



City of Richmond

Report to Committee Planning and Development Division

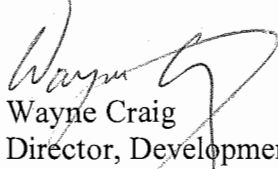
To: Planning Committee
From: Wayne Craig
Director, Development

Date: June 8, 2017
File: RZ 15-701939

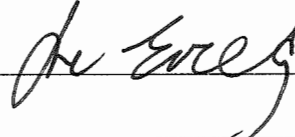
Re: Application by Incircle Projects Ltd. for Rezoning at 7760 Garden City Road from "Single Detached (RS1/F)" to "Town Housing (ZT49) – Moffatt Road, St. Albans Sub-Area and South McLennan Sub-Area (City Centre)"

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9682, for the rezoning of 7760 Garden City Road from "Single Detached (RS1/F)" to "Town Housing (ZT49) – Moffatt Road, St. Albans Sub-Area and South McLennan Sub-Area (City Centre)", be referred to the Monday, July 17, 2017 Public Hearing at 7:00 p.m. in the Council Chambers of Richmond City Hall.


Wayne Craig
Director, Development

EL:blg
Att. 5

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

Staff Report

Origin

Incircle Projects Ltd. has applied to the City of Richmond for permission to rezone 7760 Garden City Road (Attachment A) from “Single Detached (RS1/F)” zone to “Town Housing (ZT49) - Moffatt Road, St. Albans Sub-Area and South McLennan Sub-Area (City Centre)” zone in order to permit the development of four three-storey townhouse units with vehicle access from the adjacent property to the east and south at 7733 Turnill Street.

Background

A Report to Committee (Attachment B) was presented to Planning Committee on March 21, 2017. First Reading to the Richmond Zoning Bylaw 8500, Amendment Bylaw 9682, was granted on March 27, 2017. The bylaw was considered at the April 18 Public Hearing. Based on public input, the following referral motion was passed:

“That the application be referred to staff to review issues raised at the Public Hearing regarding access; and

That staff advise the applicant to undertake communication with the strata council of 7733 Turnill Street.”

This report provides additional staff comments related to vehicle access to the subject development site and a summary of the agreements between the applicant and the Strata Council of 7733 Turnill Street regarding vehicle access to 7760 Garden City Road from 7733 Turnill Street.

Findings of Fact

No change to the design or access configuration for the subject development proposal at 7760 Garden City Road is proposed in response to the Council referral. Please refer to the original Staff Report dated February 6, 2017 (Attachment B) for information pertaining to related City’s policies and studies; staff comments on built form and architectural character, existing legal encumbrances, transportation and site access, tree retention and replacement, tandem parking, variance requested, amenity space, and site servicing and frontage improvements; and the Development Application Data Sheet.

Public Hearing

At the Public Hearing for the rezoning of the subject site held on April 18, 2017, three residents from 7733 Turnill Street attended the meeting and raised the following issues related to vehicle access from 7733 Turnill Street. Staff responses to each of the comments are provided below in ‘*bold italics*’:

1. Increased traffic and safety for children's play on internal drive aisle.

Transportation staff advised that the addition of the four townhouse units will result in a marginal increase in traffic compared to the existing conditions generated by the existing 27 units at 7733 Turnill Street. It is anticipated that an additional three vehicles during the peak hour, or approximately one new vehicle every 20 minutes will be generated with this proposed four-unit townhouse development. This estimate is based on using recognized trip generation rates published by the Institute of Transportation Engineers. Staff endorse the proposal, as the minor increase in traffic can be accommodated via the existing drive aisles through 7733 Turnill Street with minimal traffic impact.

Although the drive aisle is intended for vehicle circulation, to address the concerns related to safety on the internal drive aisle, the applicant has committed to working with the Strata Council of 7733 Turnill Street to implement traffic calming measures and/or signage in 7733 Turnill Street as necessary (e.g., speed humps) to the satisfaction of the Strata Council of 7733 Turnill Street.

2. Maintenance costs on shared driveway.

There is no reference to maintenance cost sharing in the easement document registered on land title records. However, the developer advised that the sales contract for the four proposed townhouse units will identify that the purchasers will be responsible for the maintenance cost of the shared driveway on a proportionate basis.

3. Logistics of mail deliveries and garbage/recycling pickups.

Residents at 7733 Turnill Street do not wish service vehicles to access 7760 Garden City Road via the shared driveway on 7733 Turnill Street.

A mailbox and a garbage/recycling enclosure are proposed on the subject site along a pedestrian pathway connecting Garden City Road and the internal drive aisle of the subject townhouse development. Transportation staff confirmed that mail delivery trucks and garbage/recycling collection trucks can legally stop in front of the subject site on Garden City Road (for up to 5 minutes when involved in active loading and unloading), if necessary. Garbage/recycling pick-up will be arranged to occur on Garden City Road.

4. Potential impact on visitor parking spaces.

Residents at 7733 Turnill Street raised concerns that visitors of the proposed development at 7760 Garden City Road will park in the visitor parking stalls at 7733 Turnill Street. While this is a private enforcement issue, the developer has committed to install new signage stating "For Visitors of 7733 Turnill Street Only. Violators May Be Towed." at each of the visitor stalls in 7733 Turnill Street. Community Bylaws staff advised that the Strata Council can apply for a Towing Permit in accordance to the Vehicle For Hire Bylaw Regulations if they intend to have vehicles towed.

In addition, the applicant is also prepared to provide additional wayfinding signs guiding visitors to 7760 Garden City Road to the location of visitor's parking spaces.

5. Direct driveway to Garden City Road.

Residents at 7733 Turnill Street suggested that the City allow direct access to and from the future townhouse development at 7760 Garden City Road to Garden City Road. Transportation staff reviewed the proposal and advised that access for 7760 Garden City Road through 7733 Turnill Street, as proposed, is preferred based on the following considerations:

- *Access via the easement on 7733 Turnill Street would be consistent with the City's access strategy (i.e., to minimize new driveways onto Garden City Road, which is a major arterial road).*
- *As Garden City Road is classified as an arterial road, new driveways would introduce new conflict points which may compromise the overall traffic operations and safety.*
- *Garden City Road is a designated cycling route and greenway, and introducing a new driveway would introduce new conflict points which may compromise the safety of cyclists and pedestrians.*
- *Access to the subject property has been planned to be through 7733 Turnill Street with the easement already registered in favour of 7760 Garden City Road on August 1, 2003.*

It is also noted that all townhouse developments along the east side of Garden City Road between Granville Avenue and Blundell Road were designed to have accesses through the internal streets with no direct access to Garden City Road.

The implications of granting access on Garden City Road is inconsistent with the access arrangement of previous townhouse developments north and south of the subject site which were required to remove access to Garden City Road in order to create a greenway along the frontage. Introducing a direct access for 7760 Garden City Road would diminish the pedestrian and cycling environment established on this 800 m block of Garden City Road.

Consultation

In response to the Council's referral, the developer held a meeting with the President of the Strata Council of 7733 Turnill Street and three strata Council members on Saturday April 22, 2017. The purpose of the meeting was to address the concerns brought up at the Public Hearing on Monday, March 20, 2017. While the residents at 7733 Turnill Street are still insistent on requesting Council to allow direct vehicle access to the development site from Garden City Road, the developer and the representatives from 7733 Turnill Street reached an agreement on the following terms for access from 7733 Turnill Street:

- Construction of speed bumps and/or signs at 7733 Turnill Street with directions from Strata Council.

- Placement of signage at the visitor parking stalls at 7733 Turnill Street stating "For Visitors of 7733 Turnhill Street only. Violators May Be Towed".
- Placement of signage at the vehicle entrance of 7733 Turnill Street; stating that access to the 7760 Garden City Road development is via a private property and all strata rules and regulations of 7733 Turnill Street be followed.
- Placement of signage at the vehicle entry to the subject site at 7760 Garden City Road from 7733 Turnill Street (on the common property line) to indicate the access point to the 7760 Garden City Road project.
- Developer to pay a one-time lump sum fee of \$10,000 to the Strata Council at 7733 Turnill Road for expenses including, but not limited to exterior power wash of the buildings at 7733 Turnill Street, easement road maintenances, and landscape upgrades.
- Employment of a different unit numbering system (i.e., Unit 101 instead of Unit 1) to differentiate the units in the two complexes and to avoid addressing confusion.
- The developer acknowledges and confirms that no construction access to 7760 Garden City Road from 7733 Turnill Street will be allowed until the project at 7760 Garden City Road is completed and final occupancy is granted. This arrangement will be included in the Construction Parking and Traffic Management Plan for the subject development, which will be required at the Building Permit stage.

The minutes of the meeting between the developer and the representatives of 7733 Turnill Street can be found in Attachment C and an Offer Agreement signed by the developer and the Strata Council of 7733 Turnill Street can be found in Attachment D. In order to ensure the commitment made by the developer to the residents at 7733 Turnill Street will be fulfilled, prior to final adoption of the rezoning bylaw, the applicant will be required to:

1. Provide a bond in the amount of \$10,000.00 for the installation of various traffic management measures, including but not limited to speed humps and signage, as per items #1 to #5 of the Offer Agreement (Attachment D). The bond will be released upon completion of the installation of all traffic management measures as identified in the Offer Agreement (Attachment D). Should the Strata Council of 7733 Turnill Street decide not to allow any of the listed traffic management measures installed on-site, the bonded amount for those works will be refunded to the developer upon:
 - a. Completion of all other items on the list of traffic management measures; and
 - b. Submission of a written confirmation from the Strata Council of 7733 Turnill Street indicating the specific items on the list of traffic management measures that are no longer desired by the Strata Council.
2. Registration of a legal agreement on Title to ensure the following items are completed prior to (or concurrently) final Building Permit inspection or stratification of the subject four unit townhouse development at 7760 Garden City Road:
 - a. The developer has provided a proof of payment of \$10,000.00 to the Strata Council of 7733 Turnill Street for maintenance expenses including, but not limited to exterior

power wash of the buildings at 7733 Turnill Street, easement road maintenance, and landscape upgrades; and

- b. An easement maintenance cost sharing agreement, as per item #8 of the Offer Agreement, between the strata corporation of the subject development at 7760 Garden City Road and the Strata Council of 7733 Turnill Street has been reached.

Conclusion

The proposed four-unit townhouse development is consistent with the Official Community Plan (OCP) regarding developments within the McLennan South Sub-Area. The proposal would be consistent with the form and character of the surrounding area. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process. The developer has agreed to install various traffic management measures at 7733 Turnill Street, provide a one-time lump sum initial maintenance fee to the Strata Council of 7733 Turnill Street, and agreed to a new easement road maintenance cost sharing schedule in order to address concerns raised by residents at 7733 Turnill Street (see details in Attachment E). On this basis, staff recommend support of the application.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9682, be referred to the Monday, July 17, 2017 Public Hearing at 7:00 p.m. in the Council Chambers of Richmond City Hall.



Edwin Lee
Planner 1

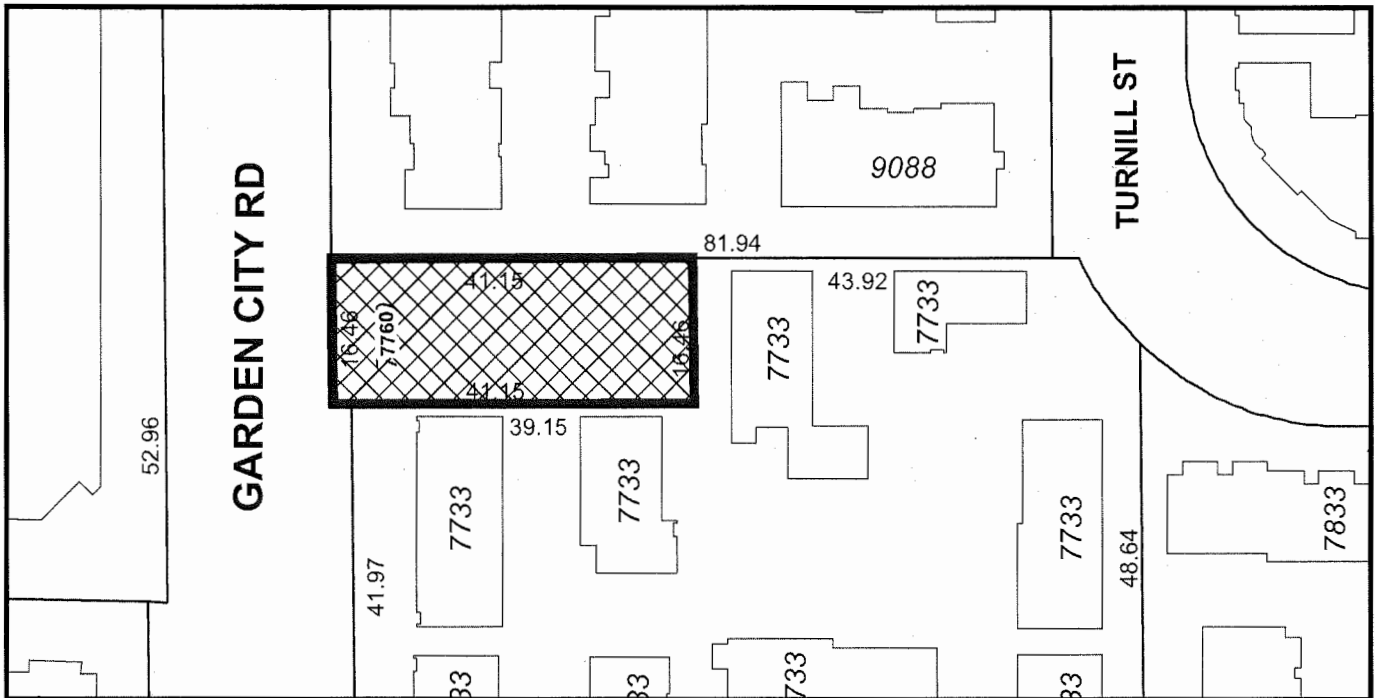
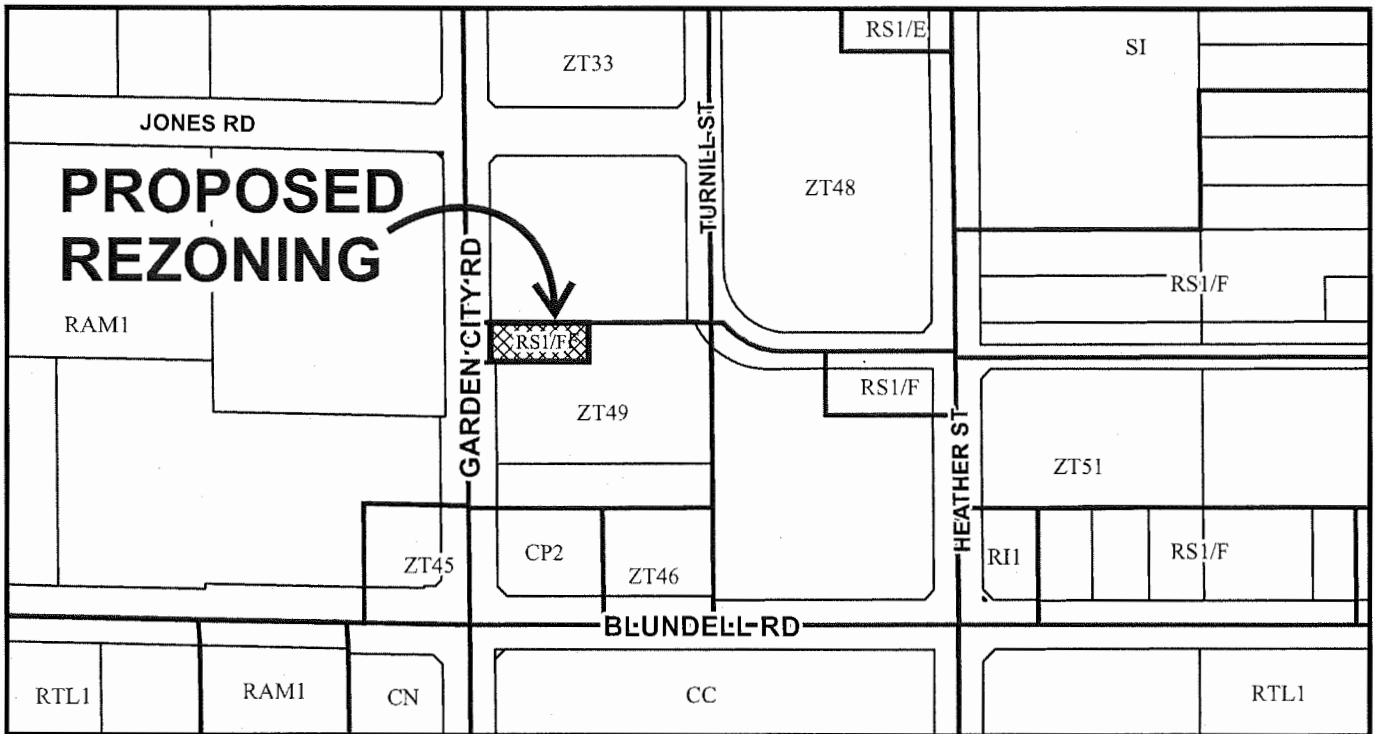
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Attachments:

- Attachment A: Location Map
- Attachment B: Report to Committee dated February 6, 2017
- Attachment C: April 22, 2017 Meeting Minutes
- Attachment D: Offer Agreement
- Attachment E: Rezoning Considerations



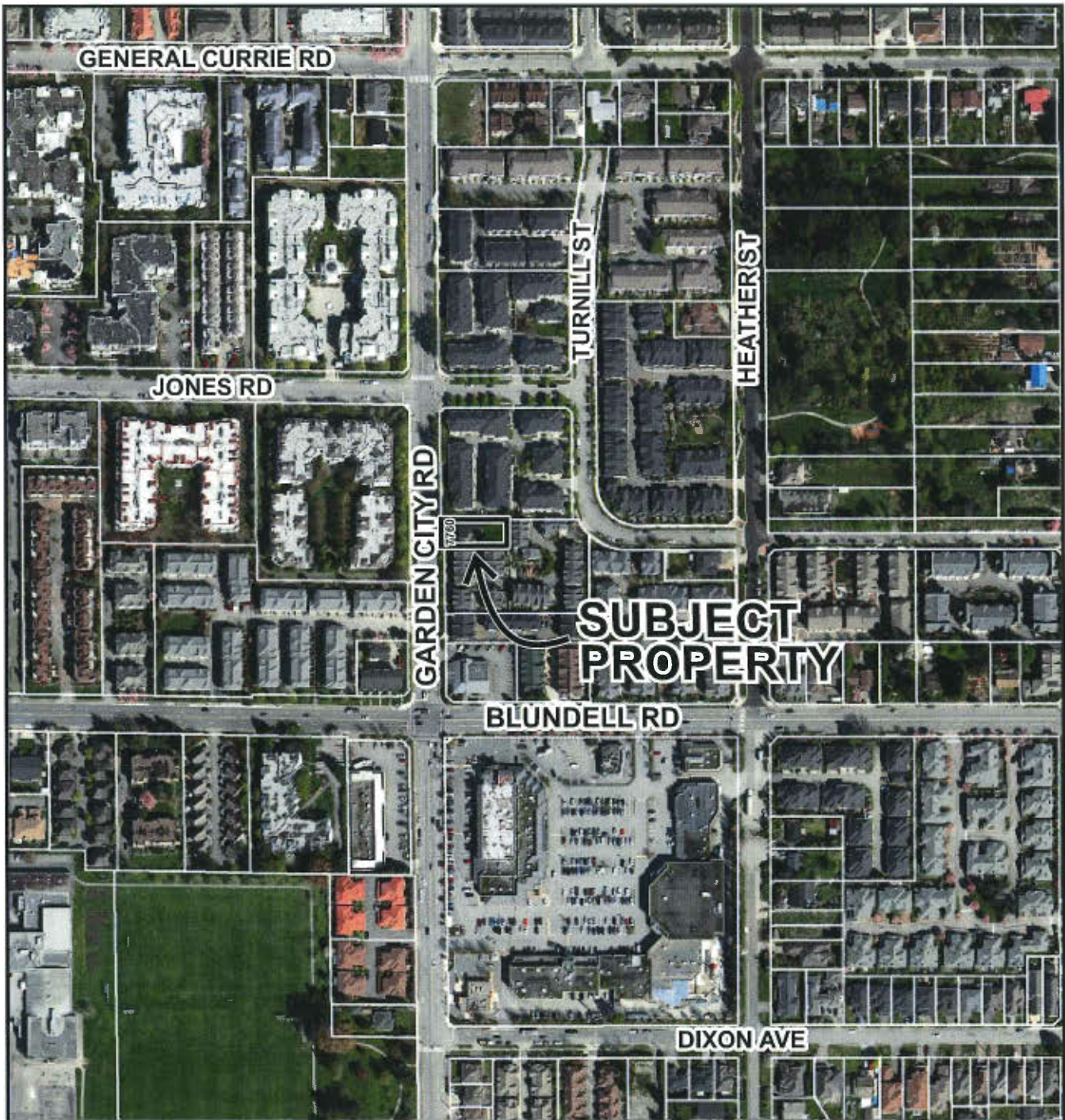
City of
Richmond



	<h1>RZ 15-701939</h1>	<p>Original Date: 07/14/15 Revision Date: 02/02/17 Note: Dimensions are in METRES</p>
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City of
Richmond



RZ 15-701939

Original Date: 07/14/15

Revision Date:

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City of
Richmond

Report to Committee
Planning and Development Division

To: Planning Committee

Date: February 6, 2017

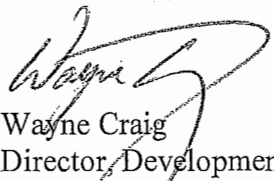
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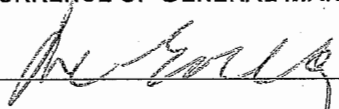
Re: Application by Incircle Projects Ltd. for Rezoning at 7760 Garden City Road from "Single Detached (RS1/F)" to "Town Housing (ZT49) - Moffatt Road, St. Albans Sub-Area and South McLennan Sub-Area (City Centre)"

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9682, for the rezoning of 7760 Garden City Road from "Single Detached (RS1/F)" to "Town Housing (ZT49) – Moffatt Road, St. Albans Sub-Area and South McLennan Sub-Area (City Centre)", be introduced and given first reading.


Wayne Craig
Director, Development

EL:blg
Att. 6

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

Staff Report

Origin

Incircle Projects Ltd. has applied to the City of Richmond for permission to rezone 7760 Garden City Road (Attachment 1) from “Single Detached (RS1/F)” to the “Town Housing (ZT49) - Moffatt Road, St. Albans Sub-Area and South McLennan Sub-Area (City Centre)” zone in order to permit the development of four three-storey townhouse units with vehicle access via a statutory right-of-way from the adjacent property at 7733 Turnill Street. A preliminary site plan, building elevations, and landscape plan are contained in Attachment 2. The site currently contains one single-family home; which will be demolished.

Findings of Fact

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

Surrounding Development

To the North: A 38-unit townhouse development on a site zoned “Town Housing (ZT33) – South McLennan (City Centre)”.

To the East and South: A 27-unit townhouse development on a site zoned “Town Housing (ZT49) - Moffatt Road, St. Albans Sub-Area and South McLennan Sub-Area (City Centre)”.

To the West: Across Garden City Road, a 172-unit low-rise apartment development on a site zoned “Medium Density Low Rise Apartments (RAM1)”.

Related Policies & Studies

Official Community Plan

The subject property is designated “Neighbourhood Residential (NRES)” in the Official Community Plan (OCP). This land use designation allows single-family, two-family and multiple family housing (specifically townhouses). This proposal is consistent with the OCP.

McLennan South Sub-Area Plan

The subject property is located within the McLennan South Sub-Area Plan (Schedule 2.10D of OCP Bylaw 7100) (Attachment 4 – Land Use Map). The site is designated as “Neighbourhood A” for residential developments up to three storeys over one parking level. The current proposal of three-storey townhouse development in duplex form is consistent with the Sub-Area Plan.

Site Assembly Size

The subject site is an orphaned lot landlocked by existing townhouse developments to the north, east and south. Since a cross-access easement was secured from 7733 Turnill Street in anticipation of the development of the subject site, the proposed development can be considered as an extension of this adjacent townhouse development. A high quality pedestrian environment along the fronting street (i.e., Garden City Road) will be created, as no driveway access will be required or permitted.

Project Density

The base density permitted on the subject site is 0.75 FAR, and the Area Plan provides allowances for density bonusing in order to achieve community amenities and affordable housing. The proposed rezoning to "Town Housing (ZT49) - Moffatt Road, St. Albans Sub-Area and South McLennan Sub-Area (City Centre)" would allow a maximum density of 0.78 (i.e., total buildable area approximately 502.5 m² or 5,410 ft²). This density would be in keeping with the range of densities of other projects in the area, and is supportable to staff.

