



**To:** Planning Committee **Date:** September 15, 2010  
**From:** Brian J. Jackson, MCIP **File:** RZ 08-423193  
 Director of Development  
**Re:** **Application by Thomas Chalissery for Rezoning at 9131 and 9151 Williams Road from Single Detached (RS1/E) to Low Density Townhouses (RTL4)**

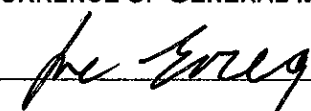
**Staff Recommendation**

That Bylaw No. 8656, for the rezoning of 9131 and 9151 Williams Road from "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)", be introduced and given first reading.



Brian J. Jackson, MCIP  
 Director of Development

EL:blg  
 Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

## Staff Report

### Origin

Thomas Chalissery has applied to the City of Richmond for permission to rezone 9131 and 9151 Williams Road (**Attachment 1**) from Single Detached (RS1/E) to Low Density Townhouses (RTL4) in order to permit the development of nine (9) townhouse units on the site (**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 dwellings on lots zoned "Single Detached" (RS1/E);

To the East: Existing single-family dwellings on lots zoned Single Detached (RS1/E);

To the South: Existing single-family dwellings on lots zoned Single Detached (RS1/E) and South Arm Community Centre;

To the West: One (1) existing single-family dwelling on a Single Detached (RS1/E) zoned lot (9111 Williams Road) and then a recently developed nine (9) unit townhouse development (9071 Williams Road). It is noted that a cross-access easement to 9111 Williams Road from 9071 Williams Road is secured at rezoning for 9071 Williams Road.

### Related Policies & Studies

#### Arterial Road Redevelopment and Lane Establishment Policies

The City's Lane Establishment and Arterial Road Redevelopment Policies guide residential infill development for properties located along arterial roads, which also establish a set of locational criteria and development guidelines to which residential development proposals must comply with. The subject development site complies with all of the locational criteria.

#### 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 \$22,970.

## 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.

## Staff Comments

### Trees Retention and Replacement

A Tree Survey (**Attachment 4**) submitted by the applicant indicates the location of 25 existing trees:

- 11 bylaw-sized trees and one (1) under-sized tree located on the subject property;
- Three (3) bylaw-sized trees located on the City's boulevard along Williams Road; and
- 10 bylaw-sized trees located on the adjacent properties to the north and to the east.

A Certified Arborist's report was submitted by the applicant in support of the application. The Arborist confirms that there are only nine (9) (instead of 11) bylaw-sized trees located on the subject property. The City's Tree Preservation Coordinator has reviewed the Arborist Report and concurred with the removal of all nine (9) bylaw-sized on-site due to poor condition as well as proposed change of site grade and conflicts with the proposed building footprints.

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP) and the size requirements for replacement trees in the Tree Protection Bylaw No. 8057, 18 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; cash-in-lieu (\$500/tree) for off-site planting of the balance of the replacement trees will be required prior to issuance of the Development Permit. 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. \$9,000) to ensure the replacement planting is provided.

The developer is also proposing to remove a Cypress tree located at the southwest corner of the adjacent property to the north (9211 Pinewell Crescent) due to poor condition. A consent letter from the property owners is on file. The City's Tree Preservation Coordinator has no concern on the proposed removal. A separate Tree Cutting Permit is required for the removal of the Cypress trees prior to final adoption of the rezoning bylaw.

The developer is proposing to remove a shared hedgerow along the north property line adjacent to 9231 Pinewell Crescent. A consent letter from the property owners is on file. The developer is also proposing to remove a row of hedges on site along the east property line. The property owner to the east at 9171 Williams has been notified on this matter by mail and no concern from this property owner has been received.

The developer has agreed to protect four (4) trees located on the adjacent property to the north (9211 Pinewell Crescent) and four (4) trees on the adjacent property to the east (9171 Williams Road). Tree protection fencing are required to be installed by the developer prior to any construction activities, including building demolition, occurring on-site. A Tree Preservation Plan is provided (**Attachment 5**).

#### Site Servicing

An independent review of servicing requirements (storm and sanitary) has been conducted by the applicant's Engineering consultant and reviewed by the City's Engineering Department. The Capacity Analysis concludes that upgrades to the existing systems are required to support the proposed development. As a condition of rezoning, the developer is required to enter into a standard Servicing Agreement for the design and construction of the upgrades proposed for the city utilities (please see **Attachment 6** for details). It is noted that this work will require the removal and replacement of the existing sidewalk. Existing street trees along the frontage of the site will be transplanted temporary and replanted at the same location after the sidewalk is replaced.

#### Vehicle Access

One (1) driveway is proposed at the east end of the site. The long-term objective is for the driveway access established on this site be utilized by adjacent property to the east if it ultimately applies to redevelop. A cross-access easement/agreement will be secured as a condition of rezoning to facilitate this purpose.

It is noted that an existing street tree in the area of the proposed driveway will need to be relocated. The new location of the street tree must comply with Park Operation's Boulevard Street Tree Planting Design. This street tree relocation will be a part of the Servicing Agreement for the design and construction of the required storm and sanitary sewer upgrades as well as the removal and replacement of existing sidewalk.

#### Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$9,000 as per the Official Community Plan (OCP) and Council policy.

#### Outdoor Amenity Space

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

#### Public Art

The Public Art Program Policy does not apply to residential projects containing less than 20 units.

## **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 and potential future multi-family developments. All units immediately adjacent to the neighbouring houses have been reduced in height to two (2) storeys. The front building along Williams Road has been stepped down from three (3) storeys to two (2) storeys along the side yards and the entry driveway. The back buildings along the rear property line have been limited to two (2) storeys. The two (2) storey massing will be controlled through the Development Permit process.

### Development Potential

Under the Arterial Road Redevelopment and Lane Establishment Policies, the subject block on the north side of Williams Road between Garden City Road and Ash Street is designated for multiple-family development. The first townhouse development on this block, located at 9071 Williams Road, is recently completed. It was envisioned that 9111 Williams Road would be consolidated with a minimum one (1) property to the east for another townhouse development. A cross-access easement has been secured to provide access to 9111 Williams Road, and consolidation thereof, from 9071 Williams Road.

#### *9111 Williams Road*

The subject site is located on the second and third lots east of 9071 Williams Road. In order to avoid the creation of an orphan lot situation at 9111 Williams Road, staff requested the applicant to acquire 9111 Williams Road. The applicant made attempts to acquire 9111 Williams Road to extend the development proposal, but was unable to come to an agreement with the current owner. In order to proceed with the subject development proposal, a separate driveway off Williams Road to service the subject site is required. Future development at 9111 Williams Road will be accessed through the driveway at 9071 Williams Road. A development concept plan has been prepared and is on file.

#### *9171 Williams Road*

It is noted that 9171 Williams Road contains an older, small single-family dwelling and has potential for redevelopment. On the contrary, 9191 Williams Road contains a newer single-family dwelling and the possibility of redevelopment in the near future is less. Therefore, staff encouraged the applicant to acquire 9171 Williams Road to extend the development proposal. The applicant made attempts to acquire this property but was unable to come to an agreement with the current owner. A development concept plan has been prepared and is on file. A cross-access easement/agreement to provide future access to 9171 Williams Road, and consolidation thereof, will be secured as a condition of Rezoning.

Although the proposed development may create orphan lot situations on either side of the subject site, staff support the proposed development based on the following:

- The subject proposal complies with all of the locational criteria under the Arterial Road Redevelopment and Lane Establishment Policies, including the minimum frontage requirement of 40 m;
- Development concept plans for the adjacent properties to the east and west were submitted in support of this application and confirm that the proposed development will not restrict redevelopment of the adjacent properties; and
- Cross access easements are/will be secured and no additional driveway access point from this local arterial road will be required to develop the two (2) orphan lots in the future.

#### Requested Variances

The proposed development is generally consistent with the Development Permit Guidelines for multiple-family projects contained in the Official Community Plan (OCP). Based on the review of current site plan for the project, the following variances are being requested:

- Reduce the west side yard setback from 3.0 m to 2.2 m for a single-storey electrical closet attached to the front building.
- Allow a total of six (6) tandem parking spaces in three (3) townhouse units.

These 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 9131 and 9151 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:

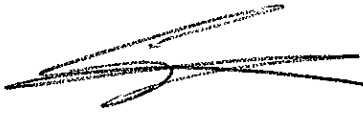
- Guidelines for the issuance of Development Permits for multiple-family projects contained in Section 9.3 (Multiple-Family Guidelines);
- Opportunities to enlarge the outdoor amenity space;
- Opportunities to maximize permeable surface areas; and
- Opportunities to share the garbage/recycling facilities with future adjacent developments.

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

None.

## Conclusion

The subject application is consistent with the Official Community Plan (OCP) regarding developments along major arterial roads. Overall, the project is attractive and a good fit with the neighbourhood. 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  
Planning Technician – Design  
(Local 4121)

EL:blg

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Tree Survey
- Attachment 5: Tree Preservation Plan
- Attachment 6: Rezoning Considerations Concurrence







RZ 08-423193

Original Date: 05/26/08

Amended Date: 09/16/10

Note: Dimensions are in METRES

STATISTICS:

901 & 909 WILLIAMS ROAD  
 EAST 1/2 LOT 4 EXIST' ABANDONED AS BOUND ON PLAN 5A  
 ACCORDING TO PART SUBDIVISION BY PLAN 50657  
 THE REMAINDER OF THE SITE IS BOUND BY PLAN 54657  
 40% OF SECTION 27, 1/4 SEC 11 NORTH, RANGE 8 WEST  
 TOWN OF WILMINGTON, ILLINOIS  
 NAD 83, PLAN 18002  
 PREPARED ZONING: RT1-S (PROPOSED)  
 LOT AREA: 1779.3 SQ.M. ( 8142 SQ.FT. )  
 LOT COVERAGE: 1779.3 SQ.M. ( 19142 SQ.FT. ) 40% = 711.5 SQ.M. ( 7864.0 SQ.FT. )  
 MAX. ALLOWED: 6972.3 SQ.M. ( 7537 SQ.FT. ) : 30.6% ( 200'7" FENCES REQUIRED )  
 F.A.S.: 1779.3 SQ.M. ( 19142 SQ.FT. ) 0.6 = 1066.38 SQ.M. ( 11483.3 SQ.FT. )  
 PROPOSED: 1066.38 SQ.M. ( 11483.3 SQ.FT. ) F.A.S. = 0.6

