



City of Richmond

Report to Committee Planning and Development Department

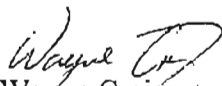
To: Planning Committee
From: Wayne Craig
Director of Development

Date: November 8, 2012
File: RZ 12-598701

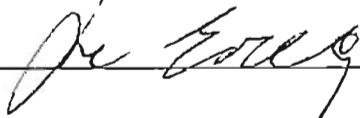
Re: **Application by Interface Architecture Inc. for Rezoning at 6711, 6771 and 6791 Williams Road from Single Detached (RS1/E) to Low Density Townhouses (RTL4)**

Staff Recommendation

That Bylaw 8967, for the rezoning of 6711, 6771 and 6791 Williams Road from “Single Detached (RS1/E)” to “Low Density Townhouses (RTL4)”, be introduced and given first reading.


Wayne Craig
Director of Development

WC:blg
Att.

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

Staff Report

Origin

Interface Architecture Inc. has applied to the City of Richmond for permission to rezone 6711, 6771 and 6791 Williams Road (**Attachment 1**) from Single Detached (RS1/E) to Low Density Townhouses (RTL4) in order to permit the development of 14 townhouse units. A preliminary site plan, building elevations, and landscape plan are contained in **Attachment 2**.

Findings of Fact

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

Surrounding Development

To the North & East: Older single-family homes on cul-de-sac lots in Land Use Contact (LUC063).

To the South: Across Williams Road, a 12-unit townhouse complex, two (2) single-family homes on lots zoned Single Detached (RS1/E) and the entrance to London Secondary School.

To the West: A single-family home on a lot zoned Single Detached (RS1/E), and two (2) duplexes on lots zoned Two-Unit Dwellings (RD1).

Related Policies & Studies

Arterial Road Policy

The 2041 OCP Bylaw 9000 Arterial Road Redevelopment Policy is supportive of multiple-family residential developments along certain arterial roads with these sites being identified on the Aerial Road Development Map. Although the subject site is not specifically identified in the Aerial Road Development Map for townhouse development, it meets the locational criteria set out in the OCP for additional new townhouse areas; i.e., within 800 m of a Neighbourhood Centre (Boradmoor Shopper Centre), within 400 m of a Public School, and within 400 m of a Park. In addition, this application does not represent the only townhouse development endorsed by Council along the north side of Williams Road between No. 2 Road and Gilbert Road. Furthermore, the subject site is located across from an existing townhouse development on the south side of Williams Road.

Based on the Arterial Road Policy and the townhouse developments in the surrounding area, this application is being brought forward on its own merits.

Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant specifying the minimum flood construction level is required prior to rezoning bylaw adoption.

Affordable Housing Strategy

The applicant proposes to make a cash contribution to the affordable housing reserve fund in accordance to the City's Affordable Housing Strategy. As the proposal is for townhouses, the applicant is making a cash contribution of \$2.00 per buildable square foot as per the Strategy; making the payable contribution amount of \$35,640.00.

Public Art

The applicant has agreed to provide a voluntary contribution in the amount of \$0.77 per square foot of developable area for the development to the City's Public Art fund. The amount of the contribution would be \$13,721.40.

Public Input

There have been no concerns expressed by the public about the development proposal in response to the placement of the rezoning sign on the property.

Staff Comments

Trees Retention and Replacement

A Tree Survey and a Certified Arborist's report were submitted in support of the application; 30 trees were identified and assessed:

- 15 trees located on the development site;
- Nine (9) trees located on the development site comprising a hedgerow; and
- Six (6) trees located on neighbouring property.

On-site Trees

- A 40 cm cal Birch tree, a 34 cm cal Maple tree, a 32 cm cal Crimson King Maple tree, and a 60 cm cal Maple tree are all in good condition and identified for retention.
- A 31cm cal Black Locust tree is in fair condition; however it is located within the middle of the proposed building envelope. To successfully retain this tree, two (2) townhouse units would need to be deleted from the proposal. Recommend removal and replacement of these trees.
- A 31 cm cal Apple tree is recommended for retention in the Arborist Report, however, a site inspection of this tree revealed a basal cavity. This structural defect in conjunction with the impacts of required grade changes to meet the Flood Plain Bylaw requirements would further limit the tree's viability. This tree is to be removed and replaced.

- Nine (9) trees are in poor condition - either dead, dying (sparse canopy foliage), have been previously topped or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be replaced.
- Nine (9) trees comprising the hedgerow have been previously topped and are located within the proposed building footprint. These trees are not good candidates for retention and no replacement trees are required.

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 22 replacement trees are required for the removal of 11 bylaw-sized trees on-site. According to the Preliminary Landscape Plan (**Attachment 2**), the developer is proposing to plant 37 new trees on-site. Size of replacement trees and landscape design will be reviewed in detailed at the Development Permit stage.

Off-site Trees

The developer is proposing to remove three (3) neighbouring trees located along the west property line due to their existing structural defects. A consent letter from the property owners of 6691 Williams Road is on file. The City's Tree Preservation Coordinator has no concern regarding the proposed removal. A separate Tree Cutting Permit and associated replacement planting/compensation will be required at Tree Cutting Permit stage.

Three (3) trees located on the adjacent properties to the north are to be retained and protected (see Tree Preservation Plan in **Attachment 4**).

Tree Protection

Tree protection fencing is required to be installed to City standards prior to any construction activities occurring on-site. In addition, a contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone will be required prior to Development Permit issuance.

In order to ensure that the four (4) protected trees will not be damaged during construction, a Tree Survival Security will be required as part of the Landscape Letter of Credit at Development Permit stage to ensure that these trees will be protected. No Landscape Letter of Credit will be returned until the post-construction assessment report confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.

Heritage Review – Yarmish House at 6711 Williams Road

Yarmish House located at 6711 Williams Road is listed on the Heritage Inventory for information purposes only and does not mean that the City will buy it or that it will be preserved. The Statement of Significance of the Yarmish House can be found in **Attachment 5**. The highest heritage value of the house, as identified in the City of Richmond Heritage Inventory, is its association with the Ukrainian Catholic Church. The Yarmish family allowed the church to use the home for meetings, before the congregation was able to build their own church.

Staff have requested the developer to explore a number of redevelopment options:

- retention on original foundations;
- retention with relocation to other parts of the consolidated parcel;
- retention with exterior restoration and adaptive re-use (e.g., 2-3 strata dwelling units);
- relocation within Richmond; and
- relocation by Nickels Brothers Movers (if feasible economically for Nickels).

A Heritage Review Report (**Attachment 6**) was submitted in support of the application. The architect has stated that, in his opinion, the house cannot be saved because of:

- Conflict with proposed internal roadway;
- Successive renovations have altered the structure and compromised the architectural integrity of the original craftsman-style dwelling;
- Construction has been done using a variety of building material quality, including the use of salvaged building materials;
- Adaptive re-use – the architect feels it is not viable to relocate the house on site and re-use the building as a part of the townhouse project, due to structural issues with relocating the house on site;
- As an example of craftsman style, the house has minimal value;
- The structure would likely not survive a long relocation to a different property in Richmond, and costs to take down hydro and telephone service lines would be prohibitive; and
- Nickel Bros., who specialize in re-sale of older homes, are not interested in removing and selling the house;

The City's Heritage Planner has reviewed the Heritage Review Report and has no concern with the proposed demolition of the Yarmish House due to the issues with the structure identified in the report, provided that the developer:

- not to apply for a demolition permit until the proposed rezoning application is approved by Council;
- retain the services of a professional heritage consultant to undertake the documentation (written report and photographs) of the house prior to demolition;
- allow the Ukrainian Catholic Church to salvage materials from the Yarmish House after the documentation report is provided and reviewed by staff; and
- make references to the Arts and Crafts nature of the Yarmish House in the form and character of the proposed townhouse development.

The developer has agreed to the above requirements and the Heritage Commission has no concerns with the proposal.

Site Servicing and Frontage Improvements

Storm analysis is not required, however, the frontage from existing manhole STMH2700 (approximately 6 m west of west property line of 6711 Williams Road) to existing manhole STMH2701 (approximately 17 m east of east property line of 6791 Williams Road) with a length of approximately 78 m must be upgraded to a minimum 600 mm by the developer, as per City requirements.

Sanitary analysis and upgrades are not required. A site analysis will be required on the servicing agreement drawings (for site connection only).

Additional hydrant(s) required to achieve minimum 75 m spacing for multiple-family areas.

A new 1.5 m sidewalk along the property line with a 1.42 m grass and treed boulevard is required. There is an existing fire hydrant and a small power pole that will need to be relocated into the new boulevard.

Prior to final adoption, the developer is required to consolidate the three (3) lots into one (1) development parcel and enter into the City's standard Servicing Agreement to design and construct the required infrastructure upgrades and frontage beautification (see **Attachment 7** for details).

Vehicle Access

One (1) driveway off Williams Road is proposed. The long-term objective is for the driveway access established on Williams Road to be utilized by adjacent properties to the west if they ultimately apply to redevelop. A Public Right of Passage (PROP) will be secured as a condition of rezoning to facilitate this vision.

Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$14,000 as per the Official Community Plan (OCP) and Council Policy.

Outdoor Amenity Space

Outdoor amenity space will be provided on-site and is adequately sized based on Official Community Plan (OCP) guidelines. The design of the children's play area and landscape details will be refined as part of the Development Permit application.

Analysis

Arterial Road Redevelopment Policy

The subject application was submitted in January 2012 under the previous Arterial Road Redevelopment Policy contained in OCP Bylaw 7100. The proposal is generally in compliance with the development guidelines for multiple-family residential developments under the Arterial Road Redevelopment Policy.

The proposed height, siting and orientation of the buildings respect the massing of the existing neighbouring single-family homes. All rear units along the north property line are two (2) storeys; the end units of the street fronting building are stepped down from three (3) storeys to 2½ storeys at the side yards and the entry driveway. The building height and massing will be controlled through the Development Permit process.

Development Potential of Adjacent Properties

6631/6633 and 6651/6671 Williams Road

Located at the corner of Williams Road and Sheridan Road are two (2) lots at 6631/6633 and 6651/6671 Williams Road, with each lot having a duplex on it. According to Lot Size Policy 5444, each of these two (2) lots could later be split into two (2) single-family lots (to a total of 4 lots). According to the Arterial Road Policy, a townhouse development on a consolidation of the two (2) duplex lots may be considered because it would meet the assembly requirements and locational criteria for townhouse development.

6691 Williams Road

Located between the two (2) duplex lots and the subject site, the property at 6691 Williams Road contains an older single-family home and has no subdivision potential on its own under the current Lot Size Policy 5444. However, according to the Arterial Road Policy, a townhouse development may be considered if this lot is consolidated with the adjacent properties to create a development site with at least 40 m frontage.

