



City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee
From: Wayne Craig
Director of Development

Date: September 17, 2014

File: RZ 13-648179

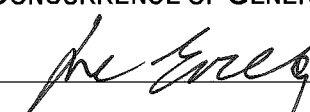
Re: Application by Rav Bains for Rezoning at 7440 Williams Road from Single Detached (RS1/E) to Coach House (ZS12) – Broadmoor

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9175, for the rezoning of 7440 Williams Road from “Single Detached (RS1/E)” to “Coach House (ZS12) - Broadmoor”, be introduced and given first reading.


Wayne Craig
Director of Development

CL:blg
Att.

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

Staff Report

Origin

Rav Bains has applied to the City of Richmond for permission to rezone the property at 7440 Williams Road from “Single Detached (RS1/E)” zone to “Coach House (ZS12) - Broadmoor” zone, to permit the property to be subdivided to create two (2) lots. Each lot would have a principal dwelling and an additional smaller dwelling unit above an attached garage, with vehicle access from Williams Road via a shared driveway. There is currently a single-detached dwelling on the subject site, which will be demolished. A map and aerial photo showing the location of the subject site and surrounding context are included in Attachment 1. A site survey and proposed subdivision plan of the property are included in Attachment 2.

Findings of Fact

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

Surrounding Development

Existing development immediately surrounding the site is as follows:

- To the north, directly across Williams Road, are single-detached dwellings and an existing non-conforming duplex on lots zoned “Single Detached (RS1/E)”, which have the potential to redevelop to compact lots under the Arterial Road Policy.
- To the east and west, are lots zoned “Coach House (ZS12) - Broadmoor”, each of which contain a principal dwelling and an additional smaller dwelling unit above an attached garage, with vehicle access from Williams Road via shared driveways.
- To the south, fronting Nevis Drive, are newer single detached dwellings on large lots zoned “Single Detached (RS1/E)”.

Related Policies & Studies

Official Community Plan (OCP)

There is no Area Plan for this neighbourhood. The 2041 OCP Land Use Map designation for the subject site is “Neighbourhood Residential”. This redevelopment proposal is consistent with this designation.

Arterial Road Policy

The south side of this block of Williams Road, between Nevis Drive and Dunoon Drive, is undesignated on the Arterial Road Development Map included in the OCP. Therefore, this application has been considered on its own merit and on the basis of existing newer development adjacent to the subject site within this block, which will be discussed further in the “Analysis” section.

Affordable Housing Strategy

Richmond's Affordable Housing Strategy requires a secondary suite or coach house on 50% of new lots created through a development application, or a cash-in-lieu contribution of \$1.00/ft² of total building area towards the City's Affordable Housing Reserve Fund.

The proposed rezoning to permit the subject site to be subdivided to create two (2) lots, each with a principal dwelling and an additional dwelling unit above an attached garage, conforms to the Affordable Housing Strategy. No additional cash-in-lieu contribution would be required.

Public Input

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

Staff Comments

Background

The subject property is located on the south side of Williams Road, between Nevis Drive and Dunoon Drive, in an established residential neighbourhood in the Broadmoor Planning Area. The south side of this block of Williams Road has seen substantial recent redevelopment through rezoning and subdivision. Only three (3) large lots remain (including the subject property) on the south side of this block of Williams Road with redevelopment potential under current City policy.

As proposed, each new lot would be approximately 15 m wide and 369 m² in area. This proposal is consistent with the existing pattern of redevelopment along the south side of this block of Williams Road.

Site Plan & Architectural Elevations

The Site Plan (Attachment 4) proposed by the applicant is consistent with the building envelope illustrated in the "Coach House (ZS12) – Broadmoor" zone, which involves a principal dwelling and an additional dwelling unit above an attached garage at the rear of each lot, on either side of a shared driveway centered on the proposed common property line. The principal dwellings face the street, while the attached garages and 2nd storey units face the shared driveway. While the centered shared driveway form is generally discouraged in the city, it is acceptable at the subject site due to the site-specific zoning and the existing pattern of redevelopment on the south side of this block of Williams Road.

Prior to rezoning approval, the applicant is required to register a legal agreement on title to ensure that, upon subdivision of the property, the sole access to the site is from the proposed shared driveway. Prior to subdivision of the property, a cross-access easement is required to be registered on title, to grant each property the right to use the shared driveway for access.

Consistent with zoning, on-site vehicle parking is proposed as follows:

- Two (2) side-by-side parking spaces for the principal dwellings are proposed within the attached garage on each lot.
- One (1) surface parking space for the additional dwelling unit is proposed within a portion of the rear yard, immediately south of the attached garage on each lot.

The proposed architectural elevations (Attachment 4) provide for an attractive pedestrian-oriented streetscape along Williams Road, through defined main entries with covered porches, columns, window openings, facade projections, and varied primary and secondary roof forms.

Prior to rezoning approval, the applicant is required to register a legal agreement on title to ensure that the site plan and architectural elevation plans are generally consistent with those included in Attachment 4. At Building Permit stage, plans must comply with all City regulations, including zoning, and staff will ensure that Building Permit plans are generally consistent with the registered legal agreement for the site plan and building design.

Indoor/Outdoor Amenity

Consistent with other development under the “Coach House (ZS12) – Broadmoor” zone, each lot proposed will contain private yard space.

Trees & Landscaping

A Certified Arborist’s Report has been submitted by the applicant, which identifies the number, species, and sizes of trees on the subject property, as well as nearby on adjacent lots, and provides recommendations on tree retention and removal relative to the proposed development.