F.A.R.:

UNITS (G RES)	1569 SQ.FT.	1 UNIT	1569 SQ.FT.
UNITS (D RES)	1075 SQ.FT.	1 UNIT	1075 SQ.FT.
UNITS (O RES)	1008 SQ.FT.	1 UNIT	1008 SQ.FT.
UNITS (C RES)	1008 SQ.FT.	1 UNIT	1008 SQ.FT.
UNITS (S RES)	1008 SQ.FT.	1 UNIT	1008 SQ.FT.
SUB TOTAL	5066 SQ.FT.	5 UNITS	5066 SQ.FT.
ELEC. RM.	645 SQ.FT.	1 RM.	645 SQ.FT.
KEYS, ENCLOSURES	345 SQ.FT.	1 RM.	345 SQ.FT.
TOTAL	5711 SQ.FT.		5711 SQ.FT.

PARKING

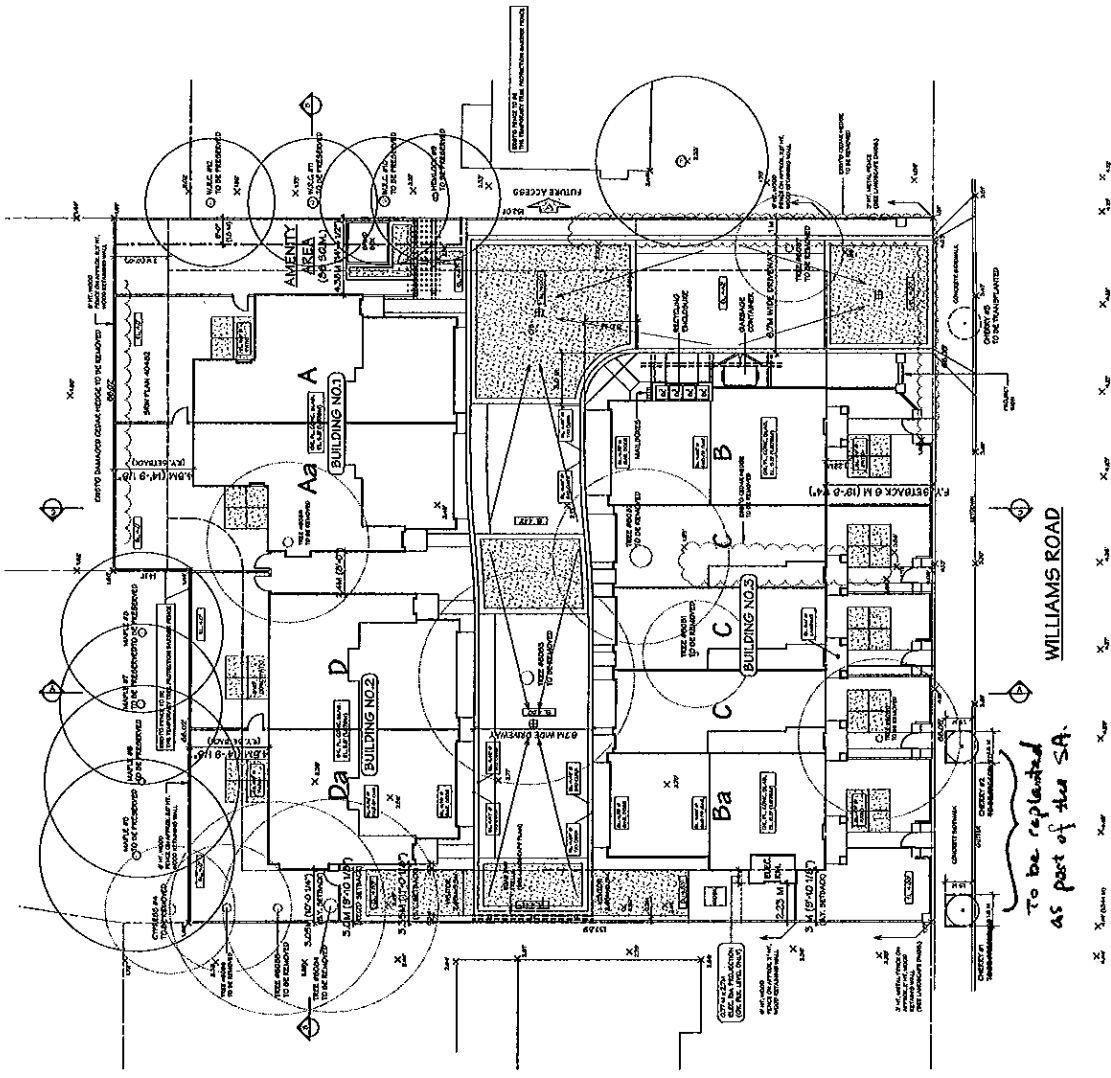
2.0 SPACES x 9 UNITS	18 SPACES (RESIDENTS)
0.5 SPACES x 5 UNITS	2.5 SPACES (VISITORS)
TOTAL	20.5 SPACES
PROVIDED	20 SPACES
2 CAR GARAGE x 5 UNITS	10 SPACES (RESIDENTS)
0.5 SPACES x 5 UNITS	2.5 SPACES (VISITORS)
TOTAL	12.5 SPACES
PROVIDED	12 SPACES

