



To: Planning Committee

Date: June 4, 2019

From: Wayne Craig
Director, Development

File: RZ 17-788945

Re: **Application by Konic Development for Rezoning at 8291 and 8311 Williams Road from "Single Detached (RS1/E)" Zone to "Low Density Townhouses (RTL4)" Zone**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10053, for the rezoning of 8291 and 8311 Williams Road from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone, to permit the development of 10 townhouse units with vehicle access from Williams Road, be introduced and given first reading.

Wayne Craig
Director, Development

WC:mp
Att. 5

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

Staff Report

Origin

Konic Development has applied to the City of Richmond for permission to rezone the properties at 8291 and 8311 Williams Road from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone for the development of 10 two-storey and three-storey townhouse units with vehicle access from Williams Road. A location map and an aerial photo are provided in Attachment 1.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 2. Preliminary development plans are provided in Attachment 3.

Subject Site Existing Housing Profile

The subject site is 1,960 m² (21,097 ft²) in size and is located on the north side of Williams Road, between No. 3 Road and Piggot Drive.

The subject site consists of two lots; each containing a single family dwelling. The applicant has indicated that both dwellings are owner-occupied and do not contain a secondary suite. Both dwellings will be removed at a future development stage.

Surrounding Development

Existing development immediately surrounding the subject site is as follows.

To the North: Single family dwellings on lots zoned “Single Detached (RS1/E)”, with vehicle access from Piggot Road.

To the South: Across Williams Road, are single family dwellings on lots zoned “Single Detached (RS1/E)”. These lots are designated for townhouse development in the Arterial Road Policy.

To the East: Single family dwellings on lots zoned “Single Detached (RS1/E)”. These lots are designated for townhouse development in the Arterial Road Policy.

To the West: Single family dwellings on lots zoned “Single Detached (RS1/E)”. A rezoning application (RZ 18-817742) has been submitted to rezone the immediately adjacent properties at 8231 & 8251 Williams Road to the “Low Density Townhouses (RTL4)” zone for the development of 10 townhouse units. Access to the proposed development is to be provided via a Statutory Right-of-Way to be registered over the proposed driveway and drive aisle on the subject properties at 8291 and 8311 Williams Road. The rezoning application (RZ 18-817742) is currently under staff review.

Related Policies & Studies

Official Community Plan

The subject site is located in the Broadmoor planning area, and is designated “Neighbourhood Residential (NRES)” in the Official Community Plan, which permits single-family, duplex, and townhouse development. The proposed rezoning is consistent with this designation.

Arterial Road Policy

The subject site is designated “Arterial Road Townhouse” in the Arterial Road Housing Development Map. The proposed rezoning is consistent with this designation.

Floodplain Management Implementation Strategy

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

Public Consultation

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

Should the Planning Committee endorse this application and Council grant 1st reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Site Planning and Form and Character

The subject properties have a total combined frontage of 40.24 m (132.02 ft.), and are proposed to be consolidated into one development parcel. The site frontage meets the minimum frontage requirement of 40 m for townhouse development on a minor arterial road such as Williams Road.

The applicant has proposed four buildings arranged on a T-shaped central drive aisle. Each of the two buildings on the south side of the site along Williams Road contains two three-storey units and one two-storey units, and each of the two buildings on the north side contains two two-storey units.

Four units in the buildings on the south side have front doors fronting onto Williams Road, and two units have front doors fronting onto the internal drive aisle. All the units in the buildings on the north side have front doors fronting onto the internal drive aisle. All the garages will be accessed from the internal drive aisle.

Building massing is consistent with the Arterial Road Guidelines for Townhouses in the Official Community Plan. The buildings on the south side are stepped back to two storeys within 7.5 m of the side yards to provide a transition to the existing single detached houses to the east and west. The height of the proposed duplexes on the north side is two-storey to serve as a transition to the single family homes to the north.

A common outdoor amenity space is proposed between the proposed duplexes on the north side. The proposed outdoor amenity area is designed to facilitate children's play and a bench to permit observation of children and social activities.

One convertible unit (Unit 101) is proposed in the building at the southwest corner. The unit includes space designed for the future installation of an elevator and a side-by-side, two car garage, which is wide enough to accommodate an accessible parking space.

One ground-level, one-bedroom secondary suite is proposed. The secondary suite is proposed within the townhouse unit (Unit 109) in the building at the northeast corner. Parking for the unit is provided in a side-by-side, non-tandem arrangement; therefore, an additional on-site parking space for the secondary suite is not required.

Further details of the site plan and architectural character of the proposed development, and landscape design including the outdoor amenity area design will be reviewed and finalized through the Development Permit application process.

Existing Legal Encumbrances

There is a restrictive covenant (registration number: 167729C) registered on the title of the property at 8311 Williams Road. The covenant restricts development of the property to one single detached dwelling house only. This covenant must be discharged prior to the final adoption of the rezoning bylaw.

Also, there is an existing 3.0 m wide Statutory Right-of-Way (SRW) along the rear property line for an existing sanitary sewer line. The applicant is aware that no construction of a building or a structure, or planting of trees is permitted in the SRW.

Transportation and Site Access

Vehicle access is proposed via a single driveway crossing to Williams Road located in the middle of the site frontage. The proposed drive aisle is designed to provide vehicle access to future developments to the east and west. Access to the proposed townhouse development on the adjacent site to the west (RZ 18-817742) will be provided through the driveway and drive aisle. Prior to final adoption of the rezoning bylaw, a Statutory Right-of-Way (SRW) for Public Right-of-Passage (PROP) over the entire driveway and the drive aisle is required to be registered on title. Registration on title ensures all purchasers are made aware that the driveway and drive aisle will be used by future adjacent developments.

Staff have identified that a 1.0 m road dedication is required along the entire Williams Road frontage in order to accommodate a new sidewalk and landscape boulevard. The required 1.0 m must be dedicated prior to final adoption of the rezoning bylaw.

The proposed vehicle and bicycle parking spaces meet the Zoning Bylaw 8500 requirements. The required number of residential parking spaces is 20, and the proposed development includes 20 residential parking spaces in attached garages. Two visitor parking spaces are proposed in the side yards: one on the east side and one on the west side.

Eight of the 10 townhouse units have side-by-side garages. Two units in the buildings on the south side will have two vehicle parking spaces in a tandem arrangement. Providing four parking spaces in a tandem arrangement complies with the Zoning Bylaw 8500 requirement that allows 50% of parking spaces to be in a tandem arrangement. Prior to final adoption of the rezoning bylaw, a restrictive covenant is required to be registered on title to prohibit the conversion of the tandem garage area into habitable space.

A total of 13 Class 1 bicycle parking spaces are required, and a total of 14 Class 1 bicycle parking provided in the garages.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses six (6) bylaw-sized trees (tag #1, 2, 3, 4, 5 and 6) on the subject property, two (2) hedges (tag #7 and 8) located on the shared property line with the neighbour to the east at 8331 Williams Road, and one (1) tree (tag# 9) located on the neighbouring property to the west at 8251 Williams Road.

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

- Two (2) trees (tag# 1 and 2) located on the development site are in very poor condition and should be removed and replaced. One (1) holly tree (tag#1) has multiple stems commencing at the base, and there is branch and twig dieback throughout the entire canopy due to holly blight disease. One (1) Dwarf Alberta Spruce (tag#2) has a moderate corrected lean to the west. The crown is asymmetrical, and is heavily weighted to the west.
- Four (4) trees (tag#3, 4, 5, and 6) located on the development site are in fair to good condition and are not in conflict with the proposed development. These trees should be retained and protected.
- Two (2) hedges (tag#7 and 8) are proposed to be retained but trimmed back to accommodate the proposed parking area and site grading. The applicant has obtained written permission from the adjacent property owner to trim the hedges.
- One cherry (1) tree (tag#9) located on the neighbour's property to the west is to be retained.
- Retained trees should be protected as per the City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the Official Community Plan.

Tree Replacement

The applicant wishes to remove two on-site trees (tag# 1 and 2). The 2:1 replacement ratio would require a total of four replacement trees. The preliminary landscape plan submitted for the rezoning application shows 10 new trees to be planted on the site. The size and species of replacement trees, and overall landscape design will be reviewed in detail through the Development Permit application review process.

Tree Protection

Four (4) trees (tag#3, 4, 5, and 6) located on the development site are proposed to be retained and protected, and one (1) cherry tree (tag#9) on the neighbouring property to the west at 8251 Williams Road is 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 4). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following:

- 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 final adoption of the rezoning bylaw, submission of a \$35,000 Tree Survival Security for the four trees located on the development site to be retained.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Variance Requested

The proposed development is generally in compliance with the "Low Density Townhouses (RTL4)" zone, except for the variances noted below.

- Reduce the front yard setback along Williams Road from 6.0 m to 4.5 m in order to provide a 6.0 rear yard setback to the buildings proposed at the rear.

Staff support the proposed variance for the following reasons:

- *The proposed variance is consistent with the Arterial Road Guidelines for Townhouses in the OCP. Balconies, bay windows, and porches are not permitted to project into the proposed 4.5m front yard setback;*
- *The proposed 6.0 m rear yard setback to the rear units provides an improved rear yard interface with the existing single family dwellings to the north;*

- *Four existing trees in the rear yard are proposed to be retained, and providing a 6 m rear yard setback maximizes tree retention opportunities; and*
 - *A 1m road dedication along Williams Road frontage is provided to accommodate a new sidewalk and a landscape boulevard.*
- Allow one small car parking stall in each of the side-by-side garages (eight (8) small car spaces in total). The Zoning Bylaw allows small car parking spaces for on-site parking areas which contain 31 or more paces. The proposed development contains 22 parking spaces; therefore all required parking spaces are required to be standard spaces.

Staff support the proposed variance as it enables the required resident parking spaces to be provided within the garages of each unit in a side-by-side arrangement.

These variances will be reviewed in the context of the overall details design of the project, including architectural form, site design and landscaping at the Development Permit application review stage.

Affordable Housing Strategy

In accordance with the City's Affordable Housing Strategy, which requires either provision of units or a cash contribution to the City's Affordable Housing Fund, townhouse rezoning applications are required to provide a cash-in-lieu contribution of \$8.50 per buildable square foot towards the City's Affordable Housing Reserve Fund. The applicant proposes to make a cash-in-lieu contribution of \$105,388.27.

In addition to the cash-in-lieu contribution, the applicant proposes to construct a one-bedroom secondary suite in one of the townhouse units. Prior to final adoption of the rezoning bylaw, the applicant must register two restrictive covenants ensuring that:

- No final Building Permit inspection will be granted until a one-bedroom secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw; and
- A secondary suite cannot be stratified or otherwise held under separate title.

Public Art Program Policy

The applicant will be participating in the City's Public Art Program by making a voluntary contribution to the City's Public Art Reserve Fund for City-wide projects on City lands. A total contribution will be \$10,538.83 (based on \$0.85 per buildable square foot). This contribution is required to be submitted to the City prior to final adoption of the rezoning bylaw.

Townhouse Energy Efficiency and Renewable Energy

The applicant has committed to achieving an EnerGuide Rating System score of 82 and all units will be pre-ducted for solar hot water. As part of the Development Permit application review process, the developer will be required to retain a Certified Energy Advisor (CEA) to complete

an Evaluation Report to confirm details of construction requirements needed to achieve the target rating.

This application would qualify as an “in-stream” application as the associated Development Permit application was submitted prior to July 16, 2018 (i.e., before Bylaw 9769 implementing BC Energy Step Code requirements for all new construction in Richmond was adopted), provided that the associated Building Permit application is received prior to January 1, 2020.

Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on title to ensure that all units are built and maintained to ERS 82 or higher, as detailed in the CEA’s evaluation report, and that all units are to be solar hot water ready. The legal agreement must include language to note that, should the application not meeting the grandfathering provisions described above, the development will need to comply with the BC Energy Step Code requirements in place at the time of the Building Permit application.

Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on the site. The total cash contribution required for the proposed 10-unit townhouse development is \$16,000 (\$1,600 per unit as per the OCP).

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

Site Servicing and Frontage Improvements

Prior to issuance of a Building Permit, the applicant is required to enter into a Servicing Agreement for the design and construction of the required site servicing and frontage improvements, as described in Attachment 5. Frontage improvements include, but may not be limited to, the following:

- Removing the existing sidewalk and constructing a new 1.5 m wide sidewalk; and
- Constructing a new 1.5 m wide landscaped boulevard with street trees.

A 1 m road dedication is required to accommodate the frontage improvements.

Development Permit Application

Prior to final adoption of the rezoning bylaw, a Development Permit application is required to be processed to a satisfactory level. Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines for the form and character of multiple-family projects provided in the 2041 Official Community Plan.

- Refinement of the proposed site grading and building foundations to ensure survival of all proposed protected trees and development of an appropriate transition between the proposed development to the public sidewalk on Williams Road, and to the adjacent existing properties.
- Review of the size and species of on-site replacement trees to ensure bylaw compliance and to achieve an acceptable mix of coniferous and deciduous trees on site.
- Refinement of the outdoor amenity area design, including the choice of play equipment, to create a safe and vibrant environment for children's play and social interaction.
- Review of relevant accessibility features and aging-in-place design features in all units.
- Review of a sustainability strategy for the development proposal.

Financial Impact or Economic Impact

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

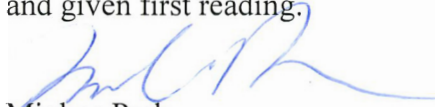
Conclusion

The purpose of this application is to rezone 8291 and 8311 Williams Road from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone, to permit the development of 10 two and three storey townhouse units with vehicle access from Williams Road.

The rezoning application is consistent with the land use designation and applicable policies contained in the Official Community Plan for the subject site. Further review of the project design will be completed as part of the Development Permit application review process.

The list of rezoning considerations is included in Attachment 5, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10053, be introduced and given first reading.



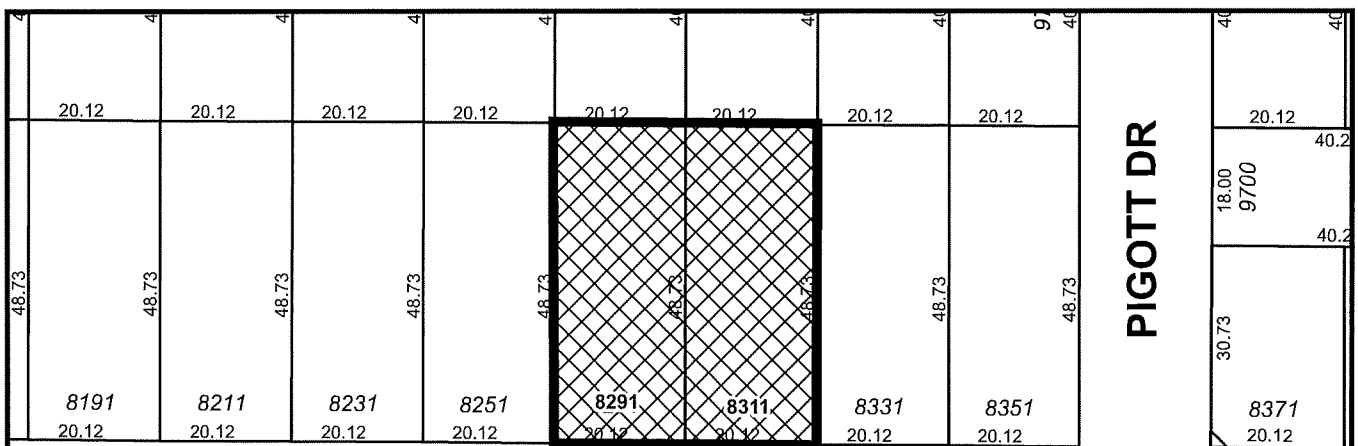
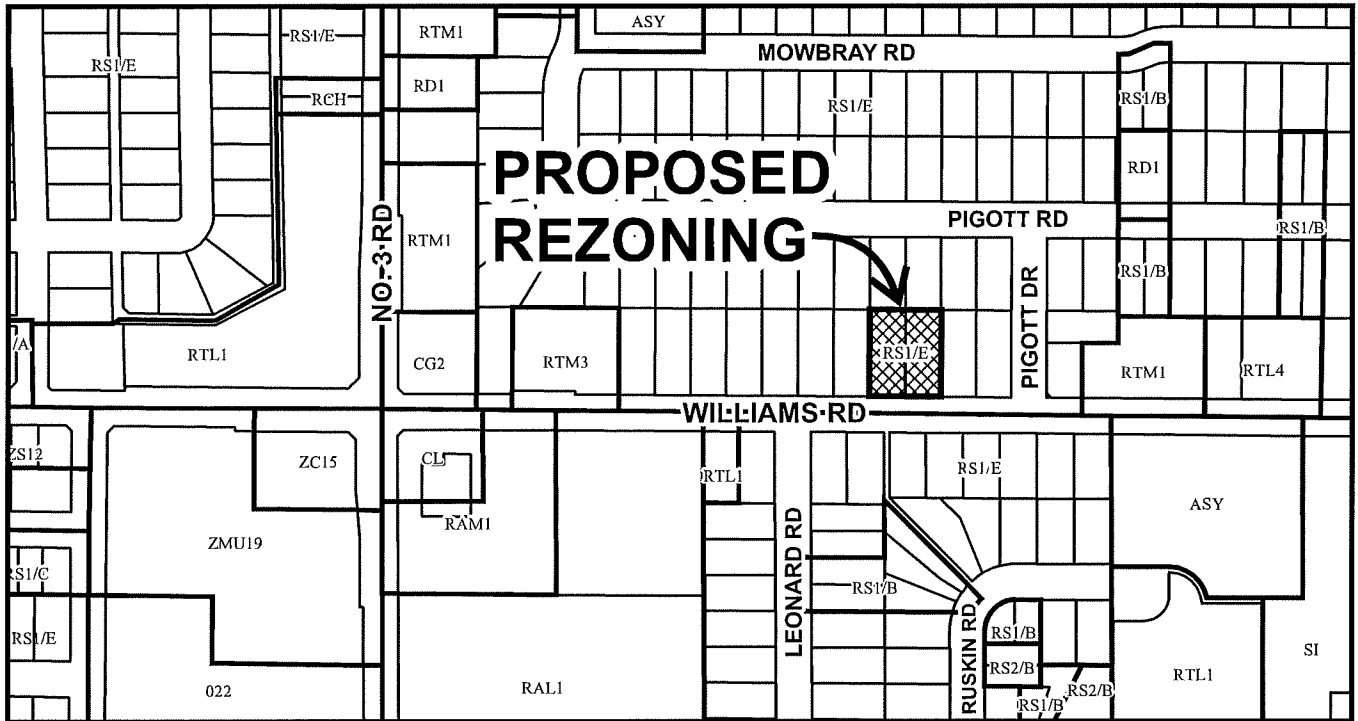
Minhee Park
Planner 2