Staff support the proposed density based on the following:

- As describe above, the Area Plan, adopted in 2006, supports use of density bonusing to promote housing affordability and the provision of affordable housing. The City's Affordable Housing Strategy supports the use of density bonusing to achieve the objectives of the Strategy. The applicant has agreed to provide a voluntary cash contribution in the amount of \$21,638.49 (\$4.00 per buildable square foot) to the City's Affordable Housing Reserve Fund in keeping with the Affordable Housing Strategy requirements for townhouse developments.
- The subject development is considered an extension of the townhouse development at 7733 Turnill Street as access to the proposed new townhouse units will be via the access easement registered on 7733 Turnill Street. The proposal is to rezone the subject site to the same zoning district as the adjacent townhouse development at 7733 Turnill Street.
- The Area Plan supports use of density bonusing to promote the development of barrier-free housing and the proposal will provide two convertible housing units.
- A 2.0 m wide road dedication across the entire Garden City Road development frontage and a 3.0 m wide Public Rights-of-Passage (PROP) along the new Garden City Road property line will be provided.
- Frontage improvements along Garden City Road; including a new concrete sidewalk and a grass and treed boulevard matching the existing frontage improvements works to the north and south of the subject site will be provided.

Floodplain Management Implementation Strategy

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

Public Consultation

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

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing; where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Built Form and Architectural Character

The applicant proposes to construct a total of four three-storey townhouse units in a total of two townhouse clusters. Two units will front onto Garden City Road, and the remaining two units will front onto the internal drive aisle. The amenity area will be situated along the north property line at the end of the internal drive aisle.

A Development Permit processed to a satisfactory level is a requirement of zoning approval. Through the Development Permit, the following issues are to be further examined:

- Demonstrate compliance with Development Permit Guidelines for multiple-family projects in the 2041 Official Community Plan Bylaw 9000 and the McLennan South Sub-Area Plan.
- Ensure the proposal follows the conditions stipulated by the project arborist related to driveway, sidewalk and patio/fence constructions/installations within the Tree Protection Zones.
- Review of size and species of replacement trees to ensure bylaw compliance and to achieve a mix of conifer and deciduous trees on-site.
- Address potential privacy concerns through landscaping and built form.
- Refinement of the outdoor amenity area design including the choice of play equipment.
- Review of a sustainability strategy for the development proposal including measures to achieve an EnerGuide Rating System (ERS) score of 82.

Additional issues may be identified as part of the Development Permit application review process.

Existing Legal Encumbrances

There is an existing 3.0 m wide statutory right-of-way (SRW) along the entire west property line of the site (i.e., along Garden City Road) registered on Title of the subject site for the existing sanitary sewer. A portion of this SRW is located outside of the required 2.0 m wide road dedication along Garden City Road will fall with the land after the road dedication. The 3.0 m wide Public Rights-of-Passage (PROP) along the new property line required for this rezoning and development will also allow for sanitary main maintenance.

Transportation and Site Access

No direct vehicular access is permitted to Garden City Road. Vehicular access to the subject site will be provided via the access easement over the internal drive-aisle at 7733 Turnill Street (registered under BV299944). This access arrangement was envisioned and secured when the adjacent townhouse development at 7733 Turnill Street developed in 2003. A legal opinion prepared by the applicant's lawyer confirms that the City can rely on this access easement. The applicant also confirmed that the strata council and residents at 7733 Turnill Street have been informed. Staff have not received any feedbacks or comments on this issue from the residents at 7733 Turnill Street. Registration of a legal agreement on Title, ensuring vehicle access is limited to the SRW on 7733 Turnill Street and prohibiting access to Garden City Road, will be required prior to final adoption of the rezoning bylaw.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses six bylaw-sized trees on the subject property and three trees on neighbouring properties.

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

- Six trees (tag# 101, 102, 103, 104, 105 and 106) located on the development site have all been previously topped and as a result, are not good candidates for retention. These trees should be removed and replaced.
- Three trees (tag# 107, 108, 109) located on adjacent neighbouring properties are identified to be retained and protected. Developer is required to provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove all bylaw-sized trees on-site (i.e., six trees). The 2:1 replacement ratio would require a total of 12 replacement trees. According to the Preliminary Landscape Plan provided by the applicant (Attachment 2), the developer is proposing to plant 17 new trees on-site. The size and species of replacement trees will be reviewed in detail through Development Permit and overall landscape design.

Tree Protection

Three trees (tag #107, 108 and 109) on neighbouring properties are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 5). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.
- 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 \$3,000 to ensure the replacement planting will be provided.

Tandem Parking

Richmond Zoning Bylaw 8500 permits 100% tandem parking arrangement in a number of site specific townhouse zones including "Town Housing (ZT49) – Moffatt Road, St. Albans Sub-Area and South McLennan Sub-Area (City Centre)". The proposal will feature two units with a total of four stalls (50% of resident parking spaces proposed) in a tandem arrangement, which is consistent with the tandem parking provision of Richmond Zoning Bylaw 8500. A restrictive covenant to prohibit the conversion of the tandem garage area into habitable space is required prior to final adoption.

Variance Requested

The proposed development is generally in compliance with the "Town Housing (ZT49) – Moffatt Road, St. Albans Sub-Area and South McLennan Sub-Area (City Centre)" zone with one proposed variance. The applicant has requested a variance to reduce the rear yard setback from 4.57 m to a minimum of 3.0 m; in order to accommodate a projection on the ground floor and open deck spaces on the second floor of the proposed Building #1 (i.e., the east building). This proposed rear yard (east) setback is similar to the setback provided on the adjacent townhouse units to the east of the subject site (i.e., approximately 3.0 m between the second floor balcony and the common property line). The setbacks to the second and third floor living space will remain at a minimum of 4.57 m from the east property line. This variance will be reviewed in the

context of the overall detailed design of the project; including architectural form, site design and landscaping at the Development Permit stage.

Affordable Housing Strategy

Consistent with the Affordable Housing Strategy, the applicant proposes to make a cash contribution to the Affordable Housing Reserve Fund at \$4.00 per buildable square foot; for a contribution of \$21,638.49.

Townhouse Energy Efficiency and Renewable Energy

The applicant has committed to achieving an EnerGuide Rating System (ERS) score of 82 and providing pre-ducting for solar hot water for the proposed development. A Restrictive Covenant; specifying all units are to be built and maintained to the ERS 82 or higher, and that all units are to be solar-hot-water-ready, is required prior to rezoning bylaw adoption. 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.

Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$4,000 as per the Official Community Plan (OCP) and with Council Policy.

Outdoor amenity space will be provided on-site. Based on the preliminary design, the size of the proposed outdoor amenity space complies with the Official Community Plan (OCP) minimum requirements of 6 m² per unit. Staff will work with the applicant at the Development Permit stage to ensure the configuration and design of the outdoor amenity space meets the Development Permit Guidelines in the OCP.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the developer is required to provide a 2.0 m wide road dedication across the entire Garden City Road development frontage and a 3.0 m Public Rights-of-Passage (PROP) SRW along the new property line to align with the property line and the PROP SRW to the south along the Garden City Road frontage.

Then, prior to issuance of the Building Permit, the developer is required to enter into the City's standard Servicing Agreement to design and construct frontage beautification along the site frontages, as well as service connections (see Attachment 6 for details). All works are at the developer's sole cost. The developer is also required to pay DCC's (City & GVS & DD), School Site Acquisition Charge and Address Assignment Fee.

Financial Impact or Economic Impact

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

Conclusion

The proposed four-unit townhouse development is consistent with the Official Community Plan (OCP) regarding developments within the McLennan South Sub-Area. The proposal would be consistent with the form and character of the surrounding area. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process.

The applicant has agreed to the list of rezoning considerations (signed concurrence on file) outlined in Attachment 6.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9682 be introduced and given first reading.



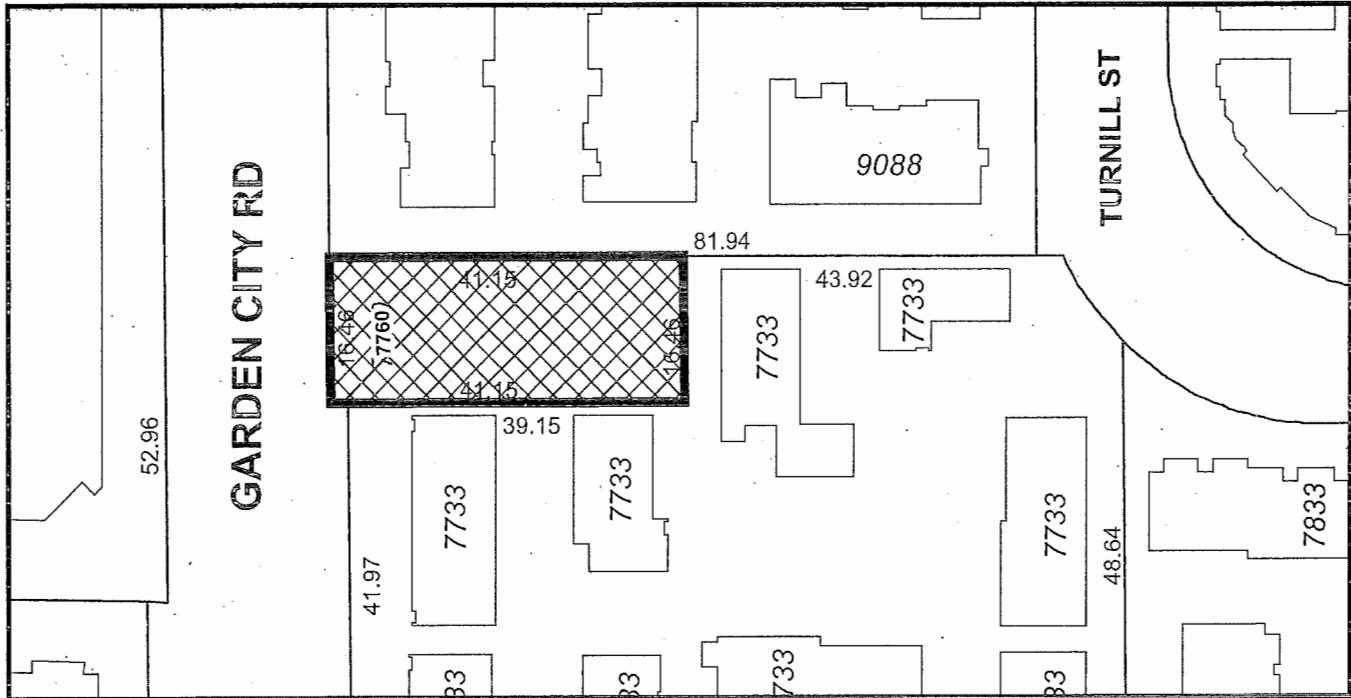
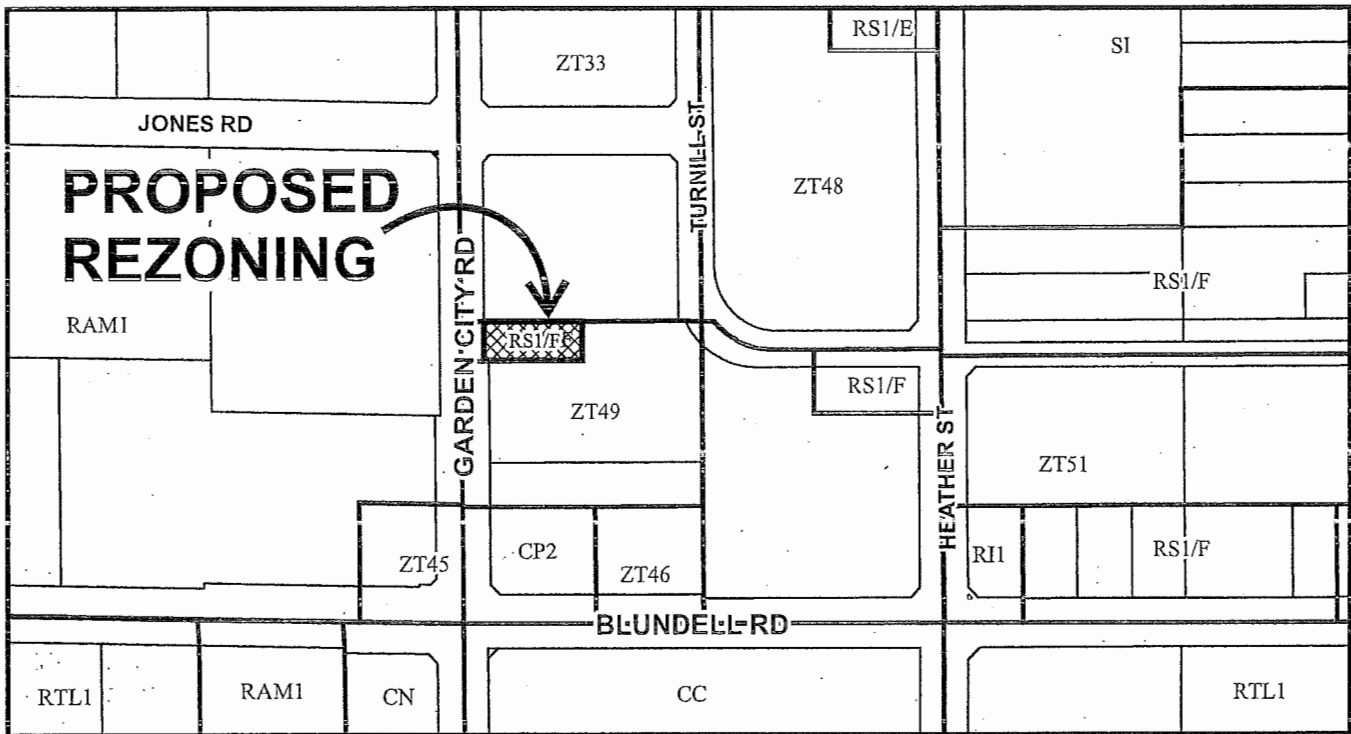
Edwin Lee
Planner 1
(604-276-4121)

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- Attachment 1: Location Map
- Attachment 2: Proposed Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: McLennan South Sub-Area Plan Land Use Map
- Attachment 5: Tree Management Plan
- Attachment 6: Rezoning Considerations



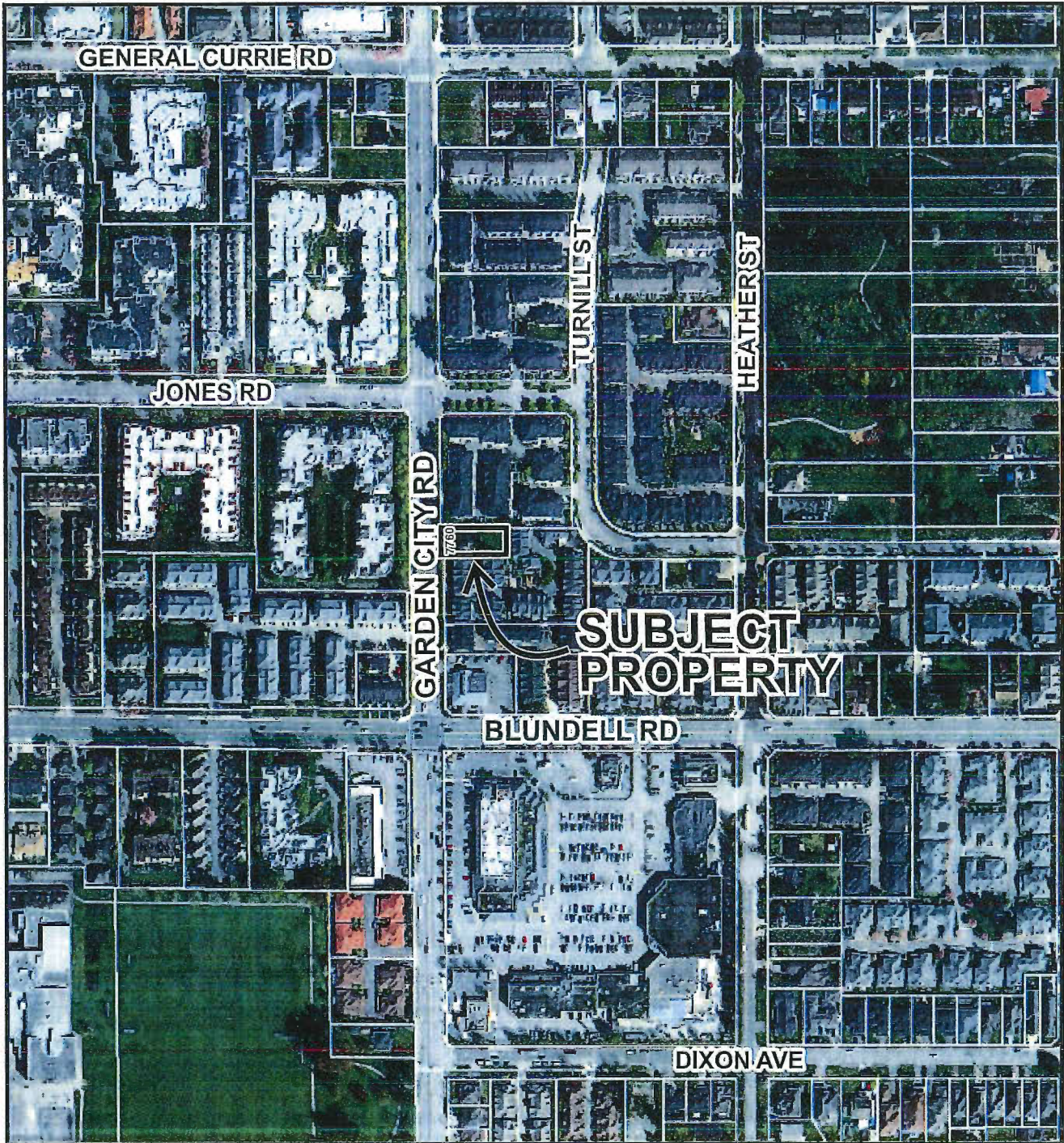
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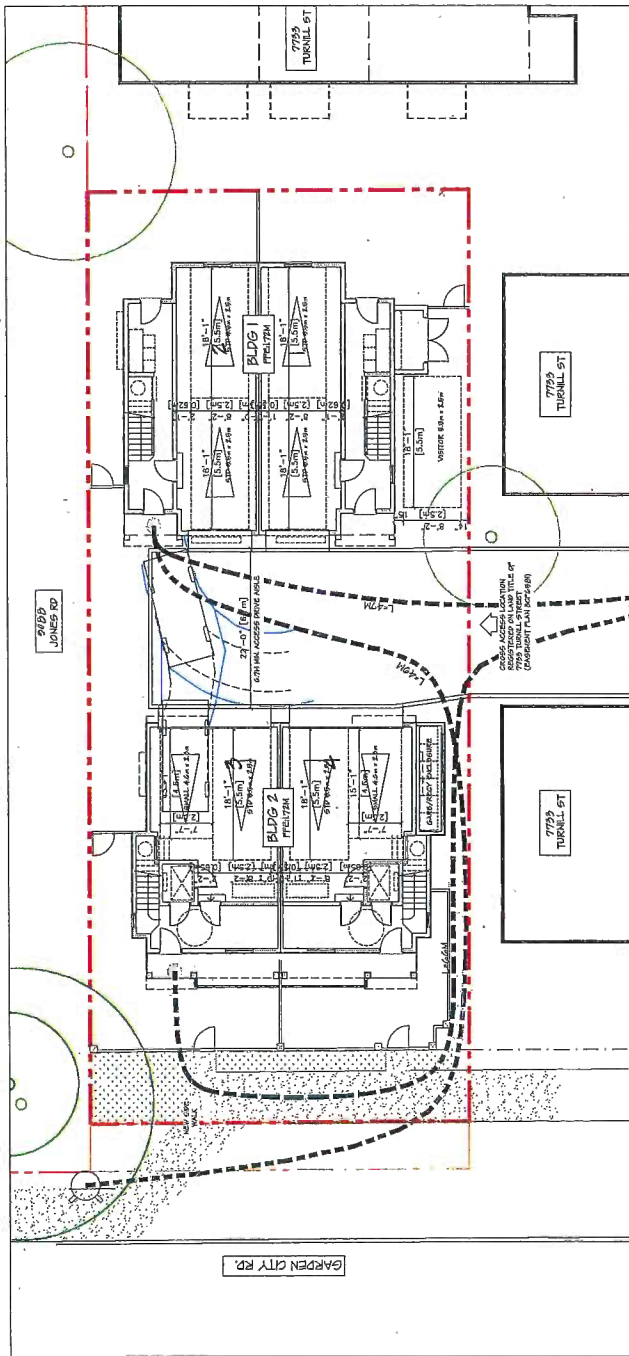
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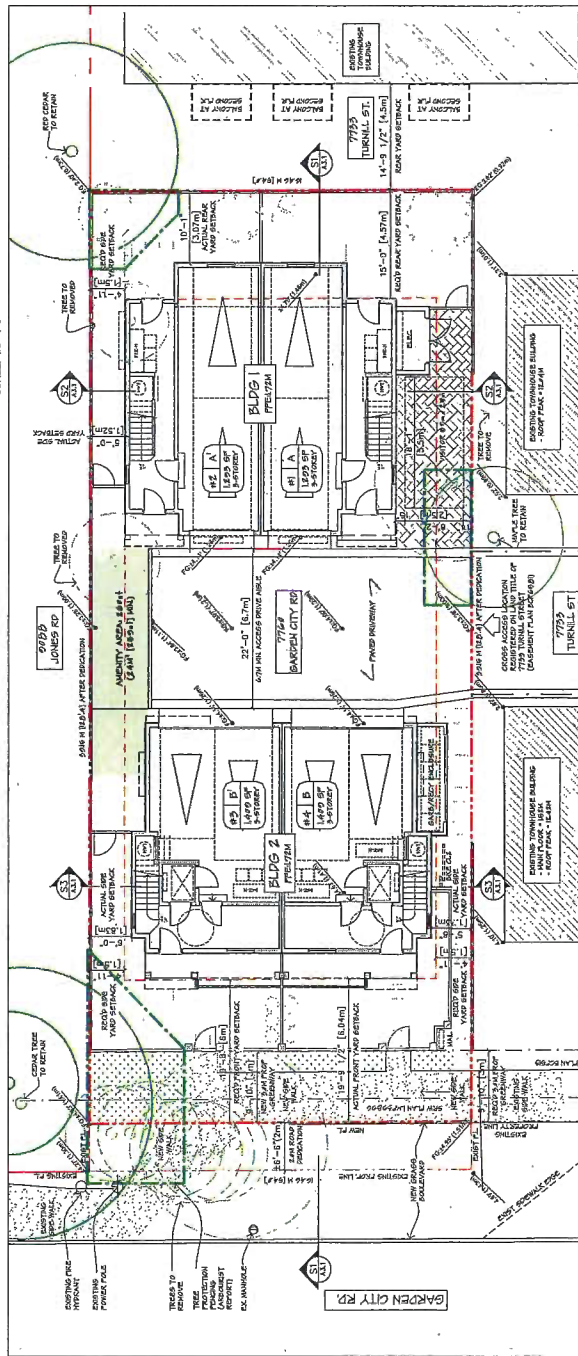
REVISIONS	
JAN 26, 2017	IC Fireworkhatch
SEP 16, 2016	IC Resubmission
FEB 24, 2016	IC Resubmission
JAN 26, 2016	IC Resubmission
DEC 03, 2015	IC Resubmission
MAY 20, 2015	Issued for IC Application
CONSULTANTS	
<p>INTERFACE</p> <p>3100 Garden City Road Chesapeake, VA 23030 Tel: 757-546-1122 Fax: 757-546-1123 www.interfacehvac.com</p>	

INTERFACE
 3100 Garden City Road
 Chesapeake, VA 23030
 Tel: 757-546-1122
 Fax: 757-546-1123
 www.interfacehvac.com

PROJECT	Proposed 4 Unit Townhouse Development 7780 Garden City Road Richmond, VA
PROJECT NO.	1111
SCALE	As Noted
DATE	May 06, 2014
DRAWN BY	KYC, BRS, AL
CHECKED BY	KYC
SHEET TITLE	SITE PLAN AND FIRE PROTECTION AND PARKING PLAN
DRAWING	A1.2



FIRE PROTECTION AND PARKING PLAN
 SCALE: 1/8"=1'-0"



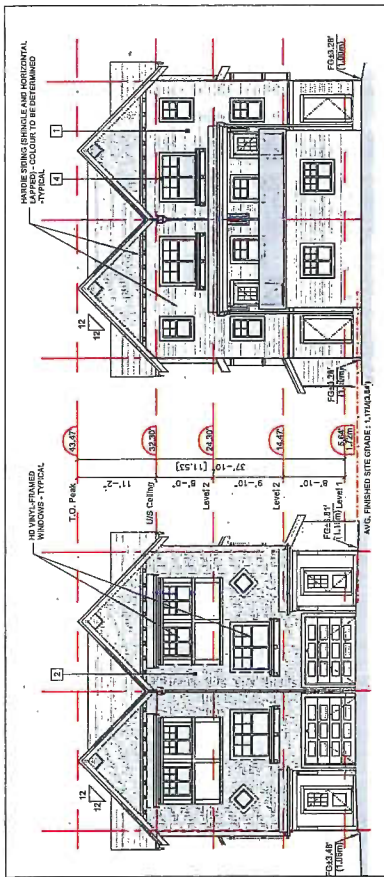
PROPOSED SITE PLAN
 SCALE: 1/8"=1'-0"

REVISIONS		
JAN 25, 2017	12Z Final Submittal	
MAY 18, 2016	RC Re-submittal	
JAN 16, 2016	RC Re-submittal	
MAY 29, 2015	Issue for RC Application	
CONSULTANTS		

INTERFACE
 1100 Cambridge Road
 Richmond BC
 V6V 1G6
 F 604 271 1146
 www.interfaceinteriors.com

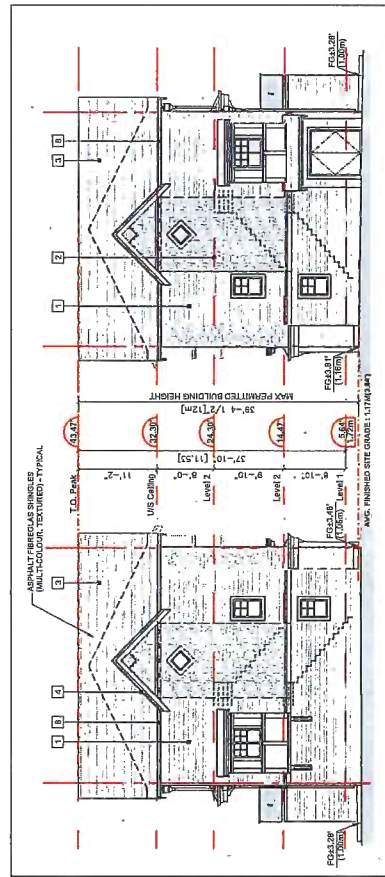
PROJECT	Prepared 4-Unit Townhome Development 7753 Turnhill St Richmond BC
PROJECT NO.	1911
SCALE	As Noted
DATE	May 16, 2014
DRAWN BY	KYC, SRS, JAL
CHECKED BY	KYC
SHEET TITLE	EXTERIORS - BUILDINGS 1, 2
DRAWING	

A2.2



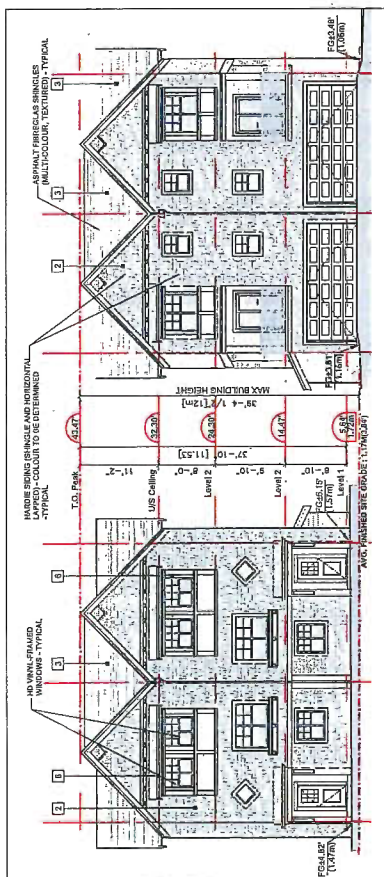
ELEVATION: BUILDING 1 - REAR (EAST)
SCALE: 1/8"=1'-0"

ELEVATION: BUILDING 1 - DRIVE AISLE (WEST)
SCALE: 1/8"=1'-0"



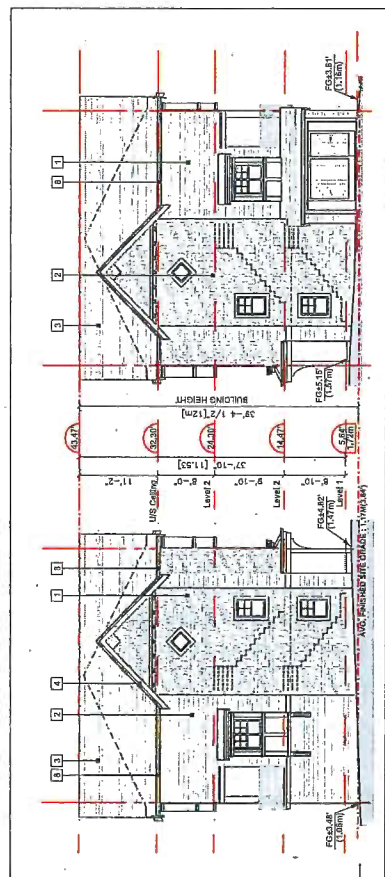
ELEVATION: BUILDING 1 (SOUTH)
SCALE: 1/8"=1'-0"

ELEVATION: BUILDING 1 (NORTH)
SCALE: 1/8"=1'-0"



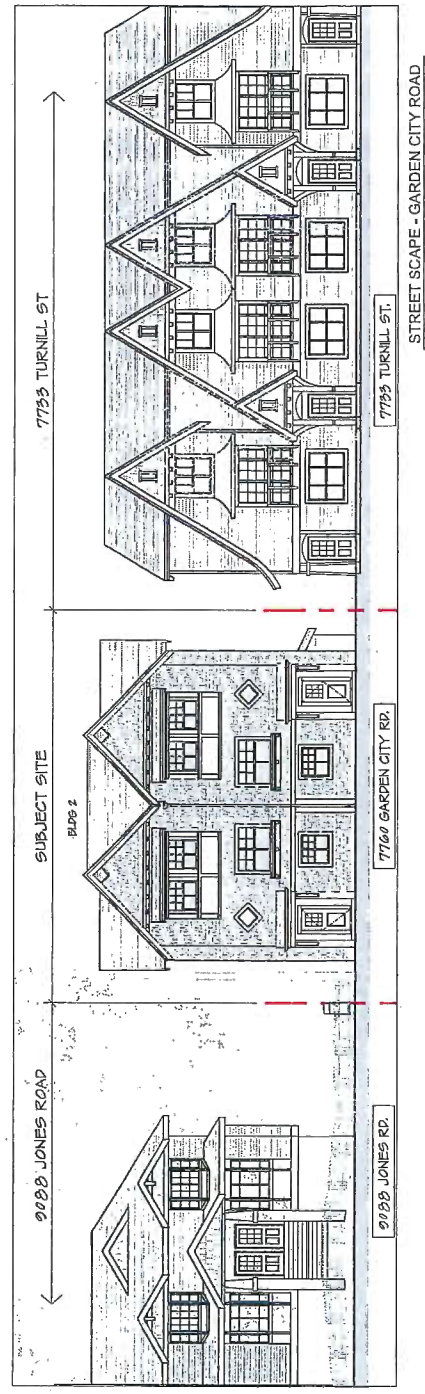
ELEVATION: BUILDING 2 - DRIVE AISLE (EAST)
SCALE: 1/8"=1'-0"

ELEVATION: BUILDING 2 - GARDEN CITY RD (WEST)
SCALE: 1/8"=1'-0"



ELEVATION: BUILDING 2 (SOUTH)
SCALE: 1/8"=1'-0"

ELEVATION: BUILDING 2 (NORTH)
SCALE: 1/8"=1'-0"



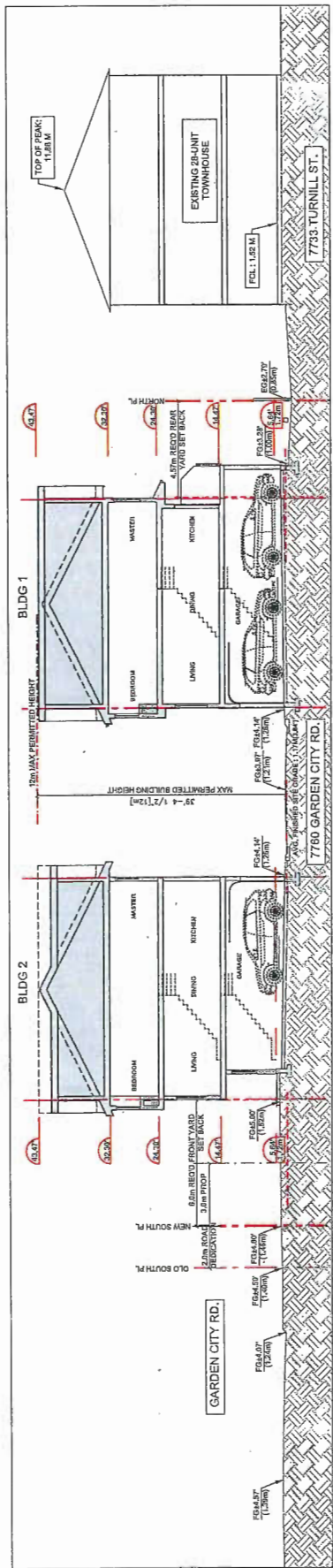
EXTERIOR FINISHES	
1	HORIZONTAL HARDIE PLANK CEDAR/MILL SIDING Main wall and Gable Colour: Monterey Pine
2	CEDAR OR HARDIE SHINGLE SIDING Colour: Monterey Pine
3	FIBREGLASS ASPHALT ROCK SHINGLES Colour: Charcoal/MultiColour, Textured
4	2x4 WOOD TRIM BOARD - PAINTED Colour: White
5	8" DECORATIVE WOOD BRACES Colour: White
6	2x6 WINDOW TRIM BOARD - PAINTED Colour: White
7	VINYL-CRACKED POLYESTER GLASS WINDOWS Vinyls or Frames Colour: Silver (Sno)
8	ALUMINUM FASCIA, GUTTER Colour: GP RTN (Black Finish)
9	ENTRY SOLID WOOD DOOR WITH SIBELIGHT Door Colour: GP ACT1N (Recessed Plywood)
10	OVERHEAD WOOD PANEL GARAGE DOOR Colour: GP OVERSOY (Cherry)
11	METAL & GLASS GUARDRAIL Colour: Black Metal

REVISIONS	
JAN 04, 2017	DC Reevaluation
SEP 16, 2016	DC Reevaluation
JAN 02, 2016	DC Reevaluation
DEC 03, 2015	DC Reevaluation
MAY 20, 2015	Issued for DC Application
CONSULTANTS	

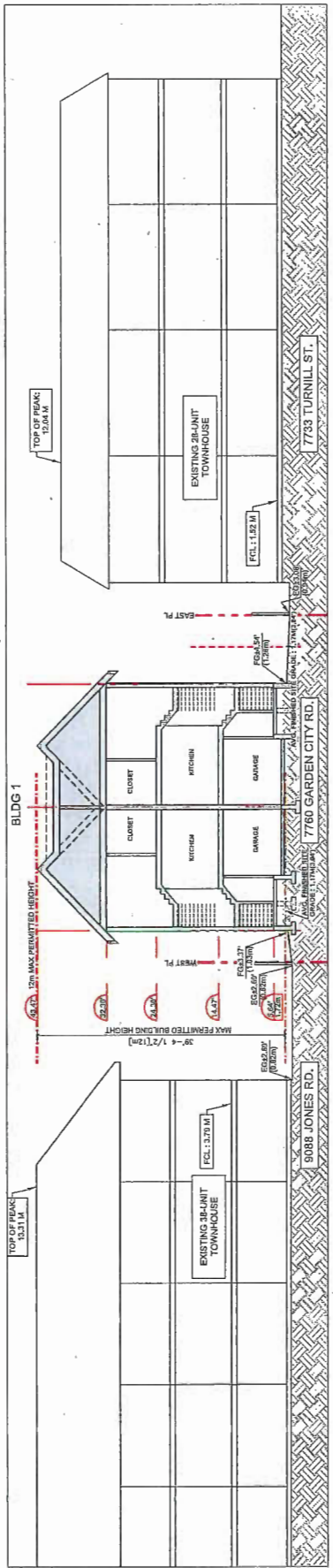
INTERFACE
 5406 250
 11800 Cambridge Road
 Greenville, NC 27835
 T 864 831 1182
 F 864 831 1188
 www.interfacearchitecture.com

PROJECT	Proposed 4-Unit Townhome Development
7760 Garden City Road	Richmond, NC
PROJECT NO.	1811
SCALE	As Shown
DATE	May 16, 2014
DRAWN BY	KTC, BREA, AL
CHECKED BY	KTC
SHEET TITLE	SITE SECTIONS - S1, S2, S3
DRAWING	

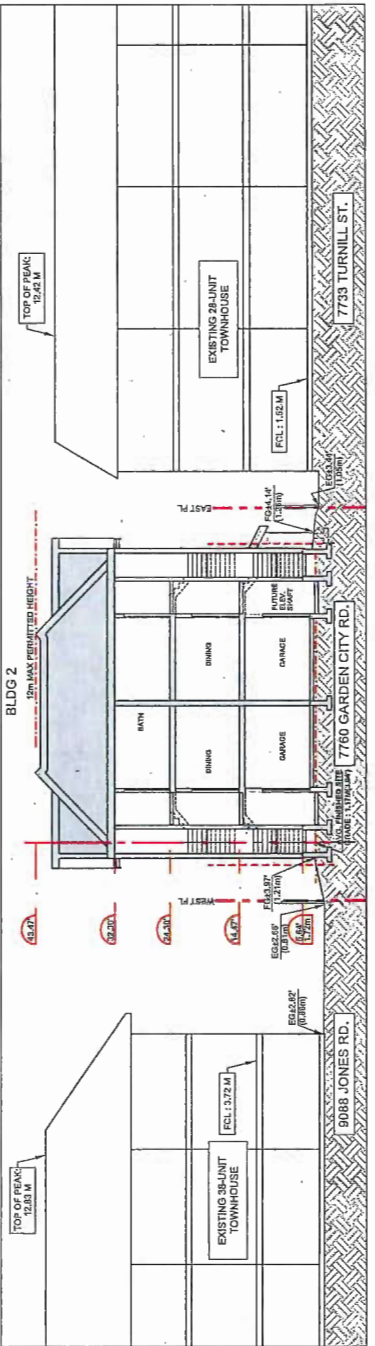
A3.1



SITE SECTION S1
SCALE: 1/8"=1'-0"



SITE SECTION S2
SCALE: 1/8"=1'-0"



SITE SECTION S3
SCALE: 1/8"=1'-0"

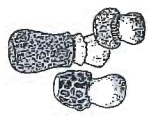
Lot	1.51	0.92	0.71	1.41	4.55 m
BLDG 1	1.16	1.00	1.00	1.08	4.22 m
BLDG 2	1.57	1.16	1.08	1.47	5.28 m
					14.00 m
AVERAGE FINISHED SITE GRADE CALCULATION					1.17 m
					(3.64')



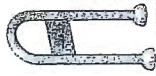
Seat



Play - Ladybug



Play - Pods



Bike Rack

RZ 15 - 701939



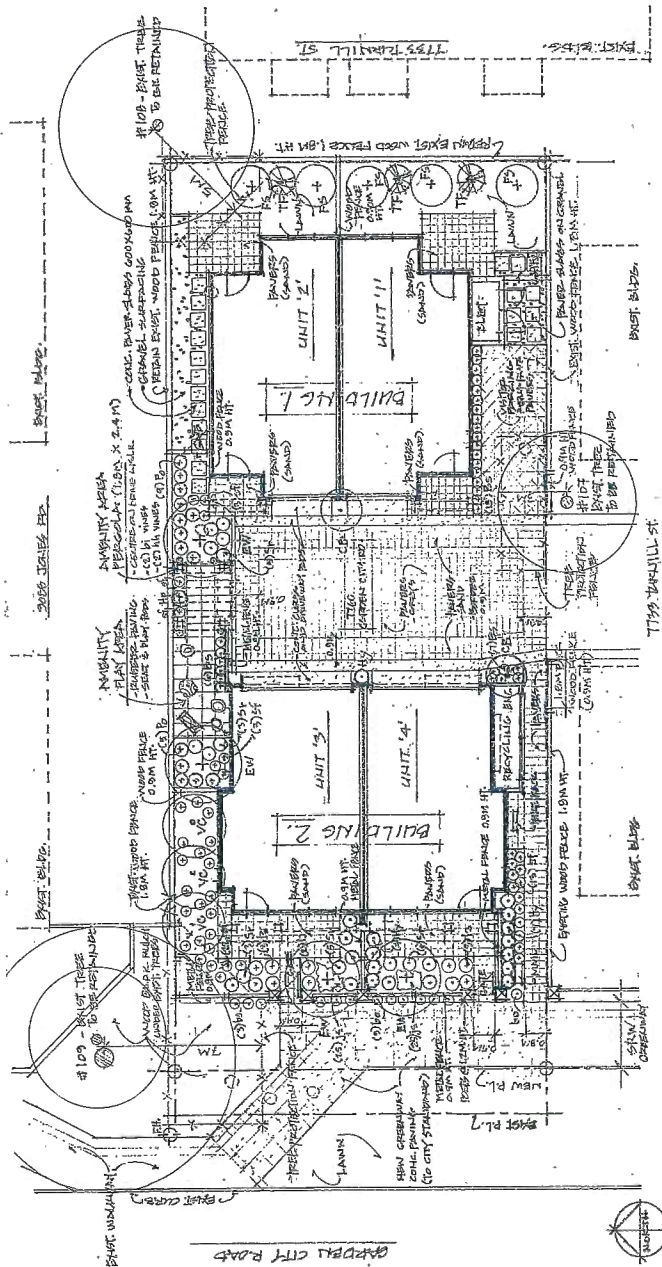
K.R. ROSS & ASSOCIATES
Landscape Architects

7760 GARDEN CITY ROAD
4-UNIT RESIDENTIAL DEVELOPMENT
Richmond, B.C.

LANDSCAPE PLAN	
DATE	REV.
2019-08-23	1
DRAWING NO.	
L-1	

PROJECT NOTES

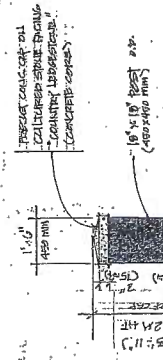
- GENERAL:
 - 1. Provide all materials and workmanship in accordance with the specifications and standards of the B.C. Building Code.
 - 2. Provide underground ducts under paved areas for irrigation as required.
- PLANTING AREAS:
 - 1. All plants, products and installation to conform to the latest edition of the "BC Landscape Standard".
 - 2. Contractor to provide one year warranty on all plant materials and labor.
 - 3. All plants to be approved by the BC Landcare Society.
 - 4. All trees to be approved by the BC Landcare Society.
- PROTECTION OF EXISTING TREES:
 - 1. All trees to be protected and preserved to the maximum extent possible.
 - 2. Tree Protection Fencing to be installed prior to construction and maintained throughout the project.
 - 3. No work shall be carried out within the root protection zone except under the direct supervision and control of the Project Architect.
- PAVING AREAS:
 - 1. Paving to be "Old Country Stone" supplied by Absolutif Concrete Products (or approved equal).
 - 2. For walkways and pedestrian-only areas use 60mm depth paving. "Desert Sandstone" or "Desert Sandstone" pavers.
 - 3. For all vehicular areas use 60mm depth paving. "Grays Blend" and "Desert Sandstone" pavers - as per landscape plan layout.
 - 4. All pavers to be installed on a 100mm compacted subgrade.
 - 5. All pavers to be installed on a 100mm compacted subgrade.
 - 6. All pavers to be installed on a 100mm compacted subgrade.
- WOOD STRUCTURES:
 - 1. All wood structures to be made of pressure treated wood.
 - 2. All wood structures to be made of pressure treated wood.
 - 3. All wood structures to be made of pressure treated wood.



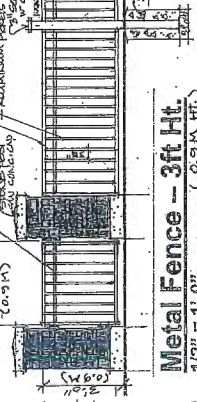
Landscape Plan
1/8" = 1'-0"

PLANT LIST

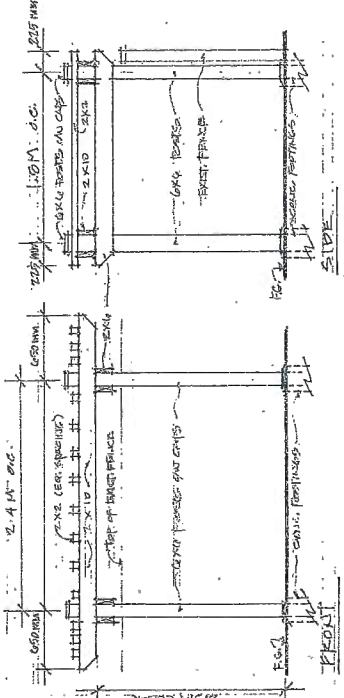
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AC	3	Aster cernuifolius	Vine Maple	4.5m cal
CB	2	Caryophyllus latifolius	Frank Flowering	6.5m cal
EW	4	Euonymus alatus	Spreading Wintergreen	6.5m cal
FS	5	Ficus sylvatica	Common Fig	6.5m cal
FR	3	Thuja occidentalis	Green Cedar	2.4M HL
SH	31	Buxus sempervirens	Common Boxwood	22 pot
HY	1	Hydrangea paniculata	Limelight Hydrangea	30cm pot
PO	14	Philadelphus coronarius	Common Philadelphus	40 pot
SP	22	Spirea japonica	Japanese Spirea	40 pot
HY	12	Yucca filamentosa	Adam's Needle	1.2M HL
PER	13	PERENNIALS		
GR	50	GRASSES & FERNS		
JA	8	Japanese Spirea	Japanese Spirea	10cm pot
EN	43	English Lavender	English Lavender	30cm pot
ST	2	Stemmed Fern	Stemmed Fern	42 pot
CL	2	CLIMBING VINES		
HI	2	Hollyhock	Hollyhock	40 pot
BI	2	Boston Ivy	Boston Ivy	40 pot



Stone Post Feature
1/2" = 1'-0" (1.2M HT.)



Metal Fence - 3ft. Ht.
1/2" = 1'-0" (0.9M HT.)



Pergola Feature at Amenity
1/2" = 1'-0"



RZ 15-701939

Attachment 3

Address: 7760 Garden City Road

Applicant: Incircle Projects Ltd.

Planning Area(s): South McLennan Sub-Area (City Centre)

	Existing	Proposed
Owner:	Earl Kim Wing Luk Queenie Yu Yuk Law	To be determined
Site Size (m²):	677.0 m ²	644.3 m ² (after road dedication)
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	CCAP: General Urban T4 South McLennan Sub-Area Plan: Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family, with 0.75 base FAR	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/F)	Town Housing (ZT49) - Moffatt Road; St. Albans Sub-Area and South McLennan Sub-Area (City Centre)
Number of Units:	2	4
Other Designations:	N/A	No Change

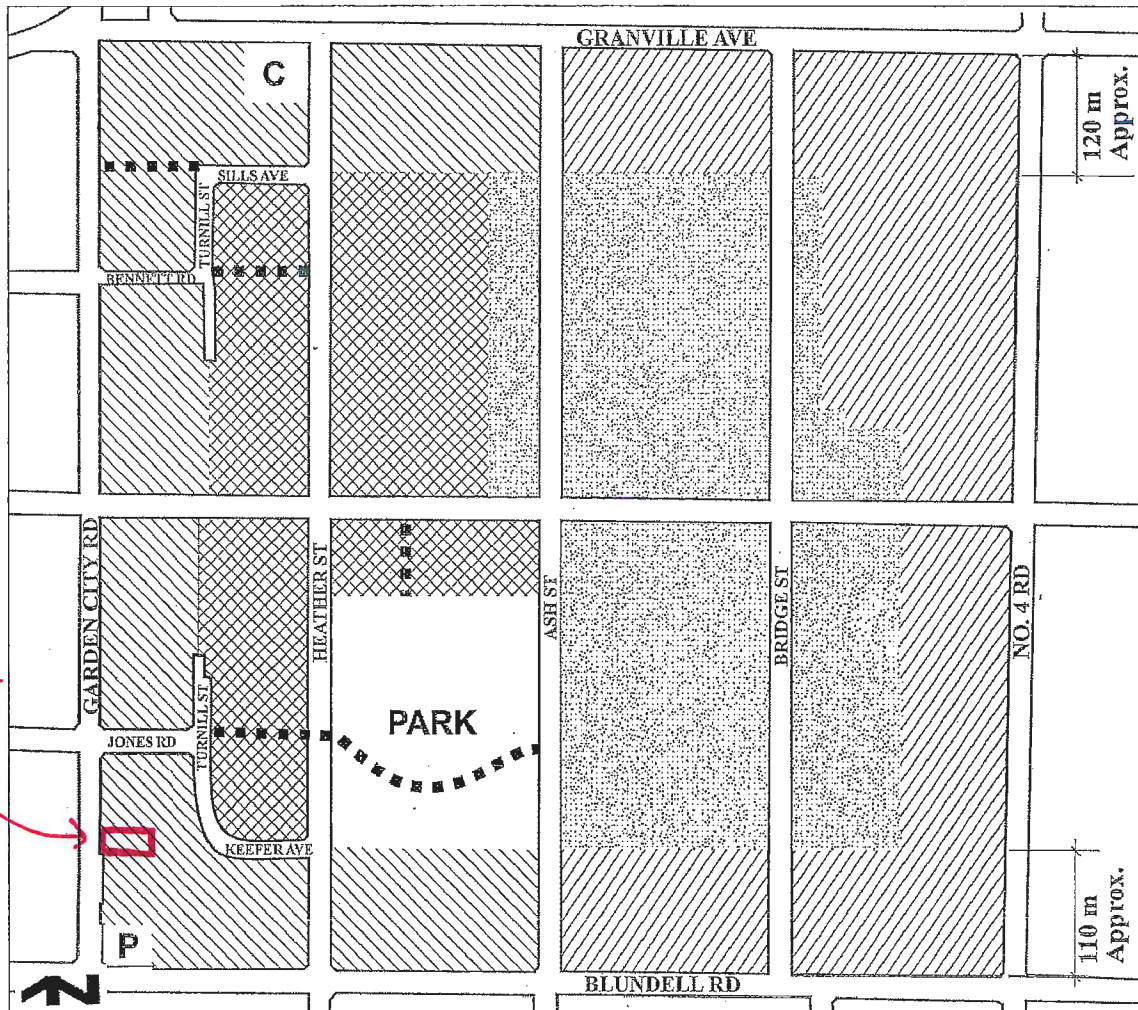
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.78 + 0.04 covered area	0.78	none permitted
Lot Coverage (% of lot area):	Building: Max. 40%	Building: Max. 40%	none
Setbacks (m):	Public Roads: Min. 6.0 m North: Min. 1.5 m South: Min. 1.5 m East: Min. 4.57 m	Public Roads: 6.04 m North: 1.52 m South: 1.73 m East: 3.07 m	Variance Requested
Height (m):	Max. 12 m or 3 Storeys	10.78 m and 3 storeys	none
Off-street Parking Spaces – Residential (R) / Visitor (V):	1.4 (R) and 0.2 (V) per unit	2 (R) and 0.25 (V) per unit	none
Off-street Parking Spaces – Total:	6 (R) and 1 (V)	8 (R) and 1 (V)	none
Standard Parking Spaces:	7	7	none
Small Car Parking Spaces:	None when fewer than 31 residential spaces are required on site	2 (surplus stalls)	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Tandem Parking Spaces:	Permitted	4	none
Handicap Parking Spaces:	None when fewer than 3 visitor parking spaces are required	0	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.5 (Class 1) and 0.25 (Class 2) per unit	none
Off-street Bicycle Parking Spaces – Total:	5 (Class 1) and 1 (Class 2)	6 (Class 1) and 1 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 4 units = 24 m ²	24 m ² Min.	none






Other: Tree replacement compensation required for removal of bylaw-sized trees.

City of Richmond

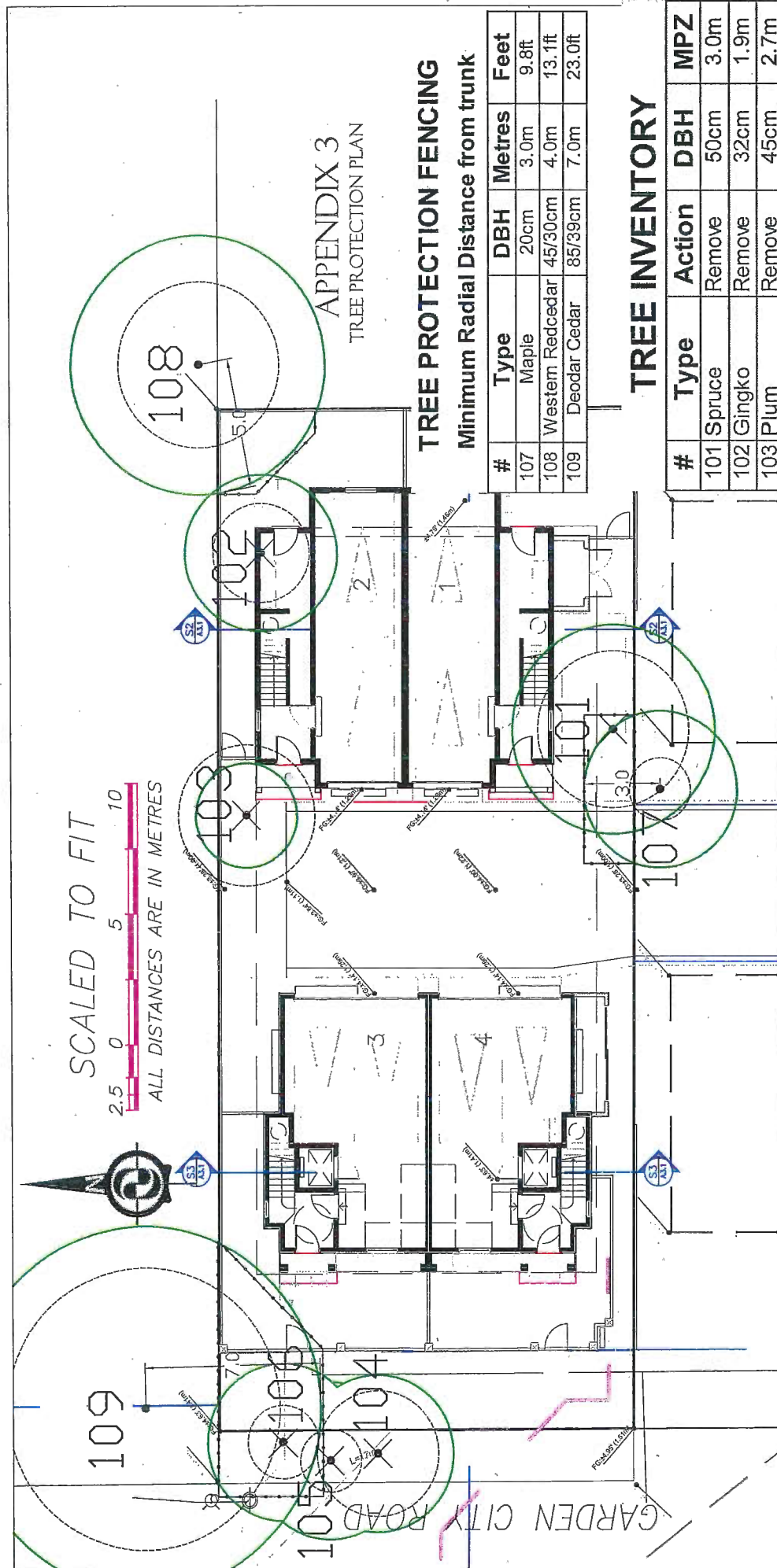
Land Use Map Bylaw 9106
2015/09/14



SUBJECT SITE

	Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family 0.75 base F.A.R.		Residential, Historic Single-Family, 2 ½ storeys maximum 0.55 base F.A.R. , Lot size along Bridge and Ash Streets:		Trail/Walkway
	Residential, 2 ½ storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family 0.60 base F.A.R.		<ul style="list-style-type: none"> Large-sized lots (e.g. 18 m/59 ft. min. frontage and 550 m²/ 5,920 ft² min. area) Elsewhere:	C	Church
	Residential, 2 ½ storeys typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family 0.55 base F.A.R.		<ul style="list-style-type: none"> Medium-sized lots (e.g. 11.3 m/ 37 ft. min. frontage and 320 m²/ 3,444 ft² min. area), with access from new roads and General Currie Road; Provided that the corner lot shall be considered to front the shorter of its two boundaries regardless of the orientation of the dwelling.	P	Neighbourhood Pub

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



**APPENDIX 3
TREE PROTECTION PLAN**

TREE PROTECTION FENCING
Minimum Radial Distance from trunk

#	Type	DBH	Metres	Feet
107	Maple	20cm	3.0m	9.8ft
108	Western Redcedar	45/30cm	4.0m	13.1ft
109	Deodar Cedar	85/39cm	7.0m	23.0ft

TREE INVENTORY

#	Type	Action	DBH	MPZ
101	Spruce	Remove	50cm	3.0m
102	Gingko	Remove	32cm	1.9m
103	Plum	Remove	45cm	2.7m
104	Excelsa	Remove	30/20cm	2.4m
105	Excelsa	Remove	20cm	1.2m
106	Excelsa	Remove	22cm	1.3m
107	Maple	Retain	20cm	1.2m
108	Redcedar	Retain	45/30cm	3.2m
109	Deodar Cedar	Retain	85/39cm	5.4m

DBH= trunk diameter, MPZ= protection zone, NFZ= no foundation

SCALED TO FIT
2.5 0 5 10
ALL DISTANCES ARE IN METRES

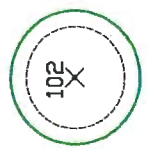
Froggers Creek
Tree Consultants Ltd
7753 McPherson Avenue Burnaby BC V5J 4H4
Telephone: 604-271-6002 Fax: 604-607-0970
7780 Garden City Road Richmond

TREE PROTECTION PLAN
THIS PLAN IS BASED ON THE INFORMATION PROVIDED FOR THE RETENTION, REMOVAL, TREE CANOPIES, PROTECTION ZONES AND PROTECTION FENCING IN RELATION TO THE PROPOSED LAYOUT

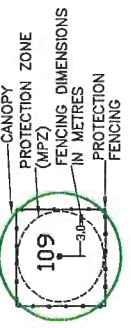
DATE: 25 JAN 2017

- NOTES:
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
 2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING REPORTED DBH, HEIGHT, CANOPY SPREAD AND CONDITION.
 3. ALL MEASUREMENTS ARE METRIC

LEGEND
TREE PROPOSED FOR REMOVAL



TREE PROPOSED FOR RETENTION





Address: 7760 Garden City Road

File No.: RZ 15-701939

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9682, the developer is required to complete the following:

1. Dedicate 2.0 m across the entire Garden City Road frontage.
2. The granting of 3.0 m Public Rights-of-Passage (PROP) Statutory Right of Way (SRW) for sidewalk and boulevard along the entire new west property line (Garden City Road) to match the current alignment and frontage improvements to the south of the development site. Utilities should be allowed within this SRW.
3. Registration of a flood indemnity covenant on Title.
4. Registration of a legal agreement or measures, as determined to the satisfaction of the Director of Development; ensuring that the only means of vehicle access to and from 7760 Garden City Road is from the access easement (BV299944) burdening the adjacent property at 7733 Turnill Street; and that there be no direct vehicle access to or from Garden City Road.
5. Registration of a legal agreement on Title; prohibiting the conversion of the tandem parking area into habitable space.
6. 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.
7. 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 on adjacent properties. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
8. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot (e.g. \$21,638.49) to the City's affordable housing fund.
9. Contribution of \$1,000 per dwelling unit (e.g. \$4,000) in-lieu of on-site indoor amenity space.
10. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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

1. Complete 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* issuance, the developer is required to complete the following:

1. Submission of a Landscaping Security to the City of Richmond based on 100% of the cost estimates provided by the landscape architect.

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

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

Note: 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, the applicant will be required to obtain a Tree Permit and submit a landscape security (i.e. \$3,000) to ensure the replacement planting will be provided.

Initial: _____

minutes

7760 Garden City Development		
4.22.2017	4:00pm	7760 Garden City Rd
Meeting called by	King Luk from 7760 Garden City Project	
Type of meeting	Meeting to discuss items to address if council approves access from 7733 Turnill St. <u>Note: 7733 Strata Council is still insistent on access from Garden City Rd</u>	
Facilitator	King Luk	
Note taker	Megan Luk	
Attendees	King Luk, Megan Luk, Ken Fung (Strata President) and three Strata Council Members	
#1		
Discussion	Safety concerns affecting current families living at the complex due to increase in traffic flow	
<p>Conclusions</p> <ul style="list-style-type: none"> -Construction of speed bumps and/ or signs at 7733 Turnill St with directions from Strata Council -Place signage at 7733 Turnill St property entrance stating that guest is entering private property to reach 7760 Garden City and must adhere to neighbor properties' regulations (exact wording to be determined) -Place signage at common property line stating "Now entering 7760 Garden City complex" (exact wording to be determined) 		
#2		
Discussion	Potential impact on visitor parking spaces	
<p>Conclusions</p> <ul style="list-style-type: none"> -Place signage at 7733 Turnill Street visitor stalls stating "For visitors of 7733 Turnill St only. Violators may be tolled" (exact wording to be determined) -No overnight parking to be considered -Visitor Passes to be considered 		
#3		
Discussion	Potential Road Maintenance issues and cost sharing	
<p>Conclusions</p> <ul style="list-style-type: none"> -Do not use same Strata Management company due to conflict of interest -Initial deposit funding from the Developer -New owners of 7760 Garden City project will have written in their sales contract that they will have to cost share the road maintenance of 7733 Turnill St. 		
#4		
Discussion	Other Related issues	
<p>Conclusions</p> <ul style="list-style-type: none"> -Use different unit numbers to separate the two complexes such as 101 instead of 01 to reduce confusion -Exterior Powerwash of windows and siding of 7733 Turnill St after completion of 7760 Garden City Road. (cost to be agreed upon and which/how many units) -No access from Turnill property during construction to reduce inconvenience and dirtying neighbor property -Use of front signage area to be limited to the left side and not affecting 7733 Turnill St current sign -Mailbox of 7760 Garden City to be within own property -Use of play area to be deleted from previous letter -All agreed upon items will be written in a formal letter and notarized to ensure the Owners of 7733 Turnill St that the items listed with be guaranteed by the developer. 		

INCIRCLE PROJECTS

May 9th, 2017

7733 Turnill St
Richmond BC V6Y 4H9

Dear Strata Management, Council and Owners of 7733 Turnill St property:

Enclosed are three copies of the offer agreement between Incircle Projects Ltd on behalf of Earl Luk, Owner of current project address 7760 Garden City Road, and Strata Management, Council and Owners of 7733 Turnill St property. This agreement is to provide protection and assurance for the Owners of 7733 Turnill St property during and after the construction of the pending approval project, 7760 Garden City Rd. Please note that 7760 Garden City Rd final property address will be determined and changed by the City of Richmond.

This agreement is only valid if the City of Richmond Mayor and Council approve the easement access between 7760 Garden City Rd and 7733 Turnill St. Please read the agreement carefully prior to signing and returning to Incircle Project Ltd. office at 7760 Garden City Rd, Richmond BC V6Y 2N6.

Note items 1-5, page 1 of the contract, that all final wording, visual look and location will need the approval from 7733 Turnill St Strata Council prior to manufacturing and installation.

Note also in item 7 that the one-time lump sum fee of \$10,000.00 will be paid to the 7733 Turnill St Strata Management after final building inspection approval. The strata management company will hold and manage this money in trust for 7733 Turnill St. The use of the money is for, but not limited to exterior power wash of the whole complex, easement road maintenance and landscape upgrade.

Note also in item 8 that the total monthly road maintenance cost of 7733 Turnill St will be divided evenly among 31 units (27 units from 7733 Turnill St and 4 units from 7760 Garden City Rd). For example, monthly fee of road maintenance of 7733 Turnill St divided by 31 units. The road maintenance cost of 7760 Garden City will only be shared between the owners of 7760 Garden City property. Therefore, the Owners of 7760 Garden City property will be contributing to both 7733 Turnill St and 7760 Garden City Rd road maintenance.

Please consider signing all three copies and returning two copies of this offer agreement to Incircle Projects Ltd prior to Monday May 22nd, 2017 before 5:00pm. (One copy is for City of Richmond and one copy is for Incircle Projects Ltd) This offer agreement is intended to protect the Owners of 7733 Turnill St property and holds the Developer liable to the items written in the offer agreement.

Please call 604-722-8828 if you have any questions.

Sincerely,



King Luk

THIS OFFER AGREEMENT made on the 9th day of May in the year 2017.

BY AND BETWEEN

Incircle Projects Ltd on behalf of Earl Luk, Owner of 7760 Garden City Rd

Hereinafter call the "Developer"

AND

Strata Management, Council and Owners of 7733 Turnill St property

Hereinafter called the "Strata Council"

WITNESSETH: that the Developer and Strata Council undertake and agree as follows:

The Developer shall:

- (1) Construct speed bumps and install speed limit caution signs at 7733 Turnill St property prior to opening the easement access to reduce safety concerns due to increase in traffic flow.
- (2) Construct and install signs at all visitor parking stalls within 7733 Turnill St property stating "For visitors of 7733 Turnill Street property only. Violators may be tolled" prior to opening the easement access.
- (3) Construct and install sign at the front entrance 7733 Turnill St property stating "All guests entering 7733 Turnill St complex must adhere to property regulations" prior to opening the easement access.
- (4) Construct and install fire access sign and 7760 Garden City Rd address sign at the front entrance of 7733 Turnill St property prior to opening the easement access. (Refer to Note A)
- (5) Construct and install sign at common property line between 7760 Garden City Rd and 7733 Turnill St indicating the entrance of 7760 Garden City Rd property. This sign will be installed during landscaping. (Refer to Note A)
- (6) Address the units within 7760 Garden City property as 101, 102, 103 and 104 to reduce confusion of visitors and postal, or as directed by the City of Richmond. (Refer to Note A)
- (7) Pay a one-time lump sum fee of \$10,000.00 to Strata Council 10 business days after final building permit approval. The strata management company will hold and manage the money in trust for the Strata council. The use of the money is for, but not limited to exterior power wash of the whole complex, easement road maintenance and landscape upgrades.
- (8) Amend the road maintenance fee of 7733 Turnill St to be divided evenly between all 27 owners of 7733 Turnill St and 4 owners of 7760 Garden City Rd, for a total of 31 units. (ex monthly fee of road maintenance of 7733 Turnill St divided by 31 units). The new road maintenance fee will commence 1st day of the month after 45 days from final building permit approval. (Refer to Note A)
- (9) Restrict access from 7733 Turnill St at anytime during the construction of 7760 Garden City Rd except landscaping and near final inspection. All trades will be required to access the site from Garden City Rd. (Refer to Note A)

Note:

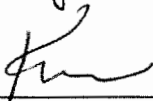
- A. 7760 Garden Rd final property address will be determined and changed by the City of Richmond.

Sincerely,



King Luk

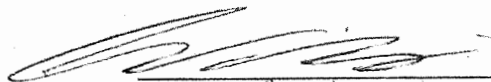
Date: May 9th, 2017



Strata Council

Date: May 16, 2017

Signature of Notary Public



Witness for King Luk

Date: May 9, 2017

WENWEI LIU

A NOTARY PUBLIC IN AND FOR
THE PROVINCE OF BRITISH COLUMBIA
8175 PARK ROAD
RICHMOND, B.C., CANADA
V6Y 1S9 (604) 278-1176



Address: 7760 Garden City Road

File No.: RZ 15-701939

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9682, the developer is required to complete the following:

1. Dedicate 2.0 m across the entire Garden City Road frontage.
2. The granting of 3.0 m Public Rights-of-Passage (PROP) Statutory Right of Way (SRW) for sidewalk and boulevard along the entire new west property line (Garden City Road) to match the current alignment and frontage improvements to the south of the development site. Utilities should be allowed within this SRW.
3. Registration of a flood indemnity covenant on Title.
4. Registration of a legal agreement or measures, as determined to the satisfaction of the Director of Development; ensuring that the only means of vehicle access to and from 7760 Garden City Road is from the access easement (BV299944) burdening the adjacent property at 7733 Turnill Street; and that there be no direct vehicle access to or from Garden City Road.
5. Registration of a legal agreement on Title; prohibiting the conversion of the tandem parking area into habitable space.
6. 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.
7. Registration of a legal agreement on Title to ensure that, if vehicle access to and from 7760 Garden City Road is via the access easement registered on title of 7733 Turnill Street, the following items are completed prior to (or concurrently) final Building Permit inspection or stratification of the four unit townhouse development at 7760 Garden City Road:
 - a. The developer has provided a proof of payment of \$10,000.00 to the Strata Council of 7733 Turnill Street for maintenance expenses including, but not limited to exterior power wash of the buildings at 7733 Turnill Street, easement road maintenance and landscape upgrades; and
 - b. An easement maintenance cost sharing agreement between the strata corporation of the subject development at 7760 Garden City Road and the Strata Council of 7733 Turnill Street has been reached. The easement maintenance cost sharing agreement must include the following terms:
 - i. The road maintenance fee of 7733 Turnill Street to be divided evenly between all 27 owners of 7733 Turnill Street and 4 owners of 7760 Garden City Road development; for a total of 31 units; and
 - ii. The new road maintenance fee will be commenced on the 1st day of the month after 45 days from the Final Building Permit Inspection is granted by the City of Richmond.
8. 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 on adjacent properties. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
9. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot (e.g. \$21,638.49) to the City's affordable housing fund.
10. Contribution of \$1,000 per dwelling unit (e.g. \$4,000) in-lieu of on-site indoor amenity space.
11. Provide a bond in the amount of \$10,000.00 for the installation of various traffic management measures, including but not limited to:
 - a. Speed bumps and speed limit caution signs.
 - b. Signs at all visitor parking stalls within 7733 Turnill Street with wording indicating that those parking stalls are for the visitors of 7733 Turnill Street property only, and violators may be towed.

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- c. Sign at the front entrance of 7733 Turnill Street indicating that all guests entering 7733 Turnill Street complex must follow the strata's regulations.
- d. Fire access sign and address sign for the 7760 Garden City Road development (exact address to be determined) at the front entrance of 7733 Turnill Street.
- e. Sign at common property line of 7760 Garden City Road and 7733 Turnill Street indicating the entrance of 7760 Garden City Road development.

The bond will be released upon completion of the installation of all traffic management measures listed above. Should the Strata Council of 7733 Turnill Street decide not to allow any of the listed traffic management measures installed on-site, the bonded amount for those works will be refunded to the developer upon:

- a. Submission of a written confirmation from the Strata Council of 7733 Turnill Street indicating the specific items on the list of traffic management measures that are no longer desired by the Strata Council.
- b. Completion of all other items on the list of traffic management measures.

This bond will be not required if access to the subject site is not to be via the the access easement registered on title of 7733 Turnill Street.

12. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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

1. Complete 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* issuance, the developer is required to complete the following:

1. Submission of a Landscaping Security to the City of Richmond based on 100% of the cost estimates provided by the landscape architect.

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

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
Note: 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, the applicant will be required to obtain a Tree Permit and submit a landscape security (i.e. \$3,000) to ensure the replacement planting will be provided.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570. The developer acknowledges and confirms that no construction access to 7760 Garden City Road from 7733 Turnill Street will be allowed until the project at 7760 Garden City Road is completed and final occupancy is granted.
3. Incorporation of accessibility, CPTED and sustainability measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to:

Water Works:

- a. Using the OCP Model, there is 746.0 L/s of water available at a 20 psi residual at the Garden City Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220.0 L/s.
- b. The Developer is required to:

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- Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for on-site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
- c. At Developers cost, the City is to:
- Cut and cap the existing water service connection along the Garden City Road frontage.
 - Install a new water service connection complete with meter and meter box (to be placed on-site).

Storm Sewer Works:

- a. At Developers cost, the City is to:
- Cut and cap the existing storm service connection at the northwest corner of the development site.
 - Cut and cap the existing storm service connection at the southwest corner of the development site.
 - Upgrade the existing storm service connection and IC, located along the Garden City Road frontage.

Sanitary Sewer Works:

- a. At Developers cost, the City is to:
- Cut and cap the existing sanitary service connection and remove the existing IC.
 - Install one new sanitary service connection complete with new IC within the existing SRW.

Frontage Improvements:

- a. Developer to coordinate with BC Hydro, Telus and other private communication service providers:
- To underground Hydro service lines.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements and the locations for the above ground structures. If a private utility company does not require an above ground structure, that company shall confirm this via a letter to be submitted to the City.
- b. The Developer is required to:
- Provide 2.0 m wide concrete sidewalk within the proposed 3 m wide PROP to connect the existing sidewalk both north and south ends.
 - Provide the sidewalk around the existing trees (if they are required to retain).
 - Provide grassed boulevard between existing road curb and the new sidewalk, and between the new sidewalk and east edge of the PROP SRW boundary.

General Items:

- a. Provide, prior to first Servicing Agreement design submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development site, proposed utility installations, the adjacent developments and provide mitigation recommendations. The mitigation recommendations (if required) shall be incorporated into the first Servicing Agreement design submission or if necessary prior to pre-load.
- b. 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.
5. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.

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6. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

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

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9682 (RZ 15-701939)
7760 Garden City Road

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

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "TOWN HOUSING (ZT49) - MOFFATT ROAD, ST. ALBANS SUB-AREA AND SOUTH MCLENNAN SUB-AREA (CITY CENTRE)".

P.I.D. 000-885-584

Lot 72 Section 15 Block 4 North Range 6 West New Westminster District Plan 46184

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9682".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

FEB 27 2017

CITY OF RICHMOND
APPROVED by BK
APPROVED by Director or Solicitor
[Signature]

MAYOR

CORPORATE OFFICER