



To: Planning Committee
From: Joshua Reis
Director, Development

Date: October 21, 2024
File: RZ 23-028712

Re: Application by Ponda Development Ltd. for Rezoning at 5120 and 5140 Williams Road from the “Small-Scale Multi-Unit Housing (RSM/L)” Zone to a new Site Specific “Two-Unit Dwellings (ZD9) – Williams Road (Steveston)” Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10574, to create the “Two-Unit Dwellings (ZD9) – Williams Road (Steveston)” zone and to rezone 5120 and 5140 Williams Road from the “Small-Scale Multi-Unit Housing (RSM/L)” zone to “Two-Unit Dwellings (ZD9) – Williams Road (Steveston)” zone, be introduced and given first, second and third reading.

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

JR:ac
Att. 9

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

Staff Report

Origin

Ponda Development Ltd. has applied to the City of Richmond, on behalf of Alta West Development Group Ltd. (Directors: P. Zheng & Y. Gao), for permission to rezone 5120 and 5140 Williams Road (Attachment 1) from the “Small-Scale Multi-Unit Housing (RSM/L)” zone to a new site specific “Two-Unit Dwellings (ZD9) – Williams Road (Steveston)” zone in order to permit the property to be subdivided to create four duplex lots (Attachment 2) accessed by two shared driveway accesses from Williams Road. A Development Permit (DP) application is required to further address the form and character of the proposed duplexes.

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 dwellings located on two separate lots which will be demolished. The dwellings do not contain secondary suites. The applicant has indicated that both dwellings are currently tenanted. Tenants have been made aware of the development application and there is a mutual agreement to end tenancy on March 31, 2025.

Surrounding Development

To the North: Across Williams Road, single family lots zoned “Small-Scale Multi-Unit Housing (RSM/M)” and designated for Townhouse development in the Arterial Road Policy.

To the South: Single family lots zoned “Small-Scale Multi-Unit Housing (RSM/M)” fronting onto Hollycroft Drive and designated for “Single Family” development in the Steveston Area Plan.

To the East: A single family lot zoned “Small-Scale Multi-Unit Housing (RSM/L)” and designated for Duplex/Triplex development in the Arterial Road Policy.

To the West: A single family lot zone “Small-Scale Multi-Unit Housing (RSM/L)” and designated for Duplex/Triplex development in the Arterial Road Policy.

Related Policies & Studies

Official Community Plan

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject site is “Neighbourhood Residential”. The Steveston Area Plan identifies the properties as “Single-Detached/Duplex/Triplex” development (Attachment 4). The development proposal for four duplex lots is consistent with these land use designations and contributes to a greater variety of ground-oriented homes.

Arterial Road Policy

The Arterial Road Land Use Policy in the City's 2041 Official Community Plan Bylaw 9000 directs appropriate duplex and triplex developments onto certain minor arterial roads outside the city centre. The subject site is identified for "Arterial Road Duplex/Triplex" on the Arterial Road Housing Development Map and the proposal is consistent with the Arterial Road Duplex Development Requirements under the Arterial Road Policy.

Single Family Lot Size Policy 5420

The subject site is located within Single Family Lot Size Policy Area 5420 (Attachment 5), which was adopted by Council on October 16, 1989 and amended on August 15, 1992. The Single Family Lot Size Policy provides direction on the size of single family lots that may be created through rezoning and subdivision. The Policy permits those properties along Williams Road with lane or internal road access to be rezoned and subdivided as per "Single Detached (RS1/C)" zone; where the minimum lot size is 360 m² and the minimum lot width is 13.5 m.

As per Section 2.3 of the Zoning Bylaw 8500, the Lot Size Policy applies only to "rezoning applications to transfer the land from one subdivision area to another subdivision area within the zone" (i.e., RSM/L to RSM/M), and does not apply to lands located within an Area Plan (i.e., Steveston Area Plan) of the OCP, or for applications from single family zone to a multiple-family zone.

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.

Analysis

Proposed New "Two-Unit Dwellings (ZD9) – Williams Road" Zone

A new site specific "Two-Unit Dwellings (ZD9) – Williams Road" zone is proposed to accommodate the proposal.

The proposed zone has been prepared to regulate the proposed four duplex developments with a reduced lot width (10.29 m). The new zone is generally consistent with all the requirements outlined in the “Arterial Road Duplex (RDA)” zone except for the minimum lot width. The proposed zone provides for duplex, as proposed, however as a result of the recently introduced Bill 44, and given the sites location within 400 m of a prescribed bus stop, the zone must also allow for a maximum of six units (inclusive of secondary suites) on each new lot. To ensure compliance with Bill 44, Triplex development is also a permitted use under the new zone.

When the RDA zone was introduced, a minimum lot width of 10.35 m was identified for interior lots that share a vehicle access with an adjacent lot on an arterial road. This minimum lot width was identified primarily in response to on-site vehicle parking and on-site circulation requirements. Through the review of this application, the applicant was able to demonstrate that all on-site vehicle parking and circulation could be achieved on a 10.29 m wide lot as proposed.

The proposed “Two-Unit Dwellings (ZD9) – Williams Road” zone is drafted based on the existing RDA zone with the exception of a slightly narrower lot width by 0.06 m. Provisions related to density (0.6 FAR), minimum lot size, lot coverage and setbacks are unchanged from the standard RDA zone.

Site Planning and Architectural Character

The applicant proposes one duplex on each of the four lots to be created through rezoning and subdivision, for a total of eight dwelling units. The duplexes will be in a “front-back” configuration; with one dwelling unit at the front of the property and the second dwelling unit at the back. The front and back units will be connected by individual attached garages. In keeping with the architectural character of nearby single family homes, the duplexes will be two storeys and will feature a peaked roof.

A site plan and preliminary architectural plans showing the proposed subdivision and development are provided in Attachment 6. Further details of the architectural form and character of the proposed development and landscape design will be reviewed and finalized through the DP application process.

Existing Legal Encumbrances

There is an existing 3.0 m wide Statutory Right-of-Way (SRW) along the rear (south) property lines of the subject site for the sanitary sewer line. The developer is aware that no construction is permitted in these areas. An additional 3.0 m by 3.0 m utility SRW exists in the southeast corner of the subject site to provide a buffer for the existing sanitary connection and inspection chamber for 5140 Williams Road. This SRW is to be discharged once the sanitary connection is cut and capped and the inspection chamber is removed.

Transportation and Site Access

Vehicle access to the proposed four duplex lots will be limited to two shared driveway crossings from Williams Road, secured by legal agreement. The shared driveways will be centred at the common property lines between the proposed lots.

To ensure adequate access for both proposed units, the following mitigation measures are required as part of the frontage upgrades for the development:

- Each unit will have two parking stalls in a private garage and one visitor parking stall will be provided at the end of the common drive aisle for the shared use between each of the duplex lots.

Prior to rezoning, the applicant is required to register a restrictive covenant on Title to ensure that, upon subdivision of the property:

- Vehicle access to each duplex lot is via a single shared driveway crossing, to be centred on the proposed shared property line.
- The buildings and driveways on the proposed lots are to be designed to accommodate on-site vehicle turn-around capability to prevent vehicles from reversing onto Williams Road.
- A cross-access easement for the shared driveway access, common drive aisle, shared visitor parking stall and the turnaround area is to be registered on Titles of each property.

Tree Retention, Replacement, and Landscaping

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 seven on-site bylaw-sized trees (tag # 944, 945, 946, 947, 948, 949 and 950) on the subject property and two trees (tag # NO3 & NO4) on the neighbouring property to the south (5131 Hollycroft Drive). The report also identifies one undersized tree (tag # 951) and an on-site hedgerow (H01). There are also two hedgerows (N01 & N02) located on the neighbouring properties to the east (5148 Williams Road) and southeast (5151 Hollycroft Drive) and one hedgerow on City property (C01).

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

- Two bylaw-sized trees tag # 945 (Black cottonwood, 21 cm caliper) and tag # 946 (Black cottonwood, 41 cm caliper) are in fair condition but have structural defects including exhibiting asymmetrical crowns due to suppression from other adjacent trees. These trees also conflict with the service and utility corridor and will be directly impacted by excavation for decommissioning. As a result, these trees are not good candidates for retention and are proposed to be removed.
- Three bylaw-sized trees tag # 947 (Eastern white cedar, 20 cm caliper), tag # 949 (cherry plum, 24 cm caliper) and tag # 950 (apple, 20 cm caliper) all exhibit poor structural form and health. As a result, these trees are not good candidates for retention and are proposed to be removed.
- Two bylaw-sized trees tag # 944 (Blue spruce, 21 cm caliper) and tag # 948 (Weeping willow, 70 cm caliper) are in poor structural condition and are proposed to be removed. They also conflict with the proposed development footprint.

- During the processing of the subject application, staff became aware that Tree # 944 was removed from the site without City authorization. After review by the City’s Tree Preservation Coordinator, the property owner will be fined \$1,000.00. In addition, the applicant has voluntarily agreed to provide 3:1 replacement to compensate for the tree’s removed without authorization.
- One undersized tree tag # 951 (Eastern white cedar, 16 cm caliper) and an on-site hedge (H01) are proposed to be removed as they conflict with the proposed development footprint.
- Two bylaw-sized trees tag # NO3 (Western redcedar, 65 cm caliper) and tag # NO4 (cherry plum, 50 cm caliper) located on the neighbouring property to the south are in good condition. Both trees are to be protected as per the arborist report recommendations.
- Three hedges are present bordering the development site. The hedge located on City property near the north property line (# C01) will be removed as it is in direct conflict with a proposed driveway. Removal of the hedge along Williams is consistent with the Arterial Road policy guidelines. Two hedges are present on neighbouring lots bordering the southeast corner of the development site (# N01 & # N02). These hedges are in good condition and provide valuable screening to the adjacent lots. Both of these hedges will be protected as per the arborist report recommendations.
- Tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant proposes to remove seven (tag # 944, 945, 946, 947, 948, 949 and 950) on-site bylaw sized trees. The 2:1 replacement ratio would require a total of 14 replacement trees plus the additional tree in consideration of the unauthorized removal of Tree Tag # 944 for a total of 15 replacement trees. The proposed conceptual landscape design indicates that 18 new trees will be planted on the development site. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
18	8 cm	4 m

The preliminary Landscape Plan illustrates that both the proposed replacement trees will include both deciduous and coniferous species (Attachment 7). The Landscape Plan is to be finalized as part of the DP application review process, and a landscaping security based on a cost estimate prepared by the Registered Landscape Architect is required to be submitted prior to DP issuance to ensure that the replacement trees are planted, and the Landscape Plan is adhered to.

Tree Protection

Two trees (# NO3 & # NO4) and two hedges (#N01 & #N02) on neighbouring properties are to be retained and protected. The applicant has submitted a Tree Protection Plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 8).

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 demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site and remain in place until construction and landscaping on-site is completed.

Affordable Housing Strategy

The City of Richmond's Affordable Housing Strategy (AHS) seeks cash-in-lieu (CIL) contributions to the City's Affordable Housing Reserve Fund when considering rezoning applications with 60 or fewer dwelling units; the contributions are sought in lieu of built low-end-of-market rental (LEMR) housing units. In this case, the rezoning application proposes four two-unit dwellings.

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

The lands subject to this application are 21,610.05 ft² in area. The proposed ZD9 zone will establish a floor area ratio of 0.6 therefore the maximum floor area available to the property, if the rezoning is approved, is 12,966.03 ft². The affordable housing cash-in-lieu requirement is \$155,592.36.

Energy Step Code

The applicant has committed to design the subject development to meet the Energy Step Code 3 requirements. Details on how all units are to be built and maintained to this commitment will be reviewed at the Development Permit and Building Permit stages.

Site Servicing and Frontage Improvements

At the applicant's cost, prior to Subdivision, the applicant is required to enter into a Servicing Agreement (SA) for the design and construction of servicing works and frontage improvements to the satisfaction of the City.

Prior to subdivision, the applicant will be required to:

- Enter into a SA to construct the servicing works and frontage improvements on No. 5 Road including a new 2.0 m wide sidewalk and 1.5 m wide landscaped boulevard as outlined in Attachment 9.
- Pay property taxes up to the current year, Development Cost Charges (City, Translink, and Metro Vancouver), School Site Acquisition Charge, Address Assignment Fees and any other fees or costs identified through the subdivision application process.

Development Permit

A DP application will be required to address the form and character of the proposed duplexes. Through the DP, the following issues are to be further examined:

- Compliance with DP Guidelines for Arterial Road duplex projects in the OCP.
- Review of the architectural character, scale and massing to ensure that the proposed duplexes are well designed, fit well into the neighbourhood and do not adversely impact adjacent homes.
- Review of the building massing and setbacks to ensure compliance with the residential vertical lot width and depth envelopes required in the RDA zone.
- Review of aging-in-place features in all units and the provision of a convertible unit.
- Refinement of landscape design, including the location and type of fence proposed along the front property line within the required SRW, the provision of a holding area for garbage/recycling material collection and the size and species of on-site replacement trees to achieve an acceptable mix of conifer and deciduous trees on-site.
- The applicant, with BC Hydro, is required to investigate underground electrical connections at the site to determine if a Large Power Transformer (LPT) is required to service the proposed four duplexes. If required, a 3.5 x 3.5 m SRW and additional landscape screening will be secured on the subject site at the DP stage to house the LPT.

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

Financial Impact or Economic Impact

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

Conclusion

The purpose of this rezoning application is to rezone 5120 and 5140 Williams Road from the “Small-Scale Multi-Unit Housing (RSM/L)” zone to the new site specific “Two-Unit Dwellings (ZD9) – Williams Road (Steveston)” zone, in order to permit the development of eight duplex units on four lots with two shared access from Williams Road. The proposed new site specific “Two-Unit Dwellings (ZD9) – Williams (Steveston)” zoning has been developed to permit duplex development on a slightly narrower lot width (by 0.06 m) while achieving all of the remaining requirements of the zone.

The list of rezoning considerations is included in Attachment 9; which has been agreed to by the applicant (signed concurrence on file).

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 10574 be introduced and given first, second and third reading.



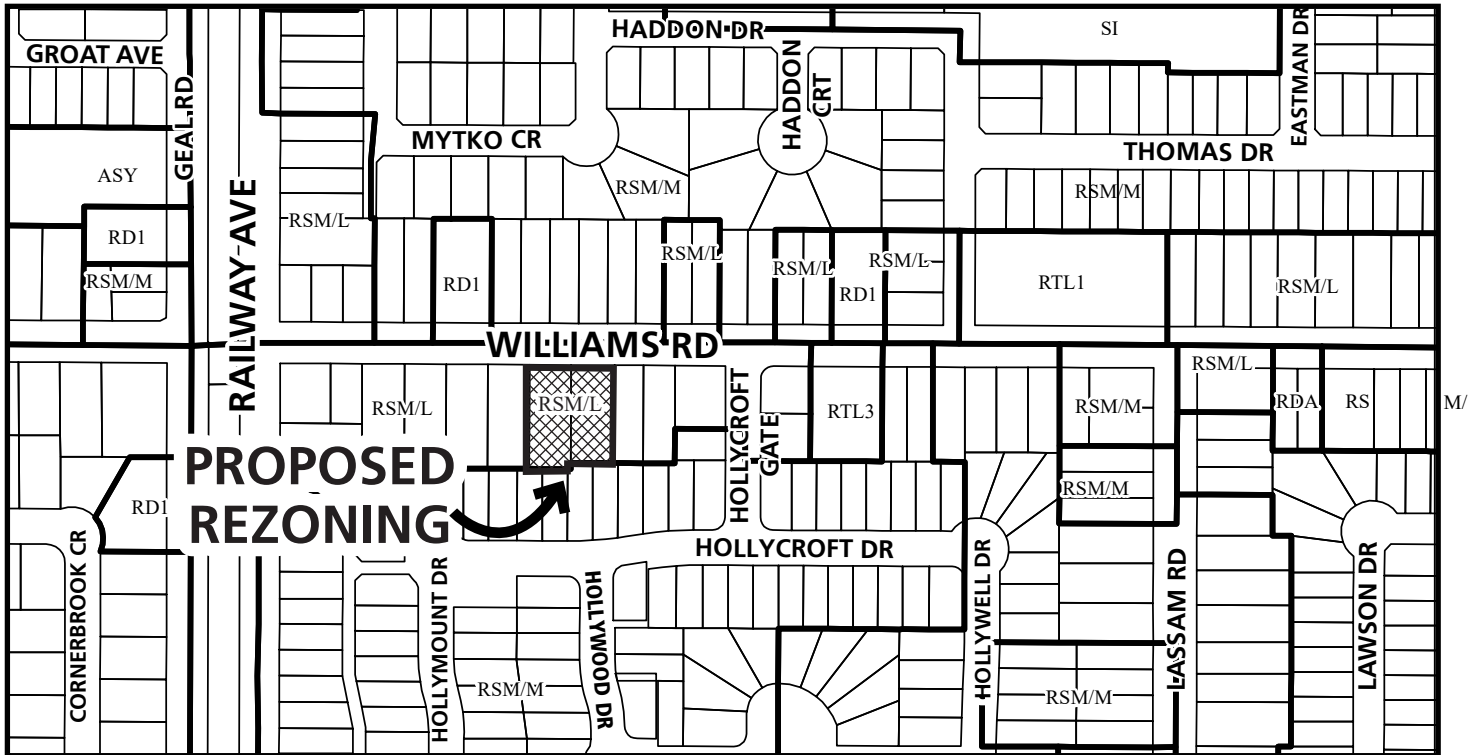
Alex Costin
Planner 1
(604-276-4200)

AC:he

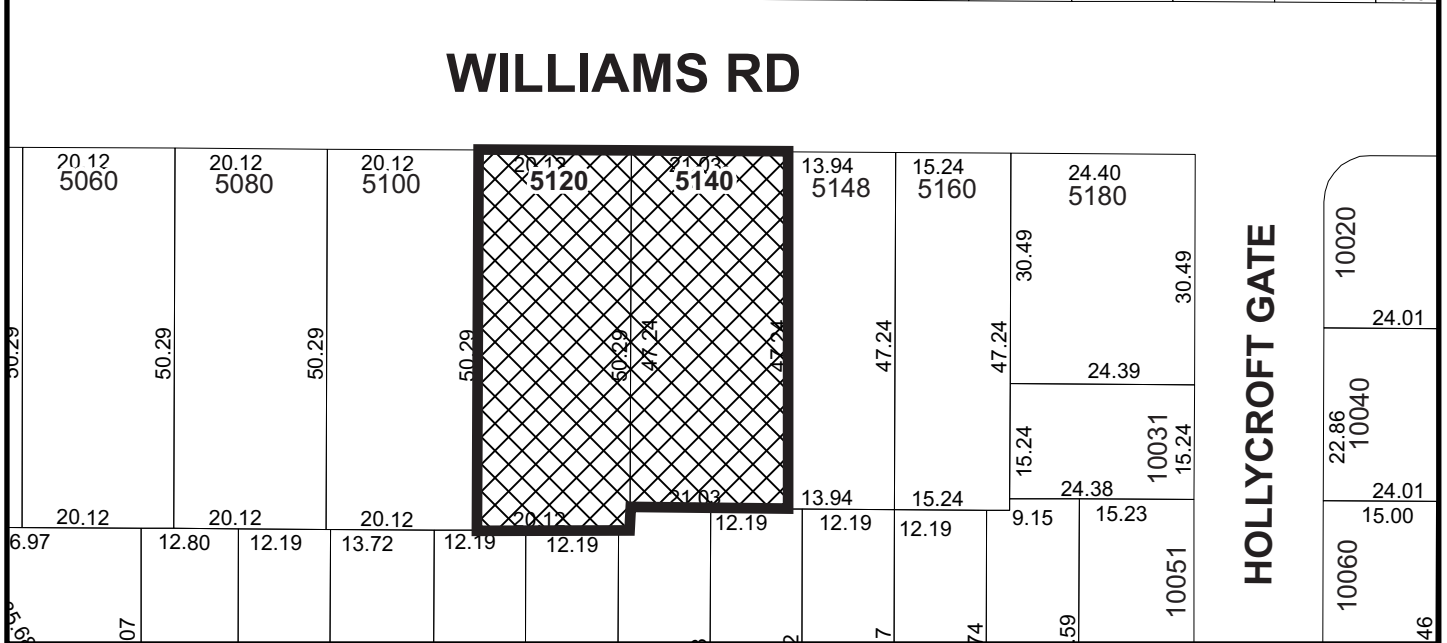
- Att. 1: Location Map
2: Proposed Subdivision Plan
3: Development Application Data Sheet
4: Steveston Area Land Use Map
5: Lot Size Policy 5420
6: Conceptual Development Plans
7: Preliminary Landscape Plan
8: Tree Management Plan
9: Rezoning Considerations



City of
Richmond



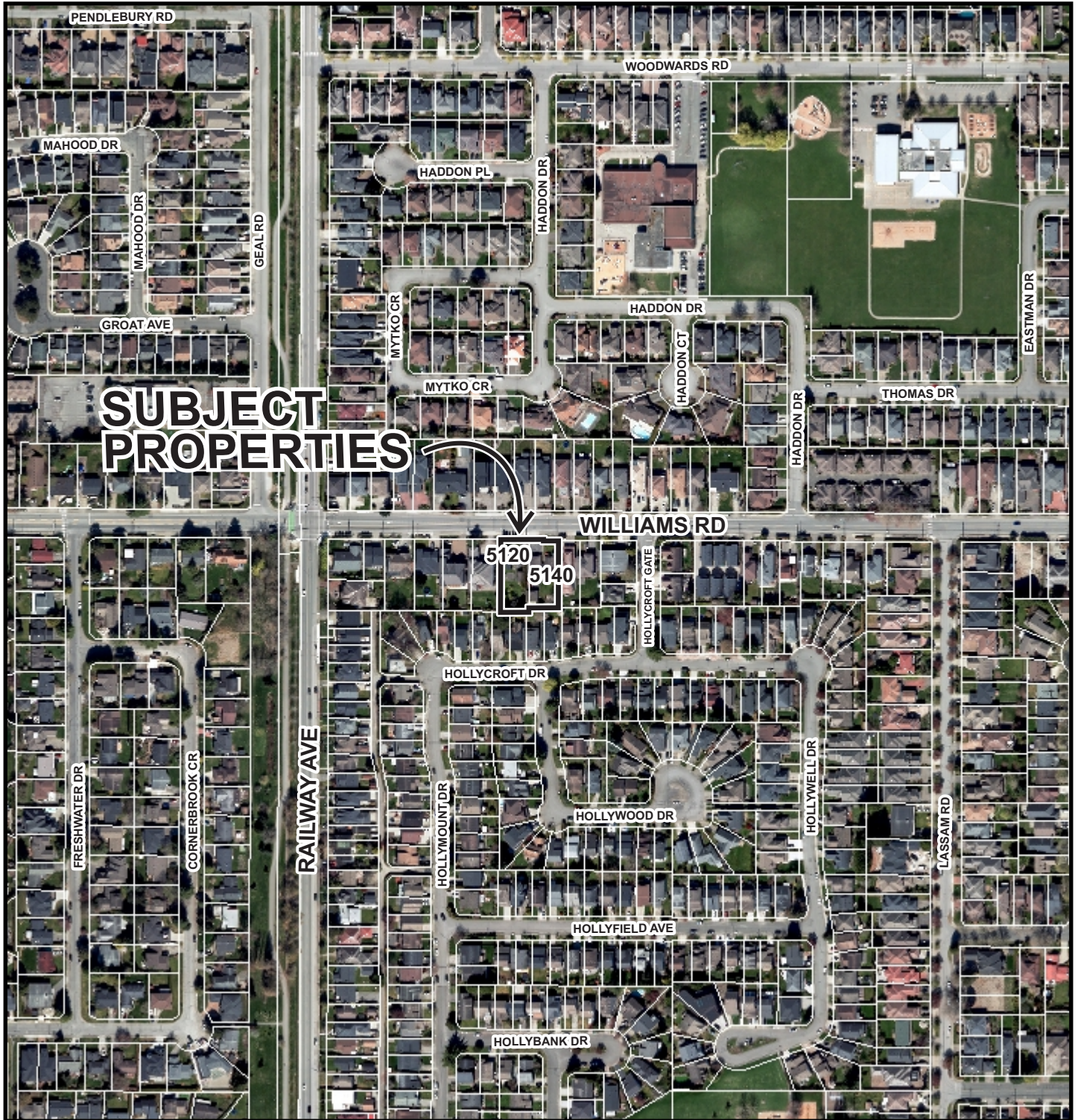
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	RZ 23-028712	Original Date: 09/25/23
	PLN - 59	Revision Date: 10/21/24
		Note: Dimensions are in METRES



City of Richmond



**SUBJECT
PROPERTIES**



RZ 23-028712

PLN - 60

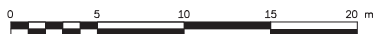
Original Date: 09/25/23

Revision Date:

Note: Dimensions are in METRES

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 459 PLAN 52512 AND LOT 6 PLAN 9310 ALL IN SECTION 36 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT

SCALE 1 : 200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

CIVIC ADDRESS: 5120 & 5140 WILLIAMS ROAD
RICHMOND, BC

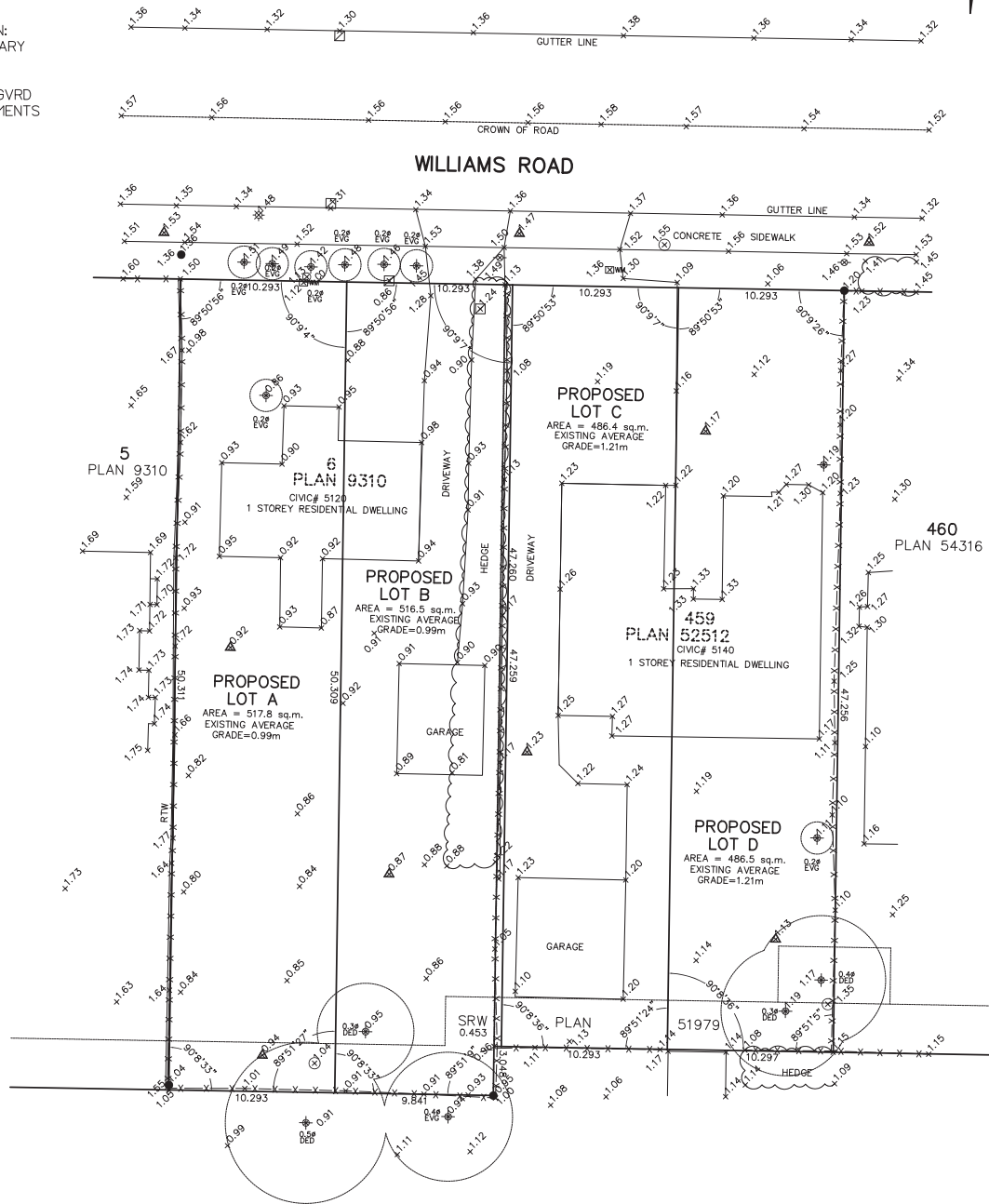
PID: 004-230-167 (LOT 459)
PID: 004-215-371 (LOT 6)



BENCHMARK
ELEVATIONS ARE BASED ON:
CITY OF RICHMOND SECONDARY
BENCH MARK #454
ELEVATION = 1.340 METRE
GEODETIC DATUM = CVD28GVRD
DERIVED FROM HPN MONUMENTS

LEGEND:

- GROUND ELEVATION
- TREE WITH DRIPLINE (TIED AT POINT OF ENTRY INTO THE GROUND)
- CATCH BASIN (TOP INLET)
- DECIDUOUS
- EVERGREEN
- FENCE
- LEGAL IRON PIN
- LEGAL LEAD PLUG
- RETAINING WALL
- WATER METER
- UTILITY POLE
- MANHOLE
- LIGHT STANDARD



NOTE:

PROPERTY LINES ARE BASED ON FIELD SURVEY

CERTIFIED CORRECT ACCORDING TO FIELD SURVEY THIS 5th DAY OF FEB., 2023.

THIS PLAN WAS PREPARED FOR MUNICIPAL AND/OR MORTGAGE PURPOSES AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT. THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS. THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

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3817 McKay Place
Richmond BC V6X 3R6
TEL: 604-313-2893
FILE: 2302-006



RZ 23-028712

Attachment 3

Address: 5120 and 5140 Williams Road

Applicant: Ponda Development Ltd.

Planning Area(s): Steveston

	Existing	Proposed
Owner:	ALTA WEST DEVELOPMENTGROUP LTD	ALTA WEST DEVELOPMENTGROUP LTD
Site Size (m²):	2007.22 m ² (both lots combined)	Lot 1: 517.87 m ² Lot 2: 516.47 m ² Lot 3: 486.86 m ² Lot 4: 486.44 m ²
Land Uses:	Single family dwelling	Two-unit dwellings Small-scale multi-unit housing
OCP Designation:	Neighbourhood Residential	No change
702 Policy Designation:	Policy 5420 – Single Detached (RS1/B)	No change
Zoning:	Small-Scale Multi-Unit Housing (RSM/L)	Two-Unit Dwelling (ZD9) – Williams Road (Steveston)
Number of Units:	2	8
Other Designations:	Arterial Road Land Use Policy: Arterial Road Duplex/Triplex	No change

On Future Subdivided Lots	Bylaw Requirement (site specific zone)	Proposed	Variance
Floor Area Ratio:	The lesser of 0.6 FAR or 334.5 m ² per lot	0.6	none permitted
Buildable Floor Area (m ²):*	Lot 1: Max. 310.84 m ² (3345.85 ft ²) Lot 2: Max. 309.88 m ² (3335.52 ft ²) Lot 3: Max. 291.88 m ² (3141.77 ft ²) Lot 4: Max. 291.86 m ² (3141.55 ft ²)	Lot 1: Max. 310.72 m ² (3344.56 ft ²) Lot 2: Max. 309.63 m ² (3332.83 ft ²) Lot 3: Max. 291.74 m ² (3140.26 ft ²) Lot 4: Max. 291.74 m ² (3140.26 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 20%	Building: Max. 41.2% Non-porous Surfaces: Max. 63.8% Landscaping: Min. 25%	none
Lot Size:	Min. 464.5 m ²	Lot 1: 517.87 m ² Lot 2: 516.47 m ² Lot 3: 486.86 m ² Lot 4: 486.44 m ²	none
Lot Dimensions (m):	Width: min. 10.29 m Depth: min. 30.0 m	Width: min. 10.29 m Depth: min. 47.25 m	none

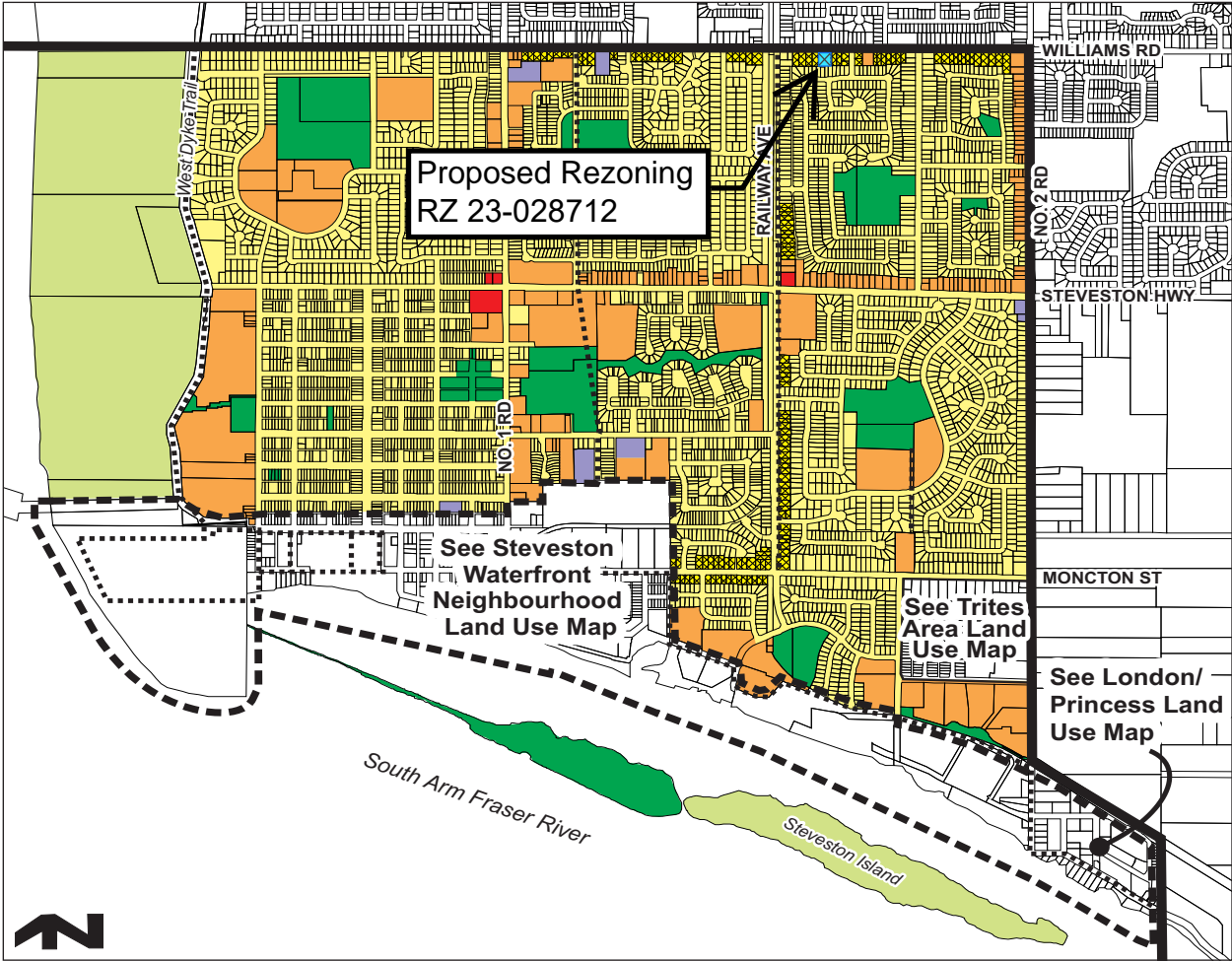
On Future Subdivided Lots	Bylaw Requirement (site specific zone)	Proposed	Variance
Setbacks (m):	Front: Min. 6.0 m Rear - Ground: Min. 9.48m Rear - 2 nd floor: Min. 10.72m Side: Min. 1.2 m	Front: Min. 6.0 m Rear - Ground: Min. 9.48m Rear - 2 nd floor: Min. 10.72m Side: Min. 1.2 m	none
Height (m):	Max. 9.0 m (2 storeys)	8.81 m (2 storeys)	none
Off-street Parking Spaces – Regular (R):	2 per unit	2 per unit	none
Off-street Parking – Visitor (V):	0.2 per unit when 3 or more units share one access (0.2 x 8) = 2	2	none
Off-street Parking Spaces – Total:	16	16	none











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

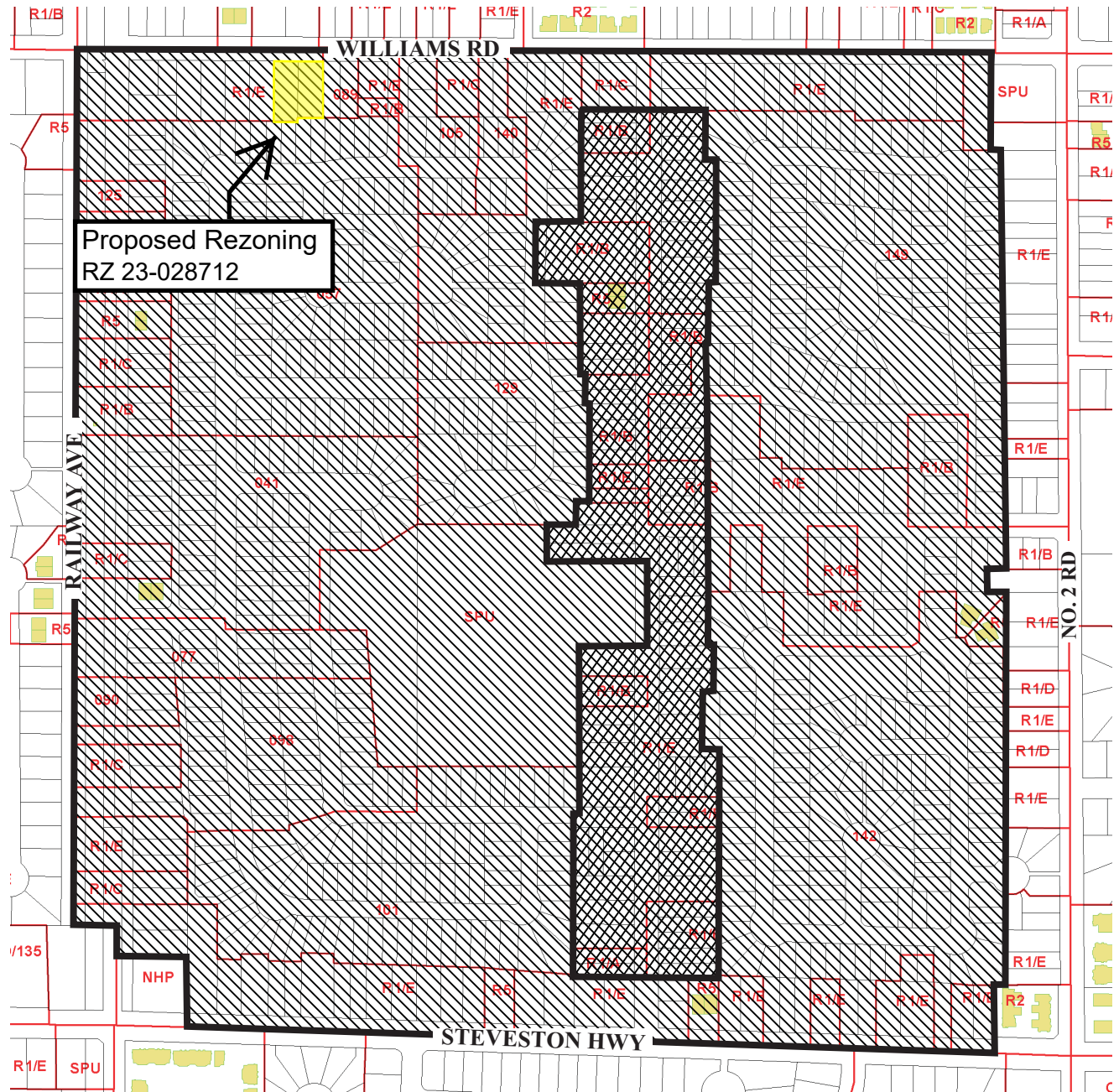
* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

Steveston Area Land Use Map

Bylaw 10155
2023/11/27



	Single-Family		Institutional
	Single-Detached/Duplex/Triplex		Conservation Area
	Multiple-Family		Trail
	Commercial		Steveston Area Boundary
	Public Open Space		Steveston Waterfront Neighbourhood Boundary



Subdivision permitted as per **R1/B** (date of adoption 08/21/95).



Subdivision permitted as per **R1/B** (date of adoption 10/16/89).

1. Williams Road - R1/C unless there is a lane or internal access then R1/B
2. Railway Avenue & Steveston Highway - R1/E unless there is lane or internal access then R1/B.



Policy 5420

Section 36-4-7

Adopted Date: 10/16/89
 Amended Date: 08/17/92
 Lassam Rd.
 Adopted Date: 08/21/95
 Note: Dimensions are in METRES

EXISTING		PROPOSED:	
SITE AREA:	1012.805M & 994.425M	517.875M	517.875M
LAND USES:	SINGLE-FAMILY DWELLING	DUPLEXES	DUPLEXES
OCF DESIGNATION:	RESIDENTIAL	NO CHANGE	NO CHANGE
ZONING:	RS1/E	RDA ARTERIAL ROAD DUPLEX (TBD)	RDA ARTERIAL ROAD DUPLEX (TBD)
NUMBER OF UNITS:	1 & 1	4	4
ALLOWED/REQUIREMENTS:			
FLOOR AREA RATIO: (NET)	0.600 (310.845SM)	0.600 (310.735SM)	0.600 (310.735SM)
LOT COVERAGE:	MAX. (334.55M)	0.412 (213.225M)	0.412 (213.225M)
SETBACK-FRONT (NORTH)	6.000m	6.051m	6.051m
SETBACK-REAR (SOUTH)	60% GF; 20% LOT DEPTH(10.06m)	10.20m	10.20m
REST:	MAX.10.7m	REST: 10.83m	REST: 10.83m
SETBACK-SIDE (WEST)	1.200m	1.200m	1.200m
SETBACK-SIDE (EAST)	1.200m	1.562m	1.562m
HEIGHT: (m)	9.000m	8.810m	8.810m
LOT SIZE:			
OFF-STREET PARKING RESIDENTIAL/COMMERCIAL:	4 AND 1	4 (2 + 2 SMALL)	4 (2 + 2 SMALL)
OFF-STREET PARKING ACCESSIBLE:	N/A	0	0
OFF-STREET PARKING TOTAL	5	5	5
TANDEM PARKING SPACES:	NONE	NONE	NONE

EXISTING		PROPOSED:	
SITE AREA:	1012.805M & 994.425M	517.875M	517.875M
LAND USES:	SINGLE-FAMILY DWELLING	DUPLEXES	DUPLEXES
OCF DESIGNATION:	RESIDENTIAL	NO CHANGE	NO CHANGE
ZONING:	RS1/E	RDA ARTERIAL ROAD DUPLEX (TBD)	RDA ARTERIAL ROAD DUPLEX (TBD)
NUMBER OF UNITS:	1 & 1	4	4
ALLOWED/REQUIREMENTS:			
FLOOR AREA RATIO: (NET)	0.600 (309.885M)	0.600 (309.635M)	0.600 (309.635M)
LOT COVERAGE:	MAX. (334.55M)	0.450	0.413 (213.225M)
SETBACK-FRONT (NORTH)	6.000m	6.000m	6.000m
SETBACK-REAR (SOUTH)	60% GF; 20% LOT DEPTH(10.06m)	10.243m	10.243m
REST:	MAX.10.7m	REST: 10.834m	REST: 10.834m
SETBACK-SIDE (WEST)	1.200m	1.200m	1.562m
SETBACK-SIDE (EAST)	1.200m	1.200m	1.200m
HEIGHT: (m)	9.000m	8.810m	8.810m
LOT SIZE:			
OFF-STREET PARKING RESIDENTIAL/COMMERCIAL:	4 AND 1	4 (2 + 2 SMALL)	4 (2 + 2 SMALL)
OFF-STREET PARKING ACCESSIBLE:	N/A	0	0
OFF-STREET PARKING TOTAL	5	5	5
TANDEM PARKING SPACES:	NONE	NONE	NONE

LOT B

LOT A

PLN 666

EXISTING		PROPOSED:	
SITE AREA:	1012.805M & 994.425M	486.465M	486.465M
LAND USES:	SINGLE-FAMILY DWELLING	DUPLEXES	DUPLEXES
OCF DESIGNATION:	RESIDENTIAL	NO CHANGE	NO CHANGE
ZONING:	RS1/E	RDA ARTERIAL ROAD DUPLEX (TBD)	RDA ARTERIAL ROAD DUPLEX (TBD)
NUMBER OF UNITS:	1 & 1	4	4
ALLOWED/REQUIREMENTS:			
FLOOR AREA RATIO: (NET)	0.600 (291.885M)	0.600 (291.745M)	0.600 (291.745M)
LOT COVERAGE:	MAX. (334.55M)	0.406 (197.335M)	0.406 (197.335M)
SETBACK-FRONT (NORTH)	6.000m	6.048m	6.048m
SETBACK-REAR (SOUTH)	60% GF; 20% LOT DEPTH(9.448m)	9.483m	9.483m
REST:	MAX.10.7m	REST: 10.724m	REST: 10.724m
SETBACK-SIDE (WEST)	1.200m	1.200m	1.200m
SETBACK-SIDE (EAST)	1.200m	1.562m	1.562m
HEIGHT: (m)	9.000m	8.810m	8.810m
LOT SIZE:			
OFF-STREET PARKING RESIDENTIAL/COMMERCIAL:	4 AND 1	4 (2 + 2 SMALL)	4 (2 + 2 SMALL)
OFF-STREET PARKING ACCESSIBLE:	N/A	1	1
OFF-STREET PARKING TOTAL	5	5	5
TANDEM PARKING SPACES:	NONE	NONE	NONE

EXISTING		PROPOSED:	
SITE AREA:	1012.805M & 994.425M	486.445M	486.445M
LAND USES:	SINGLE-FAMILY DWELLING	DUPLEXES	DUPLEXES
OCF DESIGNATION:	RESIDENTIAL	NO CHANGE	NO CHANGE
ZONING:	RS1/E	RDA ARTERIAL ROAD DUPLEX (TBD)	RDA ARTERIAL ROAD DUPLEX (TBD)
NUMBER OF UNITS:	1 & 1	4	4
ALLOWED/REQUIREMENTS:			
FLOOR AREA RATIO: (NET)	0.600 (291.865M)	0.600 (291.725M)	0.600 (291.725M)
LOT COVERAGE:	MAX. (334.55M)	0.406 (197.335M)	0.406 (197.335M)
SETBACK-FRONT (NORTH)	6.000m	6.000m	6.000m
SETBACK-REAR (SOUTH)	60% GF; 20% LOT DEPTH(9.448m)	9.535m	9.535m
REST:	MAX.10.7m	REST: 10.732m	REST: 10.732m
SETBACK-SIDE (WEST)	1.200m	1.562m	1.562m
SETBACK-SIDE (EAST)	1.200m	1.200m	1.200m
HEIGHT: (m)	9.000m	8.810m	8.810m
LOT SIZE:			
OFF-STREET PARKING RESIDENTIAL/COMMERCIAL:	4 AND 1	4 (2 + 2 SMALL)	4 (2 + 2 SMALL)
OFF-STREET PARKING ACCESSIBLE:	N/A	1	1
OFF-STREET PARKING TOTAL	5	5	5
TANDEM PARKING SPACES:	NONE	NONE	NONE

LOT D

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NO DATE Revision

PROJECT TITLE: ARTERIAL ROAD DUPLEX DEVELOPMENT 5120-5140 WILLIAMS ROAD RICHMOND, B.C.

PROJECT NO: RZ 23-028712

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

Project Number:

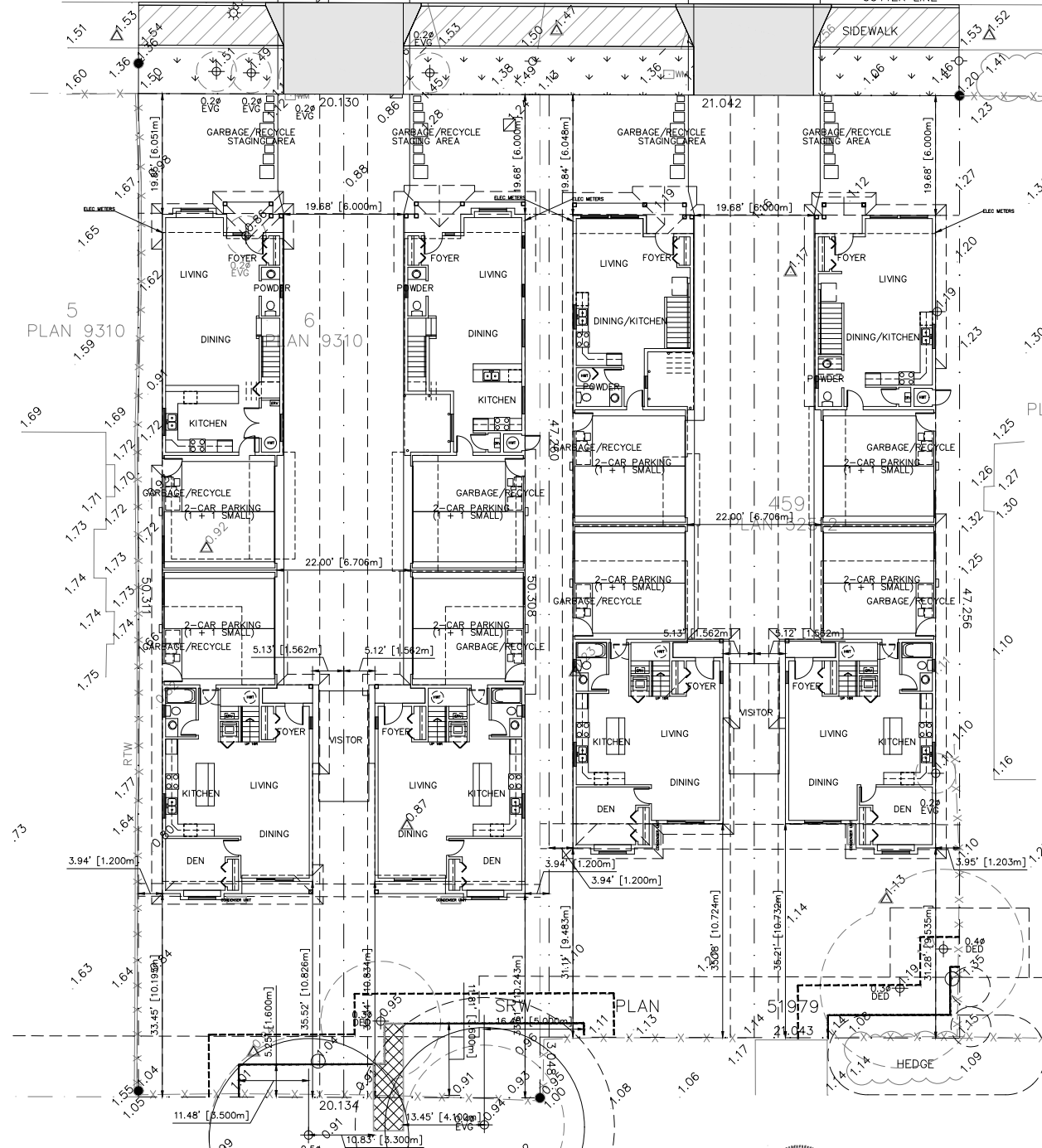
Revision Date: MAY. 31, 2023
 Print Date: MAY. 31, 2023
 Dwg. No. **D000a**

Revision Date:	MAY 31, 2023
Print Date:	MAY 31, 2023
Dwg. No.:	D02
Scale:	1/8" = 1'-0"
Project Number:	



GUTTER LINE
CROWN OF ROAD

WILLIAMS ROAD
LOT A LOT B LOT C LOT D



Sheet Title
GROUND FLOOR PLAN
 SITE PLAN

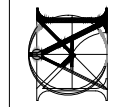
Project Title
ARTERIAL ROAD DEVELOPMENT
 5120-5140 WILLIAMS ROAD
 RICHMOND, B.C.
 RZ 23-028712

Consultants
 460
PLAN 54316

No.	Date	Revision

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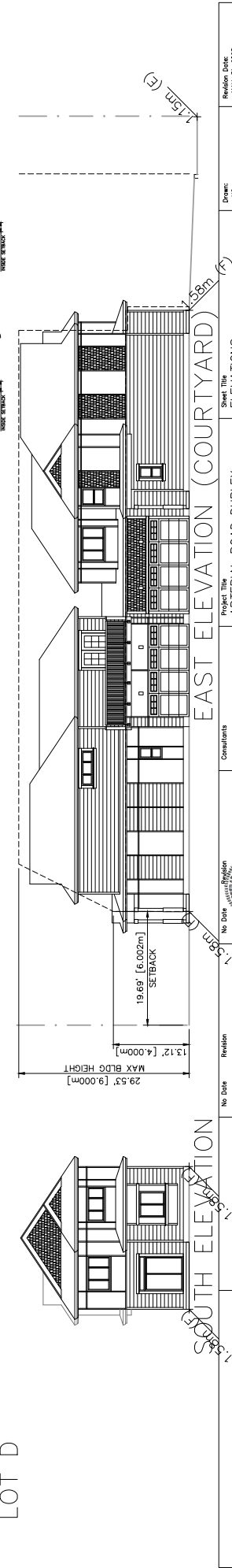
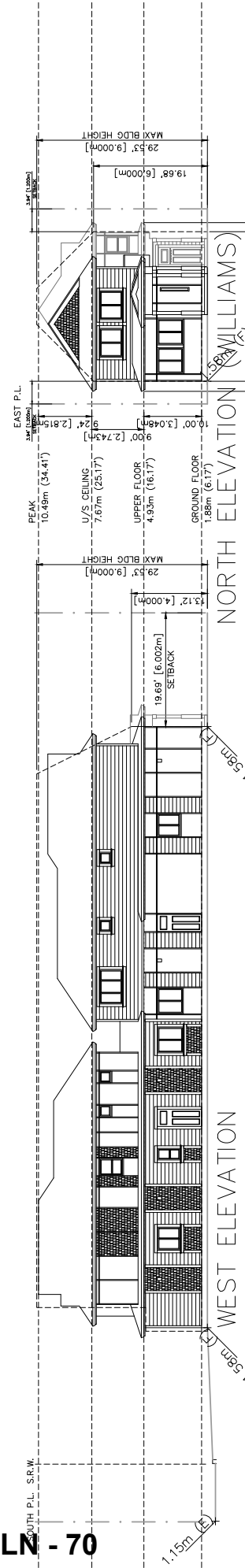
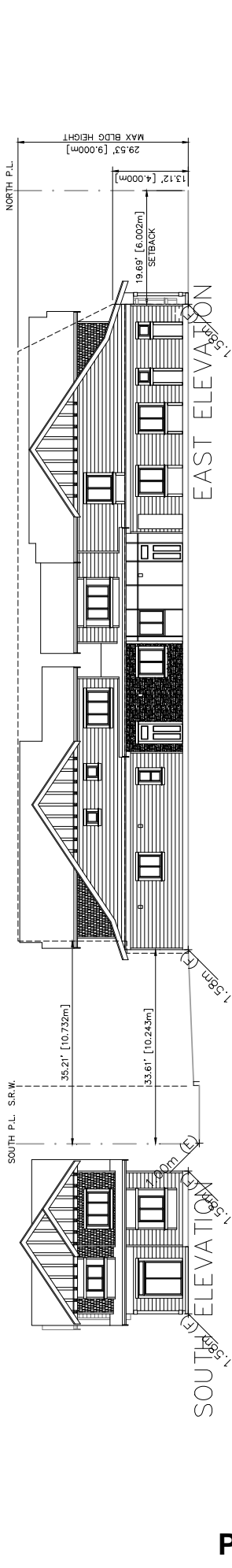
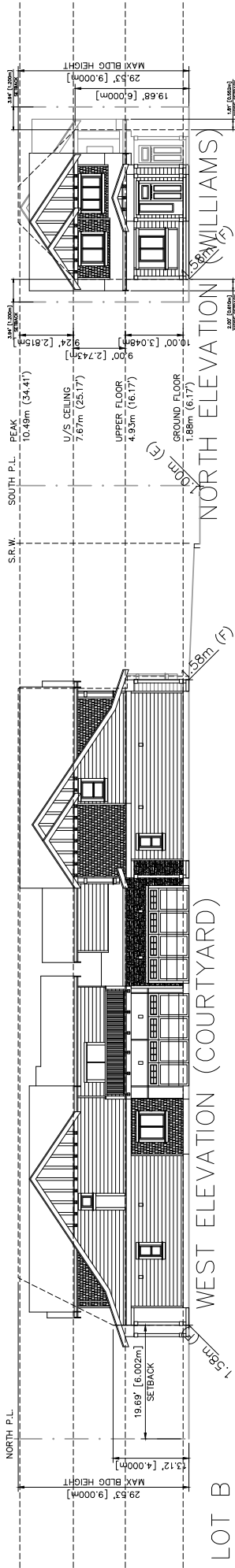
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 608-202-8788
 215 WEST 10TH STREET, SUITE 200
 VANCOUVER, BC V6C 2M8





PLN - 68

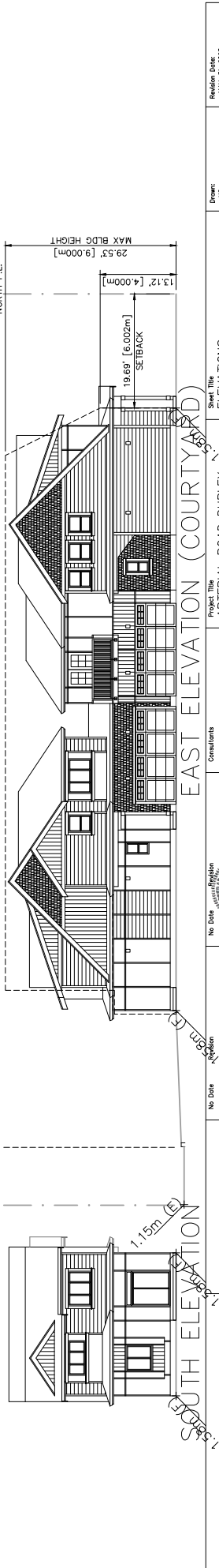
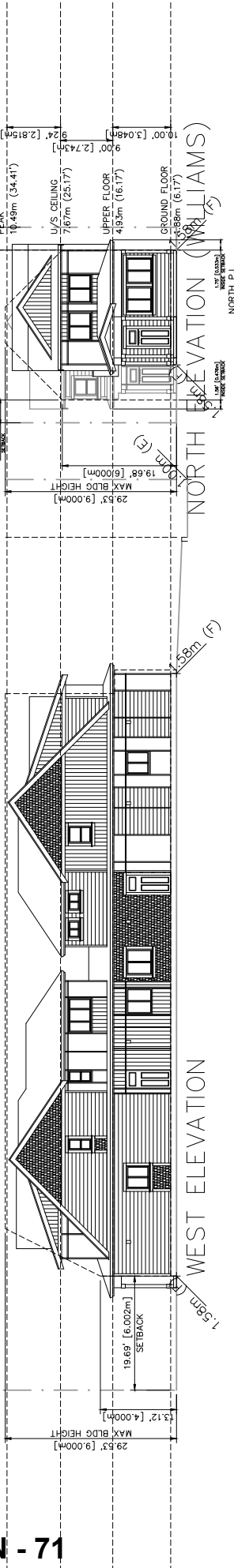
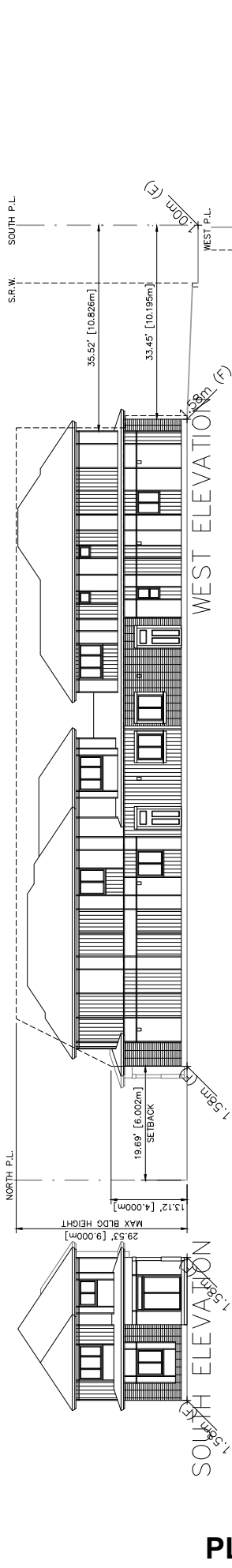
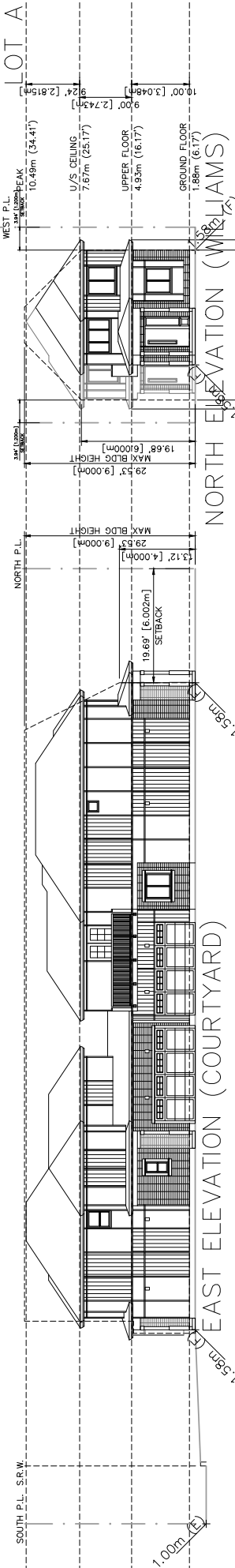


Oct. 15 2024





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 <p>MATTHEW CHENG ARCHITECT INC. 100-10171 AVENUE RICHMOND, B.C. V6V 2G9 TEL: 604-273-2888 FAX: 604-273-2898 WWW.MATTHEWCHENGARCHITECT.COM</p>	<p>THIS DRAWING MUST NOT BE SCALED. THE GENERAL LEVELS SHOWN FOR COMMERCIAL USES OF WORK ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. THE EXISTING CONDITIONS AT ALL TIMES SHALL BE THE RESPONSIBILITY OF THE CLIENT. MATTHEW CHENG ARCHITECT INC. AND ITS AFFILIATES SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT.</p>	<p>No Date Revision</p>	<p>No Date</p>		<p>Consultants</p>	<p>Project Title ARTERIAL ROAD DUPLEX DEVELOPMENT 5120-5140 WILLIAMS ROAD RICHMOND, B.C. RZ. 23-028712</p>	<p>Sheet Title ELEVATIONS</p>	<p>Drawn: HC</p>	<p>Checked: MC</p>	<p>Scale: 1/8" = 1'-0"</p>	<p>Project Number:</p>
								<p>Revision Date: MAY. 31, 2023</p>	<p>Print Date: MAY. 31, 2023</p>	<p>Dwg. No. D03</p>	



PLN - 71

 <p>MATTHEW CHENG ARCHITECT INC. 1000-470 SPANNA AVENUE RICHMOND, B.C. V6X 3K9 TEL: (604) 273-5888 FAX: (604) 273-5898 WWW.MATTHEWCHENG.COM</p>	<p>THIS DRAWING MUST NOT BE SCALED. THE GENERAL NOTES APPLY TO ALL DRAWINGS. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p>	<p>No Date Revision No Date Revision</p>	<p>Consultants  No Date Revision</p>	<p>Project Title ARTERIAL ROAD DUPLEX DEVELOPMENT 5120-5140 WILLIAMS ROAD RICHMOND, B.C. RZ. 23-028712</p>	<p>Sheet Title ELEVATIONS</p>	<p>Drawn: HC Checked: MC Scale: 1/8" = 1'-0" Project Number: D03a</p>	<p>Revision Date: MAY. 31, 2023 Print Date: MAY. 31, 2023 Dwg. No. D03a</p>
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SSL

PLANT SCHEDULE	COMMON NAME	PLANT SIZE (REPLACEMENT)	PLANT PROJECT NUMBER: 23-125
1	STYRAX JAPONICUS	80 CAL. 10 FT. 2000	
2	STYRAX JAPONICUS	40 CAL. 5 FT. 1000	
3	STYRAX JAPONICUS	20 CAL. 2.5 FT. 250	
4	STYRAX JAPONICUS	10 CAL. 1.25 FT. 125	
5	STYRAX JAPONICUS	5 CAL. 0.6 FT. 62	
6	STYRAX JAPONICUS	2 CAL. 0.3 FT. 25	
7	STYRAX JAPONICUS	1 CAL. 0.15 FT. 12	
8	STYRAX JAPONICUS	0.5 CAL. 0.075 FT. 6	
9	STYRAX JAPONICUS	0.25 CAL. 0.0375 FT. 3	
10	STYRAX JAPONICUS	0.125 CAL. 0.01875 FT. 1.5	
11	STYRAX JAPONICUS	0.0625 CAL. 0.009375 FT. 0.75	
12	STYRAX JAPONICUS	0.03125 CAL. 0.0046875 FT. 0.375	
13	STYRAX JAPONICUS	0.015625 CAL. 0.00234375 FT. 0.1875	
14	STYRAX JAPONICUS	0.0078125 CAL. 0.001171875 FT. 0.09375	
15	STYRAX JAPONICUS	0.00390625 CAL. 0.0005859375 FT. 0.046875	
16	STYRAX JAPONICUS	0.001953125 CAL. 0.00029296875 FT. 0.0234375	
17	STYRAX JAPONICUS	0.0009765625 CAL. 0.000146484375 FT. 0.01171875	
18	STYRAX JAPONICUS	0.00048828125 CAL. 0.0000732421875 FT. 0.005859375	
19	STYRAX JAPONICUS	0.000244140625 CAL. 0.00003662109375 FT. 0.0029296875	
20	STYRAX JAPONICUS	0.0001220703125 CAL. 0.000018310546875 FT. 0.00146484375	
21	STYRAX JAPONICUS	0.00006103515625 CAL. 0.0000091552734375 FT. 0.000732421875	
22	STYRAX JAPONICUS	0.000030517578125 CAL. 0.00000457763671875 FT. 0.0003662109375	
23	STYRAX JAPONICUS	0.0000152587890625 CAL. 0.000002288818359375 FT. 0.00018310546875	
24	STYRAX JAPONICUS	0.00000762939453125 CAL. 0.0000011444091796875 FT. 0.000091552734375	
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29	STYRAX JAPONICUS	0.0000002384185791015625 CAL. 0.000000035762786865234375 FT. 0.00000286102294921875	
30	STYRAX JAPONICUS	0.00000011920928955078125 CAL. 0.0000000178813934326171875 FT. 0.000001430511474609375	
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80	STYRAX JAPONICUS	0.0000000000000000000001058791184077338888962890625 CAL. 0.0000000000000000000000158818677630936555625146484375 FT. 0.000000000000000158818677630936555625146484375	
81	STYRAX JAPONICUS	0.000000000000000000000052939559203866944448146484375 CAL. 0.00000000000000000000000794093388154677777392578125 FT. 0.0000000000000000794093388154677777392578125	
82	STYRAX JAPONICUS	0.00000000000000000000002646977960193347222407392578125 CAL. 0.00000000000000000000000397046694077338815467777392578125 FT. 0.000000000000000397046694077338815467777392578125	
83	STYRAX JAPONICUS	0.0000000000000000000000132348898009667361125146484375 CAL. 0.0000000000000000000000019852334703866944448146484375 FT. 0.00000000000000019852334703866944448146484375	
84	STYRAX JAPONICUS	0.00000000000000000000000661744490048336555625146484375 CAL. 0.000000000000000000000000992616735193347222407392578125 FT. 0.0000000000000000992616735193347222407392578125	
85	STYRAX JAPONICUS	0.000000000000000000000003308722450241677777392578125 CAL. 0.00000000000000000000000049630836759667361125146484375 FT. 0.00000000000000049630836759667361125146484375	
86	STYRAX JAPONICUS	0.0000000000000000000000016543612251208338815467777392578125 CAL. 0.000000000000000000000000248154183798336555625146484375 FT. 0.000000000000000248154183798336555625146484375	
87	STYRAX JAPONICUS	0.0000000000000000000000008271806125604167777392578125 CAL. 0.00000000000000000000000012407709189667361125146484375 FT. 0.00000000000000012407709189667361125146484375	



Address: 5120 and 5140 Williams Road

File No.: RZ 23-028712

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10574, the developer is required to complete the following:

1. Registration of a legal agreement on Title to ensure that, upon subdivision of the property:
 - a) Vehicle access to the two duplex lots is via a single shared driveway crossing centered on the proposed shared property line.
 - b) The buildings and driveway on the proposed lots be designed to accommodate on-site vehicle turn-around capability to prevent vehicles from reversing onto Williams Road.
 - c) A cross-access easement for the shared driveway access, common drive aisle, the shared visitor parking stall and the turnaround area will be registered on titles of the new lots.
2. Registration of a flood indemnity covenant on title.
3. Submission of a Contract entered into between the applicants and a Certified Arborist for supervision of any on-site works conducted within/near the tree protection zone of the tree to be retained on site. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Installation of appropriate protection fencing around all hedges to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
5. City acceptance of the developer's offer to voluntarily contribute \$12.00 per buildable square foot (e.g. \$155,592.36) to the City's affordable housing fund.
6. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
7. Payment of all fees in full for the cost associated with the First Reading 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 convertible unit plan for the accessible housing units.
2. Submit a statement by your Coordinating Registered Professional confirming that the applicable Energy Step Code performance target has been considered in the proposed design and that a Qualified Energy Modeller has been engaged to ensure that the proposed design can achieve the applicable performance target. Where a relaxation is allowed with the use of low-carbon energy systems, the statement must identify whether that option will be pursued. The general thermal characteristics of the proposed building skin (e.g., effective R-values of typical wall assemblies, U-values and solar heat gain coefficients of fenestration, window-to-wall ratios, thermal breaks in balconies and similar features) must be presented in the DP application such that the passive energy performance of the building can be assessed. A one-page summary of the envelope energy upgrades and other energy efficiency measures would be acceptable.
3. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;

- include a mix of coniferous and deciduous trees;
- include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
- include the 18 required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
18	8 cm		4 m

4. Investigate required underground BC Hydro connections to service the proposed four duplexes as per the subdivision and development bylaw to determine if an LPT is required. If required, the LPT shall be installed in a Statutory Right-of-Way (SRW) located on-site. The LPT right of way requirement is approximately 3.5 x 3.5 m and is to be secured at Development Permit.

Prior to a Demolition Permit* issuance consideration, the applicant is required to complete the following:

1. Installation of protection fencing on-site around the neighbouring trees (ie. Trees NO3 & NO4 at 5131 Hollycroft Drive) and hedges to be retained (i.e., Hedge NO2 at 5151 Hollycroft Drive and Hedge NO1 at 5148 Williams Road). The protection fencing is to 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.

At Subdivision* stage, the developer must complete the following requirements:

1. At subdivision stage, the developer will be required to pay Development Cost Charges (DCC’s) (City & GVS&DD), TransLink DCC’s, School Site Acquisition Charge, and Address Assignment Fee. Servicing connections are to be determined at Subdivision stage.
2. Enter into a Servicing Agreement* for the design and construction of frontage improvements, as well as water, drainage, and sanitary sewer connections. 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. The scope of work includes, but is not limited to:

Water Works:

- a) Using the OCP Model, there is 721 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 120 L/s.
- b) At Developer’s cost, the Developer is required to:
 - i) 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.
 - ii) Provide a right-of-way for the water meter and meter chamber (unless meter is to be located in a mechanical room), at no cost to the City. Exact right-of-way dimensions to be finalized during the servicing agreement process.
 - iii) Fire department sign off is required to confirm if the location of the existing and proposed hydrants are sufficiently close to service the most remote principal entrance.
 - iv) Fire department approval is required for all fire hydrant installations, removals, and relocations.
- c) At Developer’s cost, the City will:
 - i) Cap and remove the existing water service connections.
 - ii) Install eight new water service connections, complete with water meters – one to serve each proposed unit. Water Connections not to conflict with driveway location.

Storm Sewer Works:

- a) At Developer’s cost, the Developer is required to:
 - i) Provide an erosion and sedimentation control plan for all on-site and off-site works to be reviewed as part of the servicing agreement
- b) At Developer’s cost, the City will:

- i) Cut and Cap at main all existing storm connections and remove the inspection chambers.
- ii) Install one new storm service connection at the common property line of the duplexes that will be created in 5120 Williams Rd, complete with inspection chamber and dual service leads.
- iii) Install one new storm service connection at the common property line of the duplexes that will be created in 5140 Williams Rd, complete with inspection chamber and dual service leads.

Sanitary Sewer Works:

- a) At Developer's cost, the Developer is required to:
 - i) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
- b) At Developer's cost, the City will:
 - i) Disconnect and cap existing sanitary connection in 5120 Williams Rd at south property line and remove existing sanitary IC.
 - ii) Disconnect and cap existing sanitary connection in 5140 Williams Rd at the common property line of 5140 and 5148 Williams Rd and remove existing sanitary IC in 5140 Williams Rd (e.g. SIC11698). The existing right of way north of the existing inspection chamber (e.g. SIC11698) is to be discharged once the sanitary connection is cut and capped and the inspection chamber is removed.
 - iii) For the Eastern duplexes, install one new sanitary service connection at the common property line, complete with inspection chamber and dual service leads within the existing 3m wide right of way along the south property line. Fences, hedges, or trees shall not obstruct City maintenance access to the inspection chamber near the common property line. The inspection chamber shall be positioned to be not obstructed by fences. Exact location to be determined through the servicing agreement process.
 - iv) For the Western duplexes, install one new sanitary service connection aligned east-west that shall be tied-in to the existing manhole, SMH3563, located at the northwest corner of 5137 Hollycroft Dr, complete with inspection chamber and dual service leads within the existing 3m wide right of way along the south property line of 5120 Williams Rd. Fences, hedges, or trees shall not obstruct City maintenance access to the inspection chamber near the common property line. The inspection chamber shall be positioned to be not obstructed by fences. Exact location to be determined through the servicing agreement process.

Frontage Improvements:

- a) At Developer's cost, the Developer is required to:
 - i) Review street lighting levels along all road and lane frontages, and upgrade as required.
 - ii) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (1) To relocate/underground the existing overhead lines and poles to prevent conflict with the proposed sidewalk.
 - (2) To underground overhead service lines.
 - (3) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - (4) To locate all proposed underground structures (e.g. junction boxes, pull boxes, service boxes, etc.) outside of bike paths and sidewalks.
 - (5) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (6) To locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (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 functional plan and registered prior to SA design approval:
 - (a) BC Hydro PMT – 4.0 x 5.0 m
 - (b) BC Hydro LPT – 3.5 x 3.5 m
 - (c) Street light kiosk – 1.5 x 1.5 m
 - (d) Traffic signal kiosk – 1.0 x 1.0 m
 - (e) Traffic signal UPS – 2.0 x 1.5 m
 - (f) Shaw cable kiosk – 1.0 x 1.0 m
 - (g) Telus FDH cabinet – 1.1 x 1.0 m



Richmond Zoning Bylaw 8500
Amendment Bylaw 10574
Two-Unit Dwellings (ZD9) – Williams Road (Steveston)

- 1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 16 (Site Specific Residential (Two Unit Dwelling) Zones, in numerical order:

16.9 Two-Unit Dwellings (ZD9) – Williams Road

16.9.1 Purpose

The zone provides for two-unit housing or three-unit housing on a single lot fronting an arterial road, plus other compatible uses.

16.9.2 Permitted Uses

- housing, two-unit
• housing, three-unit

16.9.3

Secondary Uses

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

16.9.4 Permitted Density

- 1. The maximum density per lot is four dwelling units, except the reference to "four" is increased to a higher density of "six" if:
a) the lot is located, in whole or in part, within 400.0 m of a prescribed bus stop; and
b) the lot area of the lot is greater than 281.0 m².
2. The maximum floor area ratio is 0.6.
3. The maximum floor area of a dwelling unit must not exceed 183.9 m².
4. For the purpose of this zone only, items not included in the calculation of maximum floor area ratio shall be in accord with Sections 4.2 and 4.3, except:
a) notwithstanding Section 4.3.1.a), up to 10% of the floor area total calculated for the lot in question which must be used exclusively for covered areas of the principal building which are open on two or more sides and never enclosed, provided that the floor area in question is not located more than 0.6 m above the lowest horizontal floor;
b) notwithstanding Section 4.3.2, a maximum of 10.0 m² per dwelling unit of floor area with a ceiling height which exceeds 5.0 m, to a maximum of 20.0 m² per lot, provided such floor area is exclusively for interior entry and staircase purposes;
c) notwithstanding Section 4.3.3.a), a maximum of 37.5 m² per dwelling unit, to a maximum of 75.0 m² per lot, of on-site parking uses.

16.9.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures and non-porous surfaces**.
3. The following percentages of the **lot area** is restricted to **landscaping** with live plant material:
 - a) 20% for **lots** less than 12.0 m wide;
 - b) 25% for **lots** of 12.0 m or more but less than 15.0 m in width;
 - c) 30% for **lots** of 15.0 m or more in width; and
 - d) any **side yard** area is excluded from the calculation of percentages of the **lot area** which is restricted to **landscaping** with live plant material.

16.9.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. The minimum **interior side yard** is:
 - a) 2.0 m for **lots** of 20.0 m or more in width;
 - b) 1.8 m for **lots** of 18.0 m or more but less than 20.0 m in width; and
 - c) 1.2 m for **lots** less than 18.0 m wide.
3. The minimum **exterior side yard** is 3.0 m, except where the **exterior side yard** is on an **arterial road** it is 6.0 m.
4. The minimum **rear yard** is the greater of 6.0 m or 20% of the total **lot depth**, for a maximum width of 60% of the rear wall of the **first storey**; and 25% of the total **lot depth**, for the remaining 40% of the rear wall of the **first storey** and any second **storey**, or **half (½) storey** above, up to maximum required **setback** of 10.7 m.
5. Notwithstanding Section 16.9.6.4 above:
 - a) the minimum **rear yard** may be reduced to 6.0 m, as specified in a Development Permit approved by the **City**; and
 - b) for a **corner lot** where the **exterior side yard** is 6.0 m, the minimum **rear yard** is reduced to 1.2 m.
6. The minimum **setbacks** for **accessory buildings, carports and garages** are:
 - a) 12.0 m for the **front yard**;
 - b) 3.0 m for the **exterior side yard**, except on an **arterial road** it is 6.0 m;
 - c) 1.2 m for the **interior side yard**; and
 - d) 6.0 m for the **rear yard**, except that for a **corner lot** where the **exterior side yard** is 6.0 m, the **rear yard setback** is reduced to 1.2 m.
7. Detached **accessory buildings** up to 10.0 m² may be located within the **interior side yard** and **rear yard** but no closer than 6.0 m of an **arterial road** and 3.0 m of a local **road**.
8. Notwithstanding Section 4.8 [Projections into Yards in Two-Unit Housing Zones], for this **zone** only, the following projections shall be permitted, subject to the *Building Code*:
 - a) **balconies** and **bay windows** which form part of the **principal building**, may project into **front yard, rear yard** and **exterior side yard** no more than 0.6 m;

- b) fireplaces and chimneys, whether enclosed or unenclosed, which form part of the **principal building**, may project for a distance of:
 - i) 1.0 m into the **front yard**;
 - ii) 0.6 m into the **side yard**, limited to one exterior wall of the **principal building**, for the purposes of a chimney or fireplace assembly only, and shall not exceed 1.8 m in horizontal length. No masonry footing is permitted for the chimney or fireplace assembly; and
 - iii) 0.6 m into the **rear yard**;

 - c) **porches** which form part of the **principal building**, that are less than 5.0 m in **height** and open on those sides which face a public **road** may project for a distance of:
 - i) 1.5 m into the **front yard**;
 - ii) 0.6 m into the **exterior side yard**; and
 - iii) 1.5 m into the **exterior side yard**, where the **exterior side yard** is 6.0 m.

 - d) **building** elements in the **principal building** that promote sustainability objectives such as solar panels, solar hot water heating systems and rainwater collection systems may project into the **side yard** and **rear yard** no more than 0.6 m;

 - e) other portions of the **principal building** which are less than 2.0 m in **height** may be located within the **rear yard** but no closer than:
 - i) 3.0 m of a public **road**.
 - ii) 6.0 m of an **arterial road**; and
 - iii) 1.2 m of the **rear lot line** or a **side lot line**; and

 - f) where a **lot** has a **lot width** of 18.0 m or more, portions of the **principal building** which do not exceed 5.0 m in **height** (chimneys excepted) may project into the required **side yard** but in no event closer than 1.2 m to a **side lot line** (See **residential vertical lot width envelope** illustration in the definitions).
9. The minimum **building separation space** is 1.2 m, except that cantilevered roofs, **balconies**, unenclosed fireplaces and chimneys may project into the minimum **building separation space** for a distance of 0.6 m.

16.9.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 **storeys** or 9.0 m, whichever is less, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.
2. The ridge line of a front roof dormer may project horizontally up to 0.915 m beyond the **residential vertical lot depth envelope** but no further than the **setback** required for the **front yard**.
3. The ridge line of a side roof dormer may project horizontally up to 0.915 m beyond the **residential vertical lot width envelope** but no further than the **setback** required for the **interior side yard** or the **exterior side yard**.

16.9.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 464.5 m².
2. The minimum **lot width** is 10.29 m.
3. The minimum **lot depth** is 30.0 m.
4. No **subdivision** to create an **air space parcel** is permitted.
5. **Subdivision** of a **lot** may create a maximum of three **strata lots**.

16.9.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

16.9.10 On-Site Parking

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except:
 - a) the minimum number of **parking spaces** required per **dwelling unit** and the minimum **parking space** dimensions shall be subject to the requirements set out in Section 7.0 for **small-scale multi-unit housing**;
 - b) at least 50% of the required residential **use parking spaces** shall be standard spaces;
 - c) at least 50% of the residential **use parking spaces** provided in a side-by-side arrangement within an enclosed **garage** shall be standard spaces;
 - d) where residents of a single **dwelling unit** intend to use two **parking spaces**, the spaces may be provided in a **tandem arrangement** with one **parking space** located behind the other; and
 - e) where visitor parking is provided on a **lot**:
 - i) the **parking spaces** may be used collectively by two adjacent **lots** sharing a **vehicle access** from an **arterial road**; and
 - ii) each **parking space** shall be clearly marked with the words "VISITORS ONLY" in capital letters in the form of a sign with a minimum size of 300 mm high by 450 mm wide and pavement markings with a minimum size of 300 mm high and 1.65 m wide.

16.9.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "**TWO UNIT DWELLING (ZD9) WILLIAMS ROAD (Steveston)**" zone:

P.I.D. 004-215-371

Lot 6 Section 36 Block 4 North Range 7 West New Westminster District Plan 9310

P.I.D. 004-230-167

Lot 459 Section 36 Block 4 North Range 7 West New Westminster District Plan 52512

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10574**”.

FIRST READING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by
<i>Ac</i>
APPROVED by Director or Solicitor
<i>DA</i>

MAYOR

CORPORATE OFFICER