BICYCLE

CLASS 1 / 1.0 SPACES x 9 UNITS	9 SPACES
CLASS 2 / 0.5 SPACES x 9 UNITS	4.5 SPACES
TOTAL	13.5 SPACES
PROVIDED	12 SPACES

AMENITY AREA

OUTDOOR AMENITY SPACE	UNITS x 6 SQ.M. = 54 SQ.M.
PROVIDED	20 SQ.M.



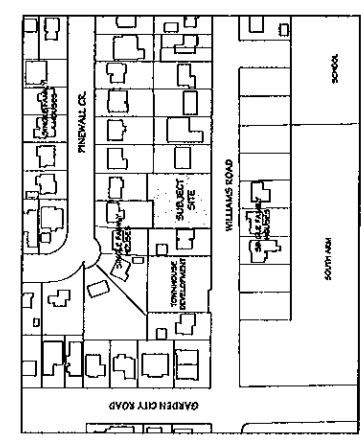
LEGEND:

- INTERNAL DRIVE
- FRONT YARD
- REAR YARD
- SIDE YARD
- SETBACK
- CONCRETE DRIVEWAY
- CONCRETE DRIVEWAY TO BE TRANSPORTED

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

0' 10' 20' 40'

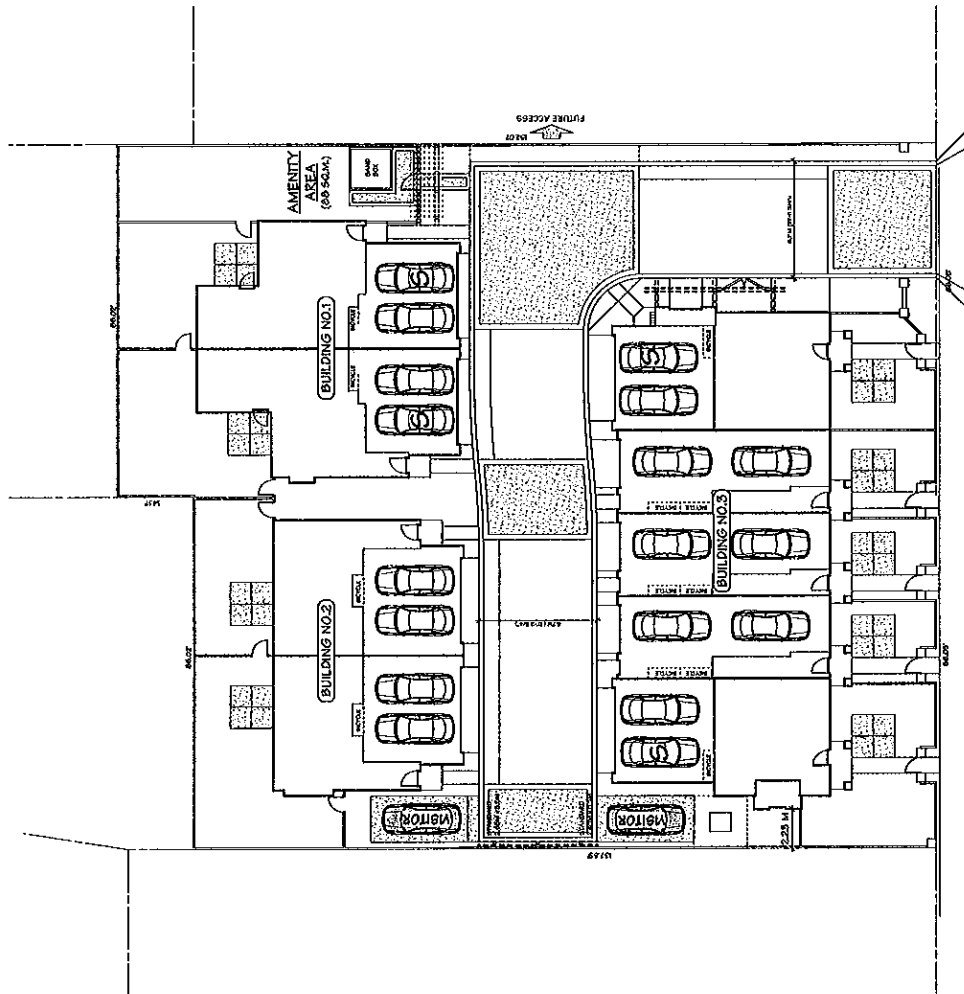
*To be replanted as part of the SA.*



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

DATE	2024-11-14	SHEET NO.	1
DATE	2024-11-14	PROJECT	9 UNIT TOWNHOUSE DEVELOPMENT
DATE	2024-11-14	CLIENT	YAMAMOTO ARCHITECTURE INC.
DATE	2024-11-14	ADDRESS	901 & 909 WILLIAMS ROAD, WILMINGTON, ILL.
DATE	2024-11-14	PROJECT	9 UNIT TOWNHOUSE DEVELOPMENT
DATE	2024-11-14	CONTRACTOR	

<b>PARKING REQUIRED</b>	<ul style="list-style-type: none"> <li>10 SPACES (RESIDENTS)</li> <li>10 SPACES (VISITORS)</li> <li>20 SPACES</li> </ul>
<b>TOTAL</b>	40 SPACES
<b>PROVIDED</b>	<ul style="list-style-type: none"> <li>10 SPACES (RESIDENTS)</li> <li>10 SPACES (VISITORS)</li> <li>20 SPACES</li> </ul>
<b>TOTAL</b>	40 SPACES
<b>BICYCLE : REQUIRED</b>	<ul style="list-style-type: none"> <li>10 SPACES</li> <li>10 SPACES</li> <li>20 SPACES</li> </ul>
<b>PROVIDED</b>	<ul style="list-style-type: none"> <li>10 SPACES</li> <li>10 SPACES</li> <li>20 SPACES</li> </ul>