The City’s Tree Preservation Coordinator has reviewed the Arborist’s Report, has conducted on-site visual tree assessment, and provides the following recommendations, which are consistent with the Arborist’s Report:

- One (1) Apple tree located on-site is in good condition (Tree # 388), but is in conflict with both the required sewer line extension to service the proposed development as well as with the required surface parking space for the additional dwelling unit. Therefore, this tree should be removed at future development stage.
- Nine (9) Cedar trees in fair condition are located on the neighbouring property to the south at 7431 Nevis Drive (Trees # 389-397), which are required to be retained and protected.
- Three (3) trees on-site are in poor condition due to infection and defects, and should be removed at future development stage (Trees # 384, 385, and 387; Cherry, Plum, and Apple).
- One (1) tree located on the common property line between 7440 & 7428 Williams Road (to the west) is in decline due to previous topping and lot grading on the neighbouring property to the west within the tree protection zone. Therefore, this tree should be removed at future development stage. Written authorization for removal of this shared

tree has been obtained from the neighbouring property owner(s) at 7428 Williams Road and is on file.

The proposed Tree Retention Plan is shown in Attachment 5.

To ensure that the off-site trees identified for retention are protected (i.e., Trees # 389-397), the applicant is required to:

- Submit a Contract with a Certified Arborist for supervision of all on-site works proposed within the required tree protection zone. The Contract is required prior to rezoning approval.
- Install tree protection fencing to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03. Tree protection fencing must be installed prior to demolition of the existing dwelling and must remain in place until construction and landscaping on the proposed lots is completed.

Consistent with the 2:1 tree replacement ratio in the OCP, the applicant is required to plant and maintain a total of 10 replacement trees on the proposed lots (ranging from 6-9 cm deciduous caliper or 3.5-5 m high conifer).

The applicant has submitted a preliminary Landscape Plan, prepared by a registered Landscape Architect (Attachment 6), which shows the proposed location of six (6) replacement trees on the proposed lots, as well as a variety of other flowering and evergreen shrubs, perennials, and groundcovers within the front and rear yards (e.g. Abelia, Hydrangea, Rhododendron, Skimmia, Viburnum, Fern etc.). Prior to rezoning approval, the applicant is required to submit a final Landscape Plan along with a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including fencing, paving, and installation costs).

To compensate for the required four (4) replacement trees not proposed to be planted on-site, the applicant has agreed to submit a contribution to the City's Tree Compensation Fund in the amount of \$2,000 (\$500/tree) prior to rezoning approval.

Flood Management

Registration of a flood indemnity covenant on title is required prior to final adoption of the rezoning bylaw. The minimum flood construction level is at least 0.3 m above the highest elevation of the crown of the fronting road.

Site Servicing

There are no servicing upgrades required with the proposed rezoning.

Subdivision & Building Permit Stage

At Subdivision stage, the applicant will be required to:

- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.

- Register a cross-access easement on title to grant each property the right to use the shared driveway for access.
- Register a 3.0 m wide statutory right-of-way on title for the sanitary sewer along the south property line, from the west property line to the east edge of the proposed shared driveway.

At Building Permit stage, the applicant will be required to complete the following service works:

Water Works

- Provide two (2) new water service connections from the existing 250 mm diameter watermain within the Williams Road frontage in the City boulevard.
- Cap and abandon the existing water connection at the main.

Storm Sewer Works

- Provide two (2) new storm service connections complete with a type 2 inspection chamber at the proposed shared property line within the City boulevard.
- Remove existing inspection chambers and cap existing leads at the main.

Sanitary Sewer Works

- Provide new sanitary service to the proposed lot, as follows:
 - From the existing inspection chamber located south of the subject site, provide a new sanitary lead and inspection chamber (“A”) immediately northeast.
 - From the new inspection chamber (“A”), provide a new sanitary lead going east to a new inspection chamber (“B”) located at the south end of the proposed shared property line. The new lots will be serviced through this inspection chamber (“B”).

Analysis

This development proposal to permit a subdivision to create two (2) lots, each to contain a principal dwelling and an additional dwelling unit above an attached garage, is consistent with the intent of the Arterial Road Policy in the OCP as it is an infill development proposal along a minor arterial road, which is along a transit route and is within close proximity to the Broadmoor Neighbourhood Service Centre at the intersection of Williams Road and No. 3 Road (approximately 150 m).

The form of development and architectural character proposed at the subject site is similar to other dwellings with attached 2nd storey dwelling units that have previously been approved on the south side of this block of Williams Road. The proposed design provides for a pedestrian-oriented streetscape along Williams Road, which is consistent with the guidelines for arterial road redevelopment.

Financial Impact

None.

Conclusion

This rezoning application is to permit the subject property to be subdivided to create two (2) lots, each to contain a principal dwelling and an additional dwelling unit above an attached garage, with vehicle access from Williams Road via a shared driveway. The application has been considered on its own merit, and on the basis of existing adjacent development on the south side of this block of Williams Road. Staff supports the proposed rezoning on the basis that it complies with applicable policies and land use designations contained within the OCP, and is consistent with the established pattern of redevelopment on the block.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9175 be introduced and given first reading.



