



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

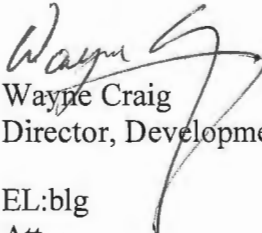
Date: June 15, 2016

File: RZ 14-677733

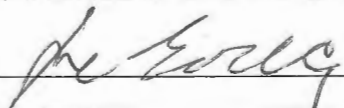
Re: Application by 0908206 BC Ltd. for Rezoning at 9560, 9580 and 9584 Granville Avenue from Single Detached (RS1/F) to Medium Density Townhouses (RTM2)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9573, for the rezoning of 9560, 9580 and 9584 Granville Avenue from "Single Detached (RS1/F)" to "Medium Density Townhouses (RTM2)", be introduced and given first reading.


Wayne Craig
Director, Development

EL:blg
Att.

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

Staff Report

Origin

0908206 BC Ltd. has applied to the City of Richmond for permission to rezone 9560, 9580 and 9584 Granville Avenue (Attachment 1) from the “Single Detached (RS1/F)” zone to the “Medium Density Townhouses (RTM2)” zone in order to permit the development of 16 two-storey townhouse units. The three (3) properties are proposed to be consolidated into one (1) development parcel, which will have a frontage of 67.22 m. Vehicle access is proposed through a single driveway from Granville Avenue. A preliminary site plan, building elevations, and landscape plan are contained in Attachment 2. The site currently contains three (3) single-family homes (one on each lot), 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: Across Granville Avenue, existing townhouse development on lots zoned “Medium Density Townhouses (RTM1)” and “Town Housing (ZT56) – North McLennan (City Centre)”, and a single-family home on a large lot zoned “Single Detached (RS1/F)”.
- To the South: Existing townhouse developments on lots zoned “Town Housing (ZT16) – South McLennan and St. Albans Sub-Area (City Centre)”.
- To the East: Four (4) single-family homes on small lots zoned “Single Detached (RS1/A)” fronting Granville Avenue with rear lane access, and a single-family home on a large lot zoned “Single Detached (RS1/F)” fronting Bridge Street.
- To the West: A recently completed 16-unit, two-storey townhouse development on a lot zoned “Medium Density Townhouses (RTM2)” with vehicle access from Ash Street.

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 would be consistent with the Official Community Plan (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 C2” for residential developments up to three (3) storeys. The proposal for a two-storey townhouse development is consistent with the Sub-Area Plan.

Medium Density Townhouses (RTM2) – Project Density

While the base density permitted on the subject site is 0.55 FAR, the Area Plan provides allowances for density bonusing in order to achieve community amenities and affordable housing. The density of existing townhouse developments within the “C1” and “C2” neighbourhoods in the McLennan South Sub-Area Plan ranges from 0.55 FAR to 0.8 FAR. The proposed rezoning to “Medium Density Townhouses (RTM2)” would allow a maximum density of 0.65. This density would be in keeping with the range of density of other projects in the area.

Staff support the proposed density based on the following:

- 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, approved by Council in 2007, supports the use of density bonusing to achieve the objectives of the Affordable Housing Strategy. The applicant has agreed to provide a voluntary cash contribution in the amount of \$41,085.04 (\$2.00 per buildable square foot) to the City’s Affordable Housing Reserve Fund in keeping with the Affordable Housing Strategy requirements for townhouse developments. Density bonus provisions envisioned by the Affordable Housing Strategy and the Area Plan have been incorporated into the standard townhouse zones, such as the proposed “Medium Density Townhouses (RTM2)” zone, which allows the 0.65 FAR, based on the Affordable Housing contribution.
- Recently approved and constructed townhouse development to the west at 7028 Ash Street (RZ 11-581552 and DP 12-603913) achieves the same density as proposed in the subject development proposal and the designs of the two (2) developments are compatible.
- The Area Plan supports use of density bonusing to promote childcare facility development and the applicant has agreed to provide a voluntary cash contribution in the amount of \$30,000 to the City’s Child Care Fund.
- The Area Plan supports use of density bonusing to promote the development of barrier-free housing and the proposal will provide two (2) convertible housing units.
- The proposal will facilitate retention of a large English Oak tree, located at the northeast corner of the site, along the Granville Avenue frontage.
- The proposal will also provide a voluntary contribution of \$15,817.74 (\$0.77 per buildable square foot) to the City’s Public Art fund.

Orphaned Assembly Site

If the rezoning is approved, a residual assembly site, with less than 50 m frontage, will be created at the corner of Granville Avenue and Bridge Street (9600, 9602, 9606 Granville Avenue and 7031, 7051 Bridge Street). The four (4) lot subdivision to the east along Granville Avenue was created in 2001, and the single-family dwellings on these lots are less than 20 years old. The dwelling on 7051 Granville Avenue was built in 1993. The residual site, while less than 50 m wide, it is 2,077 m² in area, and would have potential for a townhouse development. Given the relatedly new age of these houses, redevelopment is not likely in the short-to-medium-term. A Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW) will be registered on the Title

of the subject site to provide vehicle access to future developments at 9600, 9602, 9606 Granville Avenue and 7031, 7051 Bridge Street.

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 advised that a notice regarding the proposed development was hand delivered to the abovementioned five (5) single family properties located to the east of the subject site, and no feedback has been received.

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.

School District

This application was not referred to School District No. 38 (Richmond) because it does not have the potential to generate 50 or more school aged children. According to OCP Bylaw Preparation Consultation Policy 5043, which was adopted by Council and agreed to by the School District, residential developments which generate less than 50 school aged children do not need to be referred to the School District (e.g., typically around 295 multiple-family housing units). This application only involves 16 multiple-family housing units.

Analysis

Built Form and Architectural Character

The applicant proposes to consolidate the three (3) properties into one (1) development parcel and construct a total of 16 townhouse units. The layout of the townhouse units is oriented around a single driveway providing access to the site from Granville Avenue and an east-west internal manoeuvring aisle providing access to the unit garages. The amenity area will be situated in a central open courtyard at the rear of the site. A total of four (4) two-storey four-plex clusters are proposed.

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.

- Refinement of the proposed building form to achieve sufficient variety in design and setbacks to create a desirable and interesting streetscape along Granville Avenue and along the internal drive aisle.
- Address potential adjacency issues through landscaping and built form.
- Site grading plans to ensure the survival of protected trees.
- Review of size and species of replacement trees to ensure bylaw compliance and to achieve a mix of conifer and deciduous trees onsite.
- Refinement of the outdoor amenity area design including the choice of play equipment.
- Installation of suitable landscape buffer along the east property line in order to address potential overlook concerns for the adjacent single-family homes.
- Opportunities to maximize planting area along internal drive aisle.
- Review of additional sustainability features for the development proposal.

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

Existing Legal Encumbrances

There is an existing 3 m wide existing utility right-of-way along the rear yard of the proposed site. Since the existing sanitary main along the rear yard of the proposed site will be abandoned and removed as part of the development proposal, this existing utility right-of-way is not required, and will be discharged. A new utility right-of-way to accommodate a new sanitary manhole to be located at the southwest corner of development site will be required as part of the Servicing Agreement process.

Transportation and Site Access

A Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW) (EPP25621) was registered on Title of the adjacent property to the west (7028 Ash Street) through RZ 11-581552 to provide vehicle access to the subject site. In order to enhance vehicle maneuvering on-site and to avoid the creation of a long straight run internal drive aisle between the two (2) townhouse projects, the applicant is proposing to install an entry driveway from Granville Avenue. This driveway from Granville Avenue will be the sole access to the proposed development and no access will be provided between the adjacent townhouse development to the west at 7028 Ash Street and the subject site. Staff in the Transportation Department have reviewed the proposal, and support this arrangement.

The long-term objective is for the driveway access established on Granville Avenue to be utilized by adjacent properties to the east if they apply to redevelop into townhouses. A Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW) over the entire area of the proposed driveway and the internal manoeuvring aisle for the subject property will be secured as a condition of rezoning.

Tree Retention and Replacement

A Tree Survey and a Certified Arborist's Report were submitted in support of the application. The City's Tree Preservation Coordinator and Parks Arboriculture staff have reviewed the Arborist Report and provided the following comments:

- An English Oak tree (tag#930 – 43+22cm calliper) located at the northeast corner of the development site is in good condition and should be retained and protected.
- An English Oak tree (tag# 932) located at the southeast corner of the development site is in good condition; however, a recently submitted Soils Report identifies peat excavation within the tree protection zone will be required and the English Oak tree will need to be removed. In order to compensate for the unavoidable loss of a healthy tree located on-site, the applicant has agreed to provide two (2) replacement trees along the street frontage at a minimum size of 6 m high or 16 cm calliper.
- Three (3) trees (tag# 931, 933 and 934) exhibit structural defects; such as cavities at the main branch union and co-dominant stems with inclusions and exhibit a history of branch failure. As a result, these trees are not good candidates for retention and should be replaced.
- Two (2) City trees (tag# A & B) along the frontage of the site should be removed due to poor condition. Compensation in the amount of \$1,950 will be required.

A Tree Management Plan can be found in Attachment 5.

Tree Replacement

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), eight (8) replacement trees are required for the four (4) trees to be removed. According to the Preliminary Landscape Plan (Attachment 2), the developer is proposing to plant 20 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

Tree protection fencing is required to be installed, as per the Arborist Report recommendations and the Tree Preservation Plan, prior to any construction activities (including demolition) occurring on-site. In addition, proof that the owner has entered into a contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone and a Tree Survival Security in the amount of \$10,000 will be required prior to final adoption of the rezoning bylaw.

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 \$5,000 to ensure the replacement planting will be provided.

