



**To:** Planning Committee

**Date:** March 28, 2024

**From:** Wayne Craig  
Director, Development

**File:** RZ 21-945388

**Re:** Application by Kenneth Kim Architecture Inc. for Rezoning at 6560 and 6580 Williams Road from “Single Detached (RS1/E)” Zone to “Low Density Townhouses (RTL4)” Zone

**Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10546, for the rezoning of 6560 and 6580 Williams Road from “Single Detached (RS1/E)” zone to “Low Density Townhouses (RTL4)” zone, be introduced and given first, second and third reading.

Wayne Craig  
Director, Development  
(604-247-4625)

WC:ak  
Att. 6

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

## Staff Report

### Origin

Kenneth Kim Architects Inc. on behalf of Capstone Living Ltd. (Director: Jeffrey Lin), has applied to the City of Richmond for permission to rezone 6560 and 6580 Williams Road from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone, to permit the development of eight townhouse units with vehicle access from Williams Road over a Statutory Right-of-Way for Public Rights-of-Passage (SRW PROP) through the neighbouring development at 6520 Williams Road. A location map and aerial photo are provided in Attachment 1.

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

### Findings of Fact

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

#### Subject Site Existing Housing Profile

The subject site currently contains two single-family homes. The applicant has advised that there are no secondary suites and both homes are currently tenanted. The applicant has advised the tenants of the redevelopment plans and is committed to providing notice in keeping with the Residential Tenancy Act.

### Surrounding Development

Existing development immediately surrounding the subject site is as follows:

- To the North: Across Williams Rd, two family dwellings fronting Williams Road, on lots zoned “Two-Unit Dwellings (RD1)”.
- To the South and East: Steveston London Secondary School, on a property zoned “School and Institutional Use (SI)”. A driveway to the school abuts the subject site to the east.
- To the West: A single family dwelling on a property zoned “Single Detached (RS1/E)” fronting Williams Road. This property at 6520 Williams Road is subject to separate rezoning (RZ 17-792242) and Development Permit (DP 21-936149) applications for an eight unit townhouse development which are pending final adoption and issuance. This development will provide shared vehicle access for the subject site from this property at 6520 Williams Road.

## **Related Policies & Studies**

### Official Community Plan

The subject site is located in the Blundell planning area and is designated “Neighbourhood Residential” in the Official Community Plan (OCP) (Attachment 4). The proposed rezoning for eight townhouses is consistent with the land use designation.

### Arterial Road Policy

The Arterial Road Land Use Policy in the OCP directs appropriate townhouse development onto certain arterial roads outside the City Centre. The subject site is identified for “Arterial Road Townhouse” on the Arterial Road Housing Development Map and the proposal is generally consistent with the Townhouse Development Requirements under the Arterial Road Policy.

### Floodplain Management Implementation Strategy

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

## **Public Consultation**

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

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

## **School District**

This application was referred to School District No. 38 (Richmond) for general information and comment as the subject site is immediately adjacent to a School District property. In response to comments provided by School District staff, the report includes requirement of a legal agreement on Title to prohibit access from the development to the Steveston-London School District property during the construction project, or at completion by the owners/strata. Additional items to be addressed at the Development Permit stage include ensuring landscaping on the site will be maintained by the owners/strata and not impede sightlines for those accessing the School District site.

## **Analysis**

### Built Form and Architectural Character

The applicant proposes to consolidate the two properties into one development parcel, for a total net site area of 1,618.00 m<sup>2</sup>. The proposal consists of eight three-storey townhouses arranged into two clusters. Five units front Williams Road and three units are located in the rear. One convertible unit will be provided in the front cluster and one secondary suite will be provided in the rear. The proposed building forms, heights and setbacks are in compliance with the design guidelines for arterial road townhouse developments.

The townhouse units are oriented around a single east-west driveway with access to the site from Williams Road through the east-abutting property at 5620 Williams Road. An outdoor amenity area will be situated at the southwest corner of the site. Detailed design and programming of the outdoor amenity area will be reviewed through the Development Permit process.

### Existing Legal Encumbrances

There is an existing 3.0 m wide Statutory Right-of-Way (SRW) along the rear property line for the sanitary sewer. The applicant is aware that no construction or tree planting is permitted within the SRW area.

### Transportation and Site Access

Access to Williams Road will be provided over an SRW through 6520 Williams Road as part of the adjacent rezoning application (RZ 17-792242). The rezoning application at 6520 Williams Road is at third reading and must be adopted prior to the adoption of the subject rezoning amendment bylaw. To ensure site access for the subject development, a legal agreement is to be registered on Title requiring the adoption of the adjacent rezoning bylaw or the securement of an alternative means of access, prior to the adoption of this subject rezoning.

A reciprocal SRW PROP is required to be registered on Title to permit the shared use of the subject site's internal drive aisle by vehicular traffic generated by the subject site and 6520 Williams Road.

Consistent with Richmond Zoning Bylaw 8500, a total of 16 resident vehicle parking spaces are provided within eight individual side-by-side garages, in addition to two visitor parking spaces. Also consistent with the parking requirements, 10 resident (Class 1) bicycle parking spaces and two visitor (Class 2) bicycle parking spaces are proposed on site.

A 0.6 m wide road dedication is required across the entire Williams Road frontage in order to accommodate the standard sidewalk and boulevard width. This road dedication is required prior to final adoption of the rezoning bylaw.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist’s Report; which identifies on-site and off-site tree species, assesses tree structure and condition and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 16 bylaw-sized trees on the subject property and four trees on neighbouring, Richmond School District No. 38, property.

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

- Two trees (tag # 658 and 659), a Scotch pine with 53 cm dbh and a Zebrina cedar with 30 cm dbh, located on the development site are in poor condition and are not a good candidate for retention.
- One ash tree (tag# 665) of 32 cm dbh, is located in good condition but in conflict with the proposed driveway and is not suitable for relocation.
- 13 trees (tag# 655, 656, 657, 660, 661, 662, 663, 664, 666, 667, 668, 669 and 670), of various coniferous and deciduous species ranging from 22-90 cm dbh, located along the south and east sides of the development site are identified in a good condition and to be retained and protected as per Arborist Report recommendation.
- Four beech trees (tag # ci1, ci2, ci3, ci4), of 15 cm dbh, located on adjacent School District property are identified to be retained and protected.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

*Tree Replacement*

The applicant wishes to remove three on-site trees (tag# 658, 659, 665). The 2:1 replacement ratio would require a total of six replacement trees. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
6	8 cm	4 m

The applicant’s preliminary Landscape Plan (Attachment 2) proposes to plant 11 trees on-site. As part of the Development Permit application review process, the number and species of proposed replacement trees is to be refined and additional planting opportunities are to be further examined where appropriate. To ensure that the replacement trees are planted and maintained on-site, the applicant is required to submit a Landscape Security prior to DP issuance in the amount of 100 per cent of a cost estimate prepared by the Registered Landscape Architect (including installation and 10 per cent contingency).

*Tree Protection*

The applicant is committed to retain and protect 13 trees on-site and four trees off-site on the east adjacent property.

The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 5).

To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission to the City of a Tree Survival Security in the amount of \$122,880.00 to ensure that the 13 on-site trees (tag# 655, 656, 657, 660, 661, 662, 663, 664, 666, 667, 668, 669 and 670), identified for retention, will be protected. No Tree Survival Security 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 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.

### Housing Type and Tenure

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

### Affordable Housing Strategy

The City of Richmond's Affordable Housing Strategy seeks cash-in-lieu (CIL) contributions to the City's Affordable Housing Reserve Fund when considering rezoning applications with 60 or fewer dwelling units. In this case, the contribution requirement is \$125,395.20 (\$12.00 per buildable square foot) and must be provided to the City prior to final adoption of the rezoning bylaw. The applicant has also voluntarily proposed the inclusion of one studio secondary suite (approx. 29.26 m<sup>2</sup> in area) within the development.

### Market Rental Housing Policy

The City of Richmond's Official Community Plan establishes a policy framework for the provision of market rental housing. Townhouse rezoning applications are to provide a CIL. In this case, the contribution requirement is \$27,691.44 (\$2.65 per buildable square foot) and must be provided to the City prior to final adoption of the rezoning bylaw.

### Energy Efficiency

Consistent with the City's Energy Step Code requirements, the project architect has confirmed that the applicable Energy Step Code performance targets have been considered in the proposed design. The proposal is anticipated to achieve Step 3 of the Energy Step Code with EL-4 and a confirmation letter has been provided on file. Further details on how the proposal will meet this commitment will be reviewed as part of the Development Permit and Building Permit application review process.

### Amenity Space

The outdoor amenity space is proposed to be situated at the southwest corner of the site. Based on the preliminary design, the total area of the proposed outdoor amenity space at 63.5 m<sup>2</sup>. Staff will work with the applicant at Development Permit stage to ensure the design of the outdoor amenity space meets the Development Permit Guidelines.

The applicant is proposing a cash contribution in lieu of providing the required indoor amenity space on-space. The total cash contribution required for the proposed eight-unit townhouse development is \$16,528.00 based on \$2,066.00 per unit as per the current OCP rate and must be provided prior to rezoning adoption.

### Development Permit Application

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

- Compliance with Development Permit Guidelines for multiple-family projects in the OCP.
- Confirmation that all aging-in-place and convertible unit features have been incorporated into the dwelling design.
- Review of the new hydrant location on-site.
- Review of the proposed exterior building material and colour palette.
- Review of the size and species of on-site trees to ensure bylaw compliance and to achieve an acceptable mix of coniferous and deciduous species on-site.
- Refinement of landscape design to optimize replacement tree planting on-site and to maximize permeable surface areas.
- Review of acoustical and thermal reports and recommendations prepared by an appropriate registered professional, demonstrating that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements.
- Ensure an appropriate interface with the school site to the east and south including:
  - Confirming fence details and that no direct access to the School District property is being provided.
  - Ensuring that landscaping on the subject site does not impede sightlines for those accessing the School District property and does not impact the School property.
- Refinement of the outdoor amenity area design, including the choice of play equipment, to create a safe and vibrant environment for children's play and social interaction.

- Review of the sustainability strategy for the development proposal.

### Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into a Servicing Agreement for the design and construction of the required site servicing and frontage works, as described in Attachment 6.

The developer is also required to pay Development Cost Charges (DCCs) (City and GVS & DD), School Site Acquisition Charge and Address Assignment Fee.