6691 Williams Road has a similar lot configuration as the lots included in the subject proposal - all of the four (4) lots have a 50.29 m lot depth. The applicant made attempts to acquire 6691 Williams Road to extend the development proposal, but was unable to come to an agreement with the current owners. In order to proceed with the subject development proposal, a development concept plan for 6691 Williams Road has been prepared and is on file, in order to enable this small lot to be converted to townhouse uses under a separate rezoning application. Due to the small size of 6691 Williams Road, if rezoned to townhouse uses, the outdoor amenity space, as well as the garbage/recycling facilities at the subject site, would be shared by the subject development and the future development at 6691 Williams Road. A cross-access easement/agreement will be secured as a condition of rezoning to facilitate this.

Requested Variances

The proposed development generally complies with the Low Density Townhouses (RTL4) zone. Based on the review of current site plan for the project, a variance to allow for a total of 16 tandem parking spaces in eight (8) of the townhouse units is being requested. Transportation Division staff have reviewed the proposal and have no concerns. The proposed number of on-site visitor parking is in compliance with the bylaw requirement. A restrictive covenant to prohibit the conversion of garage areas into habitable space is required prior to final adoption.

Design Review and Future Development Permit Considerations

A Development Permit will be required to ensure that the development at 6711, 6771 and 6791 Williams Road is sensitively integrated with adjacent developments. The rezoning conditions will not be considered satisfied until a Development Permit application is processed to a satisfactory level. In association with the Development Permit, the following issues are to be further examined:

- Building form and architectural character (Arts and Crafts).
- Provision of a convertible unit and design of other accessibility/aging-in-place features.
- Location, size and manoeuvring capacity of visitor parking stalls and landscape buffer adjacent to neighbouring back yards.
- Site grade to ensure the survival of protected trees.
- Landscaping design and enhancement of the outdoor amenity area to maximize use.
- Opportunities to maximize permeable surface areas and articulate hard surface treatment.

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

Financial Impact or Economic Impact

None.

Conclusion

The proposed 14-unit townhouse development is consistent with the Official Community Plan (OCP) regarding developments along minor arterial roads. Overall, the proposed land use, site plan, and building massing complement the surrounding neighbourhood. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process. The list of rezoning considerations is included as **Attachment 7**, which has been agreed to by the applicants (signed concurrence on file). On this basis, staff recommend that the proposed rezoning be approved.



Edwin Lee
Planner 1
(604-276-4121)

EL:blg

Attachments

Attachment 1: Location Map

Attachment 2: Conceptual Development Plans

Attachment 3: Development Application Data Sheet

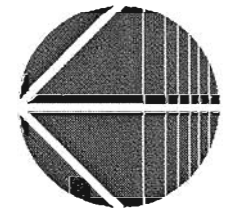
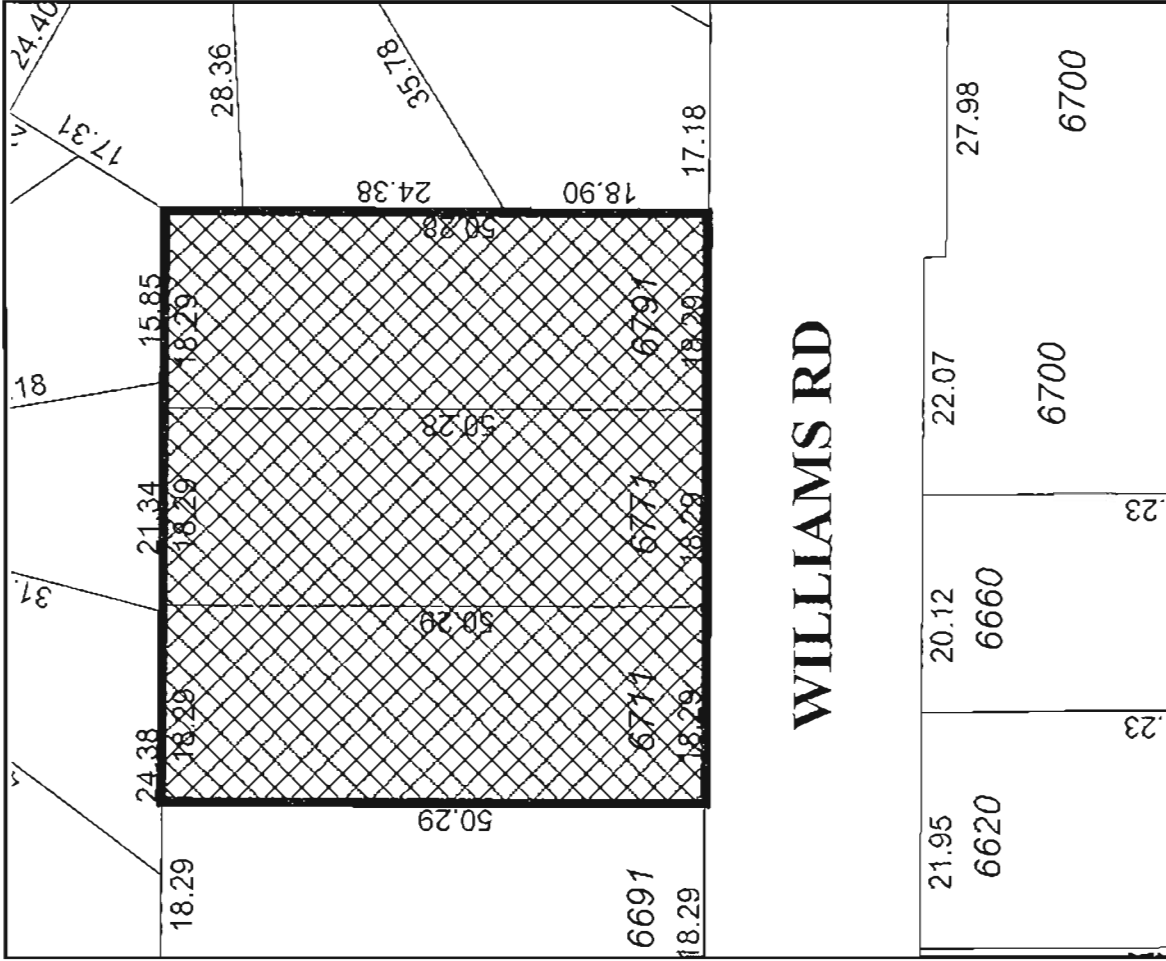
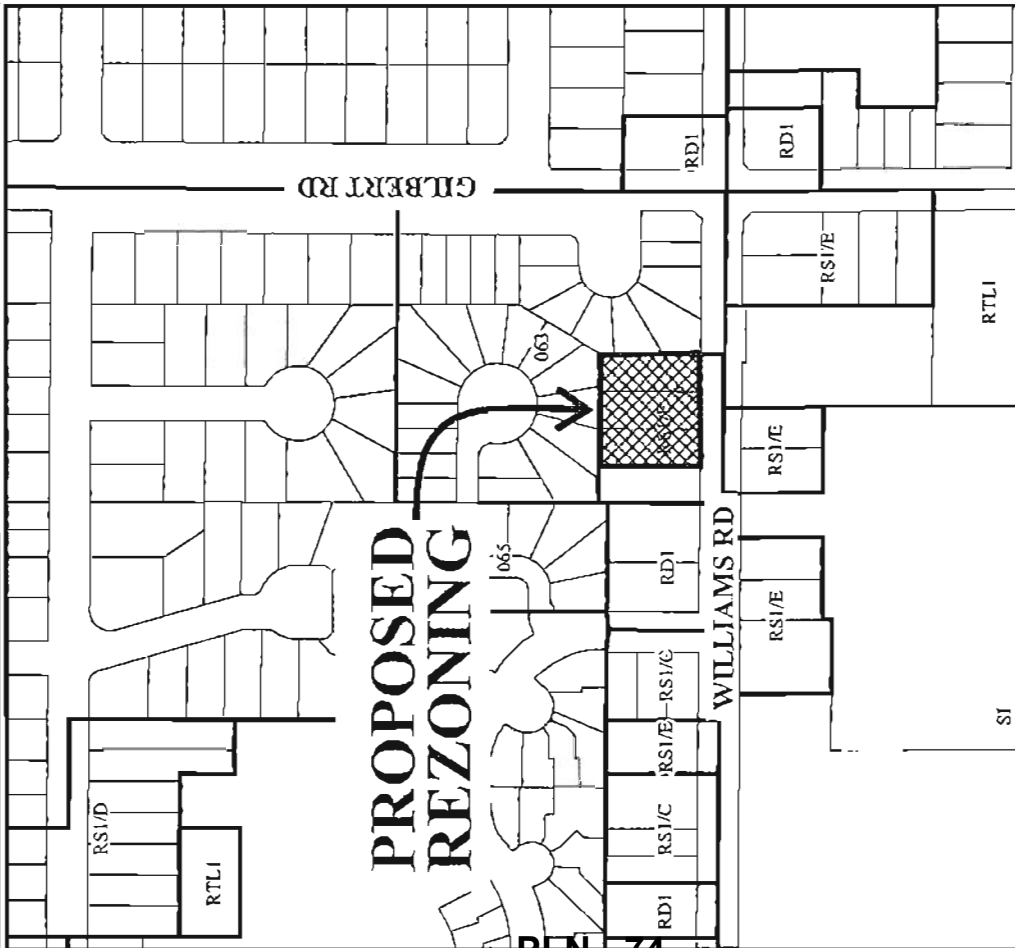
Attachment 4: Tree Preservation Plan

Attachment 5: Statement of Significance - Yarmish House

Attachment 6: Heritage Review Report

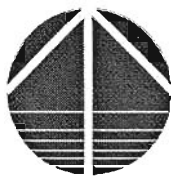
Attachment 7: Rezoning Considerations Concurrence

City of Richmond



Original Date: 01/26/12
 Revision Date:
 Note: Dimensions are in METRES

RZ 12-598701



RZ 12-598701

PLN - 75

Original Date: 01/26/12

Amended Date:

Note: Dimensions are in METRES

DRAWING LIST
Architectural

- 1.00 PROJECT DATA, APPROPRIATION PLAN
- 2.00 TYPICAL PLUMB LINE ELEVATION
- 3.00 TYPICAL ELEVATION - BUILDINGS 1, 2, 3
- 4.00 TYPICAL ELEVATION - BUILDINGS 4, 5
- 5.00 FLOOR FINISHES - BLOCK MASSING VIEW
- 6.00 SURVEY DATA
- 7.00 TOPOGRAPHICAL SURVEY DATA
- 8.00 ADJUSTMENT
- 9.00 ADJUSTMENT REPORT (A.C.I. APPROVED 02.01.2011)
- 10.00 CIVIL ENGINEER
- 11.00 ENGINEERING DATA SHEET (ENGINEER PART)

PROJECT DESCRIPTION

PROPOSED 14-UNIT TOWNHOUSE DEVELOPMENT IN THE WEST PLUMB LINE AREA OF THE BLOCK, REPRESENTING OF WEST PLUMB LINE AREA AND ADJACENT TO THE WEST PLUMB LINE AREA. THE PROPOSED DEVELOPMENT IS A 14-UNIT TOWNHOUSE DEVELOPMENT WITH 14 UNITS AND 14 CAR SPACES. THE PROPOSED DEVELOPMENT IS A 14-UNIT TOWNHOUSE DEVELOPMENT WITH 14 UNITS AND 14 CAR SPACES. THE PROPOSED DEVELOPMENT IS A 14-UNIT TOWNHOUSE DEVELOPMENT WITH 14 UNITS AND 14 CAR SPACES.

ZONING SUMMARY

Richmond Zoning and Development Bylaw No. 8500

LOT AREA: 10,000 SQ FT
 LOT COVERAGE: 35%
 LOT DEPTH: 100 FT
 LOT WIDTH: 100 FT
 ZONING: R-10
 PERMITTED: 1-12 SINGLE-FAMILY DWELLING UNITS PER LOT
 PROHIBITED: 2-3 MULTIFAMILY DWELLING UNITS PER LOT

INTERFACE:

Project No. 14-1111
 Proposed 14-Unit Townhouse Development
 6711 Williams Road
 Richmond, BC
 Canada V6V 3S5
 www.interfacearchitecture.com

PROJECT DATA, SITE/PROPOSED PLAN

PROJECT NO. 14-1111
 PROJECT NAME: PROPOSED 14-UNIT TOWNHOUSE DEVELOPMENT
 CLIENT: [REDACTED]
 DATE: [REDACTED]
 DRAWN BY: [REDACTED]
 CHECKED BY: [REDACTED]
 PROJECT DATA, SITE/PROPOSED PLAN

A1.1

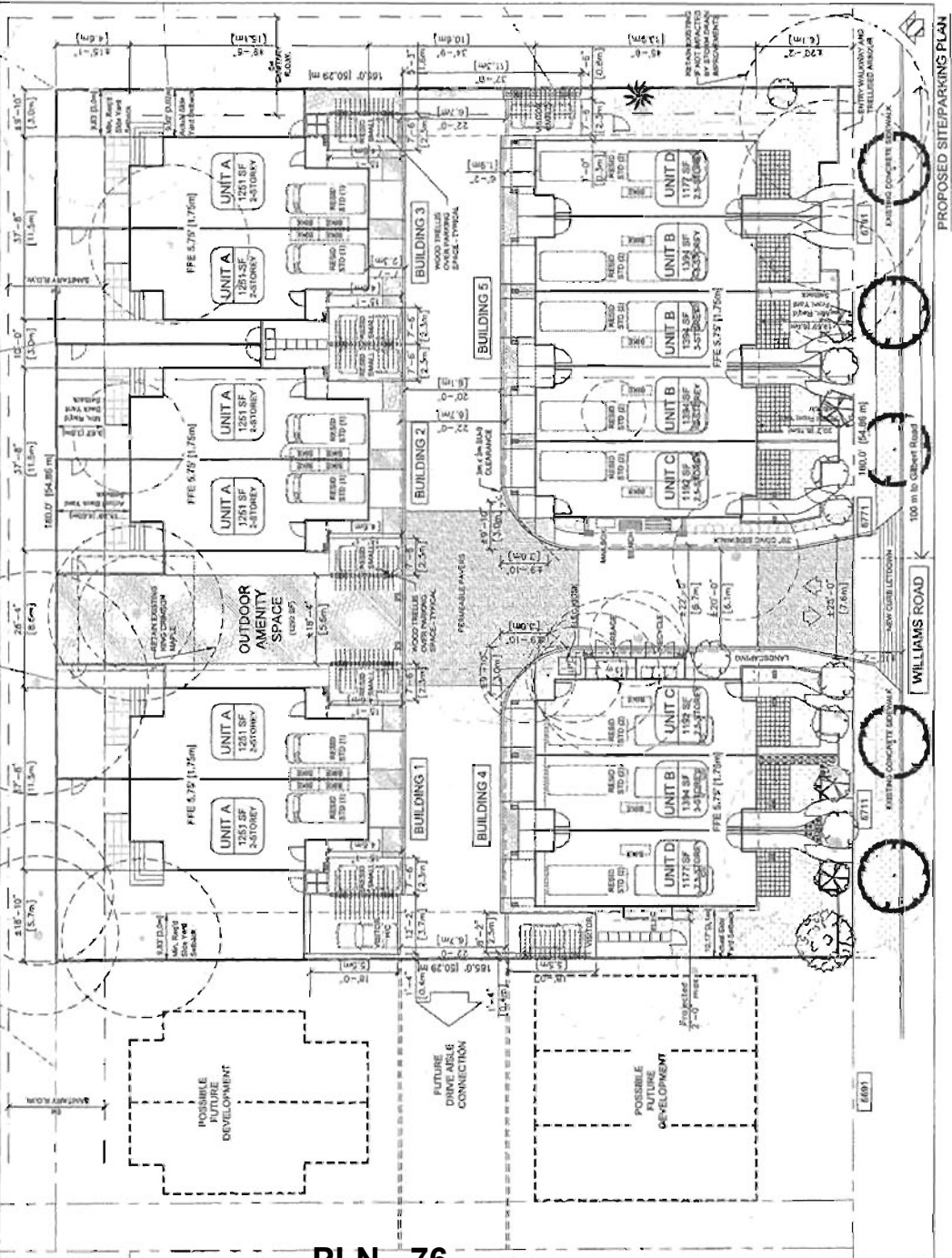
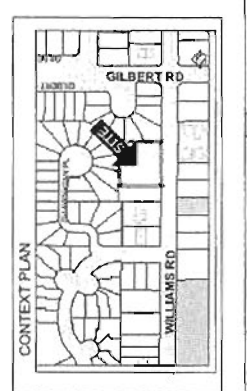
REZONING APPLICATION

PROPOSED 14-UNIT TOWNHOUSE DEVELOPMENT
 6711, 6771, 6791 WILLIAMS ROAD, RICHMOND BC

APPLICANT: [REDACTED]
 LEGAL: [REDACTED]
 ZONING: [REDACTED]

AREA BREAKDOWN BY BUILDING (SF)

NO.	AREA	TYPE	AREA (SF)	PERCENTAGE (%)	AREA (SQ FT)	AREA (SQ M)
BUILDING 1	UNIT A	2-STORY	1261	12.61%	1261	57.7
BUILDING 2	UNIT B	2-STORY	1321	13.21%	1321	61.4
BUILDING 3	UNIT C	2-STORY	1177	11.77%	1177	54.4
BUILDING 4	UNIT D	2-STORY	1261	12.61%	1261	57.7
BUILDING 5	UNIT A	2-STORY	1261	12.61%	1261	57.7
BUILDING 6	UNIT B	2-STORY	1321	13.21%	1321	61.4
BUILDING 7	UNIT C	2-STORY	1177	11.77%	1177	54.4
BUILDING 8	UNIT D	2-STORY	1261	12.61%	1261	57.7
BUILDING 9	UNIT A	2-STORY	1261	12.61%	1261	57.7
BUILDING 10	UNIT B	2-STORY	1321	13.21%	1321	61.4
BUILDING 11	UNIT C	2-STORY	1177	11.77%	1177	54.4
BUILDING 12	UNIT D	2-STORY	1261	12.61%	1261	57.7
BUILDING 13	UNIT A	2-STORY	1261	12.61%	1261	57.7
BUILDING 14	UNIT B	2-STORY	1321	13.21%	1321	61.4



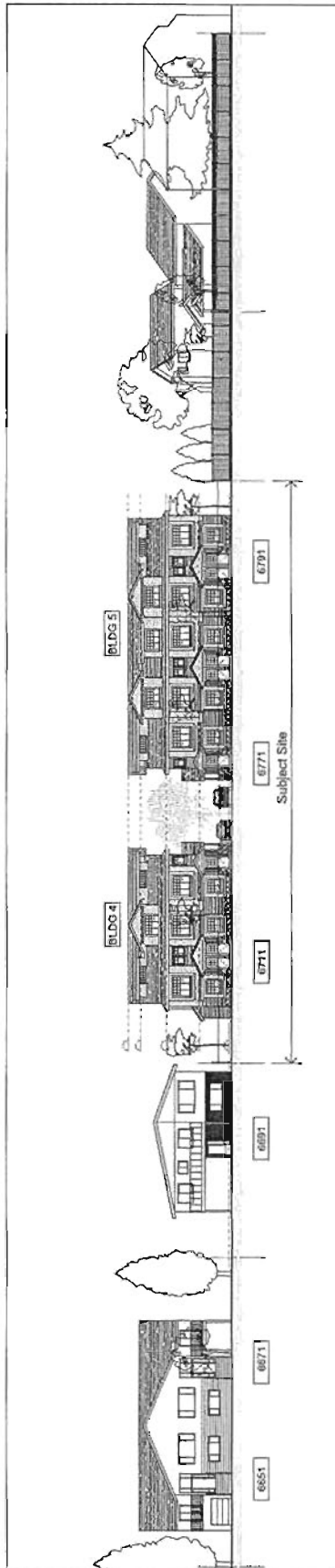
REVISED DATE	
REVISED BY	
DATE	
BY	
DESCRIPTION	
6/27/10	AC (New Architecture)
3/15/09	RT (Landscape)
10/17/07	K2 (Site Plan)
LORAIN STREET	
DATE: 10/17/10	
BY: INTERFAC	
PROJECT: 15-0103	
SHEET: A2.4	
SCALE: 1/8"=1'-0"	

INTERFAC

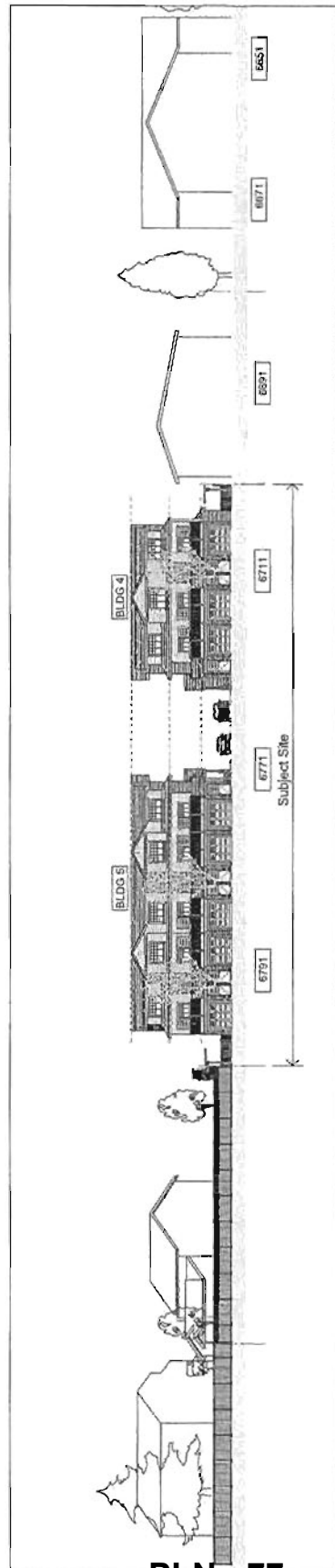
844-320
11900 Corporate Road
Greenville, SC 29615
P: 864.827.1182
F: 864.827.1188
www.interfac.com

PROJECT	15-0103
PROJECT NAME	1503 Williams Road
OWNER	1503 Williams Road
DATE	10/17/10
DRAWN BY	K2
CHECKED BY	K2
DATE	10/17/10
STREETSCAPE VIEWS	
DRAWING	

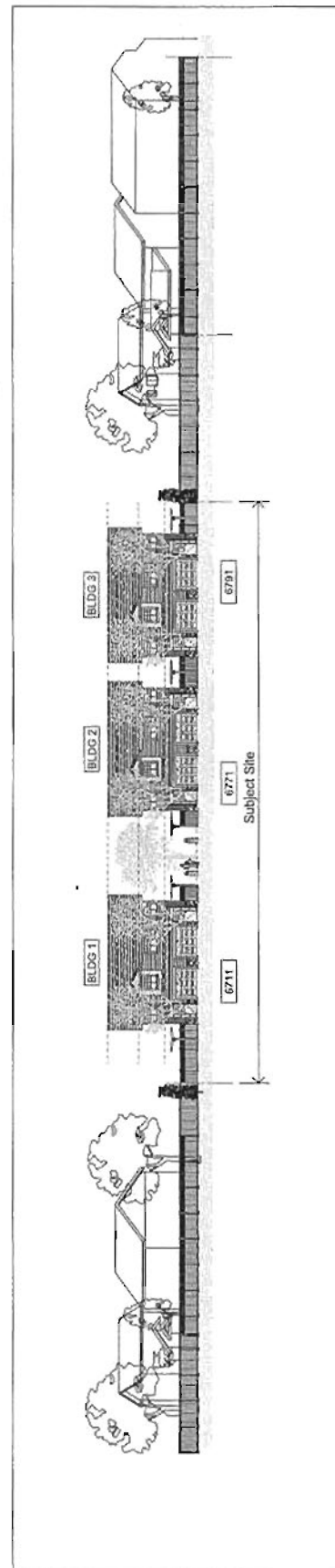
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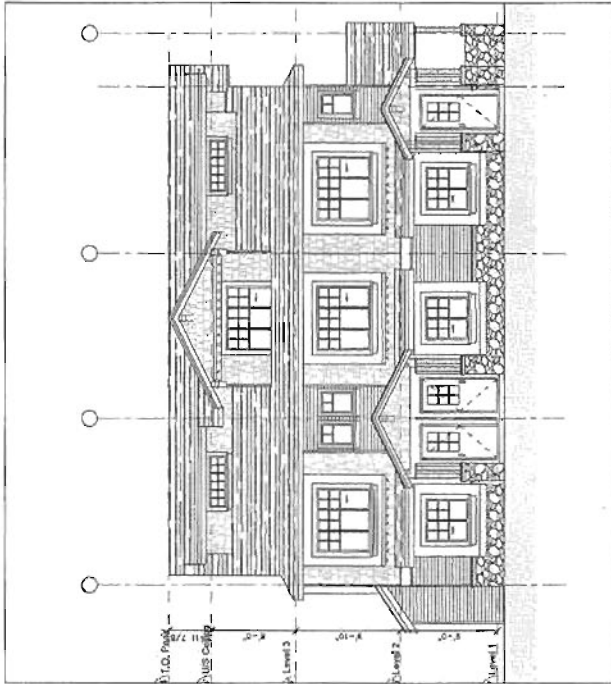
WILLIAMS ROAD STREETSCAPE (LOOKING NORTH)
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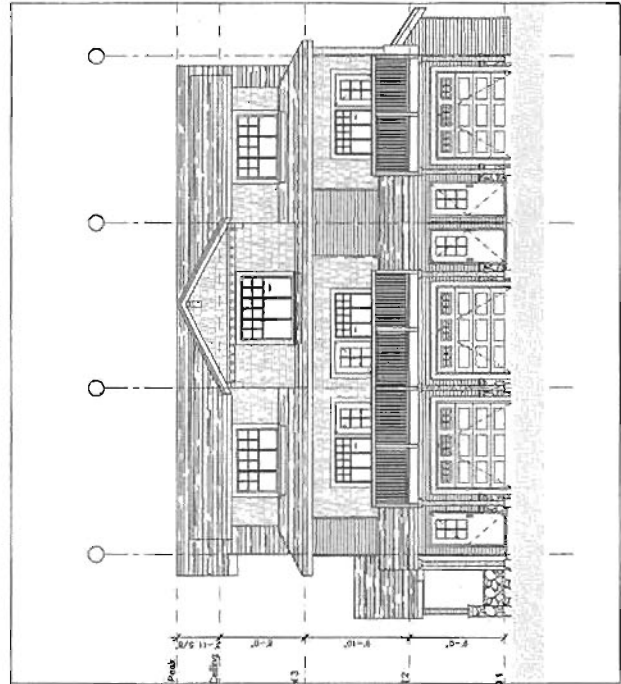
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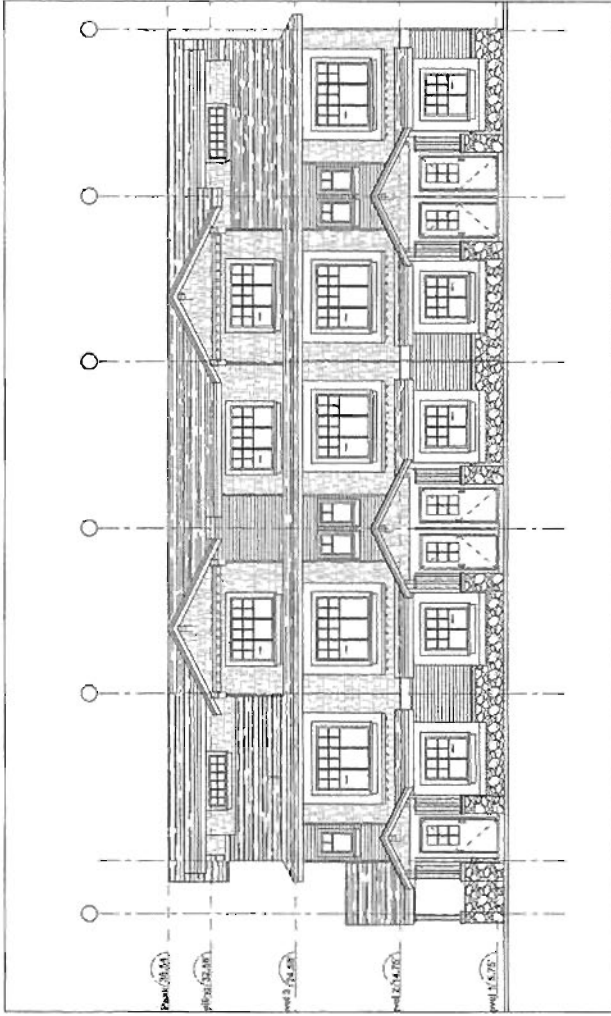
DRIVE AISLE STREETSCAPE (LOOKING NORTH)
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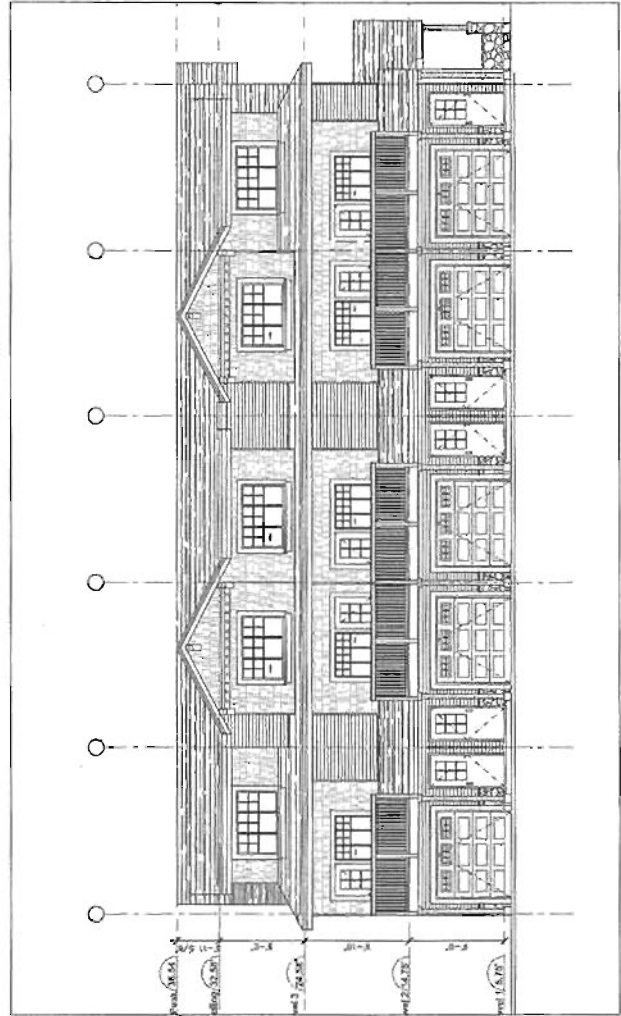
BUILDING 4 ELEVATION - SOUTH (Williams Road)
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BUILDING 4 ELEVATION - NORTH (Drive Aisle)
Scale: 3/8"=1'-0"



BUILDING 5 ELEVATION - SOUTH (Williams Road)
Scale: 3/8"=1'-0"



BUILDING 5 ELEVATION - NORTH (Drive Aisle)
Scale: 3/8"=1'-0"

REVISIONS	
DATE	BY
07/11/2017	AJZ (Initials)
08/18/2017	NO (Initials)
09/14/2017	AJZ (Initials)
CONTRACT NOTES	

INTERFACE:

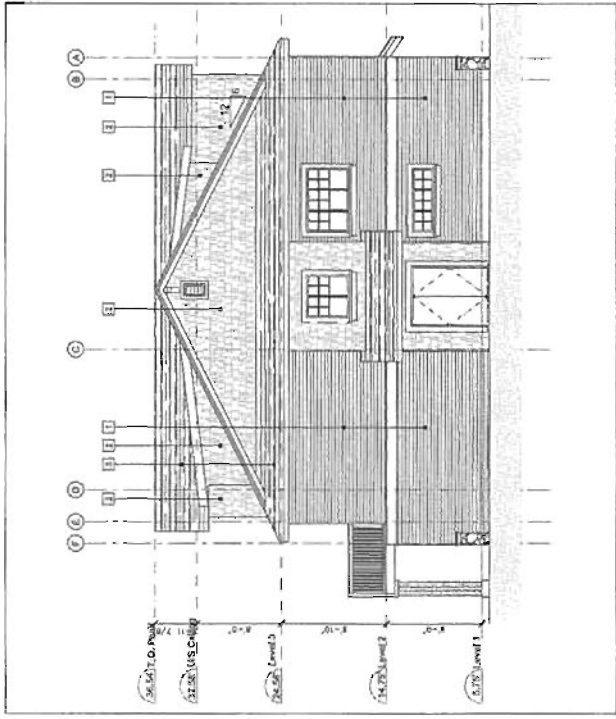
8400 200
11000 Corporate Road
Crestline, VA 22026
7534 837 1100
F 504 651 1100
www.interfacestructures.com

PROJECT	3711 Williams Development
PROJECT NO.	113
DATE	05/25/2017
DESIGNED BY	PTC, INC
CHECKED BY	WJC
PROJECT TITLE	BUILDINGS 4, 5 ELEVATIONS

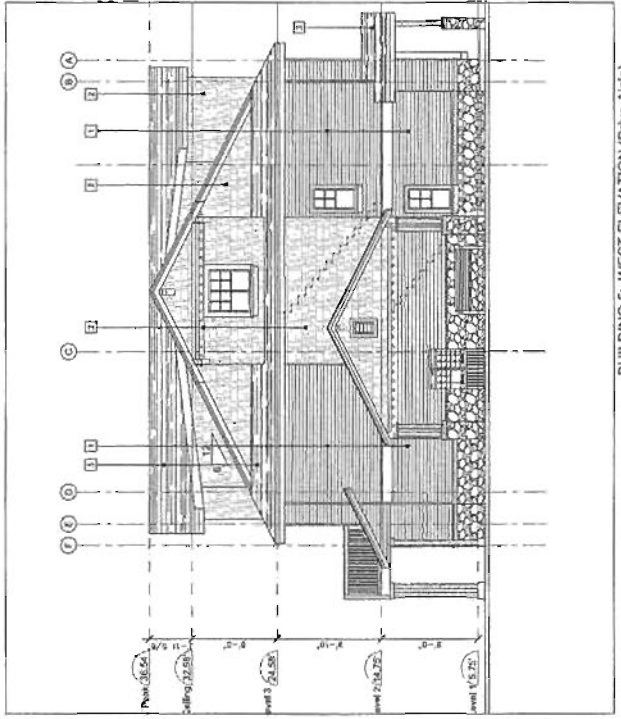
A3.2

EXTERIOR FINISHES

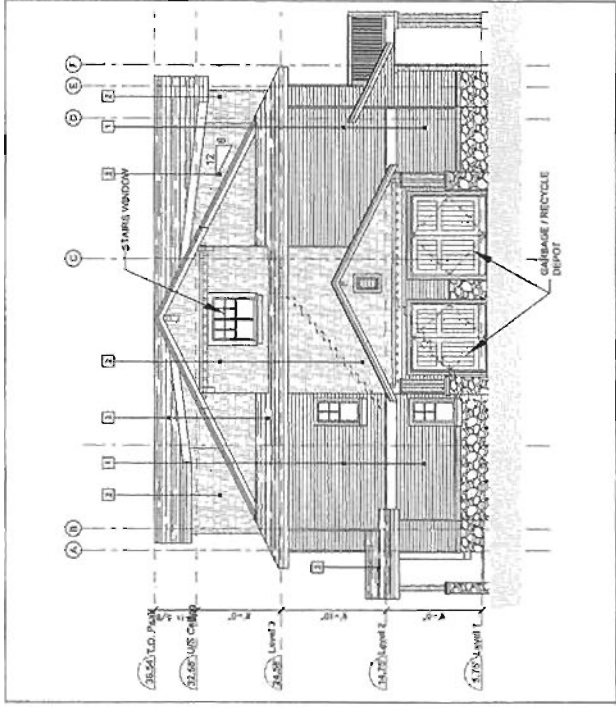
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- 3** B - Classic: Taupe Yellow / Egg
- 4** HADBE PLANK SIDING
- 5** HADBE SHINGLES
- 6** SHINGLES
- 7** ASPHALT LAMINATED ROOF SHINGLES
- 8** Colour: Chestnut or Chestnut (Tinted)
- 9** 2x4 WOOD TRIM BOARD - PAINTED
- 10** Colour: Brightest White B11 NCR COUNTRY WHITE
- 11** 1x4 TRIM BOARD ON 2x4 BANGS BOARD
- 12** Colour: Brightest White B11 NCR COUNTRY WHITE
- 13** VINYL-FRAMED DOUBLE-GLAZED WINDOWS
- 14** Colour: White
- 15** VINYL-FRAMED WINDOWS (8-11'6")
- 16** Colour: White
- 17** VINYL-FRAMED DOUBLE-GLAZED WINDOWS
- 18** Colour: White
- 19** VINYL-FRAMED DOUBLE-GLAZED WINDOWS
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- 21** VINYL-FRAMED DOUBLE-GLAZED WINDOWS
- 22** Colour: White
- 23** 4x4 POST
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- 25** 6x6 POST
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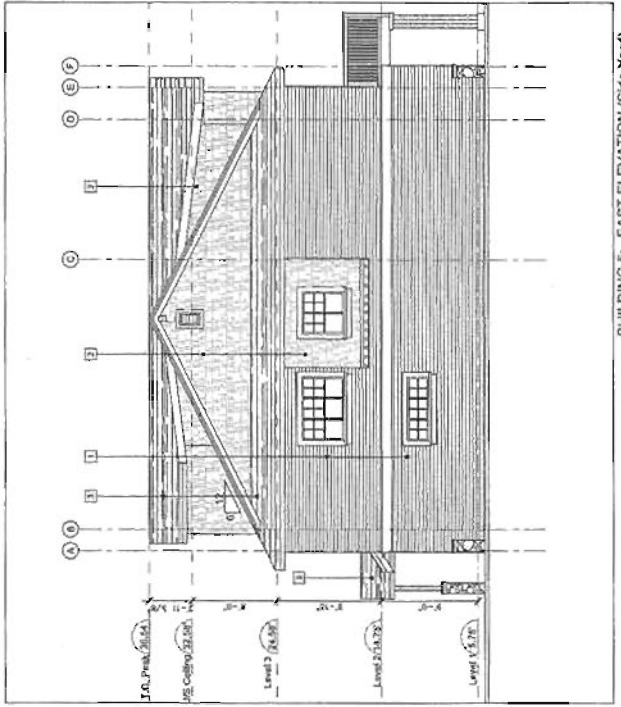
BUILDING 4: WEST ELEVATION (Side Yard)
Scale: 3/16"=1'-0"



BUILDING 5: WEST ELEVATION (Drive Aisle)
Scale: 3/16"=1'-0"



BUILDING 4: EAST ELEVATION (Drive Aisle)
Scale: 3/16"=1'-0"



BUILDING 5: EAST ELEVATION (Side Yard)
Scale: 3/16"=1'-0"

DATE	BY	APP'D
07/15/2011	KJ/FLS/MSB	
08/15/2011	RF/FLS/MSB	
10/12/2011	JG/FLS/MSB	

INTERFACÉ:
11500 Campbell Road
Channahon, Illinois 61018
708.871.1188
708.871.1189
www.interfaceinc.com

Proposed 16416
Frontier Development
Rockford, Illinois
61109

PROJECT	DATE	DRAWN BY	CHECKED BY	PLotted BY
	08/15/2011	JG/FLS	JG/FLS	JG/FLS
BUILDING A & B SIDE ELEVATIONS				

A3.3

REVISIONS	
OCT 13, 2011	AZ Pro-Logistics
A4 01, 2011	AZ Pro-Logistics
Jan 11, 2011	BJ Conditio
	CONSULTANT

This is a conceptual rendering and should not be used for construction or other purposes without the approval of the architect. The rendering is provided for informational purposes only and does not constitute a contract. The rendering is subject to change without notice. The rendering is provided in good faith and without liability. The rendering is provided on the basis that the client has provided all necessary information and that the architect has acted reasonably and with due care. The rendering is provided in accordance with the terms of the agreement between the client and the architect.

INTERFACE:

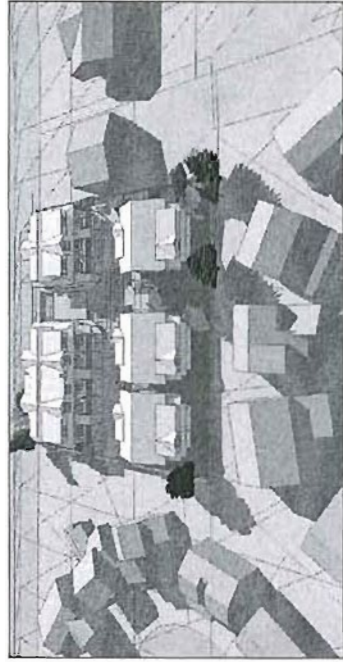
Suite 200
 11900 Cantata Road
 Omaha NE 68131
 Omaha, NE 68131

408.525.1150
 7.000.000.0000
www.interfaceinc.com

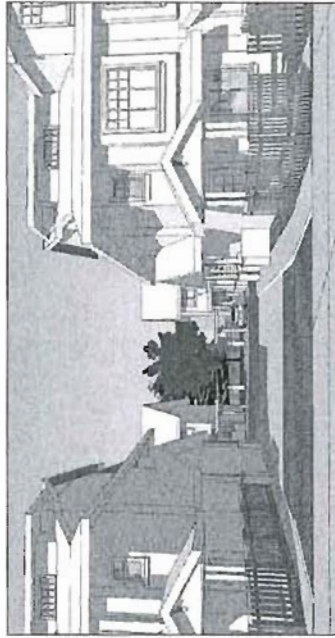
PROJECT	
Project No. 14-118	Townhouse Development
1411 Williams Road	Midwest, S.C.
PROJECT NO. 14-118	
DATE	12/15/2011
SCALE	AS SHOWN
APPRAISER	Ben. B. 2011
PROJECT NO.	14-118
OWNER	WTC
PROJECT TITLE	
PERSPECTIVES - BUILDING MASSING VIEWS	

DATE

A9.0



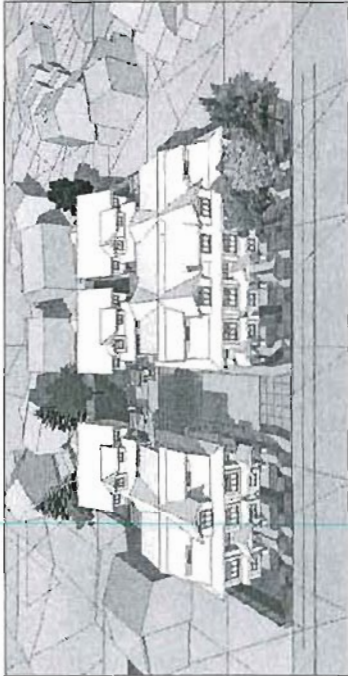
AERIAL VIEW LOOKING SOUTH
 SHOWING PROPOSED TOWNHOUSE MASSING AND SHADOWS (DEPT. 41, 12:00 PM)



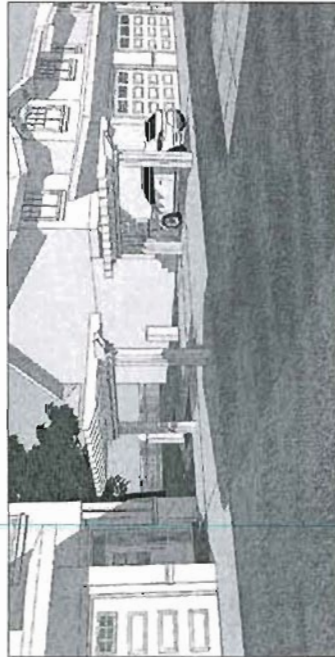
VIEW LOOKING NORTH
 SHOWING PROPOSED TOWNHOUSE MASSING AND SITE ACCESS



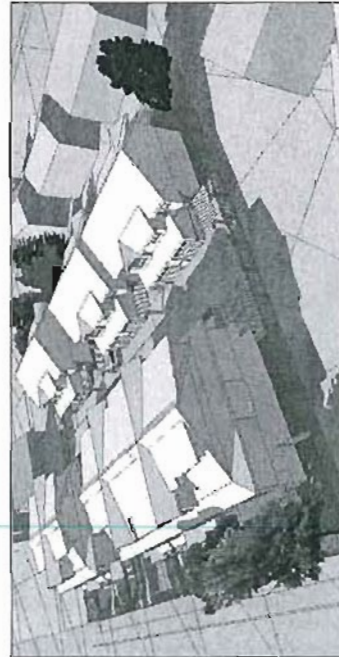
AERIAL VIEW LOOKING NORTH-EAST
 SHOWING PROPOSED TOWNHOUSE MASSING AND SHADOWS (DEPT. 41, 12:00 PM)



AERIAL VIEW LOOKING NORTH
 SHOWING PROPOSED TOWNHOUSE MASSING OVER WILLIAMS ROAD



VIEW LOOKING NORTH-EAST
 SHOWING PROPOSED TOWNHOUSE MASSING ALONG DRIVE DRIVE



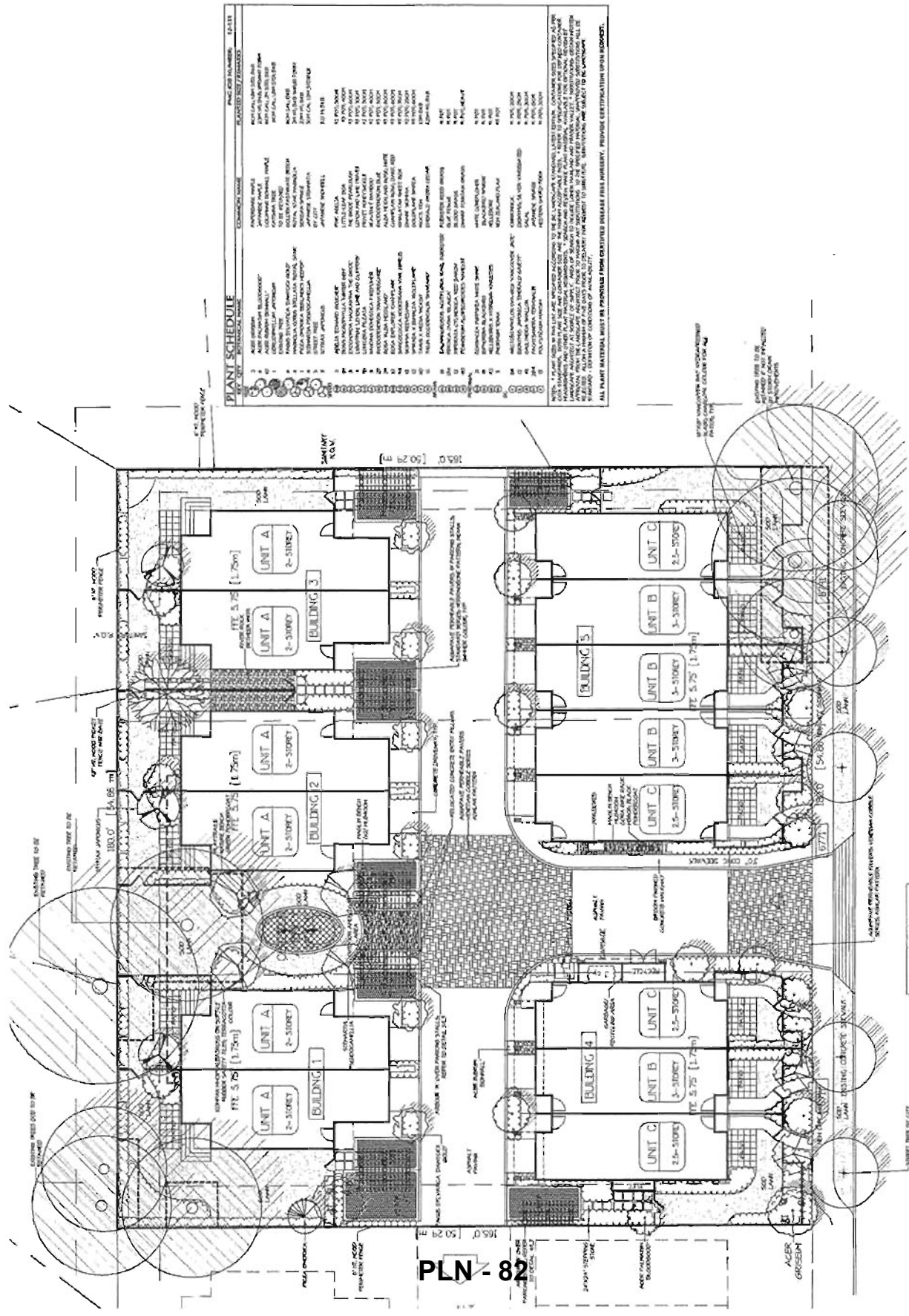
AERIAL VIEW LOOKING SOUTH-EAST
 SHOWING PROPOSED TOWNHOUSE MASSING AND COMMON AMENITY SPACE

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pmg
LANDSCAPE ARCHITECTS
1000 17th Street, NW
Washington, DC 20036
Phone: 202.331.1111
Fax: 202.331.1112

2024

PLN - 82



PLANT SCHEDULE	PLANT NAME	PLANT NUMBER
1	ACER FRAXINOSA	1000
2	ACER RUBRA	1000
3	ACER SACCHARINUM	1000
4	ACER SPICATA	1000
5	ACER VITIFOLIUM	1000
6	ALNUS INCANA	1000
7	AMELIA FRAXINOSA	1000
8	AMELIA NERIOIDES	1000
9	AMELIA TRINANTIA	1000
10	AMELIA VIREA	1000
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PROJECT: 14 UNIT TOWNHOUSE DEVELOPMENT
7711, 6771, 6781 WILLIAMS RD
RICHMOND

DATE: 11/15/2023
REVISION: 1

SCALE: 1"=10'-0"

DRAWN: [Name]
CHECKED: [Name]
DATE: [Date]

PROJECT NUMBER: [Number]

DATE: 11/15/2023

L1

OF 5

11/15/2023



RZ 12-598701

Attachment 3

Address: 6711, 6771 and 6791 Williams Road

Applicant: Interface Architecture Inc.

Planning Area(s): Blundell

	Existing	Proposed
Owner:	Gary West Holdings Inc.	No Change
Site Size (m ²):	2,759.2 m ²	No Change
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	N/A	No Change
Lot Size Policy Designation:	Single Detached (RS2/C) – not applicable for multiple-family development	No Change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	3	14
Other Designations:	N/A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60	none permitted
Lot Coverage – Building:	Max. 40%	35%	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	65%	none
Lot Coverage – Landscaping:	Min. 25%	35%	none
Setback – Front Yard (m):	Min. 6.0 m	6.15m	none
Setback – East Side Yard (m):	Min. 3.0 m	3.0 m	none
Setback – West Side Yard (m):	Min. 3.0 m	3.1 m	none
Setback – Rear Yard (m):	Min. 3.0 m	4.6 m	none
Height (m):	Max. 12.0 m (3 storeys)	12.0 m (3 storeys) Max.	none
Lot Width:	Min. 40.0 m	54.86 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.21 (V) per unit	none
Off-street Parking Spaces – Total:	31	31	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Tandem Parking Spaces:	Not permitted	16	variance required
Small Car Parking Spaces	Max. 50% x 31 stalls = 15 stalls	6	none
Handicap Parking Spaces:	1	1	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 14 units = 84 m ²	120 m ²	none

Other: Tree replacement compensation required for removal of bylaw-sized trees.

City of Richmond, Virginia
 Department of Planning and Development
 1000 North 15th Street, Suite 300
 Richmond, VA 23219
 (804) 646-2200

pmg
LANDSCAPE ARCHITECTS
 4100 Westhampton Road, Suite 200
 Newport News, VA 23602
 (757) 251-9900

DATE: 11/10/2023

NO.	DATE	REVISION/DESCRIPTION
1	11/10/2023	ISSUED FOR PERMIT
2	11/10/2023	REVISED TREE PROTECTION PERIMETERS
3	11/10/2023	REVISED TREE PROTECTION PERIMETERS
4	11/10/2023	REVISED TREE PROTECTION PERIMETERS
5	11/10/2023	REVISED TREE PROTECTION PERIMETERS
6	11/10/2023	REVISED TREE PROTECTION PERIMETERS
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PROJECT
 10 UNIT TOWNHOUSE DEVELOPMENT
 8711, 8711, 6795 WILLIAMS RD
 RICHMOND, VA

DRAWING TITLE
 TREE MANAGEMENT PLAN

DATE: 11/10/23
SCALE: 1"=10'-0"
DRAWN: CM
CHECKED: CM
DATE: 11/10/23
PROJECT NUMBER: 23-111

L2

TREE PROTECTION DISTANCE TABLE

TRUNK DIAMETER (DBH)	MINIMUM PROTECTION DISTANCE (FEET)
0 - 4"	5
4 - 6"	8
6 - 10"	12
10 - 18"	18
18 - 24"	24
24 - 30"	30
30 - 36"	36
36 - 42"	42
42 - 48"	48
48 - 54"	54
54 - 60"	60
60 - 66"	66
66 - 72"	72
72 - 78"	78
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84 - 90"	90
90 - 96"	96
96 - 102"	102
102 - 108"	108
108 - 114"	114
114 - 120"	120

