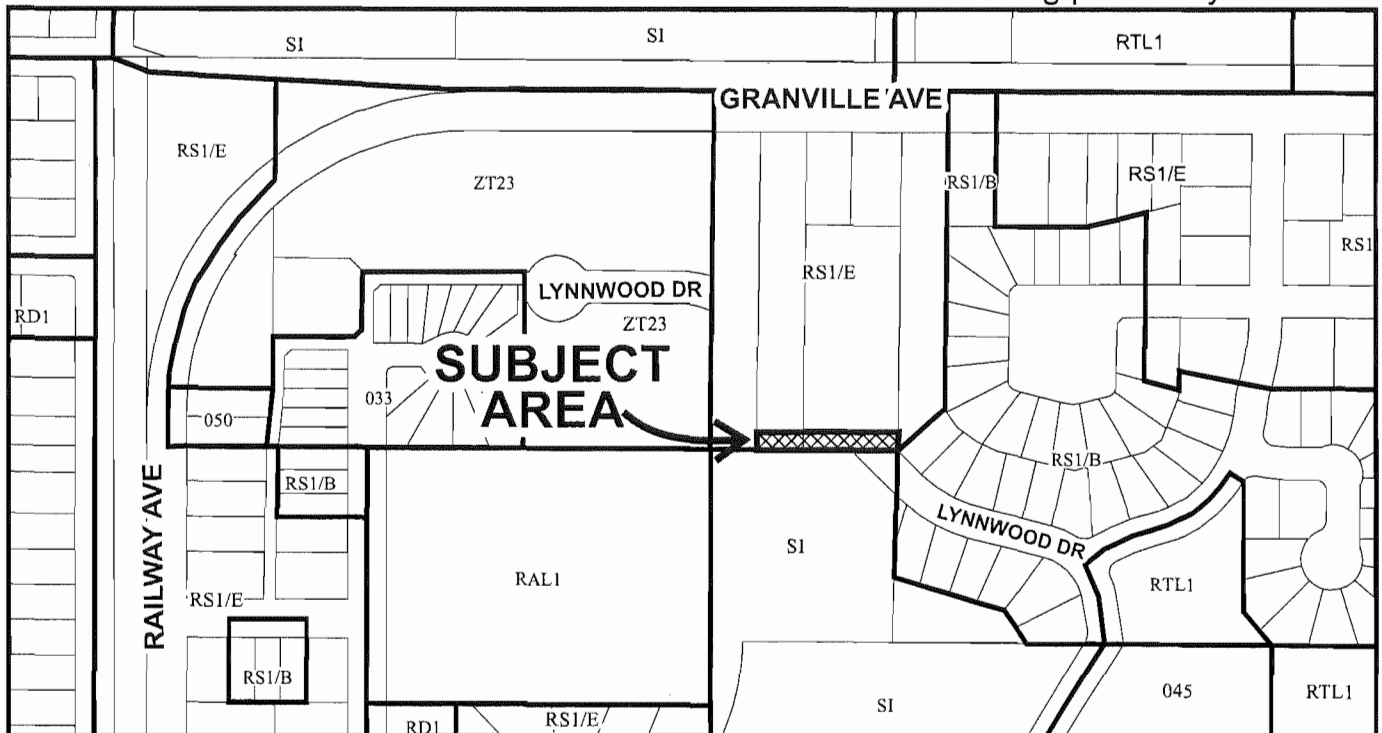
Revision Date: 03/03/15

Note: Dimensions are in METRES



City of Richmond

"Schedule B attached to and forming part of Bylaw 9114"



RZ 12-610630

Original Date: 01/29/15

Revision Date: 03/03/15

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9115 (RZ 12-610630)
5320, 5340 and 5360 Granville Avenue and 7260 Lynnwood Drive**

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:
 - a) Repealing the existing zoning designation of the following area.