Cynthia Lussier
Planning Technician
(604-276-4108)

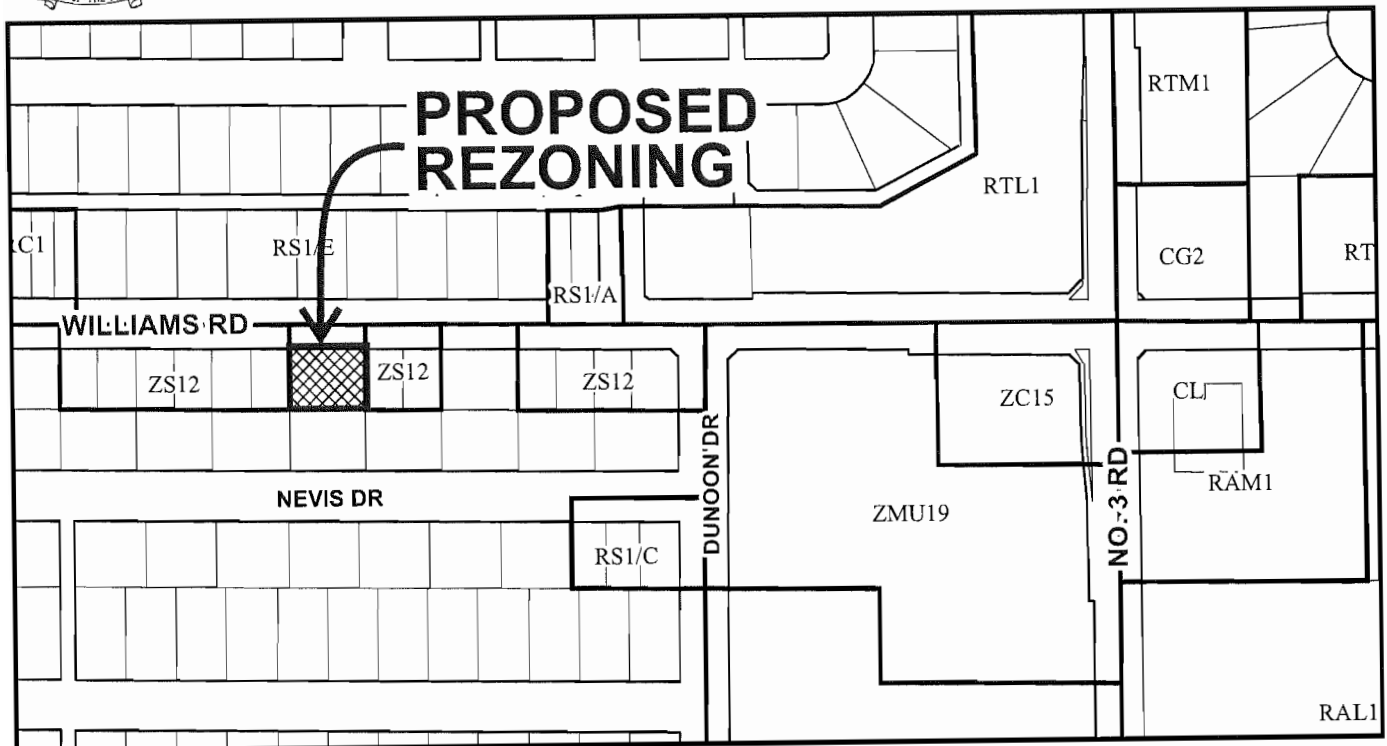
CL:blg

Attachments:

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Site Survey & Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Site Plan & Architectural Elevations
- Attachment 5: Proposed Tree Retention Plan
- Attachment 6: Preliminary Landscape Plan
- Attachment 7: Rezoning Considerations



City of
Richmond



7451 20.12	7471 27.43	7511 20.12	7531 20.12	7551 20.12	7571 20.12	
WILLIAMS RD						
15.24 7388 24.23	15.24 7420 24.23	15.24 7428 24.23	30.48 7440 30.48	15.24 7460 24.23	15.24 7468 24.23	30.48 7480 30.48
15.24	15.24	15.24		15.24	15.24	30.48



