



**To:** Planning Committee

**Date:** November 5, 2024

**From:** Joshua Reis  
Director, Development

**File:** RZ 22-019094

**Re:** Application by 1343356 BC Ltd. for Rezoning at 6251 and 6271 Williams Road from the “Small-Scale Multi-Unit Housing (RSM/L)” Zone to the “Low Density Townhouses (RTL4)” Zone

**Staff Recommendation**

That Richmond Zoning Bylaw No. 8500, Amendment Bylaw 10618, for the rezoning of 6251 and 6271 Williams Road from the “Small-Scale Multi-Unit Housing (RSM/L)” zone to the “Low Density Townhouses (RTL4)” zone, be introduced and given first, second and third reading.

Joshua Reis, MCIP, RPP, AICP  
Director, Development  
(604-247-4625)

JR:ta  
Att. 7

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

## Staff Report

### Origin

The owner, 1343356 BC Ltd. (Director: Caroline Foh), of the properties at 6251 and 6271 Williams Road, has applied to the City of Richmond to rezone the properties from the residential “Small-Scale Multi-Unit Housing (RSM/L)” zone to the “Low Density Townhouses (RTL4)” zone, to facilitate the development of ten townhouse units with vehicle access from Williams Road. A location map and aerial photograph are provided in Attachment 1.

A Development Permit (DP) application is required to further address the form and character of the proposed townhouse development. Conceptual development plans are provided for reference in Attachment 2.

A Servicing Agreement (SA) will be required for this development prior to Building Permit (BP) issuance for frontage improvements along the site’s frontage and new service connections to the site.

### Findings of Fact

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

#### Subject Site Existing Housing Profile

The subject site consists of two lots each with a single-family dwelling. Both dwellings are currently tenanted. The applicant has indicated that there are no secondary suites in any of the dwellings. The applicant is committed to providing notice in keeping with the Residential Tenancy Act. All existing dwellings are proposed to be demolished.

### Surrounding Development

Development immediately surrounding the site is as follows:

To the North: Single-family dwellings fronting Sheridan Road on lots zoned “Small-Scale Multi-Unit Housing (RSM/M)”.

To the South: Across Williams Road, single-family dwellings on lots zoned “Small-Scale Multi-Unit Housing (RSM/L)”.

To the East: Single-family dwellings fronting Williams Road on lots zoned “Small-Scale Multi-Unit Housing (RSM/M)” designated for future townhouse development.

To the West: A two-unit dwelling fronting Williams Road on a lot zoned “Two-Unit Dwellings (RD1)” designated for future townhouse development.

## Related Policies & Studies

### Official Community Plan/Blundell Planning Area

The Official Community Plan (OCP) identifies that the subject site is in the Blundell planning area and that the land use designation for the site is “Neighbourhood Residential” (Attachment 4). The “Neighbourhood Residential” designation accommodates single-family, two-family and multiple-family housing (specifically townhouses). The proposed redevelopment proposal is consistent with this designation.

### Arterial Road Policy

The Arterial Road Land Use Policy in the City’s 2041 OCP (Bylaw 9000), directs appropriate townhouse development onto certain arterial roads outside the City Centre. The subject site is identified for “Arterial Road Townhouse” on the Arterial Road Housing Development Map and the proposal is generally in compliance with the Townhouse Development Requirements under the Arterial Road Policy.

### Floodplain Management Implementation Strategy

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

## Public Consultation

A rezoning sign has been installed on the subject property. In response to the placement of the rezoning sign on the subject property, Staff have received two written submissions from the public about the application. The written submissions include two emails from residents in the neighbouring developments (Attachment 5).

A summary of the emails received regarding the application includes the following:

- Concern regarding townhouse development in the neighbourhood.  
*The proposed development is consistent with the City’s OCP and the Arterial Road Land Use Policy which anticipates the development of townhouses on the subject site. With regards to adjacency considerations, the City’s design guidelines require an increased setback and/or the stepping-down of three-storey townhouses to two-storeys for developments that are adjacent to single-family dwellings. The townhouse units proposed at the rear of the subject site, adjacent to the single-family dwellings fronting Sheridan Road, are proposed to be two storeys. The form and character of the development will be further reviewed at the DP stage.*
- Concern regarding the potential loss of greenery.  
*The application has been reviewed with consideration given to preserving as many existing on-site healthy trees where possible. Through the DP application review process, the landscape plan will be further reviewed to provide for a mix of coniferous and deciduous tree species.*

The Province granted Royal Assent to Bill 44, Housing Statues (Residential Development) Amendment Act, 2023, which came into force on December 7, 2023. Bill 44 prohibits a Local Government from holding a Public Hearing on a residential rezoning bylaw that is consistent with the OCP. The proposed rezoning meets the conditions established in Bill 44 and is consistent with the OCP. Accordingly, City Council may not hold a Public Hearing on the proposed rezoning.

## **Analysis**

### **Built Form and Architectural Character**

The proposed development consists of ten townhouse units on a site that is 2,025.3 m<sup>2</sup> (21,806 ft<sup>2</sup>) in area after the required road dedication on William Road. Conceptual development plans proposed by the applicant are included in Attachment 2.

The proposed site layout includes four buildings arranged around a T-shaped driveway with access from Williams Road. The units are in two to three-unit building clusters.

Main entries for the southern units front Williams Road, while the entries to the internal units are proposed off the internal driveway.

### **Existing Legal Encumbrances**

There is an existing City utilities SRW RD47827 [Plan 52339] along the north property line of the subject site. The existing city utilities SRW agreement is to remain. No encroachment is permitted within the SRW area.

### **Housing Type and Tenure**

This proposal is for ten townhouse units that are intended to be strata titled. Consistent with OCP policy respecting townhouse and multiple-family housing development projects, and in order to maximize potential rental and housing opportunities throughout the City, the applicant has agreed to register a restrictive covenant on Title prior to rezoning bylaw adoption, prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.

### **Amenity Space**

The applicant proposes a voluntary contribution to the City's Recreation Facilities Reserve Fund in the amount of \$2,066.00/unit for a total contribution of \$20,660.00 in lieu of providing common indoor amenity space on-site. In the event that the contribution is not received within one year of the rezoning bylaw receiving third reading, the contribution shall be recalculated based on the rate in effect at the time of payment, as updated periodically.

A common outdoor amenity space is required on-site. Based on the preliminary design, the proposed common outdoor amenity space of 60.5 m<sup>2</sup> meets the minimum guideline (6.0 m<sup>2</sup> of outdoor space per unit for a total of 60.0 m<sup>2</sup>) of the OCP. Staff will work with the applicant at the DP stage to review the configuration and the design of the common outdoor amenity space.

### Transportation and Site Access

Access to the subject site will be from Williams Road. Prior to the final adoption of the rezoning bylaw, registration of a SRW will be secured over the internal drive-aisle of the subject development in favour of future townhouse development to the east and west to provide for access should the neighbouring properties redevelop in the future.

A 0.60 m wide road dedication will also be required along the site's entire Williams Road frontage for frontage improvements which include a landscaped boulevard and sidewalk. The frontage improvements will be provided through the SA which is required prior to BP issuance.

### Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses:

- Ten bylaw-sized trees (tag# 001, 002, 003, 004, 005, 006, 007, 008, 011 and 014) on the subject property.
- Two trees (tag# OS-1 and OS-2) on neighbouring properties (6311 Williams Road and 6230 Sheridan Road).
- One Buxus hedge (no tag) along the south property line on City property.
- Four non-bylaw-sized Palm trees (tag# 009, 010, 012 and 013), on the subject property.

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

- One tree located on-site, specifically tag# 001 (41.0 cm DBH - Blue spruce) is located along the site's frontage and is in good condition. This tree will be retained with modifications made to the required sidewalk upgrade through the SA.
- One tree located on-site, tag# 003 (46.0 cm DBH – Western hemlock), located by the north property line is in fair condition. This tree is to be retained and protected.
- Two trees located on-site, specifically tag# 004 (48.0 cm DBH – Norway spruce) and tag# 005 (28.0 cm DBH - Locust) are identified to be in good condition. The outdoor amenity space has been strategically located in order to enable retention of these trees. The trees are to be retained and protected accordingly.
- One tree located on-site, specifically tag# 014 (28.0 cm DBH - Cypress) is located along the site's frontage and is in good condition. This tree has been identified for relocation due to its conflict with the required frontage improvements. The new onsite location for the relocated tree (tag# 014) will be determined further through the DP application review process.

- One tree located on-site, specifically tag# 002 (75.0 cm DBH – Red cedar), located by the east property line, is in fair condition but in conflict with the proposed development such that it cannot be retained.
- One tree located on-site, specifically tag# 006 (22.0 cm DBH - Cypress), by the north property line, is in good condition, it is identified to be retained and protected in the Arborist report. Two trees located on-site, specifically tag# 007 (36.0 cm DBH – Japanese maple) and tag# 008 (40.0 cm DBH - Magnolia) are in good condition but are located close to the proposed development and in the middle of the development site respectively, such that they cannot be retained.
- One tree, specifically tag# 011 (36.0 cm DBH – Japanese maple) is in good condition but is less than 1.0 m from the existing house. Therefore, the tree will be negatively impacted by the demolition works and is in the middle of the development site such that it cannot be retained.
- Two trees, specifically tag# OS-1 (a significant 120.0 cm DBH - Western Red cedar) and tag# OS-2 (40.0 cm DBH - Black locust) located on adjacent neighbouring properties (6311 Williams Road and 6230 Sheridan Road) along the east and north property line are identified to be retained and protected as per Arborist report recommendations. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Four non-bylaw palm trees (tag# 009, 010, 012 and 013) are to be removed as per arborist report. No compensation is required.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

*Tree Replacement*

The applicant wishes to remove four bylaw-sized on-site trees (tag # 002, 007, 008 and 011). The 2:1 replacement ratio would require a total of eight replacement trees. Based on the preliminary landscape plan (Attachment 2), provided as part of the rezoning application, the applicant has indicated 14 trees to be planted on site. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
8	8.0 cm	4.0 m

Through the DP application review process, the landscape plan will be further reviewed to provide for a mix of coniferous and deciduous tree species.

Prior to DP issuance, to ensure that the replacement trees are planted and the landscape plan is adhered to, the applicant is required to submit a Landscape Security in the amount of 100 per cent of a cost estimate prepared by the Registered Landscape Architect (including installation and a ten per cent contingency). A legal agreement is to accompany the Security, which is to set the terms for its use and release.

### *Tree Protection*

Six on-site trees (tag # 001, 003, 004, 005, 006 and 014) located by the north and south property lines and two neighbouring trees (tag# OS-1 and OS-2) located on adjacent neighbouring properties (6311 Williams Road and 6230 Sheridan Road) along the east and north property lines are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 6). To ensure that the trees identified for retention are protected at the development stage, the applicant is required to complete the following items:

- Prior to final adoption of the amendment bylaw, a Tree Survival Security in the amount of \$46,080.00 is required to ensure the protection and retention of the five on-site trees (tag # 001, 003, 004, 005 and 006) and the relocation of one on-site tree (tag# 014).
- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site and remain in place until construction and landscaping on-site are completed.

### Public Art

In response to the City's Public Art Program, prior to bylaw adoption, the applicant will provide a voluntary cash contribution to the City's Public Art Reserve Fund; at a rate of \$1.02/ ft<sup>2</sup> (2024 rate) for a total amount of \$13,341.69

### Affordable Housing Strategy

The City's Affordable Housing Strategy seeks Cash-in-Lieu (CIL) contributions to the Affordable Housing Reserve Fund when considering rezoning applications with 60 or fewer dwelling units. The contributions are sought in lieu of built low-end-of-market rental housing units. In this case, the rezoning application proposes ten townhouse units.

The applicant has agreed to provide a CIL contribution to the Affordable Housing Reserve Fund in the amount of \$12.00 per buildable square foot to the City's Affordable Housing Reserve Fund, consistent with contributions for projects located outside of the City Centre.

The lands subject to this application are 21,800.15 ft<sup>2</sup> in area. The "Low Density Townhouse (RTL4)" zone will establish a residential floor area ratio (FAR) of 0.60, therefore the maximum residential floor area available to the property, if the rezoning is approved, is 13,080.09 ft<sup>2</sup>. The affordable housing CIL requirement applicable for this application is \$156,961.06 and the applicant must provide this to the City prior to final adoption of the rezoning bylaw.

### Market Rental Housing Policy

The City of Richmond's OCP establishes a policy framework for the provision of market rental housing. Smaller-scale projects including townhome proposals with more than five units are not required to provide purpose-built market rental units so long as a CIL contribution is made to the City's Affordable Housing Reserve Fund. The CIL contribution amount for townhouse developments is \$2.65 per buildable square foot (\$28.52 per buildable m<sup>2</sup>). Consistent with the OCP, the CIL contribution applicable to this proposal is \$34,662.23 and must be provided to the City prior to final adoption of the rezoning bylaw.

### Accessibility

Consistent with the OCP guidelines regarding accessible housing, the applicant proposes to provide aging-in-place features in all of the units (e.g., stairwell handrails, lever-type handles for plumbing fixtures and door handles and solid blocking in washroom walls for future grab bar installation beside toilet, bathtub and shower). In addition, the applicant proposes two Convertible Units, one located in Building A (Unit 1) and the other in Building D (Unit 10). Further review of the Convertible Unit design will be undertaken as part of the DP application review process.

### Energy Efficiency

Consistent with the City's Energy Step Code requirements, the applicant has confirmed that the applicable Energy Step Code performance target has been considered in the proposed design. The proposal is anticipated to achieve Step 3 of the Energy Step Code with EL-4.

Further details on how the proposal will meet this commitment will be reviewed as part of the DP and BP application review processes.

### Variance Requested

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

1. Reduce the front yard setback from 6.0 m to 4.5 m.
  - The applicant is proposing a reduced front yard setback to provide a larger rear yard setback to facilitate a greater separation between the proposed townhouse development and the adjacent residential developments to the north. The increased rear yard setback would also provide a larger protection buffer for six trees (tag# 003, 004, 005, 006, OS1 and OS2) along the north and east property line that are to be retained as part of the development.
  - The resulting distance from the back of curb to the building face would be approximately 8.16 m. To protect the future dwelling units at the subject site from potential noise impacts generated by traffic on Williams Road, a restrictive covenant will be registered on Title prior to final adoption of the rezoning bylaw to ensure that noise attenuation is to be incorporated into dwelling unit design and construction.



Prior to a DP application being considered by the DP Panel, the applicant is required to submit an acoustical and thermal report and recommendations, prepared by a registered professional, to comply with the requirements of the restrictive covenant.

- Staff support the requested variance recognizing that a minor road dedication (approximately 0.60 m) is required and that the Arterial Road Guidelines for Townhouses in the OCP support reduced front yard setback where a 6.0 m rear yard setback is provided, on condition that there is an appropriate interface with neighbouring properties.

## 2. Allow ten small car parking stalls.

- The Zoning Bylaw permits small car parking stalls only when more than 31 parking stalls are proposed on site. The proposed ten-unit townhouse development will provide 20 residential, plus two visitor parking spaces on-site. The small car stalls will be located in all ten side-by-side double garages. Each of the garages will contain one small car stall alongside with one standard-size stall.
- Transportation staff support the proposed variances to allow one small car stall in each of the ten side-by-side double-car garages.

These variances will be reviewed in the context of the overall detailed design of the project; including architectural form, site design and landscaping at the DP stage.

### Development Permit Application

A DP application is required to be processed to a satisfactory level prior to final adoption of the rezoning bylaw. The DP application will involve further review of the form and character of the proposed development to ensure it is consistent with the design guidelines for multi-family development contained within the OCP, and further refinements may be made to the drawings as part of the review. This includes, but is not limited to:

- Site plan: Refinement of the site plan to finalize the frontage improvements, shared outdoor amenity area, pedestrian circulation and site grading to ensure the survival of all proposed protected trees and appropriate transition between the proposed development and the adjacent existing developments.
- Landscape plan: The new onsite location for the relocated tree (tag# 014) will be reviewed and determined. Enhancement of the tree and plant schedule in the landscape plan to provide for a mix of deciduous and coniferous trees, as well as examination of additional planting opportunities to provide for visual interest and screening at key areas.
- Residential Interface: Refinement of the DP drawings to provide for appropriate edge conditions with the adjacent east and west residential developments.
- Building Material: Reviewing and finalizing the proposed exterior building material and colour palette.
- Accessibility: Confirming that all aging-in-place and convertible unit features have been incorporated into dwelling unit designs.
- Crime Prevention Through Environmental Design (CPTED): Reviewing the applicant's response to the principles of CPTED.

- Sustainability: Further review of the environmental sustainability features to be incorporated into the project and confirmation of compliance with the applicable Energy Step Code.

Additional items may be identified as part of the DP application review process.

#### Site Servicing and Frontage Improvements

Prior to BP issuance, the applicant is required to enter into a SA for the design and construction of the following, including but not limited to:

- A 0.60 m wide road dedication and boulevard improvements including a 1.5 m wide treed/grassed boulevard and 2.0 m wide sidewalk along the portion of Williams Road adjacent to the site.
- A new water service connection to the existing watermain along the Williams Road frontage.
- A new storm sewer service along the Williams Road frontage to service the proposed lot.
- A new sanitary service connection in the SRW located along the rear property line of the proposed site.
- Street lighting levels along all road and lane frontages are to be reviewed and upgrade as required.

Complete details on the scope of the frontage improvements and site servicing are included in Attachment 7.

#### **Financial Impact or Economic Impact**

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

#### **Conclusion**

The owner, 1343356 BC Ltd. (Director: Caroline Foh), of the properties at 6251 and 6271 Williams Road, has applied to the City of Richmond to rezone the properties from the residential “Small-Scale Multi-Unit Housing (RSM/L)” zone to the “Low Density Townhouses (RTL4)” zone, to facilitate the development of ten townhouse units with vehicle access from Williams Road.

Frontage and engineering improvement works required with respect to the subject development will be secured through the City’s standard SA. The list of rezoning considerations is included in Attachment 7, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10618 be introduced and given first, second and third reading.



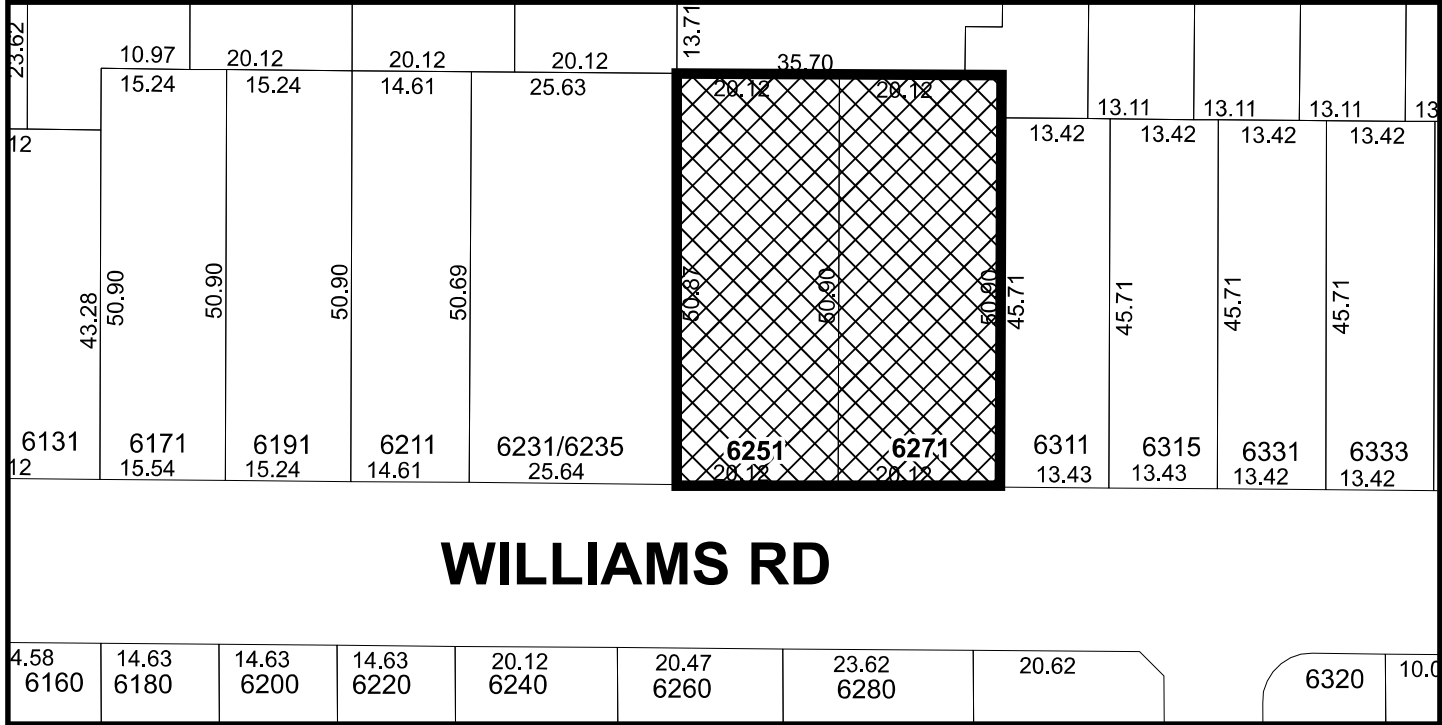
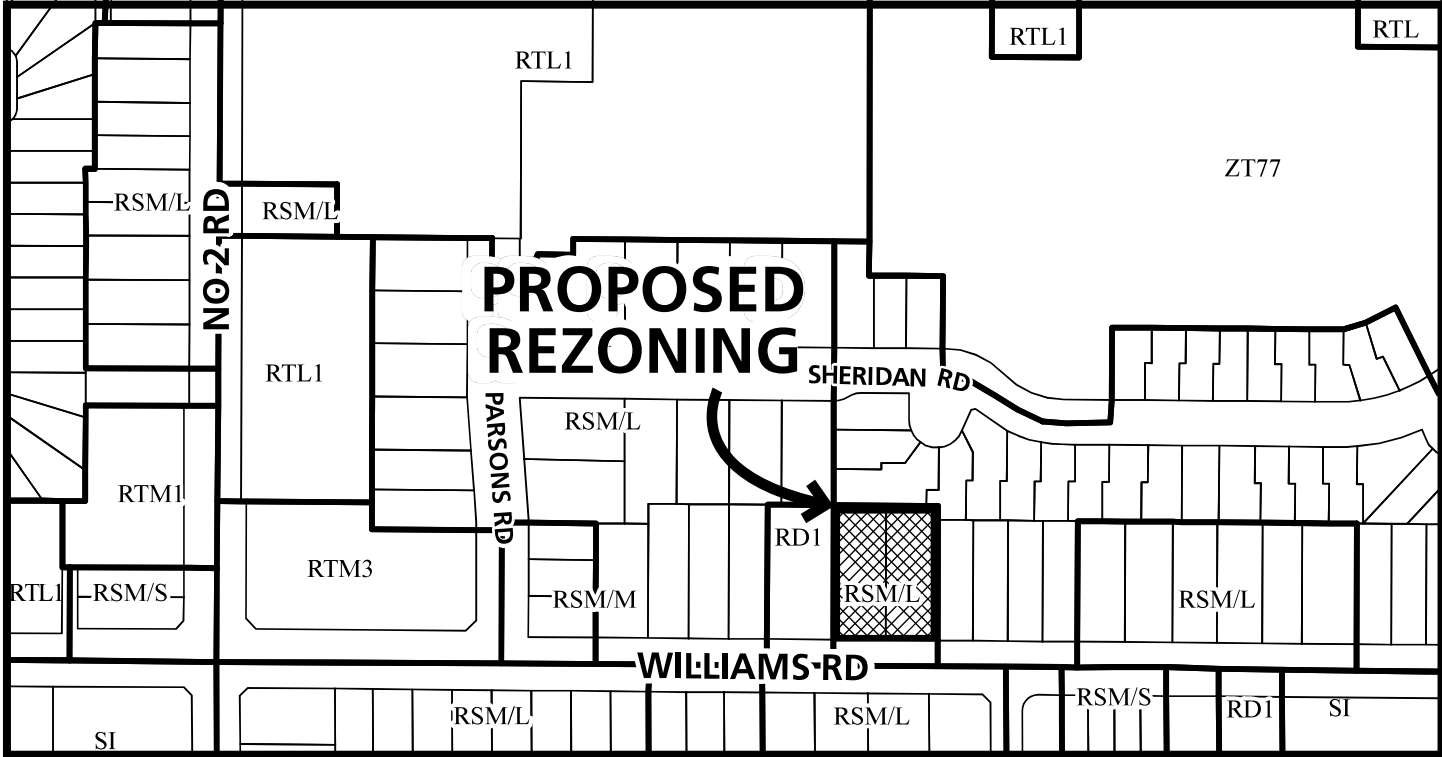
Tolu Alabi  
Planner 2  
(604-276-4092)

TA:js

- Att.   1: Location and Aerial Maps  
       2: Conceptual Development Plans  
       3: Development Application Data Sheet  
       4: Blundell Planning Area  
       5: Public Correspondence  
       6: Tree Management Plan  
       7: Rezoning Considerations



# City of Richmond



## RZ 22-019094

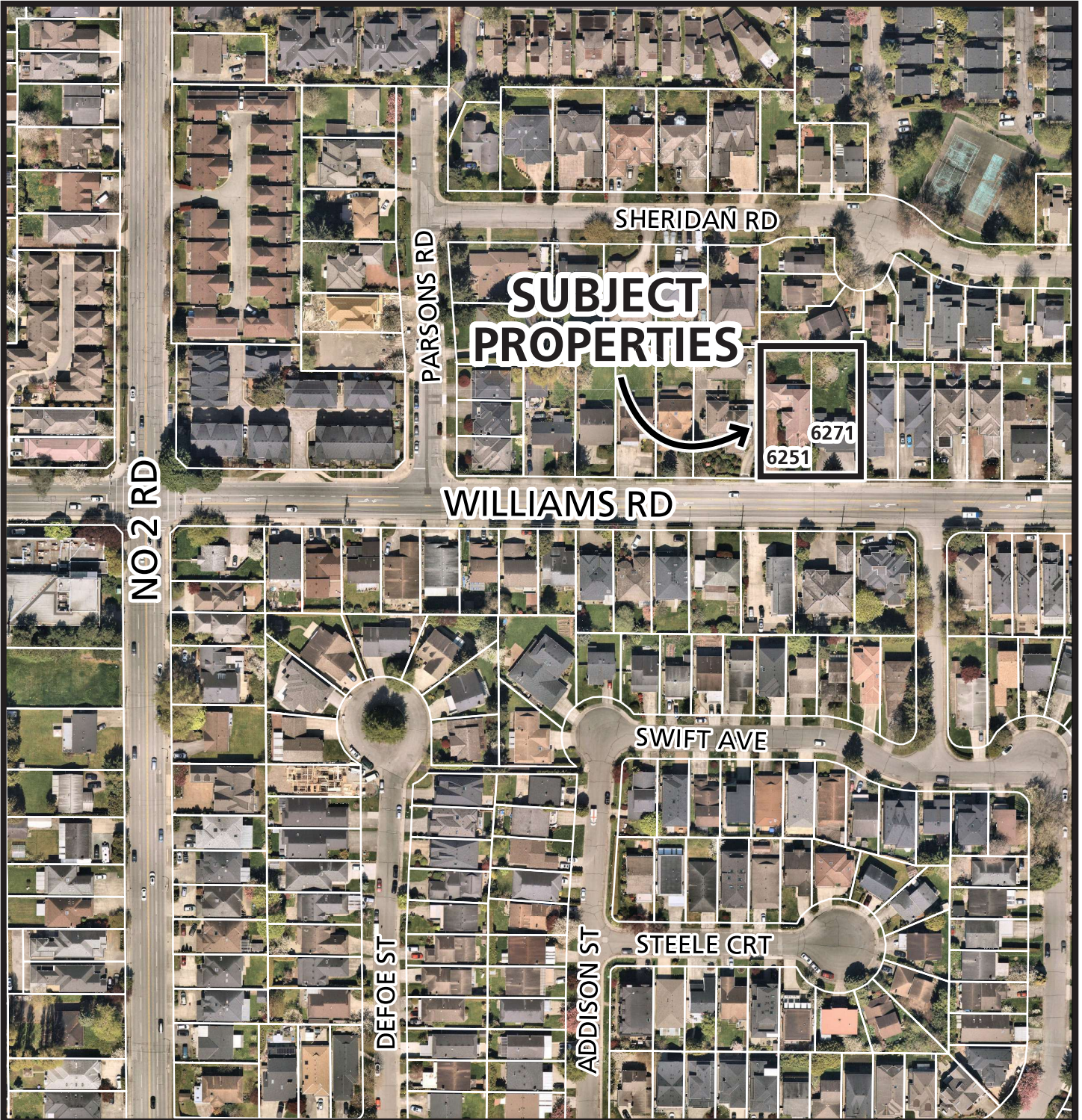
Original Date: 08/22/22

Revision Date: 10/19/24

Note: Dimensions are in METRES



# City of Richmond



**RZ 22-019094**

Original Date: 08/22/22

Revision Date: 10/16/24

Note: Dimensions are in METRES

**CNCL - 52**

# REZONING FOR PROPOSED TOWNHOUSE AT 6251-6271 WILLIAMS ROAD, RICHMOND, BC

**DEVELOPMENT DATA**

- (A) CIVIC ADDRESS: 6251 & 6271 WILLIAMS ROAD, RICHMOND, BC
- (B) LEGAL DESCRIPTION: LOT B PLAN 6489 AND LOT 104 PLAN 33385, BOTH OF SECTION 30, BLOCK 4 NORTH, RANGE 6 WEST, NWD BEFORE DEDICATION 2050 SM (22,066 SF), AFTER DEDICATION APPROX. 2025-3 SM (21800 SF)
- (C) LOT AREA: 0.60 X 2025.3 SM = 1215.18 SM
- (D) ZONING USE: CURRENT: RS1/E, PROPOSED REZONING (UNDER RS1/E ZONING) (RTL4)

(E) FLOOR AREA RATIO	PROPOSED DEVELOPMENT
0.35 TO 0.54:5 SM	0.60
0.3 TO REST OF SITE AREA	1215.17 SM (13,080 SF) FAR FLOOR AREA
TOTAL FAR FLOOR AREA	
0.60 X 2025.3 SM = 1215.18 SM	
(13,080 SF)	

(F) NUMBER OF UNIT:	PROPOSED DEVELOPMENT
1 PER LOT	10 UNITS
MAX - 45%	39.2% (8543 SQ. FT.)

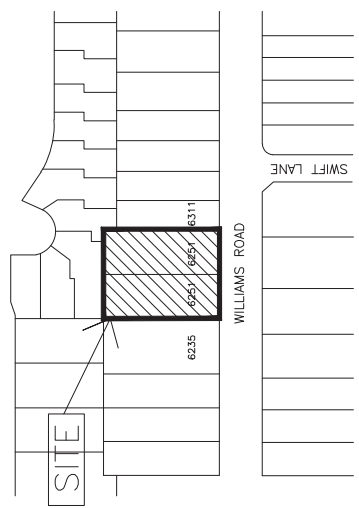
(H) BUILDING HEIGHT:	BUILDING HEIGHT
MAX HEIGHT - 9M	- 10.97M
FRONT YARD - 6M	- 4.51M (14'10") [VARIANCE REQUIRED]
SIDE YARD - 2M	(4.5M FRONT YARD WITH 6M REARYARD ALLOWABLE IN ARTERIAL ROAD POLICY)
REAR YARD - 6M	- 3.19M (10'6")
	- 3.02M (9'11")
	- 6.00M (19'8")

(I) SETBACK:	FRONT YARD WILLIAMS RD - 12M
MAX MAIN BUILDING HEIGHT - 12M	
FRONT YARD WILLIAMS RD - 6M	
SIDE YARD - 3M	
REAR YARD - 3M	

(J) PARKING:	RESIDENTIAL PARKING:	10 REGULAR
2 PER DWELLING UNIT	10 SMALL [VARIANCE REQUIRED]	
	2 REGULAR	
	22 PARKING	
	TOTAL	

(K) BICYCLE	BICYCLE
1.25 PER DWELLING UNIT X10=13	20
0.2 PER DWELLING UNIT X10= 2 VISITOR	VISITOR BIKE RACK 2

(L) OPEN SPACE	OPEN AMENITY SPACE= 6 SM PER UNIT	60.5 SM (651 SQ. FT.)
	X10= 60 SM (646 SF)	
	PROVIDED:	



TWO CONVERTIBLE UNITS (UNIT #1 AND 10) ARE PROVIDED IN THIS DEVELOPMENT

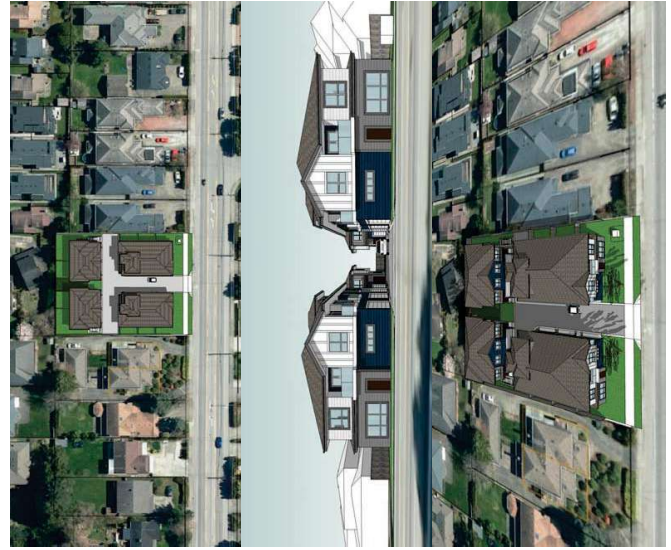
ALL THE UNITS IN THIS PROJECT SHALL INCORPORATE THE FOLLOWING FEATURES IN THE UNITS  
 (1) PROJECT SHALL MEET BCBC STEP CODE 3 WITH EMISSION LEVEL EL-4  
 (2) AGING IN PLACE FEATURES SHALL BE PROVIDED TO ALL UNITS:  
 (a) STAIRWELL HANDRAILS  
 (b) LEVER TYPE HANDLES FOR PLUMBING FIXTURE AND DOOR HANDLES  
 (c) SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILETS, BATHUBS AND SHOWERS



**ERIC LAW ARCHITECT**  
 2500 WILLOW AVENUE, RICHMOND, BC  
 TEL: (604) 590-3999

CONCEPT DESIGN, THIS PLAN AND ARCHITECTURAL DRAWINGS ARE THE PROPERTY OF ERIC LAW ARCHITECT. ANY REUSE OR REPRODUCTION OF THESE DRAWINGS WITHOUT WRITTEN PERMISSION IS STRICTLY PROHIBITED.

ISSUED FOR REZONING APPLICATION  
 2025.03.15 FOR REZONING REVIEW  
 2024.11.04 FOR ARCHIBUS SITE PLAN UPDATE



3. 2024.11.04 REVISION: TIME AT PROVISION  
 4. 2024.11.04 REVISION: TIME AT PROVISION  
 1. 2024.04.04 CHANGE TO CITY COUNCIL  
 REVISION

**PROPOSED TOWNHOUSE AT  
 6251-6271 WILLIAMS RD  
 RICHMOND BC  
 DEVELOPMENT SUMMARY**

PROJECT NUMBER: 22-02  
 ISSUED: 11/4/2024  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILE NAME: 22-02-RTL4-SITE PLAN-REZONING

**A1**  
 REZONE

RZ 22-019094

CONTRACT NO. 22-019094  
 PROJECT NO. 22-019094  
 SHEET NO. 117/1024  
 CHECKED BY: EL  
 FILE NAME: 22-019094-117-1024-RZING

REVISIONS:  
 1. 2024.11.14 FOR ARCHITECT SITE PLAN UPDATE  
 2. 2024.11.14 FOR ARCHITECT REVISION  
 3. 2024.11.14 FOR ARCHITECT REVISION  
 4. 2024.11.14 FOR ARCHITECT REVISION

PROPOSED TOWNHOUSE AT  
 6251-6271 WILLIAMS RD  
 RICHMOND BC  
 SITE PLAN (1/1)

PROJECT NUMBER: 22-02  
 ISSUED: 11/17/2024  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILE NAME: 22-019094-117-1024-RZING

REVISION:  
 1. 2024.11.14 FOR ARCHITECT REVISION  
 2. 2024.11.14 FOR ARCHITECT REVISION  
 3. 2024.11.14 FOR ARCHITECT REVISION  
 4. 2024.11.14 FOR ARCHITECT REVISION

FINISH GRADE: 1.15  
 NW LOT CORNER: 1.11 NE HOUSE CORNER: 1.55  
 NE LOT CORNER: 1.06 SE HOUSE CORNER: 1.55  
 SW LOT CORNER: 1.23 NW HOUSE CORNER: 1.55  
 SK LOT CORNER: 1.23 NW HOUSE CORNER: 1.55

AVERAGE GRADE: 1.35m (4.43')  
 MINIMUM FCL: 1.75m  
 BUILDING HEIGHT: 12.32m - 1.35m = 10.97m

0 10' 20' SITE PLAN G/F  
 3/32" TO 1"=0"

1 NORTH

PL 50.87M (166.90')

PL 50.89M (166.96')

PL 40.29M (132.19')

PL 40.30M (132.22')

PL 40.30M (132.22')

PL 40.30M (132.22')

PL 40.30M (132.22')

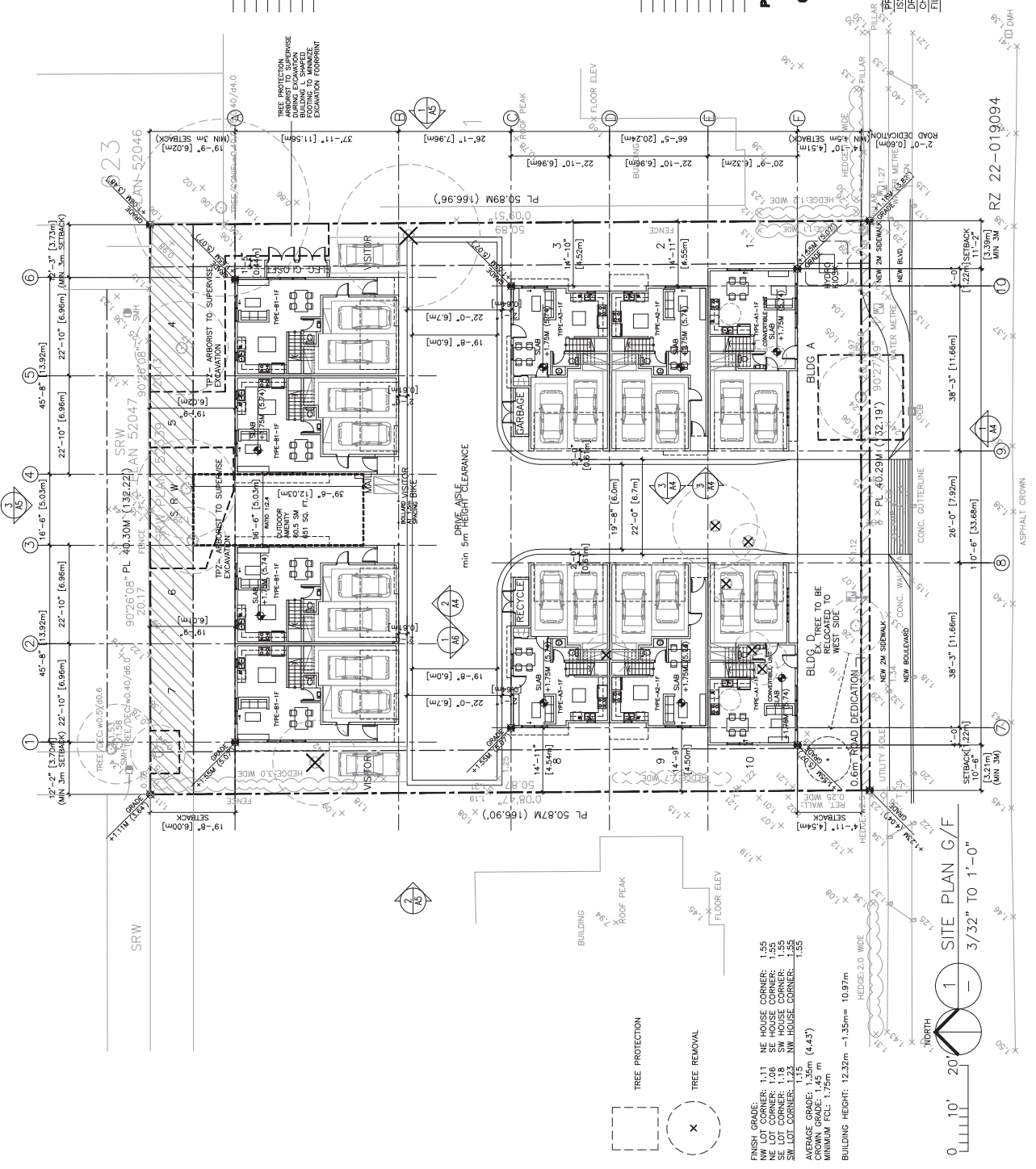
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PL 40.30M (132.22')

PL 40.30M (132.22')

PL 40.30M (132.22')

PL 40.30M (132.22')



RZ 22-019094

ASPHALT CROWN

CONC. GUTTERLINE

NEW 2M SIDEWALK

NEW 2M SIDEWALK

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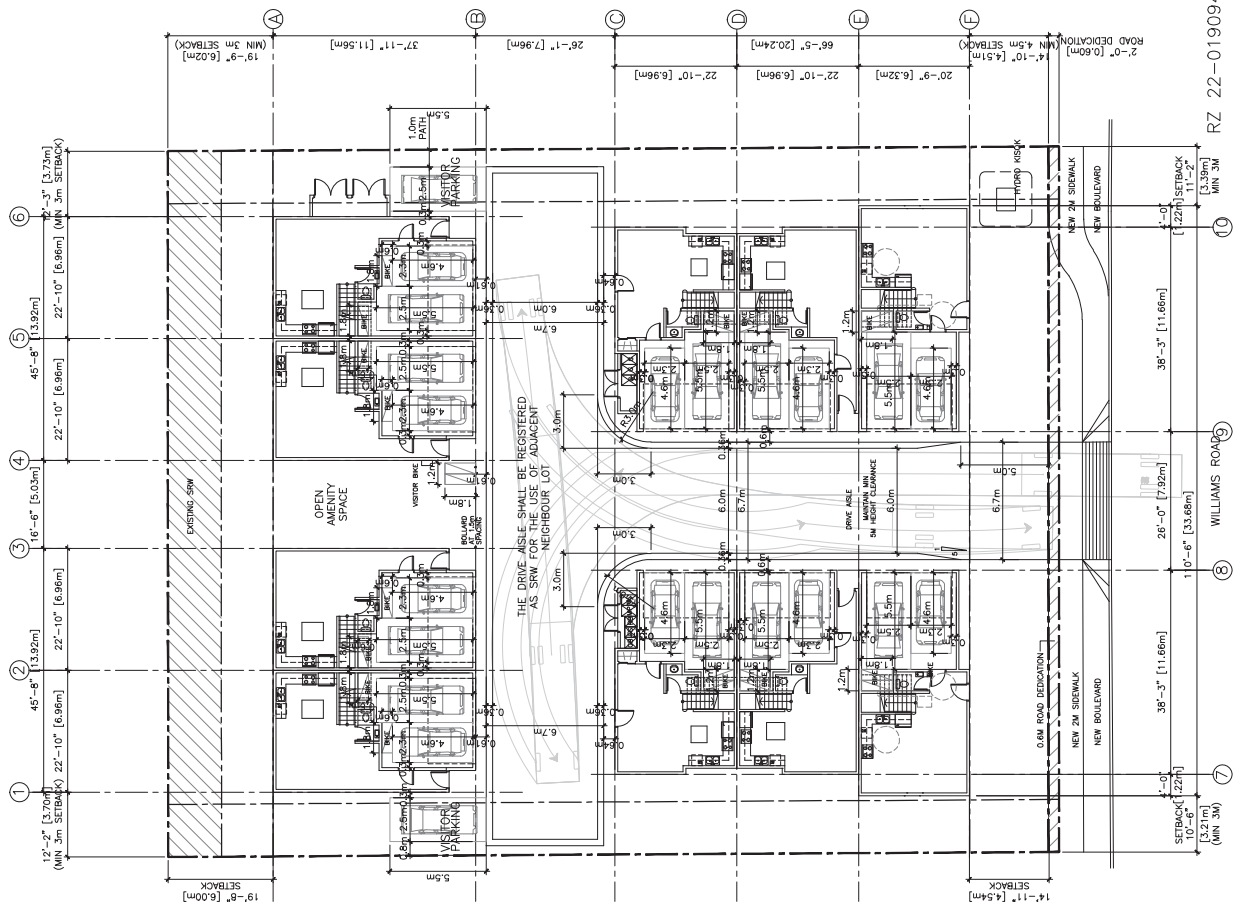
MIN 3M

- 1. 2024.11.04 FOR ARCHITECT SITE PLAN UPDATE
- 2. 2024.11.04 FOR ARCHITECT SITE PLAN UPDATE
- 3. 2024.11.04 FOR ARCHITECT SITE PLAN UPDATE
- 4. 2024.11.04 FOR ARCHITECT SITE PLAN UPDATE

**PROPOSED TOWNHOUSE AT 6271 WILLIAMS RD RICHMOND BC PARKING PLAN**

PROJECT NUMBER: 22-02  
 ISSUED: 11/7/2024  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILE NAME: 22-02-6271-1104-RZ-22

**A2A**  
 REZONE



- GARBAGE NOTES**
- MC= MIXED CONTAINER
  - RB= REFINISHABLE BEVERAGE
  - MP= MIXED PAPER
  - GB= GLASS HANS & BOTTLES
  - FS= FOOD SCRAPS
  - G= GARBAGE

**1 PARKING PLAN**  
 3/32" TO 1'-0"

ALL RESIDENTIAL PARKING (EXCLUDING VISITOR) SHALL HAVE LEVEL 2 EV CHARGING OUTLETS CURRENTLY CURRENT TO 240V AC AND CURRENT OF 16A TO 80A



**ERIC LAW ARCHITECT**

215 W. 10TH AVE. VANCOUVER BC  
 V6Y 1P8  
 TEL: (604) 555-2099

CONCEPT DESIGN. THIS PLAN AND SPECIFICATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT IS ADVISED THAT THE DESIGN IS NOT TO BE USED FOR CONSTRUCTION WITHOUT WRITTEN PERMISSION FROM ERIC LAW ARCHITECT.

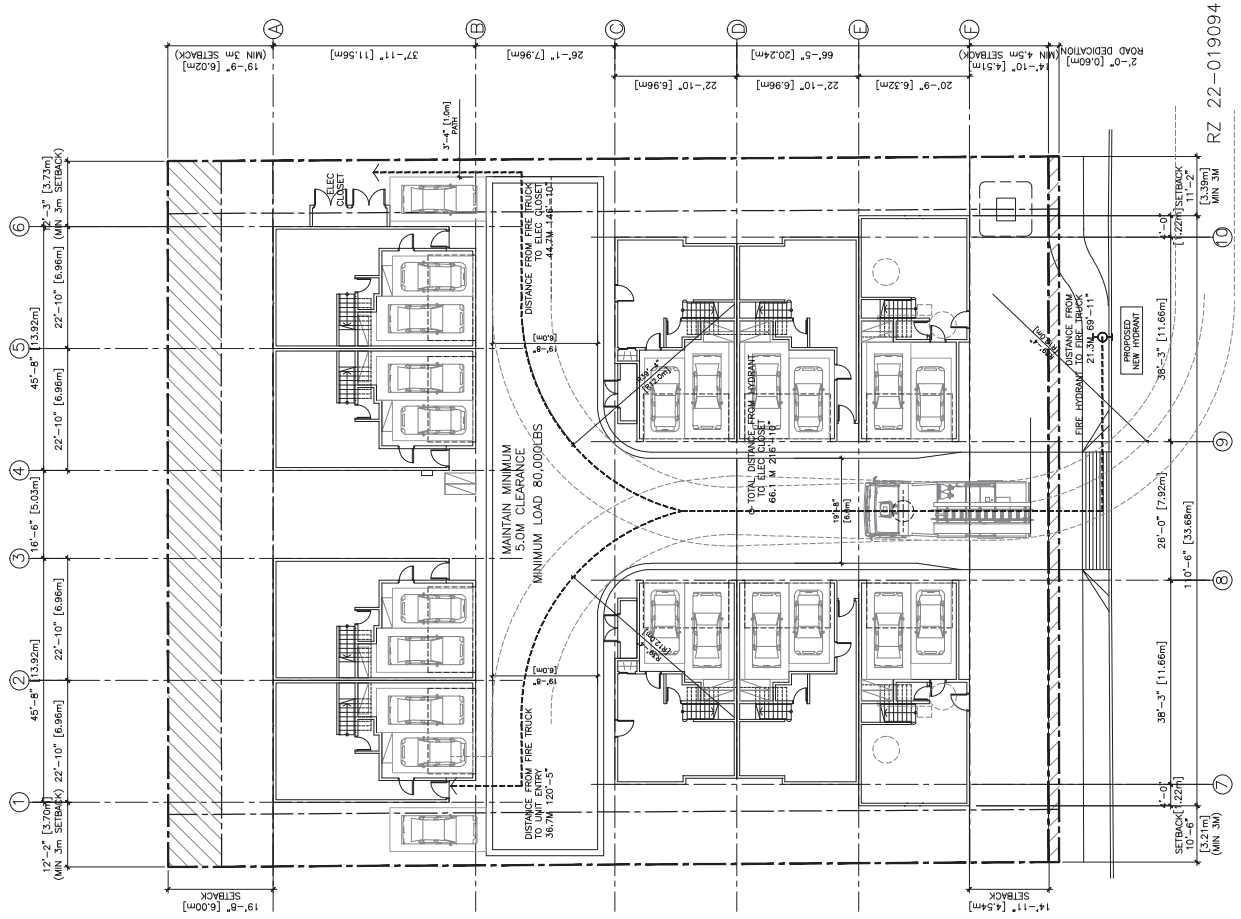
- 1. 2024.11.04 FOR ARCHITECT SITE PLAN UPDATE
- 2. 2024.11.15 FOR REZONE REVIEW
- 3. 2024.11.15 FOR REZONE REVIEW
- 4. 2024.11.15 FOR REZONE REVIEW

- 1. 2024.11.04 FOR ARCHITECT SITE PLAN UPDATE
- 2. 2024.11.15 FOR REZONE REVIEW
- 3. 2024.11.15 FOR REZONE REVIEW
- 4. 2024.11.15 FOR REZONE REVIEW

**PROPOSED TOWNHOUSE AT 6251-6271 WILLIAMS RD RICHMOND BC FIRE FIGHTING**

PROJECT NUMBER: 22-02  
 ISSUED: 11/7/2024  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILE NAME: 22-02-21104-104-RZ-ENG

**A2B**  
 REZONE



**ERIC LAW ARCHITECT**

1000 W. UNIVERSITY AVENUE, SUITE 100  
 ANN ARBOR, MI 48106-1000  
 TEL: (734) 960-3099

CONCEPT DESIGN: THIS PLAN AND ARCHITECTURAL DRAWINGS ARE PRELIMINARY AND NOT BE USED FOR CONSTRUCTION. ANY CHANGES TO THE DESIGN SHALL BE MADE BY THE ARCHITECT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE CLIENT DUE TO CHANGES IN REGULATIONS OR UNFORESEEN CONDITIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THESE DRAWINGS.

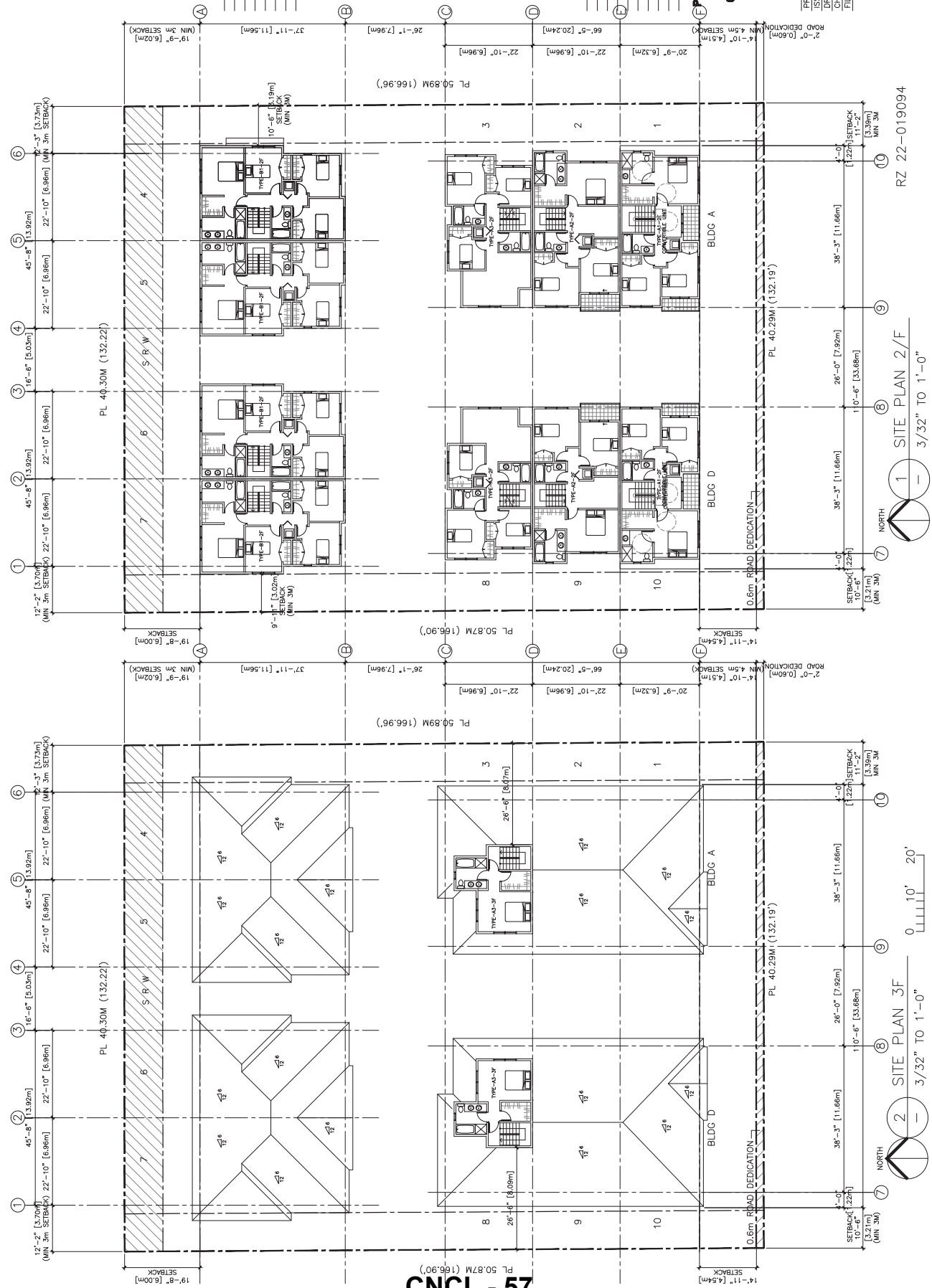
- 1. 2024.11.14 FOR ARCHITECT SITE PLAN UPDATE
- 2. 2024.11.14 FOR ARCHITECT SITE PLAN UPDATE
- 3. 2024.11.14 FOR ARCHITECT SITE PLAN UPDATE
- 4. 2024.11.14 FOR ARCHITECT SITE PLAN UPDATE

- 1. 2024.11.14 FOR ARCHITECT SITE PLAN UPDATE
- 2. 2024.11.14 FOR ARCHITECT SITE PLAN UPDATE
- 3. 2024.11.14 FOR ARCHITECT SITE PLAN UPDATE
- 4. 2024.11.14 FOR ARCHITECT SITE PLAN UPDATE

**PROPOSED TOWNHOUSE AT 6251-6271 WILLIAMS RD RICHMOND BC SITE PLAN (2F & RF)**

PROJECT NUMBER: 22-02  
 ISSUED: 11/17/2024  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILE NAME: 22-02-019094-02-02

**A3**  
 REZONE



RZ 22-019094



1 SITE PLAN 2/F

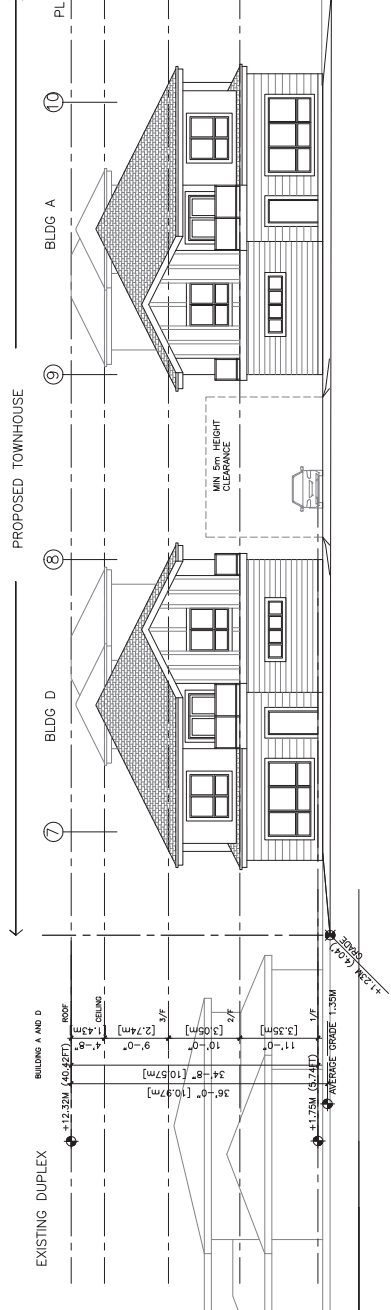
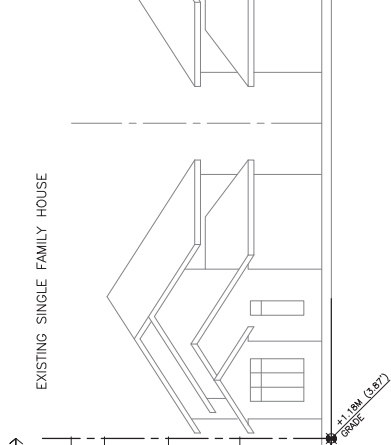
2 SITE PLAN 3F

**CNCL - 57**

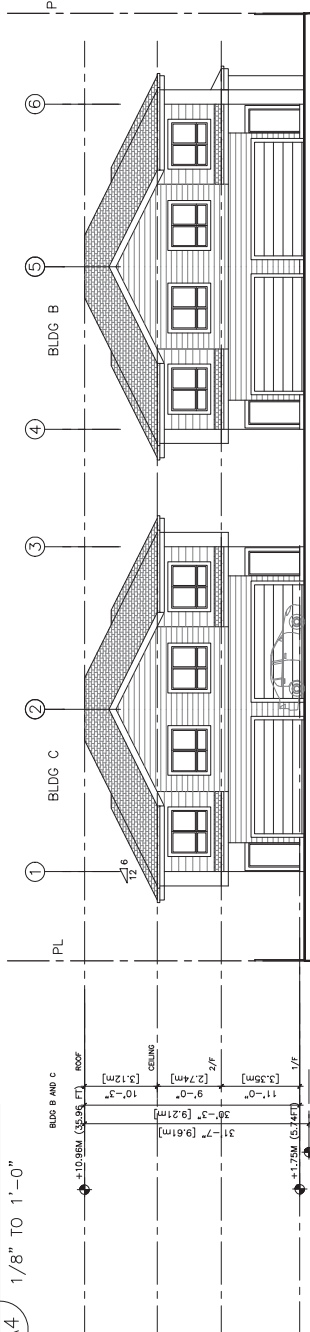
**ERIC LAW ARCHITECT**  
 1000 WEST 10TH AVENUE, RICHMOND BC  
 TEL: (604) 505-2099

FOR THE RECORD: THIS PLAN AND ELEVATIONS ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THE ORIGINAL DESIGN SHALL BE MADE BY A SEPARATE SET OF DRAWINGS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE DRAWINGS.

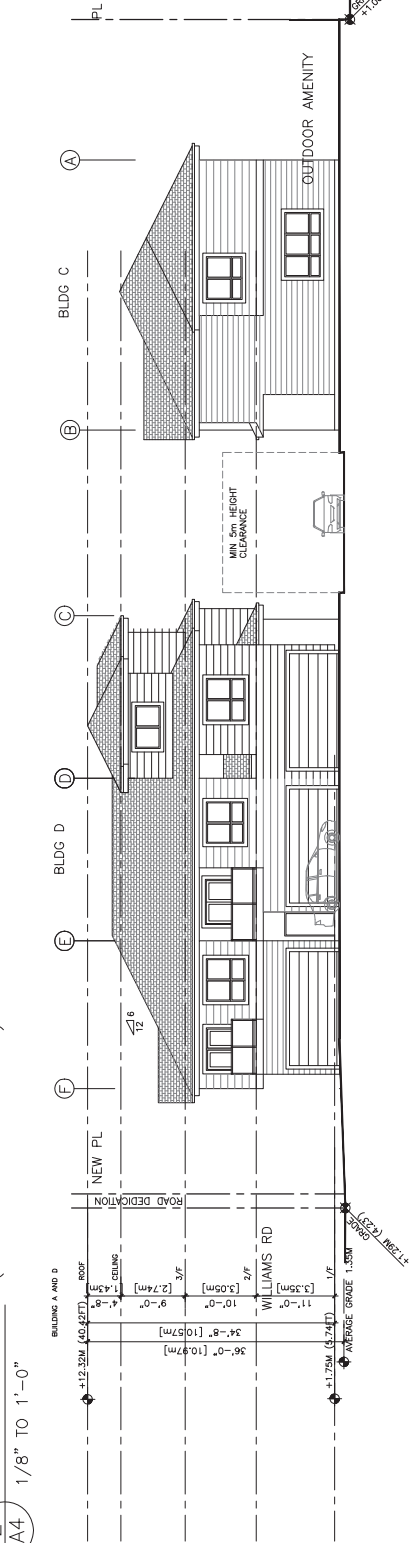
ISSUED FOR RECORD APPLICATION  
 2022.04.15 FOR REZONE REVIEW  
 2022.04.15 FOR REZONE REVIEW  
 2024.11.04 FOR ARCHIBIT SITE PLAN UPDATE



1 SOUTH ELEVATION (CONTEXT FACING WILLIAMS RD)  
 A4 1/8" TO 1'-0"



2 SOUTH ELEVATION (INTERNAL DRIVE AISLE)  
 A4 1/8" TO 1'-0"



3 WEST ELEVATION (INTERNAL DRIVE AISLE) (MIRROR TO EAST INTERNAL ELEV)  
 A4 1/8" TO 1'-0"

**PROPOSED TOWNHOUSE AT 6251-6271 WILLIAMS RD RICHMOND BC ELEVATIONS**

PROJECT NUMBER: 22-02  
 ISSUED: 11/4/2024  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILE NAME: 22-02-01-01-04-01-04-RZ-DWG

**A4**  
 REZONE

RZ 22-019094

**ERIC LAW ARCHITECT**

1000 WEST 10TH AVENUE, RICHMOND BC  
 TEL: (604) 550-2099

CONCEPT DESIGN: THIS PLAN AND ELEVATIONS ARE PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THE DESIGN SHALL BE MADE BY THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED.

- 1. 2024.11.04 FOR REZONE APPLICATION
- 2. 2024.11.04 FOR REZONE REVIEW
- 3. 2024.11.04 FOR REZONE REVIEW
- 4. 2024.11.04 FOR AMENDMENT SITE PLAN UPDATE

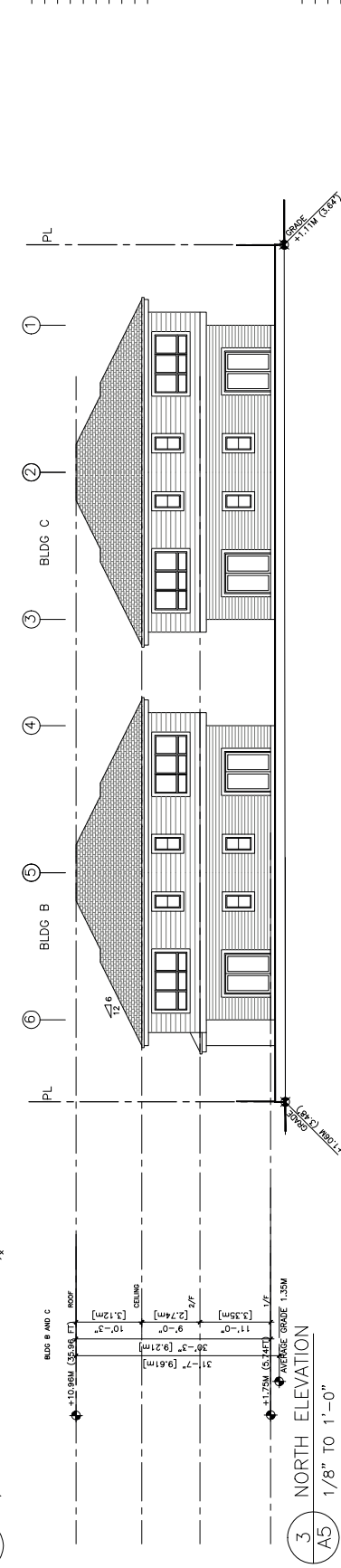
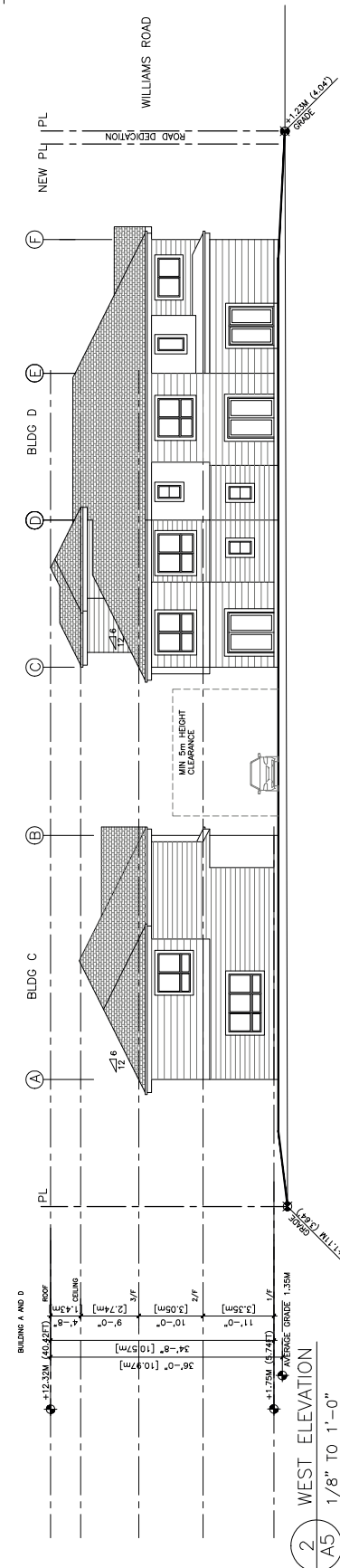
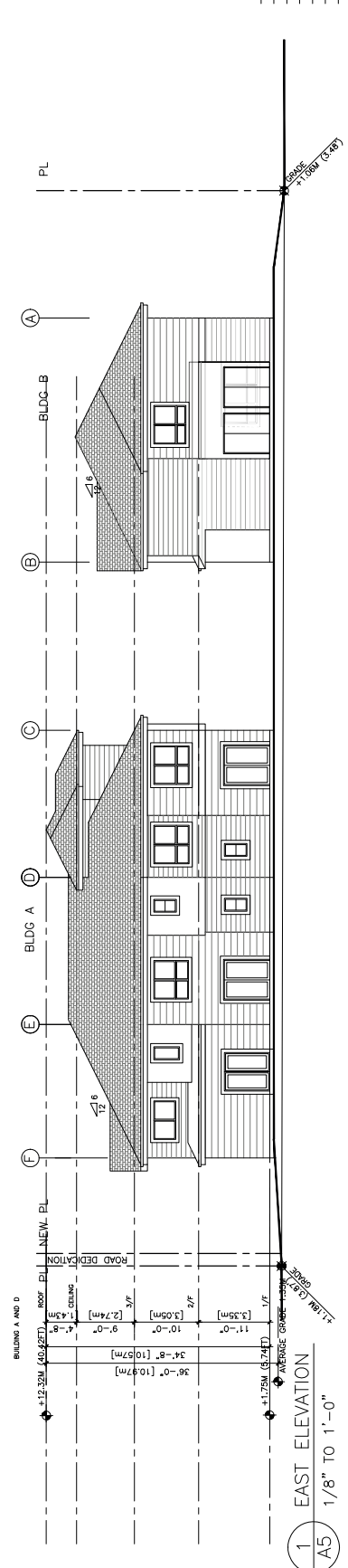
- 1. 2024.11.04 REVISIONS: THIS PLAN AND ELEVATIONS ARE PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THE DESIGN SHALL BE MADE BY THE ARCHITECT.
- 2. 2024.11.04 REVISIONS: THIS PLAN AND ELEVATIONS ARE PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THE DESIGN SHALL BE MADE BY THE ARCHITECT.

**PROPOSED TOWNHOUSE AT 6251-6271 WILLIAMS RD RICHMOND BC ELEVATIONS**

PROJECT NUMBER: 22-02  
 ISSUED: 11/4/2024  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILE NAME: 22-02-5711-241104-RZ-ENG

**A5**  
 REZONE

RZ 22-019094

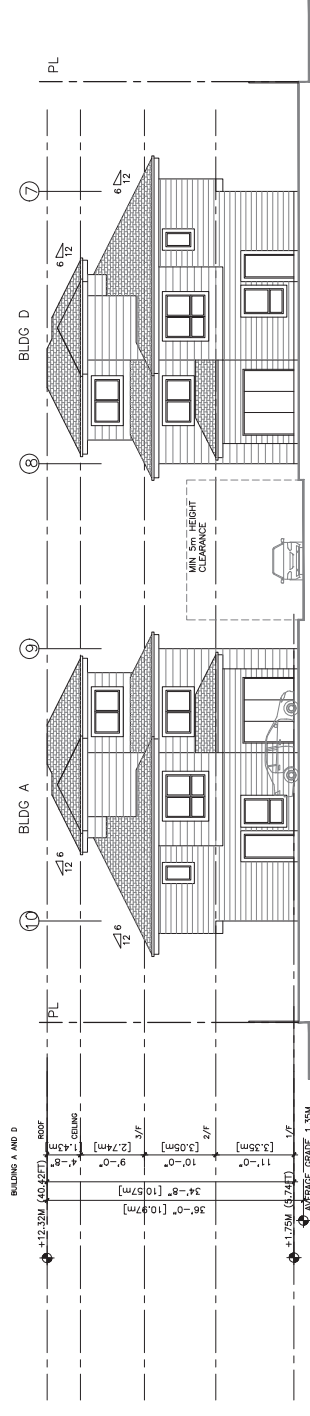


**ERIC LAW ARCHITECT**

215 W. 10TH AVENUE, VANCOUVER BC  
 V6P 1G4 TEL: (604) 555-2099

CONSENTS RECEIVED: THIS PLAN HAS BEEN REVIEWED BY THE CITY OF VANCOUVER AND THE BC BUILDING DEPARTMENT. THE CITY OF VANCOUVER HAS ISSUED A DEVELOPMENT PERMIT FOR THIS PROJECT. THE BC BUILDING DEPARTMENT HAS ISSUED A BUILDING PERMIT FOR THIS PROJECT. THIS PROJECT IS SUBJECT TO THE BC BUILDING DEPARTMENT'S REGULATIONS AND THE CITY OF VANCOUVER'S ZONING BY-LAW.

- 1. 2024.11.04 FOR ARCHITECT SITE PLAN UPDATE
- 2. 2024.06.15 FOR REZONED ROOM
- 3. 2024.04.24 FOR REZONED ROOM
- 4. 2024.04.15 FOR REZONED ROOM



1 NORTH ELEVATION (INTERNAL ROAD)  
 A6 1/8" TO 1'-0"

- 1. 2024.11.04 FOR ARCHITECT SITE PLAN UPDATE
- 2. 2024.06.15 FOR REZONED ROOM
- 3. 2024.04.24 FOR REZONED ROOM
- 4. 2024.04.15 FOR REZONED ROOM

**PROPOSED TOWNHOUSE**  
**AT**  
**6251-6271 WILLIAMS RD**  
**RICHMOND BC**  
**ELEVATIONS**

PROJECT NUMBER: 22-02  
 ISSUED: 11/4/2024  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILE NAME: 22-02-511104-02-RZ-02

**A6**  
 REZONE

RZ 22-019094









DATE	ISSUED FOR	REV
2022-07-12	REZONING / DP	A
2023-12-15	REZONING / DP	B

All dimensions shall be confirmed on site and discrepancies reported immediately. Required setbacks shall govern in all cases.

This drawing has been prepared solely for the use of the client and is not to be used for any other purpose. Any kind made by Donald V. S. Duncan to any party with whom Donald V. S. Duncan has not previously agreed in writing shall be void.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Landscape Architect.

Consultants

Architectural: \_\_\_\_\_  
 Architect: \_\_\_\_\_  
 Civil: \_\_\_\_\_  
 Electrical: \_\_\_\_\_  
 Mechanical: \_\_\_\_\_  
 Structural: \_\_\_\_\_



**Donald V. S. Duncan**  
 LANDSCAPE ARCHITECT  
 1000 West Vancouver Street  
 New Westminister BC  
 Canada V3M 6N9  
 Tel: 604.681.1111  
 dvc@dmca.com

Richmond Project #  
 RZ 22-019094

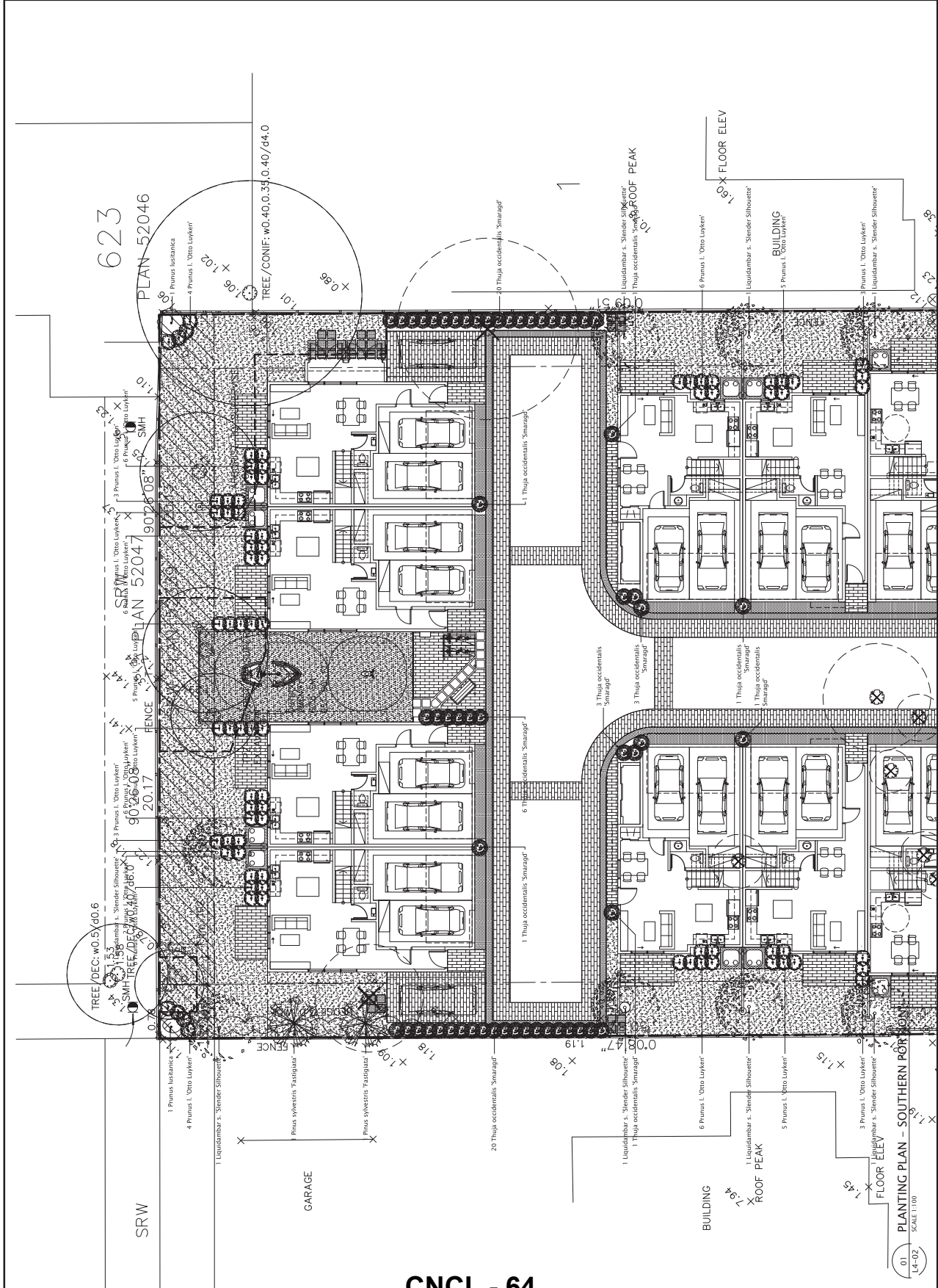
Project Leads	D. Duncan
Drawn	D. Duncan

**PROPOSED TOWNHOUSES**  
 6351 - 6371 Williams Road  
 Richmond BC

PLANTING PLAN

Check Scale may be shown reduced  
 0 10mm  
 1 inch

Project No: 22-0143  
 Drawing No: L4-02



CNCL - 64



**RZ 22-019094**

**Attachment 3**

Address: 6251 and 6271 Williams Road

Applicant: 1343356 BC Ltd.

Planning Area(s): Blundell Area Plan

	<b>Existing</b>	<b>Proposed</b>
<b>Owner</b>	1343356 BC Ltd.	No change
<b>Site Area</b>	6251 Williams Road: 1026.0 m <sup>2</sup> 6271 Williams Road: 1024.0 m <sup>2</sup>	2,025.3 m <sup>2</sup>
<b>Land Uses</b>	Single Family Residential	Townhouse
<b>OCP Designation</b>	Neighbourhood Residential	No change
<b>Zoning</b>	Single Detached (RS1/E)	Low Density Townhouse (RTL4)
<b>Number of Units</b>	2	10

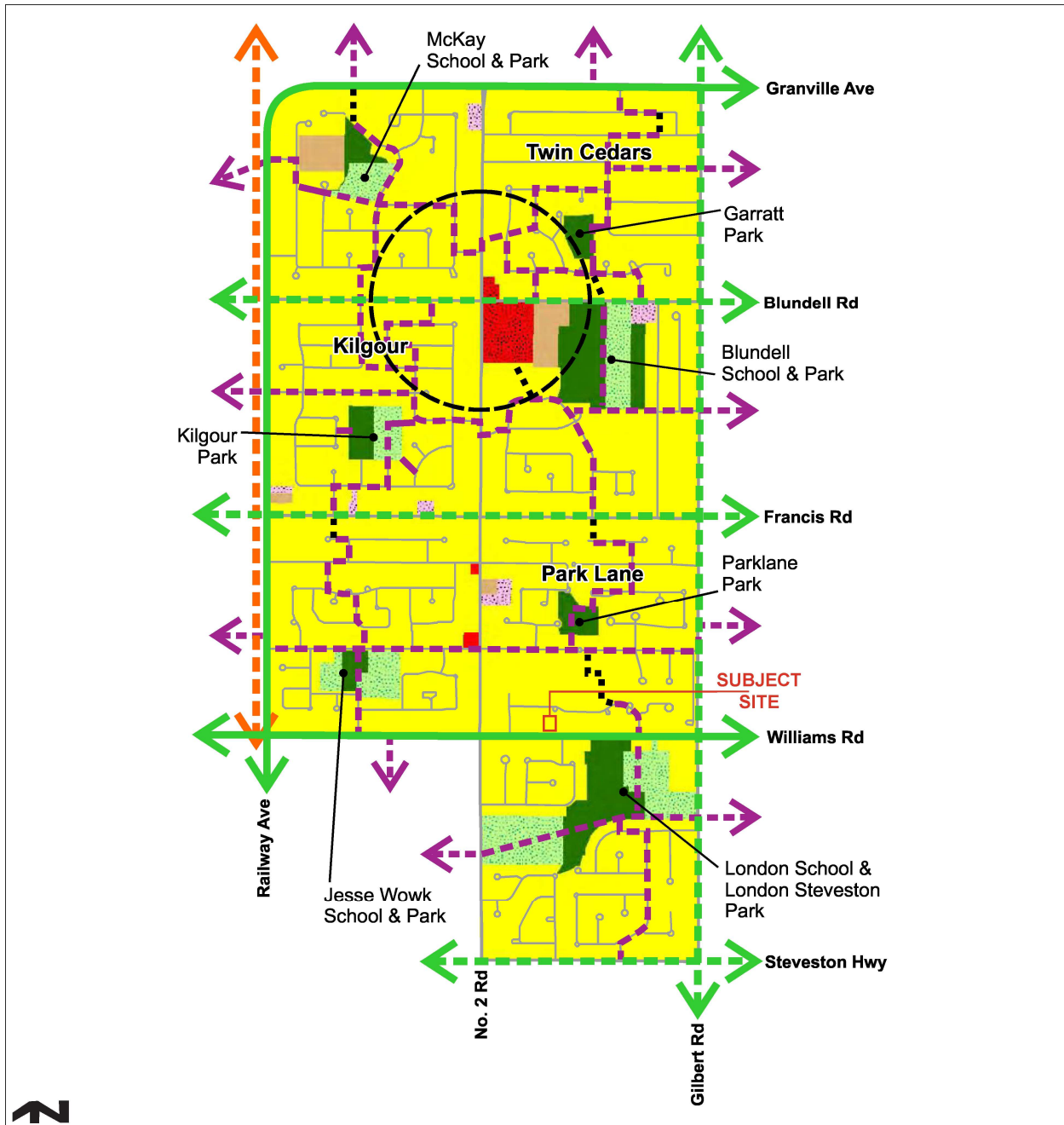
<b>On Future Lot</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Floor Area Ratio	Max. 0.60	0.60	None permitted
Buildable Floor Area*	Max. 1,215.18 m <sup>2</sup> / (13,086.76 ft <sup>2</sup> )	1,215.17 m <sup>2</sup> / (13,079.99 ft <sup>2</sup> )	None permitted
Lot Coverage - Buildings	Max. 40.0 %	39.2 %	None
Lot Coverage - Non-porous Surfaces	Max. 65.0 %	61.4 %	None
Lot Coverage - Live Landscaping	Min. 25.0 %	26.4 %	None
Lot Width	Min. 40.0 m	40.29 m	None
Lot Depth	Min. 35.0 m	50.89 m	None
Setback - Front Yard	Min. 6.0 m	4.51 m	Variance
Setback - East Side Yard	Min. 3.0 m	3.19 m	None
Setback - West Side Yard	Min. 3.0 m	3.02 m	None
Setback - Rear Yard	Min. 3.0 m	6.0 m	None
Height	Max. 12.0 m at 3 storeys	10.97 m	None
Parking Spaces - Resident	Min. 2.0/unit (Min. 20 spaces)	20 spaces	None
Parking Spaces - Visitor	Min. 0.2/unit (Min. 2 spaces)	2 spaces	None
Parking Spaces - Total	Min. 22 spaces	22 spaces	None

<b>On Future Lot</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Parking Spaces - Accessible	N/A	N/A	None
Tandem Parking Spaces	Max. 50% (10 spaces)	0 spaces	None
Small Car Parking Spaces	N/A	10 spaces	Variance
Bicycle Parking Spaces – Class 1	Min. 1.25/unit (Min. 13 spaces)	16 spaces	None
Bicycle Parking Spaces – Class 2	Min. 0.20/unit (Min. 2 spaces)	2 spaces	None
Amenity Space – Indoor	Min. 50 m <sup>2</sup> / Cash-in-lieu	Cash-in-lieu	None
Amenity Space – Outdoor	Min. 60.0 m <sup>2</sup>	60.5 m <sup>2</sup>	None

\* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.



## 5. Blundell



**From:** [Emma.M](#)  
**To:** [DevApps](#)  
**Subject:** Development Plans in 6251 and 6271 Williams Road  
**Date:** Wednesday, March 6, 2024 9:30:08 AM

---

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hi,

I am writing to express my concerns regarding the proposed development of townhouses in the vicinity of 6251 and 6271 Williams Road, Richmond.

As a resident in close proximity to this area, I currently enjoy excellent natural light and unobstructed views from my property. However, I am apprehensive about the potential impact of townhouse construction on the skyline above my backyard. I fear that this development could lead to a crowded and congested environment surrounding my home.

Please reconsider the implications of this development plan. Thank you for your attention to this matter.

Best regards,  
Tse

**From:** [DevApps](#)  
**To:** [Alabi,Tolu](#)  
**Subject:** FW: 6251 & 6271 Williams Rd Rezoning  
**Date:** Monday, October 17, 2022 8:31:11 AM

---

---

**From:** X J <davinci0179@hotmail.com>  
**Sent:** October 14, 2022 6:42 PM  
**To:** DevApps <DevApps@richmond.ca>  
**Subject:** 6251 & 6271 Williams Rd Rezoning

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

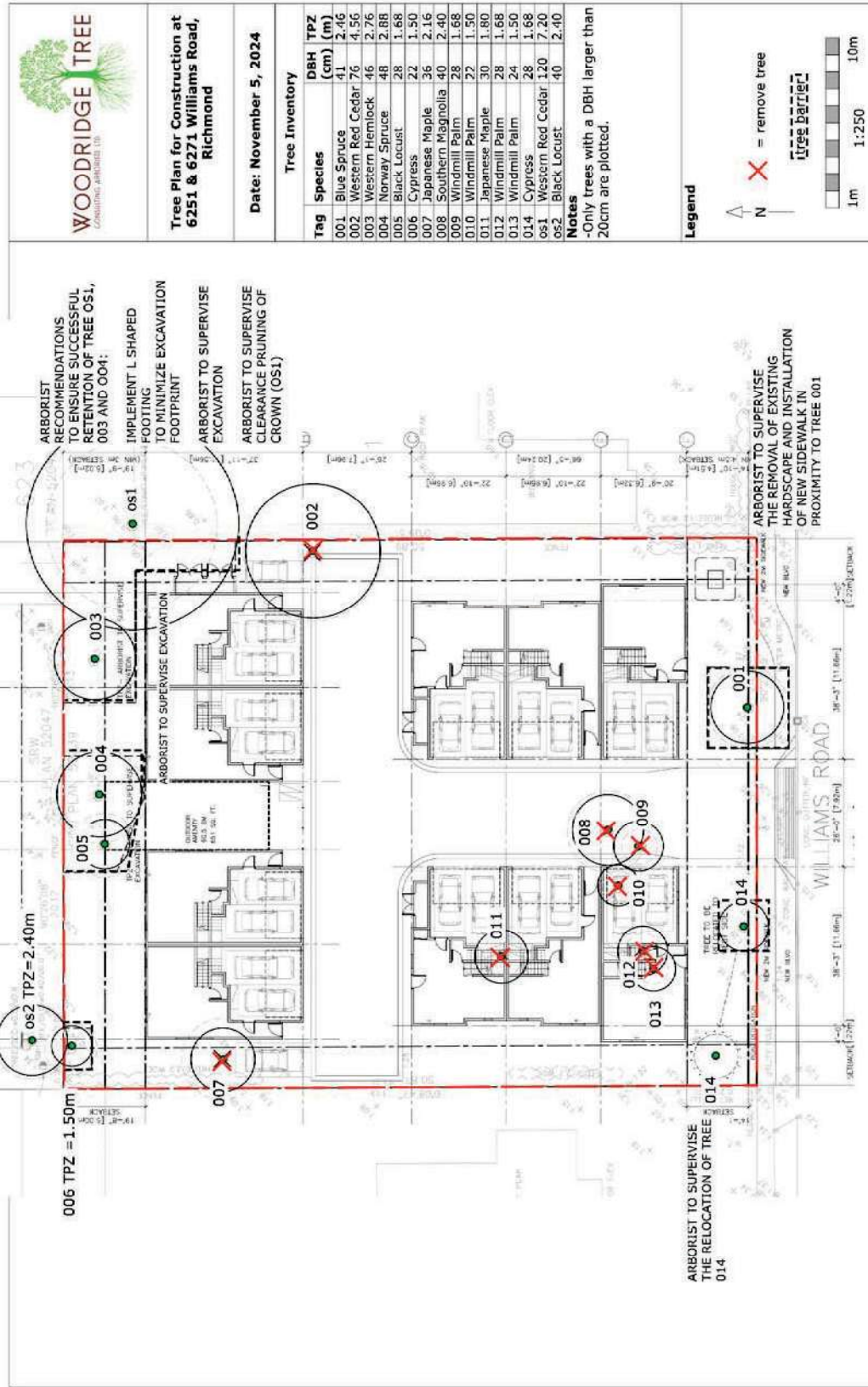
To whom it may concern,

I'm writing to express my opposition to the "Single Detached Homes" (RS1/E) zone being rezoned to "Low Density Townhouses, 6251 & 6271 Williams Road." Our worries include the reduction in sunshine we would be able to receive once the townhouses' taller stature is built adjacent to our property. Our other concern is in relation to the lack of greenery we would be able to see from our window after the construction of townhouses.

As a residence on Williams Road we are strongly against the rezoning of "Single Detached Homes" to "Low Density Townhouses" as it directly affects our family and neighbors well being.

Thank you for your understanding,

Emma





**Address:** 6251 and 6271 Williams Road

**File No.:** RZ 22-019094

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10618, the developer is required to complete the following:**

1. **(Road Dedication)** 0.60 m wide road dedication along the entire Williams frontage. Note: this may require an overlay of the proposed functional plan with the dedication plan to confirm that the required improvements can be accommodated within the dedication area.
2. **(Lot Consolidation)** Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
3. **(Arborists Contract)** Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. **(Tree Survival Security)** Submission of a Tree Survival Security to the City in the amount of \$46,080.00 ensure the protection and retention of the five on-site trees (tag # 001, 003, 004, 005, 006) and the relocation of one on-site tree (tag# 014) located by the north and south property lines.
5. **(Tree Protection Fencing)** Installation of appropriate tree protection fencing around all eight trees [Six on-site trees - tag # 001, 003, 004, 005, 006 and 014 located by the north and south property lines and two neighbouring trees - tag# OS-1 and OS-2, located on neighbouring properties at 6311 Williams Road and 6230 Sheridan Road] to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
6. **(No Rental and Age Restrictions)** Registration of a restrictive covenant prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.
7. **(Flood Indemnity Covenant)** Registration of a flood indemnity covenant on title (2.9 m GSC - Area A).
8. **(Contribution – Indoor Amenity)** Contribution of \$2,066.00 per dwelling unit (e.g. \$20,660.00) in-lieu of on-site indoor amenity space. In the event that the contribution is not received within one year of the rezoning bylaw receiving third reading, the contribution shall be recalculated based on the rate in effect at the time of payment, as updated periodically by the City.
9. **(Contribution – Affordable Housing)** City acceptance of the developer's offer to voluntarily contribute \$12.00 per buildable square foot (e.g. \$156,961.06) to the City's Affordable Housing Reserve Fund.
10. **(Contribution – Market Rental Housing)** City acceptance of the developer's offer to voluntarily contribute \$2.65 per buildable square foot (e.g. \$34,662.23) to the City's Affordable Housing Reserve Fund.
11. **(Access to Future Development Site)** 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 internal drive-aisle in favour of future adjacent development to the east and west, including the installation of way-finding and other appropriate signage on the subject property, and requiring a covenant that the owner provide written notification of this through the disclosure statement to all initial purchasers, provide an acknowledgement of the same in all purchase and sale agreements, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
12. **(Public Art – Cash Contribution)** City acceptance of the developer's offer to make a voluntary cash contribution towards the City's Public Art Fund, the terms of which shall include the following:
  - a) The value of the developer's voluntary public art contribution shall be based on the Council-approved rates for residential and non-residential uses and the maximum buildable floor area permitted under the subject site's proposed zoning, excluding floor area associated with affordable housing and market rental, as indicated in the table below.



Building Type	Rate/ft <sup>2</sup>	Maximum Permitted Floor Area (after exemptions)	Minimum Voluntary Cash Contribution
Residential	\$1.02	13,080.09 ft <sup>2</sup>	\$13,341.69

b) In the event that the contribution is not provided within one year of the application receiving third reading of Council (i.e. Public Hearing), the contribution rate (as indicated in the table in item a) above) shall be increased annually thereafter based on the Statistics Canada Consumer Price Index (All Items) – Vancouver yearly quarter-to-quarter change, where the change is positive.

13. **(Development Permit)** The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
14. **(Fees - Notices)** Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City’s Consolidated Fees Bylaw No 8636, as amended.

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

1. **(Landscape Plan and Security)** Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs and 10% contingency. If the required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$768/tree to the City’s Tree Compensation Fund for off-site planting is required.
2. **(Acoustical and Thermal Report)** Complete an acoustical and thermal report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City’s Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

3. **(Energy Efficiency Report)** 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 BC Energy Step Code and/or Zero Carbon Code, in compliance with the City’s Official Community Plan and Building Regulation Bylaw No. 7230.

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

1. **(Construction Parking and Traffic Management Plan)** Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. **(Accessibility Measures)** Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. **(Construction Hoarding)** 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.
4. **(Servicing Agreement)** Enter into a Servicing Agreement\* for the design and construction of the servicing and frontage improvements described herein. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to,

## I. Frontage Improvements (Williams Road)

- (i) Frontage improvements (cross-section): Across the subject site's entire Williams Road frontage, the Developer is required to provide the following frontage improvements (measured north to south):
  - New south property line of the subject site. (Note: a 0.60 m wide dedication is required to meet minimum frontage improvement standards).
  - 2.0 m wide concrete sidewalk. (Arterial Road Sidewalk Policy).
  - 1.5 m wide landscaped boulevard with street trees.
  - 0.15 m wide curb.(Note: The exact road dedication required to support the above frontage improvements is to be confirmed through legal survey).
- (ii) Frontage improvements (sidewalk alignment): The subject site's new sidewalk (at the property line) is to connect to the existing sidewalk (along the curb) to the immediate east and west neighbouring developments at the common property line. Sidewalk transition sections are required, i.e.
  - The transition sections are to be constructed based on a reverse curve design (e.g. 3 m x 3 m).
  - The sidewalk may need to be aligned around trees that have been identified for retention.
- (iii) Hydro kiosk: The proposed Hydro kiosk at the subject site's road frontage is to have a minimum setback of 1.0 m from the sidewalk. A landscaped buffer strip in the setback area is also required.
- (iv) Driveway closures/backfill: All existing driveways along the subject site's Williams Road frontage are to be closed permanently. The Developer is responsible for the removal of all existing driveway let-downs and the replacement with barrier curb/gutter, boulevard with street trees and concrete sidewalk per standards described above.
- (v) Parks/Tree Bylaw requirements: Consult Parks/Tree Bylaw on the requirements for tree protection/placement including tree species and spacing as part of the frontage works. Note that the above frontage improvements may have to be realigned to meet tree protection requirements.
- (vi) Engineering requirements: Consult Engineering on lighting and other utility requirements that are to be included as part of the frontage works. These requirements include but are not limited to: relocation of hydro poles, relocation of existing or placement of new hydrants, and streetlights. All such installations are to have setbacks from sidewalk/driveway/road curb per City Engineering Design Specifications.

## II. Water Works

- (i) Using the OCP Model, there is 657 L/s of water available at a 20 psi residual at the Williams Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- (ii) At Developer's cost, the Developer is required to:
  - (a) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
  - (b) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
  - (c) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process.
  - (d) Cut and cap all the existing water service connections servicing 6251 and 6271 Williams Road.
  - (e) Install a new water service connection complete with water meter and meter box to service the proposed lot, as per standard City specifications.
- (iii) At Developer's cost, the City will:
  - (a) Complete all tie-ins for the proposed works to existing City infrastructure.

## III. Storm Sewer Works

- (i) At Developer's cost, the Developer is required to:

- (a) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
  - (b) Cut and cap all the existing storm sewer service connections servicing 6251 and 6271 Williams Road.
  - (c) Install a new storm sewer service connection to service the proposed lot, complete with inspection chamber and service lead, as per City specifications.
- (ii) At Developer's cost, the City will:
- (i) Complete all tie-ins for the proposed works to existing City infrastructure.

#### **IV. Sanitary Sewer Works**

- (i) At Developer's cost, the Applicant is required to:
- (a) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
  - (b) Cut and cap all the existing sanitary sewer service connections servicing 6251 and 6271 Williams Road.
  - (c) Install a new sanitary sewer service connection to service the proposed lot, complete with inspection chamber and service lead, as per City specifications.
- (ii) At Applicant's cost, the City will:
- (a) Complete all tie-ins for the proposed works to existing City infrastructure.

#### **V. Street Lighting**

- (i) At Applicant's cost, the Applicant is required to:
- (a) Review street lighting levels along all road and lane frontages, and upgrade as required.

#### **VI. General Items**

- (i) At Applicant's cost, the Applicant is required to:
- (a) Complete other frontage improvements as per Transportation requirements.
  - (b) Coordinate with BC Hydro, Telus and other private communication service providers:
    - To pre-duct for future hydro, telephone and cable utilities along required road frontages.
    - Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - To underground overhead service lines.
  - (c) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the development's site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
    - BC Hydro PMT – 4.0 x 5.0 m
    - BC Hydro LPT – 3.5 x 3.5 m
    - Street light kiosk – 1.5 x 1.5 m
    - Traffic signal kiosk – 2.0 x 1.5 m
    - Traffic signal UPS – 1.0 x 1.0 m
    - Shaw cable kiosk – 1.0 x 1.0 m
    - Telus FDH cabinet – 1.1 x 1.0 m
  - (d) Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the Applicant's cost.

- (e) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City’s Engineering Department.

**Note:**

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- If the development will be constructed in phases and stratified, a [Phased Strata Subdivision Application](#) is required. Each phase of a phased strata plan should be treated as a separate parcel, each phase to comply with the Richmond Zoning Bylaw 8500 in terms of minimum lot area, building setback and parking requirements. Please arrange to have the City’s Approving Officer review the proposed phased boundaries in the early DP stages. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- If the development intends to create one or more air space parcels, an [Air Space Parcel Subdivision Application](#) is required. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

(signed concurrence on file)

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 10618 (RZ 22-019094)
6251 and 6271 Williams Road

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

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "LOW DENSITY TOWNHOUSES (RTL4)".

P.I.D. 003-666-531

Lot B Except: Firstly: Part Subdivided by Plan 33385 Secondly: Part Subdivided by Plan 46369, Section 30 Block 4 North Range 6 West New Westminster District Plan 6489

P.I.D. 006-841-503

Lot 104, Section 30 Block 4 North Range 6 West New Westminster District Plan 33385

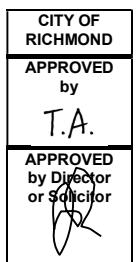
- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10618".

FIRST, SECOND AND THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Three horizontal lines for signature or stamp.



MAYOR

CORPORATE OFFICER