P.I.D. 012-165-115
East Half Lot "F" Section 13 Block 4 North Range 7 West New Westminster District Plan 1343

P.I.D. 016-167-368
Lot "A" Section 13 Block 4 North Range 7 West New Westminster District Plan 85867

P.I.D. 009-606-424
Lot "G" Except: Firstly: West 75 Feet Secondly: Part on Reference Plan 12056, Section 13 Block 4 North Range 7 West New Westminster District Plan 1343

P.I.D. 016-167-376
Lot "B" Section 13 Block 4 North Range 7 West New Westminster District Plan 85867
 - b) For that area shown cross-hatched on "Schedule A attached to and forming part of Bylaw 9115", designating it "**MEDIUM DENSITY TOWNHOUSES (RTM3)**".
 - c) For that area shown cross-hatched on "Schedule B attached to and forming part of Bylaw 9115", designating it "**SCHOOL & INSTITUTIONAL USE (SI)**".

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9115**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

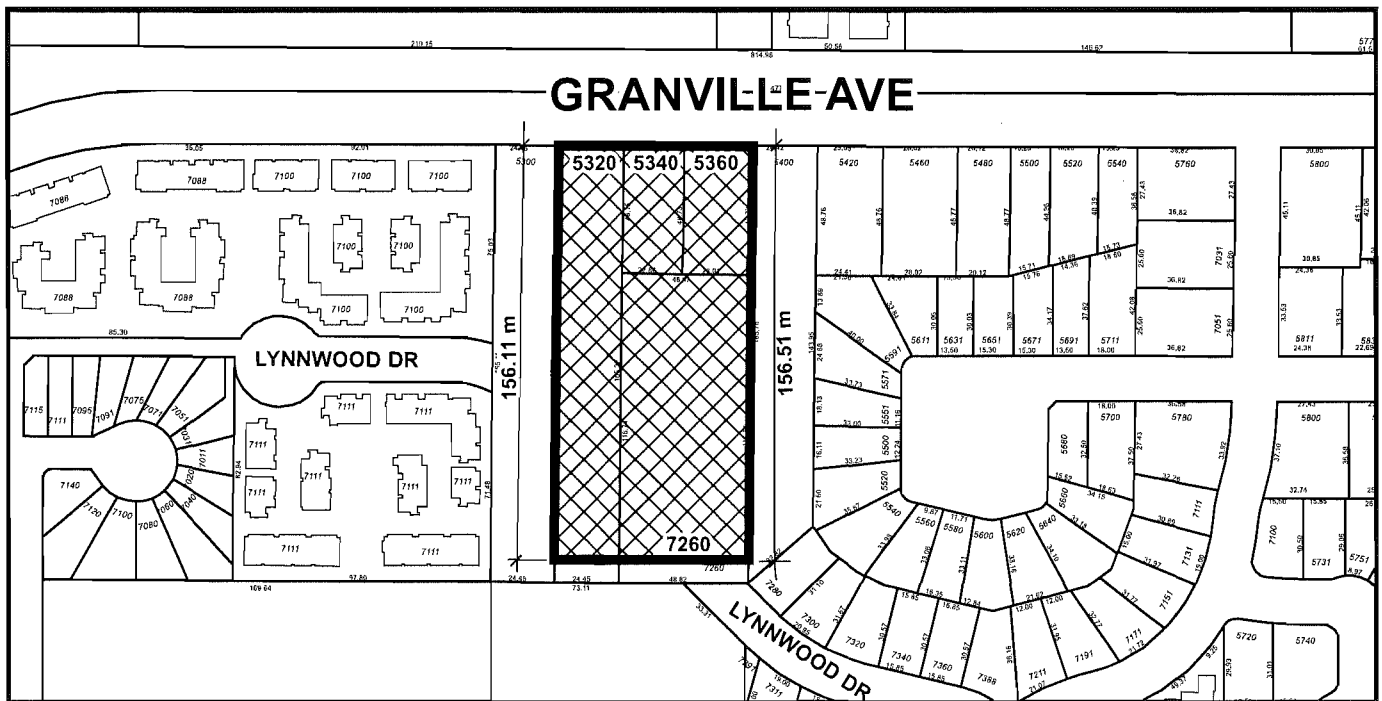
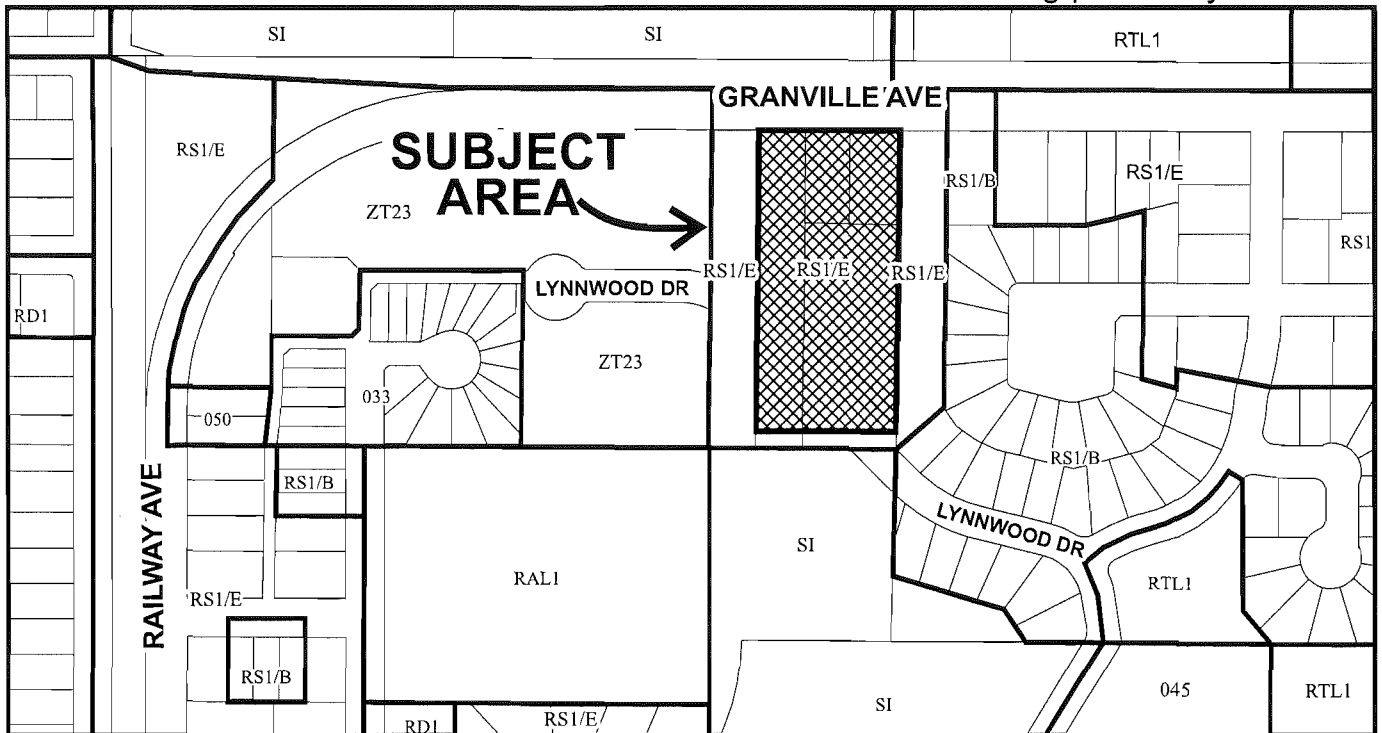
MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 



"Schedule A attached to and forming part of Bylaw 9115"



RZ 12-610630

Original Date: 01/29/15

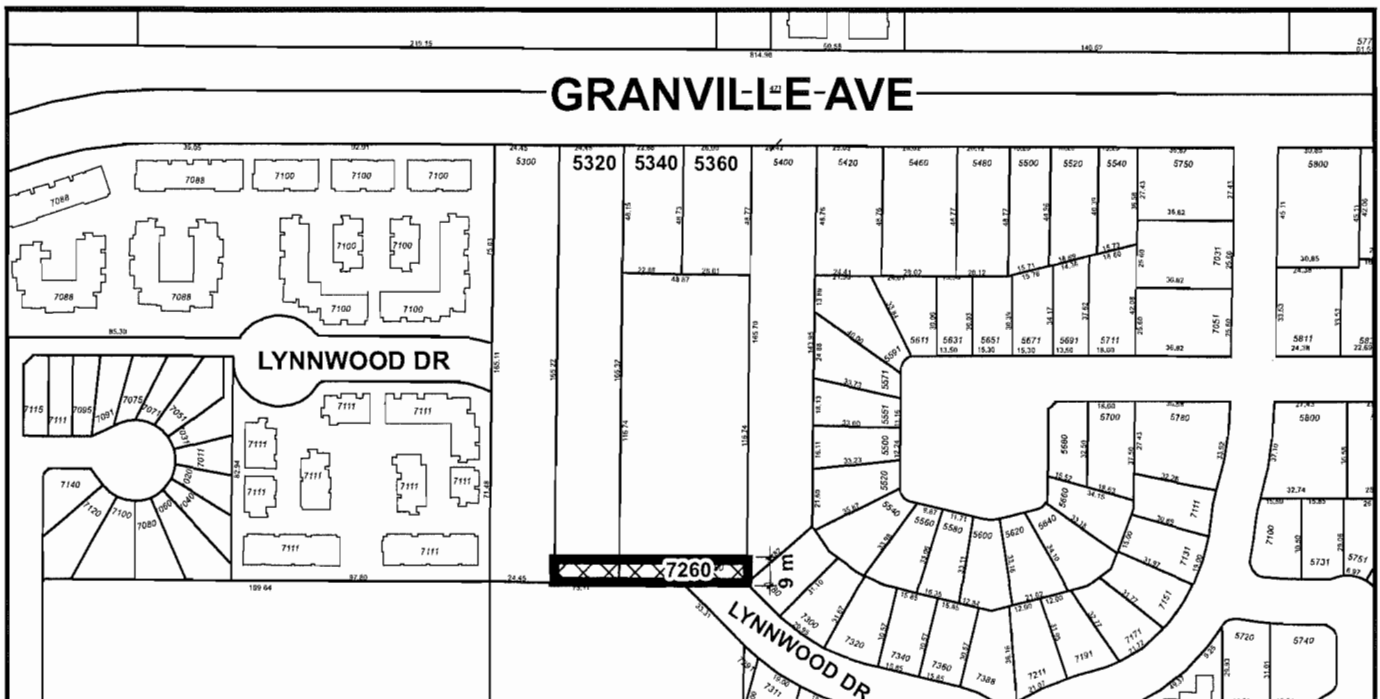
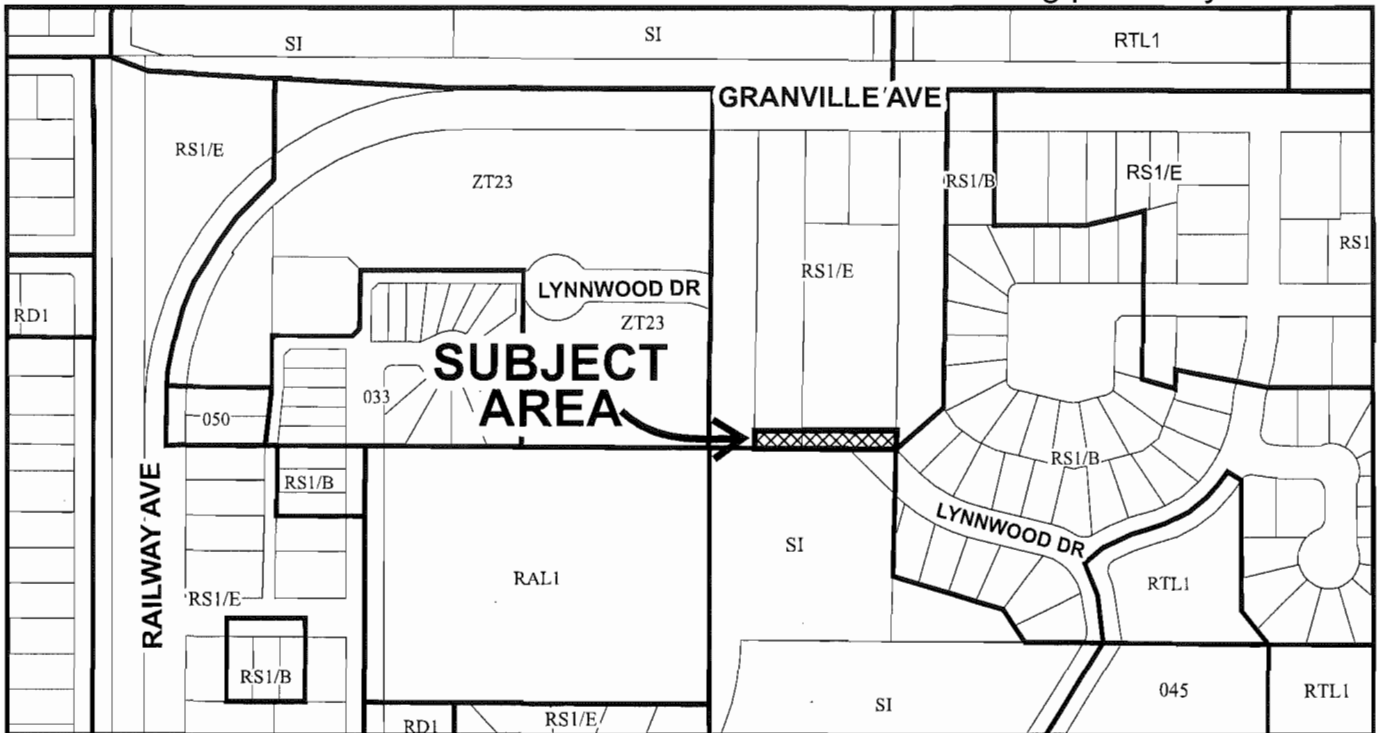
Revision Date: 03/09/15