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

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

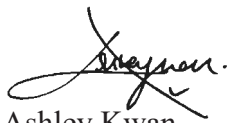
### **Conclusion**

This application is to rezone 6560 and 6580 Williams Road from the “Single Detached (RS1/E)” zone to “Low Density Townhouses (RTL4)” zone, to permit the development of eight townhouse units with vehicle access from Williams Road over a Statutory Right-of-Way for Public Rights-of-Passage (SRW PROP) through the neighbouring development at 6520 Williams Road.

The proposed rezoning and ensuing development of the site is generally consistent with the land use designations and applicable policies contained in the Official Community Plan (OCP) for the subject site. Further review of the project design will be completed as part of the Development Permit application review process.

The list of rezoning considerations is included in Attachment 6, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10546 be introduced and given first, second and third reading.

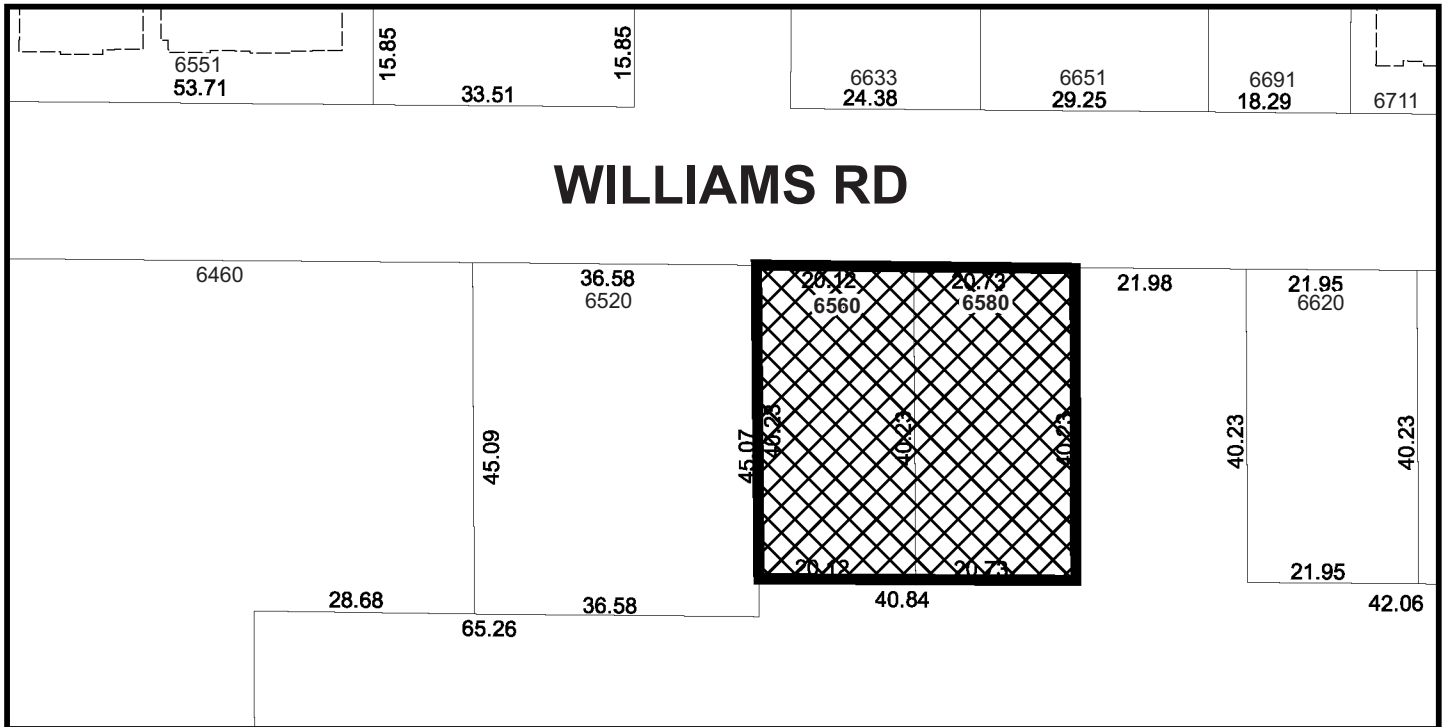
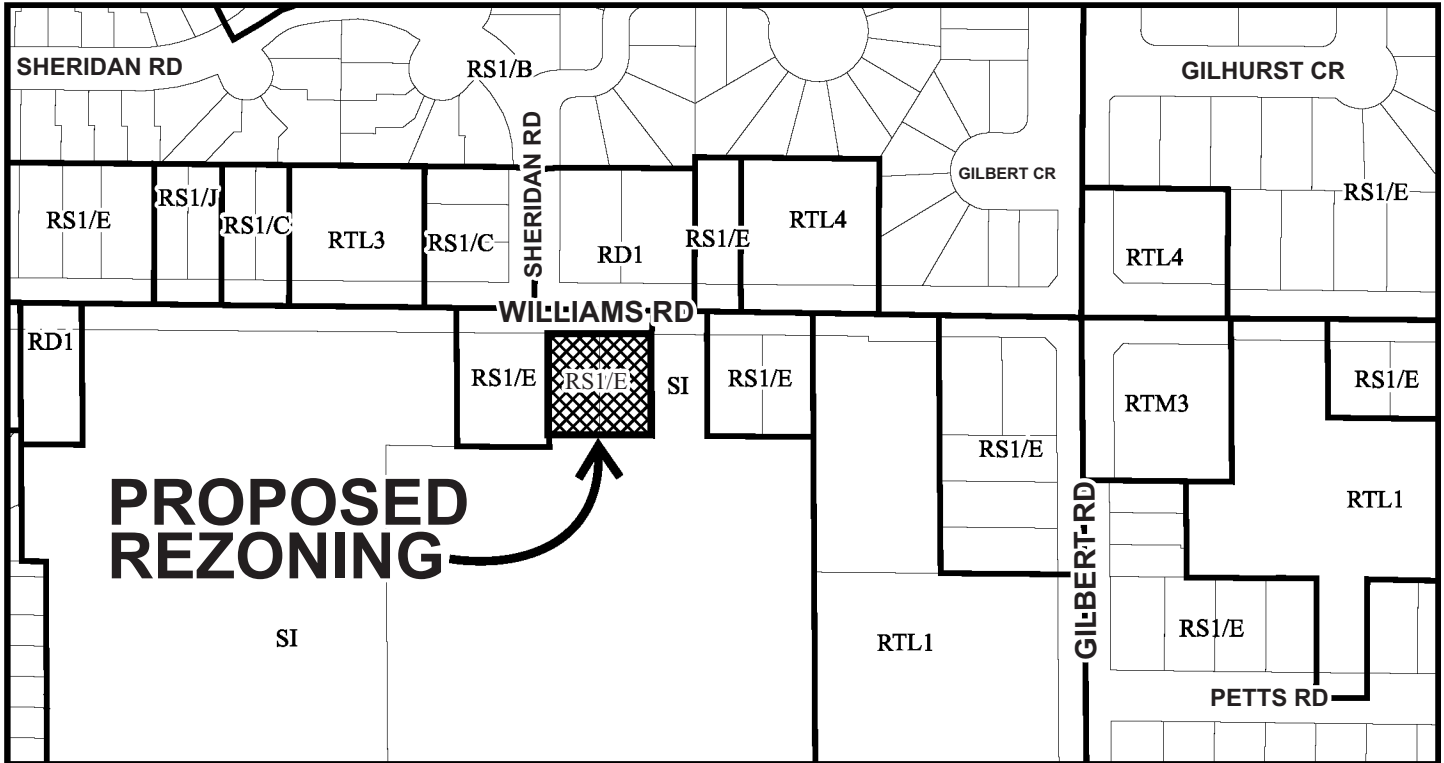


Ashley Kwan  
Planner 1  
(604-276-4173)

AK:js

- Att. 1: Location Map  
2: Conceptual Development Plans  
3: Development Application Data Sheet  
4: Blundell Area Plan  
5: Tree Management Plan  
6: Rezoning Considerations





RZ 21-945388

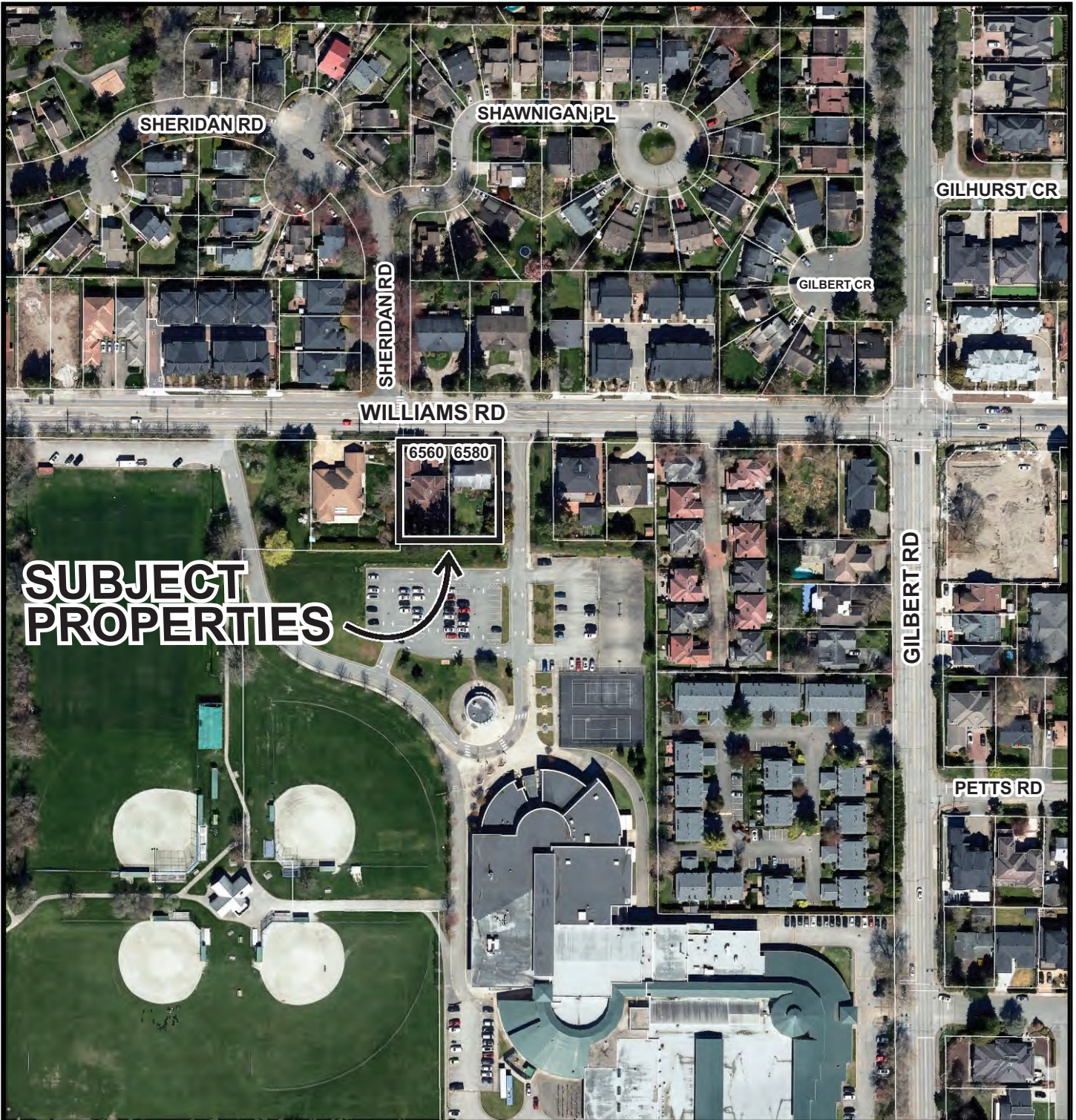
Original Date: 12/16/21

Revision Date:

Note: Dimensions are in METRES



# City of Richmond



## RZ 21-945388

Original Date: 12/16/21

Revision Date:

Note: Dimensions are in METRES

# 8-UNIT TOWNHOUSE DEVELOPMENT 6560 & 6580 WILLIAMS RD

## PROJECT DATA

Civic Address	6560 Williams Road, Richmond BC
Legal Description	6580 Williams Road, Richmond BC Lot 19, Block 4N, Plan NWP2857, Section 31, Range 6N, New Westminster Land District Lot 20, Block 4N, Plan NWP2857, Section 31, Range 6N, New Westminster Land District
PID	006-988-351 003-490-769
Lot Area	Combined: 1,642.50 sm (17,679.73 sq ft)
Dedications	0.6m Sidewalk Dedication - 24.50 sm (263.72 sq ft)
Net Lot Area	1,618.00 sm (17,416.01 sq ft)

Existing	Proposed
Land Uses	Single-family Townhouses
OCP Designation	Neighbourhood Residential
Zoning	RLT 1 Low Density Townhouses
Number of Units	8

On Future Development Site	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.60	0.600	None
Buildable Floor Area (sf)	Max. 10,493.6 sf	10,457.7 sf (Current version)	None
Lot Coverage (% of Net Site Area)	Building: Max. 40%	Building: Max. 40% (37% Currently)	None
	Non-porous Surfaces: Max. 65%	Non-porous Surfaces: Max. 65% (64% Currently)	None
	Live Landscaping: Min. 25%	Live Landscaping: Min. 25% (32% Currently)	None
Lot Size (sm)	None	1,618.00 sm	None
Lot Dimensions (m)	Width: 40h	Width: 40.8 h	None
Setbacks (m)	Front: Min. 6.0m	Front: Min. 6.0m	None
	Rear: Min. 3.0m	Rear: Min. 3.0m (4.24m Currently)	None
	Interior Side: Min. 3.0m	Interior Side: Min. 3.0m (3.25m Currently)	None
Height (m)	Max. 12.0m	Max. 12.0m (11.67m Currently)	None
Off-street Parking	16 Residents (2 per unit) + 2 Visitor (0.2 per unit)	18 (16 Residents + 2 Visitor)	None
Small Parking	None if fewer than 31	None	None
Tandem Parking	Max. 50%	None	None
Accessible Parking	None	None	None
EV charging	100% of resident parking spaces	100% of resident parking spaces	None
Bicycle Parking	Min. 7 Horizontal Class 1 + 3 Vertical Class (11.25 per unit) + Min. 2 Class 2 (0.2 per unit)	0 Horizontal Class 1 + 5 Vertical Class 1 + 2 Class 2	None
Amenity Space - Indoor	Min. 538 sf	None	Pay-in-lieu
Amenity Space - Outdoor	Min. 581 sf	684 sf with Child-play Area	None

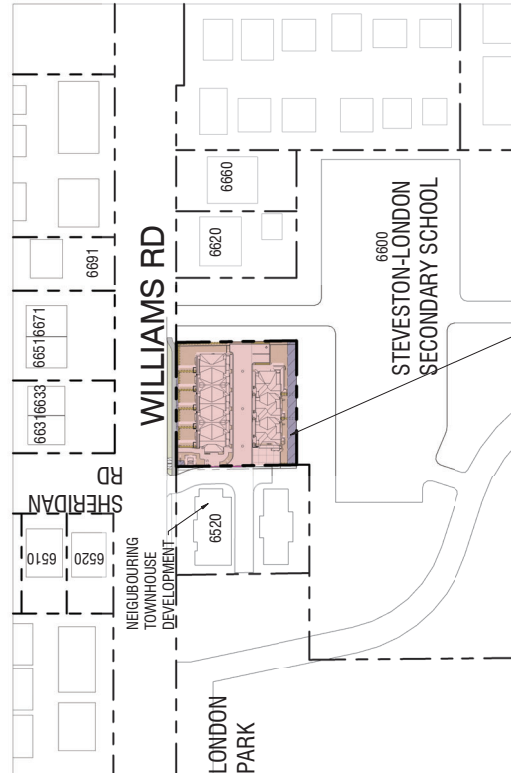
Average Grade Calculation		
Point Location	Existing Grade (m)	Proposed Grade (m)
01 South	0.99	0.99
02 West	1.26	1.45
03 Northwest	1.27	1.27
04 North	1.35	1.20
05 Northeast	1.06	1.27
06 East	1.05	1.40
07 Southeast	0.97	0.97
08 South	1.08	1.08
09 Building B Southwest	0.95	1.35
10 Building B Northwest	0.94	1.60
11 Building B Southeast	1.20	1.55
12 Building B Northeast	1.20	1.15
13 Building A Southwest	1.48	1.60
14 Building A Northwest	1.44	1.55
15 Building A Southeast	1.50	1.50
16 Building A Northeast	1.02	21.48
<b>Total</b>		<b>1.943</b>
<b>Average Grade</b>		<b>1.943</b>

Ground Floor Interior Elevation Calculation	
Highest Point of Crown of Adjacent Street	1.47 m
Flood Protection Requirements for L1 Living Space	0.3 m
Established L1 Interior Elevation for Living Space	1.77 m



AERIAL PHOTO

SUBJECT SITE:  
6560 & 6580 WILLIAMS ROAD



CONTEXT PLAN  
N.T.S.

SUBJECT SITE:  
6560 & 6580 WILLIAMS ROAD



STREETSCAPE ELEVATION (WILLIAMS RD)  
N.T.S.

SUBJECT SITE:  
6560 & 6580 WILLIAMS ROAD



**Kenneth Kim  
Architecture Inc.**  
17879 94 St | 604-800-0775  
215233 West Broadway  
Richmond, BC V6V 1E4

THIS DOCUMENT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ALL RIGHTS ARE RESERVED. ANY REUSE OF THIS DOCUMENT FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS STRICTLY PROHIBITED.

Project File  
**8-UNIT  
TOWNHOUSE**  
6560 & 6580 Williams Road,  
Richmond BC.

Consultants  
Civil:  
Vestor Engineering Services Ltd.  
1000 West Broadway  
V6Z 1G6  
Burnaby, B.C. V5C 4E1  
Tel: 604-291-1111  
Email: [info@vestor.com](mailto:info@vestor.com)

Landscaper:  
PINK Landscape Architects Ltd.  
1000 West Broadway  
V6Z 1G6  
Burnaby, B.C. V5C 4E1  
Tel: 604-291-1111  
Email: [info@pinklandscape.com](mailto:info@pinklandscape.com)

Architect:  
Kenneth Kim Consulting Architects  
17879 94 St  
Richmond, BC V6V 1E4  
Tel: 604-800-0775  
Email: [kim@kimkim.com](mailto:kim@kimkim.com)

Electrical:  
Electrical Engineering Ltd.  
1000 West Broadway  
V6Z 1G6  
Burnaby, B.C. V5C 4E1  
Tel: 604-291-1111  
Email: [info@electrical-engineering.com](mailto:info@electrical-engineering.com)

Structural:  
CITC Traffic Engineering Specialists  
Attn: Chen  
1000 West Broadway  
Burnaby, B.C. V5C 4E1  
Tel: 604-291-1111  
Email: [info@citc.com](mailto:info@citc.com)

Survey:  
Arroyo Surveying Ltd.  
1000 West Broadway  
Burnaby, B.C. V5C 4E1  
Tel: 604-291-1111  
Email: [info@arroyosurveying.com](mailto:info@arroyosurveying.com)

No.	Date	Revision
1	Feb 2, 2024	IP Revision 1
2	Feb 2, 2024	IP Revision 2
3	Feb 2, 2024	IP Revision 3
4	Feb 2, 2024	IP Revision 4
5	Feb 2, 2024	IP Revision 5

PROJECT  
SUMMARY &  
CONTEXT

Permit No.:	Feb 28, 2024
Drawn:	CL
Checked:	KK
Scale:	
Sheet No.:	

Day No. **A1.1**



**Kenneth Kim  
Architecture Inc.**  
1. 781.798.9811 / 416.466.0075  
21 5233 Yonge Street  
Toronto, ON M3J 1K7

THIS DOCUMENT IS NOT BE SOLD  
OR REPRODUCED IN ANY MANNER  
WITHOUT THE WRITTEN CONSENT OF  
KENNETH KIM ARCHITECTURE INC.  
ALL RIGHTS RESERVED.  
COPYRIGHT RESERVED.  
REPRODUCTION OF THIS DOCUMENT  
WITHOUT THE WRITTEN CONSENT OF  
KENNETH KIM ARCHITECTURE INC.  
IS STRICTLY PROHIBITED.

Project Title  
**8-UNIT  
TOWNHOUSE**  
6500 & 6580 Williams Road,  
Richmond BC.