Variance Requested

The proposed development is generally in compliance with the “Medium Density Townhouses (RTM2)” zone. The applicant has requested a variance to increase the lot coverage for buildings from 40% to 45%. The proposed design features all 2-storey townhouses with side-by-side garages. To mitigate the potential implication of the higher lot coverage for buildings, the applicant is proposing to reduce the lot coverage for non-porous surface from 65% to 55%, and increase the lot coverage for landscaping with live plant materials from 25% to 27%. Staff support this as a reasonable response to the increased site coverage.

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

Affordable Housing Strategy

For townhouse development under proposals received prior to September 14, 2015, Richmond’s Affordable Housing Strategy requires a cash contribution of \$2.00 per buildable square foot. Consistent with the Affordable Housing Strategy, the applicant proposes to provide a contribution of \$41,085.04 to the Affordable Housing Reserve Fund.

Public Art

In response to the City’s Public Art Program (Policy 8703), the applicant will provide a voluntary contribution at a rate of \$0.77 per buildable square foot to the City’s Public Art Reserve fund; for a total contribution in the amount of \$15,817.74.

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 that 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 \$16,000 as per the Official Community Plan (OCP) and 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) 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, the developer is required to consolidate the three (3) lots into one (1) development parcel.

Prior to issuance of a Building Permit, the developer is required to enter into a City's standard Servicing Agreement for the design and construction of required frontage beautification works and service connections (see Attachment 6 for details). The developer is also required to pay DCC's (City & GVS & DD), School Site Acquisition Charge, Address Assignment Fee and Servicing Cost.

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9573 be introduced and given first reading.



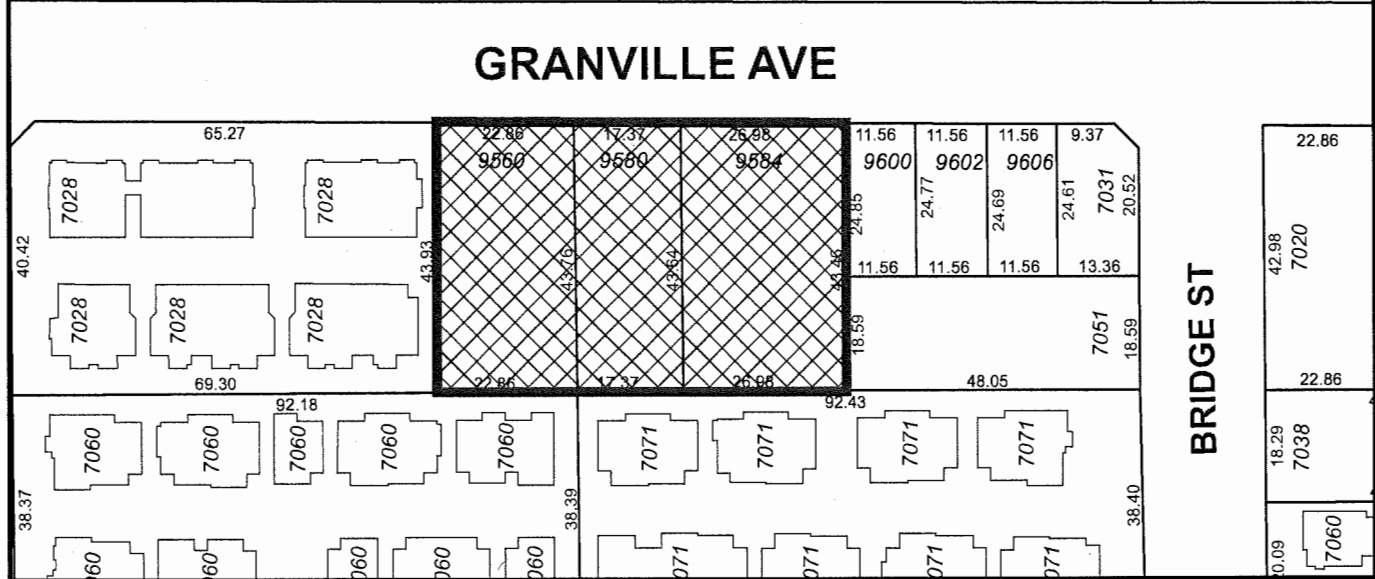
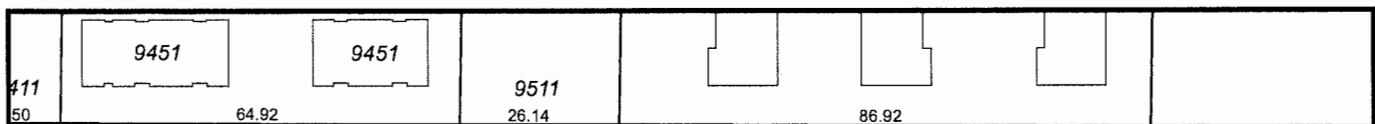
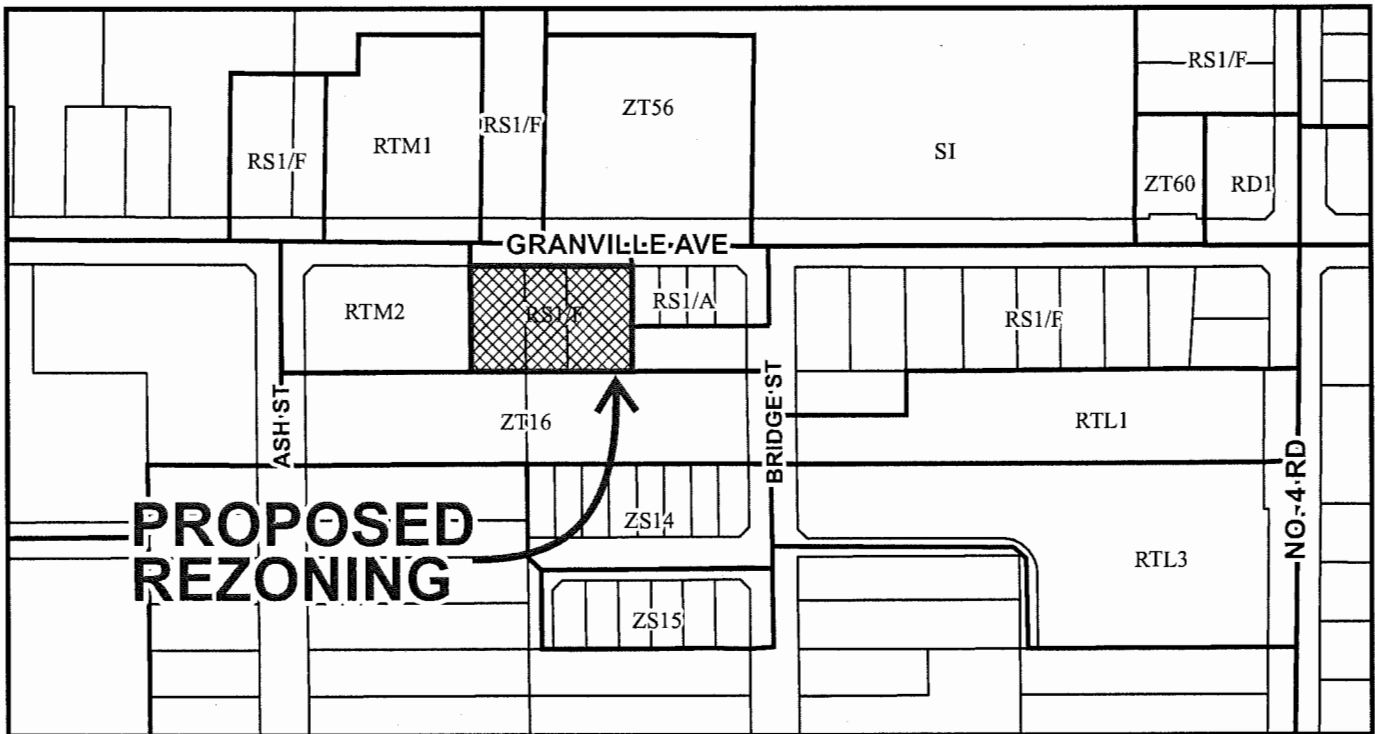
Edwin Lee
Planner 1
(604-276-4121)

EL:blg

- Attachment 1: Location Map
- Attachment 2: Conceptual 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



City of
Richmond



	<h1>RZ 14-677733</h1>	<p>Original Date: 12/10/14</p> <p>Revision Date:</p> <p>Note: Dimensions are in METRES</p>
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City of
Richmond



RZ 14-677733

Original Date: 12/10/14

Revision Date

Note: Dimensions are in METRES

REZONING FOR PROPOSED TOWNHOUSE DEVELOPMENT AT 9560-9584 GRANVILLE AVENUE, RICHMOND, BC



ERIC LAW ARCHITECT
 215 W. 10TH AVENUE, SUITE 200
 VANCOUVER, BC V6H 2Y6
 TEL: (604) 681-3399
 FAX: (604) 681-3397
 WWW.ERICLAWARCHITECT.COM

DEVELOPMENT DATA
 (A) CNIC ADDRESS: 9560, 9580, 9584 GRANVILLE AVENUE, RICHMOND, BC
 (B) LEGAL DESCRIPTION: LOT 4 PLAN 14703; LOT B8 AND B9 PLAN 48591
 ALL OF SECTION 15 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT
 (C) LOT AREA: 2,936 SM (31,602 SF)
 (D) ZONING USE: CURRENT: RS1/F; PROPOSED: RTM2

NUMBER	DESCRIPTION	PROPOSED DEVELOPMENT
1	REQUIREMENTS FOR ZONING APPLICATION	
2	REQUIREMENTS FOR ZONING COMPLIANCE	
3	REQUIREMENTS FOR CITY REVIEW	
4	REQUIREMENTS FOR CITY REVIEW REVIEW	
5	REQUIREMENTS FOR CITY REVIEW REVIEW	