MP:cas

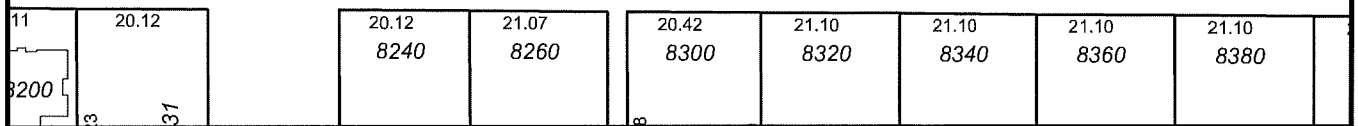
Attachment 1: Location Map
Attachment 2: Development Application Data Sheet
Attachment 3: Preliminary Development Plans
Attachment 4: Tree Management Plan
Attachment 5: Rezoning Considerations



City of
Richmond



WILLIAMS RD



RZ 17-788945

Original Date: 10/27/17

Revision Date:

Note: Dimensions are in METRES



City of Richmond



RZ 17-788945

Original Date: 10/30/17

Revision Date:

Note: Dimensions are in METRES

PLN - 78



RZ 17-788945

Attachment 2

Address: 8291 and 8311 Williams Road

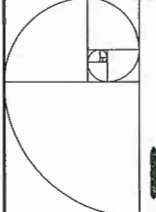
Applicant: Konic Development

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	South Arm Williams Homes Ltd.	To be determined
Site Size (m²):	1,960 m ² (21,097.2 ft ²)	1,919 m ² (20,664.4 ft ²) after 1m road dedication
Land Uses:	Single-family residential	Multi-family residential
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	Two single detached dwellings	10 townhouse units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60	none permitted
Buildable Floor Area (m ²):*	Max. 1151.8 m ²	1151.7 m ² (12,397.6 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 65% Landscaping: Min. 25%	Building: 38.48% Non-porous Surfaces: 57.17% Landscaping: 27.1%	none
Lot Dimensions (m):	Width: 40 m Depth: 35 m	Width: 40 m Depth: 48.7 m	none
Setbacks (m):	Front: Min. 6 m Rear: Min. 3 m Side: Min. 3 m	Front: Min. 4.5 m Rear: Min. 6 m Side: Min. 3 m	Variance - front yard setback
Height (m):	12 m (3 storeys)	11.7 m (3 storeys)	none
Off-street Parking Spaces – Total:	20 (R) and 2 (V)	20 (R) and 2 (V)	none
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	4 stalls	none
Small Car Parking Spaces:	None permitted	8	Variance
Bicycle Parking Spaces – Class 1	1.25 per unit (i.e.13)	14	none
Bicycle Parking Spaces – Class 2	0.2 per unit (i.e. 2)	2	none
Amenity Space – Indoor:	Min. 50m ² or \$1,600/unit cash-in-lieu (i.e. \$16,000)	\$16,000 cash-in-lieu	none
Amenity Space – Outdoor:	6 m ² per unit (i.e. 60 m ²)	87.7 m ²	none

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



IMPERIAL ARCHITECTURE
 A DIVISION OF AN ARCHITECTURAL PRACTICE
 6000 JEFFERSON AVENUE, SUITE 100
 DENVER, COLORADO 80221
 TEL: 303.733.1100
 WWW.IMPERIALARCHITECTURE.COM

Copyright Reserved
 The contents of this drawing are the sole property of Imperial Architecture and shall remain the property of Imperial Architecture. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Imperial Architecture. No part of this drawing may be used for any other project without the prior written permission of Imperial Architecture.

NO.	DATE	DESCRIPTION	BY	CHK
01	02/15/2019	ISSUED FOR PERMIT	AL	AL
02	02/15/2019	ISSUED FOR PERMIT	AL	AL
03	02/15/2019	ISSUED FOR PERMIT	AL	AL
04	02/15/2019	ISSUED FOR PERMIT	AL	AL
05	02/15/2019	ISSUED FOR PERMIT	AL	AL
06	02/15/2019	ISSUED FOR PERMIT	AL	AL
07	02/15/2019	ISSUED FOR PERMIT	AL	AL
08	02/15/2019	ISSUED FOR PERMIT	AL	AL
09	02/15/2019	ISSUED FOR PERMIT	AL	AL
10	02/15/2019	ISSUED FOR PERMIT	AL	AL



PLN - 80

ISSUED FOR REZONING
 RESUBMISSION
 (2019-05-07)

WILLIAMS ROAD TOWNHOUSE
 DEVELOPMENT FOX
 8211 WILLIAMS ROAD, RICHMOND, VA 23135
 TEL: 804-498-4888
 FAX: 804-498-4888

COVER PAGE
 SHEET N.T.S.
 DRAWING NO. #R194
 DATE 02/15/2019

A.0.0 of 1

DRAWING LIST

- ARCHITECTURAL:
 A0.0 COVER SHEET
 A0.1 COLOR RENDERING - EYE LEVEL STREETSCAPE VIEWS
 A0.2 COLOR RENDERING - BIRD-EYE VIEW
 A0.3 PROJECT DATA & STATISTICS
 A0.4 SITE AERIAL PHOTO
 A0.5 SITE CONTEXT PLAN / STREET ELEVATION
 A0.6 SITE SURVEY PLAN
 A1.0A SITE PLAN
 A1.0B SITE / LEVEL 1 PLAN
 A1.1 PARKING PLAN
 A1.2 FIRE FIGHTING PLAN
 A1.3 BUILDING / PORCH AREA CALCULATION
 A1.4 PRIVATE OUTDOOR SPACE CALCULATION & DIAGRAM
 A2.1 BUILDING A & B FLOOR PLANS
 A2.2 BUILDING C & D FLOOR PLANS
 A2.3 ROOF PLAN
 A3.1 BUILDING A ELEVATIONS
 A3.2 BUILDING B ELEVATIONS
 A3.3 BUILDING C ELEVATIONS
 A3.4 BUILDING D ELEVATIONS
 A4.1 BUILDING SECTIONS
- LANDSCAPE:
 L1 LANDSCAPE PLAN
 L2 LOT COVERAGE PLAN
 L3 TREE MANAGEMENT PLAN
- ELECTRICAL:
 E1 CONCEPTUAL SITE PLAN

DRAWING LIST

- A5.1 UNIT TYPE A1/A2/A3 L1 FLOOR PLAN
 A5.1A UNIT TYPE A1/A2/A3 L1 AREA OVERLAY
 A5.2 UNIT TYPE A1/A2/A3 L2 FLOOR PLAN
 A5.2A UNIT TYPE A1/A2/A3 L2 AREA OVERLAY
 A5.3 UNIT TYPE A1/A3 L3 FLOOR PLAN
 A5.3A UNIT TYPE A1/A3 L3 AREA OVERLAY
 A5.4 UNIT TYPE B1/B2/B3 L1 FLOOR PLAN
 A5.4A UNIT TYPE B1/B2/B3 L1 AREA OVERLAY
 A5.5 UNIT TYPE B1/B2/B3 L2 FLOOR PLAN
 A5.5A UNIT TYPE B1/B2/B3 L2 AREA OVERLAY
 A5.6 UNIT TYPE B1/B3 L3 FLOOR PLAN
 A5.6A UNIT TYPE B1/B3 L3 AREA OVERLAY
 A5.7 UNIT TYPE C1 PLANS
 A5.7A UNIT TYPE C1 AREA OVERLAY
 A5.8 UNIT TYPE D1 (LOCK-OFF) PLANS
 A5.8A UNIT TYPE D1 AREA OVERLAY
 A5.8B ELEVATOR / WHEELCHAIR LIFT SPECIFICATION
- LANDSCAPE:
 L1 LANDSCAPE PLAN
 L2 LOT COVERAGE PLAN
 L3 TREE MANAGEMENT PLAN
- ELECTRICAL:
 E1 CONCEPTUAL SITE PLAN

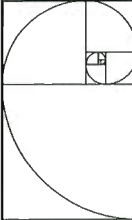
**TOWNHOUSE DEVELOPMENT
 AT 8291 & 8311 WILLIAMS RD, RICHMOND, BC (RZ 17-788945)
 ISSUED FOR REZONING RESUBMISSION 2019-05-07**

CONTACT LIST

- CLIENT**
 KONG DEVELOPMENT LTD.
 1155-1700 MAYFIELD PLACE,
 RICHMOND BC, V6V 2E4
 CONTACT: KERRY LEUNG, CEO
 TEL: 604-276-3792
 EMAIL: INFO@KONGDEVELOPMENT.COM
- ARCHITECT**
 IMPERIAL ARCHITECTURE
 7706 FRENCH STREET,
 RICHMOND BC, V6X 2A2
 CONTACT: MARK ZIMMERMAN
 TEL: 778-884-8822
 EMAIL: INFO@IMPERIALARCHITECTURE.COM
- LANDSCAPE**
 PML LANDSCAPE ARCHITECTS
 2005 BURNHAMPTON BLVD. SUITE 100
 RICHMOND BC, V6V 2C9
 CONTACT: VANESSA CAMPBELL, MCKISA | MCKISA
 TEL: 778 884-8822
 EMAIL: PML@PMLLANDSCAPE.COM

- CIVIL**
 CORE CONCEPT CONSULTING LTD.
 CIVIL & MECHANICAL - SERVICE
 10000 170TH AVE. SUITE 200
 RICHMOND BC, V6X 2M7
 CONTACT: BRUCE DUFFY, DIRECTOR
 TEL: 604-276-3006 FAX: 604-450-0501
 EMAIL: CORE@CORECONCEPTCONSULTING.COM
- SURVEYOR**
 J.C. TAYLOR & ASSOCIATES
 10000 170TH AVE. SUITE 200
 RICHMOND BC, V6X 2M7
 CONTACT: JERRY TAYLOR, S.C.L.S.
 TEL: 604-276-3006 FAX: 604-450-0501
 EMAIL: OFFICE@JCTAYLOR.COM

- ELECTRICAL**
 LEW ENGINEERING LTD.
 ELECTRICAL CONSULTING ENGINEERS
 10000 170TH AVE. SUITE 200
 RICHMOND BC, V6X 2M7
 CONTACT: MICHAEL Y. LEUNG, P. ENG.
 TEL: 604-276-3772-3777
 EMAIL: LEUNG@LEWENGINEERING.LTD
- ARBOREST**
 MIDCOURT WOODLAND GARDEN
 8300 83RD SWANSON WAY
 RICHMOND BC, V6X 2Y7
 CONTACT: JACQUELYNNE LEUNG
 TEL: 604-498-4888
 EMAIL: MIDCOURT@LEUNGWOODLAND.COM



IMPERIAL ARCHITECTURE
 BUILDERS OF AN ARCHITECTURE OF PRACTICE
 4000 WEST 10TH AVENUE SUITE 100
 DENVER, CO 80202
 TEL: 303.733.8888
 WWW.IMPERIALARCHITECTURE.COM

ARCHITECTURE
 INTERIOR
 EXTERIOR

Copyright Reserved
 No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Imperial Architecture. All rights reserved.

Disclaimer
 This document and any of its contents, and materials, are provided for your use only. It is not to be used for any other purpose. It is not to be used for any other project without the prior written permission of Imperial Architecture.

REVISION	DATE	BY	DESCRIPTION
1	10/15/19	JK	ISSUED FOR PERMIT
2	10/15/19	JK	ISSUED FOR PERMIT
3	10/15/19	JK	ISSUED FOR PERMIT
4	10/15/19	JK	ISSUED FOR PERMIT
5	10/15/19	JK	ISSUED FOR PERMIT
6	10/15/19	JK	ISSUED FOR PERMIT
7	10/15/19	JK	ISSUED FOR PERMIT
8	10/15/19	JK	ISSUED FOR PERMIT
9	10/15/19	JK	ISSUED FOR PERMIT
10	10/15/19	JK	ISSUED FOR PERMIT

ISSUED FOR REZONING RESUBMISSION
 (2019-05-07)

WILLIAMS ROAD TOWNHOUSE DEVELOPMENT FOR
 KONGIC
 4041 & 4011 WILLIAMS ROAD RICHMOND, BC
 RZ 17-288005

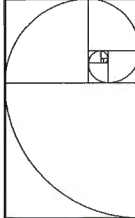
COLOR RENDERINGS

Scale: N.T.S.
 Drawing No: #R194
 Sheet

A 0.1 of



PLN - 81



IMPERIAL ARCHITECTURE
 HOLDERS OF AN ARCHITECTURE OF PRACTICE
 1100 WEST WILSON AVENUE, SUITE 100
 RICHMOND, VA 23227
 TEL: 804.771.8888

ARCHITECTURE
 INTERIOR
 PLUMBING

Copyright Reserved

This drawing is the property of Imperial Architecture and is to be used only for the project and site specifically identified on this drawing. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Imperial Architecture.

The construction and use of materials and methods shall be as shown unless otherwise indicated on this drawing. The contractor shall be responsible for obtaining all necessary permits and approvals. DO NOT SCALE DRAWINGS.

NO.	DATE	DESCRIPTION
1	11/15/19	ISSUED FOR PERMITS
2	11/15/19	ISSUED FOR PERMITS
3	11/15/19	ISSUED FOR PERMITS
4	11/15/19	ISSUED FOR PERMITS
5	11/15/19	ISSUED FOR PERMITS
6	11/15/19	ISSUED FOR PERMITS
7	11/15/19	ISSUED FOR PERMITS
8	11/15/19	ISSUED FOR PERMITS
9	11/15/19	ISSUED FOR PERMITS
10	11/15/19	ISSUED FOR PERMITS
11	11/15/19	ISSUED FOR PERMITS
12	11/15/19	ISSUED FOR PERMITS
13	11/15/19	ISSUED FOR PERMITS
14	11/15/19	ISSUED FOR PERMITS
15	11/15/19	ISSUED FOR PERMITS
16	11/15/19	ISSUED FOR PERMITS
17	11/15/19	ISSUED FOR PERMITS
18	11/15/19	ISSUED FOR PERMITS
19	11/15/19	ISSUED FOR PERMITS
20	11/15/19	ISSUED FOR PERMITS
21	11/15/19	ISSUED FOR PERMITS
22	11/15/19	ISSUED FOR PERMITS
23	11/15/19	ISSUED FOR PERMITS
24	11/15/19	ISSUED FOR PERMITS
25	11/15/19	ISSUED FOR PERMITS
26	11/15/19	ISSUED FOR PERMITS
27	11/15/19	ISSUED FOR PERMITS
28	11/15/19	ISSUED FOR PERMITS
29	11/15/19	ISSUED FOR PERMITS
30	11/15/19	ISSUED FOR PERMITS
31	11/15/19	ISSUED FOR PERMITS
32	11/15/19	ISSUED FOR PERMITS
33	11/15/19	ISSUED FOR PERMITS
34	11/15/19	ISSUED FOR PERMITS
35	11/15/19	ISSUED FOR PERMITS
36	11/15/19	ISSUED FOR PERMITS
37	11/15/19	ISSUED FOR PERMITS
38	11/15/19	ISSUED FOR PERMITS
39	11/15/19	ISSUED FOR PERMITS
40	11/15/19	ISSUED FOR PERMITS
41	11/15/19	ISSUED FOR PERMITS
42	11/15/19	ISSUED FOR PERMITS
43	11/15/19	ISSUED FOR PERMITS
44	11/15/19	ISSUED FOR PERMITS
45	11/15/19	ISSUED FOR PERMITS
46	11/15/19	ISSUED FOR PERMITS
47	11/15/19	ISSUED FOR PERMITS
48	11/15/19	ISSUED FOR PERMITS
49	11/15/19	ISSUED FOR PERMITS
50	11/15/19	ISSUED FOR PERMITS

ISSUED FOR REZONING
 RESUBMISSION
 (2019-05-07)

PROJECT: WILLIAMS ROAD TOWNHOUSE
 DEVELOPMENT FOR
 JH KOSINSKI
 8201 & 8311 WILLIAMS ROAD, RICHMOND, VA
 23227-2884

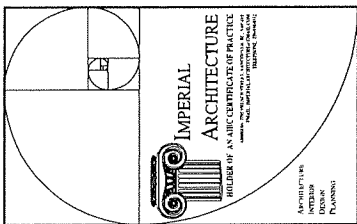
THE COLOR RENDERINGS

PROJECT NO. 89194
 SHEET N.T.S.
 DRAWING NO. 82

A 0.2 of



PLN - 82



ARCHITECT
#1914
SUN
N.T.S.
SHEET

Copyright Reserved

Imperial Architecture, Inc. is the creator of this drawing. It is to be used only for the project and location specified hereon. No part of this drawing is to be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior written permission of Imperial Architecture, Inc.

DATE: 11/20/18

DRAWN BY: [Signature]

CHECKED BY: [Signature]

SCALE: 1/8"=1'-0"

PROJECT: [Project Name]

DATE: 11/20/18
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1/8"=1'-0"
PROJECT: [Project Name]

ISSUED FOR REZONING
RESUBMISSION
(2019-05-07)

WILLIAMS ROAD TOWNHOUSE
DEVELOPMENT FOR

CONTRACTOR:
4211 & 4311 WILLIAMS ROAD, HUNTINGTON, BC
V8M 1W9

PROJECT DATA & STATISTICS

Scale: N.T.S.
Sheet: A.0.3

Unit #	Building A				Building B				Building C				Building D				Total
	Unit 101	Unit 102	Unit 103	Unit 104	Unit 105	Unit 106	Unit 107	Unit 108	Unit 109	Unit 110	Unit 111	Unit 112	Unit 113	Unit 114	Unit 115		
Unit Type	1-1, 1.5 Bath, 2.5 Bath				1-1, 1.5 Bath, 2.5 Bath				1-1, 1.5 Bath, 2.5 Bath				1-1, 1.5 Bath, 2.5 Bath				
Feature (BD / DEN)	480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380				480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380				480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380				480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380				
Convertible Unit	✓				✓				✓				✓				
Lock-off Unit	131.45				100.00				100.00				100.00				
Net Area (Floor Area)	107.00				107.00				107.00				107.00				
Net Area by Use (Floor Area)	1331.51				1492.31				1588.02				1648.47				
Net Area by Use (Ceiling Area)	107.00				107.00				107.00				107.00				
Garage Area (Top Level)	86.79				38.96				38.96				38.96				
Garage Area (Bottom Level)	137.51				137.51				137.51				137.51				
Total Enclosed Area by Unit	531.16				577.17				628.55				672.69				
Converted Porch	0.00				0.00				0.00				0.00				
Green Area	1882.07				1851.94				1826.26				1801.32				

Unit #	Building A				Building B				Building C				Building D				Total
	Unit 101	Unit 102	Unit 103	Unit 104	Unit 105	Unit 106	Unit 107	Unit 108	Unit 109	Unit 110	Unit 111	Unit 112	Unit 113	Unit 114	Unit 115		
Unit Type	1-1, 1.5 Bath, 2.5 Bath				1-1, 1.5 Bath, 2.5 Bath				1-1, 1.5 Bath, 2.5 Bath				1-1, 1.5 Bath, 2.5 Bath				
Feature (BD / DEN)	480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380				480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380				480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380				480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380				
Convertible Unit	✓				✓				✓				✓				
Lock-off Unit	131.45				100.00				100.00				100.00				
Net Area (Floor Area)	107.00				107.00				107.00				107.00				
Net Area by Use (Floor Area)	1331.51				1492.31				1588.02				1648.47				
Net Area by Use (Ceiling Area)	107.00				107.00				107.00				107.00				
Garage Area (Top Level)	86.79				38.96				38.96				38.96				
Garage Area (Bottom Level)	137.51				137.51				137.51				137.51				
Total Enclosed Area by Unit	531.16				577.17				628.55				672.69				

Private Outdoor Area Calculation

Unit #	Unit 101	Unit 102	Unit 103	Unit 104	Unit 105	Unit 106	Unit 107	Unit 108	Unit 109	Unit 110	Unit 111	Unit 112	Unit 113	Unit 114	Unit 115	Total
Unit Type	1-1, 1.5 Bath, 2.5 Bath															
Feature (BD / DEN)	480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380															
Convertible Unit	✓															
Lock-off Unit	131.45															
Net Area (Floor Area)	107.00															
Net Area by Use (Floor Area)	1331.51															
Net Area by Use (Ceiling Area)	107.00															
Garage Area (Top Level)	86.79															
Garage Area (Bottom Level)	137.51															
Total Enclosed Area by Unit	531.16															

Outdoor Amenity Area Calculation

Unit #	Unit 101	Unit 102	Unit 103	Unit 104	Unit 105	Unit 106	Unit 107	Unit 108	Unit 109	Unit 110	Unit 111	Unit 112	Unit 113	Unit 114	Unit 115	Total
Unit Type	1-1, 1.5 Bath, 2.5 Bath															
Feature (BD / DEN)	480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380															
Convertible Unit	✓															
Lock-off Unit	131.45															
Net Area (Floor Area)	107.00															
Net Area by Use (Floor Area)	1331.51															
Net Area by Use (Ceiling Area)	107.00															
Garage Area (Top Level)	86.79															
Garage Area (Bottom Level)	137.51															
Total Enclosed Area by Unit	531.16															

Covered Porch Area Calculation

Unit #	Unit 101	Unit 102	Unit 103	Unit 104	Unit 105	Unit 106	Unit 107	Unit 108	Unit 109	Unit 110	Unit 111	Unit 112	Unit 113	Unit 114	Unit 115	Total
Unit Type	1-1, 1.5 Bath, 2.5 Bath															
Feature (BD / DEN)	480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380															
Convertible Unit	✓															
Lock-off Unit	131.45															
Net Area (Floor Area)	107.00															
Net Area by Use (Floor Area)	1331.51															
Net Area by Use (Ceiling Area)	107.00															
Garage Area (Top Level)	86.79															
Garage Area (Bottom Level)	137.51															
Total Enclosed Area by Unit	531.16															

Building Coverage Calculation

Unit #	Unit 101	Unit 102	Unit 103	Unit 104	Unit 105	Unit 106	Unit 107	Unit 108	Unit 109	Unit 110	Unit 111	Unit 112	Unit 113	Unit 114	Unit 115	Total
Unit Type	1-1, 1.5 Bath, 2.5 Bath															
Feature (BD / DEN)	480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380															
Convertible Unit	✓															
Lock-off Unit	131.45															
Net Area (Floor Area)	107.00															
Net Area by Use (Floor Area)	1331.51															
Net Area by Use (Ceiling Area)	107.00															
Garage Area (Top Level)	86.79															
Garage Area (Bottom Level)	137.51															
Total Enclosed Area by Unit	531.16															

General Notes:

- AGING IN PLACE FEATURES SUCH AS STAIRWELL HANDRAILS, SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILET, SHOWER AND SHOWER, AND LEVER-TYPE HANDLES FOR TUBING FIXTURES AND DOOR HANDLES WILL BE PROVIDED IN ALL UNITS.
- UNIT 101 (TYPE A1) IS THE CONVERTIBLE UNIT. ITS DESIGN IS IN FULL COMPLIANCE WITH CITY'S CONVERTIBLE DESIGN GUIDELINE / CHECKLIST.
- UNIT 101 (TYPE B1) IS THE LOCK-OFF UNIT.
- THE PROJECT WILL PROVIDE HEAT PUMP AC UNIT WITH HYV MECHANICAL VENTILATION SYSTEM TO ACHIEVE ENERGI-GUIDE B2 STANDARD, FOLLOWING SUSTAINABLE FEATURES WILL ALSO BE PROVIDED IN THE PROJECT BEYOND ENERGI-GUIDE REQUIREMENTS:
 - 100% RECYCLED INSULATION AND LIGHT FIXTURES
 - EXPOSED STAR UPPLACES AND LIGHT FIXTURES
 - LOW-E DOUBLE GLAZING WINDOWS
 - POWER OUTLET IN PRIVATE GARAGE FOR CHARGING ELECTRIC CARS
- THE MECHANICAL HEATING AND COOLING SYSTEM AIR SOURCE HEAT PUMP SYSTEM TO COMPLY WITH RELATIVE REQUIREMENTS IN ENERGI-GUIDE AND ASHRAE IS REGARDING THE STANDARDS OF THERMAL COMFORT.
- AN AUTOMATED IRRIGATION SYSTEM FOR FUTURE ENGINING MAINTENANCE WILL BE INSTALLED. SEE LANDSCAPE.

Unit #	Unit 101	Unit 102	Unit 103	Unit 104	Unit 105	Unit 106	Unit 107	Unit 108	Unit 109	Unit 110	Unit 111	Unit 112	Unit 113	Unit 114	Unit 115	Total
Unit Type	1-1, 1.5 Bath, 2.5 Bath															
Feature (BD / DEN)	480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380															
Convertible Unit	✓															
Lock-off Unit	131.45															
Net Area (Floor Area)	107.00															
Net Area by Use (Floor Area)	1331.51															
Net Area by Use (Ceiling Area)	107.00															
Garage Area (Top Level)	86.79															
Garage Area (Bottom Level)	137.51															
Total Enclosed Area by Unit	531.16															

Project Statistics

Category	Value
Floor Area Ratio	0.6
Net Carriage (Building & Porch)	406.84m ²
Net Carriage (Floor Porch Material)	624.96m ²
Net Carriage (Floor Porch Material)	57.28m ²
Setback (Front Yard)	6.00 Meters
Setback (Interior Side Yard)	2.29 Meters
Setback (Rear Yard)	6.00 Meters
Setback (Rear Yard (North))	6.01 Meters
Setback (Rear Yard (South))	6.24 Meters

Average Grading Calculation

Point	Location	Existing Elevation	Proposed Grade	Notes
1	Southwest	1.20 Meter	1.20 Meter	Adjacent to City's New Sidewalk and within tree protection area
2	Southeast	1.27 Meter	1.27 Meter	Adjacent to City's New Sidewalk
3	Northeast	1.00 Meter	1.00 Meter	Within 3.00m and tree protection area
4	Northwest	0.81 Meter	0.81 Meter	Within 3.00m and tree protection area
Total		4.28 Meter	4.28 Meter	
Average Grade		1.06 Meter	1.06 Meter	68 x 237'4"

Ground Floor Interior Elevation Calculation

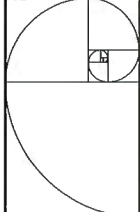
Requirement	Value	Notes
Highest Point of Ceiling of Adjacent Street	1.38 Meter	
Flood Protection Requirements for LI Units Space	0.30 Meter	
Established LI Interior Elevation for Living Space	1.08 Meter	

Parking Calculation

Category	Value
Residential Parking Required	10 Spots
Residential Parking (Standard) Provided	20 Spots
Residential Parking (Small Car) Provided	12 Spots
Residential Parking (Large Car) Provided	10 Spots
Visitor Residential Parking Provided	20 Spots
Visitor Parking Required	20 Spots
Visitor Parking Provided	20 Spots
Pattern Parking Allowed	20 Spots
Pattern Parking Provided	20 Spots
Lock-off Unit Parking Required*	0 Spots
Lock-off Unit Parking Provided*	0 Spots
M/C Visitor Parking Required	0 Spots
M/C Visitor Parking Provided	0 Spots
Class 1 Bike Storage Required	12.5 Spots
Class 1 Bike Storage Provided	15 Spots
Class 2 Bike Storage Required	0 Spots
Class 2 Bike Storage Provided	0 Spots

Parking Calculation By Unit

Unit #	Building A				Building B				Building C				Building D				Total
	Unit 101	Unit 102	Unit 103	Unit 104	Unit 105	Unit 106	Unit 107	Unit 108	Unit 109	Unit 110	Unit 111	Unit 112	Unit 113	Unit 114	Unit 115		
Unit Type	1-1, 1.5 Bath, 2.5 Bath																
Feature (BD / DEN)	480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380, 480-CH-380																
Convertible Unit	✓																
Lock-off Unit	131.45																
Net Area (Floor Area)	107.00																
Net Area by Use (Floor Area)	1331.51																
Net Area by Use (Ceiling Area)	107.00																
Garage Area (Top Level)	86.79																
Garage Area (Bottom Level)	137.51																
Total Enclosed Area by Unit	531.16																



IMPERIAL ARCHITECTURE
 BOARD OF AN ARCHITECTURE OF PRACTICE
 1000 W. BROADWAY, SUITE 100
 RICHMOND, VA 23260
 (804) 781-1111

ARCHITECTURE
 INTERIOR
 PLANNING

Copyright Reserved

No portion of this drawing may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Imperial Architecture of Practice.

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

This drawing and any of its contents are the property of Imperial Architecture of Practice.

Revisions: 1. 05/07

2. 05/07

3. 05/07

4. 05/07

5. 05/07

6. 05/07

7. 05/07

8. 05/07

9. 05/07

10. 05/07

11. 05/07

12. 05/07

13. 05/07

14. 05/07

15. 05/07

16. 05/07

17. 05/07

18. 05/07

19. 05/07

20. 05/07

21. 05/07

22. 05/07

23. 05/07

24. 05/07

25. 05/07

26. 05/07

27. 05/07

28. 05/07

29. 05/07

30. 05/07

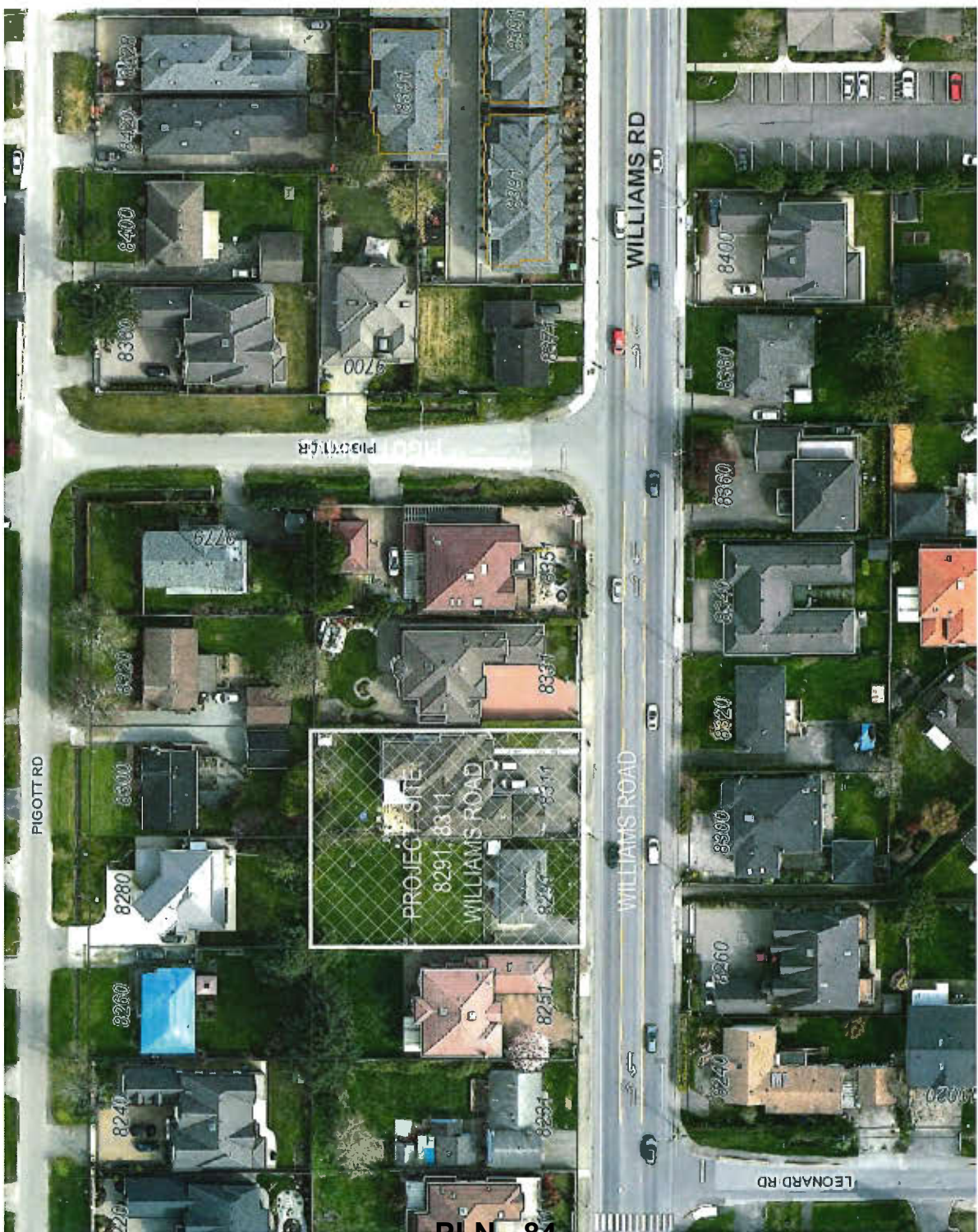
ISSUED FOR REZONING
 RESUBMISSION
 (2019-05-07)

Client: WILLIAMS ROAD TOWNHOUSE
 DEVELOPMENT FOR
KONIG
 101 & 811 WILLIAMS ROAD, RICHMOND, VA
 23217-2885

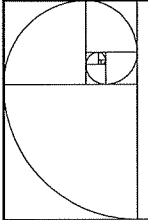
File: SITE AERIAL PHOTO

Project No: #8194
 Drawing No: N.T.S.
 Sheet: 1 of 1

A.0.4



PLN - 84



IMPERIAL ARCHITECTURE
 BUILDERS OF AN ARCHITECTURE OF PRACTICE
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.8888
 WWW.IMPERIALARCHITECTURE.COM

ARCHITECTURE
 INTERIOR
 PLANNING

Copyright Reserved

The Copyright in this drawing and the contents hereof, and the design of all items, the work of Imperial Architecture, is hereby acknowledged and reserved. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Imperial Architecture. All rights reserved.

This drawing is the property of Imperial Architecture and shall remain the property of Imperial Architecture.

Imperial Architecture is not responsible for any errors or omissions in this drawing.

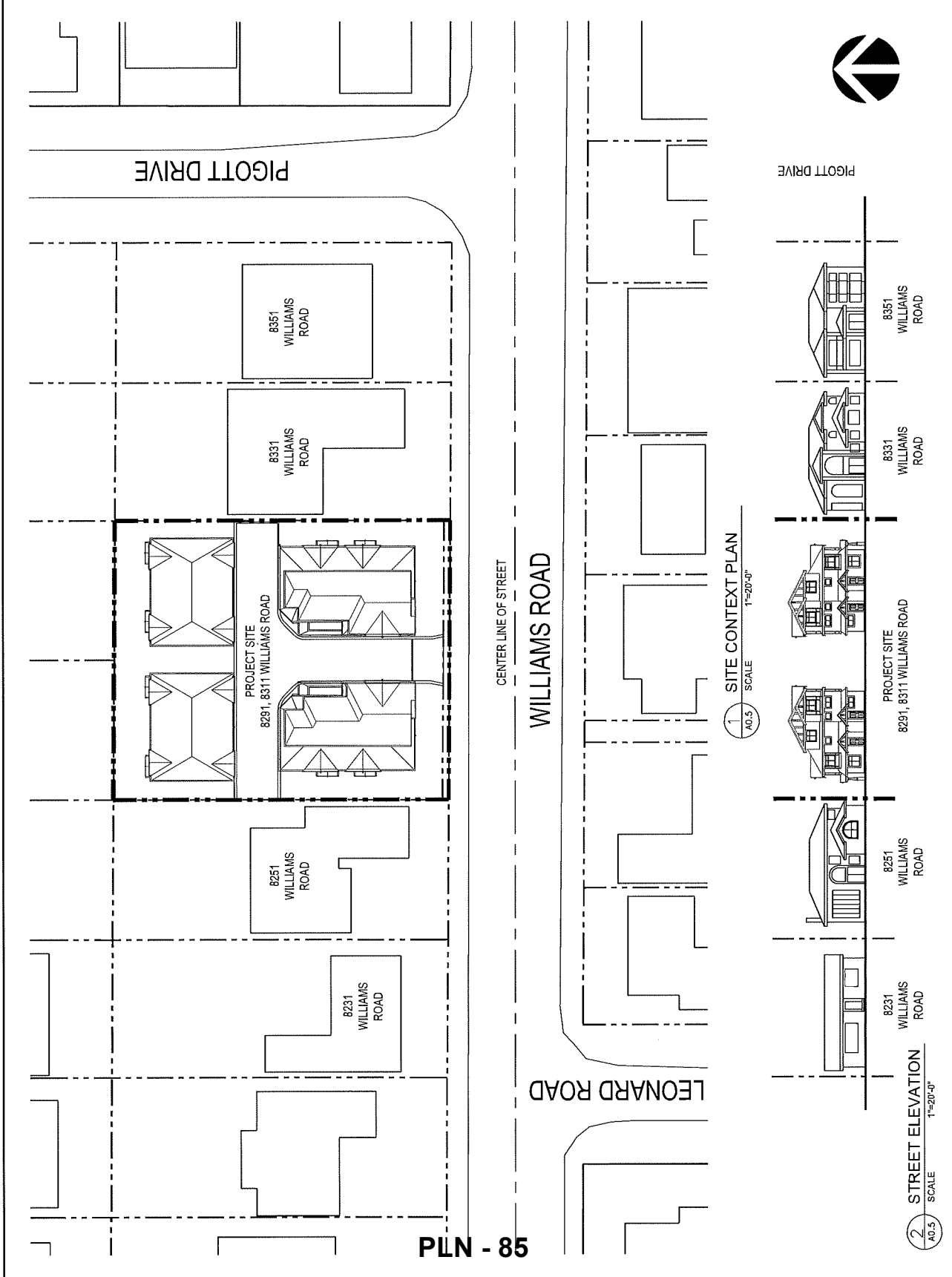
NO.	DATE	DESCRIPTION
1	05/07/2019	ISSUED FOR REZONING RESUBMISSION
2	05/07/2019	ISSUED FOR REZONING RESUBMISSION
3	05/07/2019	ISSUED FOR REZONING RESUBMISSION
4	05/07/2019	ISSUED FOR REZONING RESUBMISSION
5	05/07/2019	ISSUED FOR REZONING RESUBMISSION
6	05/07/2019	ISSUED FOR REZONING RESUBMISSION
7	05/07/2019	ISSUED FOR REZONING RESUBMISSION
8	05/07/2019	ISSUED FOR REZONING RESUBMISSION
9	05/07/2019	ISSUED FOR REZONING RESUBMISSION
10	05/07/2019	ISSUED FOR REZONING RESUBMISSION

ISSUED FOR REZONING RESUBMISSION
 (2019-05-07)

Client: WILLIAMS ROAD TOWNHOUSE DEVELOPMENT FOX
 1031 & 8311 WILLIAMS ROAD, RICHMOND, BC
 V6V 2K6
 Project No: #5194
 Scale: 1"=20'-0"

Site: #5194
 Sheet: 1 of 1
 Revision:

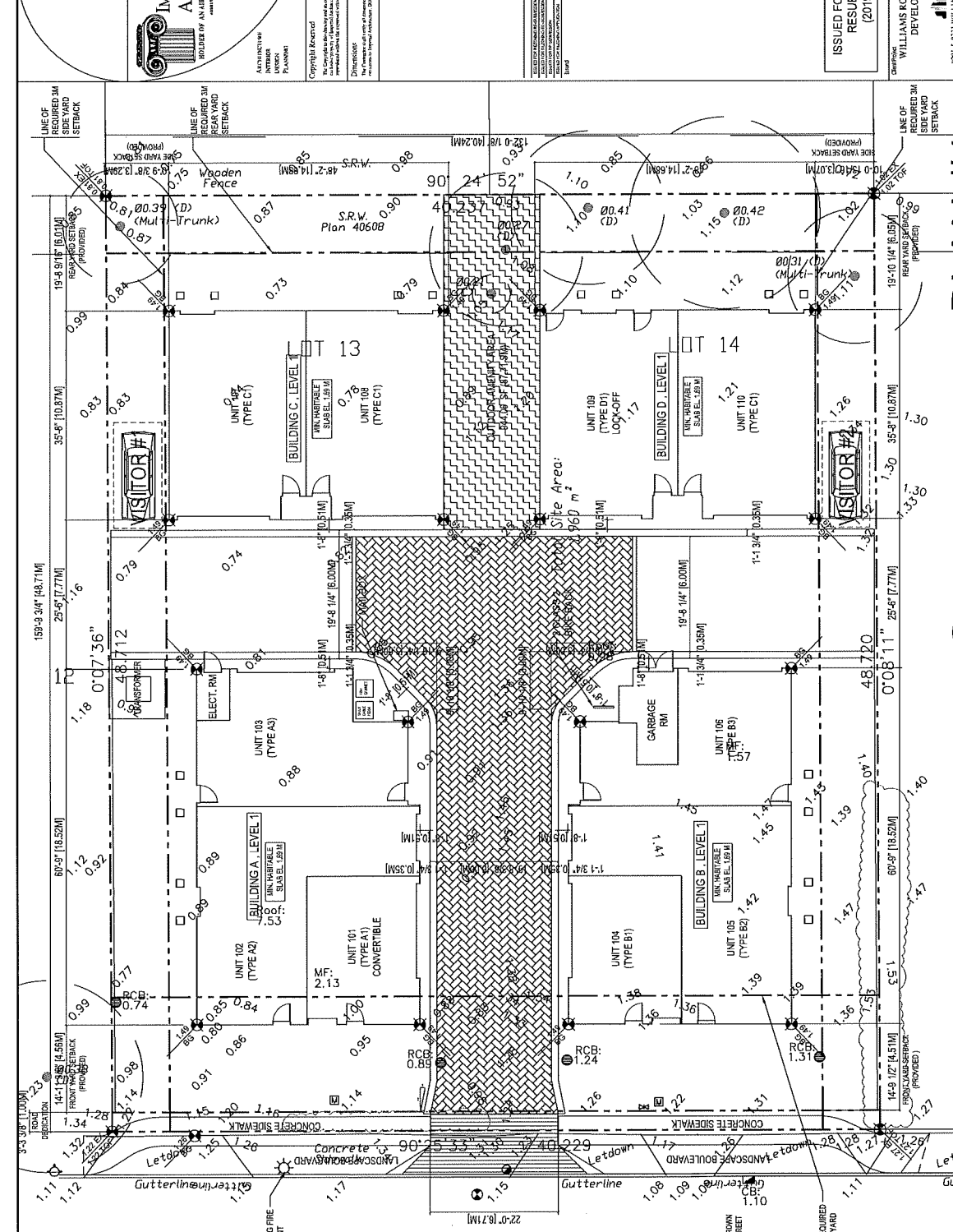
A0.5



PLN - 85

1 SITE CONTEXT PLAN
 SCALE 1"=20'-0"

2 STREET ELEVATION
 SCALE 1"=20'-0"



ISSUED FOR REZONING RESUBMISSION
(2019-05-07)

DEVELOPER:
WILLIAMS ROAD TOWNHOUSE DEVELOPMENT FOR

ARCHITECT:
Imperial Architecture

DATE:
2014 & 2011 WILLIAMS ROAD RICHMOND, BC
RZ 17-28045

SITE PLAN
(PLAN #)

Scale: 1/8" = 1'-0"
Drawing No: #194
Sheet: 1 of 1

A.1.0A

PLAN #1

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

WARRANT REQUIRED:
1. TO ALLURE UNIT AND POSSESSION
2. COPY TO VPL/COP/DEPENDENT

Average Grading Calculation

Area	Area (sq. ft.)	Elevation	Volume
1	10,000	1.00	10,000
2	5,000	1.10	5,500
3	2,000	1.20	2,400
4	1,000	1.30	1,300
5	800	1.40	1,120
6	700	1.50	1,050
7	600	1.60	960
8	500	1.70	850
9	400	1.80	720
10	300	1.90	570
11	200	2.00	400
12	100	2.10	210
Total	48,000	Average	16,000

Ground Floor Interior Elevation Calculation

Level	Area (sq. ft.)	Elevation	Volume
1	10,000	1.00	10,000
2	5,000	1.10	5,500
3	2,000	1.20	2,400
4	1,000	1.30	1,300
5	800	1.40	1,120
6	700	1.50	1,050
7	600	1.60	960
8	500	1.70	850
9	400	1.80	720
10	300	1.90	570
11	200	2.00	400
12	100	2.10	210
Total	48,000	Average	16,000

Nail in aluminum
Tag #1257
Site Benchmark
Elevation: 1.22m

- GENERAL NOTES:**
- AGING IN PLACE FEATURES SUCH AS STAIRWELL HANDRAILS, SOLID BACKING IN WASHROOM WALLS TO BATHTUB AND SHOWER, AND LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES WILL BE PROVIDED IN ALL UNITS.
 - UNIT (B) (TYPE A1) IS THE CONVERTIBLE UNIT. ITS DESIGN IS IN FULL COMPLIANCE WITH CITY'S CONVERTIBLE DESIGN GUIDELINE / CHECKLIST.
 - THE PROJECT WILL PROVIDE HEAT FOR EACH UNIT WITH MECHANICAL VENTILATION SYSTEM TO ACHIEVE ENERGY EFFICIENT, FOLLOWING SUSTAINABLE PERFORMANCE REQUIREMENTS IN THE PROJECT BIDDING DOCUMENTS.
 - PERMITTED DOUBLE GLAZING WINDOWS AND LIGHT BULBS SHALL BE ENERGY STAR APPLIANCES AND LIGHT BULBS SHALL BE ENERGY STAR APPLIANCES AND LIGHT BULBS SHALL BE ENERGY STAR APPLIANCES AND LIGHT BULBS SHALL BE ENERGY STAR APPLIANCES.
 - MECHANICAL HEATING AND COOLING SYSTEM (AIR SOURCE HEAT PUMP SYSTEM) TO COMPLY WITH RELATIVE HUMIDITY REQUIREMENTS AND BEYONDING THE STANDARDS OF THERMAL COMFORT.
 - AN AUTOMATED IRRIGATION SYSTEM FOR FUTURE ON-GOING MAINTENANCE WILL BE INSTALLED. SEE LANDSCAPE

LEGAL DESCRIPTION: A STATUTORY RIGHT-OF-WAY OVER THE ENTIRE VEHICLE DRIVE AS SHOWN TO BE REGISTERED FOR PUBLIC HIGHWAY-PASSAGE.

PROPOSED LEVEL INTERIOR ELEVATION FOR ALL BUILDINGS 1.2M (5.5 FT.)-1.2M HIGHER THAN THE HIGHEST POINT OF CENTRELINE OF ROAD ABUTTING THE PROPERTY.

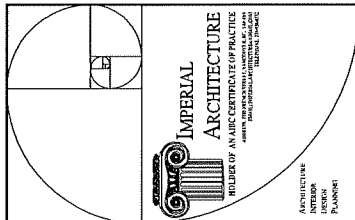
AVERAGE FINISHED SITE ELEVATION: 1.2M (5.5 FT.)

- REFER TO LANDSCAPE FOR MORE INFO. ON THE OUTLET OF SUMP AND HARD LANDSCAPE COMPANIONS.
- REFER TO LANDSCAPE FOR MORE INFO. ON SITE GRADING DEVELOPMENT ON WILLIAMS ROAD.
- LEVEL 1 (HABITABLE SPACES) ELEVATION IS 200MM HIGHER THAN THE HIGHEST POINT OF CROWN OF ADJACENT STREET.

GENERAL NOTES:

- AGING IN PLACE FEATURES SUCH AS STAIRWELL HANDRAILS, SOLID BACKING IN WASHROOM WALLS TO BATHTUB AND SHOWER, AND LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES WILL BE PROVIDED IN ALL UNITS.
- UNIT (B) (TYPE A1) IS THE CONVERTIBLE UNIT. ITS DESIGN IS IN FULL COMPLIANCE WITH CITY'S CONVERTIBLE DESIGN GUIDELINE / CHECKLIST.
- THE PROJECT WILL PROVIDE HEAT FOR EACH UNIT WITH MECHANICAL VENTILATION SYSTEM TO ACHIEVE ENERGY EFFICIENT, FOLLOWING SUSTAINABLE PERFORMANCE REQUIREMENTS IN THE PROJECT BIDDING DOCUMENTS.
- PERMITTED DOUBLE GLAZING WINDOWS AND LIGHT BULBS SHALL BE ENERGY STAR APPLIANCES AND LIGHT BULBS SHALL BE ENERGY STAR APPLIANCES.
- MECHANICAL HEATING AND COOLING SYSTEM (AIR SOURCE HEAT PUMP SYSTEM) TO COMPLY WITH RELATIVE HUMIDITY REQUIREMENTS AND BEYONDING THE STANDARDS OF THERMAL COMFORT.
- AN AUTOMATED IRRIGATION SYSTEM FOR FUTURE ON-GOING MAINTENANCE WILL BE INSTALLED. SEE LANDSCAPE





IMPERIAL ARCHITECTURE
 HOLLOWAY & COMPANY ARCHITECTS
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.8888
 WWW.IMPERIALARCHITECTURE.COM

ARCHITECTURE
 INTERIOR
 PLANNING
 PAINTING

Copyright Reserved
 The contents of these drawings are the property of Imperial Architecture. No part of these drawings may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Imperial Architecture.

Drawn by: [Name]
 Checked by: [Name]
 Date: [Date]

NO.	REVISION	DATE
1	ISSUED FOR REZONING SUBMISSION	05/07/2019
2	REVISED PER COMMENTS	06/10/2019
3	REVISED PER COMMENTS	07/15/2019
4	REVISED PER COMMENTS	08/20/2019
5	REVISED PER COMMENTS	09/25/2019
6	REVISED PER COMMENTS	10/30/2019
7	REVISED PER COMMENTS	11/25/2019
8	REVISED PER COMMENTS	12/20/2019
9	REVISED PER COMMENTS	01/15/2020
10	REVISED PER COMMENTS	02/10/2020
11	REVISED PER COMMENTS	03/05/2020
12	REVISED PER COMMENTS	04/01/2020
13	REVISED PER COMMENTS	05/01/2020
14	REVISED PER COMMENTS	06/01/2020
15	REVISED PER COMMENTS	07/01/2020
16	REVISED PER COMMENTS	08/01/2020
17	REVISED PER COMMENTS	09/01/2020
18	REVISED PER COMMENTS	10/01/2020
19	REVISED PER COMMENTS	11/01/2020
20	REVISED PER COMMENTS	12/01/2020

ISSUED FOR REZONING SUBMISSION
 (2019-05-07)

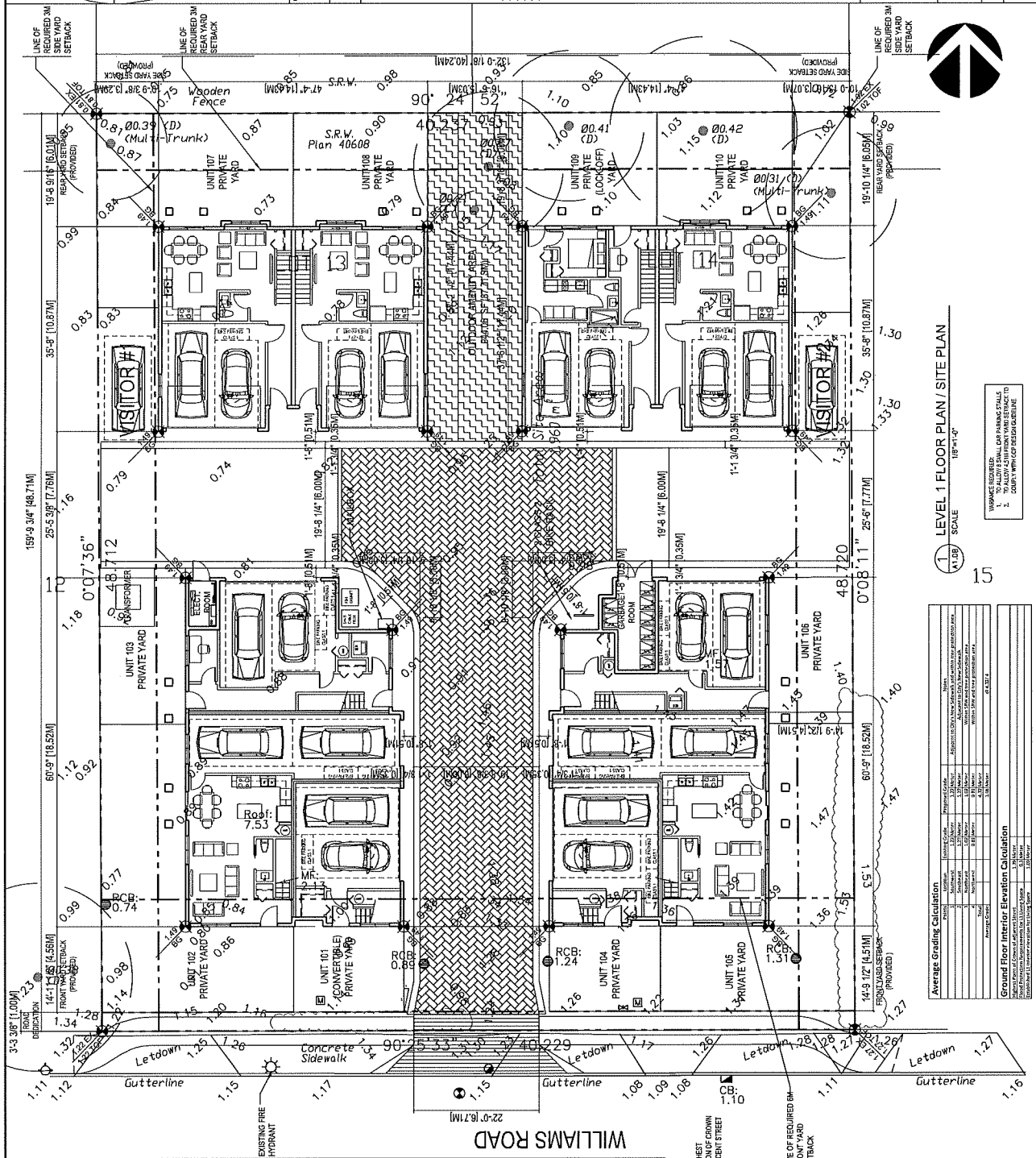
WILLIAMS ROAD TOWNHOUSE DEVELOPMENT FOR

JK KONIG
 401 & 831 WILLIAMS ROAD, RICHMOND, BC
 V6V 1Y6
 TEL: 604.273.8888

SITE / LEVEL 1 FLOOR PLAN

Project No: #1914
 Scale: 1/8"=1'-0"
 Drawing: [Number]
 Sheet: [Number] of [Total]

A.1.0B



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

- MINIMUM REQUIREMENTS:**
1. TO PROVIDE SMALL CAR PARKING SPACES TO ACCOMMODATE VISITOR PARKING.
 2. TO PROVIDE VISITOR PARKING SPACES TO ACCOMMODATE VISITOR PARKING.

Average Grading Calculation	
Area	10,000 sq. ft.
Volume	10,000 cu. ft.
Weight	10,000 lbs.
Number of Units	10
Area per Unit	1,000 sq. ft.
Volume per Unit	1,000 cu. ft.
Weight per Unit	1,000 lbs.
Average Grade	43.52 ft.

Ground Floor Interior Elevation Calculation	
Area	10,000 sq. ft.
Volume	10,000 cu. ft.
Weight	10,000 lbs.
Number of Units	10
Area per Unit	1,000 sq. ft.
Volume per Unit	1,000 cu. ft.
Weight per Unit	1,000 lbs.
Average Grade	43.52 ft.

GENERAL NOTES:

1. AGING IN PLACE FEATURES SUCH AS MARVELL HANDRAILS, SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE THE USE OF A WALKER OR ROLLER, AND TOILET, BATH AND SHOWER SEATING, AND HANDRAILS, PLUMBING FIXTURES AND DOOR HANDLES WILL BE PROVIDED IN ALL UNITS.
1. UNIT 101 TYPE A1 IS THE CONVERTIBLE UNIT. ITS DESIGN IS IN FULL COMPLIANCE WITH CITY'S CONVERTIBLE DEVELOPMENT CHECKLIST.
2. THE PROJECT WILL PROVIDE MECHANICAL VENTILATION SYSTEM TO ACHIEVE ENERGY EFFICIENT AND SUSTAINABLE PERFORMANCE. FOLLOWING SUSTAINABLE ENERGY RATED SYSTEMS REQUIREMENT: (A) ENERGY STAR APPLIANCES AND LIGHT BALLS (B) LOW E DOUBLE GLAZING WINDOWS (C) POWER OUTLET IN PRIVATE GARAGE FOR CHARGING ELECTRIC CARS
4. THE MECHANICAL HEATING AND COOLING SYSTEM (AIR SOURCE HEAT PUMP SYSTEM) TO COMPLY WITH RELATIVE REQUIREMENTS IN BCBC-2018 AND IBCS-18.5 REGARDING THE STANDARDS OF THERMAL COMFORT.
5. SAN AUTOMATED IRRIGATION SYSTEM FOR FUTURE ON-GOING MAINTENANCE WILL BE INSTALLED. SEE LANDSCAPE

PLM 187

Nail in aluminum
 Tag #1357
 Site Benchmark
 Elevation: 1.22m

IMPERIAL ARCHITECTURE
 HOLDER OF AN ARCHITECTURE OF PRACTICE
 1000 S. 1ST STREET, SUITE 100
 TAMPA, FLORIDA 33601
 TEL: 813.291.1111

ARCHITECTURE
 INTERIOR
 FOUNDATION

Copyright © 2019 Imperial Architecture, Inc. All rights reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Imperial Architecture, Inc. This document is the property of Imperial Architecture, Inc. and is loaned to you for your use only. It is not to be distributed, copied, or otherwise used without the prior written permission of Imperial Architecture, Inc.

NO.	REVISION	DATE
1	ISSUED FOR REZONING RESUBMISSION (2019-05-07)	05/07/19
2	REVISED TO REFLECT CHANGES TO THE BUILDING PERMIT APPLICATION	05/15/19
3	REVISED TO REFLECT CHANGES TO THE BUILDING PERMIT APPLICATION	05/22/19
4	REVISED TO REFLECT CHANGES TO THE BUILDING PERMIT APPLICATION	06/05/19
5	REVISED TO REFLECT CHANGES TO THE BUILDING PERMIT APPLICATION	06/12/19
6	REVISED TO REFLECT CHANGES TO THE BUILDING PERMIT APPLICATION	06/19/19

ISSUED FOR REZONING RESUBMISSION (2019-05-07)

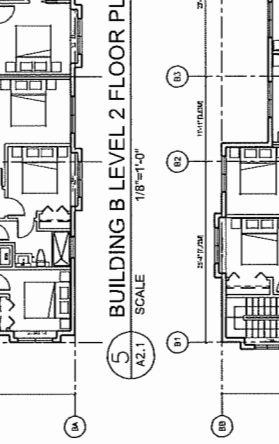
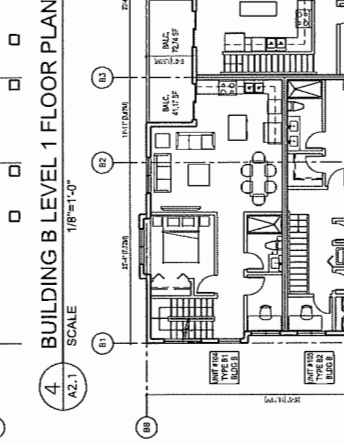
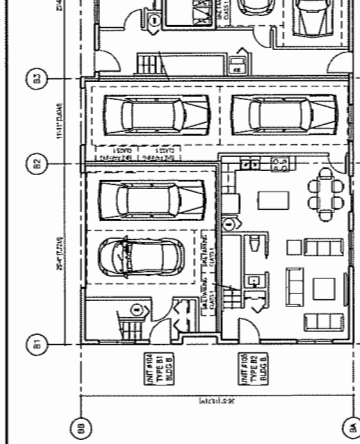
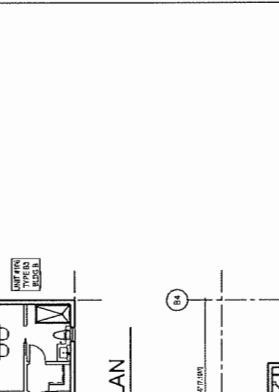
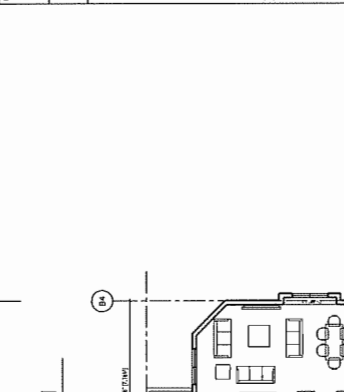
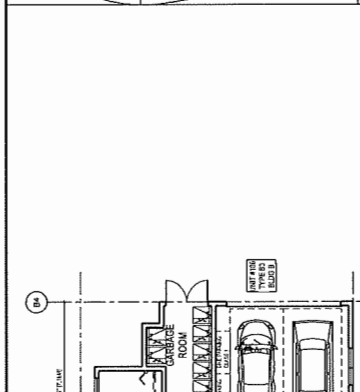
WILLIAMS ROAD TOWNHOUSE DEVELOPMENT FOR

J. KOWIS
 401 & 511 WILLIAMS ROAD, RICHMOND, VA 23217-7845

BUILDING A & B FLOOR PLANS

Sheet # of 1
 Date: 1/8/21-1-07
 Drawing #: #8194

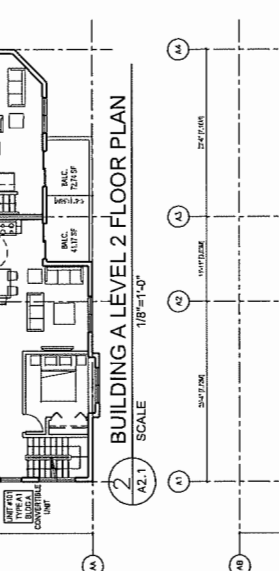
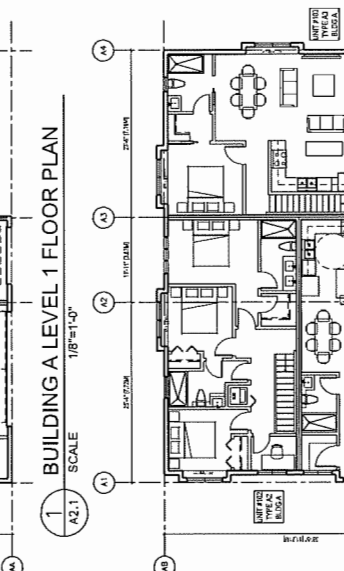
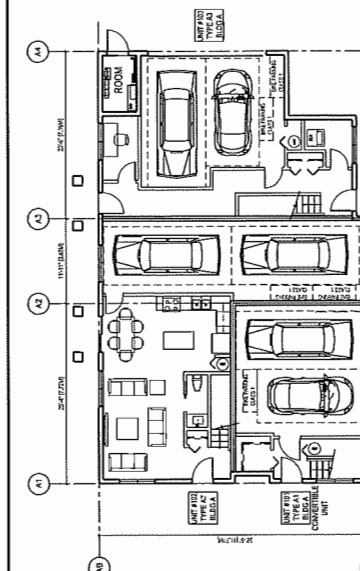
A2.1



1 BUILDING A LEVEL 1 FLOOR PLAN
 SCALE 1/8"=1'-0"

2 BUILDING A LEVEL 2 FLOOR PLAN
 SCALE 1/8"=1'-0"

3 BUILDING A LEVEL 3 FLOOR PLAN
 SCALE 1/8"=1'-0"



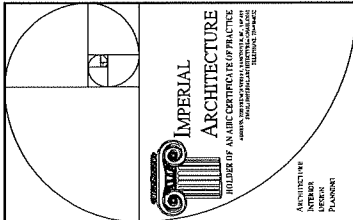
4 BUILDING B LEVEL 1 FLOOR PLAN
 SCALE 1/8"=1'-0"

5 BUILDING B LEVEL 2 FLOOR PLAN
 SCALE 1/8"=1'-0"

6 BUILDING B LEVEL 3 FLOOR PLAN
 SCALE 1/8"=1'-0"

GENERAL NOTES:

1. REFER TO ALL REVISIONS AND COMMENTS ON THE PERMIT APPLICATION AND THE PERMIT FOR ALL CHANGES TO THE DESIGN.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL FINISHES ARE TO BE AS SHOWN ON THE PERMIT APPLICATION AND THE PERMIT.
4. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED BY THE CLIENT AND HAS FOUND IT TO BE REASONABLY ACCURATE FOR THE PURPOSES OF THIS DOCUMENT.
5. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED BY THE CLIENT AND HAS FOUND IT TO BE REASONABLY ACCURATE FOR THE PURPOSES OF THIS DOCUMENT.
6. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED BY THE CLIENT AND HAS FOUND IT TO BE REASONABLY ACCURATE FOR THE PURPOSES OF THIS DOCUMENT.



Copyright Reserved

The copyright in this drawing and its contents is held by Imperial Architecture and its registered architects. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Imperial Architecture.

The drawings shall not be used for construction, and the drawings shall not be used for any other purpose without the prior written permission of Imperial Architecture.

Imperial Architecture
 4521 & 4011 Williams Road, Richmond, BC
 V6V 2K7
 Tel: (604) 273-8888
 Fax: (604) 273-8889
 Email: info@imperialarch.com

DATE OF PRELIMINARY DRAWING	12.15.19
DATE OF PRELIMINARY REVIEW	12.15.19
DATE OF PRELIMINARY APPROVAL	12.15.19
DATE OF PRELIMINARY REVISION	12.15.19
DATE OF PRELIMINARY REVISION	12.15.19
DATE OF PRELIMINARY REVISION	12.15.19
DATE OF PRELIMINARY REVISION	12.15.19
DATE OF PRELIMINARY REVISION	12.15.19
DATE OF PRELIMINARY REVISION	12.15.19
DATE OF PRELIMINARY REVISION	12.15.19
DATE OF PRELIMINARY REVISION	12.15.19

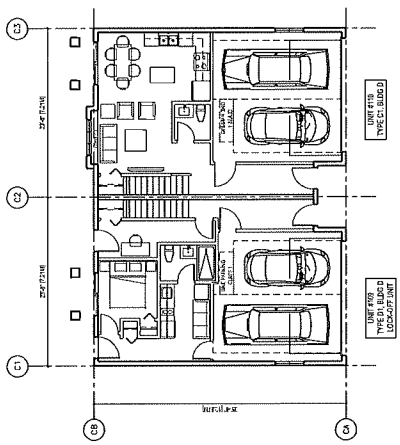
ISSUED FOR REZONING RESUBMISSION (2019-05-07)

Client: WILLIAMS ROAD TOWNHOUSE DEVELOPMENT FOX

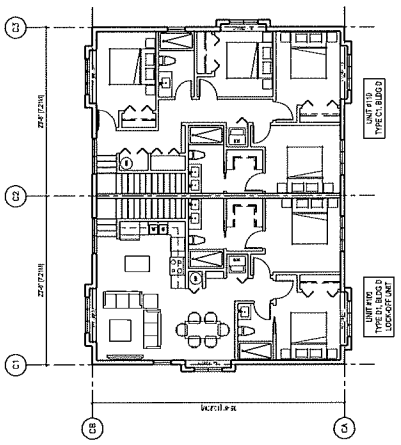
Architect: **J.H. KOEHL**
 4521 & 4011 WILLIAMS ROAD, RICHMOND, BC
 V6V 2K7

Project No: BUILDING C FLOOR PLANS
 Drawing No: #B194
 Scale: 1/8"=1'-0"

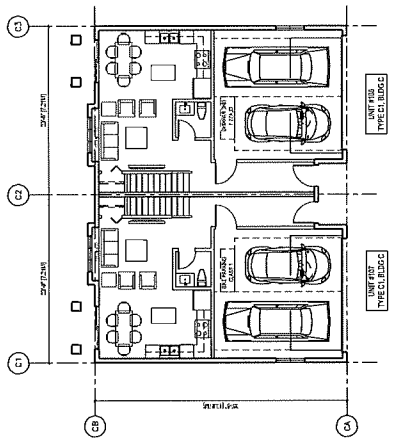
Sheet **A2.2** of **4**



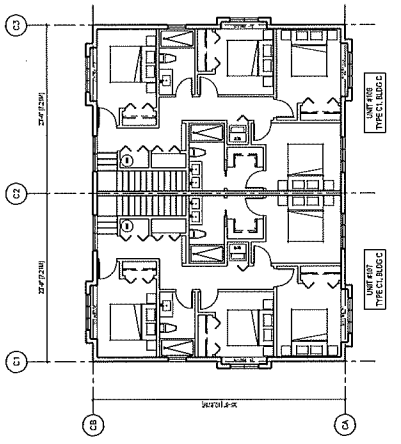
3 BUILDING D LEVEL 1 FLOOR PLAN
 SCALE 1/8"=1'-0"



4 BUILDING D LEVEL 2 FLOOR PLAN
 SCALE 1/8"=1'-0"



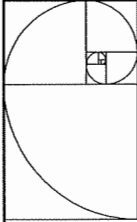
1 BUILDING C LEVEL 1 FLOOR PLAN
 SCALE 1/8"=1'-0"



2 BUILDING C LEVEL 2 FLOOR PLAN
 SCALE 1/8"=1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
2. THE PROJECT SHALL BE THE RESPONSIBILITY OF THE ARCHITECT AND NOT THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DRAWINGS OR FOR ANY CONFLICTS BETWEEN THE DRAWINGS AND ANY OTHER INFORMATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO OBTAIN SUCH PERMITS AND APPROVALS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION FROM THE LOCAL UTILITIES COMPANIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO OBTAIN SUCH INFORMATION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL BUILDING DEPARTMENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO OBTAIN SUCH INFORMATION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL PLANNING DEPARTMENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO OBTAIN SUCH INFORMATION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL FIRE DEPARTMENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO OBTAIN SUCH INFORMATION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL POLICE DEPARTMENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO OBTAIN SUCH INFORMATION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL HEALTH DEPARTMENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO OBTAIN SUCH INFORMATION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL ENVIRONMENTAL AGENCIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO OBTAIN SUCH INFORMATION.



IMPERIAL ARCHITECTURE
 HOLDER OF AN ARCHITECTURE OF PRACTICE
 1000 W. WASHINGTON AVENUE, SUITE 100
 WASHINGTON, DC 20004

ARCHITECTURE
 INTERIOR
 PLUMBING

Copyright Reserved

It is the policy of Imperial Architecture, Inc. to hold all rights of ownership in the drawings and specifications for the project. No part of these drawings or specifications may be reproduced or transmitted in any form or by any means electronic, mechanical, photocopying, recording, or by any information storage and retrieval system without the prior written permission of Imperial Architecture, Inc.

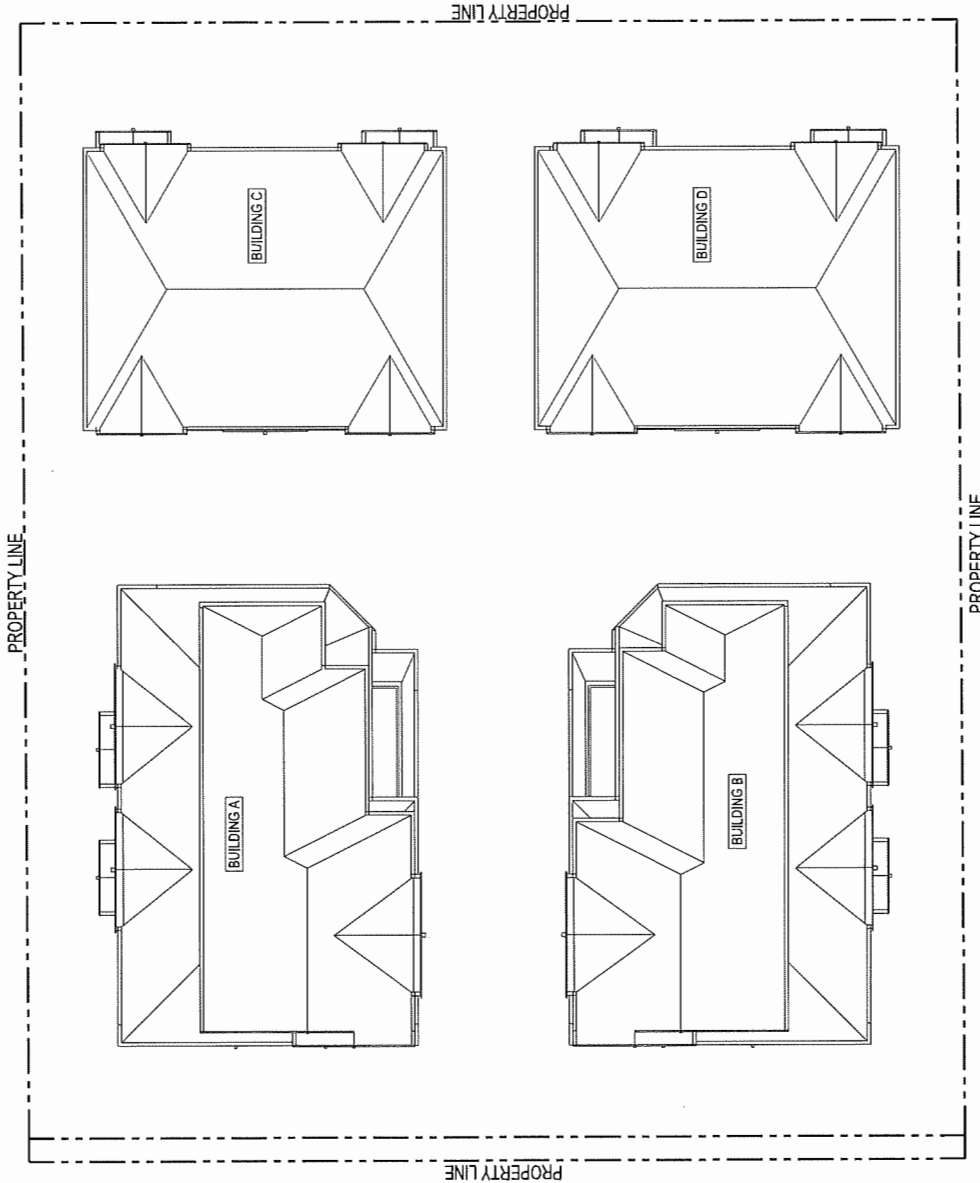
NO.	DATE	DESCRIPTION	BY	CHK.
1	05/07/19	ISSUED FOR REZONING RESUBMISSION	JL	JK
2	05/07/19	ISSUED FOR REZONING RESUBMISSION	JL	JK
3	05/07/19	ISSUED FOR REZONING RESUBMISSION	JL	JK
4	05/07/19	ISSUED FOR REZONING RESUBMISSION	JL	JK
5	05/07/19	ISSUED FOR REZONING RESUBMISSION	JL	JK

ISSUED FOR REZONING
 RESUBMISSION
 (2019-05-07)

CLIENT: WILLIAMS ROAD TOWNHOUSE
 DEVELOPMENT FOR
J. KONIS
 821 & 811 WILLIAMS ROAD, BETHESDA, MD
 20814

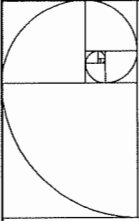
PROJECT: BUILDING ABC/D
 ROOF PLANS
 SHEET: #6154
 SCALE: 1/8"=1'-0"

A 2.3



PLN - 90

1 ROOF PLAN
 SCALE 1/8"=1'-0"



IMPERIAL ARCHITECTURE
 MEMBER OF AN ARCHITECTURE PRACTICE
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 PHONE: (303) 733-1111
 WWW.IMPERIALARCHITECTURE.COM

Copyright Reserved
 No part of this drawing may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Imperial Architecture.

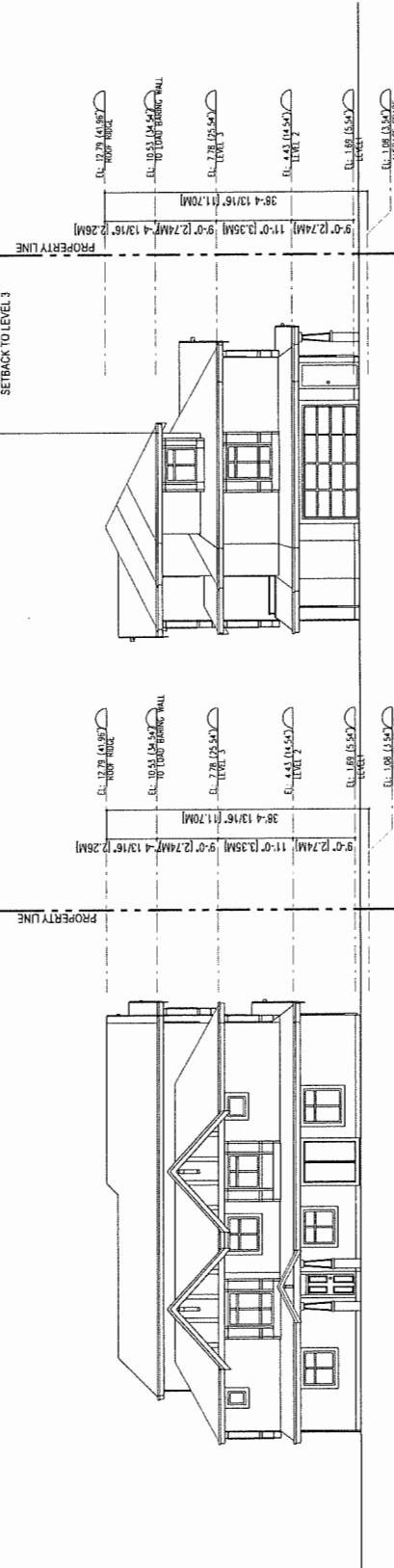
DATE: 06/15/19
 DRAWN BY: J. K. SMITH
 CHECKED BY: J. K. SMITH
 PROJECT: WILLIAMS ROAD TOWNHOUSE DEVELOPMENT FOR KSCOME INCORPORATED
 SHEET: A3.1

NO.	REVISION	DATE
1	ISSUED FOR REZONING RESUBMISSION	06/15/19
2	REVISED PER COMMENTS	06/15/19
3	REVISED PER COMMENTS	06/15/19
4	REVISED PER COMMENTS	06/15/19

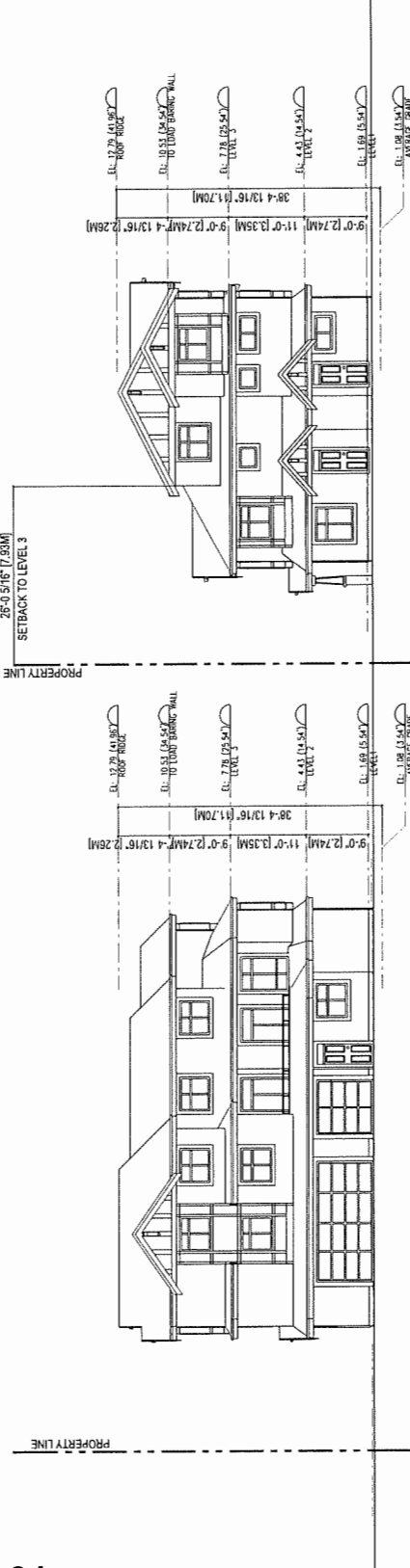
ISSUED FOR REZONING RESUBMISSION (2019-06-13)

WILLIAMS ROAD TOWNHOUSE DEVELOPMENT FOR
KSCOME INCORPORATED
 421 & 431 WILLIAMS ROAD, MICHIGAN, MI 48128-2800

BUILDING A ELEVATIONS
 SHEET: A3.1
 SCALE: 1/8"=1'-0"



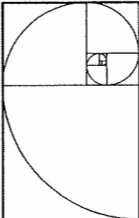
1 BUILDING A WEST ELEVATION
 SCALE 1/8"=1'-0"
 A3.1



2 BUILDING A NORTH ELEVATION
 SCALE 1/8"=1'-0"
 A3.1

3 BUILDING A EAST ELEVATION
 SCALE 1/8"=1'-0"
 A3.1

4 BUILDING A SOUTH ELEVATION
 SCALE 1/8"=1'-0"
 A3.1



IMPERIAL ARCHITECTURE
 ARCHITECTS
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 PHONE: (303) 733-1111
 WWW.IMPERIALARCHITECTURE.COM

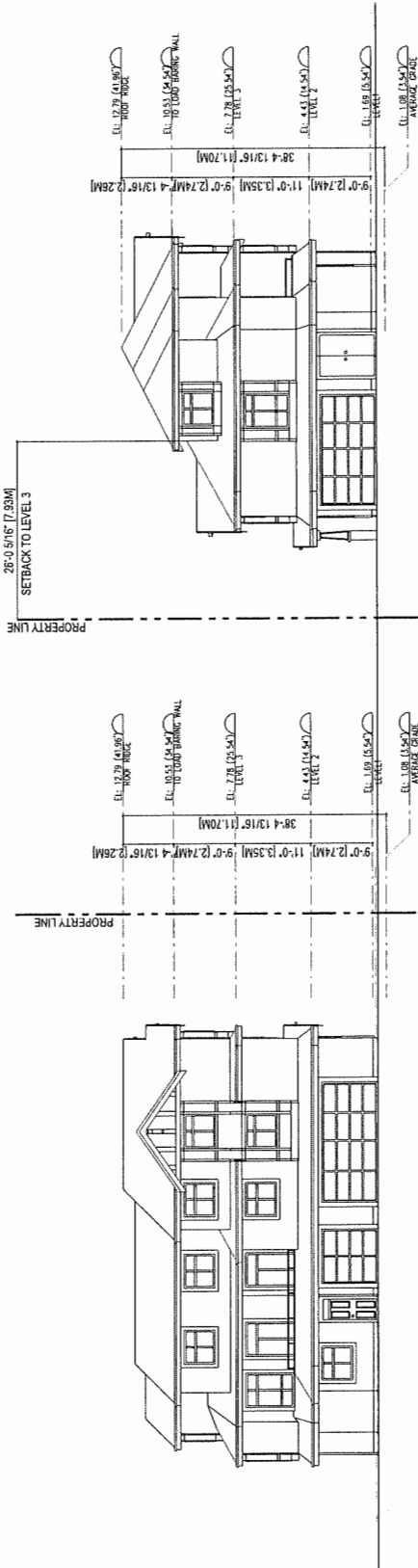
Copyright Reserved
 No part of this drawing may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Imperial Architecture.

REVISIONS

NO.	DATE	DESCRIPTION
1	11/15/13	ISSUED FOR PERMITS
2	01/14/14	ISSUED FOR PERMITS
3	01/14/14	ISSUED FOR PERMITS
4	01/14/14	ISSUED FOR PERMITS
5	01/14/14	ISSUED FOR PERMITS
6	01/14/14	ISSUED FOR PERMITS
7	01/14/14	ISSUED FOR PERMITS
8	01/14/14	ISSUED FOR PERMITS
9	01/14/14	ISSUED FOR PERMITS
10	01/14/14	ISSUED FOR PERMITS

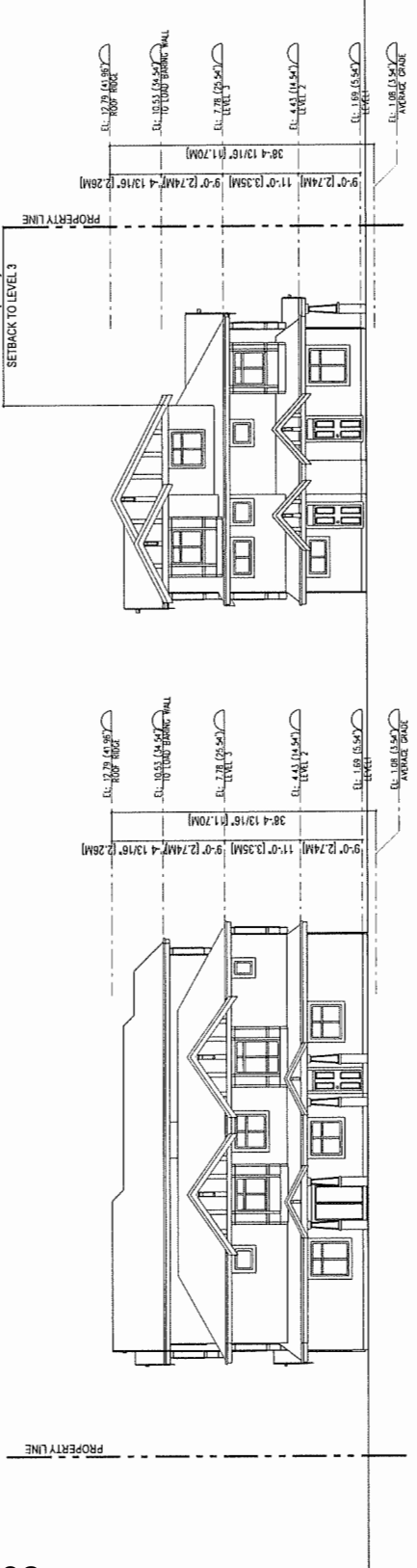
ISSUED FOR REZONING RESUBMISSION
 (2019-06-13)

WILLIAMS ROAD TOWNHOUSE DEVELOPMENT FOR
RESUBMISSION
 #18194
 SCALE: 1/8"=1'-0"
A 3.2



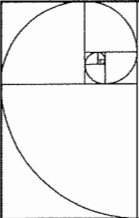
1 BUILDING B WEST ELEVATION
 SCALE: 1/8"=1'-0"
 A3.2

2 BUILDING B NORTH ELEVATION
 SCALE: 1/8"=1'-0"
 A3.2



3 BUILDING B EAST ELEVATION
 SCALE: 1/8"=1'-0"
 A3.2

4 BUILDING B SOUTH ELEVATION
 SCALE: 1/8"=1'-0"
 A3.2



IMPERIAL ARCHITECTURE
 ARCHITECTURE
 INTERIOR
 EXTERIOR
 PLANNING

Copyright Reserved
 No part of this drawing may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Imperial Architecture.

Imperial Architecture
 4251 & 431 WILLIAMS ROAD, RICHMOND, BC
 V6X 1A7
 TEL: 604-273-1111
 FAX: 604-273-1112
 WWW: www.imperialarch.com

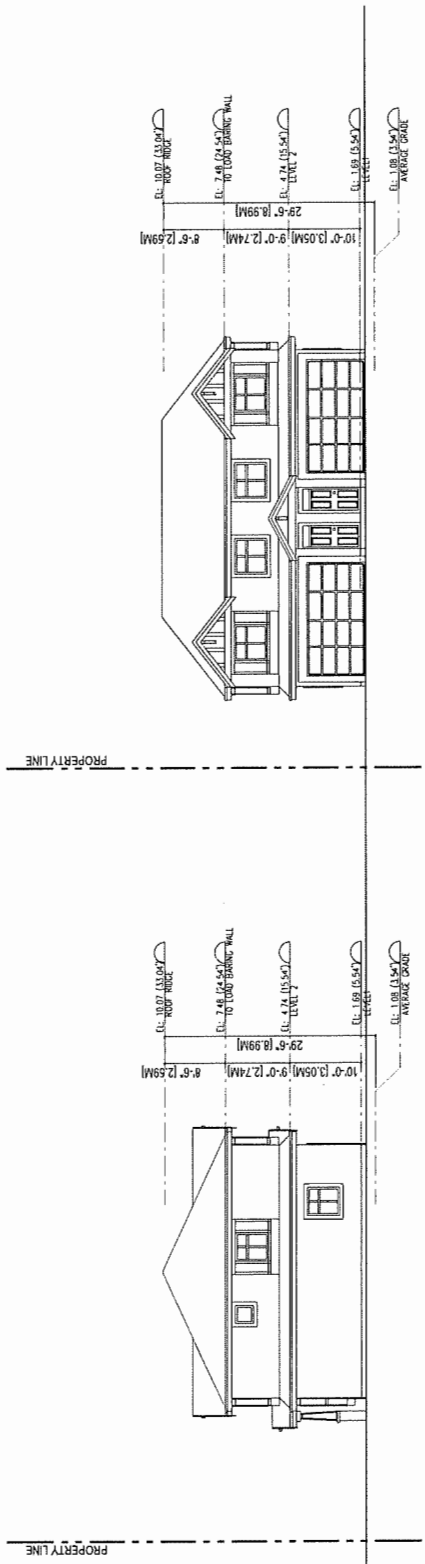
ISSUED FOR REZONING
 RESUBMISSION
 (2019-06-13)

PROJECT
 WILLIAMS ROAD TOWNHOUSE
 DEVELOPMENT FOR
 J. KOSINSKI
 4251 & 431 WILLIAMS ROAD, RICHMOND, BC
 V6X 1A7

NO. BUILDING C
 ELEVATIONS

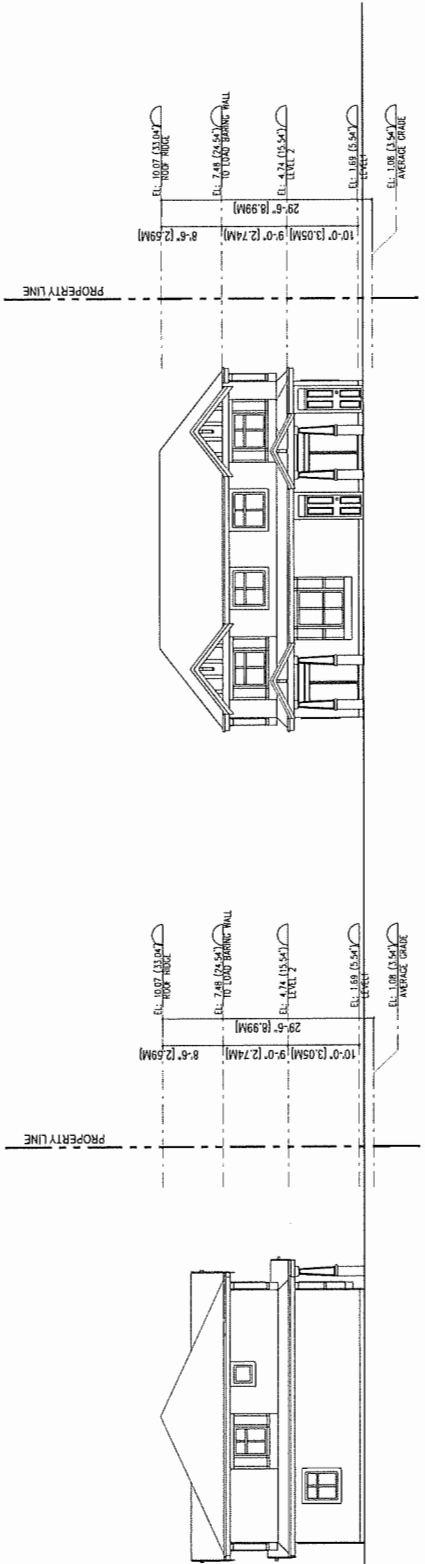
DATE: 1/16/20
 SCALE: 1/8"=1'-0"

PROJECT NO. A 3.3



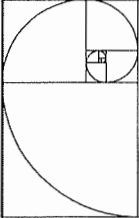
1 BUILDING C WEST ELEVATION
 SCALE 1/8"=1'-0"

2 BUILDING C SOUTH ELEVATION
 SCALE 1/8"=1'-0"



3 BUILDING C EAST ELEVATION
 SCALE 1/8"=1'-0"

4 BUILDING C NORTH ELEVATION
 SCALE 1/8"=1'-0"



IMPERIAL ARCHITECTURE
 ARCHITECTURE
 REGISTERED ARCHITECTS
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 TEL: 303.733.8800
 WWW.IMPERIALARCHITECTURE.COM

Copyright Reserved
 No part of this drawing may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Imperial Architecture.

DATE: 06/13/13
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 PROJECT: #194
 SHEET: A3.4

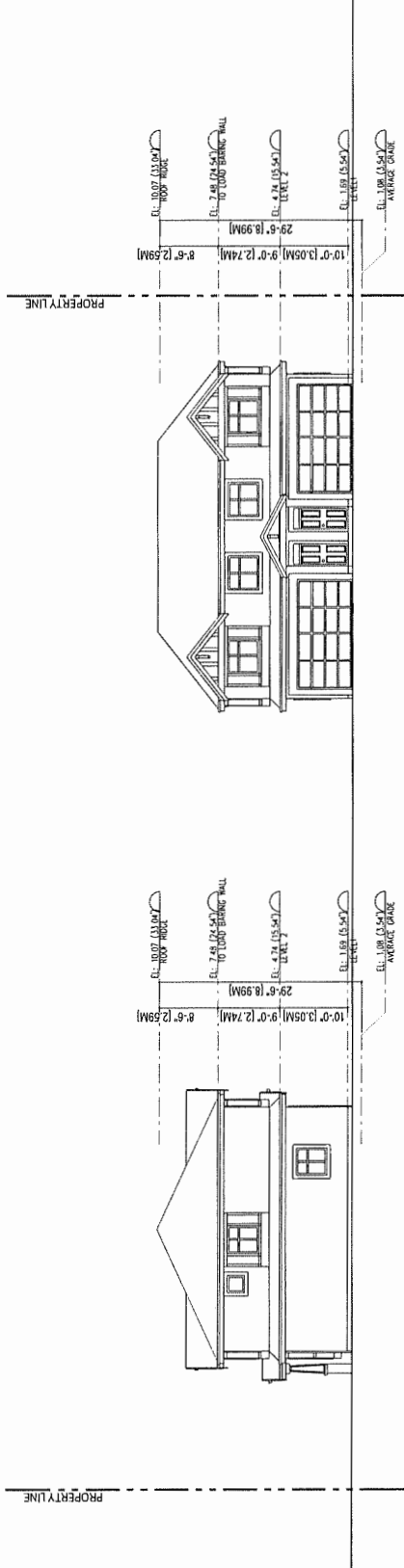
NO. 1	DATE	DESCRIPTION
1	06/13/13	ISSUED FOR PERMITS
2	06/13/13	ISSUED FOR REZONING RESUBMISSION
3	06/13/13	ISSUED FOR REZONING RESUBMISSION
4	06/13/13	ISSUED FOR REZONING RESUBMISSION

ISSUED FOR REZONING
 RESUBMISSION
 (2019-06-13)

WILLIAMS ROAD TOWNHOUSE
 DEVELOPMENT FOR
 KONGS
 ARCHITECTURE
 421 & 511 WILLIAMS ROAD, RICHMOND, BC
 V6V 1S7, CANADA

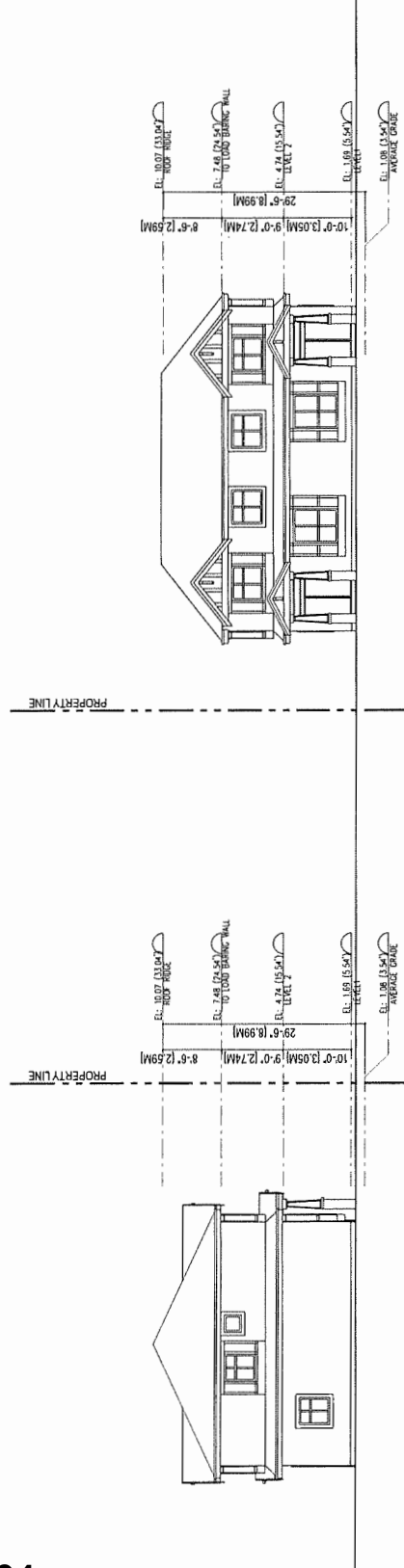
BUILDING D
 ELEVATIONS

Scale: 1/8"=1'-0"
 Sheet: A3.4



1 BUILDING D WEST ELEVATION
 SCALE 1/8"=1'-0"
 A3.4

2 BUILDING D SOUTH ELEVATION
 SCALE 1/8"=1'-0"
 A3.4



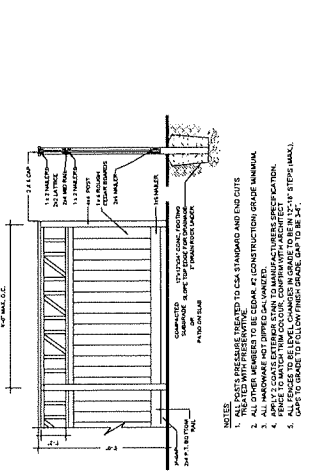
3 BUILDING D EAST ELEVATION
 SCALE 1/8"=1'-0"
 A3.4

4 BUILDING D NORTH ELEVATION
 SCALE 1/8"=1'-0"
 A3.4

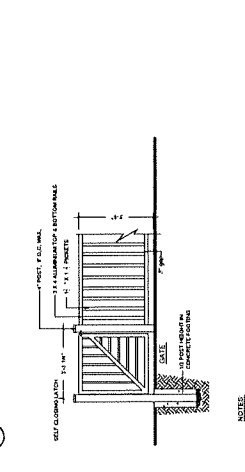
Copyright reserved. This drawing and design is the property of omg LANDSCAPE ARCHITECTS and shall not be reproduced or used for other projects without their permission.

omg
LANDSCAPE ARCHITECTS
Suite C100 - 4195 Oak Creek Drive
Richmond, BC V6V 2K9
P: 604-274-0011 F: 604-294-0022

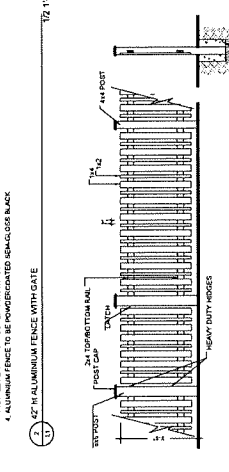
SCALE:



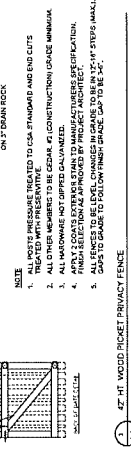
1. 6\"/>



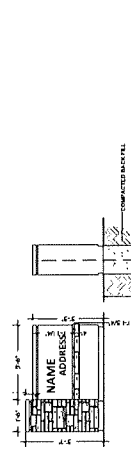
2. 42\"/>



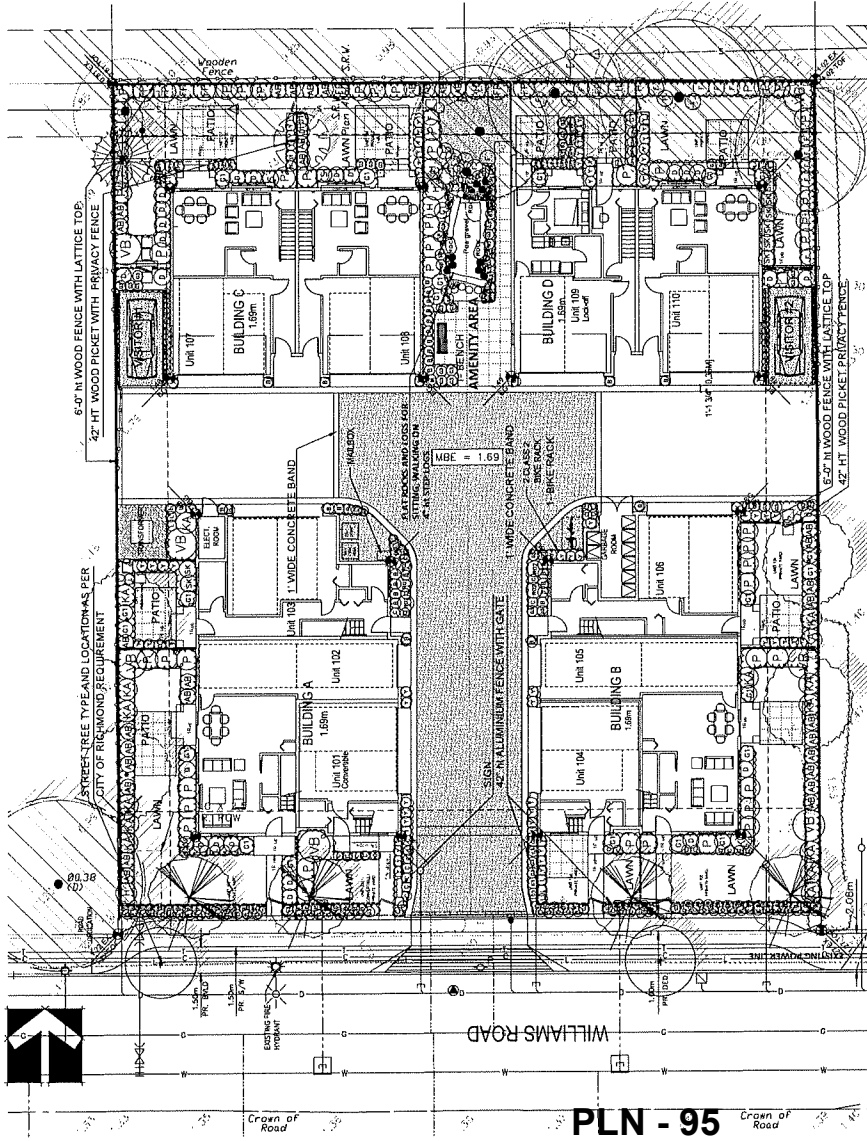
3. 42\"/>



4. 42\"/>



5. SON WALL



PAVER KEY:

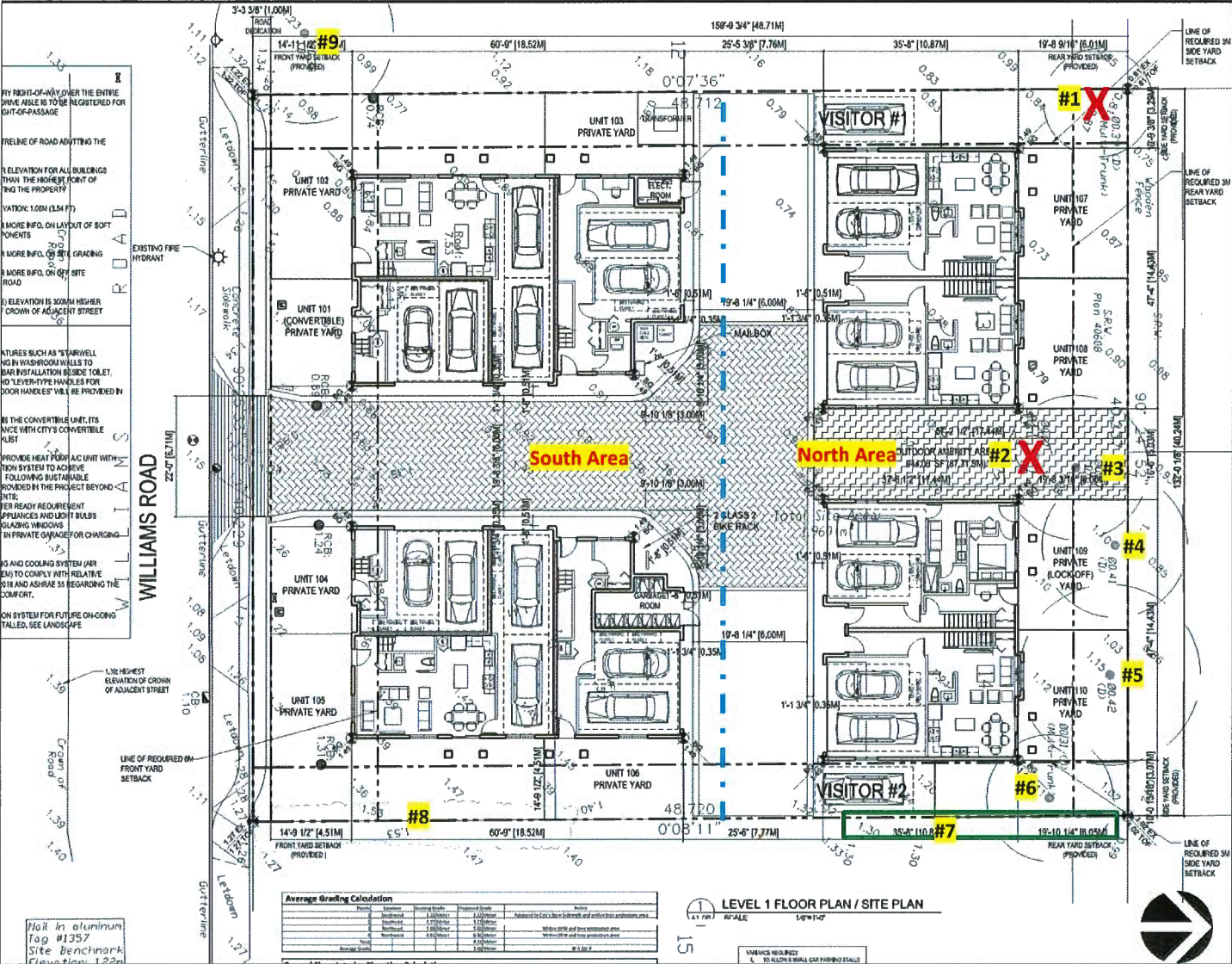
- REMOVABLE PAVING
Eco Pavers by Mutual Metwork, Inc.
INSTALL PER MANUFACTURERS SPECIFICATIONS
- PATIO PAVES, CONCRETE
SIZE: 24\"/>

PLANT SCHEDULE

NO.	SYMBOL	PLANT NAME	QUANTITY	REMARKS
1	(Symbol)	BRANDYBERRY	1	PLANT TO BE PLACED AT THE CORNER OF THE PATIO
2	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
3	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
4	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
5	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
6	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
7	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
8	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
9	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
10	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
11	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
12	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
13	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
14	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
15	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
16	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
17	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
18	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
19	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
20	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
21	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
22	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
23	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
24	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
25	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
26	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
27	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
28	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
29	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
30	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
31	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
32	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
33	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
34	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
35	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
36	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
37	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
38	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
39	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
40	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
41	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
42	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
43	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
44	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
45	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
46	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
47	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
48	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
49	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
50	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	

PLANT SCHEDULE

NO.	SYMBOL	PLANT NAME	QUANTITY	REMARKS
1	(Symbol)	BRANDYBERRY	1	PLANT TO BE PLACED AT THE CORNER OF THE PATIO
2	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
3	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
4	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
5	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
6	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
7	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
8	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
9	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
10	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
11	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
12	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
13	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
14	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
15	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
16	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
17	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
18	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
19	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
20	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
21	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
22	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
23	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
24	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
25	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
26	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
27	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
28	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
29	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
30	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
31	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
32	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
33	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
34	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
35	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
36	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
37	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
38	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
39	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
40	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
41	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
42	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
43	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
44	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
45	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
46	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
47	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
48	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
49	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	
50	(Symbol)	PLANT TO BE PLACED AT THE CORNER OF THE PATIO	1	



RIGHT-OF-WAY UNDER THE ENTIRE DRIVE SHALL BE REGISTERED FOR EASE-OF-PASSAGE

RELINE OF ROAD ADJOINING THE

ELEVATION FOR ALL BUILDINGS SHALL BE THE HIGHEST POINT OF THE PROPERTY

1.02M (3.34 FT)

MORE INFO. ON LAYOUT OF SORT POINTS

MORE INFO. ON SITE GRADINGS

MORE INFO. ON SITE ROAD

ELEVATION IS 30MM HIGHER CROWN OF ADJACENT STREET

FEATURES SUCH AS STAIRWELL AND WASHROOM WALLS TO BAR INSTALLATION BESIDE TOILET, NO ELEVATION HANDLES FOR DOOR HANDLES WILL BE PROVIDED IN

IS THE CONVERTIBLE UNIT, ITS WALLS WITH CITY'S CONVERTIBLE LIST

PROVIDE HEAT PUMP A/C UNIT WITH TRON SYSTEM TO ACHIEVE FOLLOWING SUSTAINABLE PROVIDED IN THE PROJECT BEYOND ENTER

PER READY REQUIREMENT APPLIANCES AND LIGHT BULBS GLAZING WINDOWS

IN PRIVATE GARAGE FOR CHARGING

AND COOLING SYSTEM (A/C) TO COMPLY WITH RELATIVE TO IN AND ASHRAE 55 REGARDING THE COMFORT.

ON SYSTEM FOR FUTURE ON-GOING TALLED, SEE LANDSCAPE

Average Grading Calculation				
Area	Volume	Area	Volume	Notes
1	1.00	1.00	1.00	Advised to use these setbacks and other data accordingly
2	1.00	1.00	1.00	Advised to use these setbacks and other data accordingly
3	1.00	1.00	1.00	Advised to use these setbacks and other data accordingly
4	1.00	1.00	1.00	Advised to use these setbacks and other data accordingly
5	1.00	1.00	1.00	Advised to use these setbacks and other data accordingly
6	1.00	1.00	1.00	Advised to use these setbacks and other data accordingly
7	1.00	1.00	1.00	Advised to use these setbacks and other data accordingly
8	1.00	1.00	1.00	Advised to use these setbacks and other data accordingly
Total	8.00	8.00	8.00	

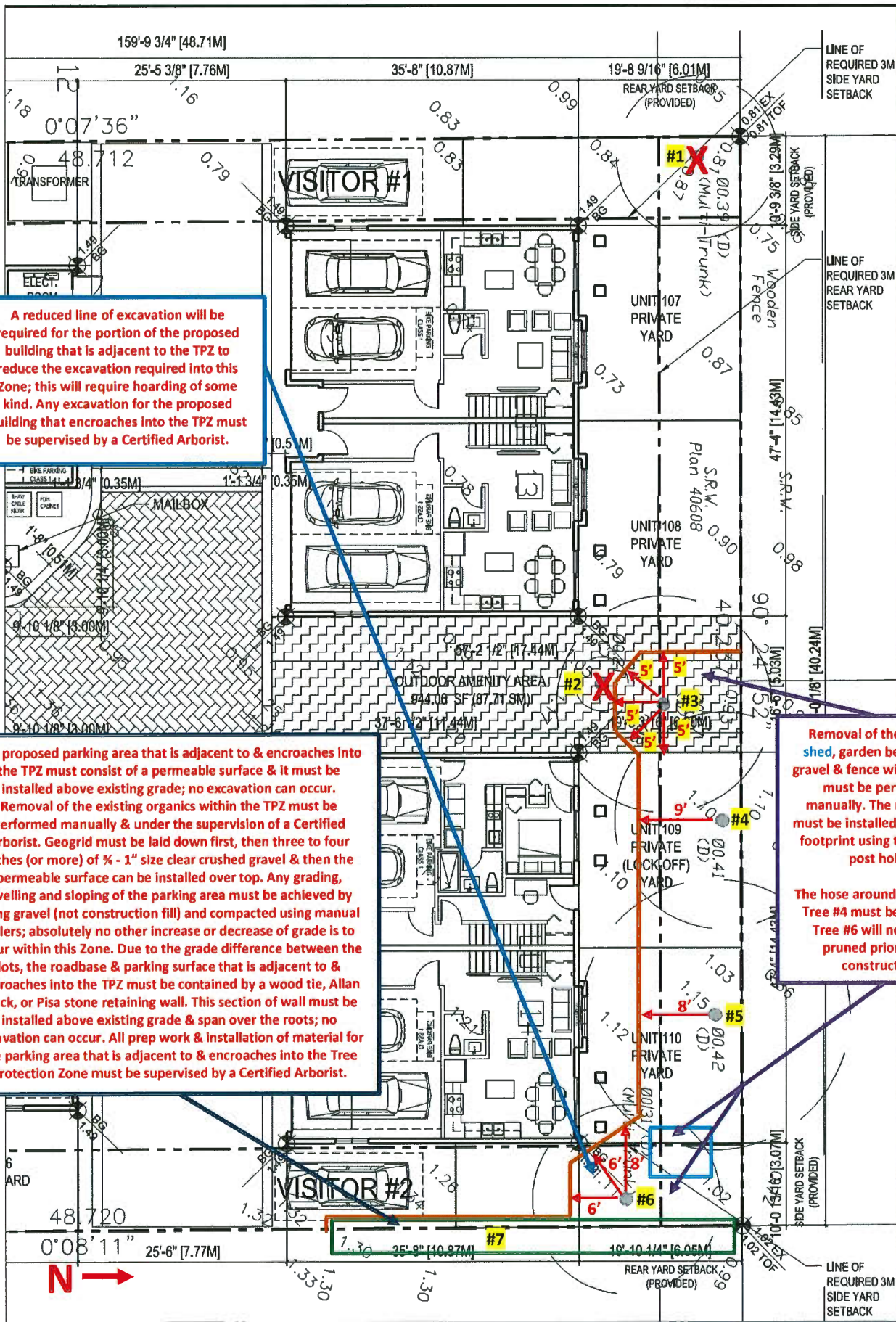
LEVEL 1 FLOOR PLAN / SITE PLAN
 1/4" = 1'-0"
 1/8" = 1'-0"

Site Plan – Not to Scale

<u>TREE #</u>	<u>SPECIES</u>	<u>DBH (cm)</u>	<u>SPREAD (m est.)</u>
1	Holly (<i>Ilex sp.</i>)	39 per survey	5.5m
2	Dwarf Alberta Spruce (<i>Picea sp.</i>)	40	2.1m
3	Cherry (<i>Prunus sp.</i>)	24	7.6m
4	Holly (<i>Ilex sp.</i>)	41 per survey	7.9m
5	Cherry (<i>Prunus sp.</i>)	35	10m
6	Cherry (<i>Prunus sp.</i>)	40 combined (15+12+8+5)	7m
7	Cedar (<i>Thuja occidentalis</i>)	-	1.5m
8	Laurel (<i>Laurocerasus sp.</i>)	-	2m
9	Cherry (<i>Prunus sp.</i>)	38 per survey	9.4m

Suitable Replacement Tree Species

- Purple Fountain European Beech (*Fagus sylvatica* 'Purple Fountain')
- Japanese Tree Lilac 'Ivory Silk' (*Syringa reticulata* 'Ivory Silk')
- Japanese maple (*Acer palmatum sp.*)
- Persian Ironwood (*Parrotia persica*)
- Stewartia (*Stewartia pseudocamellia*)
- Ginkgo 'Princeton Sentry' (*Ginkgo biloba* 'Princeton Sentry')
- Dik's Weeping Cypress (*Chamaecyparis lawsoniana* 'Dik's Weeping')
- Serviceberry (*Amelanchier x grandiflora* 'Autumn Brilliance')
- Oriental Dogwood (*Cornus kousa*)
- Paperbark maple (*Acer griseum*)
- Threadleaf Cypress (*Chamaecyparis pisifera* 'Filifera')
- Sentinel Columnar pine (*Pinus nigra* 'sentinel')
- Picea omorika (*Serbian spruce*)



A reduced line of excavation will be required for the portion of the proposed building that is adjacent to the TPZ to reduce the excavation required into this Zone; this will require hoarding of some kind. Any excavation for the proposed building that encroaches into the TPZ must be supervised by a Certified Arborist.

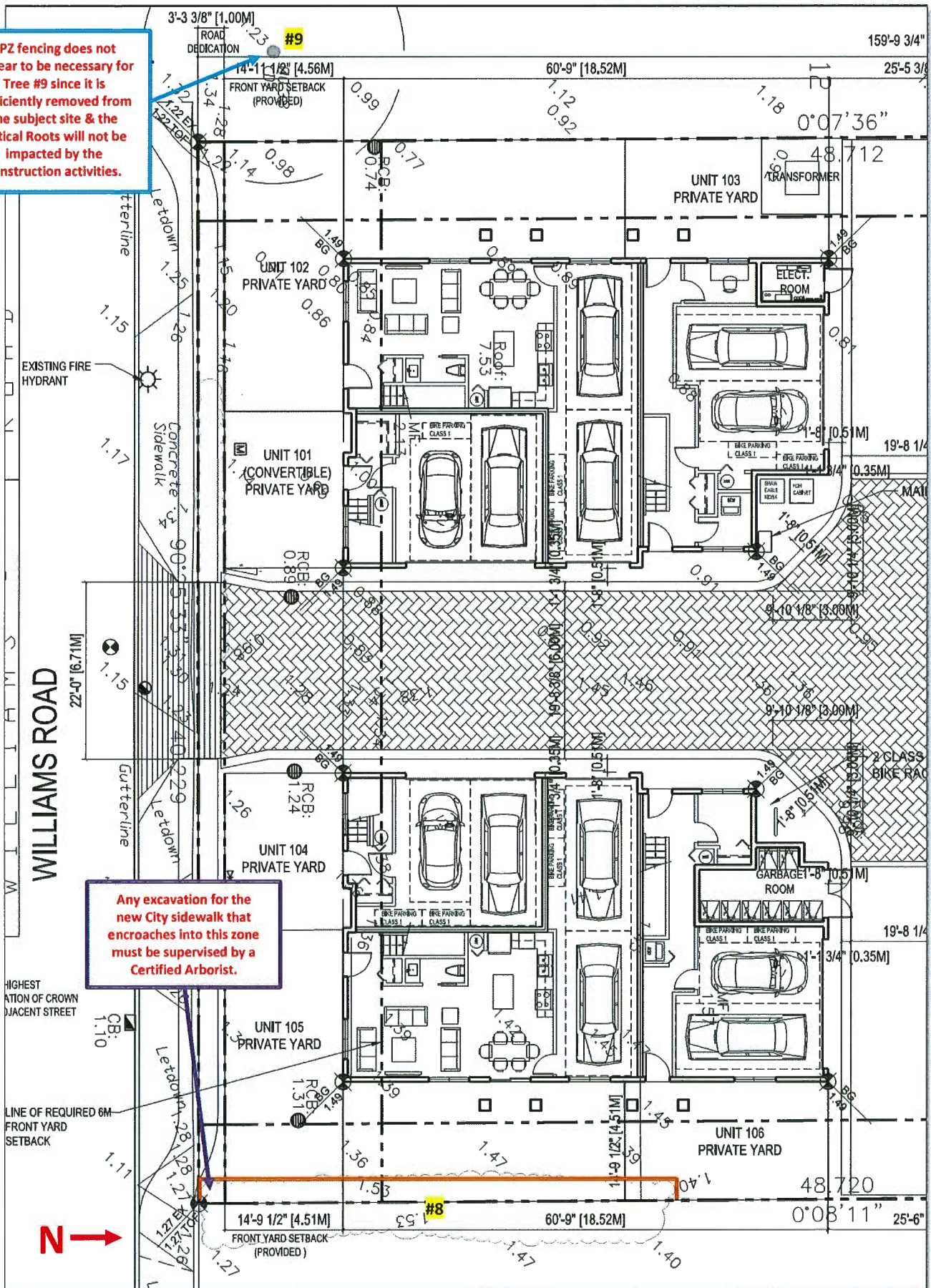
The proposed parking area that is adjacent to & encroaches into the TPZ must consist of a permeable surface & it must be installed above existing grade; no excavation can occur. Removal of the existing organics within the TPZ must be performed manually & under the supervision of a Certified Arborist. Geogrid must be laid down first, then three to four inches (or more) of 1/2 - 1" size clear crushed gravel & then the permeable surface can be installed over top. Any grading, levelling and sloping of the parking area must be achieved by using gravel (not construction fill) and compacted using manual rollers; absolutely no other increase or decrease of grade is to occur within this Zone. Due to the grade difference between the lots, the roadbase & parking surface that is adjacent to & encroaches into the TPZ must be contained by a wood tie, Allan block, or Pisa stone retaining wall. This section of wall must be installed above existing grade & span over the roots; no excavation can occur. All prep work & installation of material for the parking area that is adjacent to & encroaches into the Tree Protection Zone must be supervised by a Certified Arborist.

Removal of the existing, shed, garden bed, border, gravel & fence within the TPZ must be performed manually. The new fence must be installed in the same footprint using the existing post holes. The hose around the stem of Tree #4 must be removed. Tree #6 will need to be pruned prior to any construction.

North Area Tree Retention & Removal Plan, Scale 1/16" = 1'

TPZ fencing does not appear to be necessary for Tree #9 since it is sufficiently removed from the subject site & the Critical Roots will not be impacted by the construction activities.

Any excavation for the new City sidewalk that encroaches into this zone must be supervised by a Certified Arborist.



South Area Tree Retention & Removal Plan, Scale 1/16" = 1'



Address: 8291 and 8311 Williams Road

File No.: RZ 17-788945

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10053, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. 1 m road dedication along the entire Williams Road frontage.
3. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
4. Registration of a cross-access easement, statutory right-of-way, 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 developments to the east and west.
5. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
6. Submission of a Tree Survival Security to the City in the amount of \$35,000 for the four trees to be retained.
7. Registration of a flood indemnity covenant on title.
8. City acceptance of the developer's offer to voluntarily contribute \$0.85 per buildable square foot (i.e. \$10,538.83) to the City's public art fund.
9. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (i.e. \$105,388.27) to the City's affordable housing fund.
10. Discharge of the restrictive covenant (Registration Number: 167729C), which restricts the use of the property to one detached dwelling only registered on the title of 8311 Williams Road.
11. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
12. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating. The legal agreement must include language to note that, should the application not meeting the grandfathering provisions described above, the development will need to comply with the BC Energy Step Code requirements in place at the time of the Building Permit application.
13. Contribution of \$16,000 (\$1,600 per unit) in lieu of providing on-site indoor amenity space.
14. Registration of a legal agreement on title or other measures, as determined to the satisfaction of the Director of Development, to ensure that:
 - a) No final Building Permit inspection granting occupancy will be completed until one one-bedroom secondary suite is constructed on site, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
 - b) The secondary suite cannot be stratified or otherwise held under separate title.

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

1. Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or higher), in compliance with the City's Official Community Plan.

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

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

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

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

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

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

Water Works:

- Using the OCP Model, there is 672 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.
- The Developer is required to:
 - Submit, at Building Permit stage, Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
 - Provide an adequately sized utility SRW for a new water meter and its chamber that shall be placed inside the proposed development. A plan showing the location and size of the required utility SRW shall be submitted to the City for review and approval at the servicing agreement stage.
- At developer's cost, the City is to:
 - Install a new service connection off of the existing 300mm PVC watermain at Williams Road.
 - Install a new water meter complete with chamber inside the development site.
 - Remove existing water service connections to 8291 and 8311 Williams Road and cap at main.

Storm Sewer Works:

- The Developer is required to:
 - Upgrade approximately 114 meters of the existing 375mm diameter storm sewer at Williams Road frontage to 600mm diameter from existing manhole STMH 2925 to existing manhole STMH 117302 that is located at the east side of Piggott Drive. Existing manholes STMH 2925 and 2926 shall be replaced with 1200mm diameter manholes as per the City's Engineering standards.
 - Remove the existing storm service connection leads at Williams Road frontage.
- At Developer's cost, the City is to:
 - Install an adequately sized storm service connection, complete with a type 3 inspection chamber at PL.
- Latecomer eligible works:
 - The developer may apply for a Latecomer agreement for storm sewer works that are beyond the proposed development frontage.

Sanitary Sewer Works:

- The Developer is required to:
 - Not start onsite excavation and/or foundation works until the City has completed the proposed rear yard sanitary connections. Also indicate this as a note on the site plan and SA design plans.
 - Review, via the SA design, the impact of the required private utility service connections (e.g., BC Hydro, Telus and Shaw) on the existing 350mm diameter AC forcemain along the south side of Williams Road and provide mitigation measures. A utility locate is required to confirm the cover above the existing 350mm AC forcemain at servicing agreement stage to determine whether the required private utility service connections will impact the 350mm AC forcemain. If required, the impacted portion of the 350mm AC forcemain shall be replaced.
- At developer's cost, the City is to:
 - Install an adequately sized sanitary service connection complete with a 600mm diameter inspection chamber. Tie-in shall be to existing manhole SMH1868 that is located at the northeast corner of 8291 Williams Road.
 - Remove the existing sanitary service connection leads.

Frontage Improvements:

- The Developer is required to:
 - Pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the Rezoning staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements and the locations for the 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 SRWs that shall be shown in the functional plan and registered prior to SA design approval:
 1. BC Hydro PMT – 4mW X 5m (deep)
 2. BC Hydro LPT – 3.5mW X 3.5m (deep)
 3. Street light kiosk – 1.5mW X 1.5m (deep)
 4. Traffic signal kiosk – 1mW X 1m (deep)
 5. Traffic signal UPS – 2mW X 1.5m (deep)
 6. Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
 7. Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan
 - Provide other frontage improvements as per Transportation's requirements. Improvements shall be built to the ultimate condition wherever possible.
 - Provide street lighting along Williams Road frontage.

General Items:

- The Developer is required to:
 - Provide, prior to first SA design submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development site, proposed utility installations, the existing single family dwellings at 8331 and 8251 Williams Road and provide mitigation recommendations. The mitigation recommendations (if required) shall be incorporated into the first SA design submission or if necessary prior to pre-load.
 - 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.
- 4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated

fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

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

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 10053 (RZ17-788945)
8291 and 8311 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. 009-913-301

Lot 13 Section 28 Block 4 North Range 6 West New Westminster District Plan 14004

P.I.D. 003-427-188

Lot 14 Section 28 Block 4 North Range 6 West New Westminster District Plan 14004

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10053".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and conditions.



MAYOR

CORPORATE OFFICER