<b>AMENITY AREA</b>	<ul style="list-style-type: none"> <li>CLASS 1 / 100 SPACES = 0 UNITS</li> <li>CLASS 2 / 100 SPACES = 0 UNITS</li> <li>CLASS 3 / 100 SPACES = 0 UNITS</li> <li>CLASS 4 / 100 SPACES = 0 UNITS</li> <li>CLASS 5 / 100 SPACES = 0 UNITS</li> <li>CLASS 6 / 100 SPACES = 0 UNITS</li> <li>CLASS 7 / 100 SPACES = 0 UNITS</li> <li>CLASS 8 / 100 SPACES = 0 UNITS</li> <li>CLASS 9 / 100 SPACES = 0 UNITS</li> <li>CLASS 10 / 100 SPACES = 0 UNITS</li> <li>CLASS 11 / 100 SPACES = 0 UNITS</li> <li>CLASS 12 / 100 SPACES = 0 UNITS</li> <li>CLASS 13 / 100 SPACES = 0 UNITS</li> <li>CLASS 14 / 100 SPACES = 0 UNITS</li> <li>CLASS 15 / 100 SPACES = 0 UNITS</li> <li>CLASS 16 / 100 SPACES = 0 UNITS</li> <li>CLASS 17 / 100 SPACES = 0 UNITS</li> <li>CLASS 18 / 100 SPACES = 0 UNITS</li> <li>CLASS 19 / 100 SPACES = 0 UNITS</li> <li>CLASS 20 / 100 SPACES = 0 UNITS</li> </ul>
<b>OVERALL AMENITY SPACES PROVIDED</b>	0 SPACES
<b>OVERALL AMENITY SPACES REQUIRED</b>	0 SPACES
<b>OVERALL AMENITY SPACES PROVIDED</b>	0 SPACES



**PARKING PLAN**  
SCALE: 3/32" = 1'-0"

WILLIAMS ROAD

DATE	DESCRIPTION

PROJECT:  
9 UNIT TOWNHOUSE DEVELOPMENT

1011 & 8TH WILLIAMS ROAD  
MICHIGAN, U.S.A.

**Yamamoto**  
Architecture Inc.

2200 40th Street, N.W., P.O. Box 1000  
Grand Rapids, MI 49503-1000

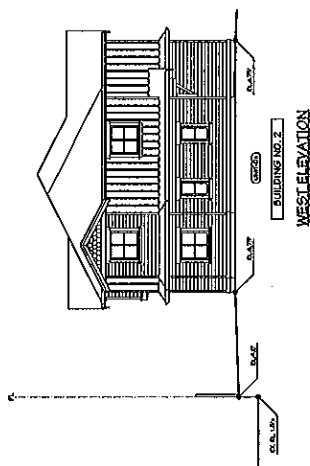
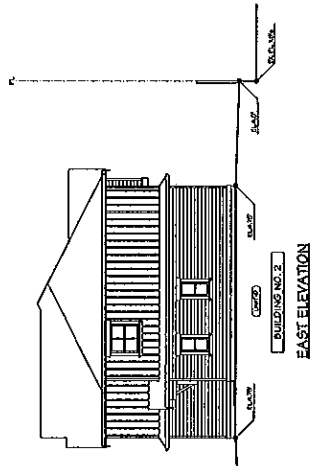
PARKING PLAN

TOTAL	2
CHECKED	
DATE	
BY	
SCALE	
PROJECT NO.	









