



City of Richmond

TO Council - NOV 13, 2012
Report to Committee
Planning and Development Department

TO PW - NOV. 6 2012

To: Planning Committee
From: Wayne Craig
Director of Development

Date: October 11, 2012
File: RZ 12-613927
12-8060-20-8963

Re: Application by Yamamoto Architecture Inc. for Rezoning at 9111 Williams Road
from Single Detached (RS1/E) to Low Density Townhouses (RTL4)

Staff Recommendation

That Bylaw No. 8963, for the rezoning of 9111 Williams Road from "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)", be introduced and given first reading.



Wayne Craig
Director of Development

EL:blg

REPORT CONCURRENCE

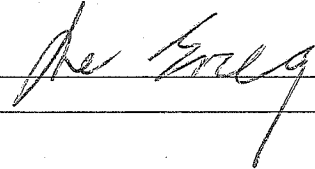
ROUTED TO:

Affordable Housing

CONCURRENCE



CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Yamamoto Architecture Inc. has applied to the City of Richmond for permission to rezone 9111 Williams Road (**Attachment 1**) from Single Detached (RS1/E) to Low Density Townhouses (RTL4) in order to permit the development of four (4) townhouse units on the site with vehicle access from 9071 Williams Road (**Attachment 2**).

Findings of Fact

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

Surrounding Development

To the North: Existing single-family homes on lots zoned Single Detached (RS1/E).

To the East: Recently approved (under construction) 9-unit townhouse project with access from Williams Road.

To the South: Across Williams Road, three (3) single-family homes on lots zoned Single Detached (RS1/E) and South Arm Park.

To the West: A 9-unit townhouse complex with access from Williams Road. A cross-access easement is registered on title of this site (9071 Williams Road) to provide access to the subject site.

Related Policies & Studies

Arterial Road Redevelopment and Lane Establishment Policies

The current City's Lane Establishment and Arterial Road Redevelopment Policies (amended June, 2006) guide residential infill development for properties located along arterial roads, which also establish a set of location criteria and development guidelines to which residential development proposals must comply with.

The subject development site complies with all of the location criteria except for the site width. Since the subject site is an orphaned lot landlocked by the adjacent developments and a cross access easement is provided from 9071 Williams Road, it can be considered as an extension of the townhouse development to the west. Access along the frontage is not required, which would provide a higher quality pedestrian environment along the fronting street.

Floodplain Management Implementation Strategy

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

Affordable Housing Strategy

The applicant proposes to make a cash contribution to the affordable housing reserve fund in accordance to the City's Affordable Housing Strategy. As the proposal is for townhouses, the applicant is making a cash contribution of \$2.00 per buildable square foot as per the Strategy; making the payable contribution amount of \$11,880.00.

Staff CommentsTrees Retention and Replacement

A Tree Survey (**Attachment 4**) and a Certified Arborist's report was submitted by the applicant in support of the application. Three (3) bylaw-sized trees are identified on site and they are all in poor condition. All of these trees have been previously topped and as a result exhibit significant structural defects such as previous stem failure, narrow and weak secondary stem unions at the main branch union (below previous topping cuts), and co-dominant stems with inclusions. In addition, the existing site grade is located approximately 1.0 m below the crown of the road and as a result, the required grade changes to meet the Flood Plain Bylaw requirements would further limit the viability of existing trees. Therefore, staff concur with the Arborist's recommendation to remove all three (3) trees. Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), six (6) replacement trees are required.

According to the Preliminary Landscape Plan (**Attachment 2**), the developer is proposing to plant all of the required replacement trees on site. Tree replacement planting details will be refined as part of the Development Permit application. Should the applicant wish to begin site preparation work after Third Reading of the Rezoning Bylaw, but prior to Final Adoption of the Rezoning Bylaw, the applicant will be required to obtain a Tree Permit and submit 100% of the landscape security (i.e. \$3,000) to ensure the replacement planting is provided.

Site Servicing and Vehicle Access

No servicing concerns. Site analysis for service connections will be required at Building Permit state.

Sole vehicular access to this new townhouse project is to be from Williams Road through the existing Access Easement (BB709772) on the adjacent property (9071 Williams Road) only. No direct vehicular access is permitted to Williams Road. This access arrangement was envisioned when the original Rezoning and Development Permit applications for the adjacent townhouse development at 9071 Williams Road were approved by Council. Registration of a legal agreement on title ensuring vehicle access is from this Access Easement on 9071 Williams Road will be required prior to final adoption of the rezoning bylaw. Removal of the existing sidewalk crossing and reinstatement of the side walk will be done through a City Work Order at developer's cost prior to issuance of a Building Permit.

Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$4,000 as per the Official Community Plan (OCP) and Council policy.

Outdoor Amenity Space

Outdoor amenity space will be provided at the northwest corner of the site and is adequately sized based on Official Community Plan (OCP) guidelines. The proposed outdoor amenity space will be consolidated with the outdoor amenity area of the adjacent development to the west. This arrangement was envisioned when the original Rezoning and Development Permit applications for the adjacent townhouse development at 9071 Williams Road were approved by Council. A cross-access easement on 9071 Williams Road has already been secured; a cross-access easement over the shared outdoor space on the subject site is required prior to rezoning bylaw adoption. The agreement must include language to ensure that no fencing dividing the consolidated outdoor amenity area is permitted.

The design of the children's play area and landscape details will be refined as part of the Development Permit application.

Public Input

The applicant has forwarded confirmation that a development sign has been posted on the site. Staff did not receive any telephone calls or written correspondence expressing concerns in association with the subject application.