Consultants  
Civil: Wesley Engineering Services Ltd.  
1000 West Beaver Creek Road  
Burlington, ON L7R 4A9  
Tel: 905.670.8888  
Email: wesley@wesleyeng.com

Landscaper: PMCLandscaping Architects Ltd.  
1000 West Beaver Creek Road  
Burlington, ON L7R 4A9  
Tel: 905.670.8888  
Email: pmclandscaping@pmclandscaping.com

Account: The Consulting Architects  
1000 West Beaver Creek Road  
Burlington, ON L7R 4A9  
Tel: 905.670.8888  
Email: theconsultingarchitects.com

Structural: Structural Engineering Services Ltd.  
1000 West Beaver Creek Road  
Burlington, ON L7R 4A9  
Tel: 905.670.8888  
Email: structural@sest.com

Survey: Survey Services Ltd.  
1000 West Beaver Creek Road  
Burlington, ON L7R 4A9  
Tel: 905.670.8888  
Email: survey@survey.com

Site: Site Services Ltd.  
1000 West Beaver Creek Road  
Burlington, ON L7R 4A9  
Tel: 905.670.8888  
Email: site@siteservices.com

No.	Date	Revision
1	Feb 2, 2024	DP Revision 1
2	Oct 2, 2023	Perching Revision 2
3	Nov 1, 2023	Perching Revision 1
4	Nov 1, 2023	Perching Submission

**PERSPECTIVES**

File Path: /  
Print Date: Feb 28, 2024  
Drawn: CL  
Checked: KK  
Scale: 1:1  
Date Plt: /

**A1.2**



**SCHOOLYARD VIEW LOOKING NORTHWEST (BUILDING B REAR)**



**DRIVEWAY VIEW LOOKING SOUTHEAST (BUILDING B FRONT)**



**AERIAL VIEW LOOKING NORTHWEST**



**STREET VIEW LOOKING SOUTHEAST (BUILDING A FRONT)**



**DRIVEWAY VIEW LOOKING NORTHEAST (BUILDING A REAR)**



**AERIAL VIEW LOOKING SOUTHWEST**



**Kenneth Kim  
Architecture Inc.**  
178-79-88 St. / 650-800-0775  
21-2233 West Broadway  
Vancouver, BC V6S 4E4

THIS DOCUMENT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

**8-UNIT  
TOWNHOUSE**  
6500 & 6580 Williams Road,  
Richmond BC.

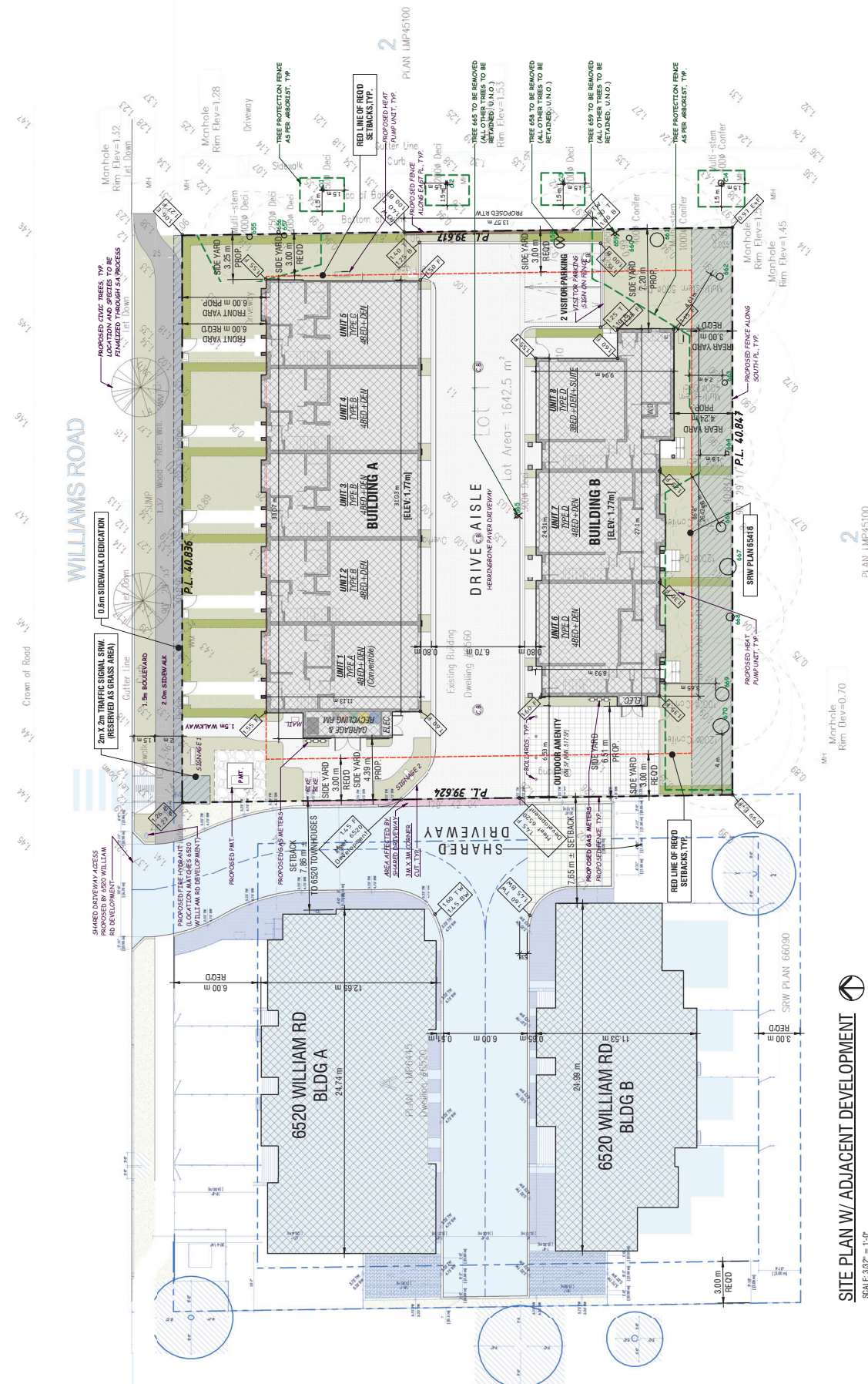
**Consultants**  
Civil: Vector Engineering Services Ltd.  
4150-4500 Roberts St.  
Burnaby, B.C. V5B 4E1  
Email: [info@vector.ca](mailto:info@vector.ca)  
Landscape: PML Landscape Architects Ltd.  
1000-1100 31st Ave. S.E.  
Calgary, Alberta T2C 1P8  
Tel: (403) 243-0111 Ext 116  
Email: [info@pml.ca](mailto:info@pml.ca)  
Architect: Kenneth Kim Architecture Inc.  
21-2233 West Broadway  
Vancouver, B.C. V6S 4E4  
Tel: (604) 682-0869  
Email: [info@kennethkim.com](mailto:info@kennethkim.com)  
Structural: Structural Engineering Services Ltd.  
1000-1100 31st Ave. S.E.  
Calgary, Alberta T2C 1P8  
Tel: (403) 243-0111 Ext 116  
Email: [info@pml.ca](mailto:info@pml.ca)  
Mechanical: Mechanical Engineering Services Ltd.  
1000-1100 31st Ave. S.E.  
Calgary, Alberta T2C 1P8  
Tel: (403) 243-0111 Ext 116  
Email: [info@pml.ca](mailto:info@pml.ca)  
Electrical: Electrical Engineering Services Ltd.  
1000-1100 31st Ave. S.E.  
Calgary, Alberta T2C 1P8  
Tel: (403) 243-0111 Ext 116  
Email: [info@pml.ca](mailto:info@pml.ca)

No.	Date	Revision
1	Feb 2, 2024	DP Revision 1
2	Feb 2, 2024	Posting Revision 2
3	Feb 2, 2024	Posting Revision 3
4	Feb 2, 2024	Posting Revision 4
5	Feb 2, 2024	Posting Revision 5

**SITE PLAN W/  
ADJACENT  
DEVELOPMENT**

File Number:  
Permit:  
Date: Feb 28, 2024  
Drawn:  
Checked:  
Scale:  
Date: 1/1/2024

**A1.8**



**PLN - 16**

**SITE PLAN W/ ADJACENT DEVELOPMENT**

SCALE 3/8" = 1'-0"



**Kenneth Kim  
Architecture Inc.**  
178-79 St. 1st Floor  
21533 West Broadway  
Richmond, BC V6V 1K4

**8-UNIT  
TOWNHOUSE**  
6550 & 6580 Williams Road,  
Richmond BC.

**Consultants**  
Civil: West Engineering Services Ltd.  
4550 Kingsway  
Burnaby, B.C. V5E 4E1  
Tel: 604-431-8888  
Email: westeng@westeng.com

Landscaping: PML Landscape Architects Ltd.  
1180 West Broadway  
Richmond, BC V6V 1K4  
Tel: 604-271-1111  
Email: info@pml.ca

Architect: Kim Consulting Architects  
4550 Kingsway  
Burnaby, B.C. V5E 4E1  
Tel: 604-431-8888  
Email: info@kimarch.com

Electrical: Electrical Engineering Ltd.  
1180 West Broadway  
Richmond, BC V6V 1K4  
Tel: 604-431-8888  
Email: info@eel.com

MEP: CTS Trade Engineering Services  
Attn: Chen  
1180 West Broadway  
Richmond, BC V6V 1K4  
Tel: 604-431-8888  
Email: info@cts.ca