**COLORS - SCHEME**

ROOF: 36" ASBEST. TILES ;  
 WALLS: GENERAL PAINT / BROWN (CORNER SPRINGS)  
 CHIMNEY: GENERAL PAINT / BROWN (CORNER SPRINGS)  
 PORCH: GENERAL PAINT / BROWN (CORNER SPRINGS)  
 BALCONY: GENERAL PAINT / BROWN (CORNER SPRINGS)  
 FLOORING: GENERAL PAINT / BROWN (CORNER SPRINGS)  
 ACCENT WALL (IF SHING): GENERAL PAINT / BROWN (CORNER SPRINGS)  
 TRANSOM DOOR: GENERAL PAINT / BROWN (CORNER SPRINGS)

- ROOF FINISH
- GENERAL FINISH
- WINDOW
- SHALE

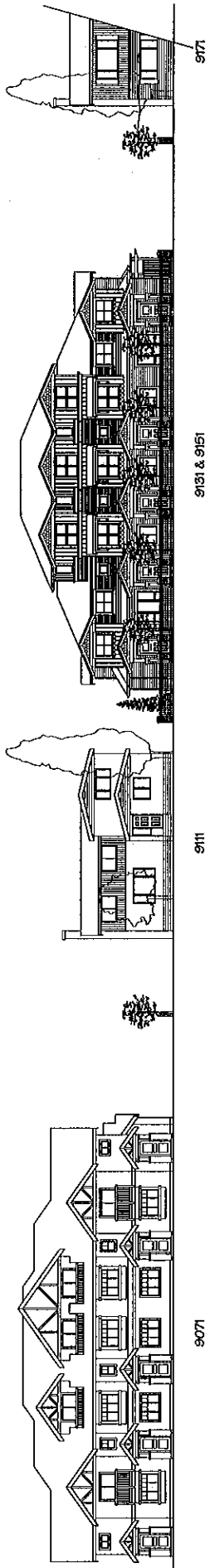
NO.	DATE	BY/TITLE	CONSULTANT

PROJECT: 9 UNIT TOWNHOUSE DEVELOPMENT

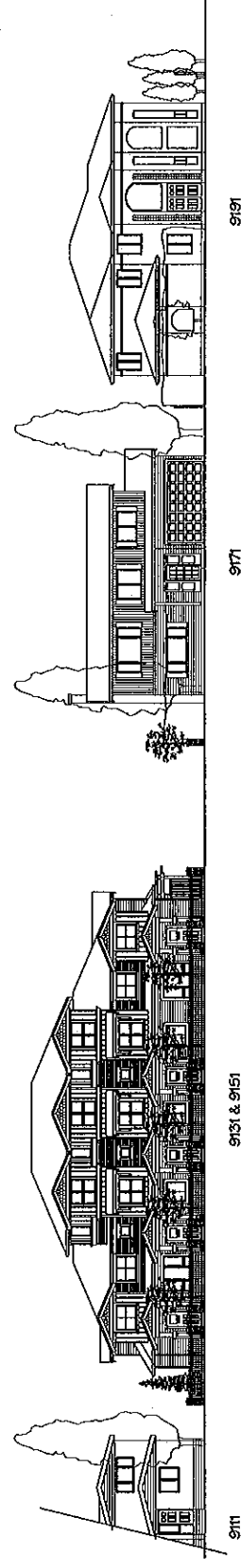
1711 W. WILLIAMS ROAD  
 RICHMOND, VA  
**Yamamoto**  
 Architecture Inc.

DATE: APR. 1, 2008  
 DRAWING TITLE: FLOOR PLANS

SCALE: 1/8" = 1'-0"	SHEET NO.
DATE: APR. 1, 2008	<b>4b</b>
DRAWN BY: JRM	
CHECKED BY: JRM	
PROJECT NO.: 0728	



SOUTH ELEVATION - WILLIAMS ROAD



SOUTH ELEVATION - WILLIAMS ROAD

NO.	DATE	REVISION
CONSULTANT		
PROJECT		
9 UNIT TOWNHOUSE DEVELOPMENT		

1731 1/2 WILLIAMS ROAD  
 RICHMOND, B.C.  
**Yamamoto**  
 Architecture Inc.

2000 JAMES STREET, S.W., P.O. BOX 1000  
 VANCOUVER, B.C. V6J 1A1  
 DRAWING TITLE  
 STREETSCAPE &  
 SITE SECTION

SCALE	SHEET NO.	TOTAL SHEETS
1/8" = 1'-0"	6	6
DATE	DESIGNED BY	DRAWN BY
APR. 1, 2009		
CHECKED BY	DATE	PROJECT NO.





**City of Richmond**

6911 No. 3 Road  
 Richmond, BC V6Y 2C1  
 www.richmond.ca  
 604-276-4000

**Development Application  
 Data Sheet**

**RZ 08-423193**

**Attachment 3**

Address: 9131 and 9151 Williams Road

Applicant: Thomas Chalissery

Planning Area(s): Broadmoor

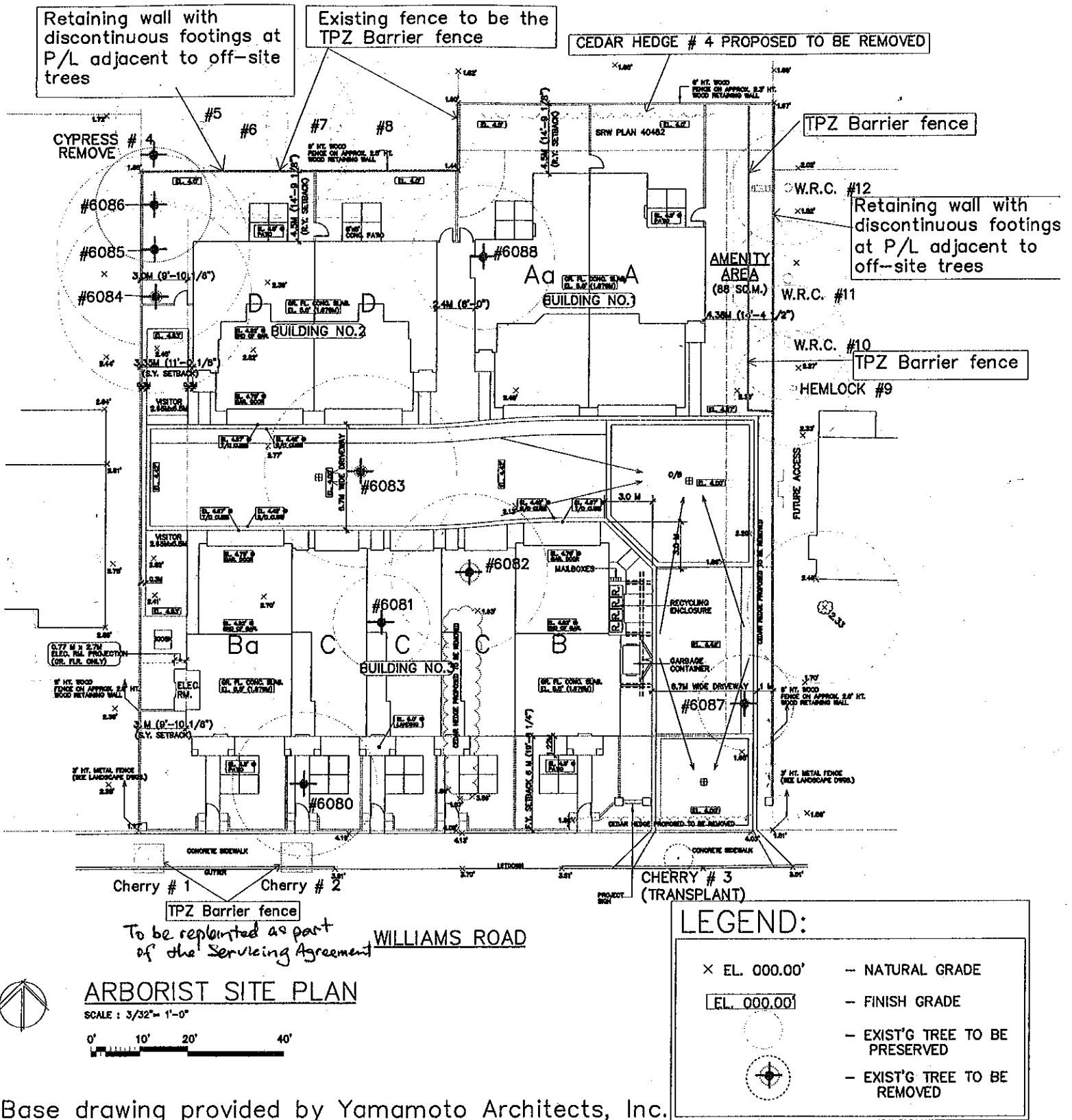
	Existing	Proposed
<b>Owner:</b>	Mercy Kunnath & Thomas Chalissery, Jaspreet K Gill & Ranjit S Gill	To be determined
<b>Site Size (m<sup>2</sup>):</b>	1,778.3 m <sup>2</sup> (19,142 ft <sup>2</sup> )	No Change
<b>Land Uses:</b>	Single-Family Residential	Multiple-Family Residential
<b>OCP Designation:</b>	Low-Density Residential	No Change
<b>Area Plan Designation:</b>	N/A	No Change
<b>702 Policy Designation:</b>	N/A	No Change
<b>Zoning:</b>	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
<b>Number of Units:</b>	2	9
<b>Other Designations:</b>	Arterial Road Redevelopment Policy – Multiple Family Development	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.6	none permitted
Lot Coverage – Building:	Max. 40%	38.6%	none
Lot Coverage – Non-porous Surfaces	Max. 70%	60%	none
Lot Coverage – Landscaping:	Min. 30%	32%	none
Setback – Front Yard (m):	Min. 6 m	6.0 m	none
Setback – Side Yard (East) (m):	Min. 3 m	4.38 m	none
Setback – Side Yard (West) (m):	Min. 3 m	2.23 m	variance requested for a single storey electrical room

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Setback –Rear Yard (m):	Min. 3 m	Min. 4.5 m	none
Height (m):	12.0 m (3 storeys)	10.42 m	none
Lot Size (min. dimensions):	min. 40 m wide x 30 m deep	min. 40.2 m wide x 42.0 m deep	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	20	20	none
Tandem Parking Spaces:	not permitted	6	variance requested
Amenity Space – Indoor:	Min. 70 m <sup>2</sup> or Cash-in-lieu	\$9,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> x 9 units = 54 m <sup>2</sup>	88 m <sup>2</sup>	none

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





Base drawing provided by Yamamoto Architects, Inc.

Job # 1105

July 5, 2010

TOWNHOUSE DEVELOPMENT  
 9131, 9151 WILLIAMS ROAD,  
 RICHMOND

VanArbor Vegetation Consulting Ltd.  
 14778 Thrift Avenue  
 White Rock, BC V4B 2J5  
 Tel. (604) 230-2462 vanarbor@telus.net

## Rezoning Considerations

### 9131 and 9151 Williams Road RZ 08-423193

Prior to final adoption of Zoning Amendment Bylaw 8656, the developer is required to complete the following:

1. Consolidation of 9131 and 9151 Williams Road into one (1) development parcel (which will require the demolition of the existing dwellings).
2. Registration of a flood indemnity covenant on Title. The minimum Flood Construction Level is 2.9 m (geodetic) or 0.3 m above the surveyed top of the crown of the adjacent public road.
3. City acceptance of the developer's voluntary contribution of \$2.00 per buildable square foot (e.g. \$22,970) to the City's Affordable Housing Reserve Fund.
4. Issuance of a separate Tree Cutting Permit, including the submission of applications and associated compensations, if required, for the removal of one (1) Cypress tree located at the southwest corner of 9211 Pinewell Crescent.
5. Enter into the City's standard Servicing Agreement to design and construct off-site works on both frontages. Works include, but are not limited to:
  - a. Storm Sewer: the existing 300mm storm sewer fronting the development [approximately 80 m in length between manhole STMH2068 (MH2), located approximately 128 m from intersection of Williams Road and Garden City Road, and manhole STMH2069 (MH3), located approximately 80 m east of MH 2068] be upgraded to 600mm diameter.
  - b. Sanitary Sewer: the existing 300mm diameter sanitary mains between manhole SMH1727 (M6), located at the intersection of Pinewell Crescent and Ash Street, and SMH1726 (M3), located approximately 95 meters south of SMH1727 (M6), be upgraded to 450mm diameter.
  - c. Existing Sidewalk: the existing sidewalk be removed and replaced; and the street tree in the proposed driveway area be relocated in accordance to Park Operation's Boulevard Street Tree Planting Design.
6. Registration of a cross-access agreement on Title allowing access to/from the future development site to the east at 9171 Williams Road and any consolidation thereof.
7. Provide a proof of a contract with a company specializing in tree relocation to undertake the transplant of the street tree located in front of the proposed driveway location. The new location of the street tree must comply with Park Operation's Boulevard Street Tree Planting Design and Park Operation staff must be notified prior to the relocation.
8. Submission of cash-in-lieu for the provision of dedicated indoor amenity space in the amount of \$9,000 (\$1,000 per unit).
9. Submission and processing of a Development Permit application\* to the acceptance of the Director of Development.

Prior to issuance of Development Permit:

1. Registration of a covenant prohibiting the conversion of parking area into habitable space.

Prior to issuance of Demolition Permit:

1. Installation of appropriate tree protection fencing on-site around all bylaw-sized trees to be retained on adjacent properties to the north (9211 Pinewell Crescent) and east (9171 Williams Road) prior to any construction activities, including building demolition, occurring on-site.

Prior to issuance of Building Permit:

1. A construction parking and traffic management plan to be provided to the Transportation Department to include: location for parking for services, deliveries, workers, loading, application for request for any lane closures (including dates, times, and duration), and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

\* Note: This requires a separate application.

[Signed original on file]

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Signed

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Date



Richmond Zoning Bylaw 8500  
Amendment Bylaw 8656 (RZ 08-423193)  
9131 AND 9151 WILLIAMS ROAD

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

- 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. 003-653-951

West Half Lot 4 Except: Part Subdivided by Plan 34657, Section 27 Block 4 North Range 6 West New Westminster District Plan 11802

and

P.I.D. 004-905-962

East Half Lot 4 Except:

Firstly: Part Dedicated as Road on Plan 34657

Secondly: Part Subdivided by Plan 36557

Section 27 Block 4 North Range 6 West New Westminster District Plan 11802

- This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 8656**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

OCT 12 2010



MAYOR

CORPORATE OFFICER