Note: Dimensions are in METRES



City of Richmond

"Schedule B attached to and forming part of Bylaw 9115"



RZ 12-610630

Original Date: 01/29/15

Revision Date: 03/09/15

Note: Dimensions are in METRES



**Richmond Official Community Plan Bylaws 7100 and 9000
Amendment Bylaw 9230 (RZ 12-610630)
5300 Granville Avenue**

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

1. Richmond Official Community Plan Bylaw 9000, Attachment 1 to Schedule 1 (City of Richmond 2041 OCP Land Use Map) thereof is amended by:
 - a) Repealing the existing land use designation for the following area:

P.I.D. 012-165-140
West Half Lot “F” Section 13 Block 4 North Range 7 West New Westminster District Plan 1343
 - b) For that area shown cross-hatched on “Schedule A attached to and forming part of Bylaw 9230”, designating it “Neighbourhood Residential”.
 - c) For that area shown cross-hatched on “Schedule B attached to and forming part of Bylaw 9230”, designating it “Park”.
2. Richmond Official Community Plan Bylaw 7100, Schedule 2.5A (Blundell Area Laurelwood Sub-Area Plan) is amended by:
 - a) Repealing the existing land use designation in the Land Use Map thereof for the following area.

P.I.D. 012-165-140
West Half Lot “F” Section 13 Block 4 North Range 7 West New Westminster District Plan 1343
 - b) For that area shown cross-hatched on “Schedule A attached to and forming part of Bylaw 9114”, designating it “Residential (Townhouses)”.
 - c) For that area shown cross-hatched on “Schedule B attached to and forming part of Bylaw 9114”, designating it “Public Open Space”.

3. This Bylaw may be cited as **“Richmond Official Community Plan Bylaws 7100 and 9000, Amendment Bylaw 9230”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>RL</i>
APPROVED by Manager or Solicitor <i>AL</i>