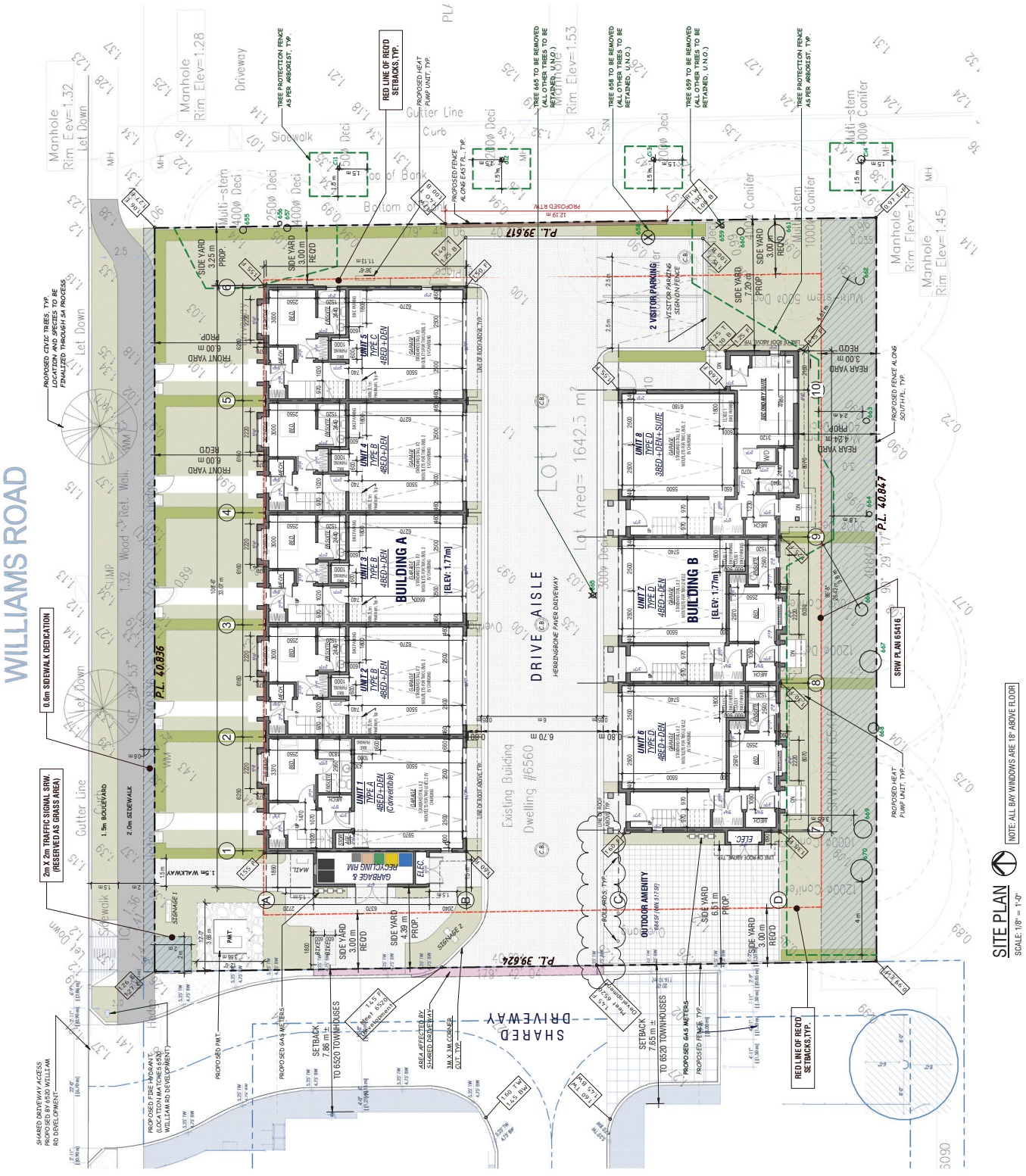
Structural: Arty Lines Structural  
1180 West Broadway  
Richmond, BC V6V 1K4  
Tel: 604-431-8888  
Email: info@artylines.com

No.	Date	Revision
1	Feb 2, 2024	DP Revision 1
2	Feb 2, 2024	Planning Revision 2
3	Feb 2, 2024	Planning Revision 3
4	Feb 2, 2024	Planning Revision 4
5	Feb 2, 2024	Planning Submission

**SITE PLAN/1ST  
FL. PLAN**

File Number:  
Permit Code: Feb 28, 2024  
Drawn: CL  
Checked: RK  
Scale:  
Date: 18" = 1'-0"

**A2.1**



- REVISION NOTE:**
- TREE 659 (POOR CONDITION) IS REMOVED DUE TO VISITOR PARKING BEING SLIGHTLY TOO CLOSE
  - BIKE PARKING UPDATED AS PER BY-LAW
  - PMT, SHIFTED 1 FOOT SOUTHWARD TO ALLOW SMALL HEDGE ON THE NORTH
  - NEW 1.5M WALKWAY NEAR UNIT 1
- DESIGN NOTE:**
- ALL DRAINAGE SHALL BE MANAGED ON SITE
  - ARBORIST TO SUPERVISE
  - TREE 657, 663, 664, 666, 667, 668, 669, 670
  - LANDSCAPING WITHIN THE TPZ OF TREES: 665, 666, 667, 668, 669, 670
  - INSTALLATION OF PROPOSED PARKING AREA WITHIN THE TPZ OF TREES 659
  - INSTALLATION OF SAN SERVICE INSIDE TPZ OF TREE 670- TO BE BY HAND OR HYDROVAC ONLY
- PLN - 17**
- ALL UNITS SHALL HAVE AGING IN PLACE FEATURES, E.G. INCLUSION OF BLOCKING TO BATHROOMS FOR INSTALLATION OF GRAB-BARS; PROVISION OF BLOCKING TO STAIR WALLS TO ACCOMMODATE LIFT INSTALLATION AT A FUTURE DATE, AND PROVISION OF LEVEL DOOR HANDLES.
- THIS IS A CONVERTIBLE UNIT W/ CONVERTIBLE FEATURES AS PER CLEARANCE BATHROOM CLEARANCE PROVISIONS (SEE PLAN LEFT).

**SITE PLAN**  
SCALE: 1/8" = 1'-0"  
NOTE: ALL BAY WINDOWS ARE TP ABOVE FLOOR



**Kenneth Kim  
Architecture Inc.**  
1. 78.978.98.81 / 604.800.0775  
21.5233 West Broadway  
Richmond, B.C. V6V 1S4

THIS DOCUMENT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ALL RIGHTS ARE RESERVED. COPYRIGHT RESERVED.  
REVISIONS: ALL REVISIONS SHALL BE INDICATED BY A CIRCLED NUMBER AND A LETTER. THE ARCHITECT'S SEAL AND SIGNATURE SHALL NOT BE REPRODUCED OR TRANSMITTED WITHOUT THE WRITTEN CONSENT.

**8-UNIT  
TOWNHOUSE**  
6500 & 6580 Williams Road,  
Richmond, B.C.

**Consultants**  
Civil: West Engineering Services Ltd.  
1000 West Broadway  
V6V 1S4 (604) 273-8111  
Survey: B.C. VRS (4E)  
1000 West Broadway  
V6V 1S4 (604) 273-8111  
Electrical: M. J. S. Engineering Ltd.  
1000 West Broadway  
V6V 1S4 (604) 273-8111  
Mechanical: M. J. S. Engineering Ltd.  
1000 West Broadway  
V6V 1S4 (604) 273-8111  
Acoustic: Acoustic Consulting Associates  
1000 West Broadway  
V6V 1S4 (604) 273-8111  
Structural: Acoustic Consulting Associates  
1000 West Broadway  
V6V 1S4 (604) 273-8111  
Civil: Acoustic Consulting Associates  
1000 West Broadway  
V6V 1S4 (604) 273-8111

**Contractors**  
General Contractor: M. J. S. Engineering Ltd.  
1000 West Broadway  
V6V 1S4 (604) 273-8111  
Mechanical: M. J. S. Engineering Ltd.  
1000 West Broadway  
V6V 1S4 (604) 273-8111  
Electrical: M. J. S. Engineering Ltd.  
1000 West Broadway  
V6V 1S4 (604) 273-8111  
Acoustic: Acoustic Consulting Associates  
1000 West Broadway  
V6V 1S4 (604) 273-8111  
Structural: Acoustic Consulting Associates  
1000 West Broadway  
V6V 1S4 (604) 273-8111  
Civil: Acoustic Consulting Associates  
1000 West Broadway  
V6V 1S4 (604) 273-8111

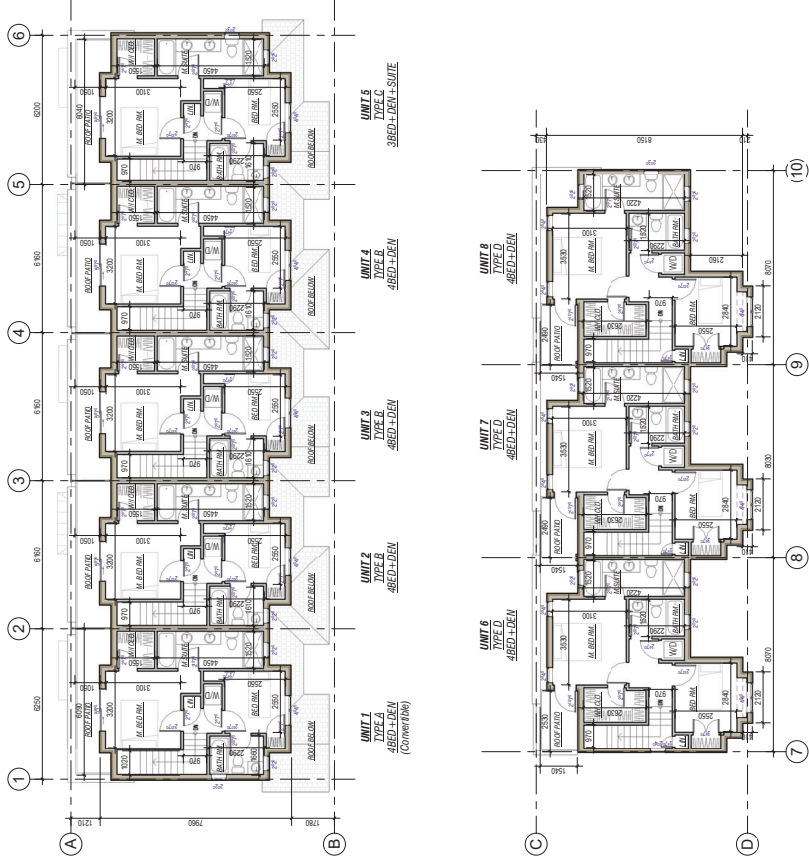
**Architect**  
Kenneth Kim  
1000 West Broadway  
V6V 1S4 (604) 273-8111  
Email: [kenneth.kim@kimkim.com](mailto:kenneth.kim@kimkim.com)

**Structural**  
Acoustic Consulting Associates  
1000 West Broadway  
V6V 1S4 (604) 273-8111  
Email: [info@acoustic.ca](mailto:info@acoustic.ca)

**MEP**  
M. J. S. Engineering Ltd.  
1000 West Broadway  
V6V 1S4 (604) 273-8111  
Email: [info@mjse.com](mailto:info@mjse.com)

**Electrical**  
M. J. S. Engineering Ltd.  
1000 West Broadway  
V6V 1S4 (604) 273-8111  
Email: [info@mjse.com](mailto:info@mjse.com)

**Acoustic**  
Acoustic Consulting Associates  
1000 West Broadway  
V6V 1S4 (604) 273-8111  
Email: [info@acoustic.ca](mailto:info@acoustic.ca)





**Kenneth Kim  
Architecture Inc.**  
1. 781.797.9881 / 604.600.0775  
21-1223 West Broadway  
Vancouver, B.C. V6E 4E4

THIS DOCUMENT IS NOT BE SOLD OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED. ANY REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED.