RZ 13-648179

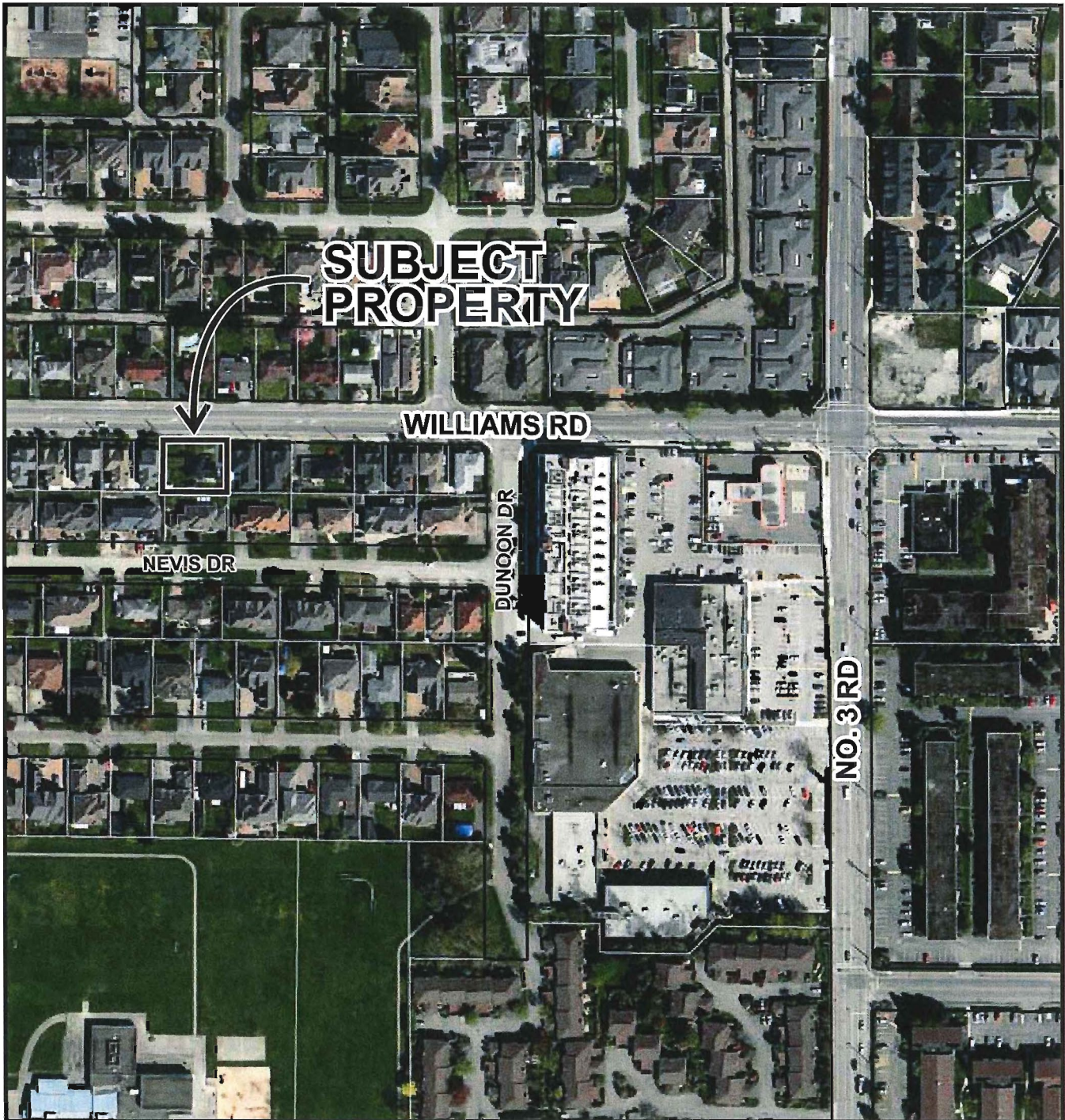
Original Date: 09/05/14

Revision Date:

Note: Dimensions are in METRES



City of
Richmond

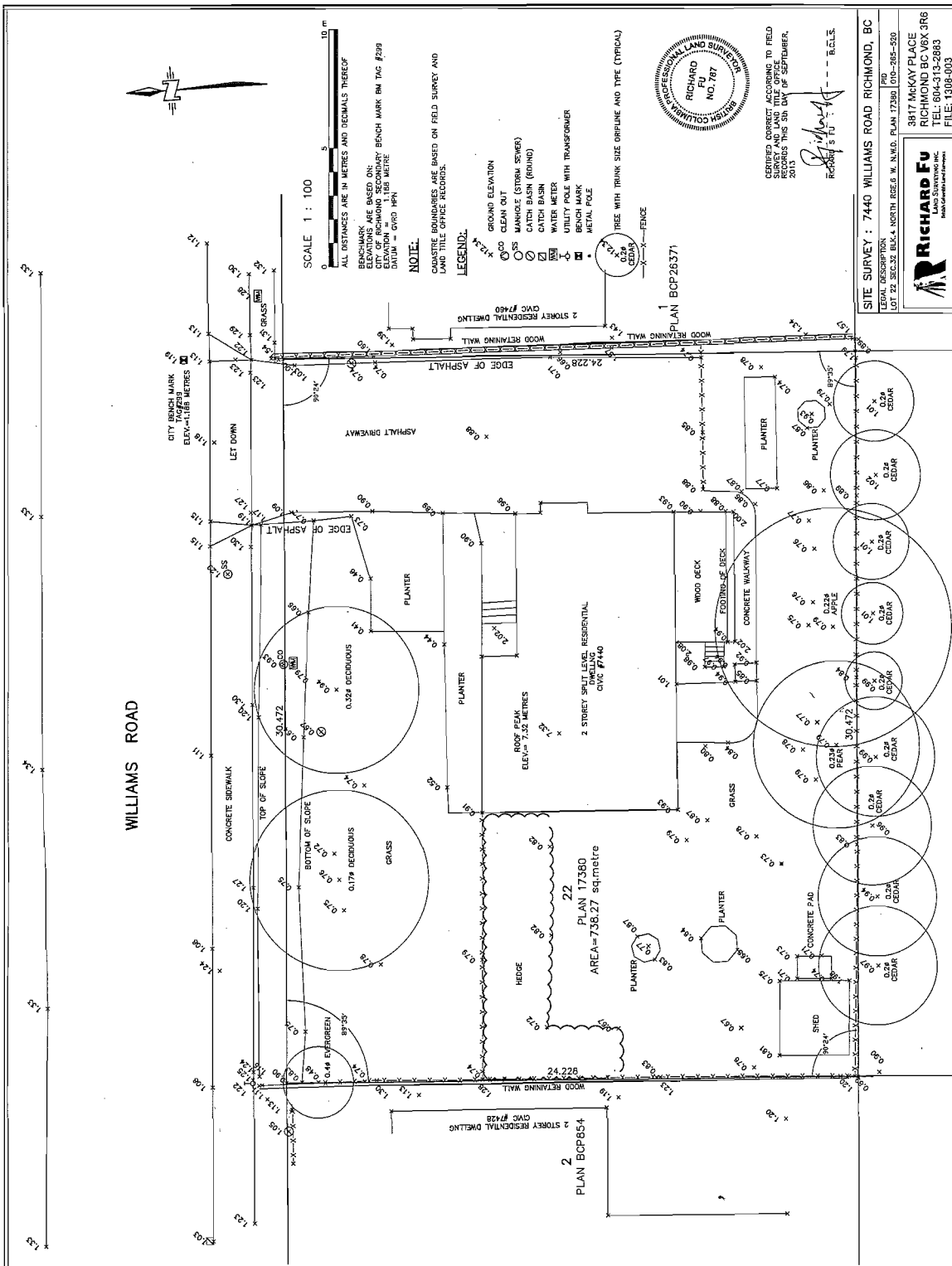


RZ 13-648179

Original Date: 11/13/13

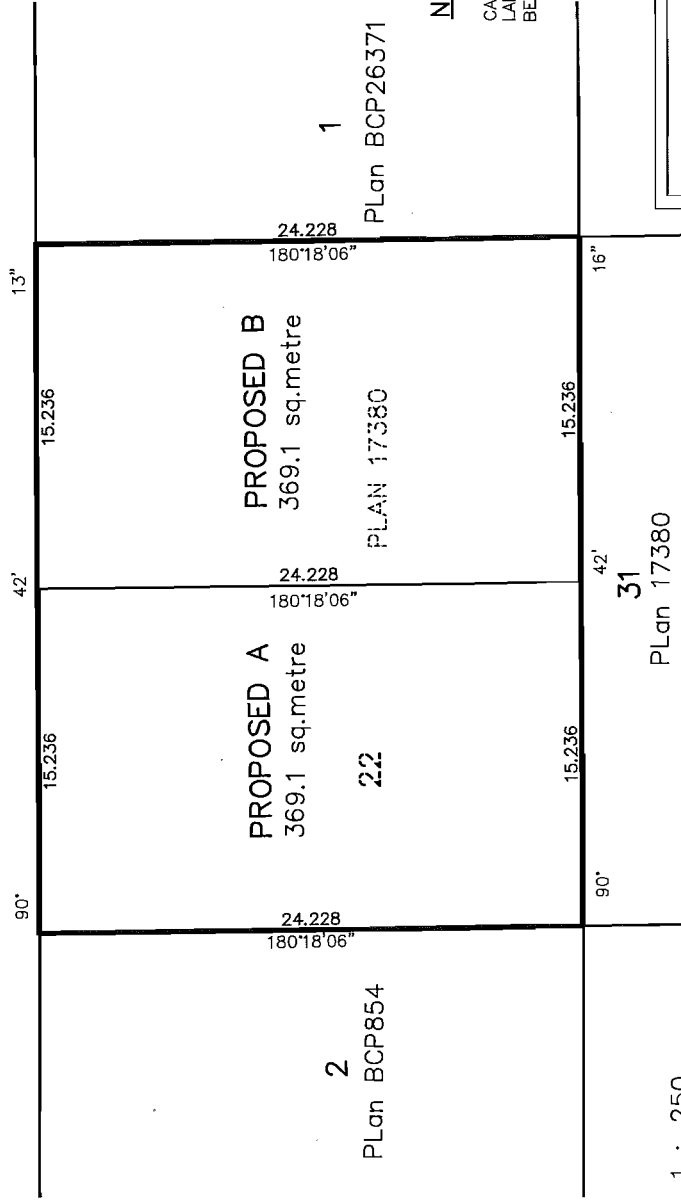
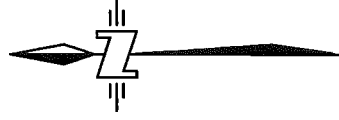
Revision Date: 09/05/14

Note: Dimensions are in METRES



PROPOSED SUBDIVISION OF LOT 22 SEC. 32 BLK. 4 NORTH, RGE. 6 WEST N.W.D. PLAN 17380

WILLIAMS ROAD



NOTE:

CADASTRE BOUNDARIES ARE BASED ON FIELD SURVEY AND
 LAND TITLE OFFICE RECORDS.
 BEARINGS ARE BASED ON PLAN BCP26371

SCALE 1 : 250



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF



3817 McKAY PLACE
 RICHMOND BC V6X 3R6
 TEL: 604-313-2883
 FILE: 1308-003



RZ 13-648179

Attachment 3

Address: 7440 Williams Road

Applicant: Rav Bains

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	Gurdev Singh Kahlon Paramjit Singh Kahlon Surinder Kaur Kahlon	To be determined
Site Size (m²):	738.27 m ²	Two (2) lots, each approximately 369 m ²
Land Uses:	One (1) single-detached dwelling	Two (2) principal dwellings, each with an additional dwelling unit above an attached garage
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Coach House (ZS12) - Broadmoor

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55, together with an additional 0.1 provided the lot contains one (1) or more dwelling units with less than 60.0 m ² of gross floor area 239.85 m² on each lot	236 m ² on each lot	none permitted
Lot Coverage – Building:	Max. 45%	37.7%	none
Lot Coverage – Buildings, structures & non-porous surfaces:	Max. 70%	44.6%	none
Lot Coverage – Live plant material:	Min. 20%	28.9%	none
Lot Size (min. dimensions):	N/A	N/A	none
Building Envelope:	Buildings shall not be sited outside the building envelope identified in Diagram 1, Section 15.12.6.2 of the ZS12 zone	Buildings are proposed to be sited within the building envelope identified in Diagram 1, Section 15.12.6.2 of the ZS12 zone	none
			none
Height (m):	Max. 9.0 m	Max. 9.0 m	none
On-Site Vehicle Parking Spaces:	2 spaces per primary dwelling unit + 1 space per additional dwelling unit	2 spaces per primary dwelling unit + 1 space per additional dwelling unit	none



CONTEXT PLAN

SCALE: N.T.S.



Note: All plans to comply with All city regulations at BP and dev. stage

(preliminary)

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

1 SINGLE FAMILY SUBDIVISION

7440 WILLIAMS RD.
RICHMOND, B.C.

Yamamoto
Architecture Inc.