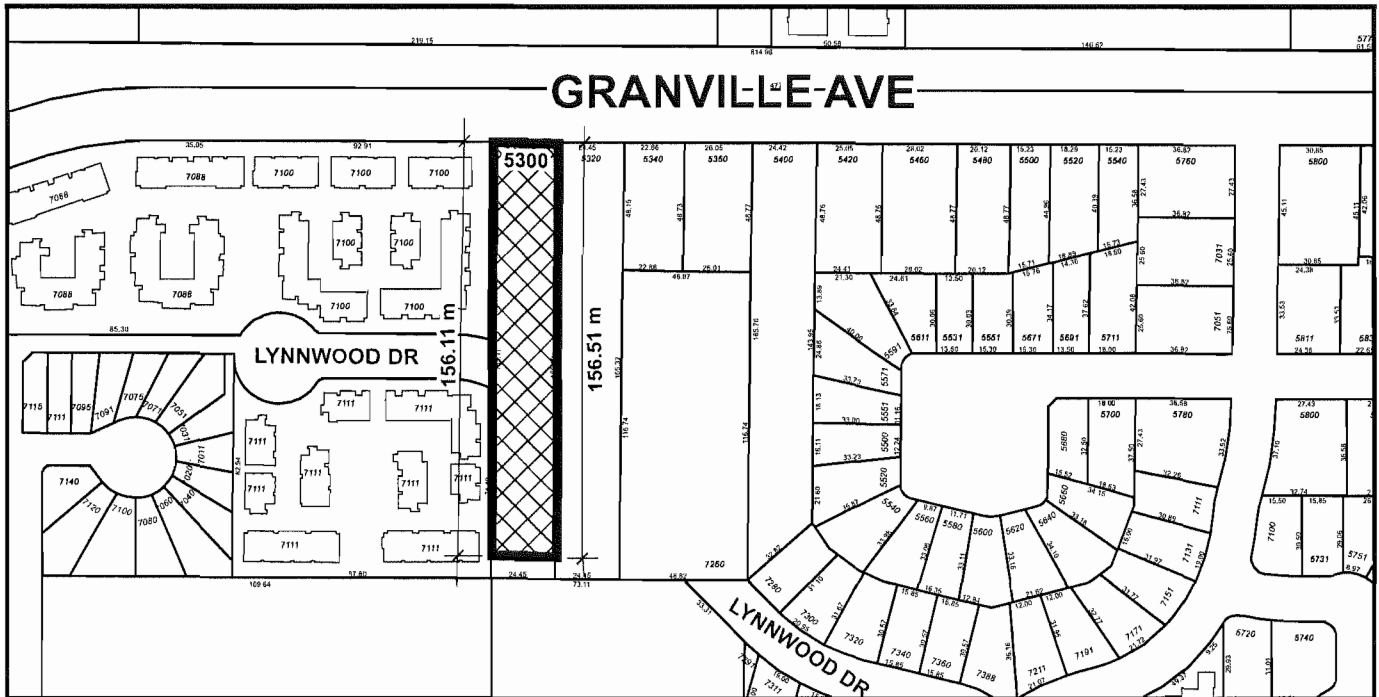
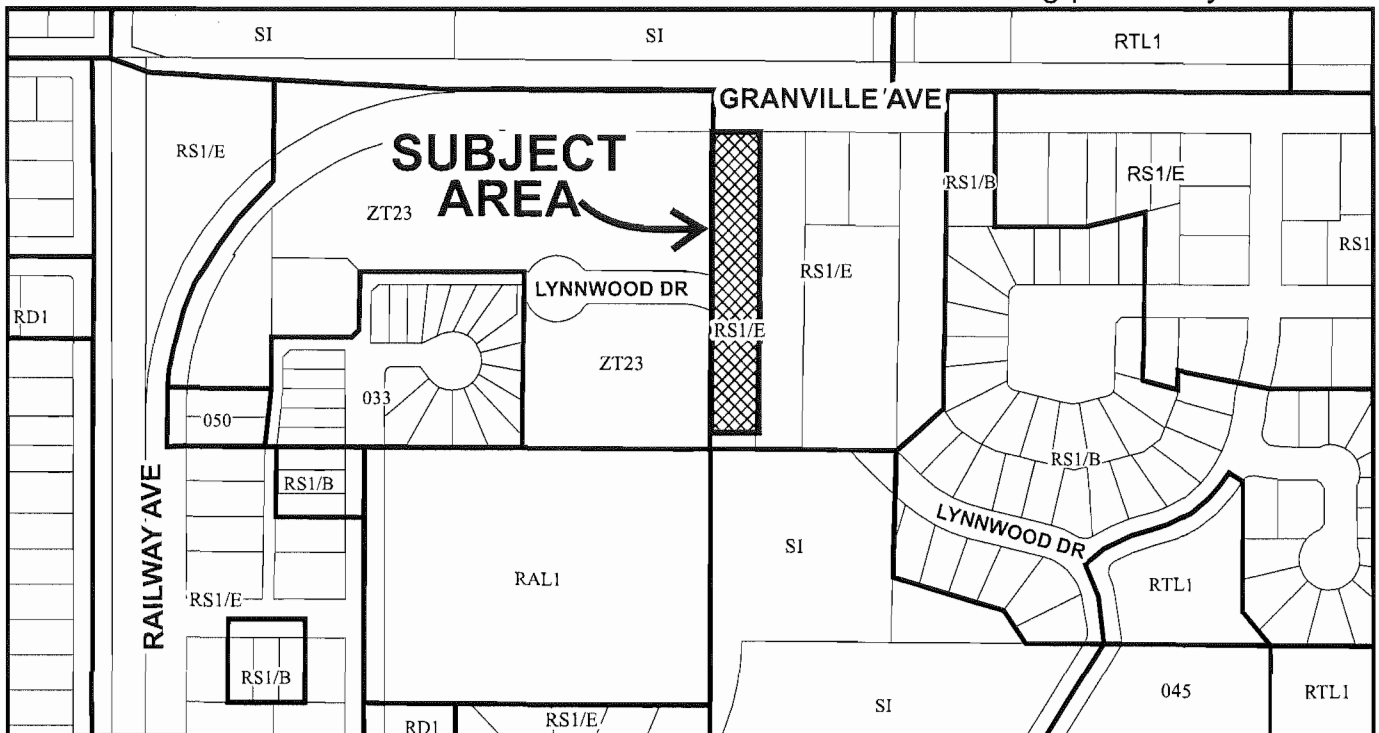
MAYOR

CORPORATE OFFICER



City of Richmond

"Schedule A attached to and forming part of Bylaw 9230"



RZ 12-610630

Original Date: 01/29/15

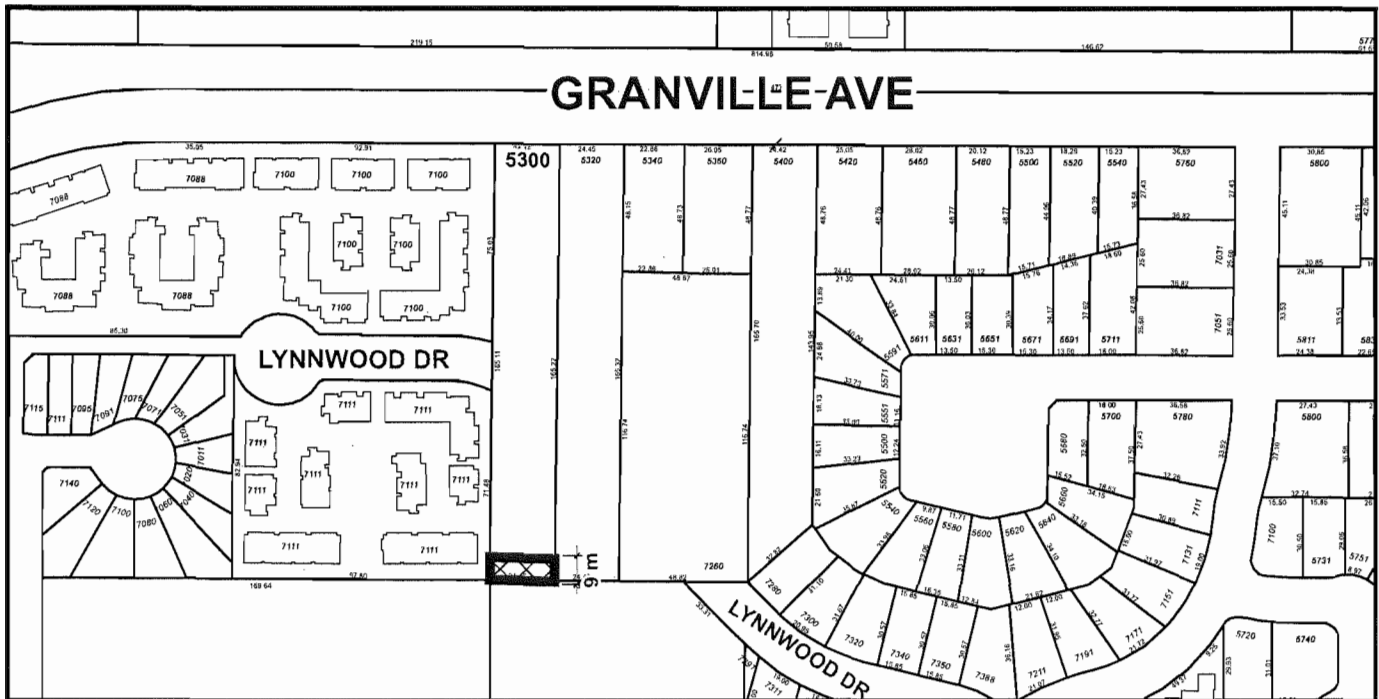
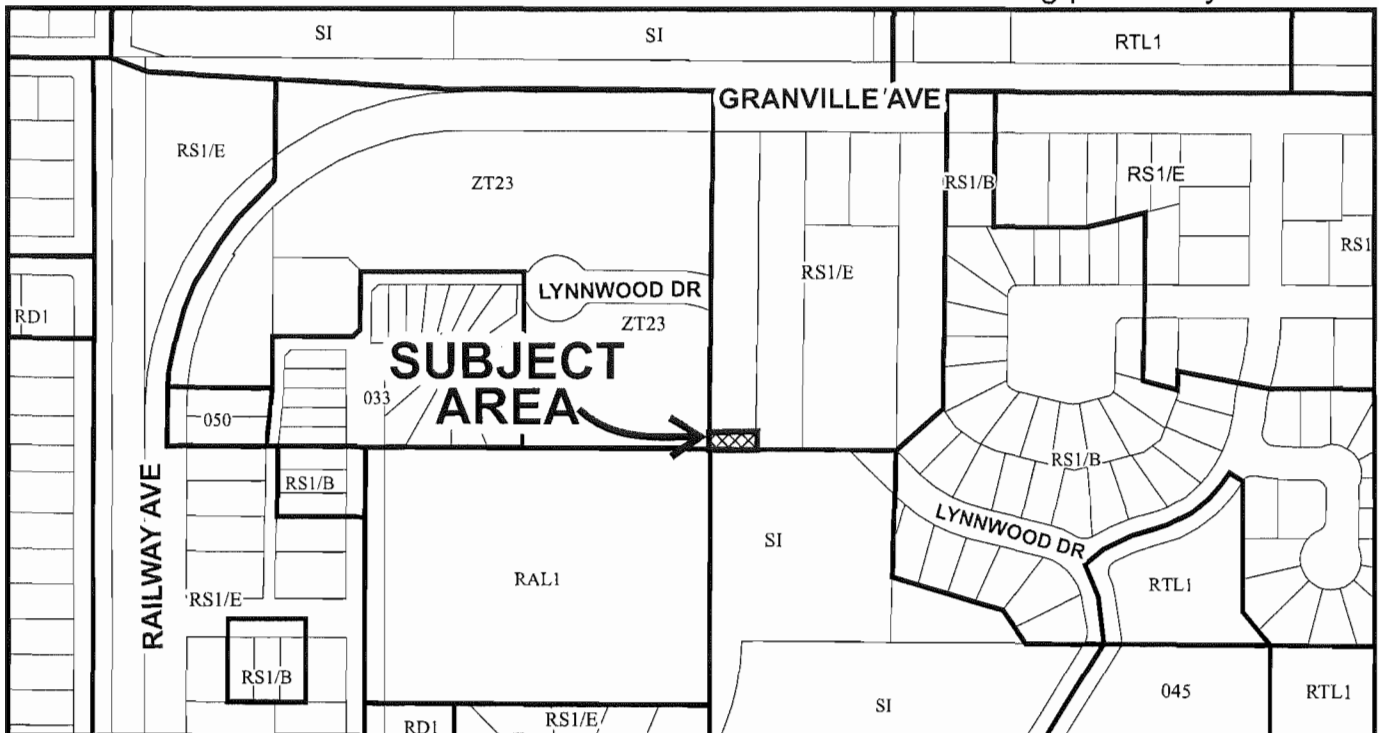
Revision Date: 03/03/15

Note: Dimensions are in METRES



City of Richmond

"Schedule B attached to and forming part of Bylaw 9230"



RZ 12-610630

Original Date: 01/29/15

Revision Date: 03/03/15

Note: Dimensions are in METRES