**Project file**  
**8-UNIT  
TOWNHOUSE**  
6500 & 6580 Williams Road,  
Richmond BC.

**Consultants**  
Civil:  
Vesky Engineering Services Ltd.  
1000 West Broadway  
Vancouver, B.C. V6E 4E1  
Email: [info@vesky.com](mailto:info@vesky.com)  
Landscaper:  
PMCL Landscape Architects Ltd.  
1000 West Broadway  
Vancouver, B.C. V6E 4E1  
Email: [info@pmcl.com](mailto:info@pmcl.com)

**Account:**  
Aurora Consulting Architects  
1000 West Broadway  
Vancouver, B.C. V6E 4E1  
Tel: 778.847.0669  
Email: [info@auroraconsulting.com](mailto:info@auroraconsulting.com)

**Structural:**  
Blundell & Associates Ltd.  
1000 West Broadway  
Vancouver, B.C. V6E 4E1  
Tel: 604.603.9300  
Email: [info@blundell.com](mailto:info@blundell.com)

**MEP:**  
CDS Utility Engineering Specialists  
Attn: Chen  
1000 West Broadway  
Vancouver, B.C. V6E 4E1  
Tel: 604.603.6100  
Email: [info@cds-engineering.com](mailto:info@cds-engineering.com)

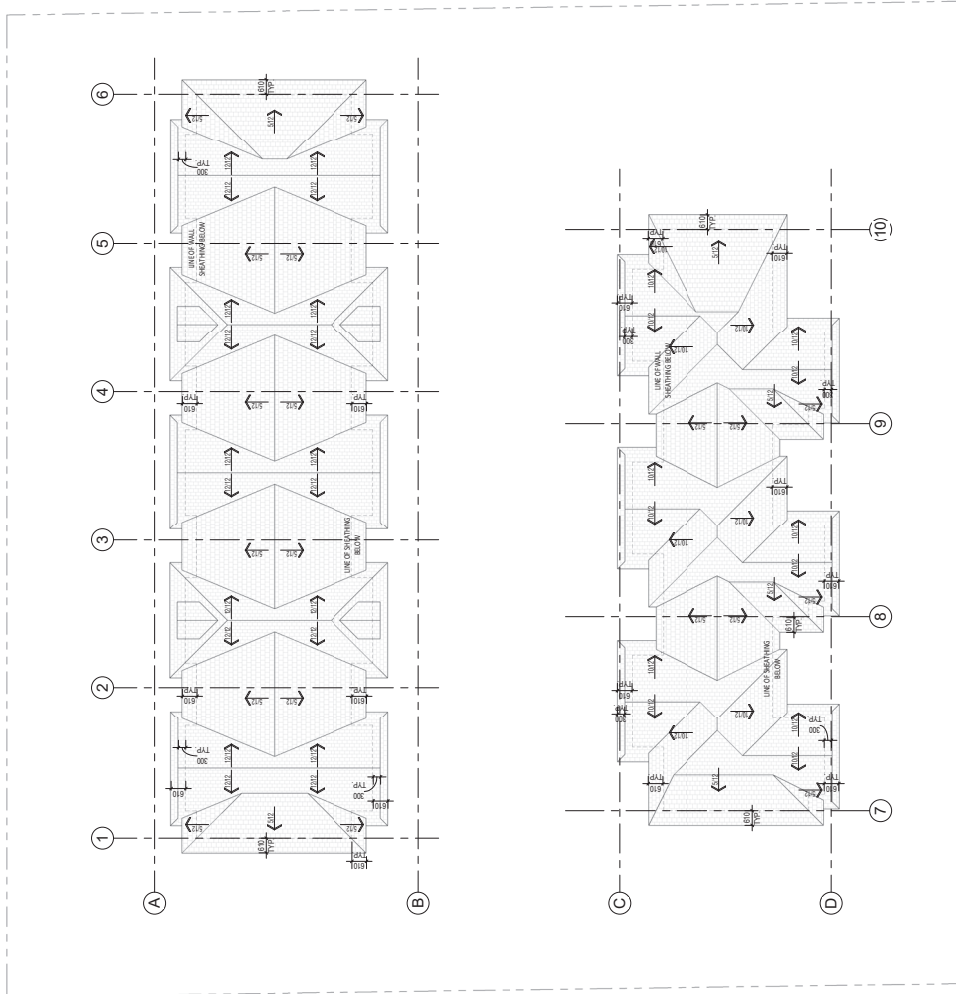
**Survey:**  
Arroyo Lines Surveying Ltd.  
1000 West Broadway  
Vancouver, B.C. V6E 4E1  
Tel: 604.603.9309  
Email: [info@arroyolines.com](mailto:info@arroyolines.com)

No.	Date	Revision
1		DP Revision 1
2		DP Revision 2
3		DP Revision 3
4		DP Revision 4

**Roof Plan**  
**ROOF PLAN**

**File number:**  
Project: Feb. 28, 2024  
Drawn: CL  
Checked: KK  
Scale:  
Date:

**A2.3**



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





**Kenneth Kim  
Architecture Inc.**  
178-79th St E / 6th Avenue  
11033 West Broadway  
Richmond, BC V6V 1K4

THE DRAWINGS AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF KIM ARCHITECTURE INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF KIM ARCHITECTURE INC.

Project File:

**8-UNIT  
TOWNHOUSE**

6500 & 6508 Williams Road,  
Richmond BC.

Consultants:

City: West Engineering Services Ltd.  
1000 West 10th Avenue  
V6H 4G9, Richmond, BC  
Tel: 604-273-8888  
Email: info@westeng.ca

Landscaper:  
PMS Landscape Architects Ltd.  
1000 West 10th Avenue  
V6H 4G9, Richmond, BC  
Tel: 604-273-8888  
Email: info@pmslandscaping.com

Alcohol:  
Avalon Consulting Architects  
4500 14th Street  
V6P 1A1, Richmond, BC  
Tel: 604-273-8888  
Email: info@avalon.ca

Electrical:  
Electrical Engineering Ltd.  
1000 West 10th Avenue  
V6H 4G9, Richmond, BC  
Tel: 604-273-8888  
Email: info@electricaleng.ca

MEP:  
CDS Truitt Engineering Specialists  
1000 West 10th Avenue  
V6H 4G9, Richmond, BC  
Tel: 604-273-8888  
Email: info@cdstruitt.com

Structural:  
Arroyo Linn Structural Ltd.  
1000 West 10th Avenue  
V6H 4G9, Richmond, BC  
Tel: 604-273-8888  
Email: info@arroyolinn.com

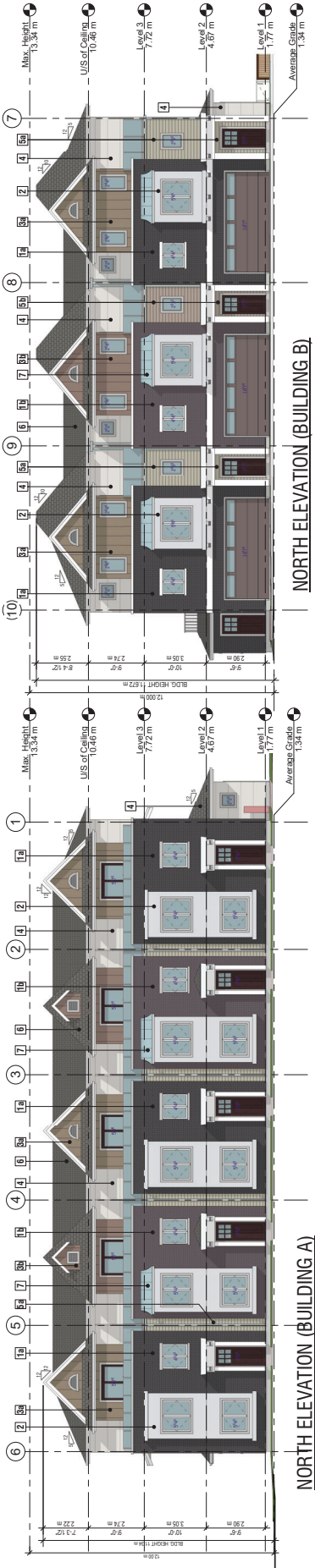
No.	Date	Revision
1	2024.02.28	IP Revision 1
2	2024.02.28	IP Revision 2
3	2024.02.28	IP Revision 3
4	2024.02.28	IP Revision 4
5	2024.02.28	IP Revision 5

**ELEVATIONS**

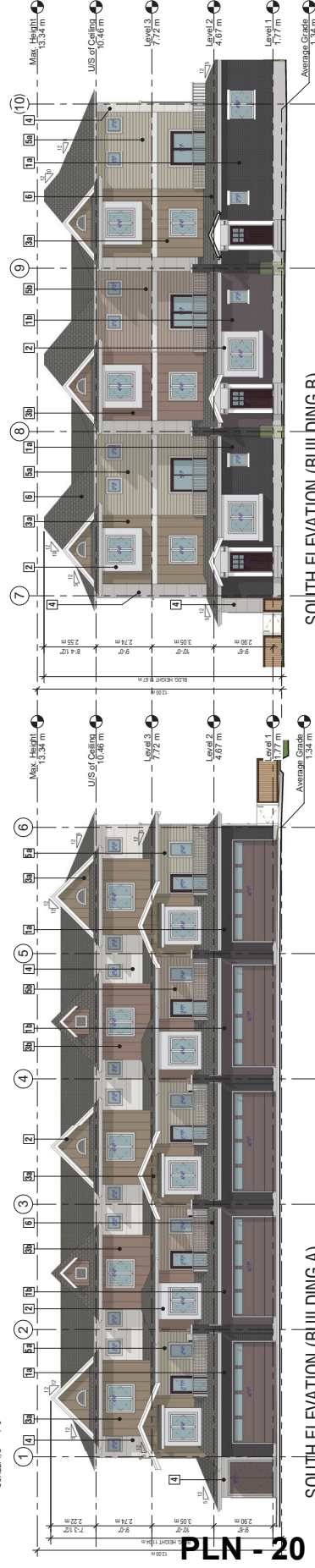
File number:  
Project name:  
Date:  
Drawn by:  
Checked by:  
Scale:  
Date of issue:

CL  
KK  
Day No.

