



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee

Date: June 14, 2017

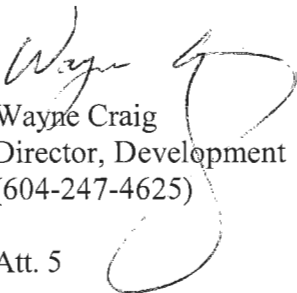
From: Wayne Craig
Director, Development Applications

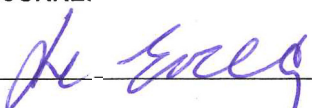
File: RZ 15-715406

Re: Application by Eric Law Architect Inc. for Rezoning at 9620,9640, 9660 and 9680 Williams Road from Single Detached (RS1/E) to Medium Density Town Housing (ZT82) – Williams Road

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9731, to create the “Medium Density Town Housing (ZT82) – Williams Road” zone, and to rezone 9620, 9640, 9660 and 9680 Williams Road from “Single Detached (RS1/E)” to “Medium Density Town Housing (ZT82) – Williams Road”, be introduced and given first reading.


Wayne Craig
Director, Development
(604-247-4625)
Att. 5

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

Staff Report

Origin

Eric Law Architect Inc. has applied to the City of Richmond for permission to create a new site-specific zone “Medium Density Town Housing (ZT82) – Williams Road” and to rezone 9620, 9640, 9660 and 9680 Williams Road (Attachment 1) from “Single Detached (RS1/E)” to the “Medium Density Town Housing (ZT82) – Williams Road” zone in order to develop a 28-unit townhouse project with access from Williams Road. The development will provide six (6) affordable housing units that combined have not less than 15% of the total floor area and will be secured through a Housing Agreement. The subject site consists of four (4) lots each of which currently contains one (1) single-family dwelling that will be demolished.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 2).

Surrounding Development

Existing development immediately surrounding the subject site includes the following:

- To the North are single family dwellings on lots zoned “Single Detached (RS1/E)” and “Single Detached (RS1/K)” and “Compact Single Detached (RC1)” on Williams Road.
- To the South are single family dwellings on lots zoned “Single Detached (RS1/E)” along Swansea Drive.
- To the East is the site for RZ 15-700431 to rezone 9700, 9720 and 9800 Williams Road, from “Single Detached (RS1/C)” and “Single Detached (RS1/K)” to the “Town Housing (ZT81) – Williams Road” zone for 17 town housing units, which has reached third reading, as well as a north-south dedicated City walkway.
- To the West is the site for DVP 16-733949 to expand the Fraserview Care Lodge at 9580 and 10060 Gower Street that is zoned “Health Care (HC)”.

Related Policies & Studies

Official Community Plan (OCP)

The OCP Bylaw 9000 land use designation for the subject site is “Neighbourhood Residential” where single-family, two-family, and multiple family housing are the principal uses. This development proposal is consistent with the land use designation.

Arterial Road Policy

On December 19, 2016, Council adopted the amended OCP Arterial Road Policy. Under the amended policy the subject site is designated as “Arterial Road Townhouse” in the OCP.

The proposal is consistent with the Arterial Road Policy for the siting of townhouse developments as follows:

- The townhouse development would have a frontage of greater than 80 m along a minor arterial road (i.e. Williams Road);

- Shared vehicle access in favour of the site to the west for future townhouse development will be secured through a legal agreement registered on title prior to rezoning approval;
- Vehicle access points to the subject townhouse development site will be located at a distance of more than 50 m from the intersection of a minor arterial road (Williams Road) with a major arterial road (No. 4 Road).

The amended Arterial Road Policy allows additional density along arterial roads to be considered subject to provision of Low End Market Rental (LEMR) housing units, as per the below conditions:

- Bonus density is used to provide built LEMR units secured through a Housing Agreement;
- Built LEMR units will comply with the City's Affordable Housing Strategy with respect to housing unit sizes, tenant eligibility criteria and maximum monthly rental rates; and
- The overall design of the development is generally in compliance with the Development Permit Area design guidelines for arterial road townhouse development.

The proposed development under this application is generally consistent with this policy.

Floodplain Management Implementation Strategy

The proposed development 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 adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9731.

Public Consultation

A rezoning sign is installed on the subject property. No comments have been received to date as a result of the sign on the property.

Should the Planning Committee endorse this application and Council grant 1st reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 9731, it will be forwarded to a Public Hearing, where area residents and other interested parties will have the opportunity to comment. Public notification for the Public Hearing will occur as per *Local Government Act* requirements.

Analysis

Built Form and Architectural Character

The Arterial Road Policy specifies a typical density of 0.60 to 0.70 FAR (Floor Area Ratio) for townhouse developments along arterial roads, subject to a minimum land assembly of 80 m on a minor arterial road and provision of additional community benefits. Specifically, the applicant has committed to provide the public benefit of new pedestrian lighting, widened sidewalk and grass boulevard improvements along the full extent of the walkway on the east side of the site, from Williams Road south to Swansea Drive.

This policy further provides for consideration of additional density for townhouse development if the proposal includes built affordable housing units. The applicant is proposing medium density townhouses with a total of 0.73 FAR, including six (6) stacked units of low-end market rental (LEMR) in one building that will be secured through the City's standard Housing Agreement.

Conceptual development plans are contained in Attachment 3. The proposed development will have eight (8) buildings, and a total of 28 units. Four (4) units front Williams Road in four (4) buildings with east/west configurations including one (1) triplex along the west property line, two (2) five-plexes, in the front middle of the site, and one (1) six-plex facing the public path. Along the rear property line are one (1) two-storey triplex, in the middle, and three (3) two-storey duplexes, one of which is also oriented to face the walkway. The six (6) LEMR units are located in the northeast corner building, which is next to the common outdoor amenity and child play area.

The buildings at the rear will have a setback of 4.5 m at ground level, and 6.0 m above the first storey. As this application was in-stream prior to Council adoption of the new Arterial Road Policy for townhouses, this does not conform with the new guideline for not more than 50% of the first storey to have a rear yard setback of less than 6 m. However, it is consistent with the design intent to ensure a visual transition from the single detached housing to the south as envisioned in the Arterial Road design guidelines for townhouse development.

A new site-specific zone "Medium Density Town Housing (ZT82) – Williams Road" is proposed to accommodate this townhouse development with a maximum density of 0.60 FAR, subject to the provision of cash-in-lieu contributions for affordable housing, and bonus density of 0.13 FAR, up to a total maximum of 0.73 FAR. The bonus density is conditional upon the provision of six (6) affordable housing units with a combined floor area of not less than 15% of total floor area. The LEMR units would be secured through a Housing Agreement to be registered on title, prior to Council approval of rezoning.

The proposed "Medium Density Townhousing (ZT82) – Williams Road" zone will also reflect the inclusion of the following dimensions that differ from standard town housing zones:

- A maximum projection of 0.80 m into the front yard setback, for unenclosed single storey entry porches only; and
- A minimum 4.5 m front yard setback in favour of a minimum 6.0 m rear yard setback for a building above first storey to transition to existing single detached housing to the south.

Transportation and Site Access

A new driveway entrance from Williams Road is proposed and each townhouse garage door entry is sited along the internal east-west or north/south drive aisles. A Statutory Right-of-Way for public passage is required to be registered on title, prior to Council approval of the proposed rezoning, for access to future development adjacent to the west.

Outdoor amenity space is well-sited for direct access for pedestrians from the walkway to the east and the internal driveway to the west. The rezoning conditions (Attachment 4) include the

registration on title of a 1.0 m Statutory Right-of-Way for public passage along the east property line of the subject site to accommodate provision of new pedestrian lighting, widened sidewalk and grass boulevard improvements along the full extent of the walkway from Williams Road to Swansea Drive. The City will maintain all the improvements in the Statutory Right-of-Way.

As per Richmond Zoning Bylaw 8500, the proposal requires a total of 56 parking spaces including 50 spaces for resident parking (44 for strata townhouses, 6 for affordable housing units) and six (6) spaces for visitor parking. The proposal satisfies this requirement with a total of 50 spaces for residents of which 10 spaces are tandem in arrangement. Another 40 resident spaces are side-by-side stalls with 28 standard spaces and 12 small sized spaces. Five (5) visitor spaces and one (1) parking space for disabled visitors are proposed. Registration of a legal agreement that prohibits conversion of tandem parking spaces into habitable area is included in the rezoning conditions.

The plan also includes a total of 36 resident bicycle parking spaces (Class 1) in individual garages and a visitor bicycle rack (Class 2) with six (6) spaces located within the outdoor amenity space.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report that identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal in relation to the proposed development. The Report assesses 24 bylaw-sized trees on the subject property, one (1) tree along the property line shared with the City walkway, and two (2) trees located on adjacent properties (i.e. 9580 Williams Road and 9891 Swansea Drive).

The City's Tree Preservation Coordinator and a City staff arborist have reviewed the Arborist's Report, and support the applicant's Arborist's findings with the following comments:

- Two (2) trees (tags #A and B) located off-site must be retained and protected with measures that comply with the City's Tree Protection Information Bulletin Tree-03.
- 24 trees (tag# 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646) on the subject site should be removed due to existing poor condition.
- One (1) tree (tag #647) located on the property line shared with the City walkway should be removed due to existing poor condition.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove 24 on-site trees and one (1) tree (tag #647) located on the property line shared with the City walkway. The 2:1 replacement ratio would require a total of 50 replacement trees. The applicant has agreed to plant 27 trees on the development site. However, staff will work with the applicant on the refinement of the landscape design in the Development Permit application process to try to accommodate more than 27 trees onsite. Replacement trees must have the following minimum sizes based on the size of the trees being removed as per the Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	N/A		2 m
25	6 cm		N/A

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$11,500 to the City’s Tree Compensation Fund in lieu of the remaining 23 trees that cannot be accommodated on the subject property after redevelopment. The applicant will provide the additional amount of \$1,300 (\$650 per tree) cash-in-lieu to satisfy the 2:1 replacement ratio for the removal of one (1) tree located on the property line shared with the City walkway.

Tree Protection

Two (2) trees located off-site are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them at development stage (Attachment 5). To ensure that the trees identified for retention are protected during construction, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, provide \$2,000 (\$1,000 per tree) as security to ensure the protection of trees.
- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City’s Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Affordable Housing Strategy

The applicant is proposing to build six (6) LEMR units with a combined floor area of not less than 15% of the total floor area. Consistent with the OCP policies for a variety of housing, the proposed affordable housing units would be ground-oriented in design, and family-oriented in type and size, as detailed in the table below:

Number of Units	Unit Type	Minimum Unit Area as per Affordable Housing Strategy	Proposed Unit Size
2	Studio	37.06 m ² (400 ft ²)	41.25 m ² (444 ft ²)
4	2 Bdrm	91 m ² (980 ft ²)	102.94 m ² (1,108 ft ²)
Total: 6			Total: 494.24 m ² (5,320 ft ²) (approx. 15% of total floor area proposed)

All LEMR units will be secured through a Housing Agreement to be registered on title, prior to Council approval of the rezoning, and must conform to applicable policies in the City's Affordable Housing Strategy, including the rental rates and the tenant eligibility criteria.

Townhouse Energy Efficiency and Renewable Energy

Consistent with the OCP energy policy for townhouse rezoning applications, the applicant has committed to design and build each townhouse unit so that it scores 82 or higher on the EnerGuide scale, and so that all units will meet the BC Solar Hot Water Ready Regulations.

Prior to adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9731, the applicant is required to meet the complete the following as rezoning conditions:

- Registration on title of a restrictive covenant to secure the design and construction of all townhouse units in compliance with the Building Energy Report and to comply with BC Solar Hot Water Ready Regulations.
- Submit a Building Energy Report prepared by a Certified Energy Advisor that confirms the proposed design and construction will achieve EnerGuide 82, or higher, based on the energy performance of at least one unit built to building code minimum requirements including the unit with the poorest energy performance of all the proposed units; and

Amenity Space

Consistent with the OCP and Council Policy 5041, the applicant will provide a cash-in-lieu contribution in the amount of \$28,000 (\$1,000/unit), prior to Council approval of Richmond Zoning Bylaw Amendment Bylaw 9731, in-lieu of the provision of an on-site indoor amenity space.

For individual outdoor amenity space, the 22 strata units would each have more than 30 m² (323 ft²) provided through a combination of private yards and balconies. Two (2) of the three (3) two-bedroom LEMR units would slightly less than standard amenity (26m² or 281 ft²) and the two (2) studio LEMR units would have no private outdoor area. However, the LEMR units are all located immediately adjacent to the communal outdoor amenity space, and child play area.

Outdoor amenity space is proposed to be located on the east side of the subject site between the buildings that face the walkway. In the preliminary plan, the proposed outdoor amenity space is 168 m² which meets the OCP requirement of 6 m² per unit (168 m²). Staff will continue to work with the applicant at the Development Permit application review stage to ensure that the design of this outdoor amenity space will comply with all the applicable design guidelines in the OCP.

Public Art

In response to the City's Public Art Program (Policy 8703), the applicant proposes a voluntary contribution to the City's Public Art Reserve Fund at a rate of \$0.79 per buildable square foot (not including the affordable housing units) and a total contribution in the amount of \$21,317.

Site Servicing and Frontage Improvements

Prior to rezoning, the applicant must enter into a Servicing Agreement for the design and construction of servicing connections, upgrades, and frontage improvements as outlined in the rezoning conditions. These works include, but are not limited to: review of street lighting levels along the Williams Road frontage of the development site for any additional street lighting requirements or upgrades; new pedestrian lighting, widened sidewalk and grass boulevard improvements along the full extent of the walkway along the east property line; removal of the existing driveways from Williams Road; and new sidewalk, curb and gutter on Williams Road.

Development Permit Application Considerations

A Development Permit application is required for the proposal to ensure consistence with the applicable OCP policies and design guidelines for townhouses.

Further refinements to architectural, landscape and urban design will be made as part of the Development Permit application review process including, but not limited to, the following:

- A detailed design of the outdoor amenity space.
- Materials for perimeter fencing along Williams Road and the walkway to the east.
- A detailed landscape design that maximizes the number of replacement trees onsite, and also includes shrubs, plantings and hard surface treatments.
- Architectural expression, detailing and colour palette and exterior building materials.
- Features that incorporate Crime Prevention through Environmental Design (CPTED).

Interior plans must demonstrate that all of the relevant accessibility features are incorporated into the proposed Convertible Unit design and that aging-in-place (i.e. adaptable unit) features can be incorporated into all units.

Financial Impact or Economic Impact

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

Conclusion

This application is to create a new site-specific “Medium Density Town Housing (ZT82) – Williams Road” zone and to rezone 9620, 9640, 9660 and 9680 Williams Road from “Single Detached (RS1/E)” zone to the “Medium Density Town Housing (ZT82) – Williams Road” zone in order to permit the development of 28 townhouses, including six (6) LEMR units.

The townhouse proposal is consistent with the OCP land use designation and is generally consistent with the OCP Arterial Road Policy for townhouses. The conceptual development plans attached are generally consistent with all applicable OCP design guidelines and will be further refined in the Development Permit application review process.

The application includes the significant benefit of two (2) studio and four (4) two-bedroom LEMR units that will be secured through a Housing Agreement, prior to rezoning adoption.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9731, be introduced and given first reading.



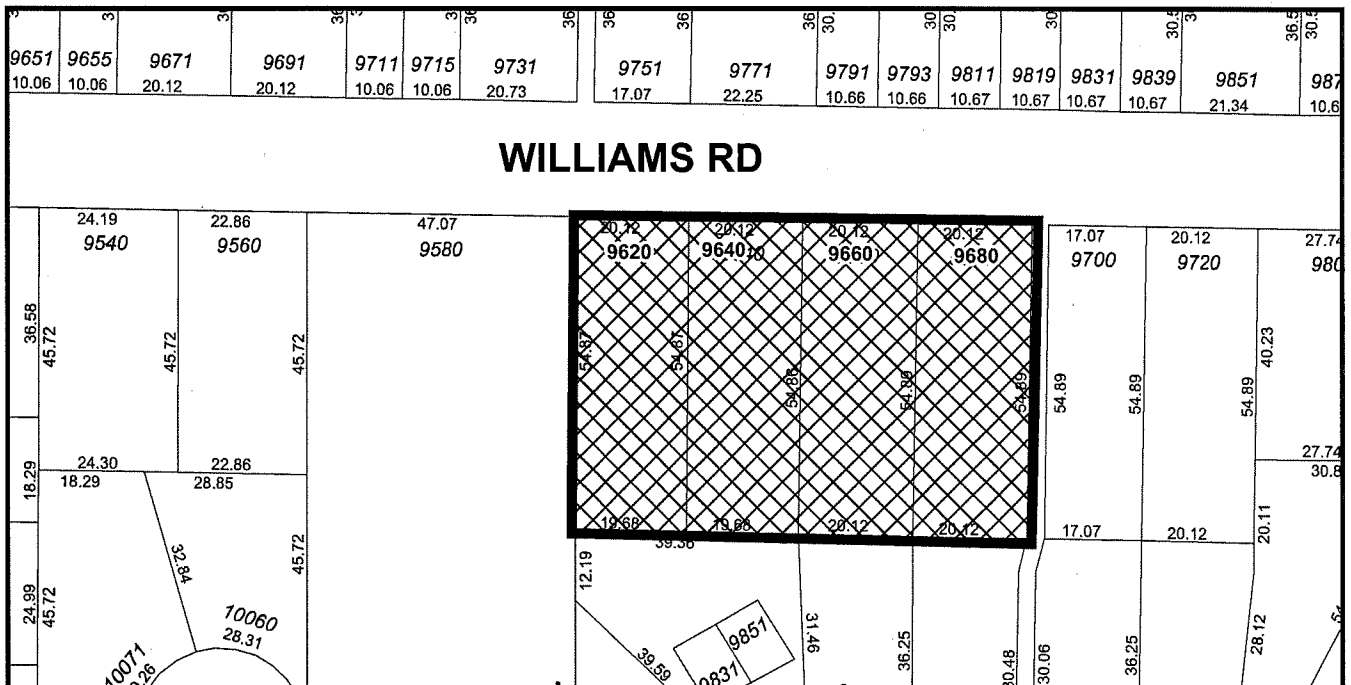
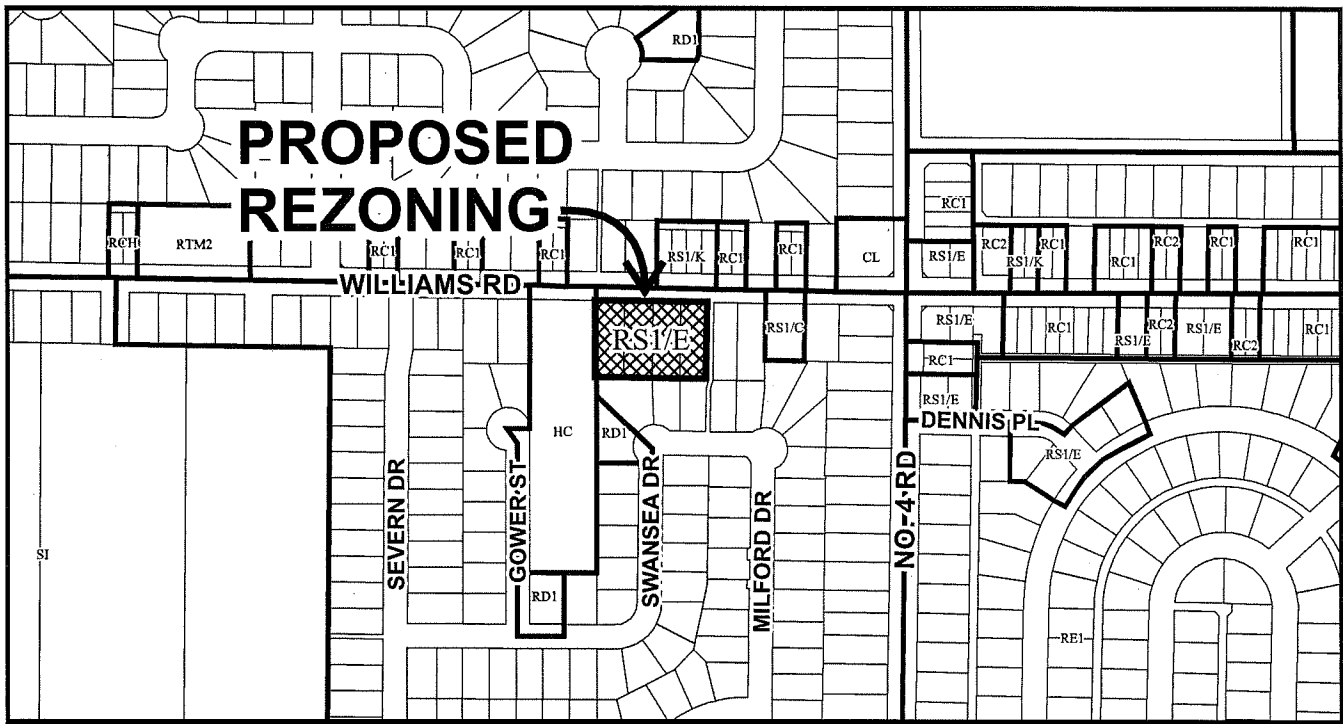
Helen Cain, MCIP
Planner 2, Heritage, Policy Planning

HC:cas

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Conceptual Development Plans
- Attachment 4: Rezoning Considerations
- Attachment 5: Tree Retention Plan



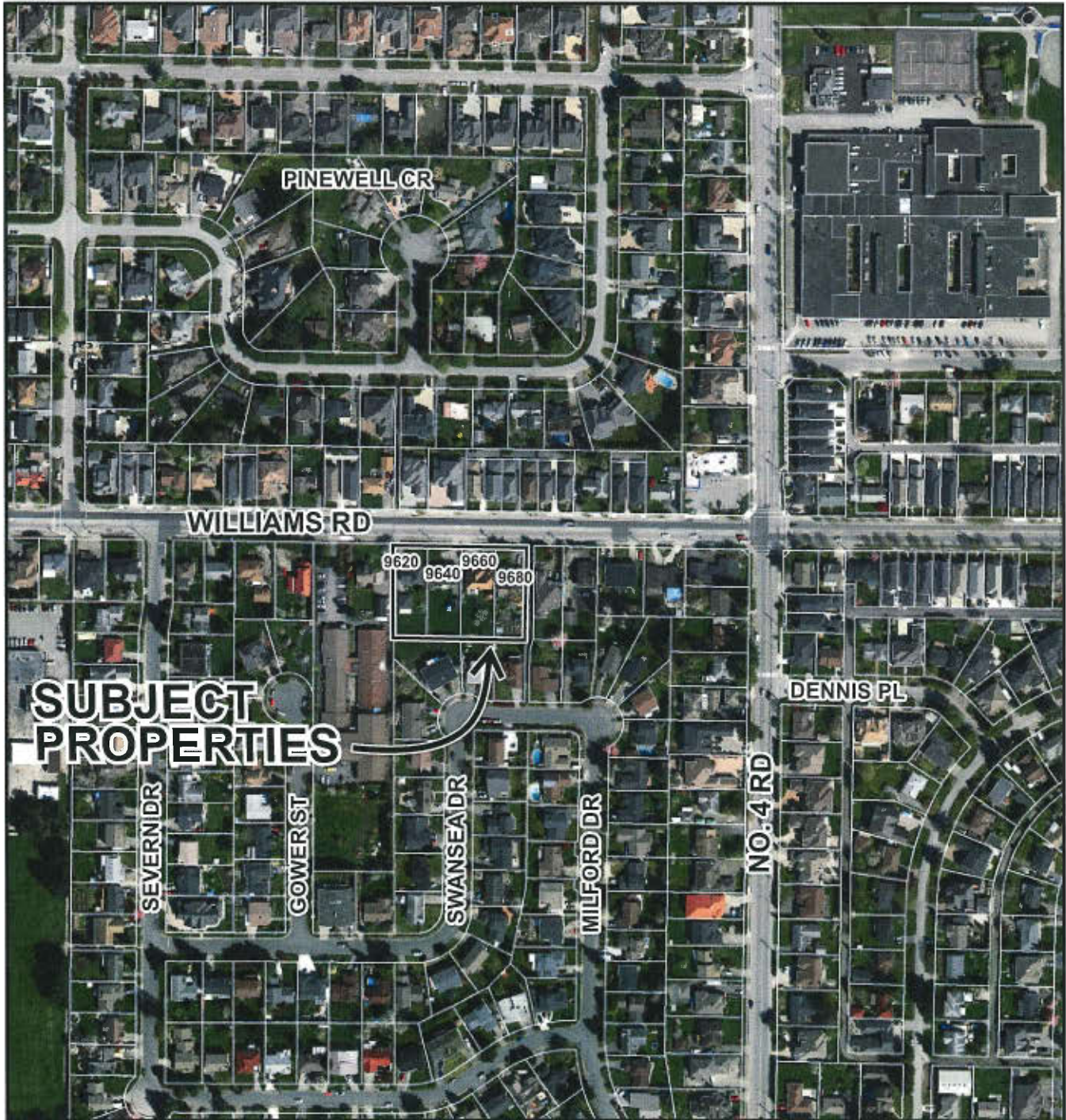
City of
Richmond



	<h1>RZ 15-715406</h1>	<p>Original Date: 01/05/16</p> <p>Revision Date: 06/12/17</p> <p>Note: Dimensions are in METRES</p>
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City of
Richmond



RZ 15-715406

Original Date: 01/05/16

Revision Date: 06/12/17

Note: Dimensions are in METRES



RZ RZ 15-715406

Attachment 2

Address: 9620, 9640, 9660 and 9680 Williams Road

Applicant: Sian Group Investment Inc.

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	Sian Group Investment, Inc.	No change
Site Size (m²):	4,393.5 m ² (47,291ft ²)	4,393.5 m ² (47,291ft ²)
Land Uses:	Single-detached dwelling	28 townhouse units
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Medium Density Town Housing (ZT82) – Williams Road
Number of Units:	4	28
Other Designations:	The Arterial Road Policy for location of new townhouses	Consistent with the Arterial Road Policy.

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.73	Max. 0.73	none permitted
Lot Coverage (% of lot area):	Building: Max. 44% Non-porous Surfaces: Max. 65% Total: Max. 65%	Building: Max. 44% Non-porous Surfaces: Max. 64% Total: Max. 64%	none
Lot Size:	N/A	N/A	none
Lot Dimensions (m):	Width: 40 m Depth: 35 m	Width: 40 m Depth: 35 m	none
Setback – Front Yard (m):	Min. 4.5 m Except for projection of unenclosed single-storey entry porch only to max. 0.8 m	Min. 4.5 m Except for projection of unenclosed single-storey entry porch only to max. 0.8 m	none
Setback – Rear Yard (m):	4.50 m for 1 st storey 6.00 m above 1 st storey	4.50 m for 1 st storey 6.00 m above 1 st storey	none
Setback – Side Yard (m):	Min. 3.0 m	Min. 3.0 m	
Height (m):	12 m	12 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	50 (R) and 6 (V) per unit	50 (R) and 6 (V) per unit	none
Off-street Parking Spaces – Total:	56	56	none
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	10	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Amenity Space – Indoor:	Min. 50 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² per unit (168 m ²)	168 m ² (1808.34 ft ²)	none

Other: Tree replacement compensation required for loss of significant trees.

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

ERIC LAW ARCHITECT

ERIC LAW ARCHITECT
 1100 WEST WASHINGTON ST.
 SUITE 200
 RICHMOND, BC V6V 1K6
 TEL: (604) 945-2299
 FAX: (604) 945-9977

PROJECT: PROPOSED TOWNHOUSE AT 9620-9680 WILLIAMS ROAD, RICHMOND BC
 DRAWN BY: EL
 CHECKED BY: EL
 ISSUED: 5/26/2017
 FILENAME: 18-12.WR.17026-RZING

- 1. 2018 L.A.S. FOR RECORD APPROVAL
- 2. 2018 L.A.S. FOR CITY ZONING COMPLY
- 3. 2018 L.A.S. FOR CITY ZONING COMPLIANCE
- 4. 2018 L.A.S. FOR CITY ZONING COMPLIANCE

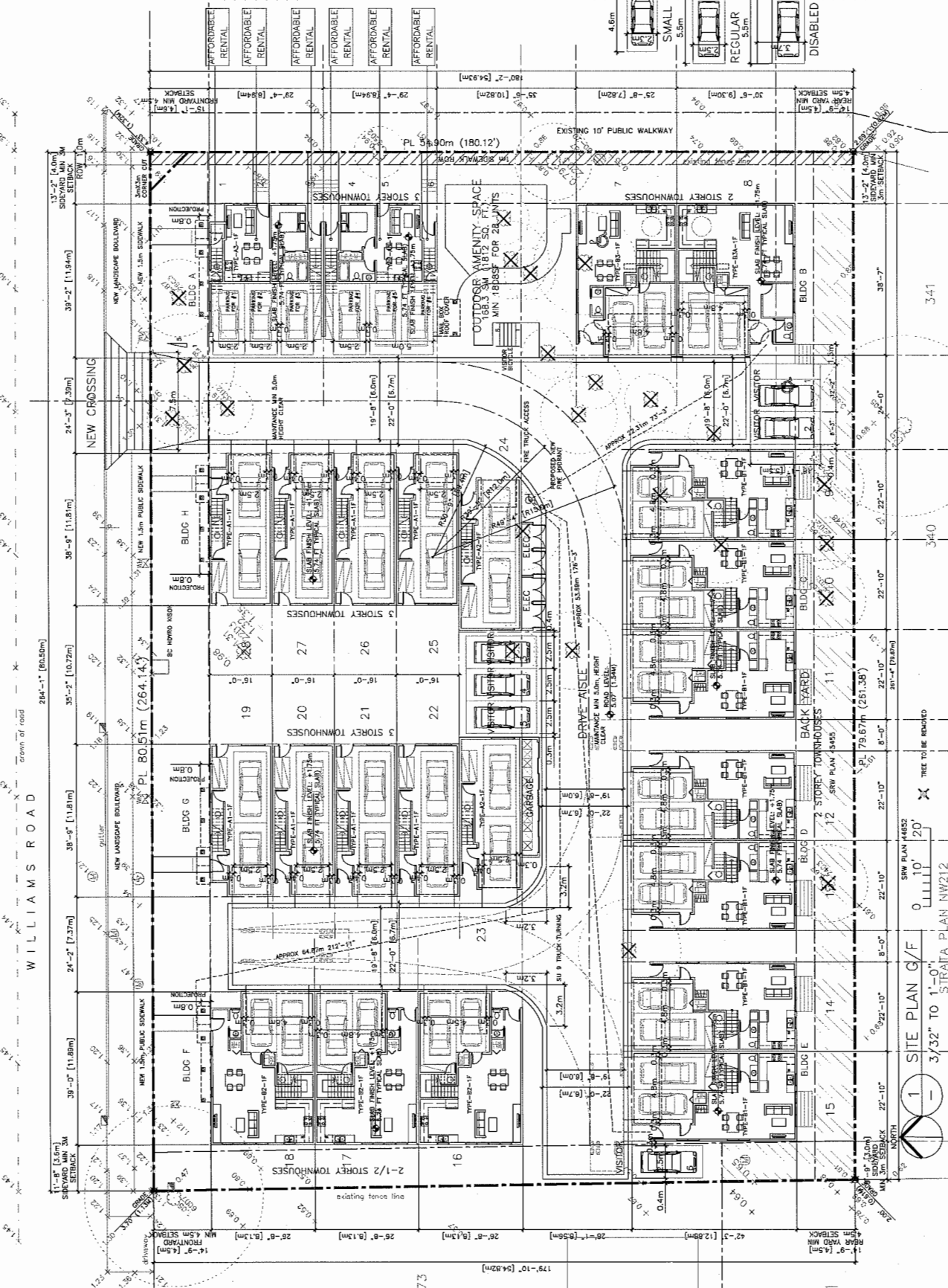
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- 4. AFFORDABLE RENTAL
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- 6. AFFORDABLE RENTAL

PROPOSED TOWNHOUSE
 AT 9620-9680
 WILLIAMS ROAD
 RICHMOND BC
 SITE PLAN G/F

PROJECT NUMBER: 18-12-01
 ISSUED: 5/26/2017
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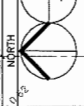
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REZONING



SHW PLAN #1852
 0 TO 20
 3/32" TO 1'-0"
 STRATA PLAN NW212

1 SITE PLAN G/F



373

ERIC LAW ARCHITECT

211 VAN WYK AVENUE, WILLOWDALE, ONTARIO
 TEL: (416) 491-2888
 FAX: (416) 491-2887

EXPERIENCE: RESIDENTIAL, COMMERCIAL, INDUSTRIAL
 THE ARCHITECTURE OF THE 21ST CENTURY
 COMMUNITY DEVELOPMENT, ENVIRONMENTAL
 DESIGN, INTERIOR DESIGN, LANDSCAPE ARCHITECTURE
 PROJECTS: COMMERCIAL, RESIDENTIAL, INDUSTRIAL
 PROFESSIONAL: ARCHITECT, INTERIOR DESIGNER

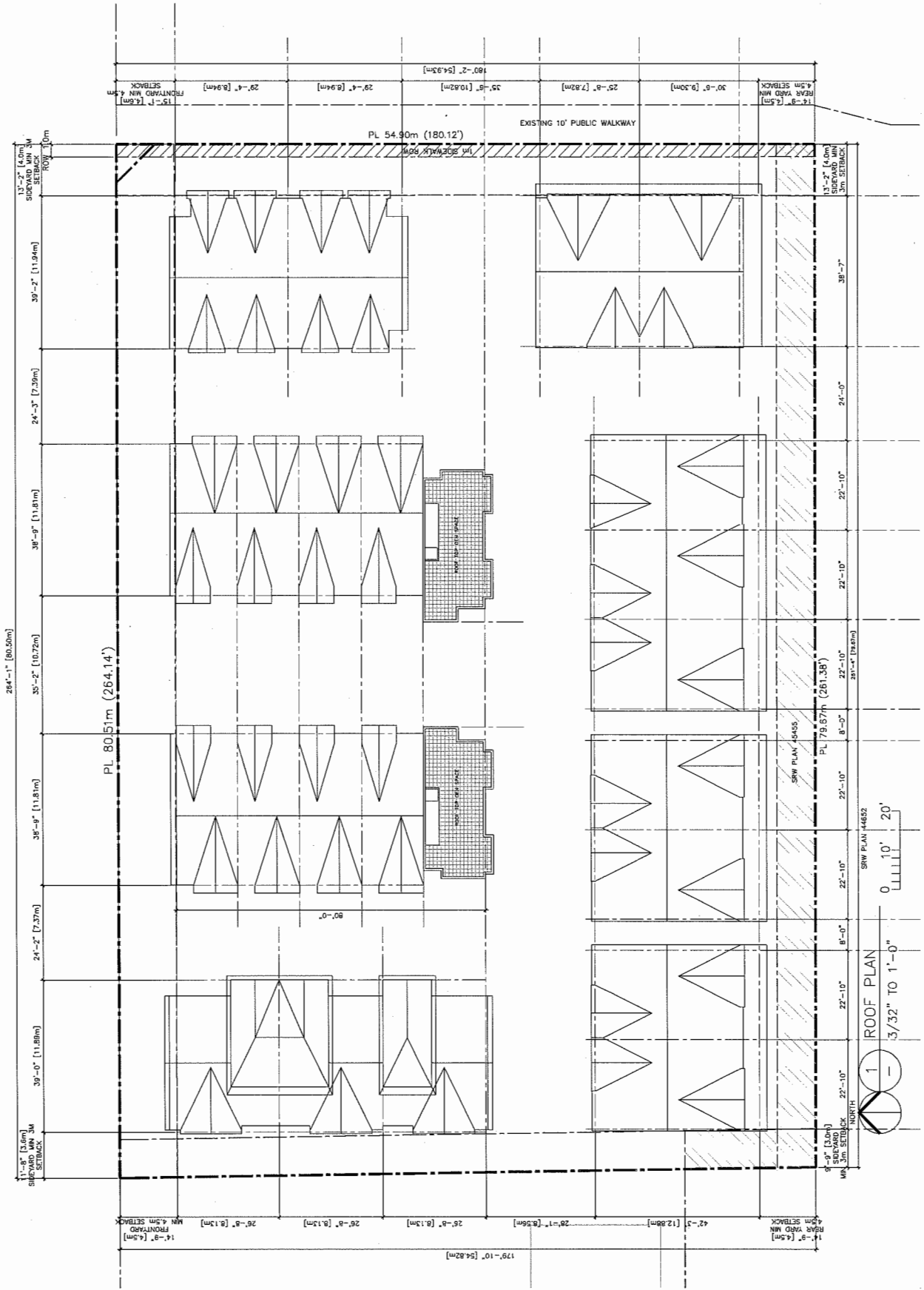
BOARD
 1. DEVELOPER FOR REZONING APPLICATION
 2. DEVELOPER FOR CITY REZONING COMMITTEE
 3. DEVELOPER FOR CITY REZONING COMMITTEE
 4. DEVELOPER FOR CITY REZONING COMMITTEE

**PROPOSED TOWNHOUSE
 AT 9620-9680
 WILLIAMS ROAD
 RICHMOND BC
 SITE PLAN ROOF**

PROJECT NUMBER: 14-10
 ISSUED: 5/26/2017
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 14-10-PL-MWK-170224-RZ.DWG

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REZONING



1. DEVELOPER FOR REZONING APPLICATION
 2. DEVELOPER FOR CITY REZONING COMMITTEE
 3. DEVELOPER FOR CITY REZONING COMMITTEE
 4. DEVELOPER FOR CITY REZONING COMMITTEE

ERIC LAW ARCHITECT

200 WEST WHITE WASHINGTON BC
 TEL: (604) 905-2038
 FAX: (604) 933-2997

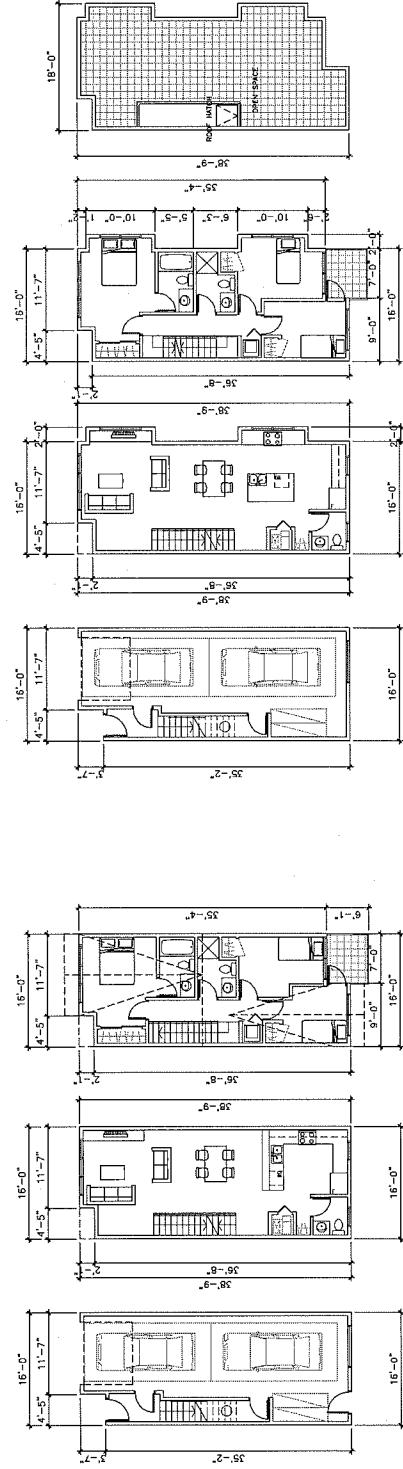
CONTRACT NO. 100-2018
 PROJECT NO. 100-2018
 DATE: 5/26/2017

FOR THE ARCHITECT: ERIC LAW ARCHITECT
 200 WEST WHITE WASHINGTON BC
 VANCOUVER, BC V6B 1A2
 TEL: (604) 905-2038
 FAX: (604) 933-2997

FOR THE CLIENT: RICHMOND CITY
 100-2018
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FOR THE CITY: RICHMOND CITY
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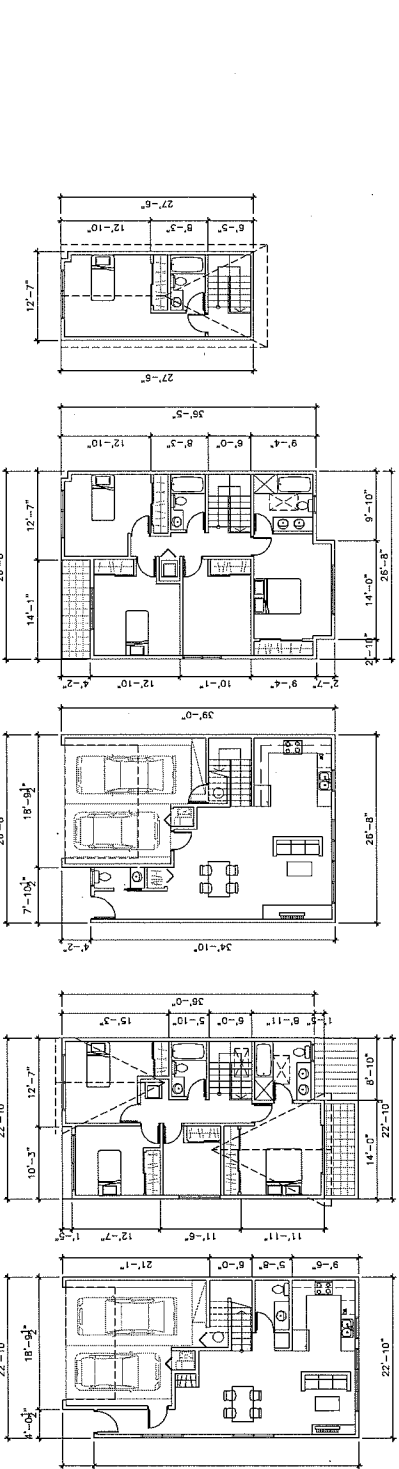
FOR THE CITY: RICHMOND CITY
 100-2018
 100-2018
 100-2018



TYPE A1
 3 BEDROOM
 LEVEL 1
 1/8" TO 1/8" SCALE
 TYPE-A1-1F
 TOTAL UNIT AREA: 1137 SQ. FT. INCLUDING STAIR

TYPE A2
 3 BEDROOM
 LEVEL 1
 1/8" TO 1/8" SCALE
 TYPE-A2-1F
 TOTAL UNIT AREA: 1174 SQ. FT. INCLUDING STAIR

TYPE A3-3F
 LEVEL 3
 1/8" TO 1/8" SCALE
 TYPE-A3-3F



TYPE B1
 3 BEDROOM + DEN
 LEVEL 1
 1/8" TO 1/8" SCALE
 TYPE-B1-1F
 TOTAL UNIT AREA: 1405 SQ. FT. INCLUDING STAIR

TYPE B2
 3 BEDROOM + DEN
 LEVEL 1
 1/8" TO 1/8" SCALE
 TYPE-B2-1F
 TOTAL UNIT AREA: 1334 SQ. FT. INCLUDING STAIR

TYPE B3
 LEVEL 3
 1/8" TO 1/8" SCALE
 TYPE-B3-3F

PROPOSED TOWNHOUSE
 AT 8620-8680
 WILLIAMS ROAD
 RICHMOND BC
 UNIT PLANS

PROJECT NUMBER: 100-2018
 ISSUED: 5/26/2017
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 10-15-15_JWR_170525-RZ.DWG

ERIC LAW ARCHITECT

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- REVISIONS**
- 1. 2015.11.03 FOR REZONING APPLICATION
 - 2. 2015.11.03 FOR CITY REZONING COMMENT
 - 3. 2015.11.03 FOR CITY REZONING COMMENT
 - 4. 2015.11.03 FOR CITY REZONING REVISIONS

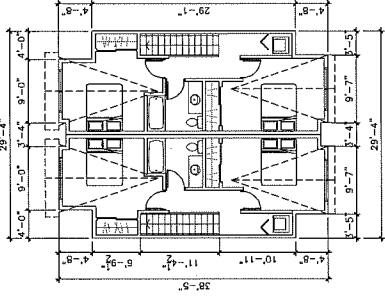
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PROPOSED TOWNHOUSE
AT 9620-9680
WILLIAMS ROAD
RICHMOND BC
UNIT PLANS

PROJECT NUMBER: 14-30
 ISSUED: 5/26/2017
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 15-12_LWP_170526-RZDND

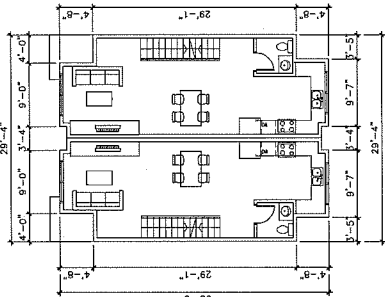
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REZONING



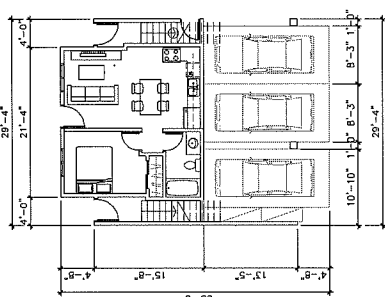
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 LEVEL 1
 1/8" TO 1'-0"

TYPE-A3-1F
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 INCLUDING STAIR



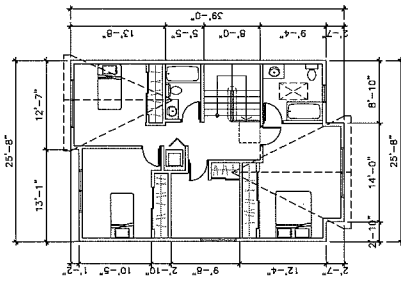
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 LEVEL 2
 1/8" TO 1'-0"

TYPE-A4-2F
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 INCLUDING STAIR



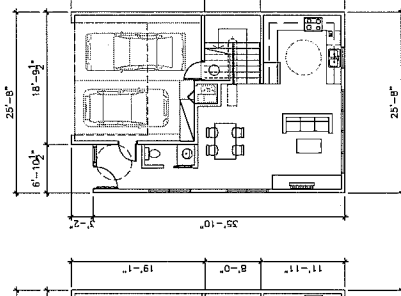
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TYPE A4
 LEVEL 3
 1/8" TO 1'-0"

TYPE-A4-3F
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 INCLUDING STAIR



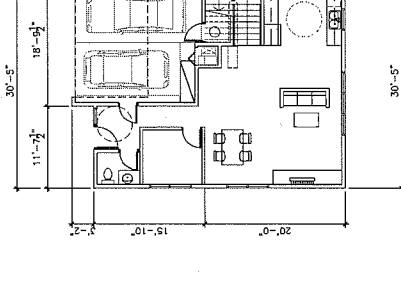
AFFORDABLE RENTAL
TYPE B3A
 2 BEDROOM
 LEVEL 1
 1/8" TO 1'-0"

TYPE-B3A-1F
 TOTAL UNIT AREA: 3177 SQ. FT.
 INCLUDING STAIR



AFFORDABLE RENTAL
TYPE B3A
 2 BEDROOM
 LEVEL 2
 1/8" TO 1'-0"

TYPE-B3A-2F
 TOTAL UNIT AREA: 3108 SQ. FT.
 INCLUDING STAIR



AFFORDABLE RENTAL
TYPE B3A
 2 BEDROOM
 LEVEL 3
 1/8" TO 1'-0"

TYPE-B3A-3F
 TOTAL UNIT AREA: 3108 SQ. FT.
 INCLUDING STAIR

1. PREPARED FOR REZONING APPLICATION
 2. 2014.03.13 FOR CITY REZONING COMMITTEE
 3. 2014.03.13 FOR CITY REZONING COMMITTEE
 4. 2014.03.13 FOR CITY REZONING COMMITTEE

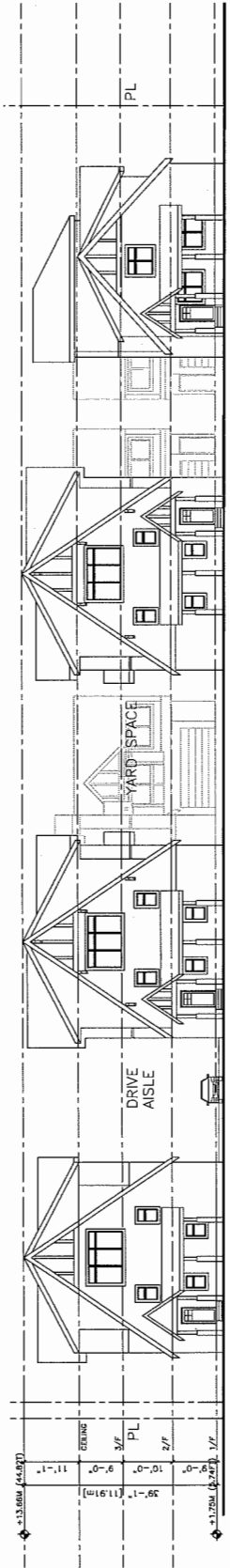
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PROPOSED TOWNHOUSE
AT 9620-9680
WILLIAMS ROAD
RICHMOND BC
ELEVATIONS

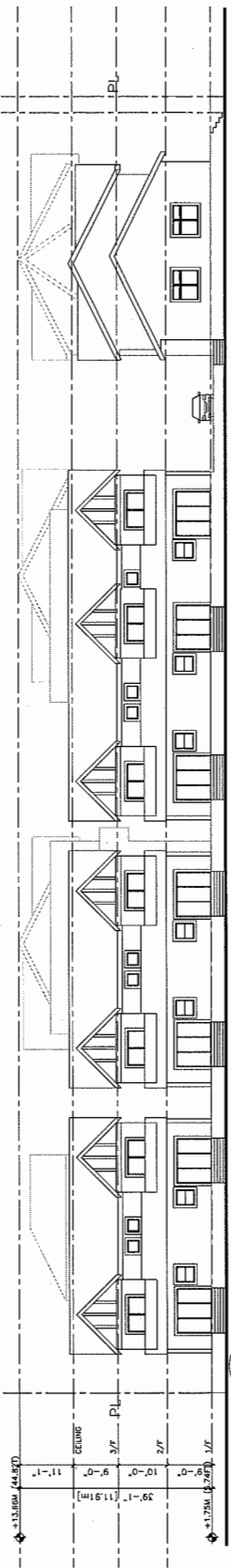
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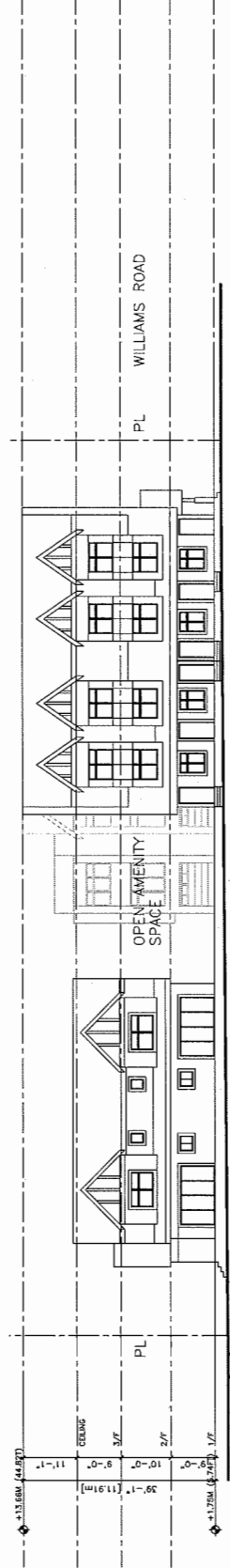
REZONING



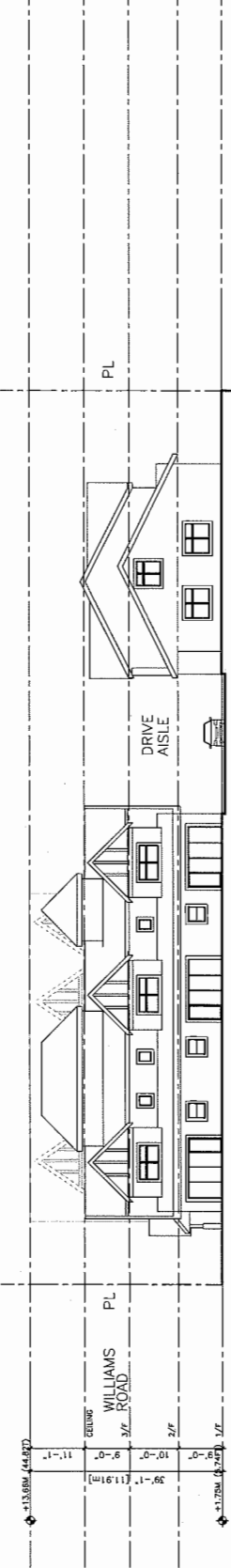
1 NORTH ELEVATION (FACING WILLIAMS ROAD)
 3/32" TO 1'-0"



2 SOUTH ELEVATION
 3/32" TO 1'-0"



3 EAST ELEVATION
 3/32" TO 1'-0"



4 WEST ELEVATION
 3/32" TO 1'-0"

1. PREPARED FOR: [Client Name]
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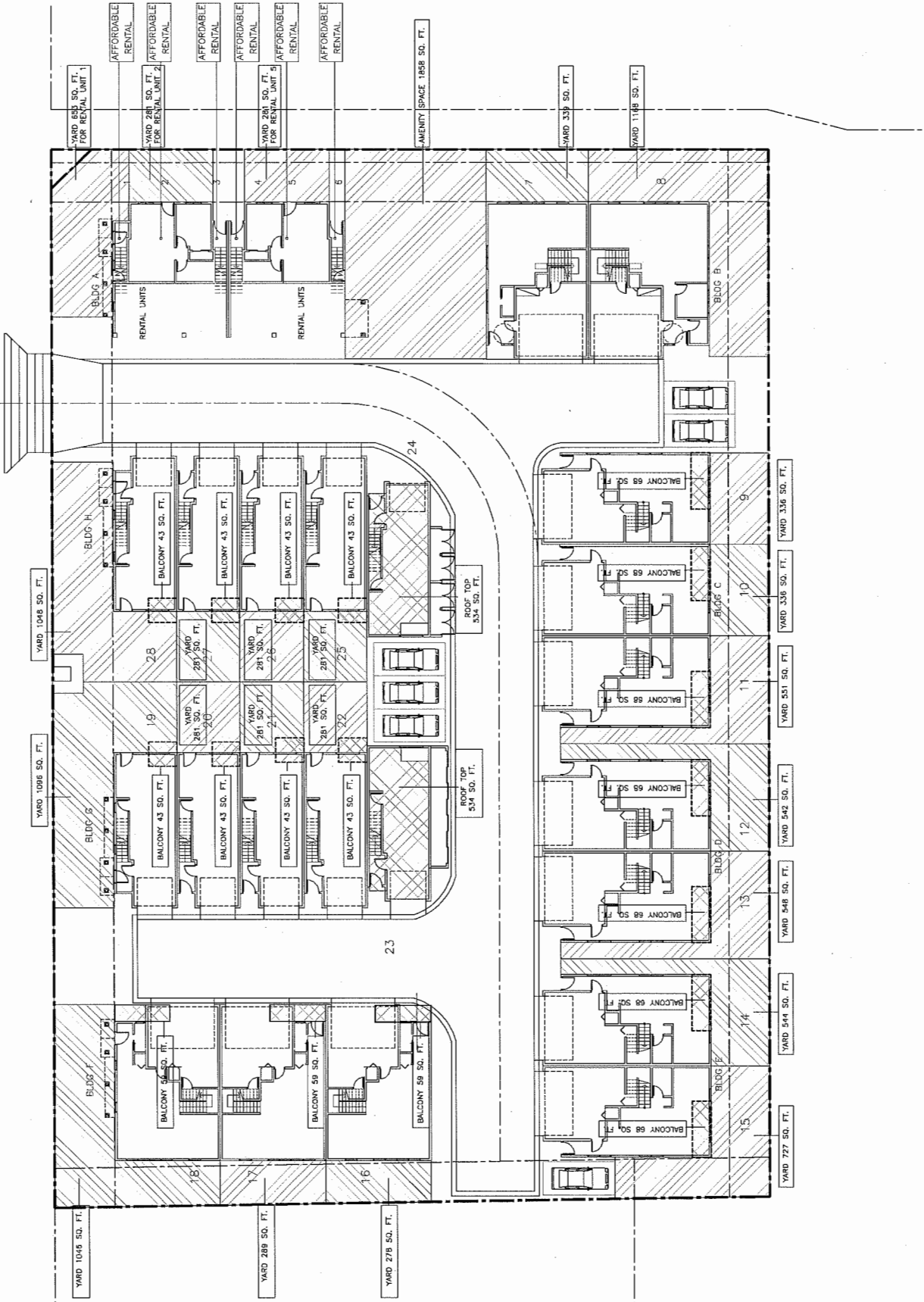
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PROPOSED TOWNHOUSE
AT 8620-8680
WILLIAMS ROAD
RICHMOND BC

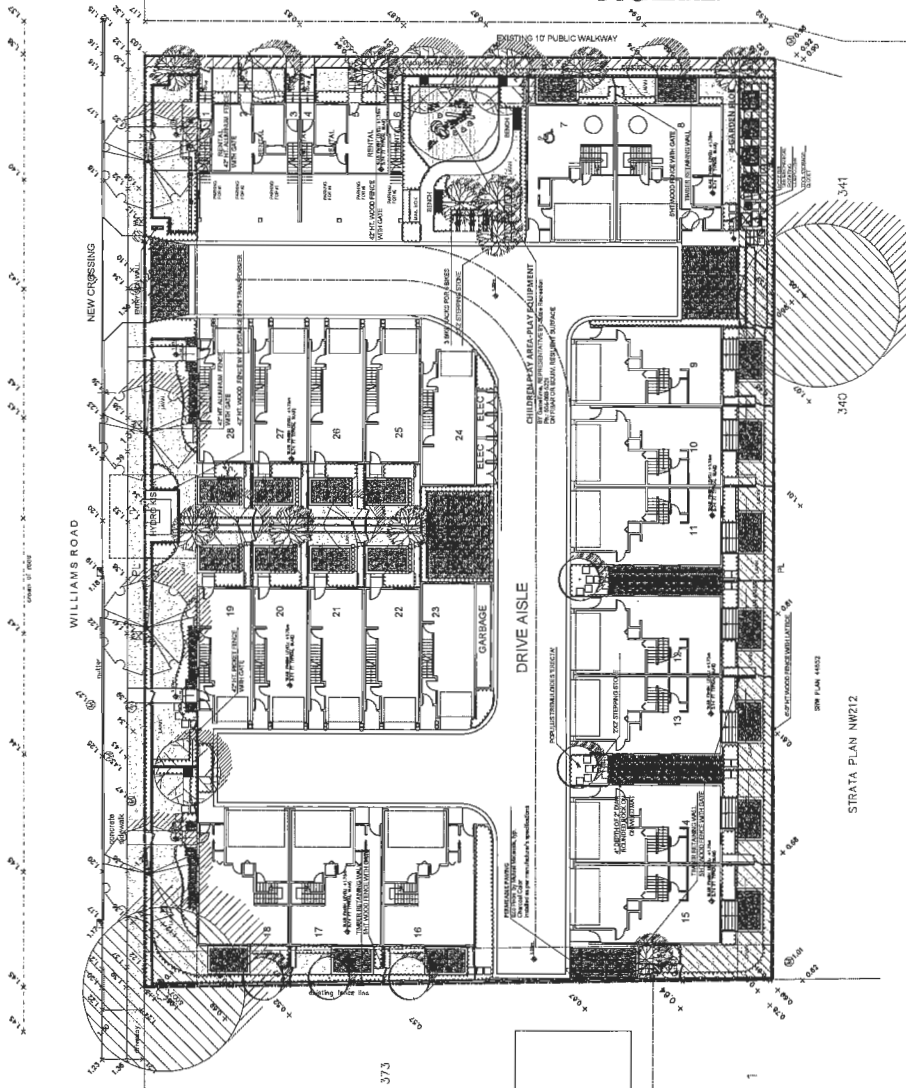
OPEN SPACE CALCULATION

PROJECT NUMBER: 15-12-1006-170328-RZ.DWG
 ISSUED: 5/26/2017
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 15-12-1006-170328-RZ.DWG

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pmg
LANDSCAPE ARCHITECTS
10000 Williams Road
Richmond, British Columbia, V6V 0G3
P: 604-294-0011 | F: 604-294-0022

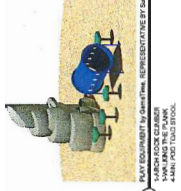
REF:



1. Maintain the existing landscape. Enhance the landscape with plantings. Plant at 100% scale. Use a variety of plant species to create a diverse and resilient landscape.



2. Increase the size of the bench. Add a tree to the garden area. Use a variety of plant species to create a diverse and resilient landscape.



3. Add a bench to the garden area. Use a variety of plant species to create a diverse and resilient landscape.

PLANT SCHEDULE	PLANT	PLANT SIZE	PLANT TYPE	PLANT CODE
1	ACER PALMATA	100cm	Tree	100T
2	HYDRANGEA	100cm	Shrub	100S
3	STYRACIA JAPONICA	100cm	Tree	100T
4	ARISAEMA	100cm	Perennial	100P
5	MAHONIA	100cm	Shrub	100S
6	STYRACIA JAPONICA	100cm	Tree	100T
7	STYRACIA JAPONICA	100cm	Tree	100T
8	STYRACIA JAPONICA	100cm	Tree	100T
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14	STYRACIA JAPONICA	100cm	Tree	100T
15	STYRACIA JAPONICA	100cm	Tree	100T

PROJECT: TOWNHOUSE DEVELOPMENT
8220/8460/8660/8680 Williams Road
RICHMOND

DATE: MAY 23, 2017
SCALE: 1/8"=1'-0"
DRAWING NO: 11
DESIGN NO: 11
CLIENT: P.M.G.

DRAWING NUMBER: 11-001
OF 2
P.M.G. PROJECT NUMBER: 17-003

1709A.LP



City of Richmond

Rezoning Considerations

Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 9620, 9640, 9660 and 9680 Williams Road

File No.: RZ 15-715406

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9713, the applicant 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. City acceptance of the developer's offer to voluntarily contribute \$12,800 (\$11,500 to replace 23 trees removed onsite and \$1,300 to replace one (1) tree removed from a City walkway) to the City's Tree Compensation Fund for the planting of replacement trees within the City.
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security to the City in the amount of \$2,000 for the 2 trees to be retained.
5. 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.
6. The granting of a 1 m wide x 55 m long Statutory Right-of-Way (SRW) for public right-of-passage along the east property line to accommodate new pedestrian lighting, widened sidewalk and grass boulevard on the east side of the existing City walkway that the City will maintain in perpetuity.
7. The granting of a Statutory Right-of-Way (SRW) for public-right-of-passage over the entire north-south and east-west internal drive aisle to provide legal means of public/vehicular access to future developments located west of the subject site. The drive aisle is to be constructed by the developer and to be maintained by the strata.

Any works essential for public access within the required statutory right-of-way (SRW) are to be included in the Servicing Agreement (SA) and the maintenance & liability responsibility is to be clearly noted. The design must be prepared in accordance with good engineering practice with the objective to optimize public safety and after completion of the works, the Owner is required to provide a certificate of inspection for the works, prepared and sealed by the Owner's Engineer in a form and content acceptable to the City, certifying that the works have been constructed and completed in accordance with the accepted design.

8. Registration of a flood indemnity covenant on title.
9. Registration of the City's standard Housing Agreement to secure six (6) affordable housing units, the combined habitable floor area of which shall comprise not less than 15% of the subject development's total residential building area. Occupants of the affordable housing units subject to the Housing Agreement shall enjoy full and unlimited access to and use of the outdoor amenity space. The terms of the Housing Agreements shall indicate that they apply in perpetuity and provide for the following:

Unit Type	Number of Units	Minimum Unit Area	Maximum Monthly Unit Rent**	Total Maximum Household Income**
Studio	2	37.06 m ² (400 ft ²)	\$850	\$34,000 or less
2 Bedroom	4	90 m ² (980 ft ²)	\$1,437	\$57,500 or less

** May be adjusted periodically as provided for under adopted City policy.

10. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development that must include the following items related to Transportation aspects of the development:
 - a) Contrast decorative surface treatment on the east drive aisle from the property line to 9 m south onsite; and
 - b) Units in the northeast corner building between the east drive aisle and the City walkway must have carports and not enclosed garages.

Initial: _____

11. City acceptance of the developer's offer to voluntarily contribute \$0.79 per buildable square foot (e.g. \$21,317) to the City's public art fund.
12. Contribution of \$28,000 (\$1,000) per dwelling unit in-lieu of on-site indoor amenity space.
13. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
14. 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.

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

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

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. Works include, but may not be limited to:

Water Works:

- Using the OCP Model, there is 652.0 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 220.0 L/s.
- The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
- At Developer's cost, the City will:
 - Cut and cap all existing water service connections along the Williams Road frontage.
 - Install one (1) new water service connection complete with meter and meter box (to be placed on-site) along Williams Road frontage.

Storm Sewer Works:

- The Developer is required to:
 - Provide a 3m x 1.5m SRW for future storm IC within development site.
 - Provide walkway drainage between Williams Rd and south property line.
- At Developer's cost, the City will:
 - Cut and cap all existing service connections and remove all existing IC's along Williams Road frontage.
 - Cut and cap the existing storm sewer service connections at the northwest and northeast corners of the development site.
 - Install one new storm service connection complete with IC at the Williams Road frontage.

Sanitary Sewer Works:

- At Developers cost, the City will:
 - Cut and cap the existing sanitary service connections and remove the existing ICs located at the south property line of the development site.

Initial: _____

- Upgrade the existing sanitary service connection and install a new IC at MH2162 located on the west property line, 8 metres north of the south property line. IC to be located within existing Statutory Right-of-Way.
- All sanitary works to be completed prior to any onsite construction.

Frontage improvements:

- Williams Road
 - Remove existing driveways and replace with barrier curb.
 - Green bike paint with bike stencil along the bike lane in front of the driveway.
 - Construct new 1.5m wide concrete sidewalk next to the existing property line along the north side of the development site. This should be along entire frontage plus up to west property line of 9600 Williams Road.
 - Provide remainder width to existing curb, with landscaped/treed boulevard between the proposed concrete sidewalk and existing road curb.
 - Provide transition to connect the existing sidewalks east and west of the development site.
- East side of the walkway, along the east property line of the development
 - Provide pedestrian lighting from Williams Road to Swansea Drive to a standard that is satisfactory to the City.
 - Provide 2.0m wide concrete sidewalk and 1.0m wide grassed boulevard.
 - Allow a wider access for the existing walkway on Williams Road - 1m x 1m corner cut.
- The Developer is also required to coordinate with BC Hydro, Telus and other private communication service providers in order to:
 - Underground Hydro service lines.
 - Relocate or modify any existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate locations onsite (Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc) prior to a Development Permit Application submission.
 - Review street lighting levels along east frontage of the development site and upgrade lighting using LED fixtures.

General Comments:

- Prior to the initial Servicing Agreement (SA) submission, provide a geotechnical assessment of preload and soil preparation impacts on existing utilities fronting or within the development site (e.g. existing sanitary mains), proposed utility installations and the adjacent developments, and provide mitigation recommendations. Any mitigation recommendations shall be incorporated into the initial SA 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.

Initial: _____

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 9731 (RZ 15-715406)
9620, 9640, 9660 and 9680 Williams Road

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

- 1. Richmond Zoning Bylaw 8500, as amended, is further amended by:
a. Inserting the following into the end of the table contained in Section 5.15.1A regarding affordable housing density bonusing provisions:

Table with 2 columns: Zone, Sum Per Buildable Square Foot of Permitted Principal Building. Row 1: ZT82, \$4.00

- b. Inserting as Section 17.82 thereof the following:

17.82 Medium Density Town Housing (ZT82) – Williams Road

17.82.1 Purpose

The zone provides for town housing and other compatible uses.

17.82.2 Permitted Uses

- child care
housing, town

Secondary Uses

- secondary suite
boarding and lodging
home business
community care facility, minor

17.82.3 Permitted Density

- 1. The maximum floor area ratio (FAR) is 0.40.
2. Notwithstanding Section 17.82.3.1, the reference to "0.4" is increased to a higher density of "0.60" if the owner, at the time Council adopts a zoning amendment bylaw to include the owner's lot in the ZT82 zone, pays into the affordable housing reserve the sum specified in Section 5.15 of this bylaw.
3. Notwithstanding Section 17.82.3.1, the reference to "0.4" is increased to a higher density of "0.73", if the owner, at the time Council adopts a zoning amendment

bylaw to include the **owner's lot** in the ZT82 zone, and provided that prior to the first occupancy of the **building** the **owner**:

- a) provides in the **building** not less than 6 **affordable housing units** and the combined **habitable space** of the total number of **affordable housing units** comprises not less than 15% of total **floor area** that is **habitable space**; and
- b) enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against the title to the **lot**.

17.82.4 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 65% of the **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 25% of the **lot area** is restricted to **landscaping** with live plant material.

17.82.5 Yards & Setbacks

1. The minimum **front yard** is 4.5 m, except for the projection of an unenclosed single storey entry porch only for a maximum of 0.8 m.
2. The minimum **side yard** is 3.0 m.
3. The minimum **rear yard** is 6.0 m, except for the projection of the first **storey** for a maximum of 1.5 m.

17.82.6 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m (3 **storeys**).
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.82.7 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** on minor **arterial roads** is 40.0 m.
2. The minimum **lot depth** is 35.0 m.
3. There is no minimum **lot area**.

17.82.8 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

17.82.9 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

17.82.10 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply.
2. 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 areas and by designating them **“MEDIUM DENSITY TOWN HOUSING (ZT82) – WILLIAMS ROAD”**.

P.I.D. 006-846-424

Lot 302 Except: East Half, Section 34 Block 4 North Range 6 West New Westminster District Plan 43362

P.I.D. 006-846-394

Easterly Portion Lot 302 Section 34 Block 4 North Range 2 West New Westminster District Plan 43362

P.I.D. 009-552-140

Lot 6 Except: Part Subdivided by Plan 44651; Section 34 Block 4 North Range 6 West New Westminster District Plan 11454

P.I.D. 009-552-158

Lot 7 Except: Part Subdivided by Plan 44427; Section 34 Block 4 North Range 6 West New Westminster District Plan 11454

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9731".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by <i>PK</i>
APPROVED by Director or Solicitor <i>ul</i>