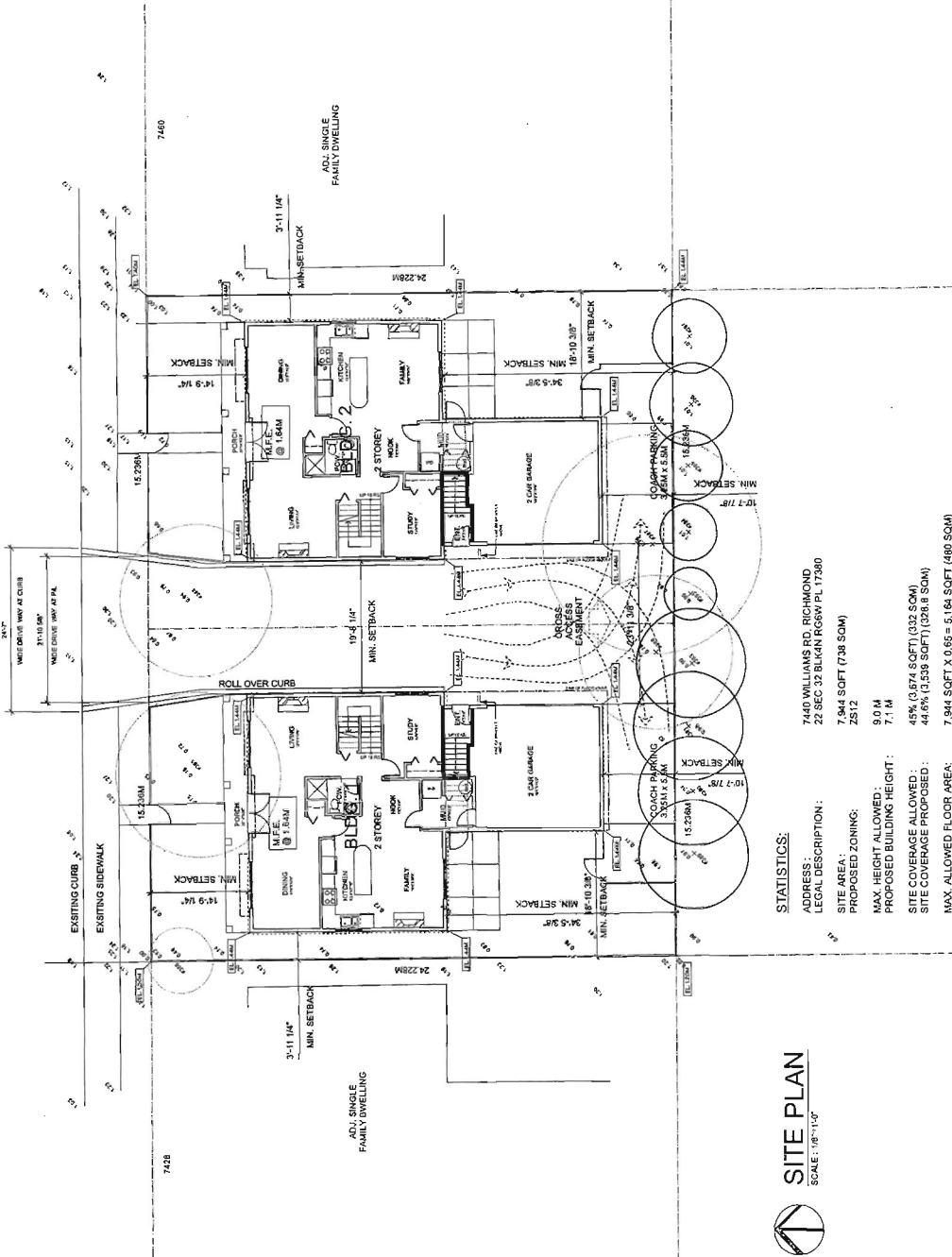
DATE: 08/15/2014
SCALE: 1/8"=1'-0"

SITE PLAN

PLAN #1a

SCALE	1/8"=1'-0"
DATE	08/15/2014
DRAWN BY	JP
CHECKED BY	148

WILLIAMS RD.



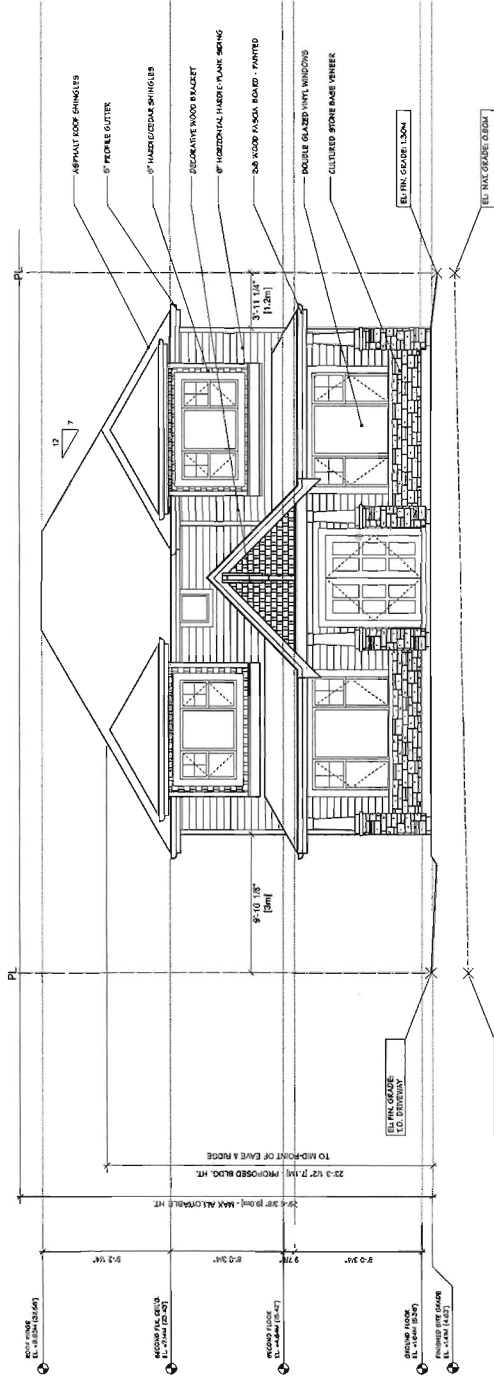
SITE PLAN

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

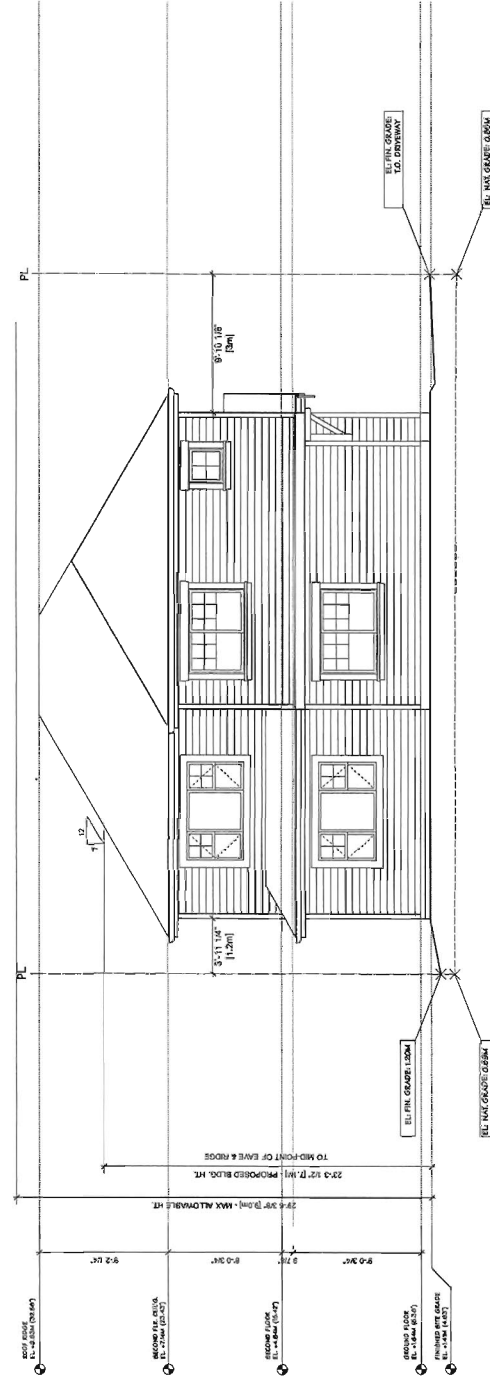


STATISTICS:

ADDRESS:	7440 WILLIAMS RD. RICHMOND
LEGAL DESCRIPTION:	22 SEC 32 BLK 4N RG 6W PL 17380
SITE AREA:	7,944 SQFT (738 SQM)
PROPOSED ZONING:	2512
MAX. HEIGHT ALLOWED:	9.0 M
PROPOSED BUILDING HEIGHT:	7.1 M
SITE COVERAGE ALLOWED:	45% (3,574 SQFT) (332 SQM)
SITE COVERAGE PROPOSED:	44.6% (3,538 SQFT) (328.8 SQM)
MAX. ALLOWED FLOOR AREA:	7,944 SQFT X 0.65 = 5,164 SQFT (480 SQM)
PROPOSED FLOOR AREA:	5,084 SQFT (472 SQM)
MAX. ALLOWED COVERED DECK:	7,944 SQFT X 0.03 = 238 SQFT (22 SQM)
PROPOSED COVERED DECK:	122 SQM (131 SQFT)



NORTH ELEVATION
SCALE 1/4" = 1'-0"



SOUTH ELEVATION
SCALE 1/4" = 1'-0"

NO.	DATE	DESCRIPTION
1	08/12/2014	GENERAL ELEVATIONS
2	08/12/2014	REVISIONS

(Preliminary)