**A3.1**



**NORTH ELEVATION (BUILDING A)**  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION (BUILDING B)**  
SCALE: 1/8" = 1'-0"



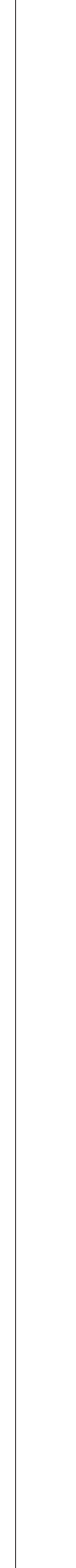
**SOUTH ELEVATION (BUILDING A)**  
SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION (BUILDING B)**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

- ELEVATION NOTES**
- 1 Face Brick, Charcoal
  - 2 Face Brick, Reddish Charcoal
  - 3 Hardie Board, Light grey
  - 4 Board & Batten Siding, Light pink
  - 5 Hardie Siding, beige
  - 6 Hardie Siding, Light pink
  - 7 Board & Batten Siding, Reddish Brown
  - 8 Hardie Siding, beige
  - 9 Hardie Board w/ Reveal, Ivory White
  - 10 Metal roof, Copper
  - 11 Asphalt Shingles, Dark Grey



**RZ 21-945388**

**Attachment 3**

Address: 6560 and 6580 Williams Road

Applicant: Kenneth Kim Architecture Inc.

Planning Area(s): Blundell Area Plan

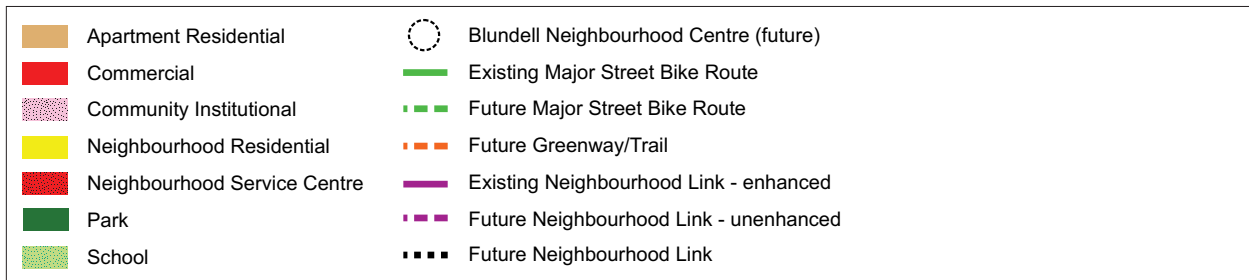
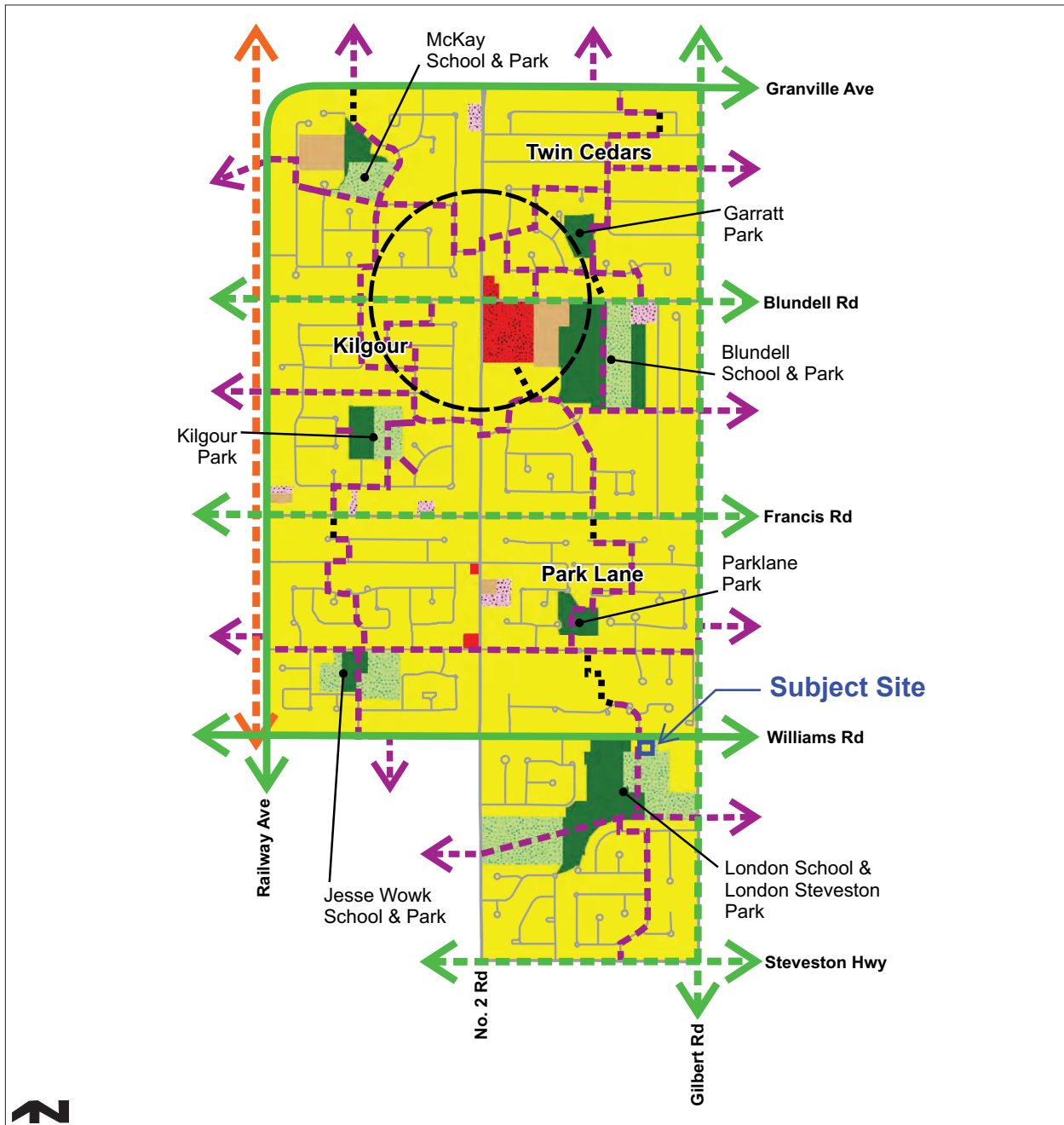
	Existing	Proposed
<b>Owner:</b>	Capstone Living Ltd.	No Change
<b>Site Size (m<sup>2</sup>):</b>	1,642.50 m <sup>2</sup>	1,618.00 m <sup>2</sup>
<b>Land Uses:</b>	Single-family	Townhouses
<b>OCP Designation:</b>	Neighbourhood Residential	No Change
<b>Zoning:</b>	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
<b>Number of Units:</b>	Two Single-Family Dwelling	Eight Townhouses + One Secondary Suite

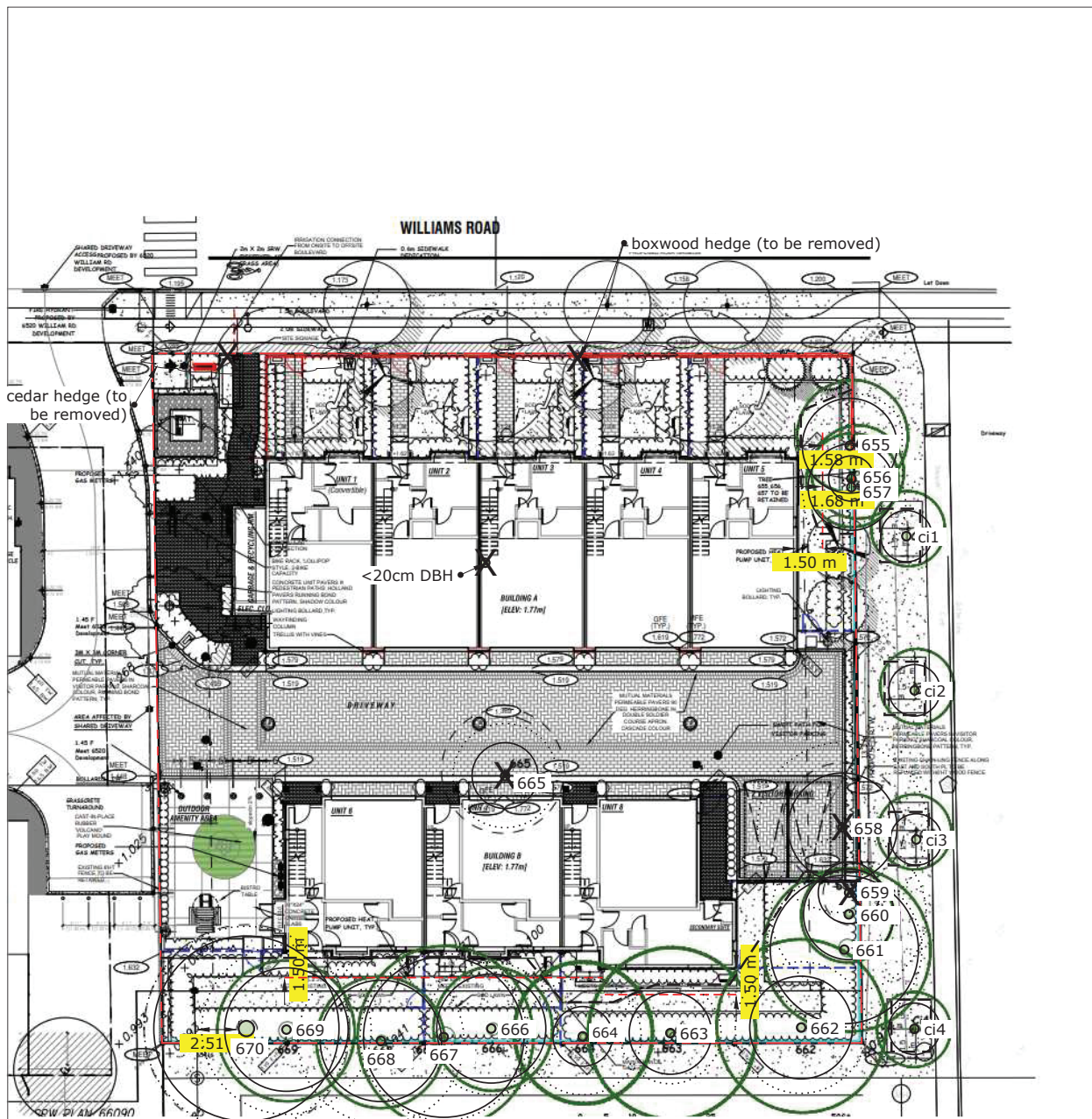
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60	none permitted
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 65% Live Landscaping: Min. 25%	Building: 37% Non-porous Surfaces: 64% Total: Max. 32%	none
Lot Dimensions (m):	Width: Min. 40.0 m Depth: Min. 35.0 m	Width: 40.8 m Depth: 39.6 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 3.0 m Side: Min. 6.0 m	Front: 6.0 m Rear: 3.0 m Side (East): Min 3.0 m Side (West): Min 3.0 m	none
Height (m):	Max. 12.0 m	11.7 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	16 (R) and 2 (V)	none
Off-street Parking Spaces – Total:	16	18	none
Amenity Space – Indoor:	Min. 50 m <sup>2</sup> or Cash in-lieu	Cash in-lieu	none
Amenity Space – Outdoor:	Min. 6.0 m <sup>2</sup> per unit (48 m <sup>2</sup> )	63.5 m <sup>2</sup>	none