(E) FLOOR AREA RATIO: 0.55 TO 454.5 SM
 0.3 TO REST OF SITE AREA
 TOTAL GROSS FLOOR AREA: 0.65
 TOTAL GROSS FLOOR AREA: 0.65 X 2,936 SM = 1,908.4 SM
 (20,541.8 SF)
 PROPOSED DEVELOPMENT: 20,541 SF NET GROSS FLOOR AREA

(F) NUMBER OF UNITS: 1 PER LOT
 MAX - 45%
 PROPOSED DEVELOPMENT: 16 UNITS
 44.4% (14033 SQ. FT.) INCLUDING COVERED ENTRANCE PORCH, COVERED BACKYARD PATIO, COVERED ELECTRICAL ROOM (VARIANCE REQUIRED)

(H) BUILDING HEIGHT: MAX MAIN BUILDING HEIGHT - 12M
 FRONTYARD FACING GRANVILLE - 6M
 SIDEYARD - 3M
 REAR YARD - 3M
 BUILDING HEIGHT - 9.12M (29'11")
 FRONTYARD FACING GRANVILLE - 6.25M (20'-6")
 EAST SIDEYARD - 3.21M (10'6")
 WEST SIDEYARD - 3.32M (10'11")
 REAR YARD - 4.0M (13'2")

(I) PARKING: 2 PER DWELLING UNIT
 D.2 VISITOR PARKING / UNIT X16 = 4
 TOTAL = 36 REQUIRED
 (50% PARKING CAN BE SMALL PARKING)
 RESIDENTIAL BICYCLE STORAGE: 16 REGULAR
 16 SMALL
 VISITOR PARKING: 1 DISABLED
 3 REGULAR

VISITOR BICYCLE: 0.2 PER DWELLING UNIT X16 = 4
 RESIDENTIAL BICYCLE STORAGE: 1.25 PER DWELLING UNIT X16 = 20
 OPEN AMENITY SPACE = 6 SM PER UNIT
 X16 = 96 SM (1033 SF)
 VISITOR BICYCLE: 4
 VISITOR BIKE RACK: 20
 TOTAL: 24
 OUTDOOR AMENITY AND CHILDREN PLAYGROUND: 1108 SQ. FT.

TOTAL NON POROUS AREA: 16540 SQ. FT. / 31602 SQ. FT. = 52.3%
 LIVE PLANT AREA: 8819 SQ. FT. / 31602 SQ. FT. = 27.9%

ARCHITECTURAL DRAWING LIST
 A1 - DEVELOPMENT SUMMARY
 A2 - SITE PLAN C/F
 A3 - SITE PLAN 2/F
 A4 - CONTEXT ELEVATION AND UNIT PLANS
 A5 - ELEVATIONS
 A6 - OPEN SPACE DIAGRAM



PROPOSED TOWNHOUSE DEVELOPMENT AT 9560-9584 GRANVILLE AVE RICHMOND BC
 PROJECT NUMBER: 14-30
 ISSUED: 4/19/2018
 DRAWN BY: EL
 CHECKED BY: EL
 FILE NAME: 14-30-01-0018-02-018

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2017.01 FOR CITY RECORD REVIEW

2014.10.15 FOR RECORD APPLICATION
2015.04 FOR RECORD COMMENTS
2016.03 FOR CITY RECORD REVIEW
2016.07 FOR CITY RECORD REVIEW
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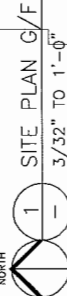
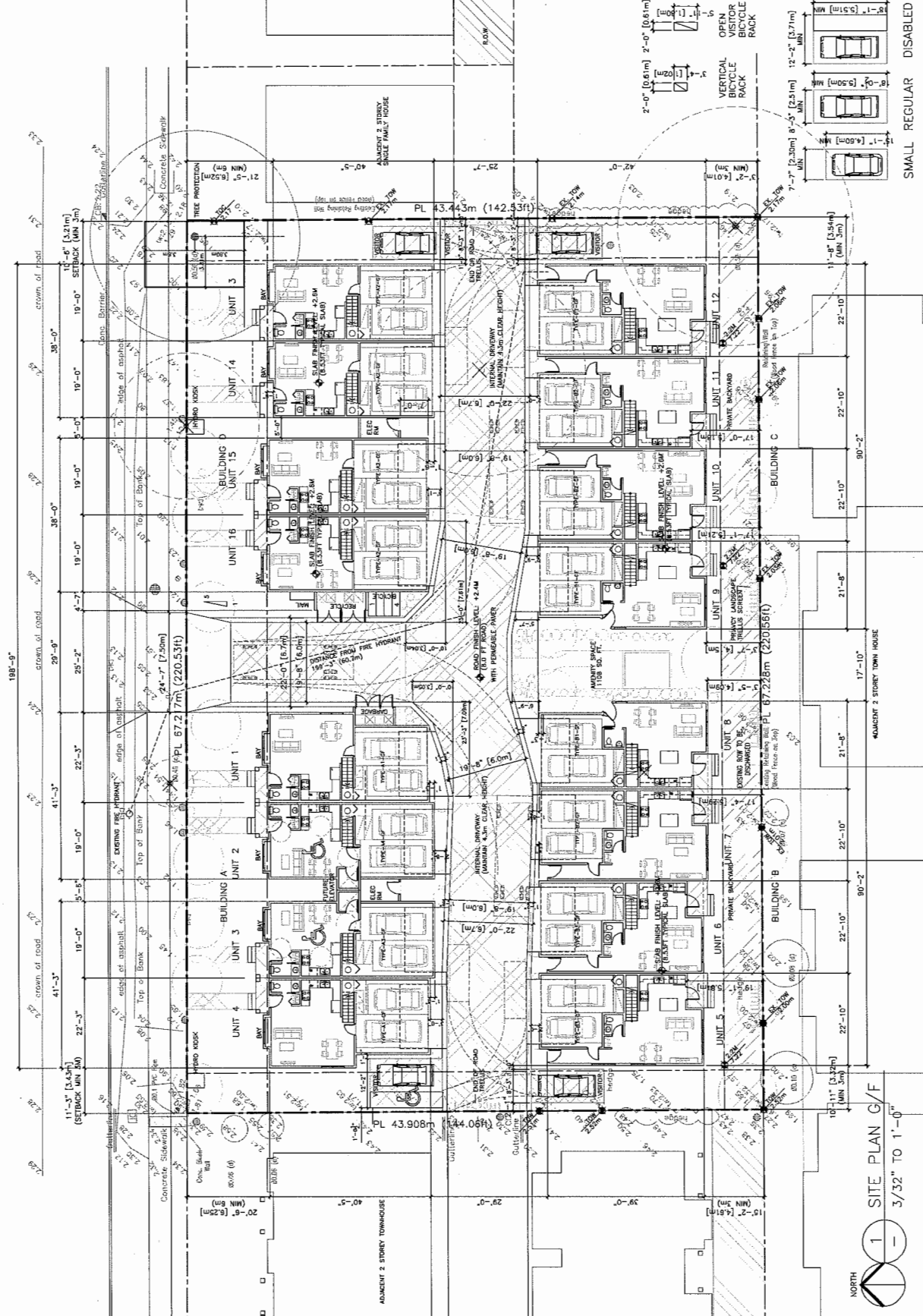
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2016.11 FOR CITY RECORD REVIEW
2017.01 FOR CITY RECORD REVIEW

GRANVILLE AVENUE



A2

REZONING

**PROPOSED TOWNHOUSE
AT
9560-9584 GRANVILLE AVE
RICHMOND BC
SITE PLAN G/F**

PROJECT NUMBER: 14-30
ISSUED: 4/19/2016
DRAWN BY: EL
CHECKED BY: EL
FILE NAME: 14-30_NUL160419-02.DWG

APPROVED FOR THE
CITY OF RICHMOND
2016.11.11 REVISED FOR CITY COMMENT
2016.07.11 REVISED FOR CITY COMMENT
2016.03.11 REVISED FOR CITY COMMENT
2015.04.11 REVISED FOR CITY COMMENT
2014.10.15 FOR RECORD APPLICATION

212 WEST WATSON BLVD. SUITE 200
 VANCOUVER, BC V6B 5K6
 TEL: (604) 681-5399
 FAX: (604) 681-5397

CONTRACT NO. 1501-1233
 PROJECT NO. 1501-1233
 DRAWING NO. 1501-1233-02
 DATE: 07/18/2015

- 1. 2014-1233 FOR PERMITS APPLICATION
- 2. 2015-1233 FOR PERMITS DRAWINGS
- 3. 2015-1233 FOR CITY MEETING REVIEW
- 4. 2015-1233 FOR CITY EXHIBITS REVIEW
- 5. 2015-1233 FOR CITY EXHIBITS REVIEW

PROPOSED TOWNHOUSE AT 9560-9584 GRANVILLE AVE RICHMOND BC SITE PLAN 2/F

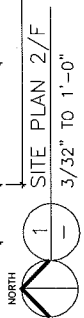
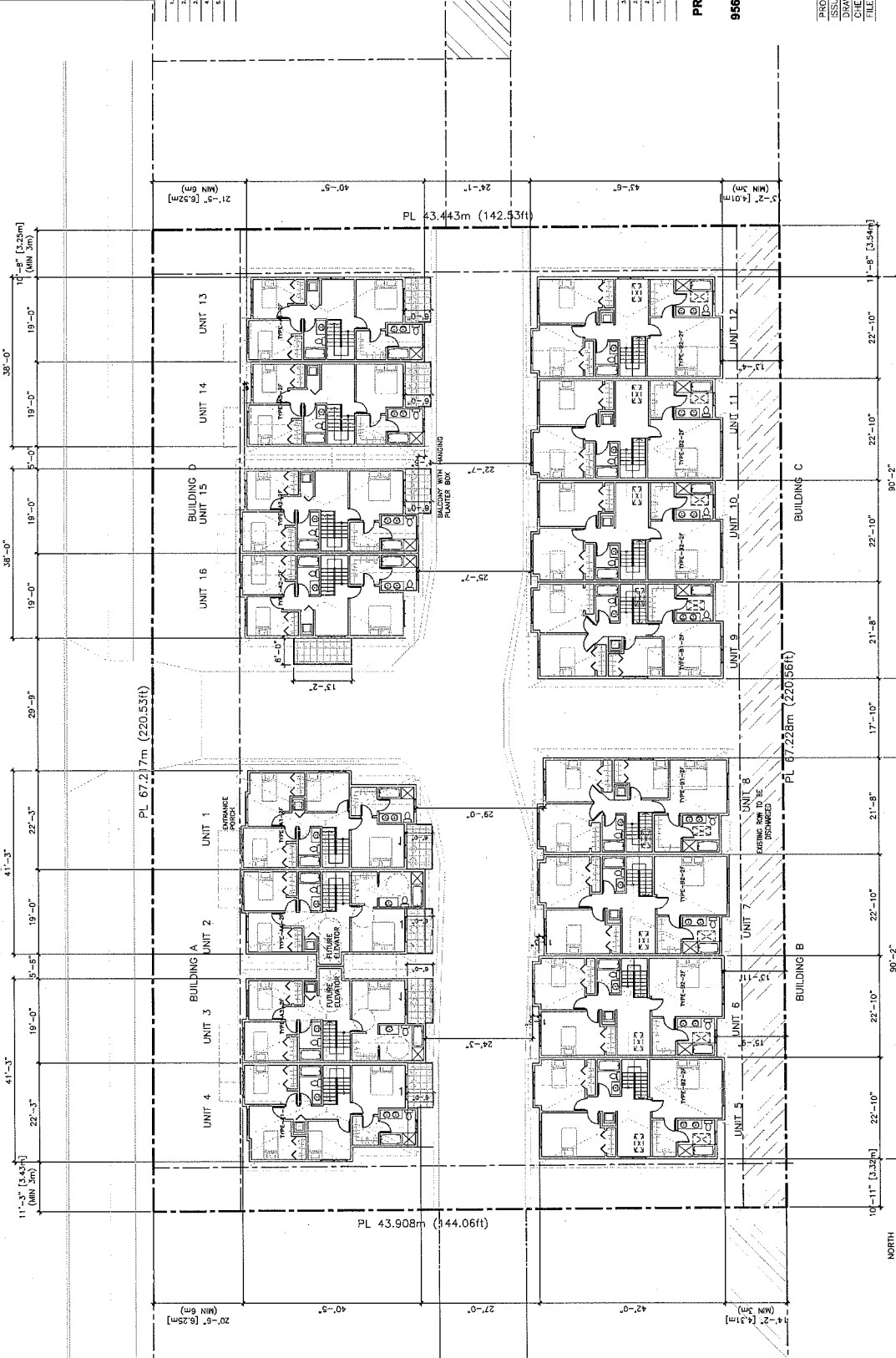
- 1. 2014-1233 FOR PERMITS APPLICATION
- 2. 2015-1233 FOR PERMITS DRAWINGS
- 3. 2015-1233 FOR CITY MEETING REVIEW
- 4. 2015-1233 FOR CITY EXHIBITS REVIEW
- 5. 2015-1233 FOR CITY EXHIBITS REVIEW

PROPOSED TOWNHOUSE AT 9560-9584 GRANVILLE AVE RICHMOND BC SITE PLAN 2/F

PROJECT NUMBER: 1501-1233
 DRAWN BY: J. LAW
 CHECKED BY: EL
 FILENAME: 15-1233-02-02.DWG

A3

REZONING



1 SITE PLAN 2/F
 3/32" TO 1'-0"

REVISIONS

1	2014.10.03	FOR REZONING APPLICATION
2	2015.11.04	FOR REZONING COMMENTS
3	2016.05.27	FOR CITY AIRTRAIL REVIEW
4	2016.05.27	FOR CITY REZONING REVIEW
5	2016.05.27	FOR CITY REZONING REVIEW

PROPOSED TOWNHOUSE AT 9560-9564 GRANVILLE AVE RICHMOND BC ELEVATIONS

1	2016.05.27	FOR CITY AIRTRAIL REVIEW
2	2016.05.27	FOR CITY REZONING REVIEW
3	2016.05.27	FOR CITY REZONING REVIEW
4	2016.05.27	FOR CITY REZONING REVIEW
5	2016.05.27	FOR CITY REZONING REVIEW

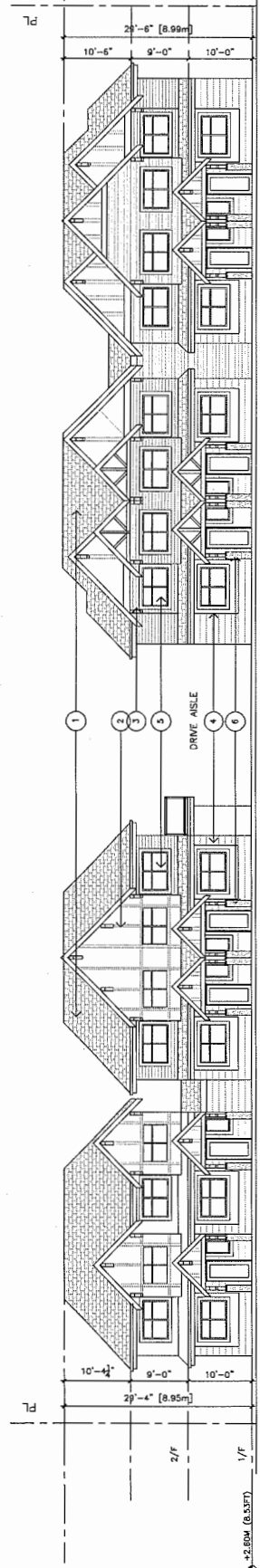
PROFESSIONAL SEAL: I AM A REGISTERED ARCHITECT FOR THE PROVINCE OF BRITISH COLUMBIA

PROJECT NUMBER: 14-30
 ISSUED: 4/19/2015
 DRAWN BY: EL
 CHECKED BY: EL
 FILE NAME: 14-30_02_1001-1004-10-20.dwg

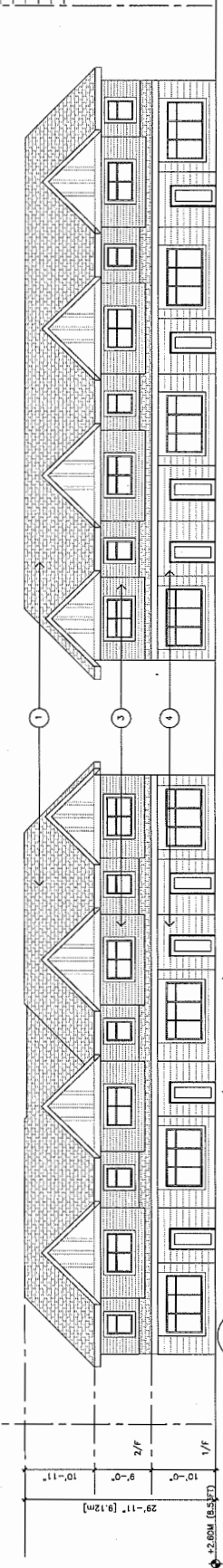
PROPOSED TOWNHOUSE AT 9560-9564 GRANVILLE AVE RICHMOND BC ELEVATIONS

REZONING

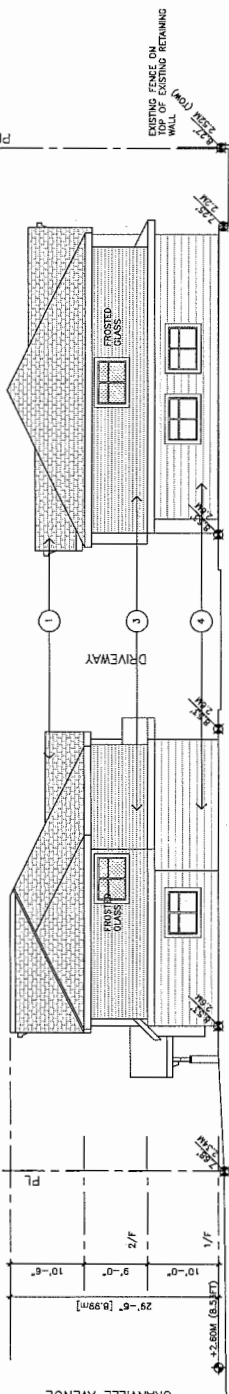
A5



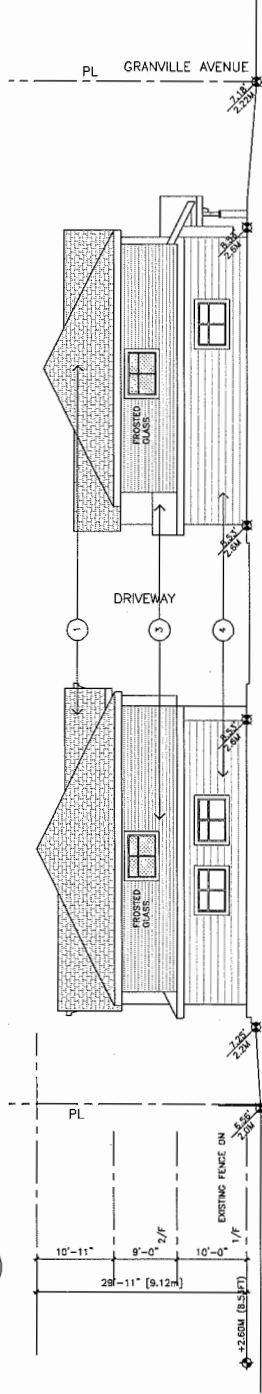
1 NORTH ELEVATION (FACING GRANVILLE AVE)
 1/8" TO 1'-0"



2 SOUTH ELEVATION (REAR YARD)
 1/8" TO 1'-0"



3 WEST ELEVATION
 1/8" TO 1'-0"



4 EAST ELEVATION
 1/8" TO 1'-0"

- EXTERIOR FINISH LEGEND**
- 1 → ASPHALT SHINGLE ROOFING
 - 2 → HARDI PANEL WITH WOOD 6" TRIMS
 - 3 → VINYL SIDING WITH TRIM
 - 4 → HARDI SIDING WITH 6" TRIM
 - 5 → VINYL WINDOW WITH 6" TRIM
 - 6 → DECORATIVE STONE VENEER

EXISTING FENCE ON TOP OF EXISTING RETAINING WALL (NO) EXIST. 6 FT

PL GRANVILLE AVENUE

GRANVILLE AVENUE

NOTES:

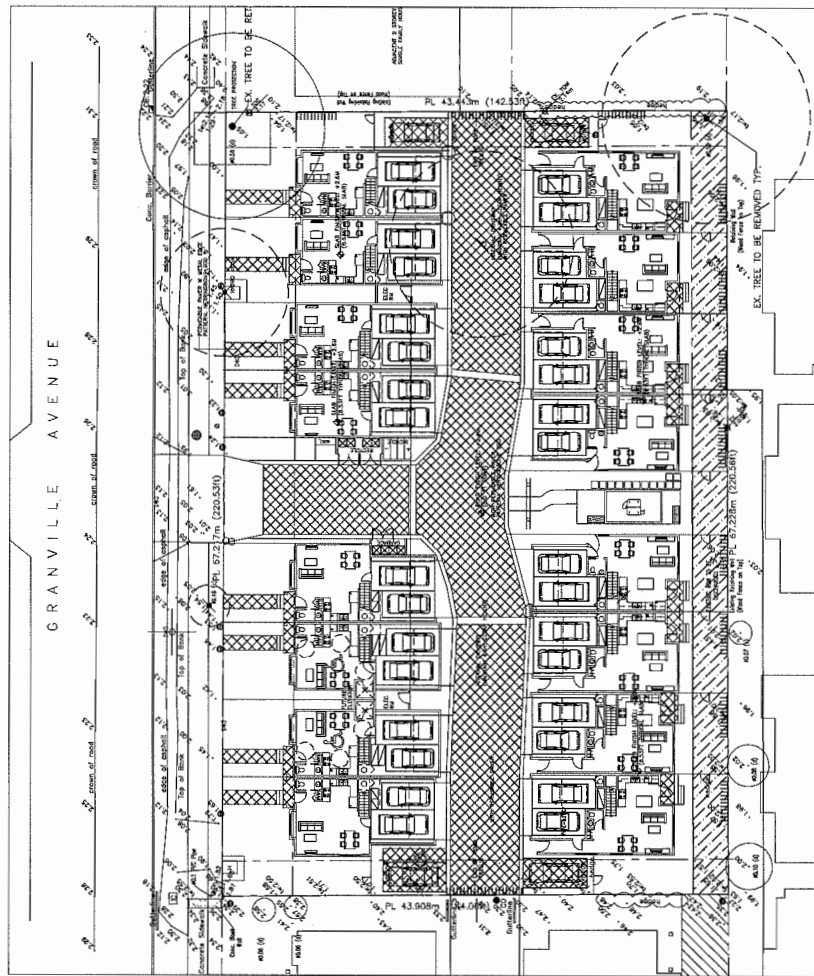
1. Provide irrigation system to cover all landscaped area.
2. All plants and planting to conform to BC SCA/B/C/D Landscaping Standards Latest Edition.
3. All growing medium to be tested by P&A (904-273-8226) and amended accordingly if necessary, and to be tested again at Substantial Completion.
4. Minimum planting medium depth:

Barrel: 67150mm
 Bed: 15250mm, all around the rootball
 For detailed info see specifications

5. All plant material shall meet minimum site requirements as indicated by plant list.

PLANT LIST	Quantity	Symbol	Botanical Name	Common Name	Size	Spacing
Trees						
A			<i>Cornus florida</i> Cherokee Chief	Red Flowering Dogwood	5cm cal B&B	as shown
B			<i>Prunus serotina</i> 'Amanogawa'	Amanogawa Cherry	5cm cal B&B	as shown
C			<i>Cornus mas</i>	Japanese Cherry Dogwood	5cm cal B&B	as shown
D			<i>Syrax japonica</i>	Japanese Snowbell	7cm cal B&B	as shown
E			<i>Cedrela tomentosa</i> 'Inermis Helix'	Thornless Hickory Honeylocust	7cm cal B&B	as shown
F			<i>Prunus yedoensis</i> 'Akebono'	Yokohama Cherry	7cm cal B&B	as shown
G			<i>Betula japonica</i>	Whitebarked Himalayan Birch	5cm cal B&B	as shown
Shrubs, Perennials & Grasses						
a			<i>Azalea japonica</i> 'Hino Omson'	Evergreen Azalea	# 2 pot	as shown
b			<i>Azalea japonica</i> 'Diamond Red'	Evergreen Azalea	# 2 pot	as shown
c			<i>Azalea japonica</i> 'Vivand's Ruby'	Evergreen Azalea	# 2 pot	as shown
d			<i>Azalea japonica</i> 'Diamond Lachs'	Evergreen Azalea	# 2 pot	as shown
e			<i>Calluna vulgaris</i> 'Karl Foerster'	Foerster's Hebe Grass	# 3 pot	as shown
f			<i>Erica carnea</i>	Winter Heath	# 1 pot	as shown
g			<i>Erica carnea</i> 'Marianne Park'	Winter Heath	# 1 pot	as shown
h			<i>Erica carnea</i> 'Sibirica'	Winter Heath	# 1 pot	as shown
i			<i>Carex montana</i> 'Aureovariegata'	Variiegated Sedge	# 1 pot	as shown
j			<i>Euphorbia myrsinites</i>	Donkey-tail Spurge	# 1 pot	as shown
k			<i>Helictotichum sempervirens</i>	Western Sword Fern	# 2 pot	as shown
l			<i>Iris sibirica</i> 'Flight of Butterflies'	Blue Iris	# 1 pot	as shown
m			<i>Ranunculus ficaria</i>	Buttercup	# 1 pot	as shown
n			<i>Ranunculus ficaria</i> 'Black-eyed Stella'	Black-eyed Stella	# 1 pot	as shown
o			<i>Ranunculus ficaria</i>	Buttercup	# 3 pot	as shown
p			<i>Ranunculus ficaria</i>	Buttercup	# 2 pot	as shown
q			<i>Rhododendron</i> 'Elizabeth'	Rhododendron	# 3 pot	as shown
r			<i>Rosa meidland</i> 'La Solitaire'	Rose	# 2 pot	as shown
s			<i>Skimmia japonica</i> 'Revelesana'	Skimmia Fortunei	# 2 pot	as shown
t			<i>Taxus x media</i> 'Hicksii'	Hicks' Yew	# 4 high	as shown
u			<i>Thuja occidentalis</i> 'Smaragd'	Emerald Green Cedar	# 6 high, B & B, 10m top flat	as shown
v			<i>Actinostaphylos uva-ursi</i> 'Vancouver Jade'	Kinnikinnick	10cm pot	15' b.c.

Total more than 13 replacement trees proposed.



INFO ON TREE RETENTION AND REMOVAL

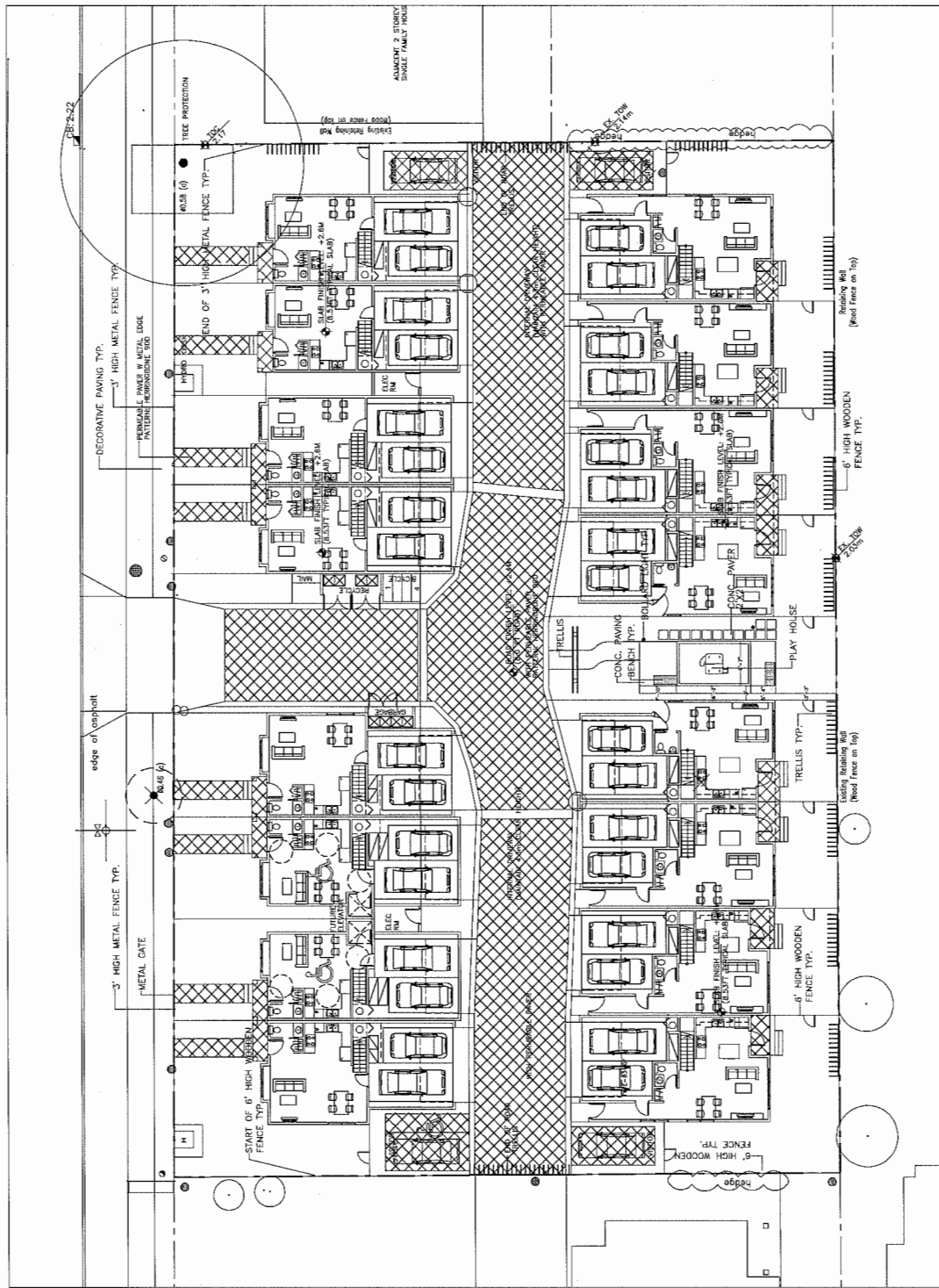
NOTE:
 FOR DETAILED INFO SEE ARBORIST REPORT AND PLAN

<p>JHL Design Group Inc. Landscape-Architecture + Urban Design 4270, Regis Street, Vancouver, BC Fax: 1-888-277-3884 Email: info@jhl.com</p>		<p>SCALE: 1/8" = 1'-0" DATE: April, 2016 DRAWN: [Blank] JOB NO.: [Blank]</p>	<p>PROJECT TITLE: MULTI-FAMILY RESIDENTIAL DEVELOPMENT 9660 GRANVILLE AVENUE RICHMOND, BC</p>	<p>DRAWING TITLE: PLANT LIST/NOTES/ INFO ON TREE RETENTION AND REMOVAL</p>	<p>DRAWING NO.: L-1</p>
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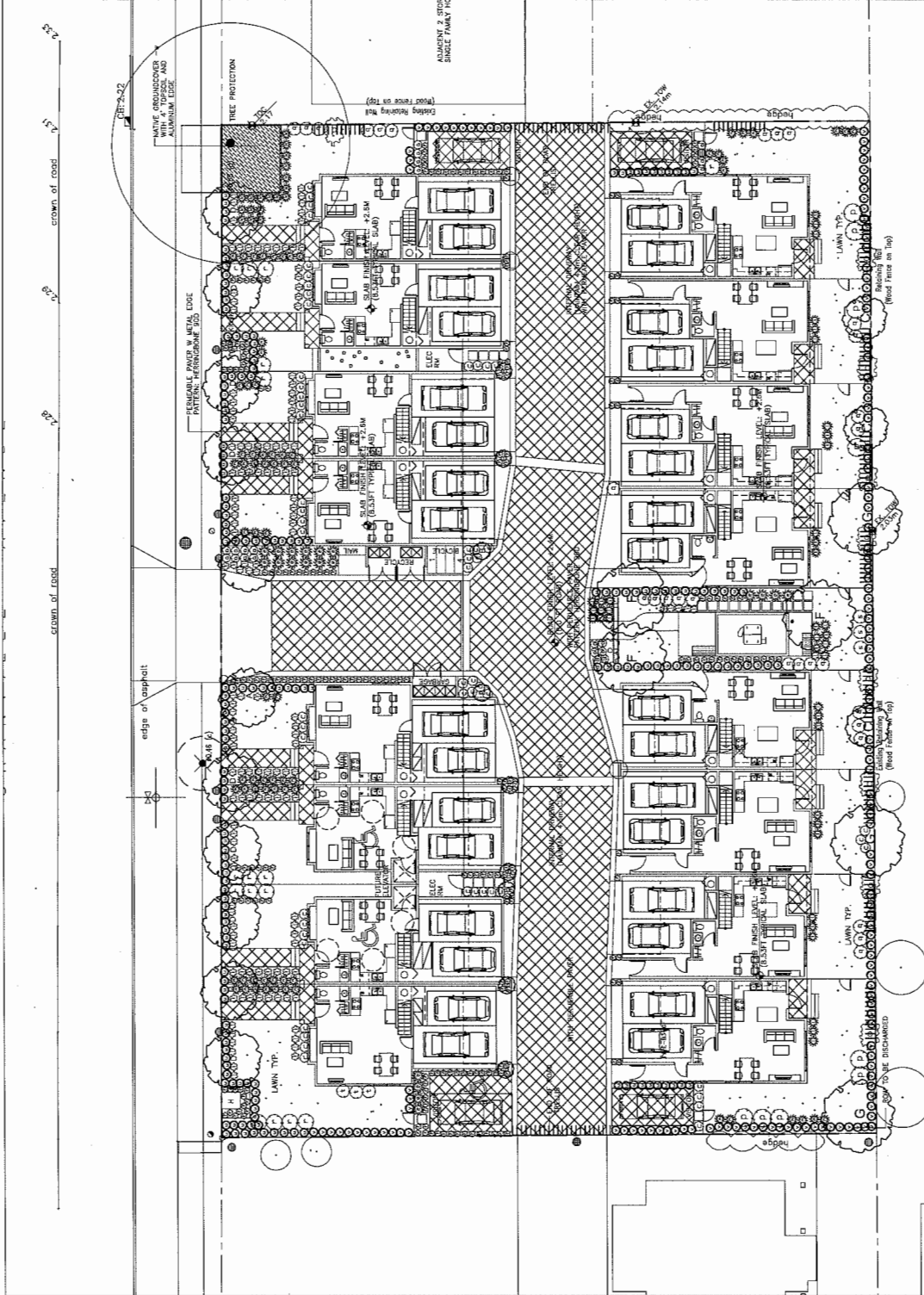


DATE: April, 2016
 REVISIONS: Reopening Submission

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<p>© Copyright reserved. This drawing and design is and at all times remains the exclusive property of JHL Design Group Inc. and cannot be used without the landscape architect's written consent.</p>		<p>DATE: April, 2016</p> <p>REVISIONS:</p> <p>1. Rezoning Submission</p>		<p>SCALE: 3/32" = 1'-0"</p> <p>DATE: April, 2016</p> <p>DRAWN: [Blank]</p> <p>CDS NO. [Blank]</p>		<p>PROJECT TITLE: MULTI FAMILY RESIDENTIAL DEVELOPMENT</p> <p>ADDRESS: 8560 GRANVILLE AVENUE, RICHMOND, BC</p> <p>DRAWING TITLE: FENCE LAYOUT PLAN</p> <p>DATE: [Blank]</p> <p>PROJECT NO. [Blank]</p>		<p>DRAWING NO. L-2</p>	
<p>JHL Design Group Inc. Landscape Architecture + Urban Design 4370, Maple Street, Vancouver, BC Tel: 1-604-277-2554 Email: jhl@jhlinc.ca</p>				<p>MATERIAL PLAN LIGHTING PLAN FOR LANDSCAPE AREAS</p>					

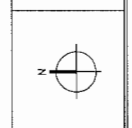


DRAWING NO. L-3

PROJECT TITLE
 MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 9660 GRANVILLE AVENUE
 RICHMOND, BC

LANDSCAPE PLAN/ PLANTING PLAN

JHL Design Group Inc.
 Landscape Architecture + Urban Design
 4370 Maple Street, Vancouver, BC
 Tel: 604-263-8613
 Fax: 1-866-277-9584
 Email: jhl@jhlgroup.com



DATE	REVISIONS
April, 2016	Reasoning Submission

SCALE 3/32"=1'-0"
 DATE April, 2015
 DRAWN
 JHL NO.

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RZ 14-677733

Attachment 3

Address: 9560, 9580 and 9584 Granville Avenue

Applicant: 0908206 BC Ltd.

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

	Existing	Proposed
Owner:	0908206 B.C. Ltd.	To be determined
Site Size (m²):	2,936 m ²	No Change
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, 2½ storey typical (3- storeys maximum) with 0.55 base FAR	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/F)	Medium Density Townhouses (RTM2)
Number of Units:	3	16
Other Designations:	N/A	No Change

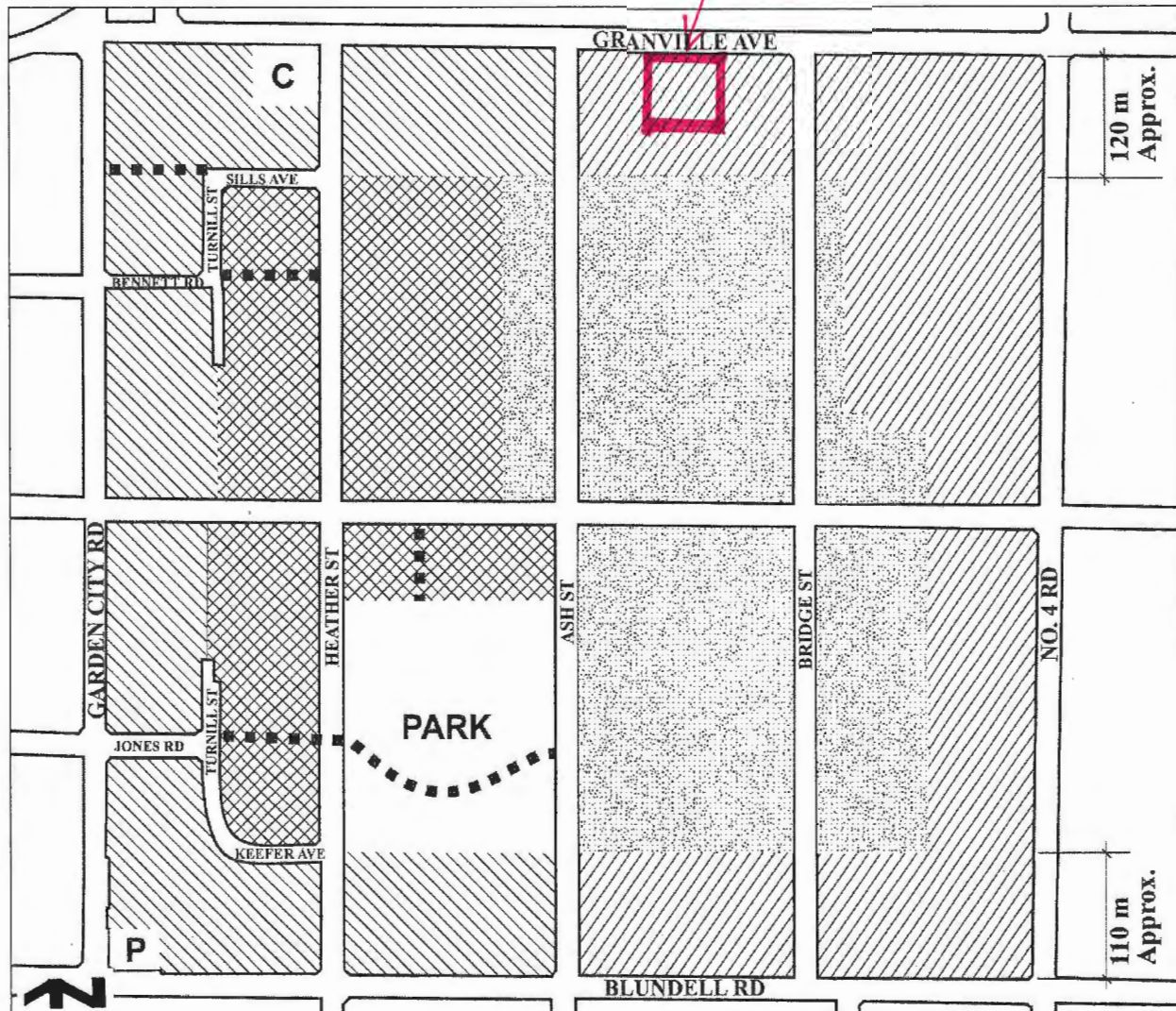
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	0.65 Max.	none permitted
Lot Coverage – Building:	Max. 40%	45% Max.	Variance Requested
Lot Coverage – Non-porous Surfaces:	Max. 65%	55%	none
Lot Coverage – Landscaping:	Min. 25%	27%	none
Setback – Front Yard (m):	Min. 6.0 m	6.25 m	none
Setback – East Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – West Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – Rear Yard (m):	Min. 3.0 m	4.0 m	none
Height (m):	Max. 12.0 m (3 storeys)	9.2 m (2 storeys)	none
Lot Width:	Min. 50.0 m	67.22 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.4 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none






On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Total:	27	36	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (32 x Max. 50% = 16)	0	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on site (36 x Max. 50% = 18)	16	none
Handicap Parking Spaces:	1	1	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 16 units = 96 m ²	96 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

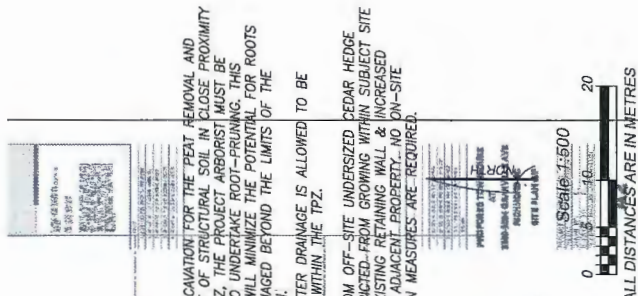


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| <p> Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family
0.75 base F.A.R.</p> <p> Residential, 2 ½ storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family
0.60 base F.A.R.</p> <p> Residential, 2 ½ storeys typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family
0.55 base F.A.R.</p> | <p> Residential, Historic Single-Family, 2 ½ storeys maximum 0.55 base F.A.R., Lot size along Bridge and Ash Streets:</p> <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) <p>Elsewhere:</p> <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; <p>Provided that the corner lot shall be considered to front the shorter of its two boundaries regardless of the orientation of the dwelling.</p> | <p> Trail/Walkway</p> <p>C Church</p> <p>P Neighbourhood Pub</p> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Note: Sills Avenue, Le Chow Street, Keefer Avenue, and Turnmill Street are commonly referred to as the “ring road”.

TREE PROTECTION GUIDELINES:

- TREE PROTECTION ZONE ATTACH:**
 - The tree protection zone is established as depicted by the office to provide a suitable setback to ensure adequate root protection to maintain tree health and stability. These dimensions are based on the tree and site conditions as determined by the project consultant, and they supersede any other tree protection setbacks provided by others (including setbacks derived from municipal zoning bylaws or other regulatory documents). The tree protection guidelines also apply to the overhead portions of the tree (limbs, branches and foliage), even if those tree parts extend outside of the TPZ setback.
- When there are trees on the site, the tree protection guidelines shall apply to the overhead portions of the tree (limbs, branches and foliage), even if those tree parts extend outside of the TPZ setback.
- SURVEY OF TREES:**
 - Before any site clearing, grading or other site work commences, a qualified arborist shall conduct a survey of the property trees which shall include the following information:
 - Tree species, size, health, and condition.
 - Tree location, including a tree tag number or other identification.
 - Tree protection zone (TPZ) dimensions.
 - Tree protection zone (TPZ) setbacks.
 - Tree protection zone (TPZ) setbacks.
 - Tree protection zone (TPZ) setbacks.
- PROTECTION MEASURES:**
 - Protection measures shall be installed and maintained throughout the construction process to ensure the health and stability of the trees. These measures shall include the following:
 - Installation of a tree protection fence (TPZ fence) around the tree protection zone (TPZ).
 - Installation of a tree protection sign (TPZ sign) around the tree protection zone (TPZ).
 - Installation of a tree protection barrier (TPZ barrier) around the tree protection zone (TPZ).
 - Installation of a tree protection mat (TPZ mat) around the tree protection zone (TPZ).
 - Installation of a tree protection mulch (TPZ mulch) around the tree protection zone (TPZ).
 - Installation of a tree protection irrigation (TPZ irrigation) around the tree protection zone (TPZ).
 - Installation of a tree protection fertilization (TPZ fertilization) around the tree protection zone (TPZ).
 - Installation of a tree protection pruning (TPZ pruning) around the tree protection zone (TPZ).
 - Installation of a tree protection removal (TPZ removal) around the tree protection zone (TPZ).



SUGGESTED PLANT LIST: REPLACEMENT TREES

Please use botanical name when ordering.
 Current arboricultural best management practices and BCSLA/BCINA standards apply to: quality, root ball, health, form, handling, planting, staking and establishment care.

CODE	QTY	Size	BOTANICAL NAME	COMMON NAME
AG		6cm C	Acer griseum	Paper bark maple
DI		6cm C	Davidia involucreta	Dove tree
FSD		6cm C	Fagus sylvatica 'Dawyck'	DawycK beech
SP		6cm C	Stewartia pseudocamellia	Japanese Stewartia
CC		3.5m H	Cercis canadensis	Redbud
MGR		6cm C	Magnolia grandiflora	Southern magnolia (evergreen)
SI		6cm C	Syrax japonicus	Japanese snowbell
EVERGREEN - SMALL SCALE:				
APC		3.5m H	Abies procera 'Glauc'	Noble fir
PO		3.5m H	Picea omorika	Serbian spruce

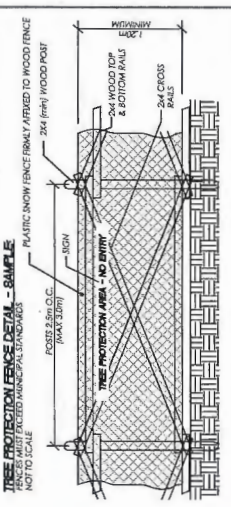
PLAN NOTES:
 This plan is a conceptual drawing developed by the project consultant (BCSLA) in accordance with the BCSLA/BCINA standards for tree protection and replacement. It is not intended to be a final plan and should not be used for construction without the approval of the project consultant. The plan is subject to change without notice. The plan is provided for informational purposes only. The project consultant is not responsible for any damage to trees or property resulting from the implementation of this plan.



ALL DISTANCES ARE IN METRES

TREE MANAGEMENT DRAWING
 PROJECT: PROPOSED TOWNHOUSE DEVELOPMENT
 ADDRESS: 9560, 9580 & 9584 GRANVILLE AVE, RMD
 CLIENT: 0908206 BC LTD
 ACL FILE: 14320
 SHEET: 2 OF 2

arboritech CONSULTING a division of: arborgroup.ca
 SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC CANADA V7A 4V4 P 604.275.3464



REV #	DATE	COMMENTS
2	OCT 31, 2015	UPDATED ARCH SITE PLAN AND REVISED TPZ FOR TREE TPZ.
0	NOV 10, 2014	INITIAL SUBMISSION

TREE INVENTORY AND ASSESSMENT LIST:

- Tag # denotes the tag affixed to the tree for reference in report and on drawings.
- Ht and Spr denote the height and spread (radius of crown) of the tree in metres as measured or estimated by the assessor if applicable. Height and spread are not applicable for Grove or Forest Stand trees.
- Dbh denotes the diameter of the trunk measured at 1.4 m above grade or as per arboricultural standards (i.e. For multi stem trees).
- Cond denotes health and structural rating using Visual Tree Assessment (VTA) procedures. U denotes unacceptable, M denotes marginal, S denotes satisfactory. See report for details.
- Action denotes the proposed treatment of the tree within the current development design. See report and drawing for details.

Tag #	Ht	Spr	Dbh (cm)	Tree Type	Cond	Observations	Action
930	20	6	43x22	English oak	M	Stem obscured by vines climbing high into the crown and beginning to overtake scaffold limbs. Communication lines arising through crown. Equivalent to a 48cm single stem tree.	Retain
931	18	5	57	Paper birch	M	Two leaders attach at 1.5m with bark inclusion. Scaffold limbs attached low in crown compete as co-dominant leaders. Historically topped at 5m. Replacement leaders carry 50% of crown. Vines growing into crown. Retaining wall historically installed within 60cm (to east) and 1.8m (to south) increases the grade within the root zone (offsite) by approximately 60cm. Multiple leaders attach at 3m, historically pruned via heading cuts on south side to the fence-line. Several previously removed limbs remain in the crown.	Remove
932	16	8	51	English oak	M	Multi-stem from base with severe lean to north due to historic partial root failure, concealed at 2.5m. Dieback in crown (approx. 20%). Historically topped at 2m and pruned via heading cuts. Replacement leaders carry 80% of crown. Decay observed in pruning wounds.	Remove
933	8	3	23x23x1.7x1.4	White cedar	U	Multiple leaders attach at 0.5m with bark inclusion. Historically topped at 3m and trimmed into topology. Dieback in upper crown (5%). Asymmetrical crown due to historic pruning for driveway clearance. Historically topped at 1.8m and pruned via heading cuts.	Refer - Remove
934	4	24	Apple	Apple	U	Refer - Remove	Refer - Remove
A	5	2	18+15+12+10	White cedar	U	Refer - Remove	Remove
B	7	4	39	Plum	U	Refer - Remove	Remove

REV #	DATE	COMMENTS
2	OCT 31, 2015	UPDATED ARCH SITE PLAN AND REVISED TZ FOR TREE #P93
0	NOV 10, 2014	INITIAL SUBMISSION

TREE MANAGEMENT DRAWING
 PROJECT: PROPOSED TOWNHOUSE DEVELOPMENT
 ADDRESS: 9560, 9580 & 9584 GRANVILLE AVE, RMD
 CLIENT: 0908206 BC LTD
 A.C.L. FILE: 14320
 SHEET: 1 OF 2

oclgroup.ca



ARBORTECH CONSULTING
 a division of:
 SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC CANADA V7A 4V4 P 604.275.3484



Address: 9560, 9580 and 9584 Granville Avenue

File No.: RZ 14-677733

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9573, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. Registration of a statutory right-of-way (SRW) and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the full width and extent of the internal drive-aisle in favour of future residential developments to the east. Language should be included in the SRW document that the City will not be responsible for maintenance or liability within this SRW, and that utility SRW under the drive aisle is not required.
3. Registration of a flood indemnity covenant on Title.
4. Registration of a restrictive covenant and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to have the proposed development achieving Energuide 82 requirements and pre-ducted for solar hot water. This covenant and/or legal agreement(s) will include, at minimum, that no Building Permit will be issued for a building on the subject site unless the building is designed to achieve Energuide 82 requirements and pre-ducted for solar hot water; and that the owner has provided a professional report by a Certified Energy Advisor (CEA), to the satisfaction to the Director of Development.
5. 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.
6. City acceptance of the developer's offer to voluntarily contribute \$1,950.00 to Parks Division's Tree Compensation Fund for the removal of two (2) trees located on the City boulevard in front of the site.
Note: Developer/contractor must contact the Parks Division (604-244-1208 ext. 1342) four (4) business days prior to the removal to allow proper signage to be posted. All costs of removal and compensation are the responsibility borne by the applicant.
7. Submission of a Tree Survival Security to the City in the amount of \$10,000.00 for the English Oak tree located at the northeast corner of the site. 50% of the security will be released at Final Inspection of the Building Permit and 50% of the security will be release two (2) years after Final Inspection of the Building Permit in order to ensure that the tree has survived.
8. City acceptance of the developer's offer to voluntarily contribute \$2.0 per buildable square foot (e.g. \$41,085.04) to the City's affordable housing fund.
9. City acceptance of the developer's offer to voluntarily contribute \$0.77 per buildable square foot (e.g. \$15,817.74) to the City's Public Art fund.
10. City acceptance of the developer's offer to voluntarily contribute \$30,000.00 to the City's child care fund.
11. Contribution of \$1,000.00 per dwelling unit (e.g. \$16,000.00) in-lieu of on-site indoor amenity space.
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.

Initial: _____

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.
2. Submission of a Tree Survival Security to the City as part of the Landscape Letter of Credit to ensure that the English Oak tree identified for retention will be protected. No Landscape Letter of Credit will be returned until the post-construction assessment report confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.

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

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

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 and submit landscaping security (i.e. \$5,000 in total) to ensure the replacement planting will be provided.

2. Enter into a Servicing Agreement* for the design and construction of frontage improvement works. Works include, but may not be limited to:

Granville Avenue Frontage Improvements

- a) Match curb alignment on the south side of Granville Avenue as set out by the redevelopments to the east and west of the site (i.e., road widening to 11.2 m curb to curb, curb & gutter, creation of about a 3.3 m wide grass & treed boulevard, concrete sidewalk at north property line). Extend frontage upgrades established by 7028 Ash Street development to the west as per SA 12-603914.
- b) Employ a Geotechnical Engineer to confirm the adequacy of the existing soil conditions along Granville Avenue frontage. All peat and organic materials shall be removed and replaced with compacted structural fill to subgrade elevations from property line to Granville Avenue centerline.
- c) Extend the existing street lighting system built via SA12-603914 across the Granville Avenue frontage of the proposed site.
- d) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (1) Underground proposed private utility service lines (e.g., BC Hydro, Telus, etc.).
 - (2) Remove the existing poles and underground the existing overhead lines along Granville Avenue frontage.
 - (3) To determine if above ground structures are required and coordinate their on-site locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).

Water Works:

- e) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the 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.
- f) Install a new 100 mm water service connections complete with meter and meter box along Granville Avenue frontage.
- g) Cut and cap at main three (3) existing water service connections along the proposed site's Granville Avenue frontage.

Storm Sewer Works:

- h) Provide additional right of way to accommodate new IC's within the property, details to be finalized in the Servicing Agreement process.
- i) Cut and cap nine (9) existing storm service connections and remove nine (9) existing IC located along the proposed site's Granville Avenue frontage.
- j) Install a new storm service connection complete with IC and tie-in to the existing 600 mm storm sewer along Granville Avenue.

Initial: _____

Sanitary Sewer Works:

- k) Remove and dispose offsite the existing sanitary main along the rear yard of the proposed site from the west property line of 9560 Granville Avenue to the west property line of 9584 Granville Avenue. Removal works shall include the existing service connections, inspection chamber and manhole that are connected to the pipe to be removed.
- l) Discharge the existing utility right-of-way along the rear yard of the proposed site. Prior to discharge of the right-of-way, a signed and sealed letter by a Professional Engineer must be submitted to the City, stating the sanitary main, as depicted within the Servicing Agreement design, has been properly and legally removed and disposed of off-site.
- m) Provide a new utility right of way to accommodate new sanitary manhole at the southwest corner of 9560 Granville Avenue. The right-of-way details are to be finalized in the Servicing Agreement process.
- n) Cut and cap near the west property line of 9560 Granville Avenue the existing sanitary main along the proposed site's rear yard.
- o) Install a new manhole, complete with a service connection stub, to the proposed site and tie-in the new manhole to the capped end of the existing rear yard sanitary main. The tie-in and service connection details shall be finalized via the Servicing Agreement design process.

General Items:

- p) 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.
3. Incorporation of energy efficiency, CPTED, sustainability, and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. Payment of DCC's (City & GVS&DD), School Site Acquisition Charges, Address Assignment Fee, and all required servicing costs.
5. 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.
6. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
7. 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.

Initial: _____

- 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 9573 (RZ 14-677733)
9560, 9580 and 9584 Granville Avenue

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

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "MEDIUM DENSITY TOWNHOUSES (RTM2)".

P.I.D. 004-168-895

Lot 4 Section 15 Block 4 North Range 6 West New Westminster District Plan 14703

P.I.D. 003-284-514

Lot 88 Section 15 Block 4 North Range 6 West New Westminster District Plan 48591

P.I.D. 003-445-755

Lot 89 Section 15 Block 4 North Range 6 West New Westminster District Plan 48591

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9573".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

JUN 27 2016

Series of horizontal lines for recording readings and conditions.

CITY OF RICHMOND APPROVED by BK APPROVED by Director or Solicitor ul

MAYOR

CORPORATE OFFICER