The applicant has also advised that the proposal including the proposed vehicle access and outdoor amenity space design were presented to the Strata Council at 9071 Williams Road and there is no concern.

Analysis

OCP Compliance – Arterial Road Developments

The proposed development is generally consistent with the Development Permit Guidelines for multiple-family projects contained in the Official Community Plan (OCP). The proposed height, siting and orientation of the buildings respect the massing of the existing single-family homes to the north and the townhouse developments to the east and west. All units are two (2) storeys in height and this massing will be controlled through the Development Permit process.

Requested Variances

Based on the review of the current site plan for the project, the following variances are being requested:

1. Reduce the minimum lot width on local arterial road from 40.0 m to 20.12 m.
2. Reduce the minimum west side yard setback from 3.0 m to 1.7 m to for a single-storey garbage and recycling enclosure attached to a street fronting building located adjacent to the entry driveway of the development to the west.
3. Allow one (1) small car parking stall in each of the side-by-side garages (4 small car stalls in total).

Staff support the first variance since the subject site is an orphan lot located between two (2) recently developed townhouse complexes. The second and third variances will be reviewed in the context of the overall detailed design of the project, including architectural form, site design and landscaping at the Development Permit stage.

Design Review and Future Development Permit Considerations

A Development Permit will be required to ensure that the development at 9111 Williams Road is sensitively integrated with adjacent developments. The rezoning conditions will not be considered satisfied until a Development Permit application is processed to a satisfactory level. In association with the Development Permit, the following issues are to be further examined:

- Guidelines for the issuance of Development Permits for multiple-family projects contained in Section 9.3 (Multiple-Family Guidelines);
- Detailed review of building form and architectural character;
- Detailed review of the design of the consolidated outdoor amenity space, including site grade and enhancement of the outdoor amenity area to maximize use;
- Opportunities to maximize permeable surface areas and articulate hard surface treatment; and
- Provision of a convertible unit and other accessibility/aging-in-place features.

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

Financial Impact or Economic Impact

None.

Conclusion

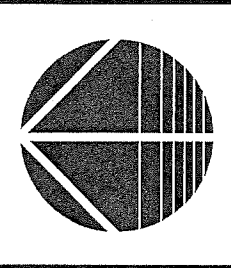
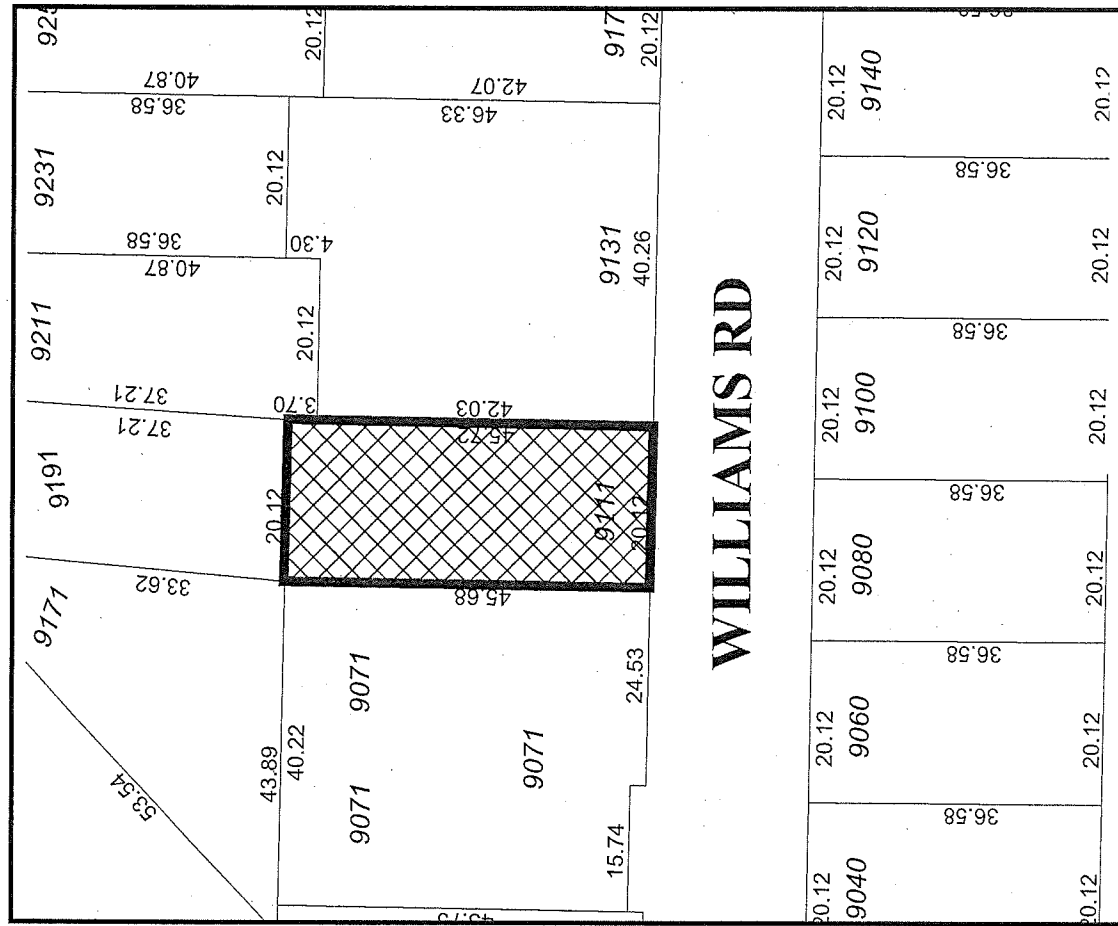
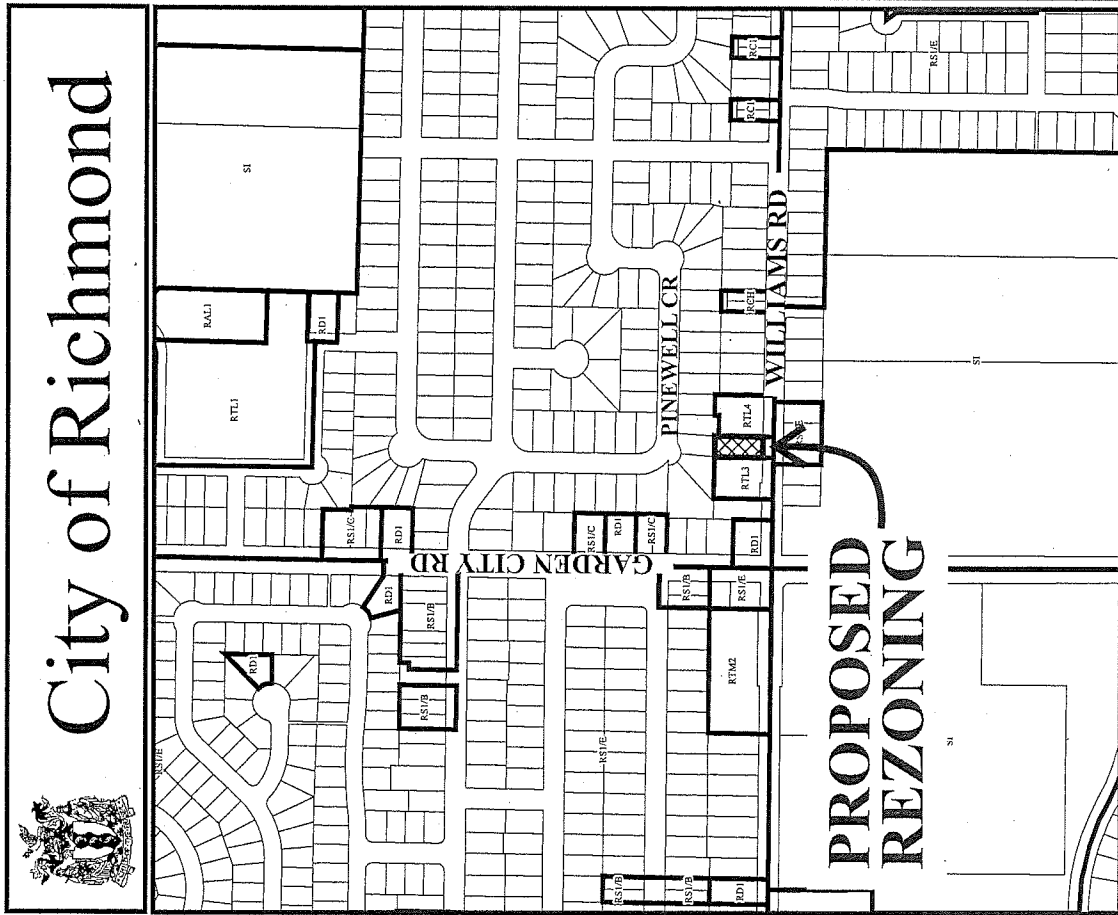
The subject infill development proposal is generally consistent with the Official Community Plan (OCP) regarding developments along local arterial roads. Further review of the project design will be required to ensure a high quality project, and will be completed as part of the future Development Permit process. On this basis, staff recommend that the proposed rezoning be approved.



Edwin Lee
Planner 1
(604-276-4121)

EL:blg

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



RZ 12-613927

Original Date: 07/09/12

Revision Date:

Note: Dimensions are in METRES



RZ 12-613927

Original Date: 07/10/12

Amended Date:

Note: Dimensions are in METRES

PLAN #1

SCALE	1" = 10'
DATE	JUNE 12/2013
DRAWN BY	TY
CHECKED	
PROJECT NO.	101

PROJECT INC.
A1.0

Yamamoto
Architecture Inc.

1111 WILLIAMS ROAD
MONTICELLO, N.C.

SITE PLAN


NO.	DATE	DESCRIPTION
1	01/14/13	INITIAL DESIGN
2	02/15/13	REVISIONS
3	03/15/13	REVISIONS
4	04/15/13	REVISIONS
5	05/15/13	REVISIONS
6	06/15/13	REVISIONS
7	07/15/13	REVISIONS
8	08/15/13	REVISIONS
9	09/15/13	REVISIONS
10	10/15/13	REVISIONS
11	11/15/13	REVISIONS
12	12/15/13	REVISIONS
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4 UNIT TOWNHOUSE DEVELOPMENT