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



## 5. Blundell





Tag	Common Name	Latin Name	DBH (cm)	TPZ (m)	Suitable Replacement Species	
					Latin Name	Common Name
655	Flowering Plum	<i>Prunus blireana</i>	51	3.06	<b>Legend</b>   x = remove tree   1m 1:250 10m	
656	Flowering Plum	<i>Prunus blireana</i>	22	1.32		
657	Flowering Plum	<i>Prunus blireana</i>	42	2.52		
658	Scotch Pine	<i>Pinus sylvestris</i>	53	3.18		
659	Zebrina Cedar	<i>Thuja plicata</i> 'Zebrina'	30	1.80		
660	Zebrina Cedar	<i>Thuja plicata</i> 'Zebrina'	44	2.64		
661	Zebrina Cedar	<i>Thuja plicata</i> 'Zebrina'	72	4.32		
662	Threadleaf Cypress	<i>Chamaecyparis pisifera</i>	64	3.84		
663	Pear	<i>Pyrus communis</i>	40	2.40		
664	Apple	<i>Malus domestica</i>	29	1.74		
665	Mountain Ash	<i>Sorbus spp.</i>	32	1.92		
666	Douglas Fir	<i>Pseudotsuga menziesii</i>	53	3.18		
667	Douglas Fir	<i>Pseudotsuga menziesii</i>	78	4.68		
668	Douglas Fir	<i>Pseudotsuga menziesii</i>	59	3.54		
669	Douglas Fir	<i>Pseudotsuga menziesii</i>	60	3.60		
670	Douglas Fir	<i>Pseudotsuga menziesii</i>	90	5.40		
ci1-4	Beech	<i>Fagus sylvatica</i>	15	n/a		

**Tree Management Plan**  
 6560 & 6580 Williams Road  
 Richmond, BC  
**LANDSCAPE PLAN**

**Date: November 16, 2021**  
**Update: JANAURY 30, 2024**



**Address:** 6560 and 6580 Williams Road

**File No.:** RZ 21-945388

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10546, the developer is required to complete the following:**

1. **(Site Access)** Registration of a legal agreement on Title for site access through 6520 Williams Road by requiring the adoption of the adjacent rezoning bylaw (RZ 17-792242, Amendment Bylaw 10224), or the securement of an alternative means of access by the applicant prior to the adoption of the subject rezoning bylaw.
2. **(Development Permit)** The submission and processing of a Development Permit\* complete to a level deemed acceptable by the Director of Development.
3. **(Subdivision)** Consolidation of all lots into one development parcel (which will require the demolition of at least one of the existing dwellings).
4. **(Road Dedication)** Approximately 0.6 m road dedication along the entire Williams Road frontage to accommodate new 1.5 m wide treed/grassed boulevard and a new 2.0 m side concrete sidewalk; exact width is to be confirmed with survey information to be submitted by the applicant.
5. **(Shared Driveway)** Registration of a cross-access easement, statutory right-of-way, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the internal drive-aisle in favour of the adjacent development to the west at 6520 Williams Road, including the installation of way-finding and other appropriate signage on the subject property, and requiring a covenant that the owner provide written notification of this through the disclosure statement to all initial purchasers, provide an acknowledgement of the same in all purchase and sale agreements, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
6. **(Access to Adjacent Property)** Registration of a legal agreement on Title prohibiting direct access from the subject site to the School District property to the south.
7. **(Flood Protection)** Registration of a flood indemnity covenant on title.
8. **(Secondary Suite)** Registration of a legal agreement on Title to ensure that:
  - a) No final Building Permit inspection is granted until a secondary suite with a minimum size of 29 m<sup>2</sup> is constructed on-site, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
  - b) The secondary suite cannot be stratified or otherwise held under separate Title.
9. **(Arborist Supervision)** 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.
10. **(Tree Protection Fencing)** 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.
11. **(Tree Survival Security)** Submission of a Tree Survival Security to the City in the amount of \$122,880.00 for the 13 trees to be retained (\$5,120 for each of Tree #656 and 664, and \$10,240 for each of Tree # 655, 657, 660, 661, 662, 663, 666, 667, 668, 669, and 670). To accompany the tree survival securities, the applicant must enter into a legal agreement, which sets the terms for its use and release.
12. **(Housing Tenure and Age Restriction)** Registration of a restrictive covenant prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.
13. **(Affordable Housing)** City acceptance of the developer's offer to voluntarily contribute \$12.00 per buildable square foot (e.g. \$125,395.20) to the City's affordable housing fund.

14. **(Market Rental)** City acceptance of the developer's voluntary contribution in the amount of \$2.65 (e.g. \$27,691.44) to future City community planning studies, as set out in the City Centre Area Plan.
15. **(Indoor Amenity)** Contribution of \$2,066.00 per dwelling unit (e.g. \$16,528.00) in-lieu of on-site indoor amenity space.
16. **(Required Notices)** Payment of all fees in full for the cost associated with the public notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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

1. Submission of a Landscaping Security based on 100% of the cost estimate provided by the landscape architect, including the six required replacement trees, landscaping installation costs and 10% contingency.
2. If replacement trees cannot be accommodated on site, a cash-in-lieu contribution in the amount of \$768/tree to the City's Tree Compensation Fund for off-site planting is required.
3. Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required BC Energy Step Code and/or Zero Carbon Code, in compliance with the City's Official Community Plan and Building Regulation Bylaw No. 7230.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Enter into a Servicing Agreement\* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:
  - a) Water Works:
    - (1) Using the OCP Model, there is 604 L/s of water available at a 20 psi residual at the Williams Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
    - (2) Provide a new hydrant at the Williams Road frontage to comply with the City's standard hydrant spacing of 75m for the proposed townhouses. Consult with the City's Fire Department to confirm the location of the required hydrant whether it will be installed on the south side of Williams Road.
    - (3) At Developer's cost, the Developer is required to:
      - (a) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
      - (b) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
      - (c) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process (or via the servicing agreement process, if one is required).
    - (4) At Developer's cost, the City will:
      - (a) Cut, cap, and remove the existing water service connections and meters.
      - (b) Install a new water service connection, complete with meter and meter box, sized for the proposed development. The location of the service connection shall be determined during the Servicing Agreement process.

b) Storm Sewer Works:

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

- (a) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
- (b) Install approximately 48m of new 600mm storm sewer from the west PL of 6560 Williams Road to east PL of 6580 Williams Road, complete with manholes at the tie ins. Alignment shall be consistent with the existing storm sewers to the East and West, at the South side of Williams Road.

(2) At Developer's cost, the City will:

- (a) Cut and cap, at the inspection chamber, the existing storm service connection STCN26474 located at the northwest corner of the site. The existing inspection chamber shall be retained to service 6520 Williams Road.
- (b) Cut and cap the existing storm service connection STCN26473 along with the inspection chamber. Reconnect the existing catch basin, which is currently connected to the inspection chamber, to the storm sewer.
- (c) Install a new storm service connection, complete with inspection chamber off of the new 600mm storm sewer.

c) Sanitary Sewer Works:

(1) At Developer's cost, the Developer is required to not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.

(2) At Developer's cost, the City will:

- (a) Cut, cap and remove the existing sanitary service connection to the development site, and remove the inspection chamber.
- (b) Install a new sanitary service connection appropriately sized for the proposed development off the existing manhole SMH589.

d) Street Lighting:

(1) At Developer's cost, the Developer is required to review street lighting levels along all road and lane frontages, and upgrade as required.

e) General Items:

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

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

- Traffic signal kiosk – 2.0 x 1.5 m
  - Traffic signal UPS – 1.0 x 1.0 m
  - Shaw cable kiosk – 1.0 x 1.0 m
  - Telus FDH cabinet – 1.1 x 1.0 m
- (d) Relocate the street light and pedestrian crosswalk signal pole at the property's frontage to accommodate the proposed driveway on the adjacent property
- (e) Provide a video inspection report of the existing utilities along the South property line frontage prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Developer's cost.
- (f) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
- (g) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
- (i) Corridors for City utilities (existing and proposed water, storm sewer, and sanitary) and private utilities.
  - (ii) Pipe sizes, material and slopes.
  - (iii) Location of manholes and fire hydrants.
  - (iv) Road grades, high points and low points.
  - (v) Alignment of ultimate and interim curbs.
  - (vi) Proposed street lights design.
- (h) Enter into, if required, 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, 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. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**Note:**

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

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



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

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

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 10546 (21-945388)
6560 & 6580 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. 008-986-851

Lot 19 Section 31 Block 4 North Range 6 West New Westminster District Plan 28557

and

P.I.D. 003-490-769

Lot 20 Section 31 Block 4 North Range 6 West New Westminster District Plan 28557

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10546".

FIRST READING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Five horizontal lines for signatures corresponding to the reading stages.

CITY OF RICHMOND APPROVED by [Signature] APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER