



Development Permit Panel

Council Chambers

Wednesday, April 24, 2013

3:30 p.m.

1. Minutes

Motion to adopt the minutes of the meeting of the Development Permit Panel held on Wednesday, April 10, 2013.

☐

2. Development Permit DP 12-603913

(File Ref. No.: DP 12-603913) (REDMS No. 3718340)

TO VIEW ePLANS CLICK HERE

APPLICANT: 0908206 BC Ltd.

PROPERTY LOCATION: 9500, 9520 and 9540 Granville Avenue

INTENT OF PERMIT:

1. To permit the construction of a 16 unit townhouse on a site zoned “Medium Density Townhouses (RMT2)”; and
2. To vary the provisions of Richmond Zoning Bylaw 8500 to increase the Maximum Lot Coverage from 40% to 45%.

Manager's Recommendations

That a Development Permit be issued which would:

1. *To permit the construction of a 16 unit townhouse at 9500, 9520 and 9540 Granville Avenue on a site zoned “Medium Density Townhouses (RMT2)”; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to increase the Maximum Lot Coverage from 40% to 45%.*

☐

ITEM

3. Development Permit DP 13-631971

(File Ref. No.: DP 13-631971) (REDMS No. 3826077)

TO VIEW ePLANS CLICK HERE

APPLICANT: Baljit Dhillon

PROPERTY LOCATION: 10880 Granville Avenue

INTENT OF PERMIT: To permit the construction of a septic field that will partially encroach into an Environmentally Sensitive Area (ESA) in the rear of the property, zoned Agricultural District (AG1).

Manager's Recommendations

That a Development Permit be issued which would permit the construction of a septic field that will partially encroach into an Environmentally Sensitive Area (ESA) in the rear of a property at 10880 Granville Avenue, zoned Agricultural District (AG1).



4. New Business

5. Date Of Next Meeting: Wednesday, May 15, 2013

6. Adjournment



**Development Permit Panel
Wednesday, April 10, 2013**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Dave Semple, General Manager, Community Services
Victor Wei, Director, Transportation

The meeting was called to order at 3:30 p.m.

1. Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, March 27, 2013, be adopted.

CARRIED

2. Development Permit DP 12-616142

(File Ref. No.: DP 12-616142) (REDMS No. 3723626)

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 8751 Cook Road

INTENT OF PERMIT:

1. To permit the construction of eight (8) three-storey townhouse units on a site zoned High Density Townhouses (RTH3); and
2. To vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the minimum lot area from 1,800 m² to 1,347 m² and the minimum lot width from 40.0 m to 25.0 m; and
 - b) allow a total of fourteen (14) tandem parking spaces in seven (7) townhouse units.

Development Permit Panel

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Applicant's Comments

Matthew Cheng, Matthew Cheng Architect Inc., and Patricia Campbell, PMG Landscape Architects, provided the following information regarding the proposed development:

- a total of eight (8) three-storey units are proposed in two (2) buildings;
- the outdoor amenity space includes: mailboxes, bench, bicycle parking spaces, and two small play features;
- the property falls under the Aircraft Noise Policy Area which required the installation of air conditioning for the units;
- one 24" cedar tree will be retained and protected in the southwestern corner of the site, however, all other trees will be removed and replaced with a mix of 15 coniferous and deciduous trees, as well as, a variety of shrubs and ground covers;
- an existing right-of-way prevents tree planting along the north property line; and
- permeable concrete pavers are proposed along the drive isle.

Panel Discussion

In response to queries from the Panel the following additional information was provided:

- security for the play amenity space includes a 42" high metal fence and hedge along Cook Road;
- the amenity space is proposed for the south side of the property to allow for maximum sun exposure;
- the garbage and recycling enclosure is located inside the ground floor of the south building and the containers are wheeled out for collection purposes;
- the convertible unit has been designed: (i) to accommodate a vertical lift in the stacked storage space; (ii) to provide wheel chair access directly from the sidewalk; and (iii) to accommodate accessible parking in the garage area; and
- architectural features include pillars and porch that allow two balconies to overlook the street and amenity area for usual interest.

Staff Comments

Wayne Craig, Director of Development, commented that the variances were identified at the time of rezoning. The tandem variance is supported as it provides 15 residential parking spaces for the development which is in excess of the minimum parking requirements by the Zoning Bylaw. He commended the applicant in their efforts to retain the tree on the southwest corner of the site as well as the trees on the neighbouring property.

Mr. Craig noted there was discussion with the applicant regarding alternative locations for the amenity space and the visitor parking. The amenity space was located along Cook Road to capitalize on the sun exposure in that area.

Development Permit Panel

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In response to queries, Mr. Craig stated that the proposal exceeds the 50% limit for tandem parking. However, parking requirements within the City Centre are reduced in comparison to the City as a whole and by permitting the proposed tandem parking, five (5) additional resident parking spaces have been accommodated on the site.

He further noted that the convertible unit has been designed with wider doors, hallways, and turning radius in the bathroom, bedroom and kitchen.

Correspondence

None.

Gallery Comments

Ian Stewart, 14-8691 Cook Road, expressed his concern that the development may obstruct the sun reaching his residential unit and inquired about the proposed setbacks from the street and the west property line for the proposed south building.

In response to the aforementioned concerns, Mr. Craig advised that proposed 6 metre setback from the Cook Road property line is greater than the 4.5 metre minimum requirement under the Zoning Bylaw. In addition, the proposed approximately 3 metre setback for the west side yard is greater than the minimum setback required in the Zoning Bylaw.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of eight (8) three-storey townhouse units at 8751 Cook Road on a site zoned High Density Townhouses (RTH3); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - a) *reduce the minimum lot area from 1,800 m² to 1,347 m² and the minimum lot width from 40.0 m to 25.0 m; and*
 - b) *allow a total of fourteen (14) tandem parking spaces in seven (7) townhouse units.*

CARRIED

3. Development Permit DP 12-622136 (File Ref. No.: DP 12-622136) (REDMS No. 3807886 v.2)

APPLICANT: Chandler Associates Architecture Inc.

PROPERTY LOCATION: 3388 Sweden Way (formerly 12751 Bathgate Way)

Development Permit Panel

Wednesday, April 10, 2013

INTENT OF PERMIT:

1. To permit the renovation of an existing building including an approximate building addition of 1,114 m² (11,991 ft²) on a site zoned Industrial Retail (IR1); and
2. To vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) increase in lot coverage from 60% to 68.4%; and
 - b) allow a maximum of 8 tandem parking spaces for employee use only.

Applicant's Comments

Christopher Block, Chandler Associates Architecture Inc., and Patricia Campbell, PMG Landscape Architects, provided the following information regarding the proposed development:

- the proposal is to renovate an existing 1970 vintage concrete block warehouse, including the construction of additional 12,000 ft² of office space on the east side of the building;
- the development design was to create a modern westcoast aesthetic with new architectural features (i.e. canopies, metal panels, and lifestyle imagery);
- a small upper floor amenity space for staff, including gym and showers, has been provided;
- a key factor in considering renovation and addition, rather than demolition and construction, was the 68% reduction in waste material achieved through renovating;
- the proposed tandem parking spaces are intended for staff parking;
- sustainable features included: (i) keeping the existing building; (ii) suspending the second storey addition over the parking area negating the need for underground parking and mitigating the heat island effect by using a new light coloured roofing material; and (iii) natural lighting through extensive glazing and the installation of skylights;
- the landscape design provides for: (i) new sidewalks and street trees along Sweden and Bathgate Ways; (ii) fencing and plant screening around the hydro kiosk and the loading and garbage pickup area; (iii) significant landscaping along the building foundation; and (iv) porous pavers along the pedestrian and vehicular aisle; and
- an existing cypress on the adjacent property will be protected throughout the redevelopment.

Development Permit Panel

Wednesday, April 10, 2013

Panel Discussion

In response to queries from the Panel, it was noted that an existing walkway through the IKEA site connecting to Sweden Way will provide pedestrian access to the key entrance from Sweden Way. In addition, pedestrian traffic from the direction of Bathgate Way will be through the drive aisle that will be constructed using porous pavers to delineate a pedestrian zone within the parking area. It was further noted that the tandem parking spaces would be dedicated for staff use only.

Staff Comments

Mr. Craig noted that the development includes a Servicing Agreement for the construction of the perimeter sidewalks along Sweden Way and Bathgate Way. The development also includes a comprehensive Transportation Demand Management package to allow for a 10% reduction in the parking requirements. The Transportation Demand Management package includes contributions to a bus shelter in the area, cycling and end of trip facilities within the building, and 10% of the parking spaces being electrical vehicle ready.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support of the project as it is a great example of the intensive development desired by the City.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the renovation of an existing building including an approximate building addition of 1,114 m² (11,991 ft²) at 3388 Sweden Way (formerly 12751 Bathgate Way) on a site zoned Industrial Retail (IR1); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - a) *increase in lot coverage from 60% to 68.4%; and*
 - b) *allow a maximum of 8 tandem parking spaces for employee use only.*

CARRIED

Development Permit Panel
Wednesday, April 10, 2013

4. New Business

5. Date Of Next Meeting: Wednesday, April 24, 2013

6. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:30 p.m.

CARRIED

Certified a true and correct copy of the
Minutes of the meeting of the
Development Permit Panel of the Council
of the City of Richmond held on
Wednesday, April 10, 2013.

Joe Erceg
Chair

Heather Howey
Acting Committee Clerk



City of
Richmond

Report to Development Permit Panel
Planning and Development Department

To: Development Permit Panel

Date: April 4, 2013

From: Wayne Craig
Director of Development

File: DP 12-603913

Re: Application by 0908206 BC Ltd. for a Development Permit at 9500, 9520 and 9540 Granville Avenue

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a 16 unit townhouse at 9500, 9520 and 9540 Granville Avenue on a site zoned "Medium Density Townhouses (RMT2)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the Maximum Lot Coverage from 40% to 45%.



Wayne Craig
Director of Development

DJ/kt
Att.

Attachment 1	Development Application Data Sheet
Attachment 2	Advisory Design Panel Comments
Attachment 3	Public Hearing Submission Letter

Staff Report

Origin

0908206 BC Ltd. has applied to the City of Richmond for permission to develop a 16 unit townhouse development at 9500, 9520 and 9540 Granville Avenue on a site zoned "Medium Density Townhouses (RMT2)". The site once contained a single family home on each lot, but all three (3) lots are now vacant.

The subject site is currently zoned "Single Detached (RS1/F)", but the City is processing an application to rezone the site to "Medium Density Townhouses (RMT2)" under Bylaw 8868 (RZ 11-581552). The rezoning application has passed the Public Hearing stage and is currently sitting at Third Reading.

As a condition of rezoning, a separate Servicing Agreement application (SA 12-603914) has been made for road upgrades and frontage improvements to both Granville Avenue and Ash Street that includes service connections for water, storm upgrades and sanitary sewer to the subject site.

Development Information

Please refer to attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

Development surrounding the subject site is as follows:

To the North: Across Granville Avenue, at 9451 Granville Avenue, a 32 unit – 3-storey Townhouse complex on a site zoned "Medium Density Townhouses (RTM1)".

To the East: A Single Detached bungalow at 9560 Granville Avenue on a site zoned "Single Detached (RS1/F)".

To the South: An 18 unit, 2-storey townhouse complex at 7060 Ash Street on a site zoned "Town Housing (ZT16) – South McLennan and St. Albans Sub-Area (City Centre)".

To the West: Across Ash Street, a 40 unit, 3-storey townhouse complex at 7051 Ash Street on a site zoned "Town Housing (ZT50) – South McLennan (City Centre)".

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage. Staff responses are outlined in *bold italics*:

1. Design of the outdoor amenity area, including the play area.
The outdoor amenity area is located along the Granville Avenue side of the complex, about two-thirds the way down the internal drive-aisle. The design provides active and passive recreation areas that include space for a child's play area, seating and lawn space.
2. Overall appropriateness of the landscaping plan, including how the proposed grades will ensure the survival of the three (3) on-site trees that are to be retained.

The proposed landscaping design provides for an adequate number of new tree plantings and the retention of three (3) on-site trees at the south west corner of the property in addition to a large street tree on the Granville Avenue frontage.

3. Manoeuvrability of larger vehicles (SU-9) within the site.

Discussions with both Transportation and Environmental Programs concluded that the site design is adequate to accommodate larger trucks backing in for recycling and garbage pick-up as well as deliveries without the need for an on site turn-around hammerhead.

4. Form and Character of the townhouse units and how they address adjacent properties.

The proposed townhouses are 2-storeys in height and will fit in well with the character of the surrounding townhouses and existing single family homes.

The Public Hearing for the rezoning of this site was held on March 19, 2012. At the Public Hearing, the following concerns about rezoning the property were expressed:

An on-line submission from Odelia Liu of 7051 Ash Street wrote to say there are trees on the 9500 Granville Avenue site, close to 7060 Ash Street that are tall and should remain on the site (**Attachment 3**).

During the rezoning stage, the City reviewed an arborist report outlining the health, overall condition and structure of on-site trees as well as off-site trees next to the property. The report identified keeping the three (3) trees along the south property line, next to the townhouse complex at 7060 Ash Street as well as an off-site oak tree on the Granville Avenue side of the property. These trees are being kept and incorporated into the landscaping plan of the townhouse proposal. The Servicing Agreement design also reflects the retention of the City tree along Granville Avenue.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the "Medium Density Townhouse (RTM3)" of the Zoning Bylaw 8500, except for the zoning variances noted below.

Zoning Compliance/Variations (staff comments in *bold*)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1) Vary the provisions of Richmond Zoning Bylaw 8500 to increase the Maximum Lot Coverage from 40% to 45%.

(Staff supports the proposed variance as the townhouse units are two stories in height and take up more land area than a narrow, three storey townhouse unit. The proposal does have a larger than required outdoor amenity area, and the two storey proposal will be a welcome addition as it respects the massing of the adjacent houses directly to the east as well as the townhouse units to the south. The applicant is also proposing the use of permeable pavers along the drive aisle and visitor parking areas to assist with on-site drainage.)

Advisory Design Panel Comments

The Advisory Design Panel was very receptive of the application. A copy of the relevant excerpt from the Advisory Design Panel Minutes from the October 3rd, 2012 meeting is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

Analysis

Conditions of Adjacency

- The subject site is located within the South McLennan area, where there have been several recent similar developments in the past several years. Many of the adjacent and nearby parcels have seen redevelopment from single family to townhouses in accordance with the policies set out in the neighbourhood plan. The proposed development is in conformance with the area plan for height and massing, and the two storey level is anticipated to fit in very well with the surrounding existing townhouse developments, as well as the existing single detached houses directly to the east.
- The applicant will be conducting frontage improvements to both Granville Avenue and Ash Street to the extent of the property in accordance with City standards. The frontage along Ash Street will tie into the existing frontage works conducted with the townhouse development to the south at 7060 Ash Street.

Urban Design and Site Planning

- The townhouse units are well arranged in two (2) and three (3) unit building clusters with the 2-unit duplex clusters located at the Ash Street entry of the complex, which provides a lower density feel. The remaining units are all within the three (3) unit building clusters and are located further down into the site.
- The outdoor amenity area is located along the Granville Avenue frontage, about two-thirds into the site, and will contain a child's play area, seating and lawn space. With the outdoor amenity area fronting Granville Avenue, it provides a break from a continuous view of townhouse buildings along this highly visible part of Granville Avenue, and will also allow direct pedestrian access to the street.
- Vehicular access to the site is off of Ash Street, halfway down the depth of the site that makes the site design simple and efficient. The internal drive-aisle that extends along the centre of the site between the townhouse buildings provide easy access to the two (2) car garages in each unit. The garages are orientated in a side-by side configuration for easy access. Visitor parking is located by the entrance and at the east end of the site.
- To provide flexibility for future development opportunities for the properties east of the subject site, a cross access easement statutory right-of-way is to be registered in favour of the three properties to the east (9560, 9580 and 9584 Granville Avenue or consolidation thereof), and has been secured at the rezoning stage.
- Pedestrian access is provided directly to the individual units fronting both Granville Avenue and Ash Street. Access to the remaining units is provided off the internal drive-aisle. Access to the drive aisle is provided either from the Ash Street entrance, or from Granville Avenue by a pathway running between two (2) tri-plex clusters, along the edge of the outdoor amenity area. Access is controlled by a secure gate on the Granville Avenue frontage.
- Frontage improvements will be secured through a separate Servicing Agreement that will include street front improvements to both Granville Avenue and Ash Streets in the forms of a curb and gutter, treed and grassed boulevard, and sidewalk.

- The properties to the east of the subject site offer the same development potential as what is being proposed with this application.

Architectural Form and Character

- The proposed form and massing of the buildings is consistent with the neighbourhood and meets the intent of the guidelines set out in the neighbourhood plan. The 2-storey townhouses help complement not only the adjacent single detached homes along Granville Avenue, but the existing 2-level townhouses to the south and help give the impression of a lower density development.
- There is good articulation of the building itself along the street frontages, with gable roof forms and strong eave line showing a separation of the two floors. The proposed facade materials help add to the interest of the building frontages, identifying a base, middle and top feature along the more visible side elevations.
- The choice of materials used on the facade of the buildings is typical of the area, and includes the various uses of hardi-plank panels that add to the variety and overall interest of the facade. The application of larger hardi-board panels and wood trim at the upper level window boxes help the vertical articulation of the Granville Avenue street front.
- The colour choices for the proposal are considered appropriate to the architectural character and the urban context of the neighbourhood and meet the intent of the area plan.

Landscape Design and Open Space Design

- The submitted landscape plan identifies a mixture of soft and hard landscaping features that define a consistent treatment along the edges of the site. The applicant has planned the retention of the three (3) trees at the south west corner of the site, as well as the one street tree along Granville Avenue and incorporates them into the landscaping plan. The incorporation of these trees as part of the proposed landscaping plan will help add a sense of maturity to the new townhouse complex. The submitted Servicing Agreement has submitted a design of a tree well for the Granville Avenue tree to help its retention and future health.
- The hard surfacing is supplied by a combination of permeable pavers at the entrance of the complex in addition to key sections of the drive aisle, the outdoor amenity area and the recycling and garbage enclosure area. Pavers also identify the visitor parking stalls. The amount of permeable paving within the overall hard surfacing area is about 30%.
- The soft landscaping being proposed is a variety of native tree and shrub plantings which will provide a softening of the buildings when viewed from the street, but allow for easy maintenance and the identification of different spaces within the site.
- The applicant has provided a lighting plan to illustrate how the site is to be illuminated during evening hours. Wall mounted fixtures will provide good illumination to the building facade and along the internal drive aisle and common areas such as the Outdoor Amenity Area, and will avoid illumination spilling directly onto adjacent properties.
- Perimeter fencing is three foot high metal frame material with masonry supports long the street frontages. The remaining fence material along the east perimeter is a six (6) foot high wood fence with an end of road trellis to signify the end of the drive aisle.
- An Arborist Report was submitted at the rezoning application stage and was reviewed by City staff. The report identified eleven on-site trees and two (2) street trees. Of the eleven on-site trees, eight (8) were in either poor condition or within the development area and would need to be removed. The remaining three (3) trees are located at the south western corner of the property, and have been incorporated with the proposed landscaping plan.

- There are two (2) street trees along the frontage that were evaluated for health condition by the Parks Department. The tree on the Ash Street frontage was recommended for removal while the Granville Avenue tree was in good enough condition to warrant retention. The Ash Street tree that is recommended for removal will be compensated for by a voluntary contribution of \$1,300.00 and is being secured through the rezoning.
- In accordance with City Policy, the applicant must provide at least 16 trees to meet the 2:1 replacement ratio policy. In response, the proposed development meets this requirement by including 16 new trees to be planted. The new plantings will be secured through a security deposit from the developer to ensure survival for a one-year period.
- The table below summarises the planting requirements:

Number of trees to be removed	Number of trees to be retained or relocated	Required number of trees to be planted	Proposed number of trees to be planted	Surplus (Deficit)
8	3	16	16	0

Recycling and Garbage

- The recycling and garbage enclosure is located along the north row of building clusters, between the duplex at the entrance and the first tri-plex cluster. The enclosure will contain the required number of bins as specified by Environmental Programs.

Affordable Housing

- The applicant is not providing any affordable housing units, but is making a voluntary contribution to the Affordable Housing Reserve Fund in accordance with City policy. This contribution was secured during the rezoning stage.

Sustainability Indicators

- The proposed plan is reusing existing single-family sites, resulting in an increase living density within the neighbourhood, and utilizing existing and proposed infrastructure more efficiently.
- The site fronts along a transit corridor with easy connections to the Canada Line.
- A permeable paving system covering approximately 30% of the overall paved area within the complex is shown in areas where concrete pavers are located.
- The proposed landscaping provides a variety of planting that are appropriate for the geographical area, are low maintenance and will improve over time.
- The residential units will provide energy efficient appliances and water saving faucets.

Universal Access

- All units will be providing aging in place features such as additional backer blocks for the easy installation of future grab bars, door lever handles instead of door knobs and sufficient door openings to allow access for wheelchairs.
- To provide design flexibility and to allow for better movement to those with limited mobility, the applicant has provided a unit plan for the Ash Street fronting unit along the south row of townhouse clusters. The unit design would allow for the easy conversion for residents who require use of a wheelchair. Items that have been taken into consideration in designing this unit's layout are:
 - Wider doors for easier access to the unit.

- Closet space that can be removed to accommodate an elevator to provide access for occupants to different floors of the unit
- Proper design of the kitchen and bathroom layout for wheelchair mobility.
- Additional backer blocks behind the finished walks for the future installation of grab bars.

Crime Prevention through Environmental Design

- The proposed plan provides good edge treatment, featuring low fencing, landscaping and paving materials to separate public and private space, giving the site a good sense of territoriality.
- The submitted lighting plan will provide good evening illumination without extending unwanted light directly onto adjacent properties.
- The site design allows for good sight lines through the development site for open observation, including surveillance over the outdoor amenity area. There are enough windows looking out onto all common areas that will facilitate casual surveillance.
- The site design also provides good definition of private, semi-private and common areas.

Conclusions

0908206 BC Ltd. has applied to the city of Richmond for permission to develop 16 townhouse units at 9500, 9520 and 9540 Granville Avenue. The proposed development has gone through some design adjustments in coordination and cooperation between the applicant and staff, and the result is a design proposal that addresses the design guidelines for the area. Staff supports this Development Permit application and recommends approval as the proposed design should fit well within the streetscape and the character of the neighbourhood.



David Johnson
Planner 2

DJ:kt

The following are to be met prior to forwarding this application to Council for approval:

- Receipt of a Letter-of-Credit for landscaping in the amount of \$42,720.00 (based on total floor area of 21,360 ft²).

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

- The applicant is required to obtain a Building Permit for any construction boarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).



DP 12-603913

Attachment 1

Address: 9500, 9520 and 9540 Granville Avenue

Applicant: 0908206 BC Ltd.

Owner: 0908206 BC Ltd.

Planning Area(s): South McLennan Sub-Area Plan (Schedule 2.10D)

	Existing	Proposed
Site Area:	3,061.0 m ²	3,053.0 m ²
Land Uses:	Single Detached Residential	Townhousing
OCP Designation:	Residential, 2 ½ stories typical (3 stories maximum) Predominately Triplex, Duplex, Single Family 0.55 base FAR	Same
Zoning:	Single Detached (RS1/E)	Medium Density Townhouses (RTM2)
Number of Units:	1 unit per lot	16 townhouse units on a consolidated lot

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	3,053.0m ² x 0.65 = 1,984.5m ²	1,984.4m ² (0.65)	none permitted
Lot Coverage:	Max. 40%	45%	5% (152.6m ²)
Setback – Granville Avenue:	Min. 6.0 m	6.10 m	none
Setback – Ash Street:	Min. 6.0 m	6.12 m	none
Setback – East Side Yard:	Min. 3.0 m	3.04 m	none
Setback – South Rear Yard:	Min. 3.0 m	4.03 m	none
Height (m):	Max. 12 m	9.31 m	none
Lot Size:	50m (Granville Avenue) 30m (Ash Street)	69.3m (Granville Avenue) 44.0m (Ash Street)	none
Off-street Parking Spaces – Resident/Visitor:	23 resident and 4 visitor	32 resident and 4 visitor	none
Total off-street Spaces:	27	36	none
Tandem Parking Spaces	Max. 8 units allowed	0	none
Amenity Space – Indoor:	Min. 70 m ²	Cash-In-Lieu (secured through rezoning)	none
Amenity Space – Outdoor:	Min. 96 m ²	156.9 m ²	none

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, October 3, 2012 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

- the project fits nicely into the neighbourhood; applicant should show more details of the streetscape frontage along Granville Avenue to understand the context of the servicing agreement, e.g. location of sidewalk, curb and pathways meeting the sidewalk; *future city sidewalk alignment are provided on drawing*
- front entry walkways to units facing Granville Avenue should be formalized, i.e. consider fully paved walkways in lieu of step pavers; *fully paved walkway provided as shown on landscape drawing*
- yew hedges along the street edge give the project a more urban condition; however, planting density seems thin; a more substantial foundation planting is needed; look at planting in townhouse developments along Williams Road across South Arm for precedent; *More planting provided in landscape drawing*
- consider more innovative common area design that combines play, public art, mailboxes, recycling and edible planting, e.g. raspberry bushes and apple trees; *incorporated in landscape drawings*
- paving pattern should be purposely laid out to announce entry into the site, visitor parking and amenity areas; best case scenario is to use unit pavers for the entire driveway; *Prefer to keep the existing paver and asphalt mix to create a pattern*
- sculpture garden is an interesting idea, but it doesn't seem public; consider combining it with the outdoor amenity area and oriented towards the sidewalk and public realm; *combined sculpture garden and amenity together*
- loading area is unnecessary; obliterates the public realm and compromises the livability of adjacent units; more planting and softer edges could be provided in lieu of the loading area; *loading removed*
- convertibility of units seems to work well; consider pocket/sliding doors to create more usable space in ensuite bathrooms; consider using similar door types particularly in ensuite bathrooms going through walk-in closets; work well in separating walk-in closets and bedrooms; *sliding door provided in ensuite bathroom*

- good residential feel and look; two-storey solution has better visual appeal than the adjacent 3-storey townhouses; breaks up massing with large roof slopes; *Noted*
- there is lack of privacy at the back of the site between the adjacent development; fence could incorporate trellising features to provide more visual privacy; *trellis provided on the landscape drawings to provide more visual privacy.*
- sculpture garden doesn't seem to be in the right place and doesn't look like a part of the public realm; would be difficult to distinguish this area as not a part of the corner unit; consider incorporating the sculpture garden in the larger outdoor amenity area; *combined sculpture garden and amenity together*
- hammerhead turnaround is not a requirement for firetruck access; consider porous/perforated pavers or softer surface for hammer turnaround to provide more usable/multi-purpose space, e.g. outdoor sports; *amenity outdoor space provided instead. Hammer head removed*
- paving stones are only on one side of the driveway; consider a more formal gesture, i.e. separating them and having them on both sides of the driveway; *paver provided on both sides of driveway*
- sculpture garden is not needed in its present location; too large to be incorporated in the outdoor amenity area; *relocated to centre open space area.*
- hammerhead turnaround is a large empty space; is it required? *removed hammerhead*
- well designed and thought out project; good scale and blends well with the neighbourhood; clusters of duplexes and triplexes provide welcome relief from recent townhouse developments seen by the Panel; *Noted*
- combine sculpture garden with the larger outdoor amenity area as it is difficult to separate its use from the adjacent unit; *combined sculpture garden and amenity together*
- no need for the hammerhead turnaround at the middle of the driveway; if it is a City requirement, suggest to add bollards to protect potential damages to adjacent units from maneuvering large vehicles; if the hammerhead turnaround area remains a hard surface space, consider doing something creative, e.g. adding patterns, to mitigate the large hard surface area look; and *combined sculpture garden and amenity together*
- solid wall at the back of the garbage and recycling area poses a CPTED concern; area is a dead end; adjacent units do not have windows facing the area; area should be well lit to address the CPTED concern. *a window and more exterior light is provided.*

Send a Submission Online (response #627)

Mayor and Councillors

From: City of Richmond Website [webgraphics@richmond.ca]

Sent: March 14, 2012 11:27 AM

To: Mayor and Councillors

Subject: Send a Submission Online (response #627)

To Public Hearing	
Date:	MARCH 19, 2012
Item #	6
Re:	Bylaw 8858

**Schedule 4 to the Minutes of
the Council Meeting for
Public Hearing held on
Monday, March 19, 2012.**

Send a Submission Online (response #627)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	3/14/2012 11:25:54 AM

Survey Response

Your Name:	Odelia Liu
Your Address:	7051 Ash Street Richmond
Subject Property Address OR Bylaw Number:	9500, 9520 and 9540 Granville Ave (RZ 11-581552)
Comments:	There are some trees at 9500. (Some close to 7060 Ash St and some at the corner of Ash and Granville). They are very tall and must grow for many years. Please kindly keep them if rezone. Thanks.





City of Richmond

Development Permit

No. DP 12-603913

To the Holder: 0908206 BC LTD.

Property Address: 5260 FRANCIS ROAD
RICHMOND, BC
V7C 1K3

Address: 9500, 9520 AND 9540 GRANVILLE AVENUE

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a) Vary the provisions of Richmond Zoning Bylaw 8500 to increase the Maximum Lot Coverage from 40% to 45%.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #11 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$42,720.00 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 12-603913

To the Holder: 0908206 BC LTD.

Property Address: 5260 FRANCIS ROAD
RICHMOND, BC
V7C 1K3

Address: 9500, 9520 AND 9540 GRANVILLE AVENUE

8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

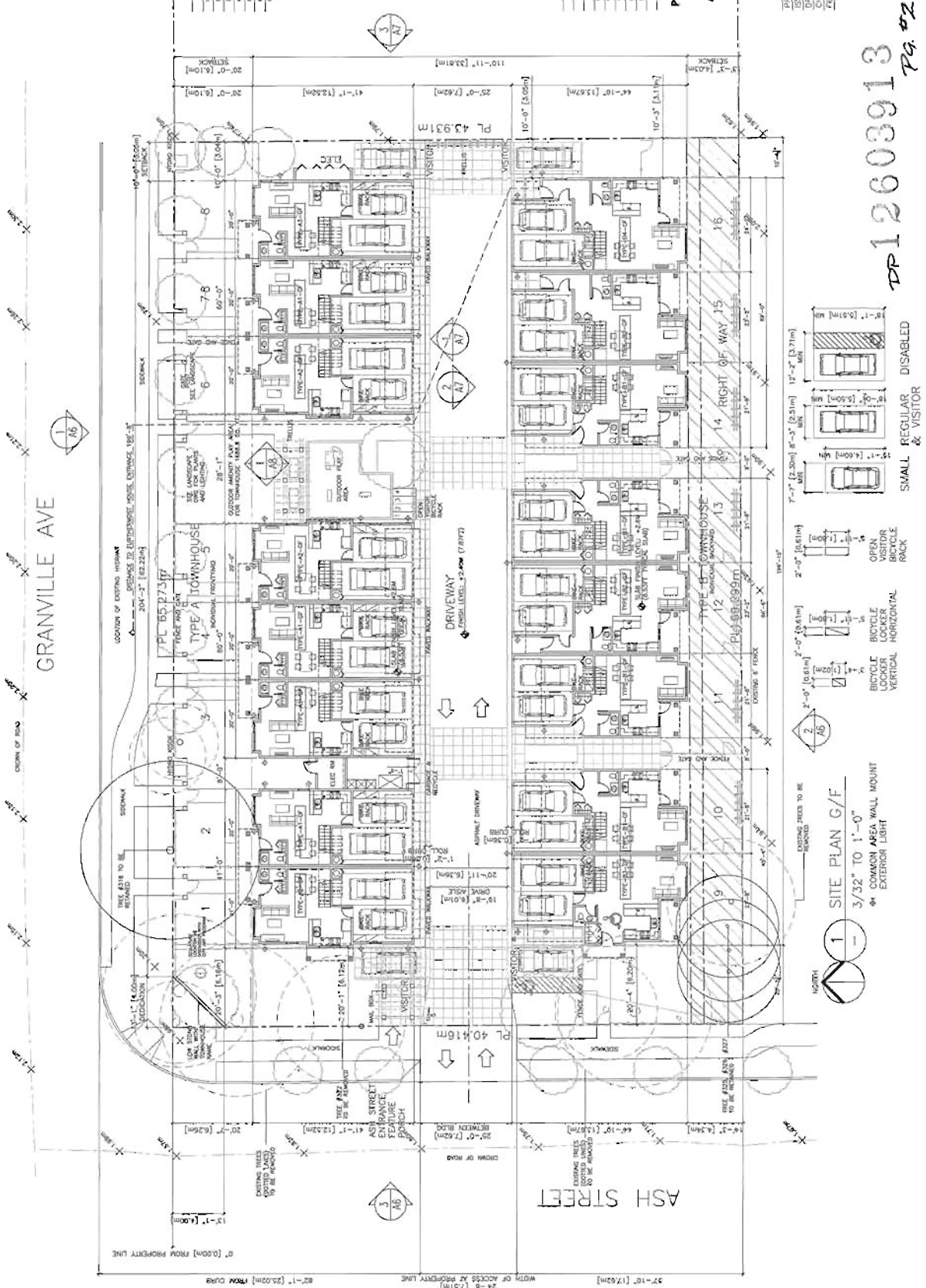
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



Note: Dimensions are in METRES



ERIC LAW
ARCHITECT

PROJECT: 9500-9540 GRANVILLE
SHEET: 2 OF 2
DATE: 4/3/2013
DRAWN BY: EL
CHECKED BY: EL
FILE NAME: 11-12-13-9500-9540-2P.dwg

REVISIONS
1. 04/11/13: ISSUED FOR PERMIT
2. 04/11/13: ISSUED FOR PERMIT
3. 04/11/13: ISSUED FOR PERMIT
4. 04/11/13: ISSUED FOR PERMIT
5. 04/11/13: ISSUED FOR PERMIT
6. 04/11/13: ISSUED FOR PERMIT
7. 04/11/13: ISSUED FOR PERMIT
8. 04/11/13: ISSUED FOR PERMIT
9. 04/11/13: ISSUED FOR PERMIT
10. 04/11/13: ISSUED FOR PERMIT

PROPOSED TOWNHOUSE
9500-9540 GRANVILLE
AVENUE RICHMOND BC

SITE PLAN (2P)

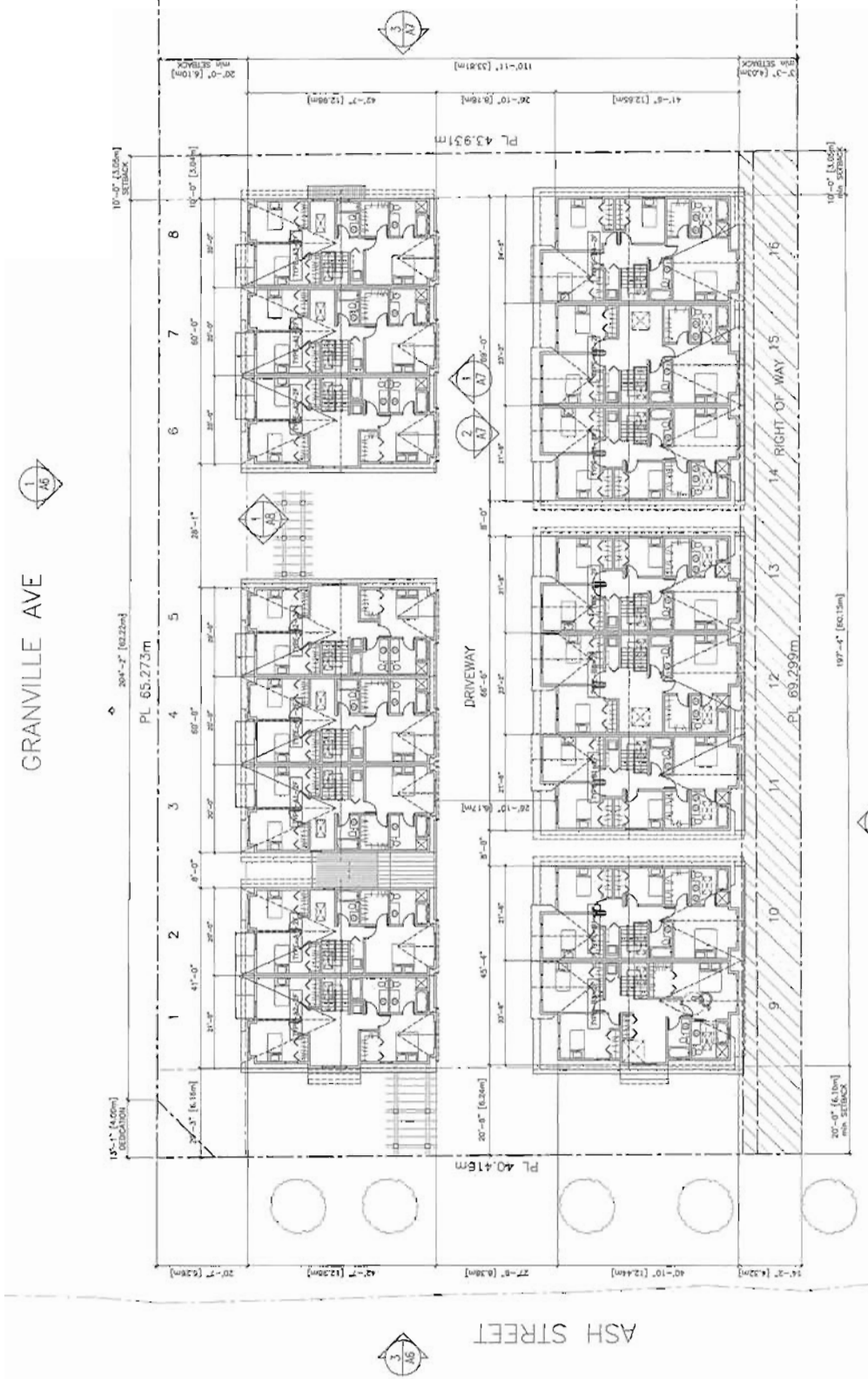
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ISSUED: 4/3/2013
DRAWN BY: EL
CHECKED BY: EL
FILE NAME: 11-12-13-9500-9540-2P.dwg

A3

DEVELOPMENT PERMIT

DP 12603913

PC #3



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

GRANVILLE AVE

PL 65.273m

PL 40.416m

ASH STREET

PL 43.931m

RIGHT OF WAY

PL 69.299m

SITE PLAN (ROOF PLAN)

PROPOSED TOWNHOUSE
9500-9540 GRANVILLE
AVENUE RICHMOND BC

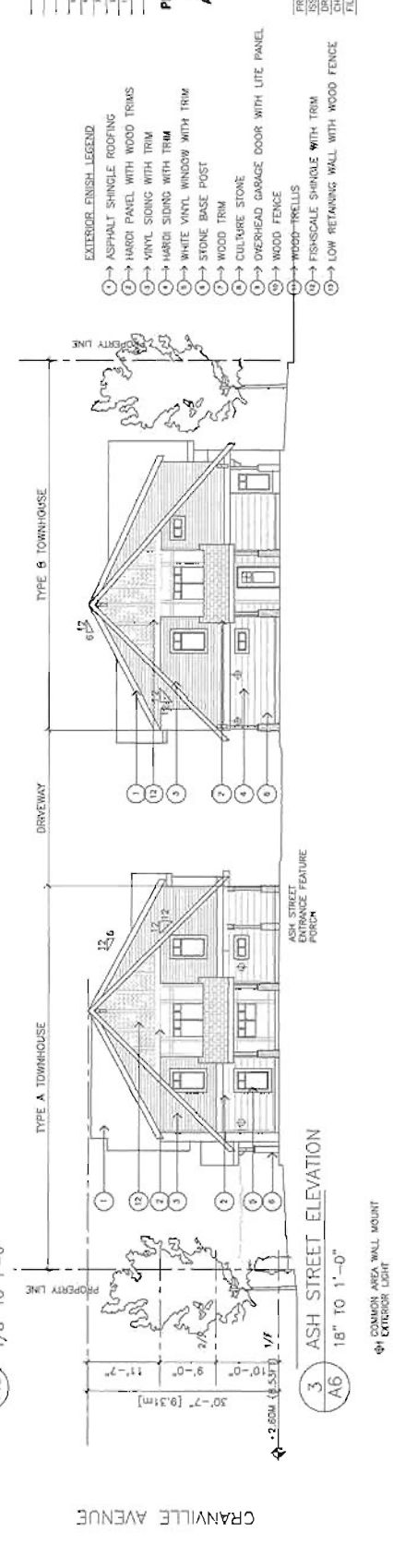
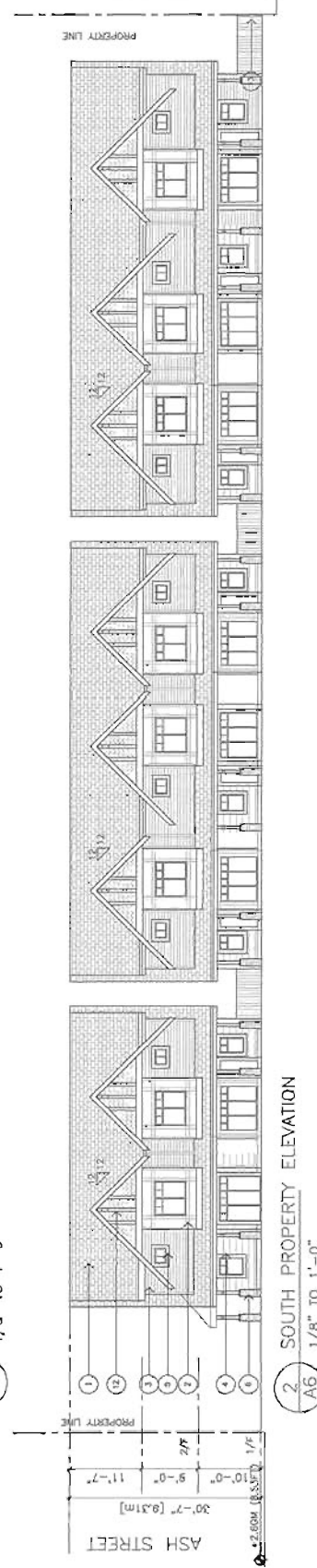
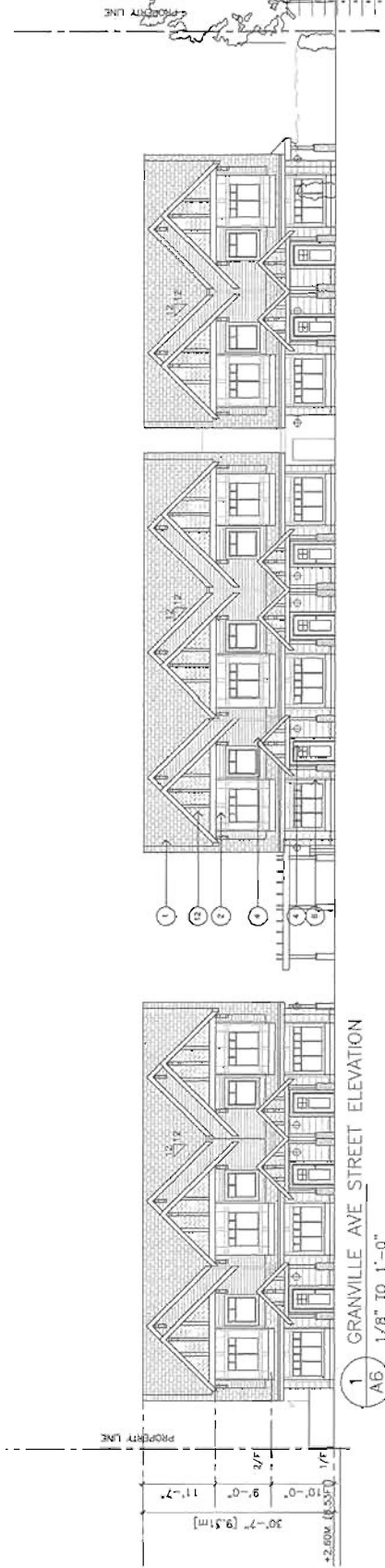
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ISSUED: 4/3/2013
DRAWN BY: EL
CHECKED BY: EL
FILE NAME: 11-10-102-1-100001-00-0000

A4

DP 12603913 Pg. #4

DEVELOPMENT PERMIT

Small Business Development Center
10000 Highway 100, Suite 100
Houston, TX 77036
Tel: 281-465-1000
Fax: 281-465-1001
www.sbsdc.com

[illegible]

EXTERIOR FINISH LEGEND

- 1 ASPHALT SHINGLE ROOFING
- 2 HARDI PANEL WITH WOOD TRIM
- 3 VINYL SIDING WITH TRIM
- 4 HARDI SIDING WITH TRIM
- 5 WHITE VINYL WINDOW WITH TRIM
- 6 STONE BASE POST
- 7 WOOD TRIM
- 8 CULTURE STONE
- 9 OVERHEAD GARAGE DOOR WITH TRIM
- 10 WOOD FENCE
- 11 WOOD TRELLIS
- 12 FENSLAKE SHINGLE WITH TRIM
- 13 1/2" ROUND POST WITH TRIM

ELEVATION8

PROJECT NUMBER: 11-10
ISSUED: 8/3/2013
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 11-10_NOV_120402.dwg

**PROPOSED TOWNHOUSE
9500-9540 GRANVILLE
AVENUE RICHMOND BC**

COMMON AREA WALL MOUNT
EXTERIOR LIGHT

A6

12603913 Pl. #5

DEVELOPMENT PERMIT

ERIC LAW
ARCHITECT

PROJECT: 12603913 - PROPOSED TOWNHOUSE

DATE: 07/23/2013

DRAWN BY: EL

CHECKED BY: EL

DATE: 07/23/2013

PROJECT: 12603913 - PROPOSED TOWNHOUSE

DATE: 07/23/2013

DRAWN BY: EL

CHECKED BY: EL

DATE: 07/23/2013

1. 1/8" = 1'-0"

2. 1/8" = 1'-0"

3. 1/8" = 1'-0"

4. 1/8" = 1'-0"

5. 1/8" = 1'-0"

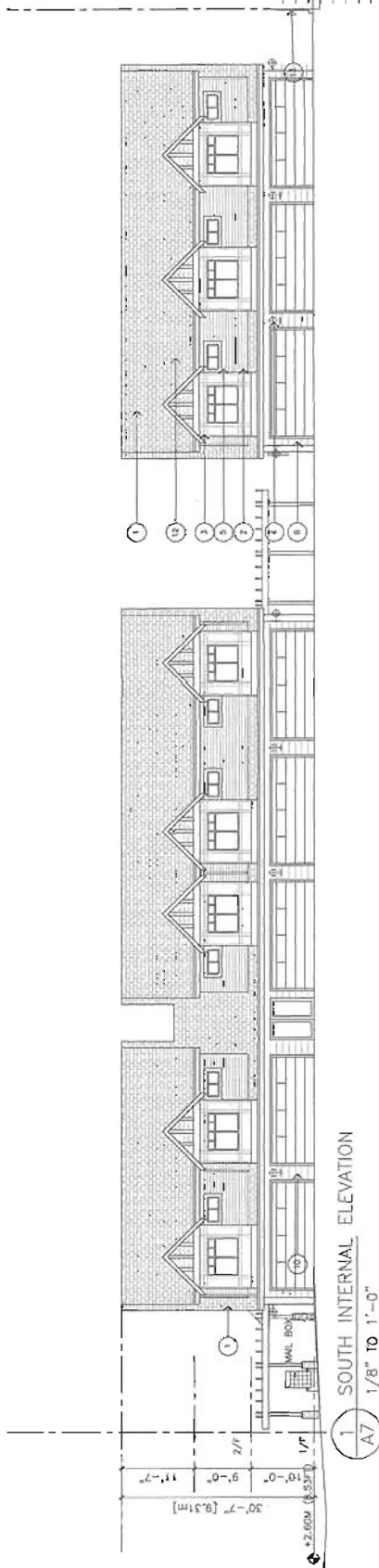
6. 1/8" = 1'-0"

7. 1/8" = 1'-0"

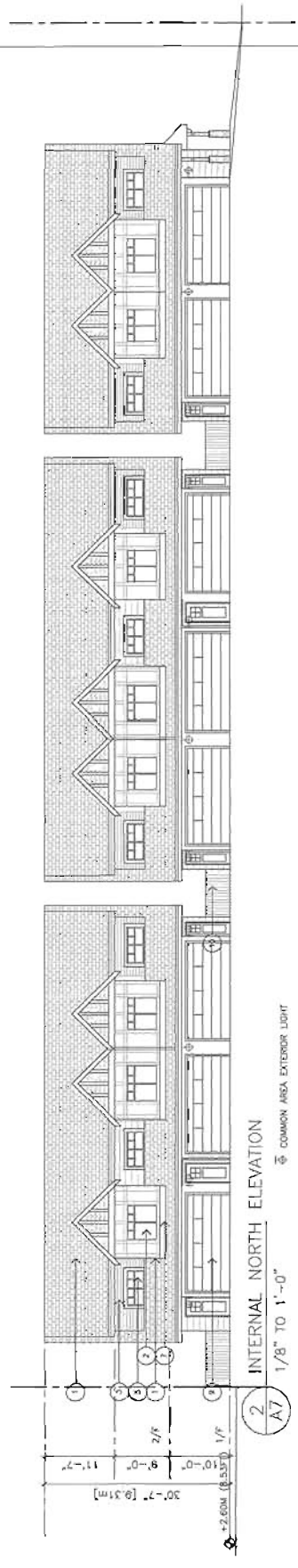
8. 1/8" = 1'-0"

9. 1/8" = 1'-0"

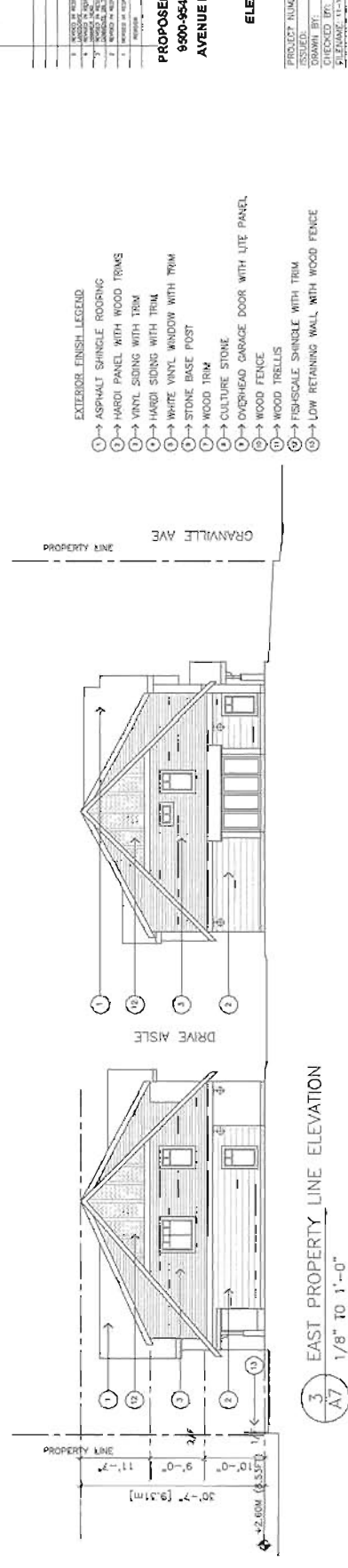
10. 1/8" = 1'-0"



1 SOUTH INTERNAL ELEVATION
1/8" TO 1'-0"



2 INTERNAL NORTH ELEVATION
1/8" TO 1'-0"



3 EAST PROPERTY LINE ELEVATION
1/8" TO 1'-0"

- EXTERIOR FINISH LEGEND
- 1 - ASPHALT SHINGLE ROOFING
 - 2 - HARDI PANEL WITH WOOD TRIMS
 - 3 - VINYL SIDING WITH TRIM
 - 4 - HARDI SIDING WITH TRIM
 - 5 - WHITE VINYL WINDOW WITH TRIM
 - 6 - STONE BASE POST
 - 7 - WOOD TRIM
 - 8 - CULTURE STONE
 - 9 - OVERHEAD GARAGE DOOR WITH LITE PANEL
 - 10 - WOOD TRELLIS
 - 11 - FISHSKALE SHINGLE WITH TRIM
 - 12 - LOW RETAINING WALL WITH WOOD FENCE

PROPOSED TOWNHOUSE
9900-9540 GRANVILLE
AVENUE RICHMOND BC

ELEVATIONS

PROJECT NUMBER: 12603913	DATE: 07/23/2013
DRAWN BY: EL	CHECKED BY: EL
DATE: 07/23/2013	PROJECT: 12603913 - PROPOSED TOWNHOUSE

A7

DP 12603913 PC. #10

DEVELOPMENT PERMIT

ERIC LAW ARCHITECT

2000-2010

2011-2012

2013-2014

2015-2016

2017-2018

2019-2020

2021-2022

2023-2024

2025-2026

2027-2028

2029-2030

2031-2032

2033-2034

2035-2036

2037-2038

2039-2040

2041-2042

2043-2044

2045-2046

2047-2048

2049-2050

2051-2052

2053-2054

2055-2056

2057-2058

2059-2060

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2065-2066

2067-2068

2069-2070

2071-2072

2073-2074

2075-2076

2077-2078

2079-2080

2081-2082

2083-2084

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2091-2092

2093-2094

2095-2096

2097-2098

2099-2100

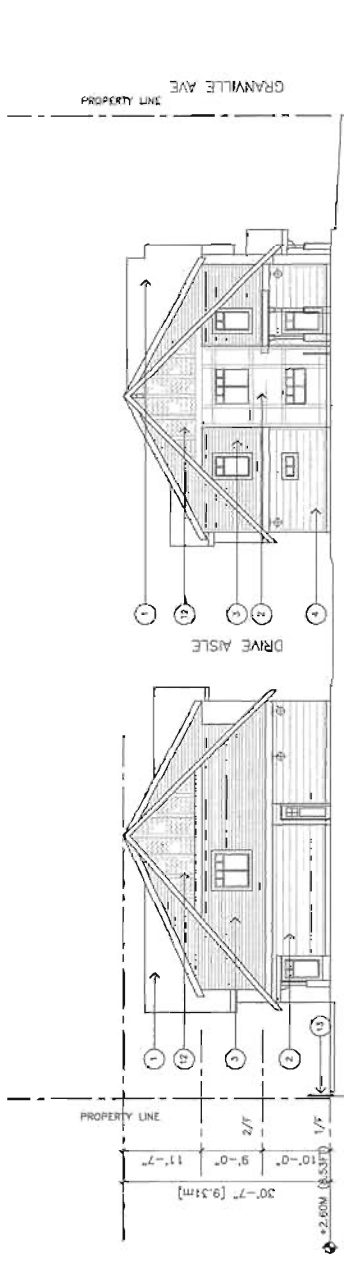
PROJECT NUMBER: 11-10

DATE: 4/17/2015

DRAWN BY: EL

CHECKED BY: EL

SCALE: 1/16" = 1'-0"



1 DRIVE AISLE INTERNAL ELEVATION
A8 1/8" TO 1'-0"

2 BUILDING SECTION
A8 1/8" TO 1'-0"

ADJACENT SINGLE FAMILY HOUSE

PROPOSED 2 STOREY TOWNHOUSE

ASH STREET

ADJACENT 3 STOREY TOWNHOUSE



3 GRANVILLE AVE STREET CONTEXT ELEVATION
A8 1/16" TO 1'-0"

DP 12603913

A8

DEVELOPMENT PERMIT

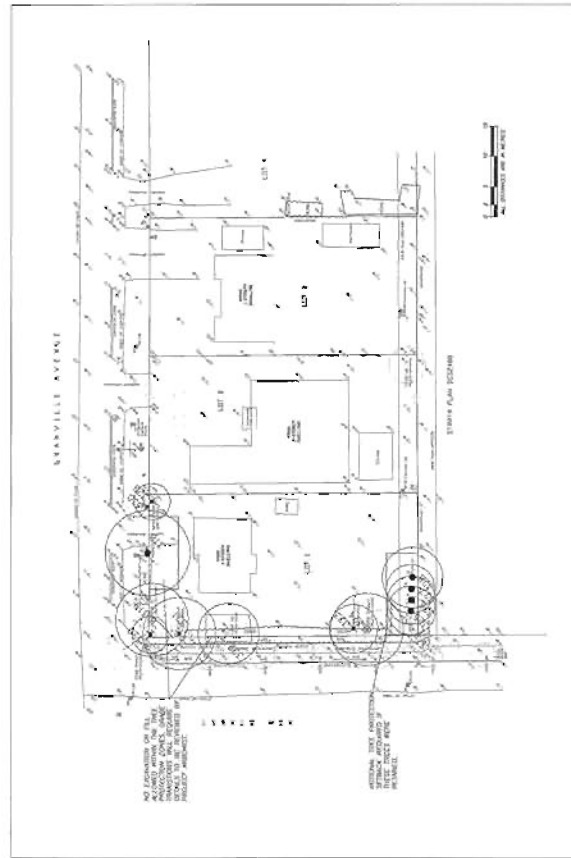
1. Provide negative system to cover all hazardous areas.
2. All spirits and planning to comply to MCSA/OSHA 1910.168 Standards Lateral Edition.
3. All spraying machines to be fitted with PSM (PS-23-3-0225) and innoved accordingly if necessary, and to be tested again at Substantial Completion.
4. Minimum lighting minimum: 40fc
Bore-07150mcs
gonoscover &
gonocover
type-12'000mcs, all around the midland
5. All steel structural steel reinforcement as indicated on drawings and noted below.

PLANT LIST		Botanical Name	Common Name	Size	Spacing
Quantity	Tree				
1	A	<i>Conarus indica Chinese Chalk</i>	Red Flowering Dogwood	5m cal B4B	as shown
2	B	<i>Betula incana</i>	Whitebarked Himalayan Birch	5m cal B4B	as shown
2	C	<i>Cercosyrium japonica</i>	Kutsuna	7m cal B4B	as shown
3	D	<i>Syrma japonica</i>	Japanese Sumbeli	5m cal B4B	as shown
11	E	<i>Gordonia tatarica Yamato Hakea</i>	Thornless Hakea Norm/Scout	5m cal B4B	as shown
1	F	<i>Quercus japonica</i>	Japanese Oak	7m cal B4B	as shown
1	G	<i>Malus domestica</i>	European Crummy	7m cal B4B	as shown
Shrubs, Perennials & Grasses					
25	A	<i>Asarula japonica Yuzu Omori</i>	Evergreen Azalea	# 2 pot	as shown
25	B	<i>Asarula japonica Yamato For</i>	Evergreen Azalea	# 2 pot	as shown
25	C	<i>Asarula japonica Yamato For</i>	Evergreen Azalea	# 2 pot	as shown
18	D	<i>Asarula indica Black Lush</i>	Evergreen Azalea	# 2 pot	as shown
8	E	<i>Camellia x lucida Karl Foerster</i>	Franklin's Red Cam	# 3 pot	as shown
54	F	<i>Yucca filifolia</i>	Edible Blue Fescue	# 3 pot	as shown
10	G	<i>Erica x caryophyllata Medicardian Pink</i>	White-flowered Pink Heather	# 1 pot	as shown
10	H	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
10	I	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
10	J	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
10	K	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
10	L	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
10	M	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
10	N	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
10	O	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
10	P	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
10	Q	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
10	R	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
10	S	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
10	T	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
10	U	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
10	V	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
10	W	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
10	X	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
10	Y	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
10	Z	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
10	AA	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
10	AB	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
10	AC	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
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10	AF	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
10	AG	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
10	AH	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
10	AI	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
10	AJ	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
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10	AM	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
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10	AX	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
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10	BY	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
10	BZ	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
10	CA	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
10	CB	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
10	CC	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
10	CD	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
10	CE	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
10	CF	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
10	CG	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
10	CH	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
10	CI	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
10	CJ	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
10	CK	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
10	CL	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
10	CM	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
10	CN	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
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10	CS	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
10	CT	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
10	CU	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
10	CV	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
10	CW	<i>Erica x caryophyllata Stolen cinema</i>	White Bell	# 1 pot	as shown
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INFO ON TREE RETENTION AND REMOVAL

FOR DETAILED INFO SEE ARBORIST REPORT AND PLAN
TOTAL TWO EXISTING TREES TO BE RETAINED.

FOR DETAILED INFO SEE ABSORBIT REPORT AND PLAN
TOTAL TWO EXISTING TREES TO BE RETAINED.



DP 12603913 Pg. #8

157

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URBAN DESIGN GROUP INC.
Landscape Architecture • Urban Design

8370 Maple Street, Vancouver, BC
Tel: 604-263-0811
Fax: 1-800-277-2056
Email: info@pdxbooks.ca

00000000

NAME _____

NAME _____

MULTI FAMILY RESIDENTIAL DEVELOPMENT
9500-9540 GRANVILLE AVENUE

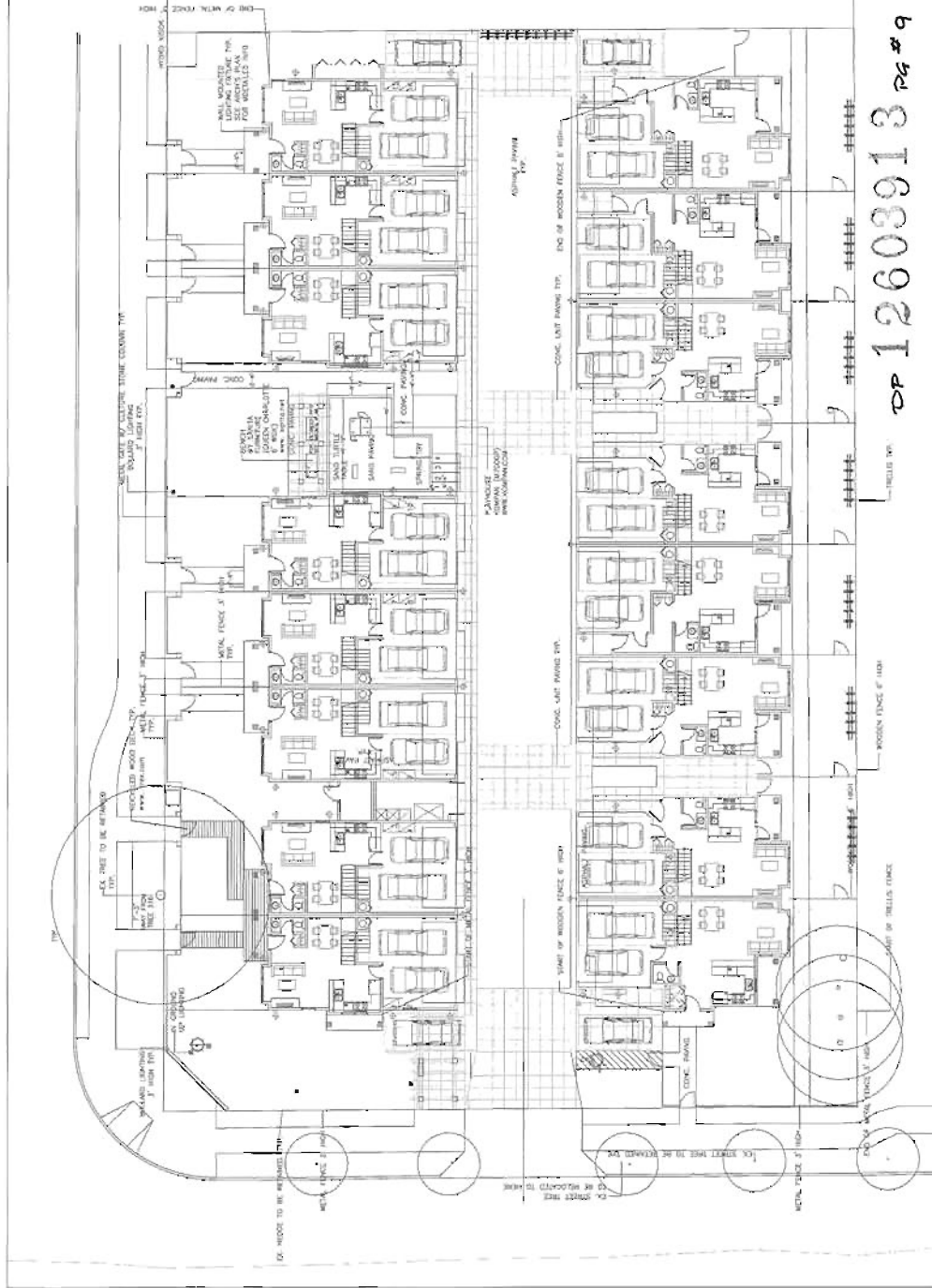
PLANT LIST/ NOTES/ INFO ON TREE RETENTION AND REMOVAL

UNIVERSITY

L-1

NOTE:

For detailed info on
walk-mounted lighting fixtures,
please see architectural site
plan.



DP 12603913 pg # 9

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APPROVED: [Signature]
DATE: April, 2013

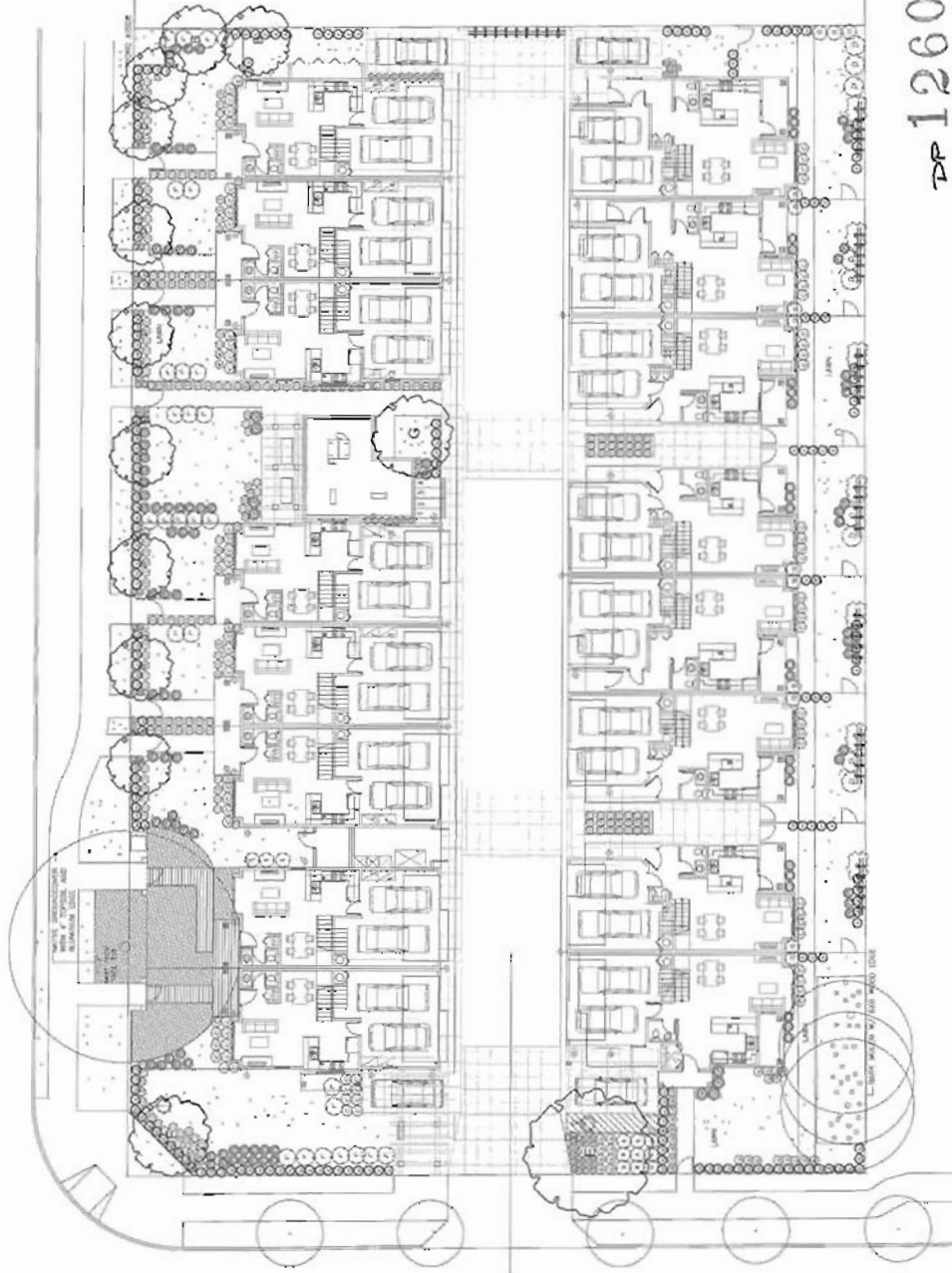


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Fax: 1-800-272-1024
Email: info@jhl-design.com

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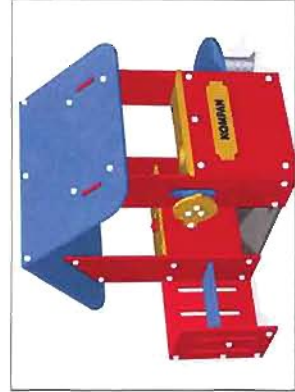
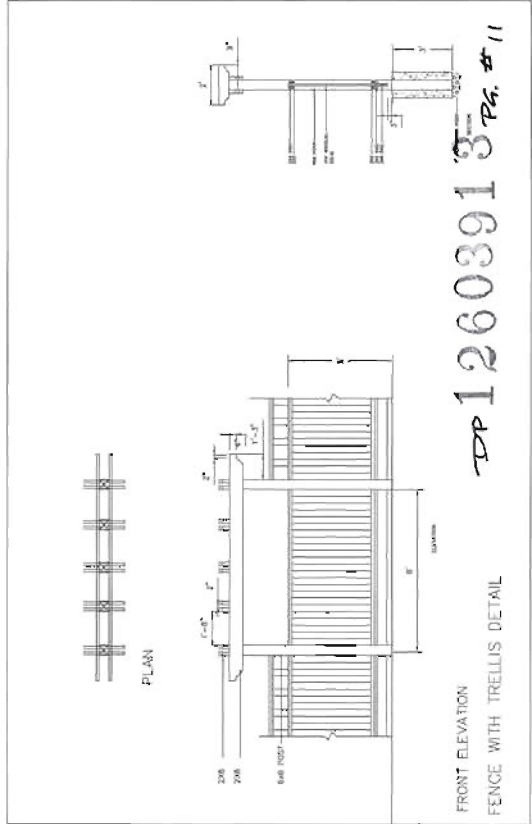
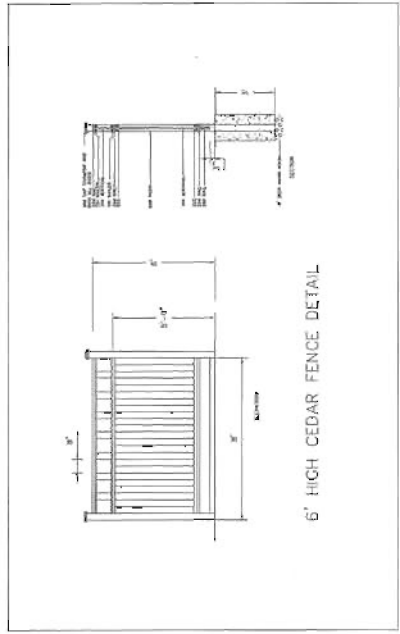
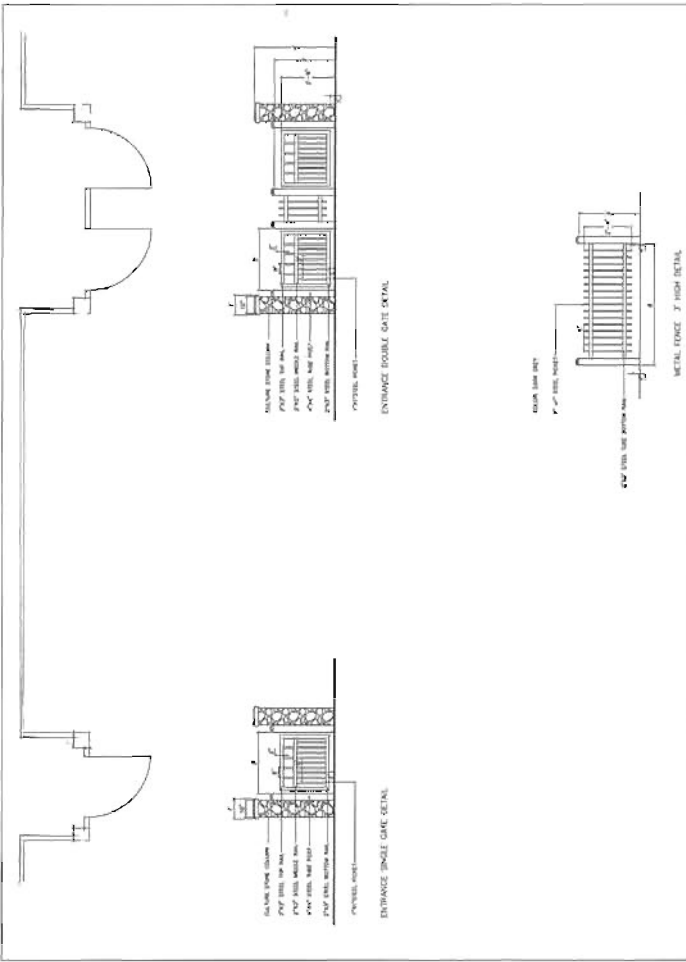
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9500-9540 GRANVILLE AVENUE
RICHMOND, BC
FENCE LAYOUT PLAN
MATERIAL PLAN
LIGHTING PLAN FOR LANDSCAPE AREAS

Drawing No: L-2



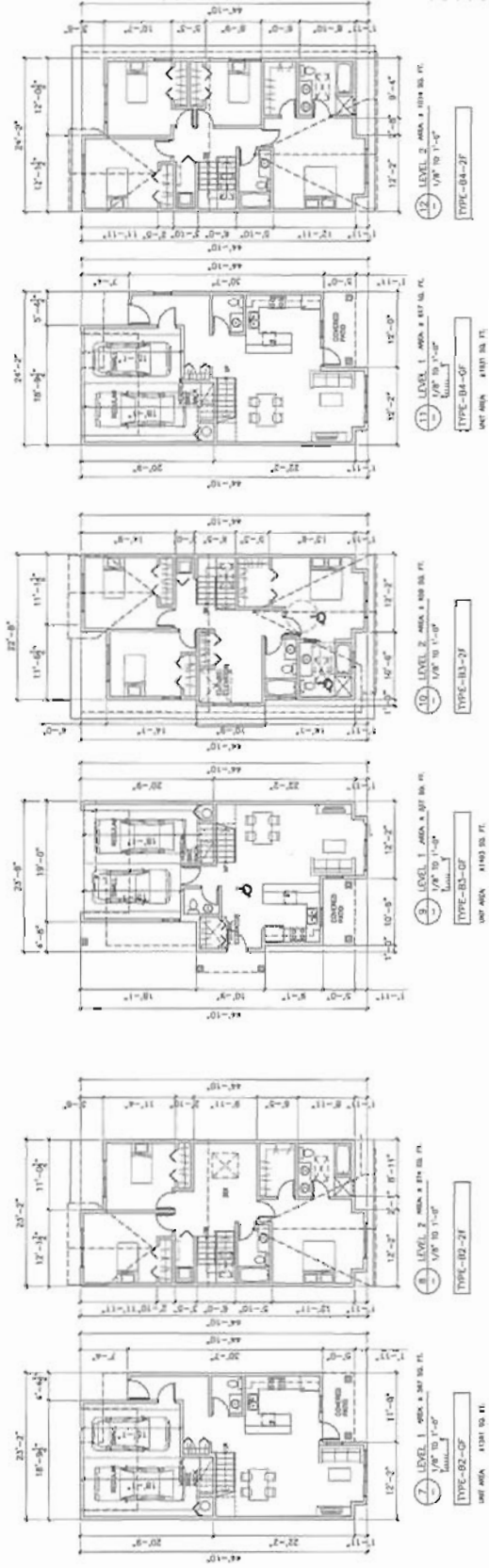
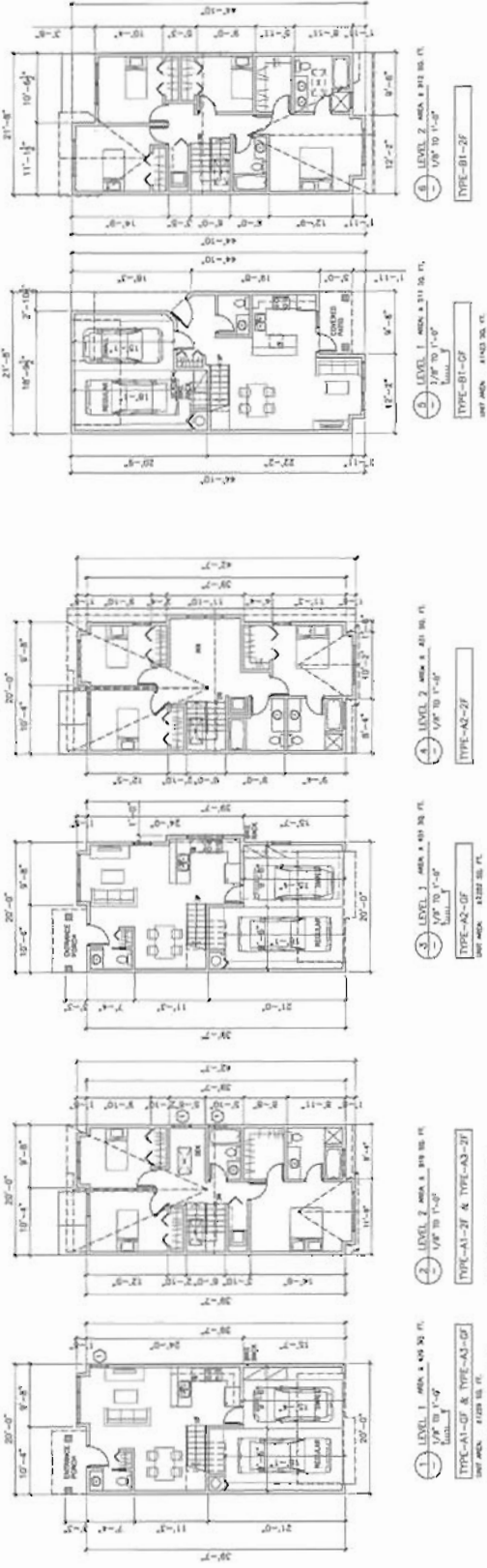
DP 12603913 Pg #10

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	DATE	REVISIONS			DATE	PROJECT TITLE		

1	PROJECT NAME: PROPOSED TOWNHOUSE
2	PROJECT ADDRESS: 9540-9540 GRANVILLE AVENUE RICHMOND BC
3	DATE: 4/1/2013
4	DRAWN BY: EL
5	CHECKED BY: EL
6	SCALE: 1/8" = 1'-0"
7	REVISION: 11-11-10, 10-11-10, 09-09-10



PROPOSED TOWNHOUSE
9540-9540 GRANVILLE
AVENUE RICHMOND BC

UNIT PLANS

PROJECT NAME: PROPOSED TOWNHOUSE
PROJECT ADDRESS: 9540-9540 GRANVILLE AVENUE RICHMOND BC
DATE: 4/1/2013
DRAWN BY: EL
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SCALE: 1/8" = 1'-0"
REVISION: 11-11-10, 10-11-10, 09-09-10

A5

DEVELOPMENT PERMIT

12603913 REF 12/51



City of
Richmond

Report to Development Permit Panel
Planning and Development Department

To: Development Permit Panel

Date: April 2, 2013

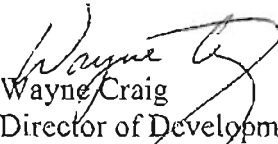
From: Wayne Craig
Director of Development

File: DP 13-631971

Re: Application by Baljit Dhillon for a Development Permit at 10880 Granville Avenue

Staff Recommendation

That a Development Permit be issued which would permit the construction of a septic field that will partially encroach into an Environmentally Sensitive Area (ESA) in the rear of a property at 10880 Granville Avenue, zoned Agricultural District (AG1).


Wayne Craig
Director of Development

WC:jc
Att. 4

Staff Report

Origin

Baljit Dhillon has applied to the City of Richmond for permission to develop a septic field at 10880 Granville Avenue that will be partially located within an Environmentally Sensitive Area (ESA) located in the rear of the property. The 0.2 ha site is zoned Agricultural District (AG1). The ESA extends approximately 19.5 metres into the site from the rear property line.

Development Information

Please refer to attached Development Application Data Sheet (**Attachment 1**) for a comparison of the development data with the relevant Bylaw requirements. The development did not require a rezoning as the proposed residential use is permitted under the existing Agricultural District (AG1). The recently constructed single family dwelling (March 2013) meets all of the required setbacks and height restrictions under the Agricultural District (AG1). The development keeps all above ground structures and driveways within the zoning district's 50 m maximum setback area. Sanitary sewer is unavailable; therefore, a septic field is required.

Background

Development surrounding the subject site is as follows:

- To the north: large single family residential lots, zoned AG1;
- To the east: large single family residential lots with ESA designations at the rear, zoned AG1;
- To the south: an agricultural lot being cultivated with cranberries, zoned AG1; and
- To the west: single family residential lots, two with ESA designations, zoned AG1.

The subject property and all of the surrounding properties are within the Agricultural Land Reserve.

Findings of Fact

Riparian Management Area

The property lies adjacent to a Riparian Management Area (ditch) that runs along the front portion of the property. The RMA has a buffer area approximately 5 m wide that extends into the subject property. The newly constructed house is not located within the 5 metre buffer area. A building permit for the house was issued with the standard RMA conditions of protective fencing and sediment and erosion control.

Perimeter ditch

There is also a perimeter ditch that lies along the southern property boundary between the cultivated field to the south and the subject site. The ditch typically contains standing water and would be seasonally dry. It is not an RMA.

Septic field location

In February 2013, the applicant retained an engineering consultant to look at the option of placing the septic field in the front yard so as to avoid encroaching into the ESA at the rear of the property (**Attachment 2**). The consultant concluded that even with the smallest septic field size designed with the highest level of treatment, the design would not meet the requirements of the *Health Act*. Factors affecting appropriate design and size include the soil conditions, site permeability and the required setbacks from existing utilities and the Riparian Management Area.

Analysis

The proposed 228 m² septic field will be located in the rear yard of the site which will require the conversion of a 1.0 metre wide by 30.726 m long section of ESA comprised of low growing salal into a septic field.

Biologist's Assessment

A full site assessment of the subject site's ESA area and the ESA areas on adjacent lots was undertaken by Triton Environmental Consultants Ltd. in March 2013. They evaluated the habitat values in the ESA relative to the location of the proposed 228 m² (7.5m x 30 m) septic field to be located in the rear yard (**Attachment 3**). The septic field will be located 18 m from the perimeter ditch, a distance which complies with the requirements of the Health Act. No changes to the ditch or adjacent vegetation are proposed. The septic field will encroach approximately one metre into the ESA across the width of the ESA.

ESA impact

- A total of 16 tagged European birch trees were identified in the ESA on the subject site. An additional 13 Vaccinium bushes > 1.5 m tall, were observed in the ESA with 11 clustered in the SW corner of the property and two in the SE corner of the property.
- Low growing salal (*Gaultheria shallon*), mosses and lichens dominate the understory.
- Two bylaw sized trees will need to be removed to accommodate the septic field.
- No listed species occurrences were identified at 10880 or the immediately adjacent properties.

Proposed Mitigation Measures

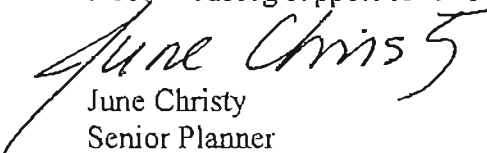
- After construction, the septic field will be planted with shallower rooting native fern and shrub species.
- Tree replacement will be native and planted adjacent to the forest edge. They will be replaced at a minimum ratio of 2 for 1 per the City's Official Community Plan;
- An equal area to the portion of the ESA that is disturbed by the septic field will be planted with tall shrubs at a spacing of 2.0 m to offset loss of ecological value (**Attachment 4**). This would mean shrub planting in the forested portion of the property south of the septic field. This would be in addition to the revegetation proposed (ferns and low shrubs) for the septic field area. A total of 33 shrubs and ten trees will be planted in the ESA as follows:
 - Lodgepole pine (5 specimens)
 - Western white birch (5 specimens)
 - Evergreen huckleberry (19 specimens)

- Salal (14 specimens)
- The species were selected on the basis of site-specific and shade conditions in the ESA.
- A restrictive covenant will be registered on title to ensure that the preservation of the vegetation in the ESA and that there is no construction of buildings, structures or improvements (e.g., paving) in the ESA area.

The proposed mitigation satisfactorily addresses the net loss of habitat resulting from the minor encroachment of the septic field into the ESA area. It also complies with the intent of the applicable sections of the Official Community Plan.

Conclusion

Staff have reviewed the technical aspects related to the proposed construction of the septic field at 10880 Granville Avenue and the potential implications to the Environmentally Sensitive Area (ESA). The applicant has sufficiently addressed issues related to ESA concerns. Staff are recommending support for this Development Permit application.


June Christy
Senior Planner

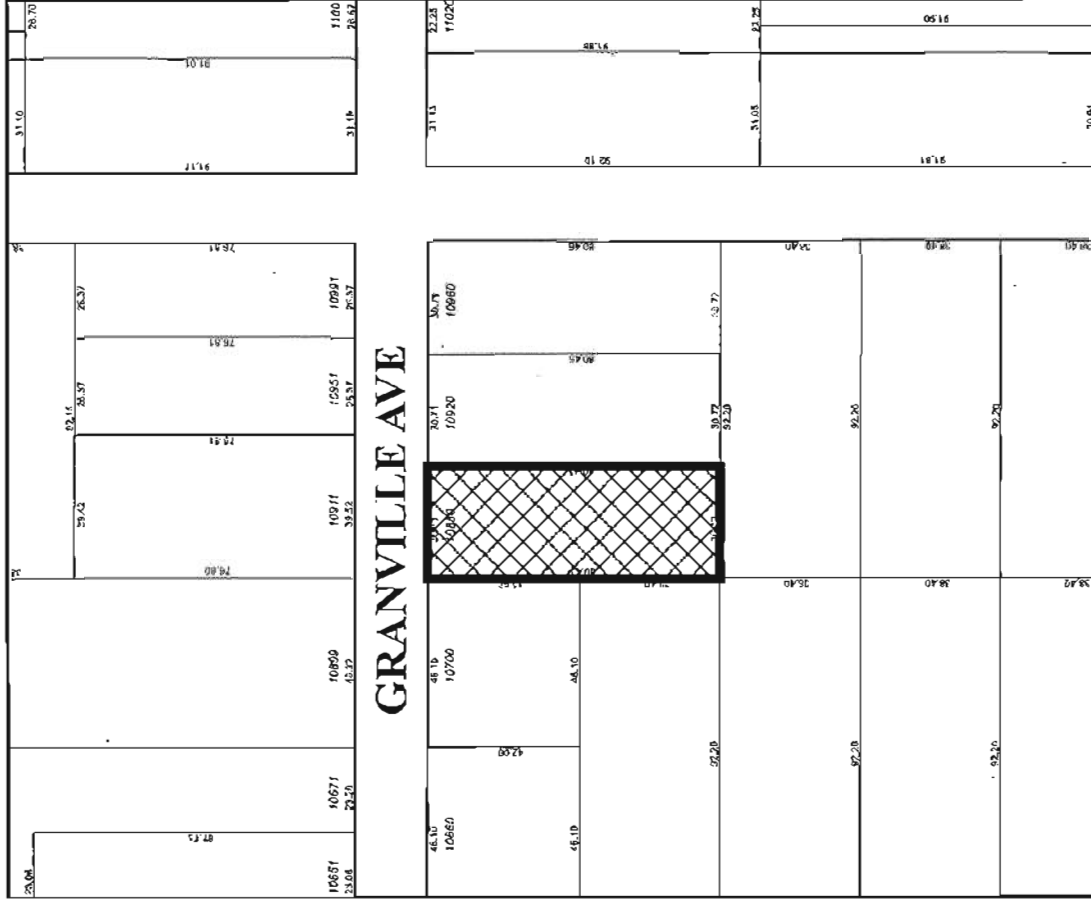
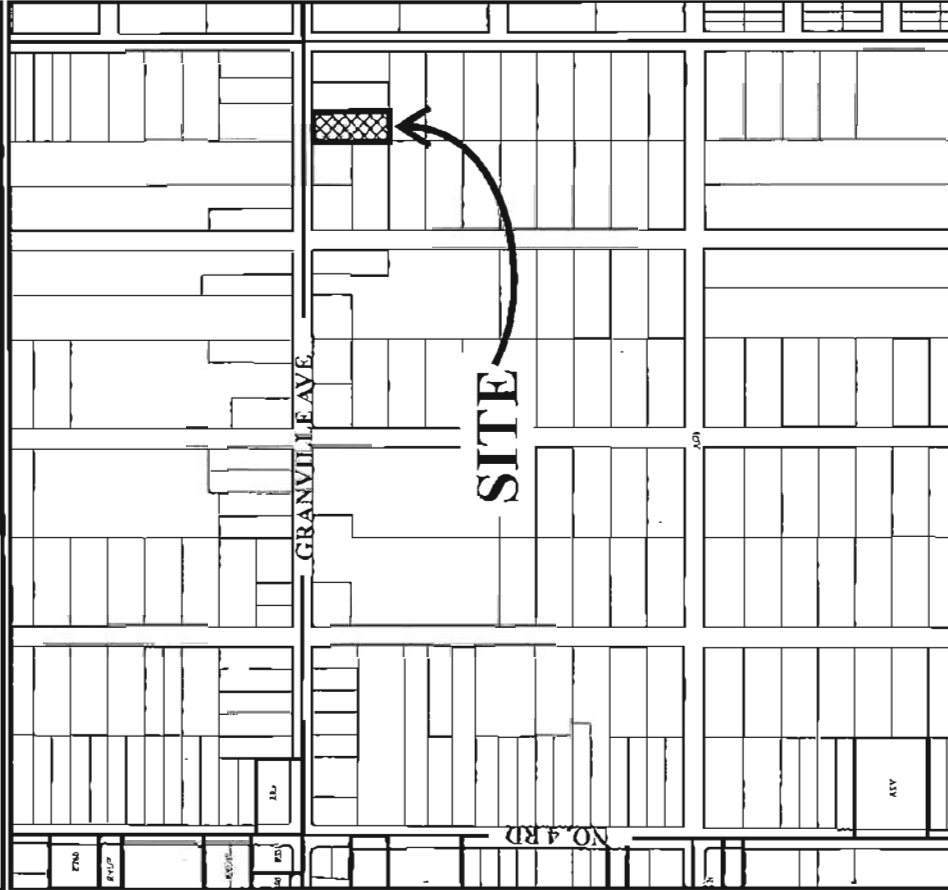
JC:cas

The following are to be met prior to forwarding this application to Council for approval:

- Receipt of a Letter-of-Credit for landscaping in the amount of \$771.50 (based on applicant provided quote).
- Registration of a legal agreement on title to ensure: the preservation of the vegetation in the Environmentally Sensitive Area and that no construction of buildings, structures or improvements (e.g., paving) will be made in the ESA area.
- Registration of a Flood Plain covenant specifying a minimum FCL of 2.9 GSC.



City of Richmond



DP 13-631971 SCHEDULE "A"

Original Date: 03/20/13

Revision Date:

Note: Dimensions are in METRES



City of Richmond

Development Application Data Sheet

Development Applications Division

DP 13-631971

Attachment 1

Address: 10880 Granville Avenue

Applicant: Baljit Dhillon

Owner: Baljit Dhillon

Planning Area(s): East Richmond

Floor Area Gross: 850 m² (9,150 ft²)

	Existing	Constructed in 2013
Site Area:	2,469 m ²	Same
Land Uses:	Single family dwelling	Same
OCP Designation:	Agriculture	Same
Zoning:	Agricultural District (AG1)	Same
Number of Units:	1	1

	Bylaw Requirement	Constructed in 2013	Variance
Floor Area Ratio:	0.60	0.34	none permitted
Lot Coverage:	N/A	N/A	None
Setback – Front Yard:	Min. 6.0	6.54 m	None
Setback – Side Yard:	Min. 1.2 m on one side with 3.0 m on the other side	1.2 m and 4 m	None
Maximum Setback	Max. 50 m	49.46 m	None
Setback – Rear Yard:	Min. 6.0 m	Exceeds minimum	None
Height (m):	Max. 2 ½ storeys, but shall not exceed 10.5 m	2 ½ storeys	None
Lot Size:	Min 828 m ²	2,469 m ²	None
Total off-street Spaces:	2	3	None

Giuriato Consulting Inc.

Surveying & Engineering/ Sewage Disposal Specialists
 21803 - 52A Avenue
 Langley, B.C., V2Y 1L3

Cel: 604-868-7775
 Email: giuriato at hotmail.ca

City of Richmond
 c/o Baljit Dhillon

Date: Feb. 25/2013

Dear Sir,

RE: Sewage Disposal System for 10880 - Granville Avenue, Richmond, B.C.

Our client has requested we look at the option of placing the sewage disposal system for this dwelling in the front yard. The attached sketch shows the location of the currently proposed sewage disposal system and the utilities and driveway located in the front yard.

Sewage disposal systems have to be designed according to the Sewerage Systems regulations and Standard Practice Manual as provided by the Health Authority. This is a large dwelling with a daily design flow rate of 3994 litres/day. There are three types of systems under the health Act, type 1, 2 and 3. Type 2 and 3 are treatment plant systems. With treatment plant systems you can make the field smaller. We are proposing a type 3 system which has the highest level of pre-treatment and the smallest field size.

Based on the native soil conditions depth and permeability for this site the infiltration bed width should be max. 1m. The max. bed loading rate for a type 3 system is 128 litres/day/sq.m.. Therefore we need a bed $3994/128 = 31.2\text{m}$ long. The bed is the raised center portion of a field. Using the entire lot width we have been able to get a bed 26m long which is 16% less than we would like. To compensate we have made the bed width 2m. As engineers we can have some latitude. In short the field we have proposed is shorter than what we would normally propose.

Proposed fields have to be setback 3m from utilities and 1.5m from driveways. The attached site plan shows the utilities and driveway. If we take into account the setbacks we can get a field bed length of 12.4m. Approximately 40% of what is needed. If we relocated both the waterline and gas line we could get a bed length of 19.8m which is 63% of what is needed. That is the absolute maximum bed length we could get.

In addition there is a ditch out front. I am not sure of the classification of this ditch. If it is a creek we have to maintain a 50 foot setback. This would be hard to achieve given the location of the dwelling. If it is seasonal and dries up in the summer we would need a 25 foot setback.

.....2

Page 2

In conclusion, we cannot meet the requirements of the Health Act by putting the sewage disposal system in the front yard for the reasons listed above. If a much smaller field was proposed in the front yard the effluent could wind up polluting the roadside ditch.

If you have any questions please contact me at 604-868-7775.

Sincerely,

Ralph Guriato, P.Eng./B.C.L.S.





8971 Beckwith Road
Richmond, BC V6X 1V4

Phone 604 279 2093
Fax 604 279 2047

Updated March 27, 2013

Mr. Baljit Dhillon
c/o Mr. Dale Badh
10880 Granville Avenue
Richmond, BC, V6Y 1R4

Re: Assessment of a mapped Environmentally Sensitive Area (ESA) at 10880 Granville Avenue in Richmond, BC

1.0 Introduction

Triton Environmental Consultants LTD (Triton) was retained to conduct a field survey of a mapped Environmentally Sensitive Area (ESA) at 10880 Granville Avenue, Richmond, BC (Figure 1). The purpose of the survey was to evaluate habitat values in the ESA relative to a proposed 228,235 m² (7,576 m x 30,126 m) septic field south of the built house. The septic field will be located 18 m from an ephemeral ditch bordering the southern property boundary. This will require the conversion of a 1.0 m wide by 30.726 m long section of low growing salal (*Gaultheria shallon*) with two trees (TAG ID# 1562 and 1564)¹ in the ESA to a grass covered septic field.

2.0 Methods

Triton reviewed the Conservation Data Centre (CDC) mapping tool for known species at risk occurrences. Triton also visited the site twice in March 2013 during dry weather conditions and walked part of all of the following areas:

- ESA on 10880 (full site assessment)
- LOTS 78, 79 and 94 to the west, south west and immediate south of 10880
 - LOTS 78 and 79 are forested and LOT 94 supports cultivated *Vaccinium*

¹ European birch (*Betula pendula*) specimens, 29 cm dbh and 22 cm dbh respectively.

We also took photos of the section of ESA on the residential property to the east of 10880 at 10920. Plant species and wildlife sign were documented on 10880 and general observations were recorded for the remaining areas.



Figure 1. Overview of 10880 and surrounding properties

3.0 Results and discussion

No listed species occurrences were identified at 10880 or the immediately adjacent properties (Appendix 1). A total of 16 tagged European birch trees were identified in the ESA on 10880, which extended roughly 19.5 m north of the SE corner property pin (Photos 1 to 3). An additional 13 *Vaccinium* bushes ≥ 1.5 m tall, were observed in the ESA, with 11 clustered in the SW corner of the property and two in the SE corner of the property (Photo 4).

Low growing salal dominated the understory (Photo 5). Mosses and lichens observed at 10880 included: *Brachythecium* sp, *Dicranum (scoparium and tauricum)*, *Kindbergia* sp, *Plagiothecium undulatum*, *Polytrichum* sp, *Cladonia chlorophaea*. A summary of tree diameters and health commentary provided by Frogger's Creek Tree Consultants (August 2011) is provided in Table 1. As indicated in Section 1.0, tree #1562 and 1564 would need to be removed to accommodate the septic field.

Table 1. 10880 ESA tree data compiled from the Frogger 2011 report

TAG#	DBH (m)	HT (m)	CR (m)	Health / structural condition
1562	0.29	17	3	Poor, leaning
1564	0.22	12	3	Leaning
1565	0.38	16	4	-
1566	0.3	16	3	Fair, leaning
1569	0.32	15	3	Declining
1570	0.28	15	3	Declining, leaning
1571	0.35	20	4	Fair
1572	0.28/0.25/0.23	15	4	Poor, dead top
1573	0.3	12	3	Poor, top broke out
1576	0.28	20	4	Fair, leaning
1577	0.25	15	3	Poor, Top dead
1578	0.38/0.24	19	5	Declining
1579	0.36	17	4	Fair
1580	0.32/0.28	15	5	Declining
1581	0.35	20	4	Declining

DBH- diameter at breast height, HT – Height, CR-Crown radius

A perimeter ditch is located along the southern property boundary between the berry field on LOT 94 and the ESA on 10880. Based on our field observations this ditch typically contains standing water and would be seasonally dry (Photos 6 and 7). The proposed septic field is ≥ 18 m from this ditch, which we understand through discussions with Giuriato Consulting Ltd (Giuriato) is consistent with the requirements of the *Health Act*. No changes to the ditch or adjacent vegetation community are proposed.

The ESA on 10880 provides poor to no habitat for provincially and / or federally listed plant and animal species. It also provides poor habitat for wildlife overall. The understory is limited to low growing salal cover and some largely isolated *Vaccinium* bushes. Tree cover is limited to deciduous, introduced birch in declining condition. No coniferous tree cover occurs on the property. The lack of a continuous and dense tall shrub layer in combination with more abundant tree cover makes the ESA on 10880 unsuitable for wildlife travel, thermal or hiding cover. The same conditions also result in poor nesting bird habitat overall. The only wildlife sign observed in the ESA was a stick nest in disrepair in a European birch on the residential property to the east (10920) (Photo 8).

4.0 Mitigation planting in the ESA

The City requires planting in the ESA to offset the conversion of the 30.726 m² to septic field, including Trees 1562 and 1564. A total of 33 shrubs and 10 trees will be planted in the ESA as follows:

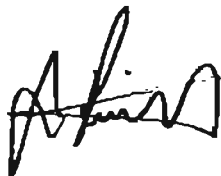
- lodgepole pine (*Pinus contorta*) (#3 pot) (5 specimens)
- Western white birch *Betula papyrifera* (#3 pot) (5 specimens)
- evergreen huckleberry (*Vaccinium ovatum*) (#2 pot) (19 specimens)
- salal (#2 pot) (14 specimens)

These species were selected on the basis of site-specific soil and shade conditions in the ESA. Additionally birch, pine, *Vaccinium* and salal are already successfully established in / adjacent to the ESA on 10880. Consistent with our understanding of the City's requirements, shrubs will be planted on 2 m centers. The cost to supply and install the plants identified above would be \$771.50 excluding taxes.

5.0 Closing

If you have any questions, comments or concerns about this letter, please contact the undersigned at 604-279-2093 (office), jrithaler@triton-env.com or kgraf@triton-env.com

Sincerely,



John Rithaler, Operations Manager, RPBio, PBIol

A handwritten signature in black ink, appearing to read 'Karla', enclosed within a circular scribble.

Karla Graf, Project Manager

Bach. Env. Eng., Dip T. RRM., Cert Tech Comm.

Triton Environmental Consultants Ltd.



Photo 1. ESA on 10880 facing northwest (March 2013)



Photo 2. ESA on 10880 facing west (March 2013)



Photo 3. Typical tree cover on 10880 (March 2013)



Photo 4. *Vaccinium* shrubs in SW corner of 10880 (March 2013)



Photo 5. Low growing salal with isolated tree cover on 10880 (March 2013)



Photo 6. Perimeter ditch on 10880 at property pin (March 2013)



Photo 7. Perimeter ditch on 10880 (March 2013)

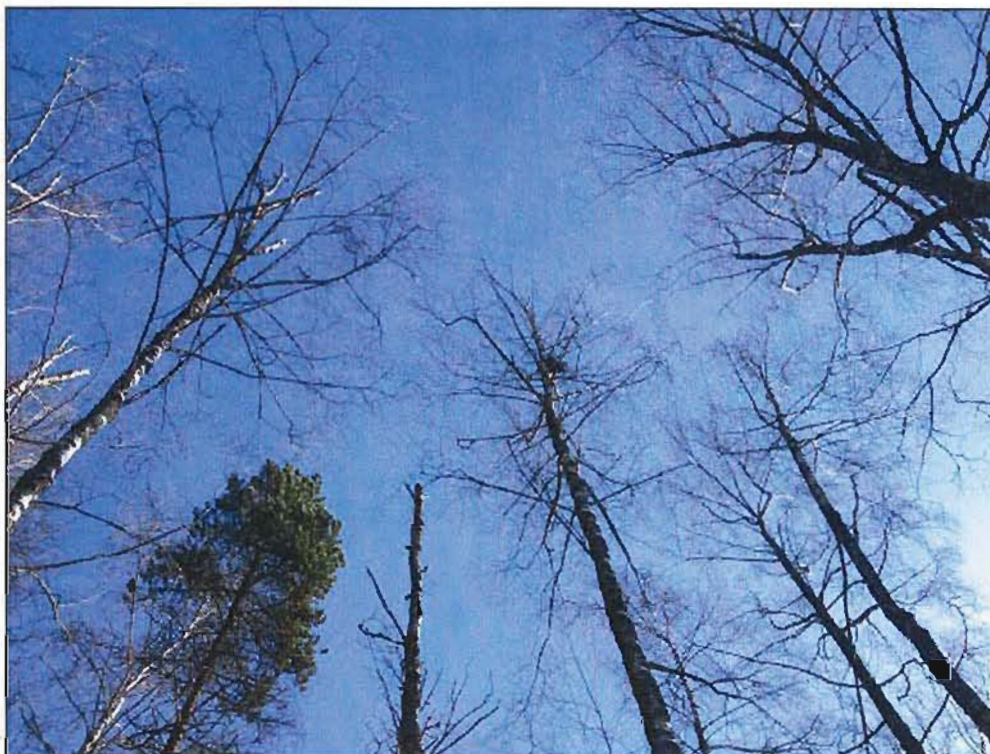


Photo 8. Stick nest in birch on 10920 to the east (March 2013)



Photo 9. Condition of ESA on 10920 to the east (March 2013)



Photo 10. Condition of ESA on LOT 78 immediately to the west of the ESA on 10880 (March 2013)

APPENDIX 1: CDC SEARCH RESULTS (March 2013)

- ID 55939, red legged frog (*Rana aurora*), on General Currie Road, between Heather Street and Ash Street, Richmond. 2004-04-21, 2004: One adult, four juveniles and six unclassified frogs were observed in a backyard pond (SPI database - incidental sightings, accessed July 2010)
- ID 3578, northern water-meal (*Wolffia borealis*) southeast corner of Highway 99, Dease Island Highway and Westminster Highway. 1980-09-10. Floating in large colonies with *Lemna minor* in stagnant, water-filled ditch

BC Conservation Data Centre - Occurrence Report

Listed species occurrences



- Legend**
- Non-sensitive Occurrences
 - Animal - Vertebrate
 - Animal - Invertebrate
 - Plant - Vascular
 - Plant - Non-vascular
 - Ecological Community
 - Masked Sensitive Occurrences
 - Big Trees

Occurrence data is updated frequently.
This map should be considered out of date 6 months after
March 9, 2013
For more information about the BC CDC
visit: <http://www.env.gov.bc.ca/cdc/>

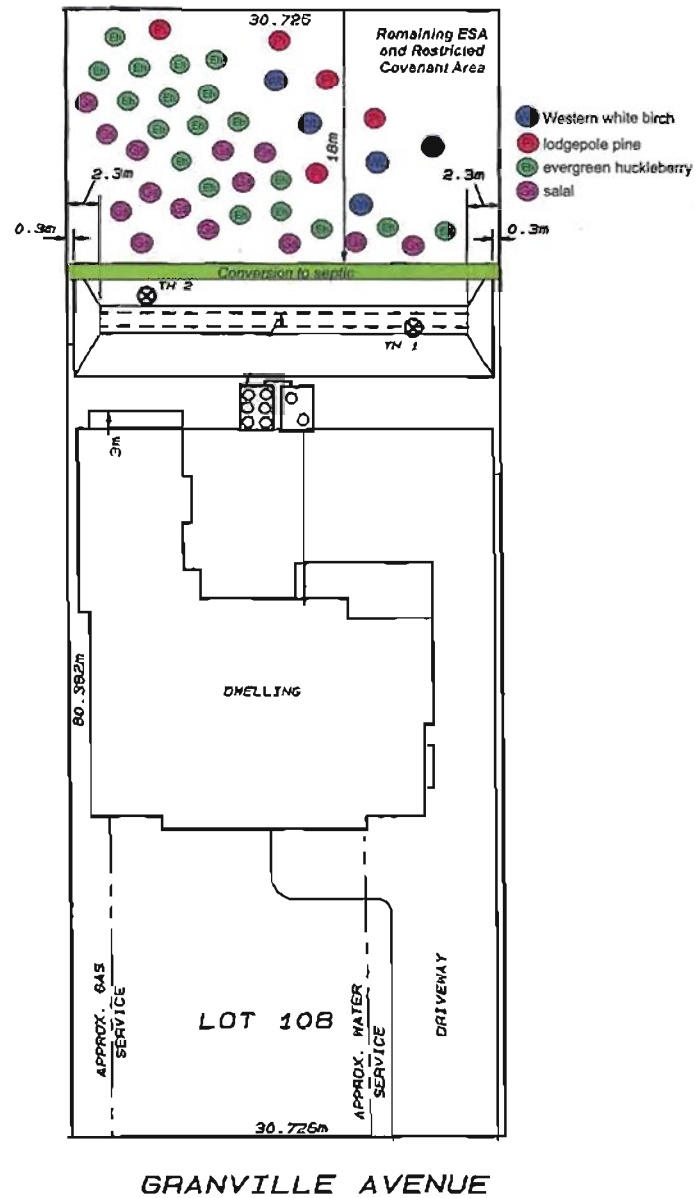
Index Map



MAP COMPILATION:
Projection: Albers Equal Area Conic
Datum: NAD 83

Map centre: 49° 9' 30" N, 123° 6' 19" W
Scale: 1:27,728
0 800 1600 2400 m.

Province of British Columbia
Ministry of Environment
Map Created March 9, 2013



GRANVILLE AVENUE

SPECIAL NOTES:

- 1) SEPTIC TANK AND TREATMENT PLANT CAN BE RE-LOCATED AS NECESSARY WITH APPROVAL FROM GIURIATO CONSULTING INC.

Restricted covenant area: shall not construct or permit to be constructed any building, structure or improvement whatsoever in or on the Restrictive Covenant Area (or any part thereof) or permit any part of the Restrictive Covenant Area to be paved or covered over (whether by asphalt, concrete, brick or stone rock or otherwise) and shall not cut down, dig up, up-root or remove any vegetation in the Restrictive Covenant Area provided however if the Owner first receives the City's written consent to do so, the Owner may remove such trees that, in the opinion of a Certified Arborist, are dangerous or hazardous or may remove such vegetation that is considered by the City to be invasive.

LEGAL DESCRIPTION:

Lot 108, Section 14, Blk. 4 N.,
Rg. 6 W., P1, 43494, N.W.D.

SITE ADDRESS:

10880 - Granville Avenue, Richmond

Figure 2
Overview of ESA - 10880 Granville



Base map Source:
Giuriato survey drawing

Map Datum:

Project No:
4816

File No:
4816-01-001
Fig 2

Date:
March 27, 2013

TRITON
environmental consultants inc.



City of Richmond

Development Permit

No. DP 13-631971

To the Holder: Baljit Dhillon and Gurdial Dale Badh
Property Address: 10880 Granville Avenue
Address: 1223 – 20800 Westminster Highway, Richmond

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: septic field construction, compensation landscaping shall be constructed generally in accordance with Figure 1 and Figure 2 attached hereto.
4. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$771.50 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
5. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

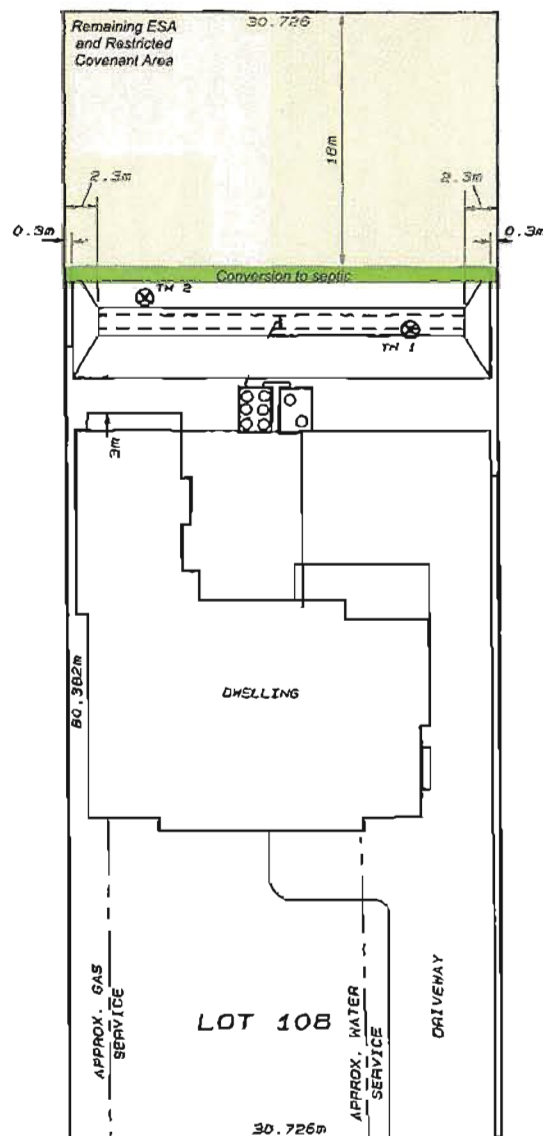
To the Holder: Baljit Dhillon and Gurdial Dale Badh
Property Address: 10880 Granville Avenue
Address: 1223 – 20800 Westminster Highway, Richmond

6. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR



GRANVILLE AVENUE

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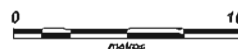
LEGAL DESCRIPTION:

Lot 108, Section 14, Blk. 4 N.,
Rg. 6 W., P1. 43494, N.W.D.

SITE ADDRESS:

10880 - Granville Avenue, Richmond

Figure 1
Overview of ESA - 10880 Granville



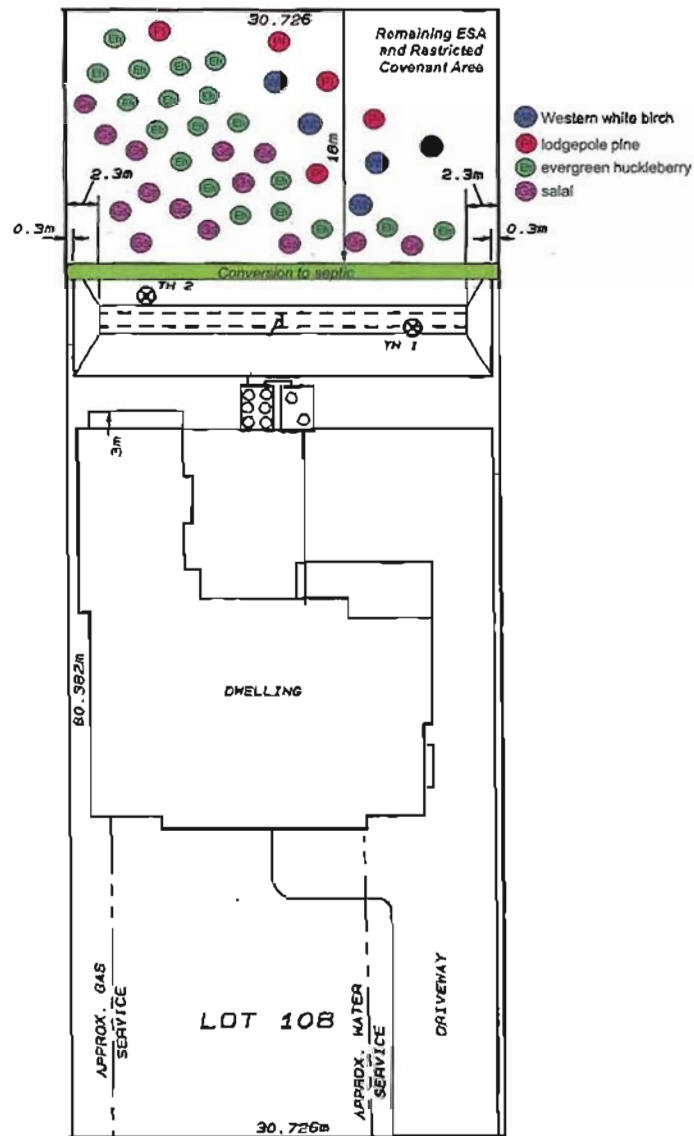
Basemap Source:
Giuriato survey drawing

Map Datum:

Project No: 7801
File No: 7801-01-001
Fig 1

Date:
March 27, 2013

TRITON
ENGINEERING CONSULTANTS LTD.



GRANVILLE AVENUE

SPECIAL NOTES:

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LEGAL DESCRIPTION:

Lot 108, Section 14, Blk. 4 N.,
Rg. 6 W., Pl. 43494, N.W.D.

SITE ADDRESS:

10880 - Granville Avenue, Richmond

Figure 2
Overview of ESA - 10880 Granville



Basemap Source:
Giurato survey drawing

Map Datum:

Project No:
4818
File No:
4818-01-001
Fig 2

Date:
March 27, 2013

TRITON
ADMINISTRATIVE CONSULTANTS LTD.