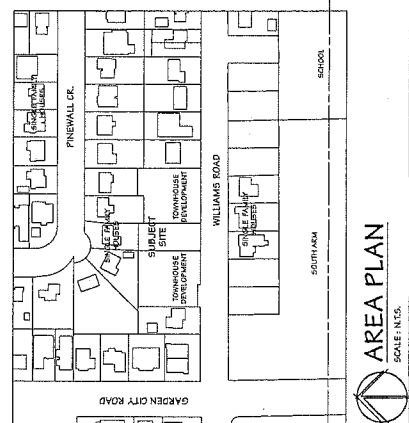
VARIANCE REQUESTED:
1) GARAGE ENVELOPING 15M INTO SIDE YARD SETBACK

PARKING	REQUIRED	2.5 SPACES + 4 UNITS 0.5 SPACES + 1 UNIT
	PROVIDED	2.5 SPACES + 4 UNITS 0.5 SPACES + 1 UNIT
	TOTAL	5 SPACES 5 SPACES
BICYCLE:	REQUIRED	5 SPACES (RESIDENT) 5 SPACES (VISITOR) 5 SPACES (TOTAL)
	PROVIDED	5 SPACES (RESIDENT) 5 SPACES (VISITOR) 5 SPACES (TOTAL)
	TOTAL	5 SPACES 5 SPACES
GARAGE	REQUIRED	2.5 SPACES + 4 UNITS 0.5 SPACES + 1 UNIT
	PROVIDED	2.5 SPACES + 4 UNITS 0.5 SPACES + 1 UNIT
	TOTAL	5 SPACES 5 SPACES
AMENITY AREA:	REQUIRED	4 UNITS + 6 SQ. FT. + 24 SQ. FT.
	PROVIDED	4 UNITS + 6 SQ. FT. + 24 SQ. FT.
	TOTAL	4 UNITS + 6 SQ. FT. + 24 SQ. FT.

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SCALE: 1/32" = 1'-0"		
STATISTICS:		
CITY ADDRESS:	3911 WILLIAMS ROAD	
LEGAL DESCRIPTION:	66.56 X 27.27 PLAIN 50'6" W, 17.556' CURVE, 7.5' PLAIN 34'6" W	
PROPOSED ZONING:	R1S (PROPOSED)	
LOT AREA:	29,977 S.M. (2,600,507 FT ²)	
NET FLOORSPACE:	79,977 S.M. (2,600,507 FT ²) X .071 = 2,527 S.M. (23,960,527 FT ²)	
MAX ALLOWED:		
PROPOSED:		
	WILLIAMS ROAD RECD.	TOTAL
	27,967 S.M. FT.	29,977 S.M. FT.
	79,977 S.M. FT.	23,960 S.M. FT.

The site plan illustrates a residential development layout. The streets shown are FIREWALL DR. to the north, WILLIAMS ROAD to the east, and GARDEN CITY ROAD to the south. The plan includes several building footprints, some of which are labeled 'SUBJECT EITE' and 'TOWNHOUSE PATIO-APT'. There are also designated areas for 'TOWNHOUSE PATIO-APT' and 'TOWNHOUSE PATIO-APT'. The plan shows a grid-like arrangement of buildings and parking spaces, with a central area labeled 'SUBJECT EITE'.



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



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

PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED 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AREA PLAN
SCALE: 1/8" = 1'-0"

2.57'

AMENITY AREA
(56' x 92.14')

0.68'

2.54'

1.32'

1

A1.2

CROSS-LOT EASEMENT FROM LOT 10 TO LOT 11

FROM LOT 10 TO LOT 11

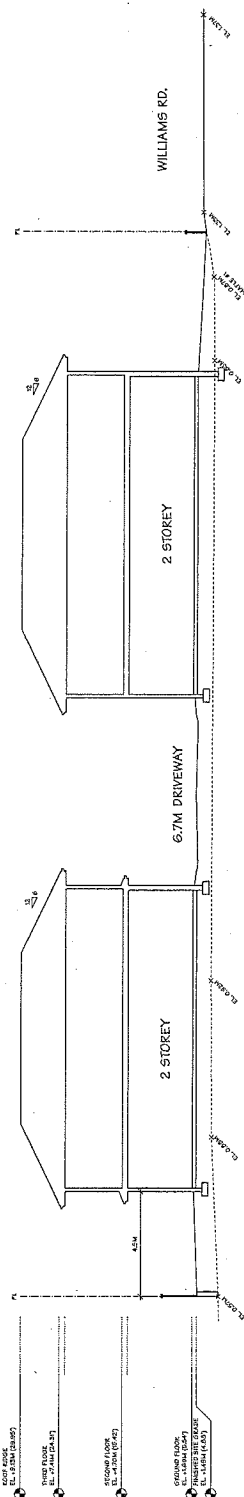
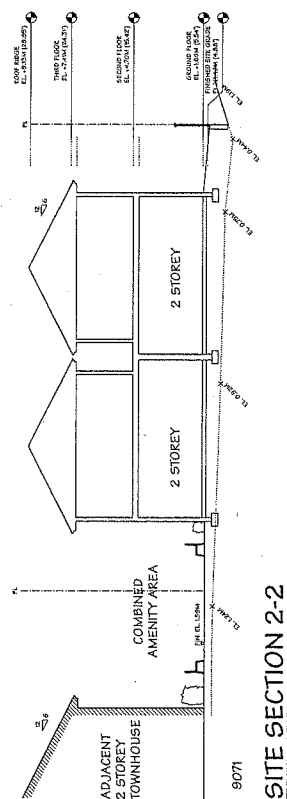
FROM LOT 10 TO LOT 11

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

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

PROPOSED FLOOR AREA:	REQUIRED	2,800 SQ. FT. + 60% + 5,840 SQ. FT. (8,640 SQ. FT.)
PROVIDED	2,800 SQ. FT. + 60% + 5,840 SQ. FT. (8,640 SQ. FT.)	
AMENITY AREA:	REQUIRED	4 UNITS + 6 SQ. FT. + 24 SQ. FT.
PROVIDED	4 UNITS + 6 SQ. FT. + 24 SQ. FT.	
GARAGE AREA:	REQUIRED	2.5 SPACES + 4 UNITS 0.5 SPACES + 1 UNIT
PROVIDED	2.5 SPACES + 4 UNITS 0.5 SPACES + 1 UNIT	
BICYCLE:	REQUIRED	5 SPACES (RESIDENT) 5 SPACES (VISITOR) 5 SPACES (TOTAL)
PROVIDED	5 SPACES (RESIDENT) 5 SPACES (VISITOR) 5 SPACES (TOTAL)	

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



NO.	DATE	REVISIONS
3	OCT. 4, 2012	GENERAL REVISIONS
2	SEPT. 26, 2012	GENERAL REVISIONS
1	JUNE 10, 2012	SZ SUBMISSION

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PROJECT

4 UNIT TOWNHOUSE DEVELOPMENT

87113 WILLIAMS ROAD
RICHMOND, N.C.

Yamamoto
Architecture Inc.

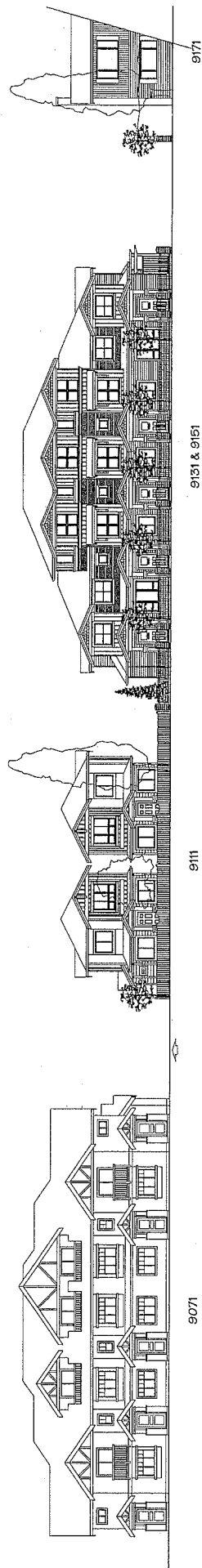
2004 oak street, vancouver, b.c.
v6t 1a7 tel: 731-1327 fax: 731-1327

SITE SECTIONS

SCALE	3/2" = 1'-0"	<div style="text-align: center;"> <h1>A2.0</h1> </div>	WHEET NO.
DATE	AUGUST 2, 2012		RZ 12-613927
DRAWN	KP		PROJ. NO. 1218
CHECKED			

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

PLAN #2



SOUTH ELEVATION - WILLIAMS ROAD

2	SEPT. 26, 2012	GENERAL REMOVAL
1	JUNE 15, 2012	RZ SUBMISSION
NO.	DATE	REVISIONS

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PROJECT **4 UNIT TOWNHOUSE**

ESTIMOL 1500

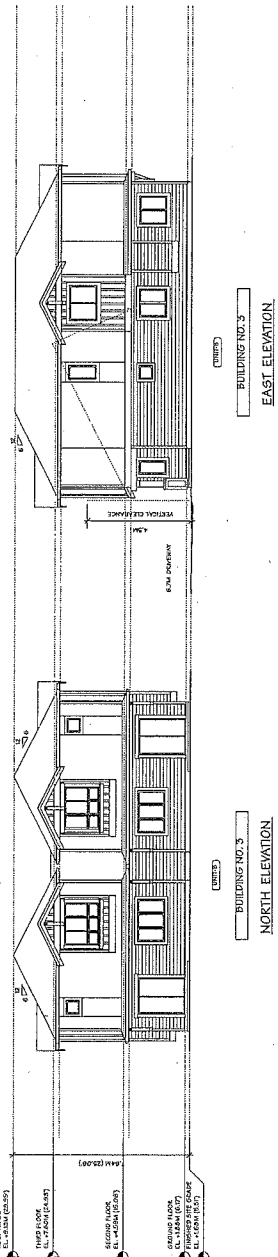
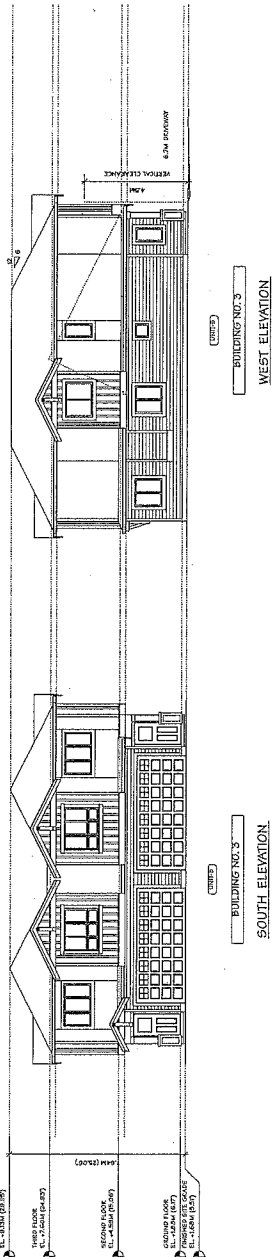
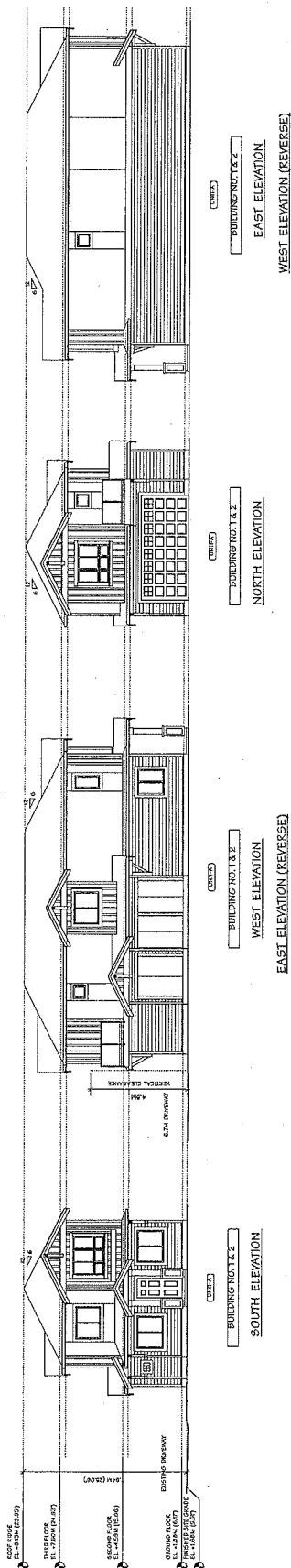
9111 WILLIAMS RD.
ROCKFORD, N.C.

Yamamoto
Architecture Inc.

2208 oak street, west, l.a.
 VEH 471 IM: 731-1227 MC: 731-1227

SCALE	3/32" = 1'-0"	A4.0 RZ 12-613927	INVEST. NO.
DATE	AUGUST 2, 2012		
DRAWN	XP		
CHECKED			PROJ. NO. 1218

PLAN #4



NO.	DATE	DESCRIPTION
1	10/12/2011	2. CONSTRUCTION
2	10/12/2011	3. CONSTRUCTION
3	10/12/2011	4. CONSTRUCTION

4 UNIT TOWNHOUSE
DEVELOPMENT

8111 WILLIAMS ROAD
ROCKFORD, ILL.

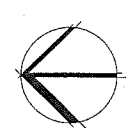
Yamamoto
Architecture Inc.

DATE: 10/12/2011
DRAWING TITLE: ELEVATIONS
SHEET NO.: 101

SCALE: 1/8" = 1'-0"	SHEET NO.
DATE: 10/12/2011	A4.1
DRAWN BY: BZ	BZ 12-603927
CHECKED:	PROJECT NO.: 101

PLAN #4a

M2 LANDSCAPE ARCHITECTURE
 #220-26 Lorne Mews
 New Westminster, British Columbia
 Tel: 604.553.0444
 Fax: 604.553.0445
 Email: office@m2a.com



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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PROJECT: 4 UNITS TOWNHOUSE DEV.

9311 MILLIAM ROAD
RICHMOND, BC

DRAWING TITLE: LANDSCAPE PLAN

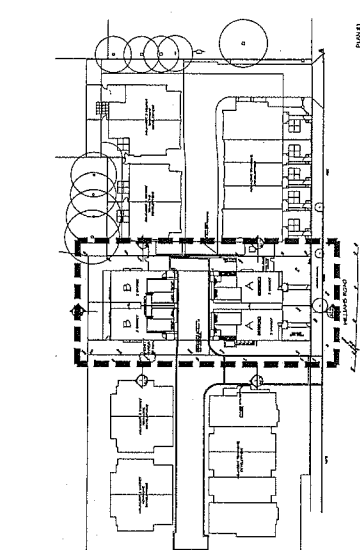
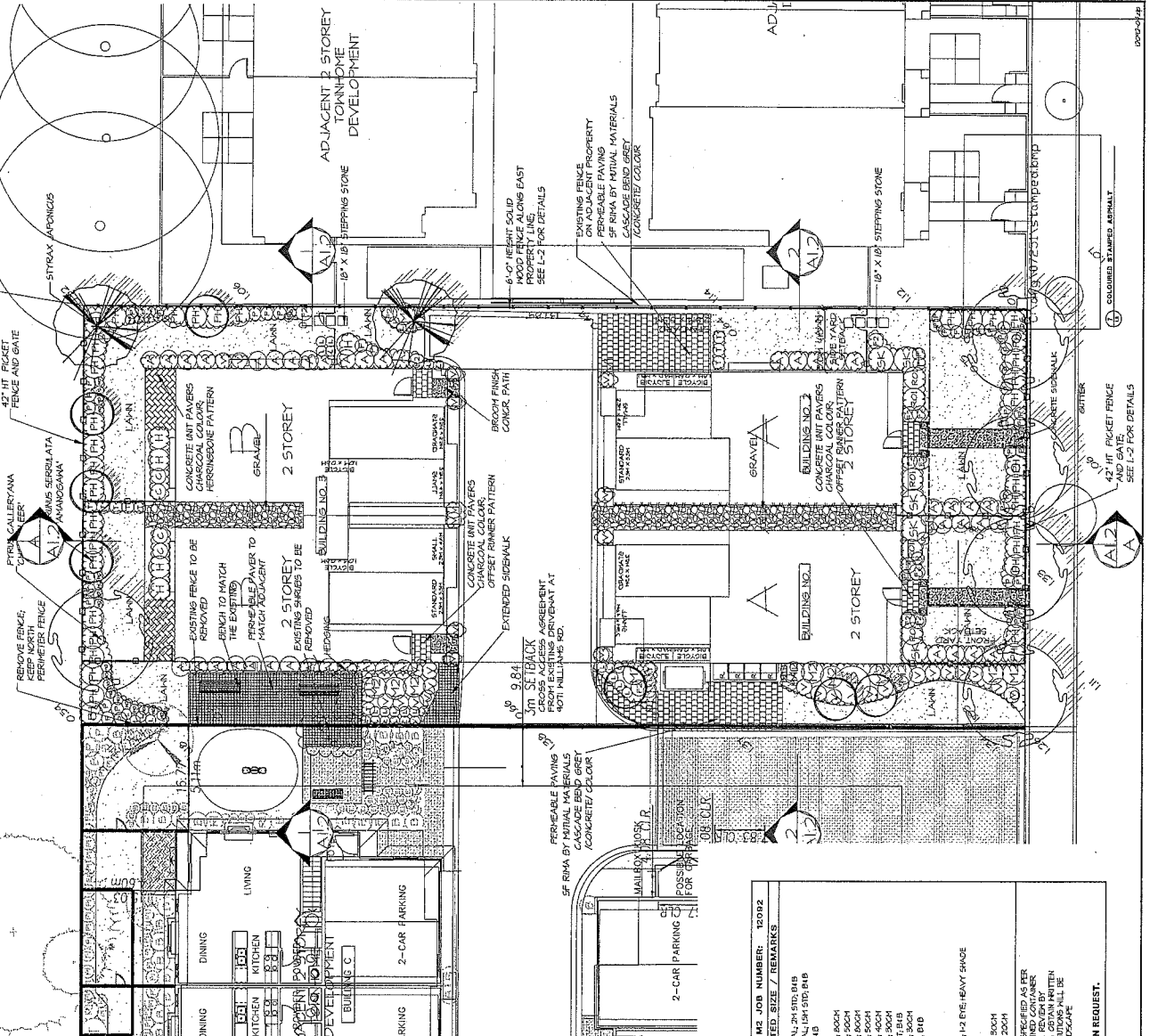
DATE: 1/18/17

DRAWN: L1

CHECKED: L1

PROJECT NUMBER: 12-002

OF 3



KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED	SIZE	REMARKS
1	1	PRUNUS SEROTINA	WANDERING	60H	CAJ 2H STD. BUB	
2	1	PRUNUS SEROTINA	WANDERING	60H	CAJ 1H STD. BUB	
3	1	PRUNUS SEROTINA	WANDERING	25H	BUB	
4	1	PRUNUS SEROTINA	WANDERING	15	POT 100H	
5	1	PRUNUS SEROTINA	WANDERING	15	POT 100H	
6	1	PRUNUS SEROTINA	WANDERING	15	POT 100H	
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98	1	PRUNUS SEROTINA	WANDERING	15	POT 100H	
99	1	PRUNUS SEROTINA	WANDERING	15	POT 100H	
100	1	PRUNUS SEROTINA	WANDERING	15	POT 100H	

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



City of Richmond

Development Application Data Sheet

Development Applications Division

RZ 12-613927

Attachment 3

Address: 9111 Williams Road

Applicant: Yamamoto Architecture Inc.

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	0868256 B.C. Ltd.	No Change
Site Size (m ²):	919 m ²	No Change
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Area Plan Designation:	N/A	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	1	4
Other Designations:	N/A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60	none permitted
Lot Coverage – Building:	Max. 40%	39%	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	65% max.	none
Lot Coverage – Landscaping:	Min. 25%	25% min.	none
Setback – Front Yard (m):	Min. 6.0 m	6.0 m	none
Setback – East Side Yard (m):	Min. 3.0 m	3.0 m	none
Setback – West Side Yard (m):	Min. 3.0 m	1.7 m	variance required
Setback – Rear Yard (m):	Min. 3.0 m	4.5 m	none
Height (m):	Max. 12.0 m (3 storeys)	2 storeys (12.0 m max.)	none
Lot Width:	Min. 40.0 m	20.12 m	variance required
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.25 (V) per unit	none
Off-street Parking Spaces – Total:	9	9	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Tandem Parking Spaces:	Not permitted	none	none
Small Car Parking Spaces	Not permitted	4	variance required
Handicap Parking Spaces:	none	none	
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 4 units = 24 m ²	54 m ²	none

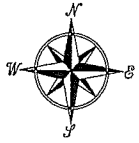
Other: Tree replacement compensation required for removal of bylaw-sized trees.

**TOPOGRAPHIC SURVEY OF LOT 65 EXCEPT: PART SUBDIVIDED BY PLAN 34657;
SECTION 27 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 27556**

#9111 WILLIAMS ROAD,
RICHMOND, B.C.
P.I.D 008-903-905

SCALE: 1:200

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

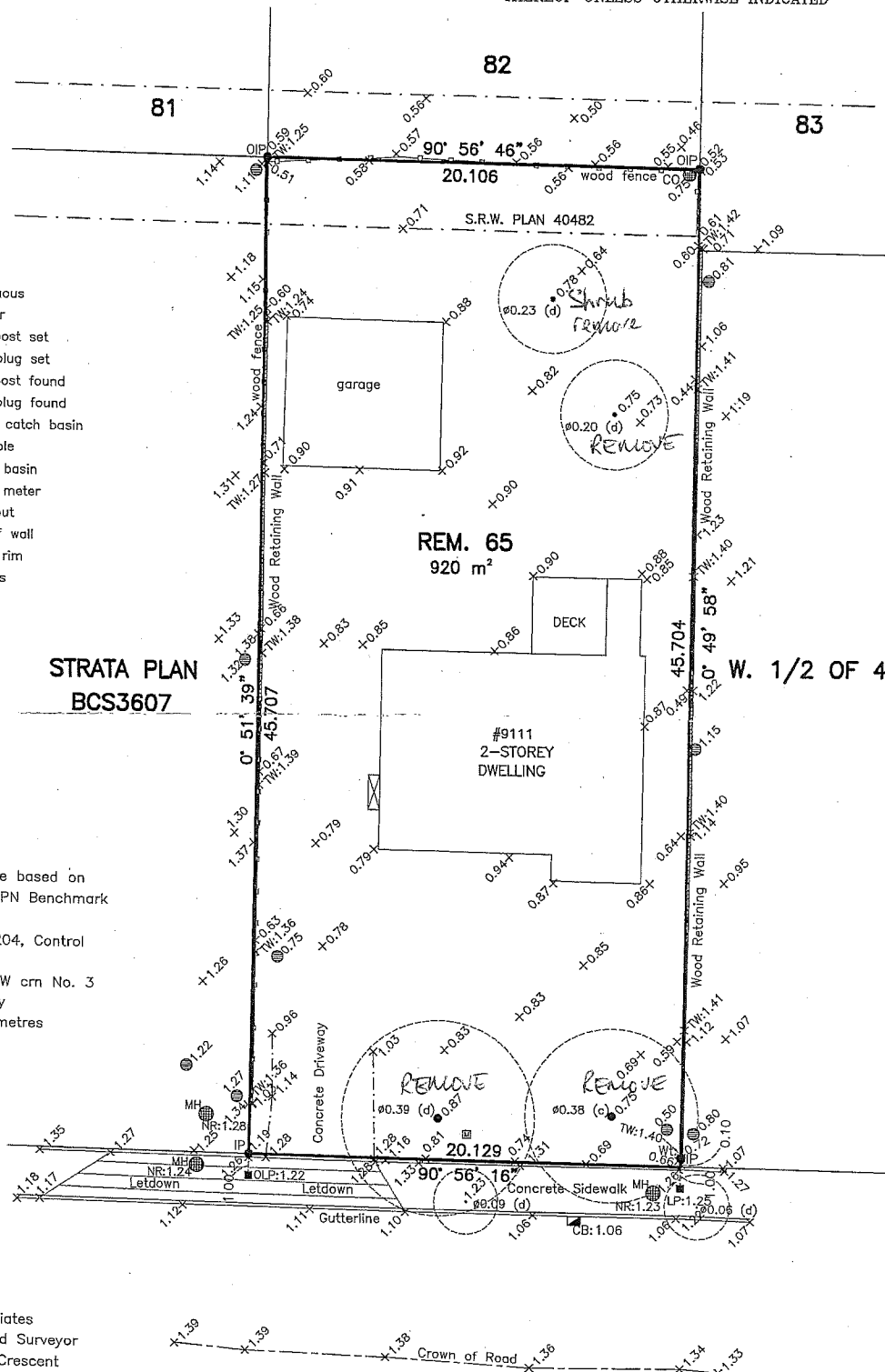


LEGEND:

- (d) denotes deciduous
- (c) denotes conifer
- IP denotes iron post set
- LP denotes lead plug set
- OIP denotes iron post found
- OLP denotes lead plug found
- ⊙ denotes round catch basin
- MH ⊙ denotes manhole
- CB ⊠ denotes catch basin
- ⊞ denotes water meter
- CO denotes cleanout
- TW denotes top of wall
- NR denotes north rim
- Wt. denotes witness

**STRATA PLAN
BCS3607**

NOTE:
Elevations shown are based on
City of Richmond HPN Benchmark
network.
Benchmark: HPN #204, Control
Monument 02H2452
In grassy area @ SW crn No. 3
Rd & Steveston Hwy
Elevation = 1.559 metres



WILLIAMS ROAD

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

[Signature]
JOHNSON C. TAM, B.C.L.S.
JUNE 4th, 2012

© copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 4889
FB-174 P36-38
Drawn By: MY

DWG No. 4889-TOPO



Address: 9111 Williams Road

File No.: RZ12-613927

Prior to final adoption of Zoning Amendment Bylaw 8963 , the developer is required to complete the following:

1. Registration of a flood indemnity covenant on title.
2. Registration of a legal agreement on title ensuring that the only means of vehicle access is from the existing access easement (BB709772) on the adjacent property to the west (9071 Williams Road) and that there be no direct access to Williams Road.
3. Registration of a cross-access easement over the outdoor amenity area between the subject site and the adjacent property to the west (9071 Williams Road) for shared use of open space. The Agreement must include languages to ensure that no fencing dividing the consolidated outdoor amenity area is permitted.
4. Contribution of \$1,000 per dwelling unit (e.g. \$4,000) in-lieu of on-site indoor amenity space.
5. City acceptance of the developer's offer to voluntarily contribute \$2.0 per buildable square foot (e.g. \$11,880) 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.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Removal of the existing sidewalk crossing and reinstatement of the sidewalk to be done at the developer's sole cost via City Work Order.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Private utility companies may require rights-of-ways to accommodate their equipment. It is recommended that the developer contact the private utility companies to learn of their requirements.

[signed original on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8963 (RZ 12-613927)
9111 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. 008-903-905

Lot 65 Except: Part Subdivided by Plan 34657; Section 27 Block 4 North Range 6 West
New Westminster District Plan 27556

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 8963**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

NOV 13 2012

CITY OF RICHMOND
APPROVED by <i>E.L.</i>
APPROVED by Director or Solicitor <i>AL</i>

MAYOR

CORPORATE OFFICER