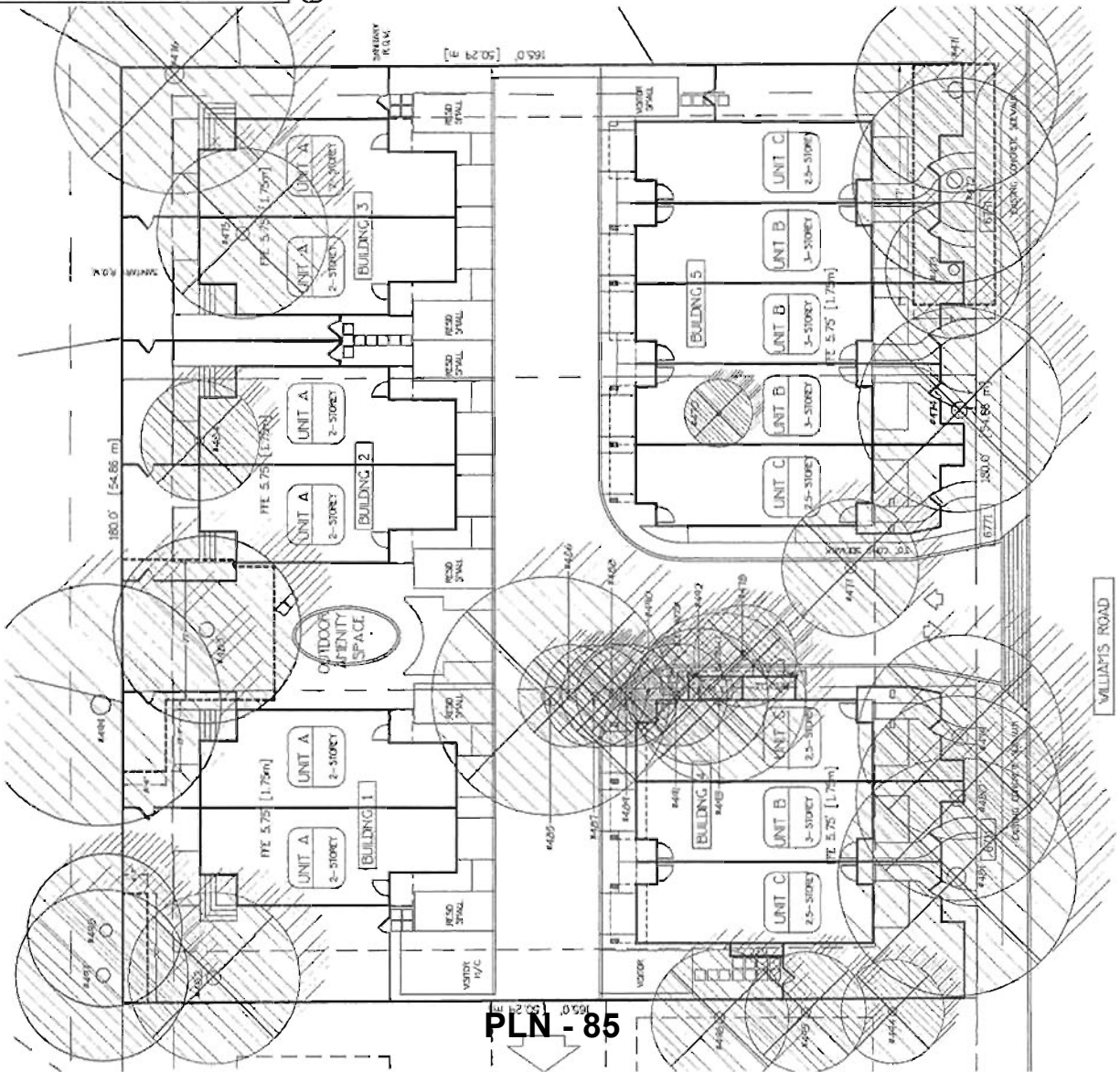
NOTE: ALL TREES ADJACENT TO AREAS ARE PROTECTED WITH AN ENVIRONMENTALLY SENSITIVE ZONE.

CONSTRUCTION SHALL BE LIMITED TO THE INTERIOR OF THE TREE PROTECTION PERIMETER. NO REMOVAL OF BRANCHES OR TRUNKS SHALL BE ALLOWED WITHIN THE TREE PROTECTION PERIMETER.

ESTABLISH PROTECTION PERIMETER WITH 2" X 4" POSTS AND 2" X 2" RAILS.

NO REMOVAL OF BRANCHES OR TRUNKS SHALL BE ALLOWED WITHIN THE TREE PROTECTION PERIMETER.

- TREE PROTECTION BARRIER**
- TREES TO BE REMOVED
 - TREES TO BE RETAINED
 - TREE PROTECTION PERIMETERS



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City of Richmond
British Columbia, Canada

Yarmish House

General Information

Type of Resource: Building
Common Name (if different than official name):
Address: 6711 Williams Road
Neighbourhood (Planning Area Name): Blundell
Construction Date: 1923
Current Owner: Private
Designated: No



Click on the picture
to see full image

Statement of Significance

Description of Site: The house is a late Craftsman style home situated in a residential neighbourhood on Williams Road. The house has a large front yard providing a separation from the street, with a concrete wall and entry columns between the front yard and the sidewalk.

Statement of Values: The heritage value of the Yarmish house lies in its historical association to the Ukrainian Catholic Church in Richmond, established to serve the Ukrainian cultural community as Richmond's population continued to diversify. Church services were held in the house before the congregation was able to build a church of its own. The house speaks to a time period in Richmond when the first suburban developments were occurring during the early 20th century. The house also has aesthetic value as a good example of the late Craftsman building style, and its large front yard with mature trees speaks to the early suburban nature of the site.

Character Defining Elements: Key elements that define the heritage character of the site include:
· The Craftsman style and design of the entire house, as illustrated by triangular eave brackets, exposed rafter ends, shed dormers, and an open verandah with twinned columns
· Mature landscape features, including foundation planting and two original cherry trees located in the front yard
· Early concrete block perimeter wall with decorative concrete entry columns.

History

History: The house of Dr. Ivan and Mary Yarmish was host to services of the Ukrainian Catholic Church before the congregation was able to build a church of their own. Reverend James Bartman, who lived with the Yarmish family, ministered to the congregation. The church was established to serve its particular cultural group, an indication of the continued diversification of Richmond's population.

Architectural Significance

Architectural Style: Late Craftsman

Building Type:

Name of Architect or Builder:

Design Features: The house exhibits many features of the Late Craftsman style, notably triangular eave brackets and exposed rafter ends. It is rectangular in plan, with a concrete foundation and symmetrical massing. The roof is a side gable with a large gable dormer at the front, with a shed dormer on either side. The roof cover is asphalt shingle, documented as being new. The cladding consists of stucco on the first floor, horizontal clapboard on the basement, and double coursed shingles on the second storey. There is a full, open front verandah at the front of the house, supported by double square columns, one side possibly having been filled in. The windows are wooden sash casement; the windows in the gable dormer have coloured glass in a multi-paned transom. The gable dormer has possibly been filled in, and has a row of

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casement windows.

Construction Method: Wood frame construction.

Landscape Significance

Landscape Element: Mature trees; concrete wall

Design Style:

Designer / Creator:

Design Attributes: Large original cherry trees are located in the front yard of the house. An early concrete block wall with columns demarcates the front property line of the house. The house has some foundation planting of indeterminate age.

Construction Method:

Integrity

Alterations: A number of minor alterations have altered the appearance of the house, but appear to be reversible. These include new siding on the front facade, the filling in of the dormer balcony and the possible filling in of the east side of the verandah, a new roof installed in 1977, and alterations to the front gable bargeboard.

Original Location: Yes

Condition: The house appears to be in fair to good condition, requiring some upkeep

Lost: No

Documentation

Evaluated By: Denise Cook BLA, PBD (Public History)

Date: Sunday, September 24, 2000

Documentation: Inventory Sheets by Foundation Group Designs, January 1990 "Heritage Inventory Phase II" by Foundation Group Designs May 1989

INTERFACE:

COMMUNICATION

March 21, 2012 (updated July 9, 2012)

Edwin Lee
 Planning Department
 City of Richmond
 6911 No. 3 Road
 Richmond, BC V6Y 2C1

Dear Edwin:

Re: 14-Unit Townhouse Proposal: 6711 Williams Rd – Heritage Review Comments

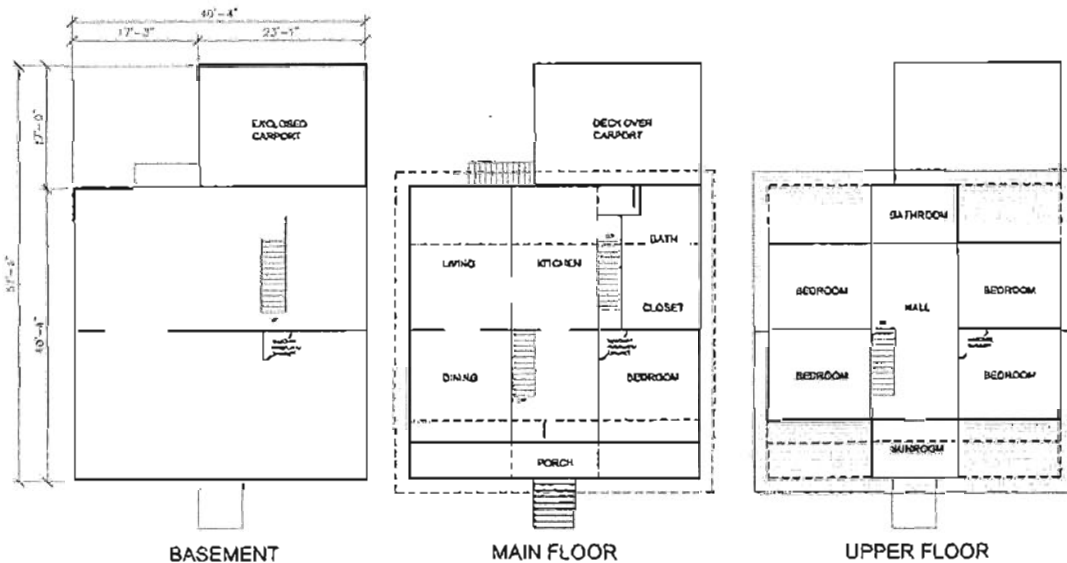
In response to the Heritage Review Comments (emailed to us March 6th), we have looked into the suggested redevelopment options for the 1923 structure. After our analysis, we conclude that the only reasonable option is to demolish the house. However, we have made contact with the local Ukrainian Catholic Church, who has expressed interest in reviewing the house and perhaps salvaging parts of it before demolition.



Front view of house



Rear view of house



INTERFACE:

Heritage Merit

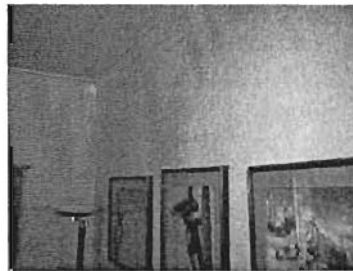
As a building of some cultural significance, the owner would consider donating the structure for relocation offsite. However, as the house had been constructed and renovated in piecemeal fashion over the years, it is not clear which areas of the house was culturally significant over its history. Also, as described in more detail below, relocating it would not be a feasible proposition.

Architecturally, there are some apparently interesting exterior and interior details worth noting but they are few in number and not of enough significance to relocate or restore. The upper floor front dormer gable (only) has an ornamental fascia, dentiling and knee-brackets which have endured much weathering. The front parlour room window has some coloured glass inserts but is not particularly special in any way.

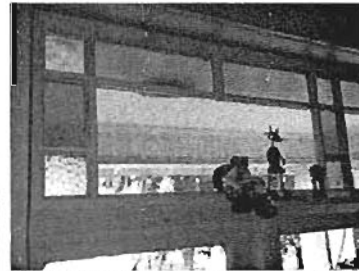
In the parlour, there is some interesting hand-plastering work at the ceiling: a lamp rosette and ceiling edge coving. The value in keeping or restoring these elements is dubious, and it is doubtful that they would survive any house relocation (since house framing 'flexes and creaks a lot' (owner statement).



Hand-plastered rosette



Hand-plastered ceiling cove



Coloured glass transom panel

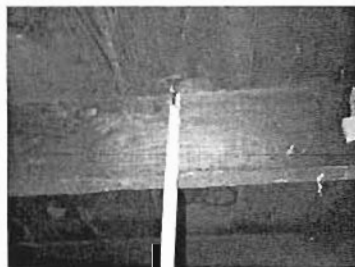
Redevelopment options

I toured the house with the previous 30-year owner (Mike) and current owner (Jessy) on March 16th. We discussed the renovation history of the house, as well as its current physical condition.

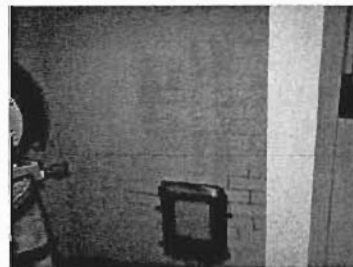
To best of Mike's knowledge, the original house has been added to, and renovated, in various stages and at various (unknown) dates over its long history. The additions included: (i) the back half of the house, (ii) the upper floor, (iii) and the carport. The joists supporting the upper floor are 'at different heights' and the work was not 'done to code'. Main floor joists are only 2x6's. Some wall framing are '2x4's on flat'.

And there is a 3-storey masonry chimney in the center of the house (which is significant).

The renovation history is unclear, but 'someone' had further excavated the basement floor and replaced with a 'concrete skim coat' to create a full-height basement. This resulted in constant flooding issues together with the accompanying wet/dry rot issues. Also, the previous owner 'worked at the Ebume sawmill and brought back salvaged lumber' for various renovations. The house may not be in sound structural shape. Indeed, Mike says the house 'creaks & flexes' a lot.



2x6 Main floor joists



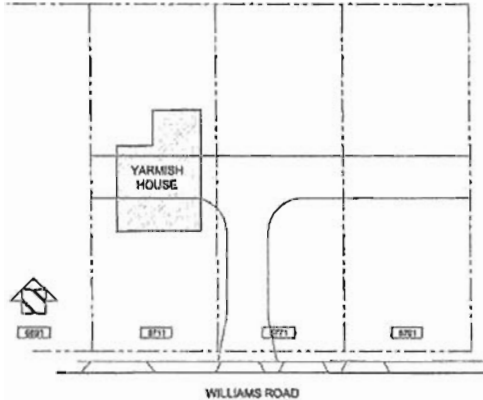
Masonry chimney (3 levels)



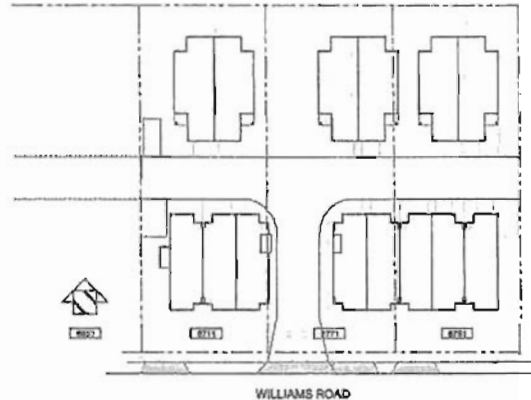
Basement fdn sill (below grade)

INTERFACE:

- a) Retention on original foundations: Not viable. First, the concrete foundations likely require full replacement due to its history of ad hoc basement slab renovations. Secondly, leaving the house in the original position drastically compromises the viability of the project: (i) it also sits in the middle of the site where a double-loaded drive aisle would permit two rows of dwelling units, and (ii) it sits on the west side of the assembled 3 parcels, making potential future expansion to the three western parcels virtually impossible.



Yarmish House footprint relative to drive aisle



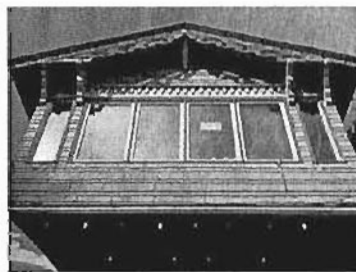
Proposed site plan with internal drive aisle

- b) Retention with relocation on-site: Not viable. We have discussed this with Nickel Bros. (March 16th & 19th). George Dueck emailed that the move on the same site would be at least \$30,000. Owner would also add for any demolition, construction work, and permits. Plus, the Nickel Bros. website says that 'building codes no longer allow fireplaces/chimneys to be moved with buildings'.
- c) Retention, exterior restoration and adaptive re-use: Not viable.

[Tried to contact Teresa Murphy, 604-277-5869, Heritage Committee. Then spoke with Wozny Laurie, 604-274-7748, on March 22.] He focused on the historic value of the house as a early church meeting hall and recommended that we contact the local Ukrainian Church (see below). He indicated that it was not a particularly good example of Craftsman design.



Shingle cladding at side gables



Ornamentation at front dormer



Dormer/upper floor shingle cladding

- d) Relocation within Richmond: Impossible. George Dueck (604-649-7148, Nickel Bros.) also says moving the structure offsite involves larger costs, depending on the degree of difficulty involved and distance moved. Aside from the immovability of the masonry chimney, the adjacent roads have typically low wiring and traffic signage/lights which can easily involve '50 to 100 thousand dollars' to the City to temporarily remove.

We guesstimate the height of top 2 floors with joists to be 26-ft, so that the actual transport height for the top 2 storeys, with supporting beams and trailer, will be about 30-ft. The house is 40' wide.

- e) Relocation by Nickel Bros. Movers: Impossible. On March 19th, Nickel Bros. said they would swing by to inspect the house, since they may be interested in reselling it. They have not called back so I emailed them again for his comments.

INTERFACE:



Williams Road looking west of site



Low overhead wiring at site



Williams Road looking east

Contact with the Richmond Ukrainian Catholic Church

I spoke with Father Edward Evanko June 27, 2012. His contact info:

Assumption of the Blessed Virgin Mary
Ukrainian Catholic Church
8700 Railway Avenue
Richmond BC
Tel: (604) 448-1760

He was already aware of the historical significance of the house as an early meeting place for the Church. He doubts they would want to relocate it but would love to visit the house, take pictures, and perhaps salvage some parts. The developer will arrange for this to take place at a suitable time and considering the privacy of the current tenant.

--

Per: Ken Chow, MAIBC



Address: 6711, 6771 and 6791 Williams Road

File No.: RZ12-598701

Prior to final adoption of Zoning Amendment Bylaw 8967 , the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. Registration of a flood indemnity covenant on Title.
3. Registration of a Public Rights-of-Passage (PROP) statutory rights-of-way (ROW), 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 townhouse developments to the west. Language should be included in the ROW document that the City will not be responsible for maintenance or liability within this ROW.
4. Registration of a cross-access easement agreement over the outdoor amenity space and garbage/recycling facility (design as per Development Permit for 6711, 6771 and 6791 Williams Road), in favour of the future multiple-family development at 6691 Williams Road, allowing access to/from the outdoor amenity space and garbage/recycling facility at the development site.
5. Registration of a legal agreement on Title prohibiting the conversion of the tandem parking area into habitable space.
6. City acceptance of the developer's offer to voluntarily contribute \$0.77 per buildable square foot (e.g. \$13,721.40) to the City's Public Art fund.
7. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot (e.g. \$35,640.00) to the City's affordable housing fund.
8. Contribution of \$1,000 per dwelling unit (e.g. \$14,000) in-lieu of on-site indoor amenity space.
9. Submission of a documentation report (written report and photographs) of the Yarmish House located at 6711 Williams Road. This report must be prepared by a professional heritage consultant.

Note:

- All prints should be at 8" x 10" on proper photographic paper stock. If negatives are created, original negatives should be turned over and submitted. In addition, scans from original negatives should be submitted on a CD and be created as high resolution TIF files, resolution being determined by the size of negative used. For 35 mm negatives, scans should be done at 1200 dpi. For larger negatives, scans should be done at a minimum resolution of 300dpi.
 - If digital photography is carried out (rather than the creation of photonegatives) photographs should be taken at a high resolution ("raw" or "fine" setting on most professional cameras). The original files should be submitted on a CD in the format used at the time of the picture taking. In addition, 8" x 10" prints on proper photographic paper stock should be submitted, along with a CD of high resolution TIF files generated directly from the original digital files.
 - A release of ownership of the materials to the City of Richmond is required.
10. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
 11. Enter into a Servicing Agreement* for the design and construction of servicing upgrades and frontage beautification. Works include, but may not be limited to,
 - a) Upgrade the existing storm sewer along the frontage from existing manhole STMH2700 (approx. 6 m west of west property line of 6711 Williams Road) to existing manhole STMH2701 (approx. 17 east of east property line of 6791 Williams Road), with a length of approx. 78 m, to a min. 600 mm; and
 - b) Removal of the existing sidewalk, creating a 1.42m grass and treed blvd (species TBD), and pouring a new 1.5 m sidewalk along the property line.

Note:

- There is an existing fire hydrant and a small power pole that will need to be relocated into the new boulevard;

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- A site analysis (sanitary) will be required on the servicing agreement drawings (for site connection only); and
- Additional hydrant(s) required to achieve minimum 75 m spacing for multiple-family areas.

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

1. 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 on site and on adjacent properties. 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.
2. Submission of a Tree Survival Security to the City as part of the Landscape Letter of Credit for the four (4) protected trees to be retained on site. No Landscape Letter of Credit will be returned until the post-construction assessment report confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.

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

1. Approval of Rezoning Bylaw 8967.
2. Allow the Ukrainian Catholic Church to salvage materials from the Yarmish House after the documentation report is provided and reviewed by staff.

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 Division. 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. 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 Division 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.

[signed original on file]

Signed

Date
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Richmond Zoning Bylaw 8500
Amendment Bylaw 8967 (RZ 12-598701)
6711, 6771 and 6911 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. 004-347-951

Lot 110 Except:

Firstly: Part Subdivided by Plan 41102

Secondly: Part Subdivided by Plan 42946

Section 30 Block 4 North Range 6 West New Westminster District Plan 38204

P.I.D. 001-302-043

Lot 122 Section 30 Block 4 North Range 6 West New Westminster District Plan 41102

P.I.D. 005-930-669

Lot 121 Section 30 Block 4 North Range 6 West New Westminster District Plan 41102

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8967".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Five horizontal lines for signature or date entry.



MAYOR

CORPORATE OFFICER