



To: Planning Committee
From: Wayne Craig
Director, Development

Date: May 31, 2019
File: RZ 18-829032

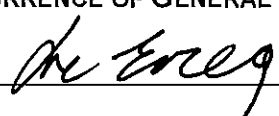
Re: Application by Matthew Cheng Architect Inc. for Rezoning at 9020 Glenallan Gate, 9460, 9480 & 9500 Garden City Road from Single Detached (RS1/E) to Low Density Townhouses (RTL4)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10047, for the rezoning of 9020 Glenallan Gate, 9460, 9480 & 9500 Garden City Road from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone, in order to permit the development of 13 townhouse units with vehicle access from Garden City Road, be introduced and given first reading.


Wayne Craig
Director, Development

WC:sds
Att. 7

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

Staff Report

Origin

Matthew Cheng Architect Inc. has applied to the City of Richmond for permission to rezone the properties at 9020 Glenallan Gate, 9460, 9480 & 9500 Garden City Road from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone in order to permit the development of 13 townhouse units with vehicle access from Garden City Road. A location map and aerial photograph are provided in Attachment 1. The subject site is currently occupied by four single-family dwellings, which are proposed to be demolished.

Project Description

The subject properties have a total combined frontage of approximately 76.2 m (250 ft.) and are required to be consolidated into one development parcel prior to final adoption of the rezoning bylaw. The proposal includes eight three-storey and five two-storey townhouse units, in five buildings, with a proposed floor area ratio (FAR) of 0.6. One secondary suite and two convertible units are also included in the proposal. The preliminary site plan, building elevations and landscape plan are provided in Attachment 2.

Findings of Fact

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

Existing Housing Profile

The applicant has advised that the four existing single-family dwellings are currently tenanted with no existing secondary suites.

Surrounding Development

To the North: Across Glenallan Gate, single-family dwellings on lots zoned "Single Detached (RS1/E)" fronting Garden City Road.

To the South: Duplex and single-family dwellings on lots zoned "Single Detached (RS1/C)" fronting Garden City Road.

To the East: Single-family dwellings on lots zoned "Single Detached (RS1/E)" fronting Glenallan Drive.

To the West: Across Garden City Road, single-family dwellings on lots zoned "Single Detached (RS1/E)" fronting Greenfield Drive.

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation for the subject site is “Neighbourhood Residential (NRES)”. The “Neighbourhood Residential” designation comprises of those areas where the principal uses are single-family, two-family and multiple family housing (specifically townhouses). The development proposal is consistent with this designation.

Arterial Road Policy

The subject site is identified for “Arterial Road Townhouse” on the Arterial Road Housing Development Map and the proposal is consistent with the Townhouse Development Requirements in the Arterial Road Land Use Policy.

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.

The applicant has advised that notification letters were delivered by the applicant to all adjacent neighbouring properties, which included information on density, height, preliminary site plan, elevations and developer contact information. To date, one neighbour replied with questions in regards to setbacks, which were addressed by the developer. No other correspondence has been received. The applicant has also submitted a map showing the properties notified, which is provided in Attachment 4, along with a copy of the letter.

Should the Planning Committee endorse this application and Council grant 1st 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 is proposing to consolidate the subject properties into one development parcel, with a total frontage of 76.2 m (250 ft.) and a site area of 2,779.1 m² (29,914 ft²), in order to construct 13 townhouse units. The proposed townhouse units are oriented around a single driveway providing access to the site from Garden City Road and a north-south internal maneuvering drive aisle providing access to the garages of the units. The shared outdoor amenity space is proposed to be situated in a central open area at the rear (east) of the site.

The proposal consists of eight three-storey and five two-storey townhouse units, for a total of 13 units, with side-by-side double car garages, and a proposed FAR of 0.6. The three-storey units are proposed along Garden City Road, with a 7.5 m (25 ft.) setback from the south property line to the third floor to minimize potential privacy concerns. Two-storey units and a 6.0 m (20 ft.) setback are proposed along the rear (east) to address the interface with the existing single-family dwellings. The proposed building forms, heights and setbacks are consistent with the design guidelines for arterial road townhouse development.

The proposal includes one secondary suite (studio) with a total area of 26.3 m² (283 ft²), which complies with the minimum floor area for secondary suites in townhouses as per Zoning Bylaw 8500 (25.0 m²). The applicant has also demonstrated that the proposed secondary suite can accommodate a bed, and kitchen and washroom facilities. To ensure the secondary suite is built to the satisfaction of the City, the applicant is required to register a legal agreement on Title prior to final adoption of the rezoning bylaw, stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and Richmond Zoning Bylaw 8500. In addition, prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on Title to ensure the secondary suite will not be stratified.

Existing Legal Encumbrances

There is an existing 3.0 m wide Statutory Right-of-Way (SRW) (Plan 35224) along the rear (east) property line of the subject properties for sanitary sewer services. The existing SRW will not be impacted by the proposed development and the developer is aware that encroachment into the SRWs is not permitted.

Transportation and Site Access

Vehicular access to the subject site is proposed via one full movement driveway from Garden City Road. The long-term objective is for the driveway access established on Garden City Road to be utilized by adjacent properties to the south, if the properties redevelop. A Statutory Right-of-Way (SRW) for Public Right-of-Passage (PROP) over the entire area of the proposed driveway and the internal maneuvering drive aisle is required prior to final adoption of the rezoning bylaw, which will facilitate access for future adjacent development.

The proposal complies with the required number of vehicle and bicycle parking spaces as per Zoning Bylaw 8500.

Prior to final adoption of the rezoning bylaw, the applicant is required to provide a 4 m by 4 m corner cut road dedication at the northwest corner of the subject site.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report, which identifies tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 16 trees located on the subject property, three trees located on neighbouring property and two trees located on City property.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and Tree Management Plan (Attachment 5), conducted an on-site visual assessment and concurs with the Arborist's recommendations, with the following comments:

- 2 trees (tag# 220 & 224) located on-site along the street frontages are identified in good condition. Trees are to be retained and protected as per City of Richmond Tree Protection Information Bulletin TREE-03.
- 2 trees (tag# 434 & 435) located on City property were assessed by Parks Arboriculture Staff, which provided the following comments:
 - One tree (tag# 435) located in the southwest corner has been assessed for retention. A security deposit of \$4,570 will be required prior to final adoption of the rezoning bylaw.
 - One tree (tag# 434) located in the southwest corner is identified in poor condition. The tree has been assessed for removal. Compensation of \$650 will be required prior to final adoption of the rezoning bylaw.
 - One undersized hedge is located on City property along Garden City Road and has been assessed for removal. As per the Arterial Road Guidelines, hedges in the front yard are discouraged. No compensation is required for the removal of the hedge.
- 2 trees (tag# 318 & 396) located on neighbouring property to be retained and protected. The applicant has provided an authorization letter from the neighbouring property owner (9520 Garden City Road) for the removal of 1 tree (tag# 494).
- 14 trees (tag# 216-219, 221-223, 225, & 283-288) located on site are either dying (sparse canopy foliage) or have been historically topped and as a result exhibit significant structural defects such as previous stem failure, narrow and weak secondary stem unions at the main branch union (below previous topping cuts) and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be removed and replaced.

Tree Replacement

The applicant is proposing to remove 14 on-site trees (tag# 216-219, 221-223, 225, & 283-288). The OCP tree replacement ratio of 2:1 would require a total of 28 replacement trees. Based on the submitted Preliminary Landscape Plan (Attachment 2), the developer is proposing to plant 31 new trees.

The size and species of replacement trees, and overall landscape design, will be reviewed in detail through the Development Permit application process. To ensure the replacement trees are planted and maintained on-site, the applicant is required to provide an acceptable Landscape Plan and Landscape Security based on 100% of the cost estimate provided by the Landscape Architect, prior to Development Permit issuance.

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

Tree Protection

The proposed Tree Management Plan is provided in Attachment 5, which outlines the protection of the two trees on-site (tag# 220 & 224) and one City-owned tree (tag# 435). To ensure the protection of these trees, the applicant is required to provide the following, prior to final adoption of the rezoning bylaw:

- Submission to the City of a contract with a Certified Arborist for supervision of all works conducted within or in close proximity to tree protection zones.
- Submission of a Tree Survival Security in the amount of \$19,570 (\$15,000 based on the sizes of the on-site trees to be retained and \$4,570 for the City-owned tree).
- Prior to demolition of the existing dwellings on the subject site, installation of tree protection fencing around all trees to be retained, in accordance with the City's Tree Protection Information Bulletin TREE-03.

Variance Requested

The proposed development is generally in compliance with the "Low Density Townhouses (RTL4)" zone other than the variances noted below. Based on the review of the current plans for the project, the following variances are being requested:

- Reduce the exterior side yard setback (along Garden City Road) from 6.0 m (20 ft.) to 4.5 m (15 ft.), in order to provide a 6.0 m rear yard setback to both the ground and second floors of the rear units.

Staff are supportive of the proposed variance for the following reasons:

- *The proposed variance is consistent with the Arterial Road Guidelines for Townhouses in the OCP. In this context, the exterior side yard functions as a front yard along Garden City Road. The Arterial Road Guidelines are supportive of reduced front yard setbacks, provided an appropriate interface with neighbouring properties is provided. The reduced setback along Garden City Road allows for an increased setback along the east property line, adjacent to existing single-family development. Balconies, bay windows, and porches are not permitted to project into the proposed 4.5 m exterior side yard setback.*
- *The proposed 6.0 m rear yard setback to both the ground and second floors of the rear units provides an improved rear yard interface with the existing single-family dwellings to the west and enhances solar access to the rear yards.*
- *The distance between the proposed building face and the back of curb on Garden City Road would be approximately 8.6 m, in order to accommodate a new sidewalk and treed and grassed boulevard along Garden City Road.*

The 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

In addition to providing one secondary suite (studio), the applicant proposes to provide a cash contribution to the Affordable Housing Reserve Fund of \$8.50 per buildable square foot, in accordance with the City's Affordable Housing Strategy, for a total cash contribution in the amount of \$152,561.32.

Public Art

In response to the City's Public Art Program (Policy 8703), the applicant will provide a voluntary contribution at a rate of \$0.85 per buildable square foot (2018 rate) to the City's Public Art Reserve Fund, for a total contribution in the amount of \$15,256.13.

Energy Efficiency

The applicant has committed to design the subject development to meet the City's Step Code requirements (Attachment 6). Details on how all units are to be built and maintained to this commitment will be reviewed at Building Permit stage.

Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on-site. As per the OCP, rezoning applications received prior to February 28, 2019 may choose to provide a cash contribution of \$1,600 per unit for developments up to 19 units. The total cash contribution required for this 13 unit townhouse development is \$20,800.

Shared outdoor amenity space will be provided on-site. Based on the preliminary design, the size of the proposed outdoor space complies with the OCP requirements of 6.0 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 enter into a Servicing Agreement for the design and construction of required site servicing and frontage improvements, as described in Attachment 7. Site servicing and frontage improvements include, but are not limited to, the following:

- Construct a new concrete sidewalk and grassed/treed boulevard along the Garden City Road and Glenallan Gate frontages. The new sidewalk placement will incorporate the required tree protection and transition to the existing frontage treatments to the south and east of the site.
- Construct a 1.5 m wide concrete walkway to connect the north-south drive-aisle to the new sidewalk along Glenallan Gate.
- Upgrade the existing northbound bus stop on Garden City Road at Glenallan Gate to the following standards: concrete landing pad (3.0 m x 9.0 m) for installation of bus shelter, bus bench, garbage/recycling receptacles, and conduit pre-ducting for electrical connections.

- Upgrade approximately 40 m of water main along Glenallan Gate frontage, upgrade 60 m of storm sewer along Glenallan Gate frontage, and replace 55 m of sanitary sewer located in the rear yard.

Prior to final adoption of the rezoning bylaw, the developer is required to:

- Contribute \$8,726 towards the upgrade of the existing special crosswalk at the Garden City Road and Glenallan Gate intersection. The upgrade works include new LED street lights, new amber flashers, and new standard Audible Pedestrian Signal pushbuttons.
- Contribute \$30,000 towards the purchase and installation of a City design standard bus shelter.

The developer is also required to pay Development Cost Charges (DCCs') (City & Metro Vancouver), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the required site servicing and frontage improvements as described in Attachment 7.

Development Permit

A Development Permit application is required to be processed to a satisfactory level, prior to final adoption of the rezoning bylaw. Further refinements to architectural, landscape and urban design will be completed as part of the Development Permit application review process, including, but not limited to, the following:

- Compliance with Development Permit Guidelines for multi-family developments and arterial road townhouses in the OCP;
- Refinement of the proposed building form and architectural features to achieve sufficient variety in design and create an interesting streetscape along Garden City Road and Glenallan Gate;
- Refinement of the shared outdoor amenity area design, including the choice of play equipment, to create a safe and vibrant environment for children's play and social interaction; and
- Review of the relevant accessibility features, including aging-in-place features in all units and proposed convertible units.

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

Financial Impact or Economic Impact

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

Conclusion

The purpose of this application is to rezone the properties at 9020 Glenallan Gate, 9460, 9480 & 9500 Garden City Road from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone in order to permit the development of 13 townhouse units.

The rezoning application complies with the land use designation and applicable policies contained within the OCP for the subject site. Further review of the project design will be completed as part of the Development Permit application review process.

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

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10047 be introduced and given first reading.



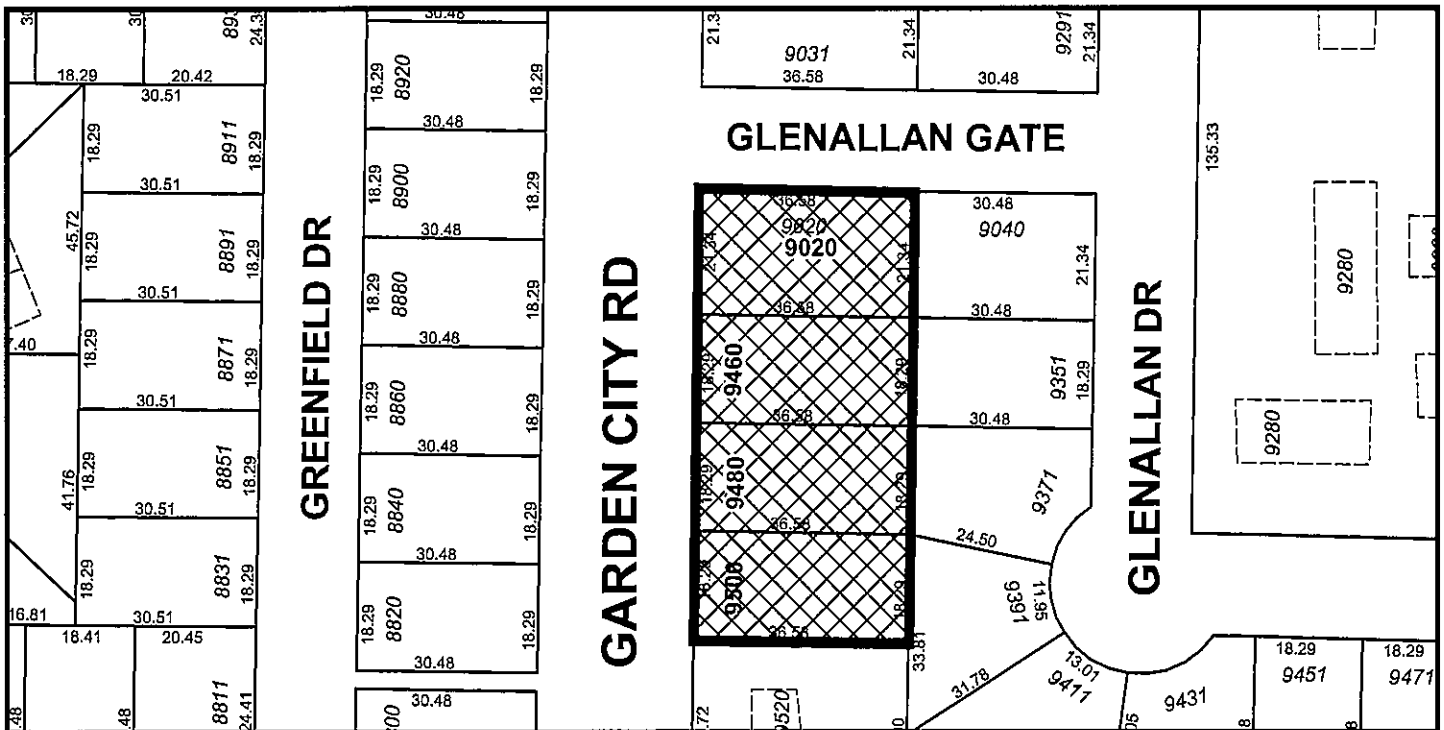
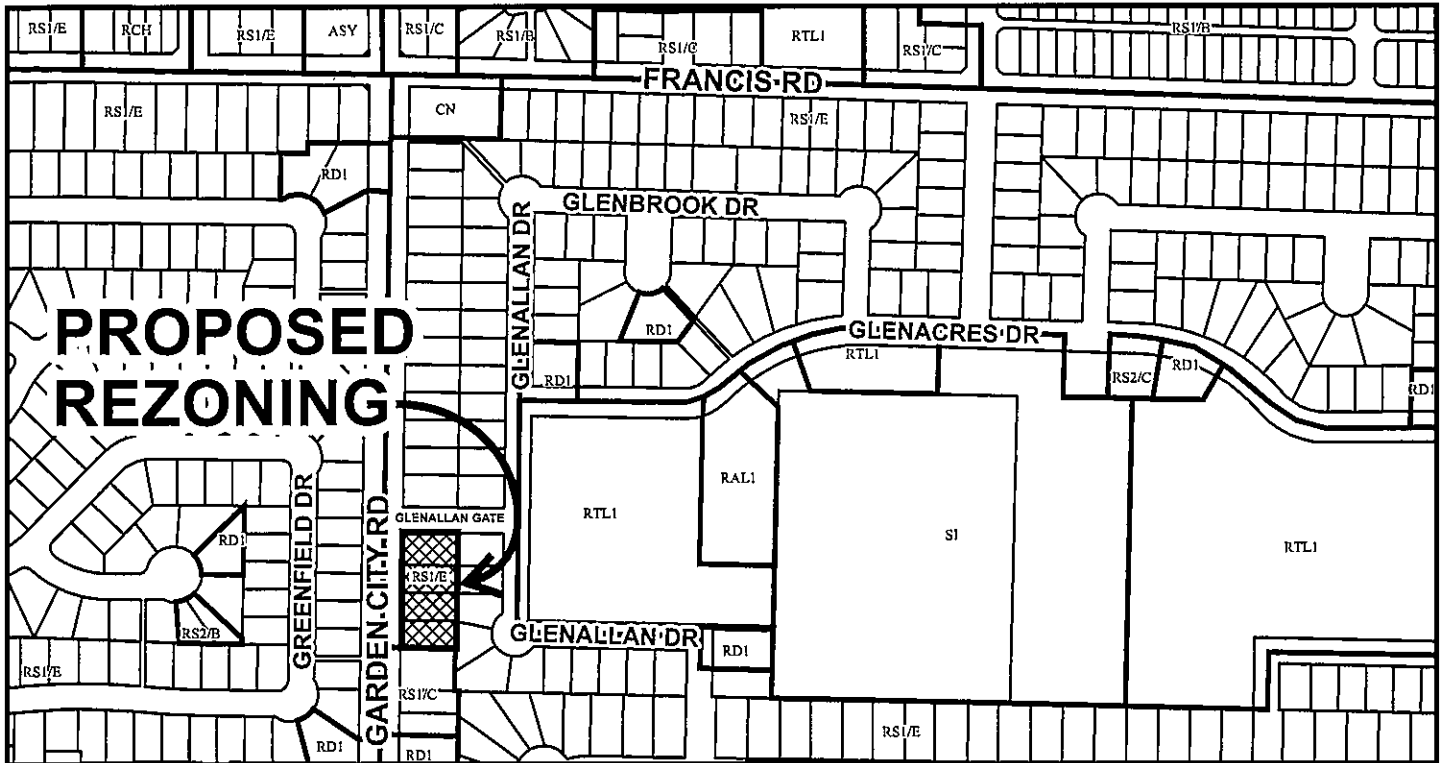
Steven De Sousa
Planner 1

SDS:sds

- Attachment 1: Location Map & Aerial Photo
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Notification Map and Letter by Applicant
- Attachment 5: Tree Management Plan
- Attachment 6: Step Code Letter from Applicant
- Attachment 7: Rezoning Considerations



City of Richmond



RZ 18-829032

PH - 191

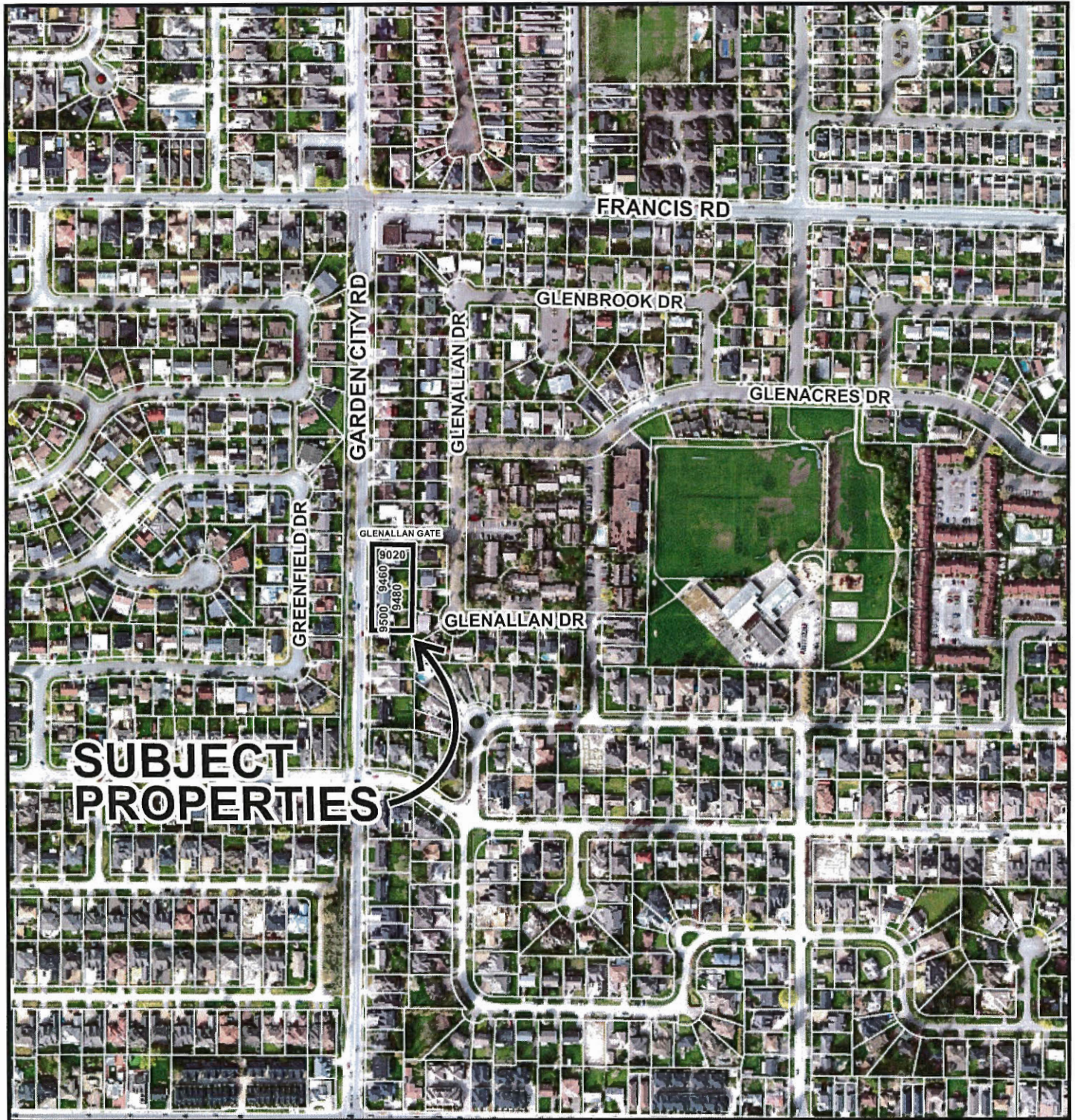
Original Date: 08/14/18

Revision Date: 05/21/19

Note: Dimensions are in METRES



City of Richmond



**SUBJECT
PROPERTIES**

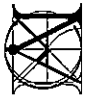


RZ 18-829032

Original Date: 08/15/18

Revision Date: 05/21/19

Note: Dimensions are in METRES



MATTHEW CHENG ARCHITECT INC.
 1000 WESTERN AVENUE SUITE 200
 VANCOUVER, BC V6E 2R6
 TEL: 604-681-1111 FAX: 604-681-1112
 WWW.MATTHEWCHENGARCHITECT.COM

THIS DOCUMENT IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ALL RIGHTS ARE RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.

LOT 276
 PLAN 35222
 1X-UNIT TOWNHOUSE DEVELOPMENT
 8020 GLENALLAN GATE
 9480, 9480 & 9500
 GARDEN CITY ROAD
 RICHMOND, B.C.

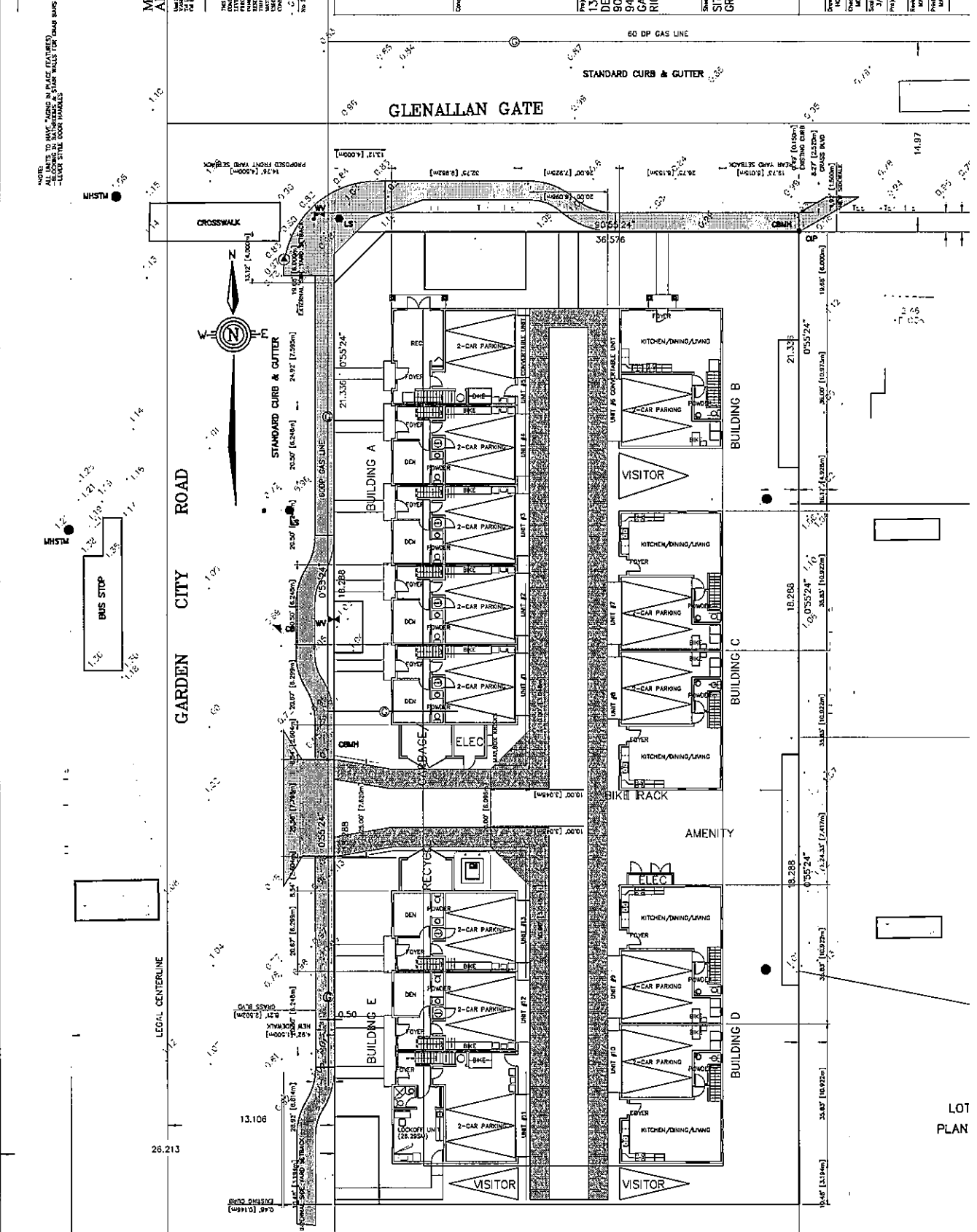
Sheet Title
 SITE PLAN
 GROUND FLOOR PLAN

Project Number:
 Revision Date:
 Date: 06.2019
 Drawn By: [Name]
 Checked By: [Name]
 Scale: 3/32" = 1'-0"
 Project Name:
 1X-UNIT TOWNHOUSE DEVELOPMENT
 8020 GLENALLAN GATE
 9480, 9480 & 9500
 GARDEN CITY ROAD
 RICHMOND, B.C.
 D01

NOTE:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

MHSTM 1.50

BUS STOP 1.50



STRATA PLAN
 NWS37
PH - 194

LOT
 PLAN



MATTHEW CHENG ARCHITECT INC.

100-1000 BURNING WOOD DRIVE
VANCOUVER, B.C. V6X 1A4
TEL: (604) 681-1111
WWW.MATTHEWCHENGARCHITECT.COM

THIS DOCUMENT IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ALL RIGHTS ARE RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.

DATE: 11/11/2019
BY: MCH

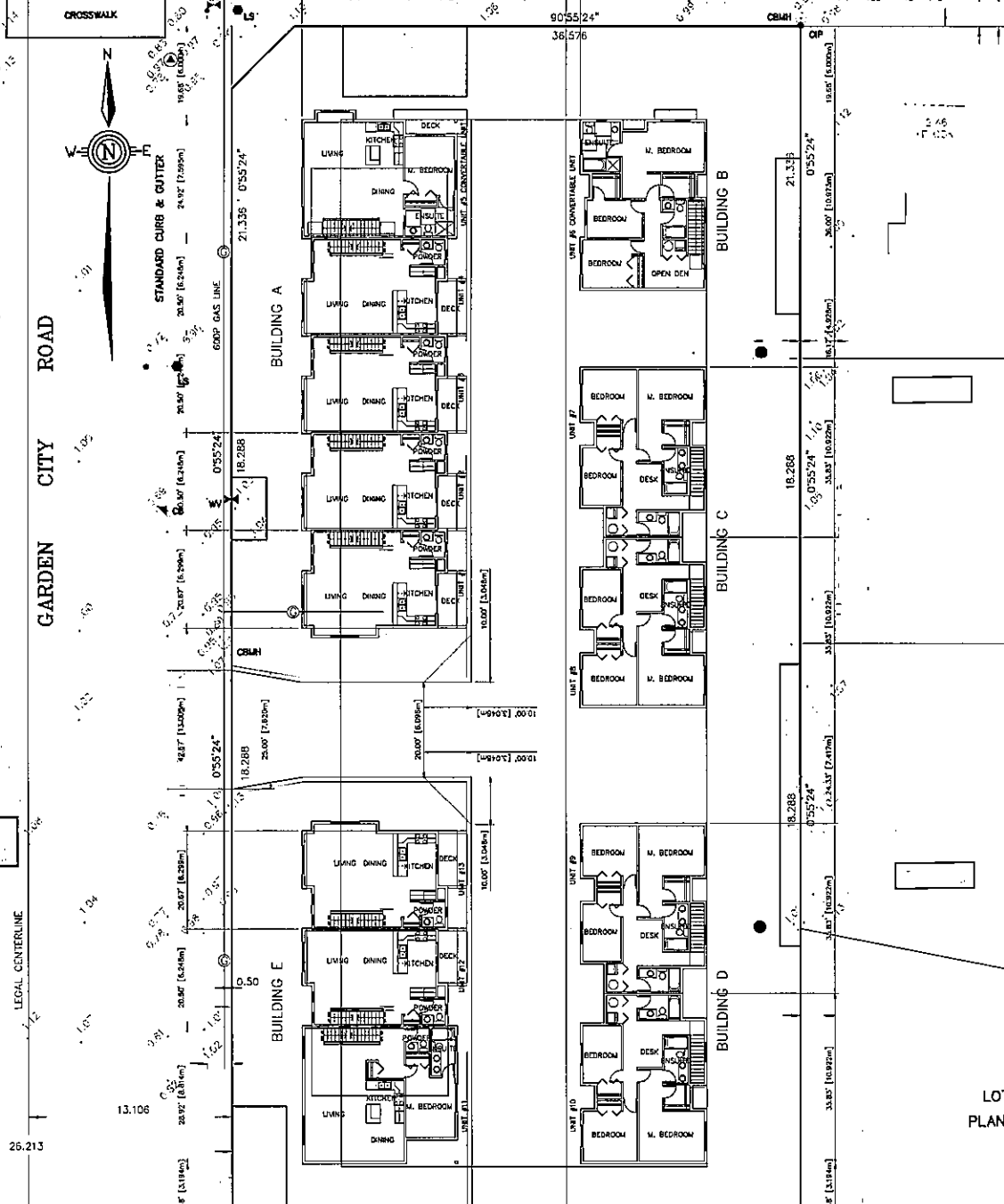
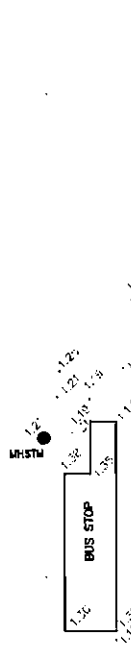
LOT 276
PLAN 35222
13-UNIT TOWNHOUSES
DEVELOPMENT
9070 GLENALLAN GATE
9460, 9480 & 9500
GARDEN CITY ROAD
RICHMOND, B.C.

SHEET 001
SITE PLAN
SECOND FLOOR PLAN

Scale: 3/32" = 1'-0"
Project Number:

Drawn By: MCH
Checked By: MCH
Date: 11/11/2019
Project Number: D02

NOTE:
- ALL DIMENSIONS IN METERS & FEET (IN PARENTHESES)
- DIMENSIONS TO BUILDING CORNERS & STAIR WALLS FOR CROSS WALLS
- LEVELS SHOWN IN THIS PLAN ARE TO FINISH FLOOR LEVELS



STRATA PLAN
PH - 195
NWS37

LOT PLAN



NOTE: 1. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS, BY-LAWS, ORDINANCES & LOCAL ACTS OF PARLIAMENTS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STANDARDS & SPECIFICATIONS.
3. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STANDARDS & SPECIFICATIONS.
4. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STANDARDS & SPECIFICATIONS.

MATTHEW CHENG ARCHITECT INC.

Professional Seal of Matthew Cheng
REGISTERED ARCHITECT
No. 3084
R.C.A.

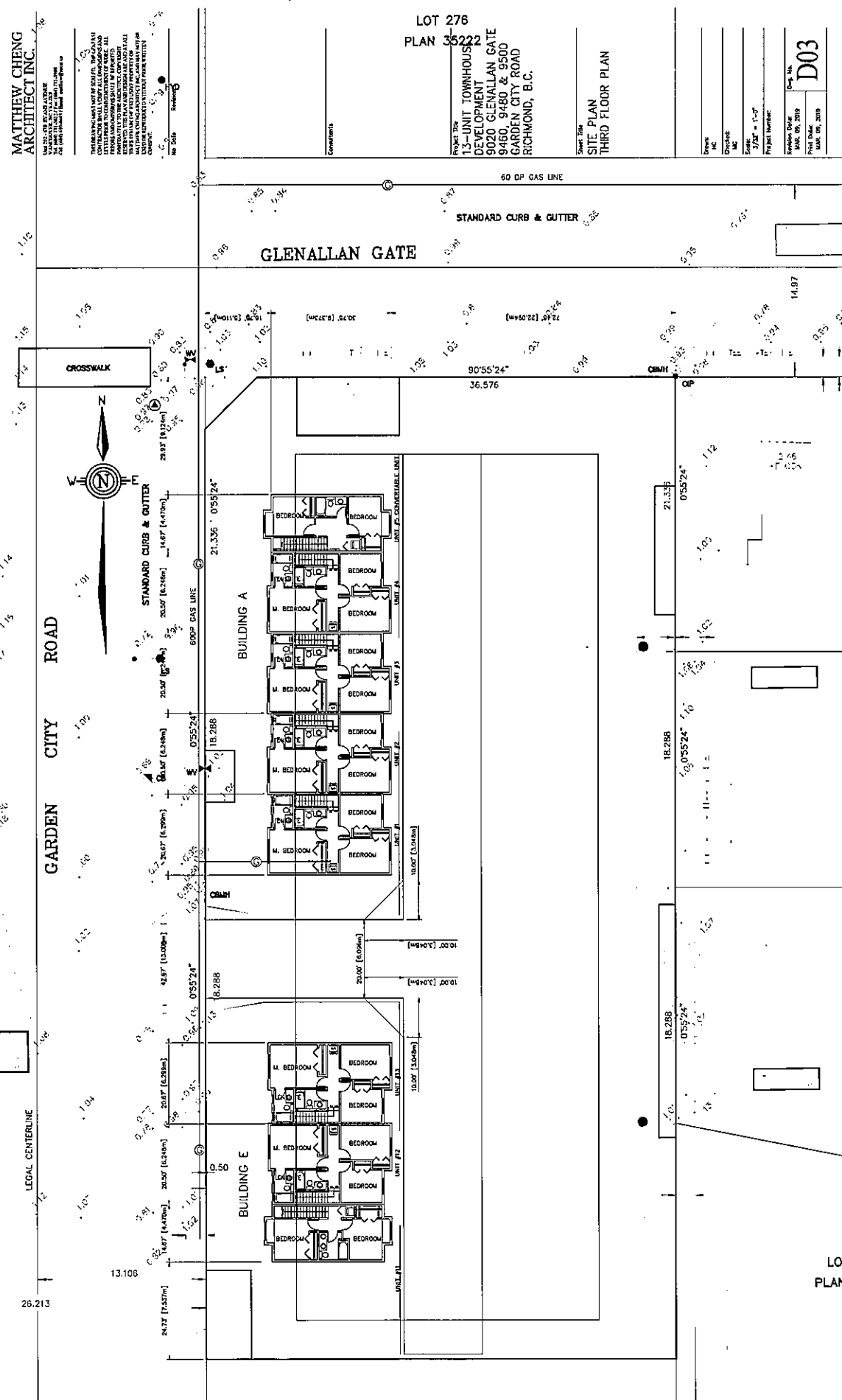
THIS DRAWING IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC. IS PROHIBITED.
DATE: 10/20/2019

LOT 276
PLAN 35222
13-UNIT TOWNHOUSE DEVELOPMENT
9020 GLENALLAN GATE
9400, 9480 & 9500
GARDEN CITY ROAD
RICHMOND, B.C.

Sheet No.
SITE PLAN
THIRD FLOOR PLAN

Scale: 1/8" = 1'-0"
Project Number:

Revision Date: 09/24/2019
Drawn By: MCH
Date: 09/24/2019
Project No.: 19-03
D03



STRATA PLAN
NWS37
PH - 196

LOT PLAN



**MATTHEW CHENG
ARCHITECT INC.**

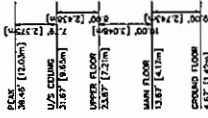
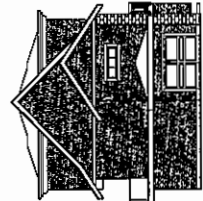
100-11111
100-11111
100-11111
100-11111

THIS DRAWING IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.

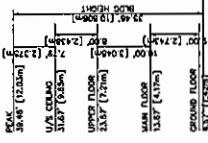
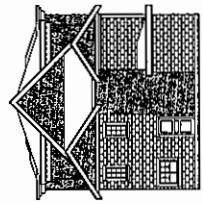
No. Date Revision

Comments

BUILDING E

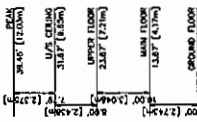
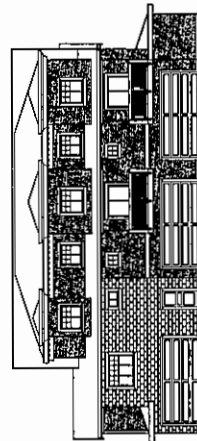


BUILDING E



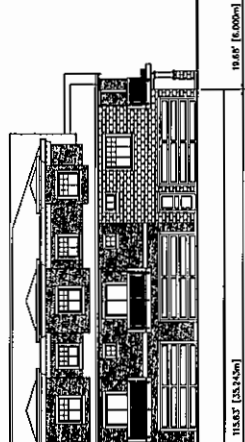
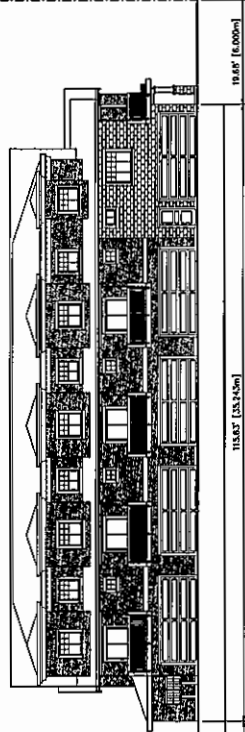
FRONT BUILDING NORTH ELEVATION (DRIVE AISLE)/FRONT BUILDING SOUTH ELEVATION

BUILDING E



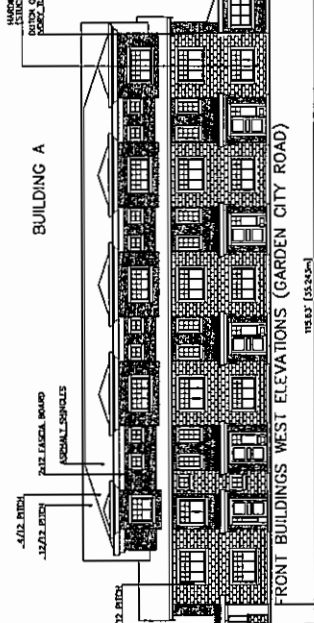
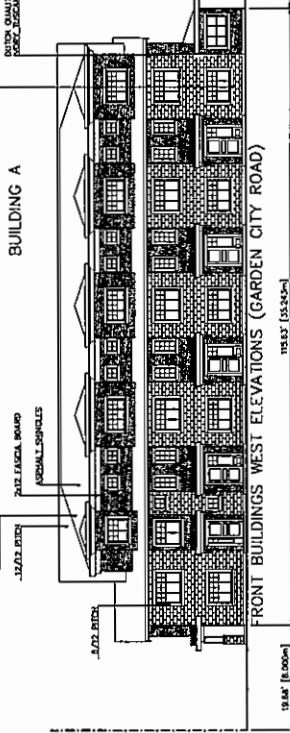
FRONT BUILDINGS EAST ELEVATIONS

GLENALLAN GATE



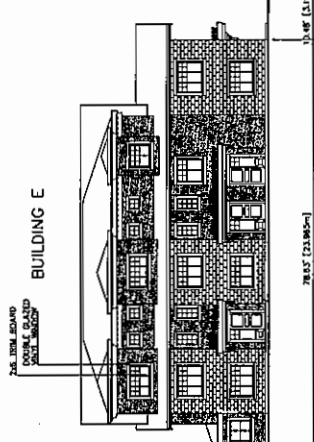
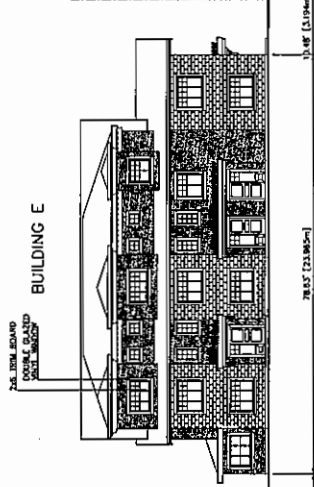
BUILDING A

BUILDING E



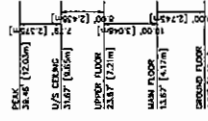
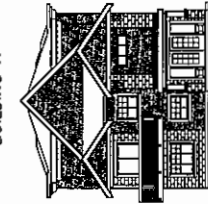
FRONT BUILDINGS WEST ELEVATIONS (GARDEN CITY ROAD)

GLENALLAN GATE



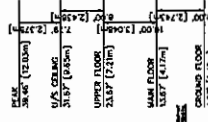
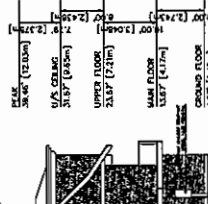
BUILDING E

BUILDING A



FRONT BUILDING NORTH ELEVATION (GLENALLAN GATE)

BUILDING A



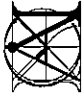
FRONT BUILDING SOUTH ELEVATION (DRIVE AISLE)

100-11111
100-11111
100-11111
100-11111

Sheet Title
ELEVATIONS

Drawn By
Checked By
Scale
Project Number

Revision Date
Date
Plot Date
Scale
Sheet No.
D04



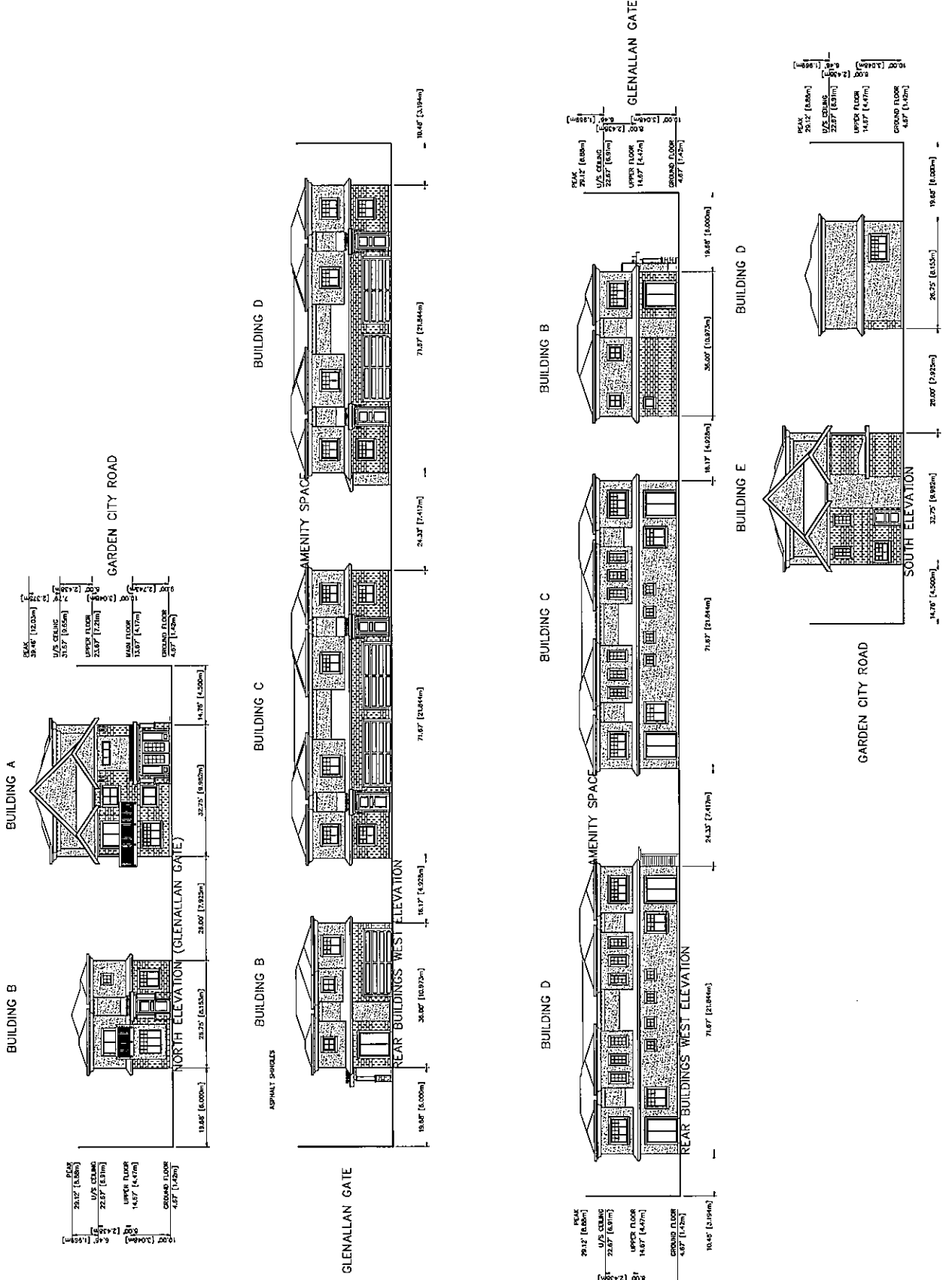
**MATTHEW CHENG
ARCHITECT INC.**

1000 WEST 10TH AVENUE
SUITE 200
VANCOUVER, BC V6H 3G5
TEL: (604) 275-1111 FAX: (604) 275-1112
WWW.MATTHEWCHENGARCHITECT.COM

THIS DOCUMENT IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ALL RIGHTS ARE RESERVED. THIS DOCUMENT IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ALL RIGHTS ARE RESERVED.

No Date Revision

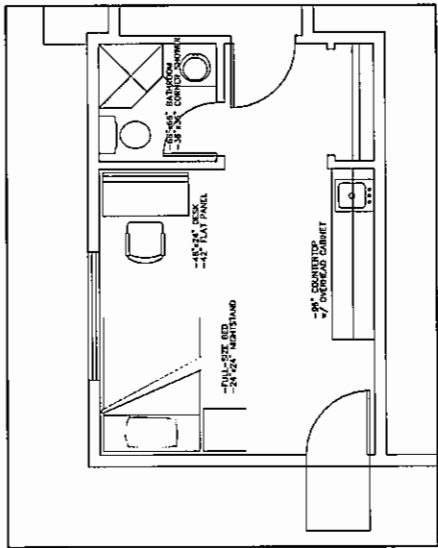
Comments



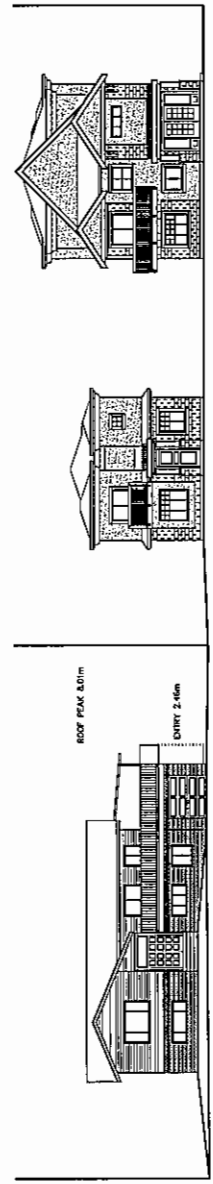
PROJECT TITLE
 13-UNIT TOWNHOUSE
 DEVELOPMENT
 9000 GLENALLAN GATE
 9460, 9460 & 9500
 GARDEN CITY ROAD
 RICHMOND, B.C.

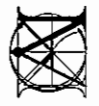
Sheet Title
 ELEVATIONS

DATE	2019.05.09
BY	CHENG
SCALE	3/32" = 1'-0"
PROJECT NUMBER	D05

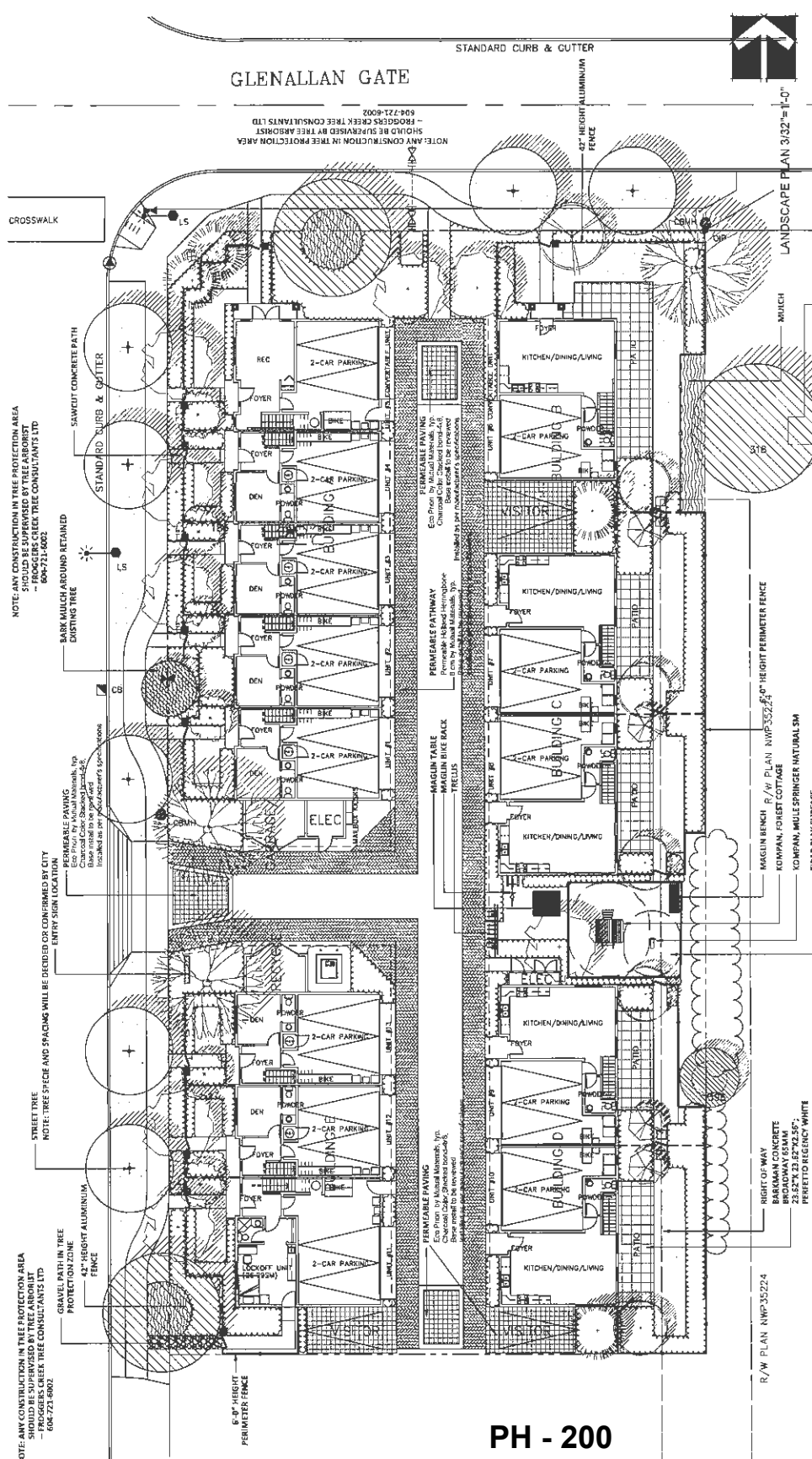


LOCKOFF UNIT
(25.29SM)
SCALE: 3/8" = 1'



 <p>MATTHEW CHENG ARCHITECT INC. 1000 WEST 10TH AVENUE VANCOUVER, BC V6H 2G6 TEL: (604) 681-7128 FAX: (604) 681-7129 WWW.MCHENGARCHITECT.COM</p>	<p>THIS ARCHITECTURAL SET OF PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, SCHEDULES AND CONDITIONS SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OF THESE PLANS FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC. IS STRICTLY PROHIBITED. THIS SET OF PLANS IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND SHALL REMAIN THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AT ALL TIMES.</p>	<p>Rev. 01/18</p>	<p>Rev. 01/18</p>	<p>Rev. 01/18</p>	<p>Rev. 01/18</p>	<p>Rev. 01/18</p>	<p>Rev. 01/18</p>	<p>Rev. 01/18</p>	<p>Rev. 01/18</p>	<p>Rev. 01/18</p>	<p>Rev. 01/18</p>	<p>Rev. 01/18</p>
	<p>13-UNIT TOWNHOUSE DEVELOPMENT 9020 GLENALLAN GATE 9450, 9480 & 9500 GARDEN CITY ROAD RICHMOND, B.C.</p>	<p>Project Title</p>	<p>Sheet Title</p>	<p>Project No.</p>	<p>Scale</p>	<p>Project Number</p>	<p>Author</p>	<p>Checker</p>	<p>Designer</p>	<p>Project Manager</p>	<p>Rev. 01/18</p>	<p>Rev. 01/18</p>

NO.	DATE	REVISION DESCRIPTION	BY	CHKD
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				
26				
27				
28				
29				
30				
31				
32				
33				
34				
35				
36				
37				
38				
39				
40				
41				
42				
43				
44				
45				
46				
47				
48				
49				
50				
51				
52				
53				
54				
55				
56				
57				
58				
59				
60				
61				
62				
63				
64				
65				
66				
67				
68				
69				
70				
71				
72				
73				



PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME
1	6	AGERATUM FOLIUM	FLORIST'S PINK
2	6	AGERATUM FOLIUM	FLORIST'S PINK
3	6	AGERATUM FOLIUM	FLORIST'S PINK
4	4	FAGUS SYLVATICA DANICOLA	DOUGLAS FIR
5	1	QYRTENOKUM ABROEUM	SOURWOOD
6	4	PRUNUS SP.	SERRAVALLE
7	1	PERSEA SP.	WAX PALM
8	5	SYRIA SP.	SPYRIS

PLANTED SIZE REMARKS:
 100 CAL. 1.8M STD. B&B
 50 CAL. 1.8M STD. B&B
 50 CAL. 1.8M STD. B&B
 50 CAL. 1.8M STD. B&B
 50 CAL. 1.8M STD. B&B
 50 CAL. 1.8M STD. B&B
 50 CAL. 1.8M STD. B&B
 50 CAL. 1.8M STD. B&B

NOTES:
 1. PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. LATEST EDITION. CONTAINER SIZES ARE SPECIFIED IN THE LIST.
 2. ALL PLANTS MUST BE SUPPLIED WITH A 10% SURPLUS. ALL PLANTS MUST BE SUPPLIED WITH A 10% SURPLUS.
 3. ALL PLANTS MUST BE SUPPLIED WITH A 10% SURPLUS. ALL PLANTS MUST BE SUPPLIED WITH A 10% SURPLUS.
 4. ALL PLANTS MUST BE SUPPLIED WITH A 10% SURPLUS. ALL PLANTS MUST BE SUPPLIED WITH A 10% SURPLUS.
 5. ALL PLANTS MUST BE SUPPLIED WITH A 10% SURPLUS. ALL PLANTS MUST BE SUPPLIED WITH A 10% SURPLUS.
 6. ALL PLANTS MUST BE SUPPLIED WITH A 10% SURPLUS. ALL PLANTS MUST BE SUPPLIED WITH A 10% SURPLUS.
 7. ALL PLANTS MUST BE SUPPLIED WITH A 10% SURPLUS. ALL PLANTS MUST BE SUPPLIED WITH A 10% SURPLUS.
 8. ALL PLANTS MUST BE SUPPLIED WITH A 10% SURPLUS. ALL PLANTS MUST BE SUPPLIED WITH A 10% SURPLUS.
 9. ALL PLANTS MUST BE SUPPLIED WITH A 10% SURPLUS. ALL PLANTS MUST BE SUPPLIED WITH A 10% SURPLUS.
 10. ALL PLANTS MUST BE SUPPLIED WITH A 10% SURPLUS. ALL PLANTS MUST BE SUPPLIED WITH A 10% SURPLUS.



EXISTING STREET VIEW ON GLENALLAN GATE (FACING THE INTERSECTION WITH GARDEN CITY ROAD)

EXISTING STREET VIEW ON GARDEN CITY ROAD (FACING THE INTERSECTION WITH GLENALLAN GATE)

LOT SIZE: 29,999 SQ. FT.
 LOT COVERAGE CALCULATION FOR PERMEABLE: 13,200 SQ. FT.
 LOT COVERAGE CALCULATION FOR LANDSCAPING: 7,368 SQ. FT.
 PERCENTAGE OF PERMEABILITY: 44%
 PERCENTAGE OF LANDSCAPING: 25.3%

PH - 200

© Copyright reserved. This drawing and design is the property of P&C Landscape Architects and may not be reproduced or used for other projects without their permission.

p&c
LANDSCAPE ARCHITECTS
 2000 GLENNVILLE AVENUE, SUITE 100
 RICHMOND, VIRGINIA 23220
 P: 804.284.0011 | F: 804.284.0022

REV:

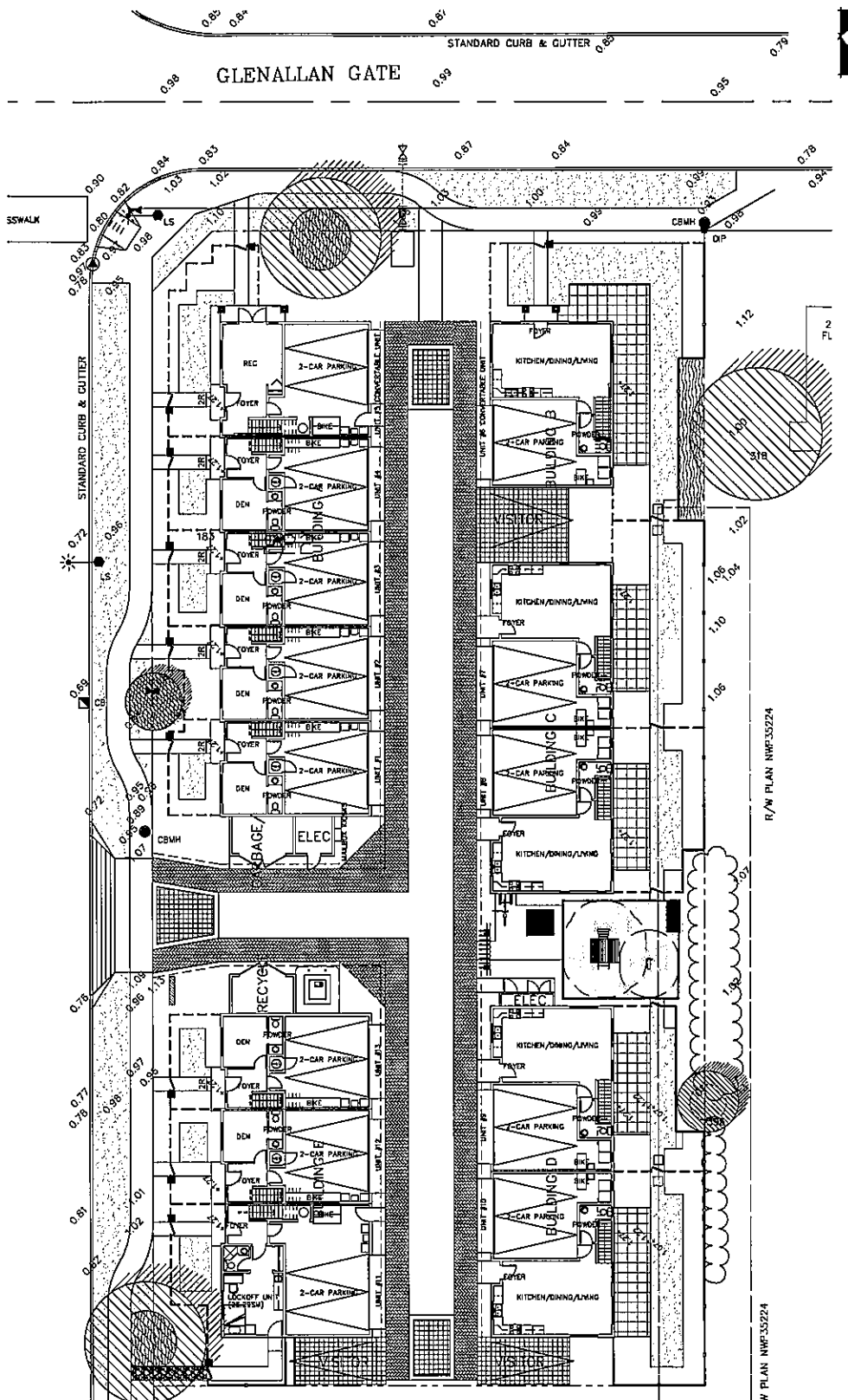
NO.	DATE	REVISION DESCRIPTION	BY	CHK.
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				
26				
27				
28				
29				
30				
31				
32				
33				
34				
35				
36				
37				
38				
39				
40				
41				
42				
43				
44				
45				
46				
47				
48				
49				
50				
51				
52				
53				
54				
55				
56				
57				
58				
59				
60				
61				
62				
63				
64				
65				
66				
67				
68				
69				
70				
71				
72				
73				
74				
75				
76				
77				
78				
79				
80				
81				
82				
83				
84				
85				
86				
87				
88				
89				
90				
91				
92				
93				
94				
95				
96				
97				
98				
99				
100				

PROJECT: 13-UNIT TOWNHOUSE DEVELOPMENT
 5020 GLENALLAN GATE #460, #480 & #500
 GARDEN CITY ROAD
 RICHMOND, VA

DRAWING TITLE: GRADING AND FENCE PLAN

DATE: 11/13/27 DRAWING NUMBER: L3
 SCALE: 1/8"=1'-0" DRAWN: WB
 DESIGNED: DEKOR CHECKED: PKC
 P&C PROJECT NUMBER: 18-220

18252729



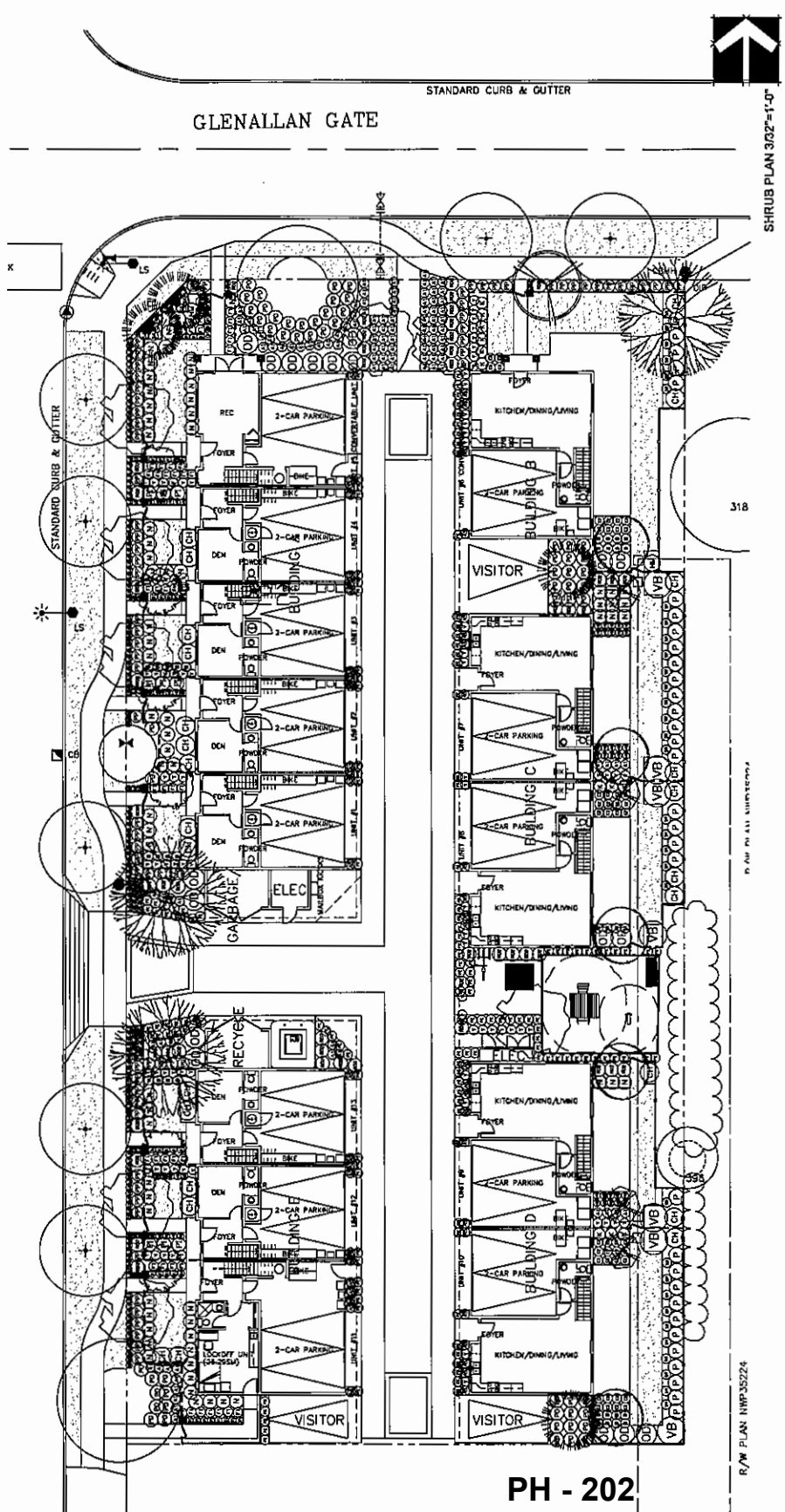
LANDSCAPE PLAN 3/32"=1'-0"

6' HEIGHT PERIMETER FENCE
 4' HEIGHT ALUMINUM FENCE

PH - 201

R/W PLAN NWP-35224

NO.	DATE	REVISION / DESCRIPTION	DR.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			



PH - 202 PROJECT NUMBER: 18-220
 PLANTED BEST PERFORMERS

SHRUB	COMMON NAME	COMMENTS
1	CAREX ELATA VARIEGA	
2	HELETTICOPSIS EMERSONIENSIS	
3	PONICILLUM ALPEGICUM 'HAMBLY'	
4	CLETHRA ALABAMA	
5	ASTILBE 'TINK'	
6	LAUREL 'MIDNIGHT'	
7	PERONOPHYA ATRIPICIFOLIA 'WILE SPIRE'	
8	DIAPYCNON TIBETANA	
9	POLYSTICHUM ALABAMA	
10	BOULES GOLDEN SEDGE	
11	BLUE GRASS	
12	EVINGREEN CLEMATIS	
13	ETNA PALM SPRAEUS (RED)	
14	RUSSIAN MAE	
15	THREE LEAF CARDAMOM	
16	WESTERN SANDWICH PINE	

PH - 202 PROJECT NUMBER: 18-220
 PLANTED BEST PERFORMERS

SHRUB	COMMON NAME	COMMENTS
17	LITTLE-LEAF BOX	
18	MEXICAN BUCK ORANGE	
19	BURFELDIA HEBE	
20	EMERGE AGANTHAN LAUREL	
21	EMERGE HEAVENLY BANDED	
22	FALSE HOLLY	
23	VALLEY FINE FRITS	
24	PRINCE OF WALES RED	
25	HIMALAYAN SWEET BOX	
26	EMERGE INKMA	
27	EMERGE YEW	
28	EMERGE YEW	
29	EMERGE YEW	
30	EMERGE YEW	
31	EMERGE YEW	
32	EMERGE YEW	
33	EMERGE YEW	
34	EMERGE YEW	
35	EMERGE YEW	
36	EMERGE YEW	
37	EMERGE YEW	
38	EMERGE YEW	
39	EMERGE YEW	
40	EMERGE YEW	
41	EMERGE YEW	
42	EMERGE YEW	
43	EMERGE YEW	
44	EMERGE YEW	
45	EMERGE YEW	
46	EMERGE YEW	
47	EMERGE YEW	
48	EMERGE YEW	
49	EMERGE YEW	
50	EMERGE YEW	
51	EMERGE YEW	
52	EMERGE YEW	
53	EMERGE YEW	
54	EMERGE YEW	
55	EMERGE YEW	
56	EMERGE YEW	
57	EMERGE YEW	
58	EMERGE YEW	
59	EMERGE YEW	
60	EMERGE YEW	

PLANT SCHEDULE

THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED SOURCES. PLANTS NOT IDENTIFIED AS COMMON NAMES SHALL BE IDENTIFIED BY BOTANICAL NAME. PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED SOURCES. PLANTS NOT IDENTIFIED AS COMMON NAMES SHALL BE IDENTIFIED BY BOTANICAL NAME. PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED SOURCES. PLANTS NOT IDENTIFIED AS COMMON NAMES SHALL BE IDENTIFIED BY BOTANICAL NAME.

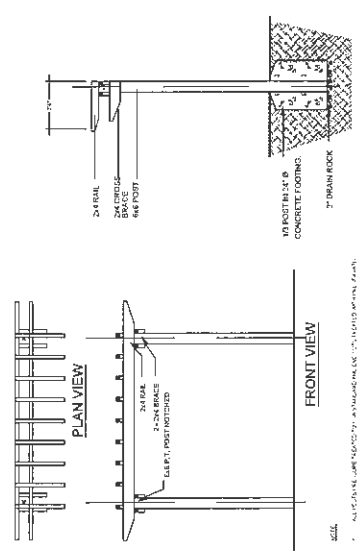
PH - 202 PROJECT NUMBER: 18-220
 PLANTED BEST PERFORMERS

SHRUB	COMMON NAME	COMMENTS
1	EMERGE YEW	
2	EMERGE YEW	
3	EMERGE YEW	
4	EMERGE YEW	
5	EMERGE YEW	
6	EMERGE YEW	
7	EMERGE YEW	
8	EMERGE YEW	
9	EMERGE YEW	
10	EMERGE YEW	
11	EMERGE YEW	
12	EMERGE YEW	
13	EMERGE YEW	
14	EMERGE YEW	
15	EMERGE YEW	
16	EMERGE YEW	
17	EMERGE YEW	
18	EMERGE YEW	
19	EMERGE YEW	
20	EMERGE YEW	
21	EMERGE YEW	
22	EMERGE YEW	
23	EMERGE YEW	
24	EMERGE YEW	
25	EMERGE YEW	
26	EMERGE YEW	
27	EMERGE YEW	
28	EMERGE YEW	
29	EMERGE YEW	
30	EMERGE YEW	
31	EMERGE YEW	
32	EMERGE YEW	
33	EMERGE YEW	
34	EMERGE YEW	
35	EMERGE YEW	
36	EMERGE YEW	
37	EMERGE YEW	
38	EMERGE YEW	
39	EMERGE YEW	
40	EMERGE YEW	
41	EMERGE YEW	
42	EMERGE YEW	
43	EMERGE YEW	
44	EMERGE YEW	
45	EMERGE YEW	
46	EMERGE YEW	
47	EMERGE YEW	
48	EMERGE YEW	
49	EMERGE YEW	
50	EMERGE YEW	
51	EMERGE YEW	
52	EMERGE YEW	
53	EMERGE YEW	
54	EMERGE YEW	
55	EMERGE YEW	
56	EMERGE YEW	
57	EMERGE YEW	
58	EMERGE YEW	
59	EMERGE YEW	
60	EMERGE YEW	

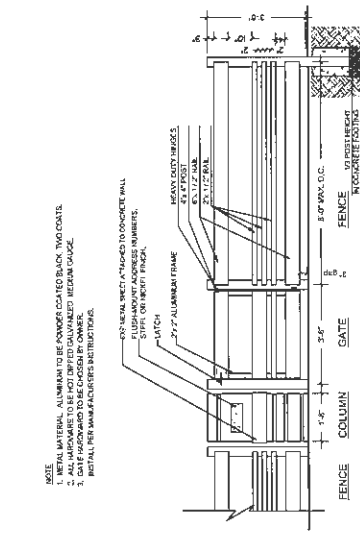
©Copyright reserved. This drawing and design is the property of P&G Landscape Architects and may not be reproduced for other projects without their permission.

pmg
LANDSCAPE ARCHITECTS
10000 Park Lakes Drive
Baltimore, Maryland 21286
P: 410-286-0011 F: 410-286-0022

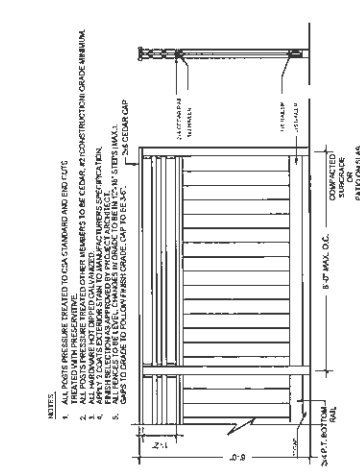
SEAL



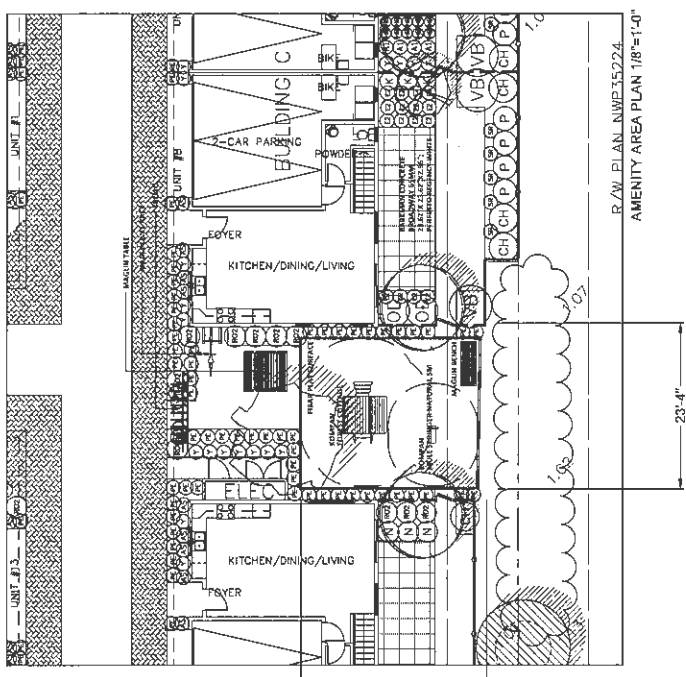
3 TRELLIS STRUCTURE
SCALE: 3/8" = 1'-0"



2 42" HEIGHT ALUMINUM FENCE WITH GATE AND COLUMN
SCALE: 1/2" = 1'-0"



1 6'-0" HEIGHT PERIMETER FENCE
SCALE: 1/2" = 1'-0"



PROJECT
13-UNIT TOWNHOUSE DEVELOPMENT
9020 GLENNAN GATE #460, #480 & #500
GARDEN CITY ROAD
RICHMOND, B.C.

DATE: 03.13.27
SCALE: 1/8" = 1'-0"
DRAWN: JR
CHECKED: RKN
DATE: 03.13.27
DRAWING NUMBER: **L5**
SHEET: 5 OF 5
PROJECT NUMBER: 18-220



FOREST COTTAGE, NRO408-0022
KOMPAN
TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS.



MULE SPRINGER NATURAL SM, NRO101-0001
KOMPAN
TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS.



MAGLIN BIKE RACK
Model: SCBR1600-S
NOTE: ALL TABLE, BENCHES AND BIKE RACKS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATION ON 3" THICK CONCRETE PAD.



MAGLIN TABLE
Model: MLP1720 CLUSTER SEATING SERIES



MAGLIN BENCH
Model: MLB970
NOTE: ALL TABLE, BENCHES AND BIKE RACKS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATION ON 3" THICK CONCRETE PAD.

PH - 203



RZ 18-829032

Attachment 3

Address: 9020 Glenallan Gate, 9460, 9480 & 9500 Garden City Road

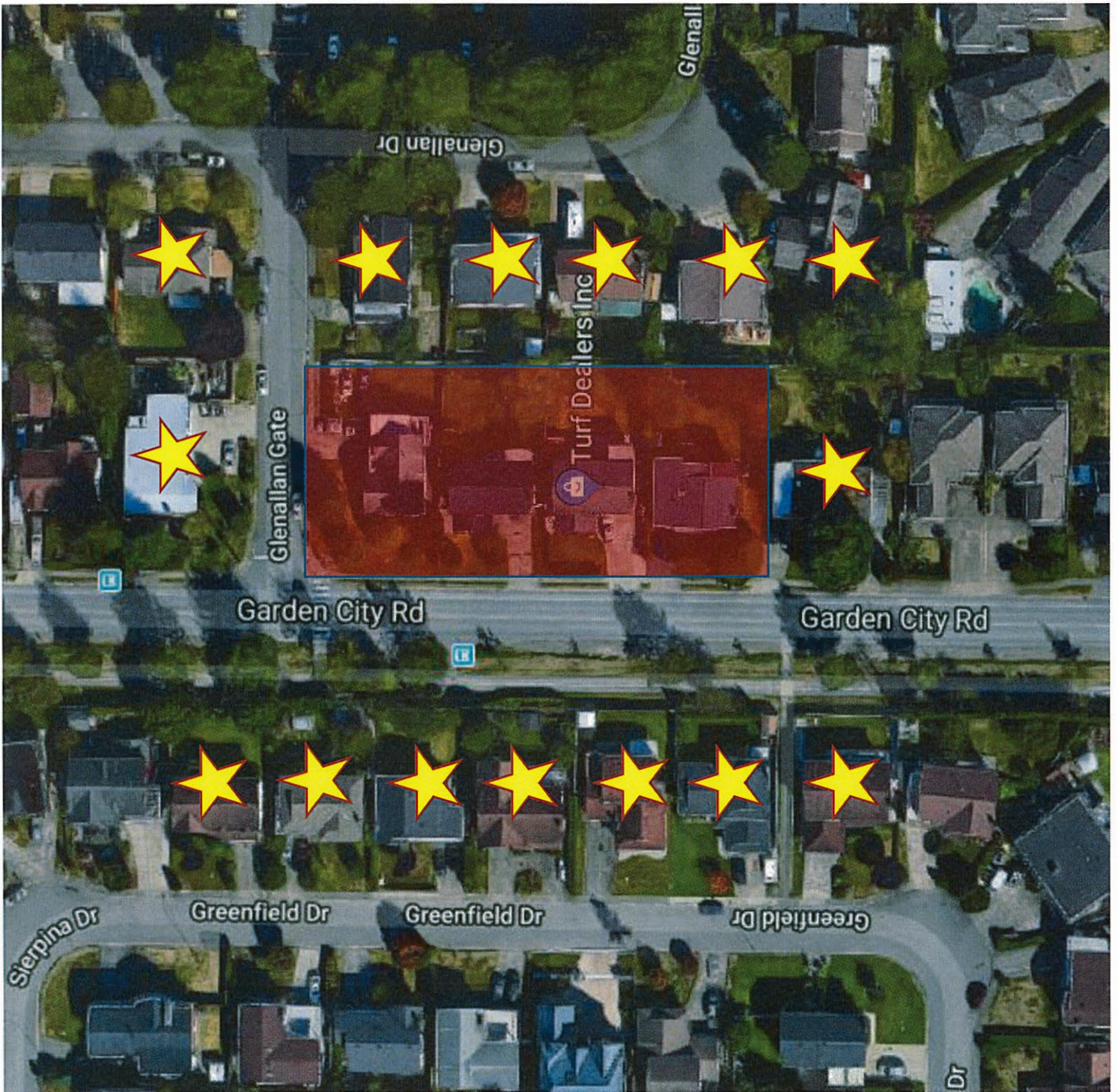
Applicant: Matthew Cheng Architect Inc.

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	1110486 BC Ltd.	To be determined
Site Size:	2,787.1 m ² (30,000 ft ²)	2,779.1 m ² (29,914 ft ²) Corner cut: 8 m ² (86 ft ²)
Land Uses:	Single-family residential	Multiple-family residential
OCP Designation:	Neighbourhood Residential (NRES)	No change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	4	13

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.6	None permitted
Lot Coverage – Building:	Max. 40%	37%	None
Lot Coverage – Non-porous:	Max. 65%	56%	None
Lot Coverage – Live Landscaping:	Min. 25%	25%	None
Lot Area:	N/A	2,779.1 m ²	None
Lot Width:	Min. 40.0 m	76.2 m	None
Lot Depth:	Min. 35.0 m	36.6 m	None
Setbacks – Front (North):	Min. 6.0 m	6.0 m	None
Setbacks – Rear (South):	Min. 3.0 m	3.0 m	None
Setbacks – Exterior Side (West):	Min. 6.0 m	4.5 m	Variance requested
Setbacks – Interior Side (East):	Min. 3.0 m	6.0 m	None
Height:	Max. 12.0 m (3 storeys)	Front Buildings: 10.8 (3 storeys) Rear Buildings: 9.0 m (2 storeys)	None
Off-street Parking Spaces – Total:	Min. 26 (R) and 3 (V)	26 (R) and 3 (V)	None
Accessible Parking Spaces:	Min. 2% where three or more visitor stalls required = 1	1	None

	Bylaw Requirement	Proposed	Variance
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	0	None
Small Car Spaces:	None when fewer than 31 spaces are provided on-site	0	None
Bicycle Parking Spaces – Class 1:	Min. 17	21	None
Bicycle Parking Spaces – Class 2:	Min. 3	4	None
Amenity Space – Indoor:	Min. 50 m ² or cash-in-lieu	Cash-in-lieu	None
Amenity Space – Outdoor:	Min. 6.0 m ² per unit = 78 m ²	108 m ²	None
Private Space – Outdoor:	Min. 30 m ² per unit	Complies	None



Dear Neighbors,

January 22, 2019

City of Richmond Rezoning File Numbers: RZ 18-829032

This letter is a public notification of adjacent neighbors to the properties 9020 Glenallan Gate, 9460/9480/9500 Garden City Road, Richmond.

My name is Jaclyn Deng, Project Manager of Kingdom Property Investment. We are applying to Re-Zone these properties from single family use into low density two and three storey townhomes, FSR 0.6.

The proposed development has 13 units in total. Front units will be two and half-story and three-story, and the back units will be two-story. The elevation of the proposed development is consistent with single family neighborhood. Vehicle access to the development is to be provided by a single driveway located at the Garden City Road.

I have attached pertinent documents which contain proposed building massing and site plan.

We will also make neighborhood contributions including: Upgrade the existing northbound bus stop on Garden City Road at Glenallan Gate, Upgrade of the existing special crosswalk at the Garden City Road/Glenallan Gate, Improve the frontage along the Garden City Road and Glenallan Gate, concrete sidewalk and grass boulevard.

If you have any concerns or would like to talk regarding this application, please don't hesitate to contact me or the Architecture Matthew Cheng.

Matthew Cheng, Architect AIBC
Matthew Cheng Architect Inc.
202-670 Evans Ave, Vancouver, BC
604-731-3012 (T)
604-649-0669 (C)

Best Regards,

Jaclyn Deng
Kingdom Property Investment Ltd.
360-3820 Cessna Dr. Richmond BC, V7B 0A2
Tel: 604-276-0563
Mail: jaclyn.deng@kingdomcanada.com

© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg
LANDSCAPE ARCHITECTS
10000 W. GARDEN CITY ROAD
SUITE 100
RICHMOND, VIRGINIA 23234
P: 804-294-0811 F: 804-294-0022

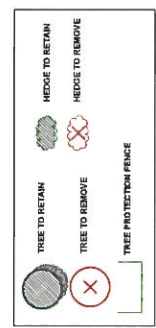
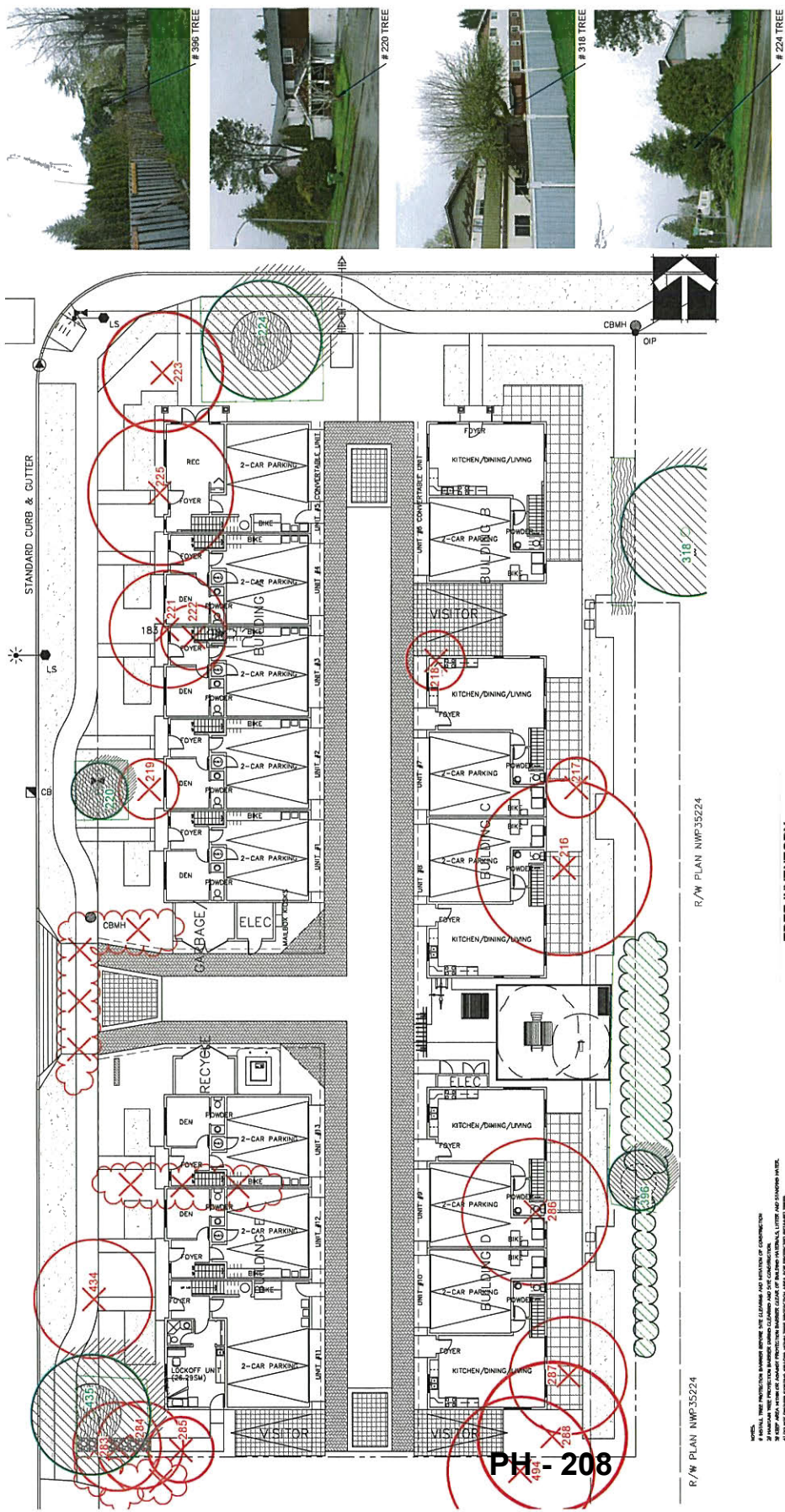
SEAL

NO.	DATE	REVISION DESCRIPTION	DR.
1	08/14/17	ISSUE FOR PERMITS	MS
2	08/14/17	ISSUE FOR PERMITS	MS
3	08/14/17	ISSUE FOR PERMITS	MS
4	08/14/17	ISSUE FOR PERMITS	MS
5	08/14/17	ISSUE FOR PERMITS	MS
6	08/14/17	ISSUE FOR PERMITS	MS
7	08/14/17	ISSUE FOR PERMITS	MS
8	08/14/17	ISSUE FOR PERMITS	MS
9	08/14/17	ISSUE FOR PERMITS	MS
10	08/14/17	ISSUE FOR PERMITS	MS

PROJECT:
13-UNIT TOWNHOUSE DEVELOPMENT
9020 GLENNAN GATE 9460, 9480 & 9500
GARDEN CITY ROAD
RICHMOND, B.C.

DRAWING TITLE:
TREE MANAGEMENT PLAN

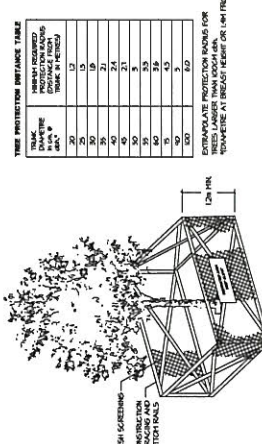
DATE: 08/14/17
SCALE: 1/2"=1'-0"
DRAWN: YR
DESIGN: PCW
CHECK: PCW
PROJECT NUMBER: 18-229



#	Type	Action	DBH	MPZ
213	Willow	Remove	57cm	3.4m
217	Cherry	Remove	307/300/300cm	3.2m
218	Windmill Palm	Remove	25cm	1.5m
219	Cherry	Remove	25cm	1.4m
220	Shrub Pine	Remove	171	2.0m
221	Shrub Pine	Remove	48/40	2.0m
222	Pyramidal Cedar	Remove	201/18cm	2.5m
223	Magic Pine	Remove	20cm	3.0m
224	Dooner Cedar	Retain	55cm	3.2m
225	Lawson Cypress	Remove	307/300/200cm	4.0m
226	Lawson Cypress	Remove	307/300/200cm	4.0m
227	Lawson Cypress	Remove	307/300/200cm	4.0m
228	Pyramidal Cedar	Remove	191/157cm	2.0m
229	Cherry	Remove	45/30cm	3.4m
230	Cherry	Remove	44cm	2.6m
231	Cherry	Remove	47cm	2.8m
232	Cherry	Remove	47cm	2.8m
233	Cherry	Remove	47cm	2.8m
234	Cherry	Remove	47cm	2.8m
235	Cherry	Remove	47cm	2.8m
236	Cherry	Remove	47cm	2.8m
237	Cherry	Remove	47cm	2.8m
238	Cherry	Remove	47cm	2.8m
239	Cherry	Remove	47cm	2.8m
240	Cherry	Remove	47cm	2.8m
241	Cherry	Remove	47cm	2.8m
242	Cherry	Remove	47cm	2.8m
243	Cherry	Remove	47cm	2.8m
244	Cherry	Remove	47cm	2.8m
245	Cherry	Remove	47cm	2.8m
246	Cherry	Remove	47cm	2.8m
247	Cherry	Remove	47cm	2.8m
248	Cherry	Remove	47cm	2.8m
249	Cherry	Remove	47cm	2.8m
250	Cherry	Remove	47cm	2.8m

DBH - trunk diameter, MPZ - protection zone
14 ON SITE TREES TO BE REMOVED
28 REPLACEMENT TREES ARE REQUIRED

NOTES:
1. INSTALL TREE PROTECTION BARRIER BEFORE THE CLEANING AND REMOVAL OF CONCRETION.
2. REMOVE ALL EXISTING TREE PROTECTION BARRIERS AND REINSTALL WITH LITER AND CHAINSAW MARKS.
3. ALL TREE REMOVALS SHALL BE DONE IN ACCORDANCE WITH THE CITY OF RICHMOND TREE REMOVAL ORDINANCE.
4. ALL TREE REMOVALS SHALL BE DONE IN ACCORDANCE WITH THE CITY OF RICHMOND TREE REMOVAL ORDINANCE.
5. ALL TREE REMOVALS SHALL BE DONE IN ACCORDANCE WITH THE CITY OF RICHMOND TREE REMOVAL ORDINANCE.
6. ALL TREE REMOVALS SHALL BE DONE IN ACCORDANCE WITH THE CITY OF RICHMOND TREE REMOVAL ORDINANCE.
7. ALL TREE REMOVALS SHALL BE DONE IN ACCORDANCE WITH THE CITY OF RICHMOND TREE REMOVAL ORDINANCE.
8. ALL TREE REMOVALS SHALL BE DONE IN ACCORDANCE WITH THE CITY OF RICHMOND TREE REMOVAL ORDINANCE.
9. ALL TREE REMOVALS SHALL BE DONE IN ACCORDANCE WITH THE CITY OF RICHMOND TREE REMOVAL ORDINANCE.
10. ALL TREE REMOVALS SHALL BE DONE IN ACCORDANCE WITH THE CITY OF RICHMOND TREE REMOVAL ORDINANCE.



1.5M HIGH TREE PROTECTION BARRIER

**MATTHEW CHENG ARCHITECT INC.**

#202-670 EVANS AVE., VANCOUVER, B.C. V6A 2K9

CEL: 604-649-0669 TEL: 604-731-3012

Email:matthew@mcai.ca

Steven De Sousa
Planner 1,
Policy Planning Department
City of Richmond

May 21, 2019

**Re: Intent to design in compliance with Step Code at
9020 Glenallan Gate, 9460, 9480, 9500 Garden City Road, Richmond, BC (RZ 18-829032)**

Dear Steven,

The purpose of this letter is to confirm our intent to design the proposed development at 9020 Glenallan Gate, 9460, 9480, 9500 Garden City Road such that it will meet the City of Richmond's energy efficiency requirements (known as Step Code), which will be incorporated into the building permit drawings.

Capital Home Energy has been retained as the Certified Energy advisor.

Sincerely yours,

Matthew Cheng, Architect AIBC
Matthew Cheng Architect Inc.



May 21, 2019

Client: 1110486 BC Ltd

Re: City of Richmond Step Code 3 Letter of Intent

Development Address: 9020 - 9500 Garden City Road, Richmond

To Whom It May Concern:

This letter is to inform the City of Richmond that Capital Home Energy Inc has been engaged for Energy Design services, for the above-mentioned development address to comply with the BC Energy Step Code level 3 compliance. This will include, energy modeling, air tightness testing, and final Certification.

Please contact our office for any further inquiries about the project.

Regards,

Luke Dolan
Energy Advisor
Capital Home Energy Inc
www.capitalhomeenergy.com
604-562-0387



Address: 9020 Glenallan Gate, 9460, 9480 & 9500 Garden City Road

File No.: RZ 18-829032

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10047, the developer is required to complete the following:

1. 4 m x 4 m corner cut road dedication at the northwest corner of the subject site.
2. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
3. 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.
4. City acceptance of the developer's offer to voluntarily contribute \$650 to the City's Tree Compensation Fund for the removal of the City-owned tree (tag# 434) and the planting of replacement trees at/near the subject site.
5. Submission of a Tree Survival Security to the City in the amount of \$19,570 for the trees to be retained (\$15,000 for on-site trees (tag# 220 & 224) and \$4,570 for the City-owned tree (tag# 435)).
6. 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.
7. Registration of a flood indemnity covenant on title.
8. Registration of a cross-access easement, statutory right-of-way, property right-of-passage, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the entry driveway to the site and entire length of all internal drive aisles, in favour of the future developments located to the south of the subject development, to permit shared use. The legal agreement is to include that the City will not be responsible for maintenance or liability, no permanent structures are to be placed at the south end of the north-south drive aisle, and the intent and existence of the legal agreements is to be made known to the purchasers of any unit(s) and the strata council of this development.
9. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
10. City acceptance of the developer's offer to voluntarily contribute \$0.85 per buildable square foot (e.g. \$15,256.13) to the City's public art fund.
11. Contribution of \$1,600 per dwelling unit (e.g. \$20,800) in-lieu of on-site indoor amenity space.
12. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$152,561.32) to the City's affordable housing fund.
13. Registration of a legal agreement on Title, as determined to the satisfaction of the Director of Development, to ensure that:
 - a) no final Building Permit inspection is granted until one secondary suite is constructed on-site, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw; and
 - b) the secondary suite cannot be stratified or otherwise held under separate title.
14. City acceptance of the developer's offer to voluntary contribute \$30,000 towards the purchase and installation of a City design standard bus shelter.
15. City acceptance of the developer's offer to voluntary contribute \$8,726 towards the upgrade of the existing special crosswalk at the Garden City Road and Glenallan Gate intersection. The upgrade works include new LED street lights, new amber flashers, and new standard Audible Pedestrian Signal pushbuttons.
16. Enter into a Servicing Agreement* for the design and construction of required site servicing and frontage improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the

City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to, the following:

Water Works:

- a) Using the OCP Model, there is 222.0 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 L/s.
- b) At Developer's cost, the Developer is required to:
 - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - ii) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for multi-family land use.
 - iii) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process (or via the servicing agreement process, if one is required).
 - iv) Upgrade approximately 40 m of existing 150 mm water main along the Glenallan Gate frontage to 200 mm, from the east property line of the development site on Glenallan Gate to the new 200 mm water main installed via the City's Capital Project at Garden City Road. The new water main shall be located in the roadway in the alignment established by the City's Capital Watermain Project.
 - v) Remove the existing AC water mains along the Garden City Road and Glenallan Gate frontages and legally dispose offsite.
 - vi) Install a new water connection complete with water meter and meter box to serve the proposed development.
- c) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.
 - ii) Cap and remove all existing water connections and water meters to the development site.

Storm Sewer Works:

- d) At Developer's cost, the Developer is required to:
 - i) Upgrade approximately 60 m of 600 mm storm sewer to 900 mm along the Glenallan Gate frontage of the development frontage, from the east property line of the development site to the existing box culvert on the west side of Garden City Road. The new storm sewer shall be located in the roadway near the centerline.
 - ii) Install a new storm service connection off of the proposed storm sewer, complete with inspection chamber, to serve the proposed development.
 - iii) Remove the existing storm sewer along Glenallan Gate to the extents of the proposed upgrades.
 - iv) Confirm the proposed storm sewer size via a capacity analysis. The analysis shall be included in the servicing agreement drawings.
 - v) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - vi) Cap and remove all existing storm connections to the development site. Inspection chamber STIC45540 at the south property line, and inspection chamber STIC59080 at the east property line, shall be retained to serve 9540/9520 Garden City Road and 9040 Glenallan Gate, respectively. If the inspection chamber(s) are located within the development site, the developer is required to provide a right-of-way for the inspection chamber(s).
- e) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.
 - ii) Tie in all existing storm service connections to the proposed storm sewer.

Sanitary Sewer Works:

- f) At Developer's cost, the Developer is required to:
 - i) Replace approximately 55 m of 200 mm AC sanitary sewer located in the rear-yard SRW with PVC, from manhole SMH1742 to the south property line of the development site.
 - ii) Fill and abandon existing sanitary sewer to the extent of the upgrades.
 - iii) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.

- iv) Install a new sanitary service connection to serve the proposed development. No inspection chamber is required if it ties directly into a manhole. The new sanitary connection shall be located at or near the south property line of the development site.
- v) Remove all existing sanitary connections to the development site.
- g) At Developer's cost, the City will:
 - i) Reconnect all existing sanitary connections to the proposed sanitary sewer.
 - ii) Complete all tie-ins for the proposed works to existing City infrastructure.

Frontage Improvements:

- h) Transportation requirements include, but are not limited to, the following:
 - i) For both Glenallan Gate and Garden City Road development frontages, the following improvements are required: (i) remove the existing sidewalk and construct a new 1.5 m wide concrete sidewalk next to the fronting property line; and (ii) construct a new grass boulevard with street trees over the remaining width between the new sidewalk and the existing fronting road curb. The new sidewalk and boulevard will incorporate the required tree protection and transition to meet the existing frontage treatments to the east and south of the subject site. The behind-the-curb frontage improvements, along both Garden City Road and Glenallan Gate site frontages, shall have the following cross section (measuring from the fronting property line of the site):
 - (1) 1.5 m wide concrete sidewalk (the sidewalk may have to be designed to go around trees intended for retention).
 - (2) 2.4 m wide grass boulevard with street trees.
 - (3) 0.15 m wide curb.The exact dimensions of these frontage works are to be determined based on legal surveys.
 - ii) All existing driveways along the Garden City Road and Glenallan Gate development frontages are to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, boulevard with street trees and concrete sidewalk per standards described under Item above.
 - iii) Construct a new driveway to the site at the site's Garden City frontage. The new driveway is to be constructed in accordance to the following criteria:
 - (1) The driveway is to be located 35 m to 50 m from the Glenallan Gate/Garden City Road intersection.
 - (2) The location of the driveway is to be established so that the north-south and east-west drive aisles can form a "hammer head" T-intersection to accommodate on-site truck turn-around movements.
 - (3) City driveway design standards are to be followed.
 - iv) Provide a 1.5 m wide concrete walkway to connect the north-south drive aisle to the new sidewalk along the site's Glenallan Gate frontage.
 - v) The Developer is required to upgrade the existing northbound bus stop on Garden City Road at Glenallan Gate (Bus Stop ID #56860) to these standards: concrete landing pad (3.0 m x 9.0 m) for installation of bus shelter; bus bench and garbage/recycling receptacles; and conduit pre-ducting for electrical connections. The bus pad is to be constructed to meet TransLink Accessible Bus Stops standards. Contact City Traffic Operations staff to confirm the accessible bus pad location and dimensions before commencement of construction.
 - vi) The Developer is required to provide, for all residential parking spaces (excluding visitor parking), Level 2 EV charging outlets (208V to 240V AC and current of 16A to 80A).
- i) At Developer's cost, the Developer is required to:
 - i) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - (2) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (3) To underground overhead service lines.
 - ii) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the development's site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a

private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:

- BC Hydro PMT – 4.0 x 5.0 m
- BC Hydro LPT – 3.5 x 3.5 m
- Street light kiosk – 1.5 x 1.5 m
- Traffic signal kiosk – 2.0 x 1.5 m
- Traffic signal UPS – 1.0 x 1.0 m
- Shaw cable kiosk – 1.0 x 1.0 m
- Telus FDH cabinet – 1.1 x 1.0 m

iii) Review street lighting levels along all road frontages, and upgrade as required.

General Items:

j) At Developer's cost, the Developer is required to:

- i) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
- ii) Provide a video inspection report of the existing storm and sanitary sewers along the development frontages prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Developer's cost.
- iii) Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
- iv) Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
- v) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures.
- vi) Enter into, if required, 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, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

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

1. Submission of a Landscape Plan, prepared by Registered Landscape Architect, to the satisfaction of the Director of Development.

Prior to Development Permit* issuance, the developer must complete the following requirements:

1. Submission of a Landscape Security based on 100% of the cost estimate provided by the Landscape Architect, including all hard and soft materials, installation and a 10% contingency.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation 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 energy efficiency, CPTED, sustainability, and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
4. If applicable, obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

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

[Signed copy on file]

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 10047 (RZ 18-829032)
9020 Glenallan Gate, 9460, 9480 & 9500 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 "LOW DENSITY TOWNHOUSES (RTL4)".

P.I.D. 003-349-306
Lot 277 Section 27 Block 4 North Range 6 West New Westminster District Plan 35222

P.I.D. 004-231-775
Lot 278 Section 27 Block 4 North Range 6 West New Westminster District Plan 35222

P.I.D. 004-058-887
Lot 279 Section 27 Block 4 North Range 6 West New Westminster District Plan 35222

P.I.D. 007-151-071
Lot 280 Section 27 Block 4 North Range 6 West New Westminster District Plan 35222

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10047".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

JUN 24 2019



MAYOR

CORPORATE OFFICER