NO.	DATE	DESCRIPTION
1	08/12/2014	GENERAL ELEVATIONS
2	08/12/2014	REVISIONS

2 SINGLE FAMILY SUBDIVISION

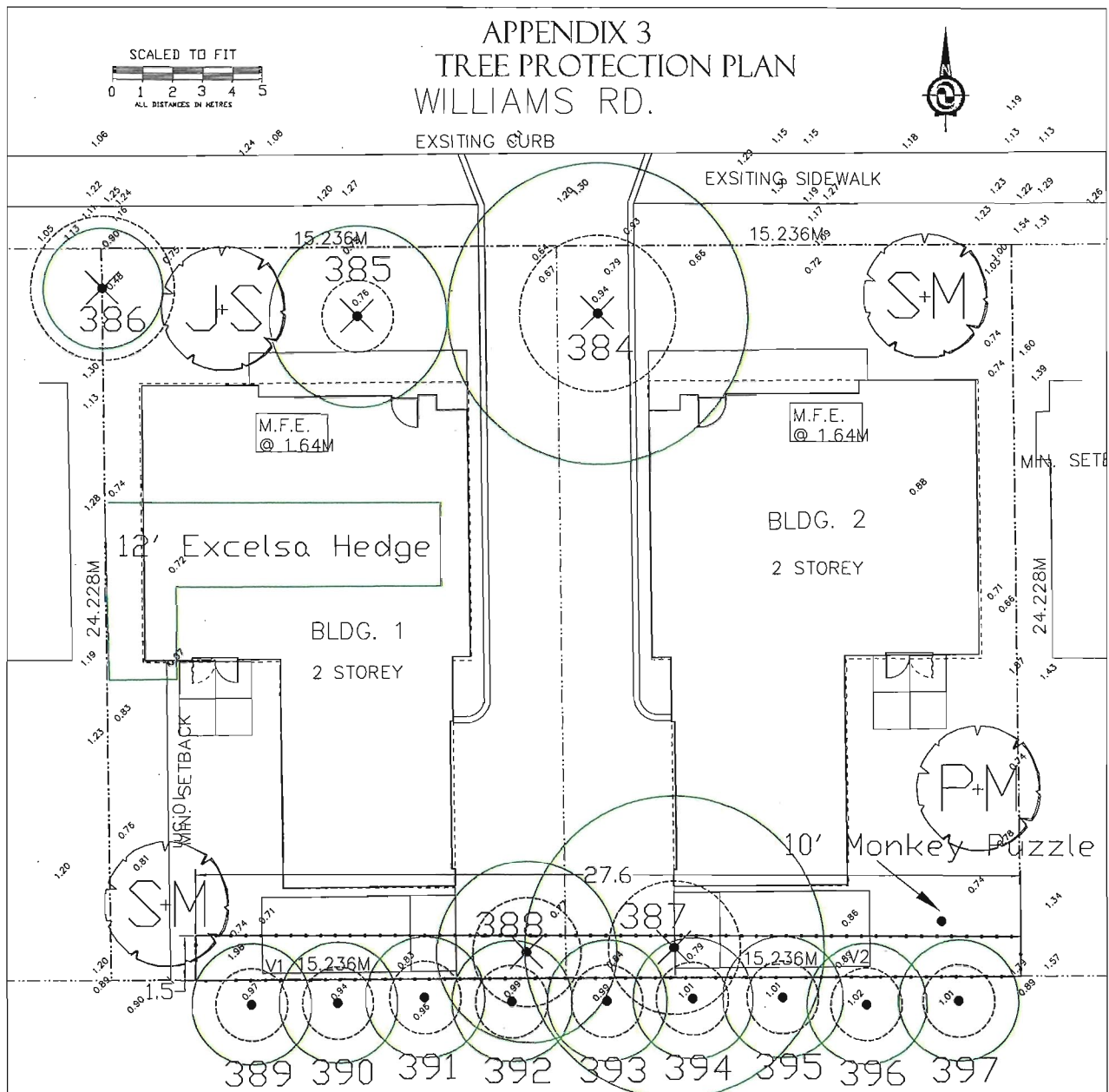
7400 WILLIAM RD.
POTOMAC, MD. 20854

Yamamoto
Architecture Inc.

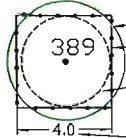
2345 1st Ave., N.E.
P.O. Box 100000, Atlanta, GA 30308

BUILDING NO.1
PLAN #3c

NO.	DATE	DESCRIPTION
1	08/12/2014	GENERAL ELEVATIONS
2	08/12/2014	REVISIONS



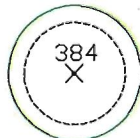
TREE PROPOSED
FOR RETENTION



CANOPY
PROTECTION
FENCING
MINIMUM PROTECTION
ZONE (MPZ)
FENCING DIMENSIONS
IN METRES

LEGEND

TREE PROPOSED
FOR REMOVAL



TREE INVENTORY

#	Type	Action	DBH	Canopy
384	Weeping Cherry	Remove	44cm	5.0m
385	Fruiting Plum	Remove	20cm	3.0m
386	Douglas Fir	Remove	40cm	2.0m
387	Apple	Remove	20/20/20	5.0m
388	Apple	Remove	17/14cm	3.0m
389-397	Excelsa Cedar	Retain	20cm	2.0m

TREE PROTECTION FENCING

Minimum Radial Distance from trunk

#	Type	DBH	Metres	Feet
389-397	Cedar	20cm	2.0m	6.6ft

Replacement Trees

QTY	Type	Size
2	Saucer Magnolia	
1	Paperbark Maple	
1	Japanese Snowbell	

NOTES:

1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING

2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.

3. PROPOSED TREE REMOVAL AND RETENTION REFLECTS PRELIMINARY DRIVEWAY AND SERVICE CORRIDOR ALIGNMENT CONSIDERATIONS.

4. ALL MEASUREMENTS ARE METRIC

Froggers Creek
Tree Consultants Ltd

7763 McGregor Avenue Burnaby BC V5J 4H4
Telephone: 604-721-6002 Fax: 604-437-0970

7440 Williams Road, Richmond BC

TREE PROTECTION DRAWING
THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR CANOPIES, PROTECTION ZONES, REPLACEMENT TREES AND PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT

January 30, 2014

©2019 M2 Landscape Architecture. This drawing and design is the property of M2 Landscape Architecture and is not to be reproduced or used in any form without written permission.



4270 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.555.0044
Email: office@m2la.com



NO.	DATE	REVISIONS	BY	CHK.
1	01/20/20	REVISED LAYOUT	MM	MM
2	02/10/20	REVISED LAYOUT	MM	MM
3	03/10/20	REVISED LAYOUT	MM	MM
4	04/10/20	REVISED LAYOUT	MM	MM
5	05/10/20	REVISED LAYOUT	MM	MM
6	06/10/20	REVISED LAYOUT	MM	MM
7	07/10/20	REVISED LAYOUT	MM	MM
8	08/10/20	REVISED LAYOUT	MM	MM
9	09/10/20	REVISED LAYOUT	MM	MM
10	10/10/20	REVISED LAYOUT	MM	MM
11	11/10/20	REVISED LAYOUT	MM	MM
12	12/10/20	REVISED LAYOUT	MM	MM
13	01/21/21	REVISED LAYOUT	MM	MM
14	02/21/21	REVISED LAYOUT	MM	MM
15	03/21/21	REVISED LAYOUT	MM	MM
16	04/21/21	REVISED LAYOUT	MM	MM
17	05/21/21	REVISED LAYOUT	MM	MM
18	06/21/21	REVISED LAYOUT	MM	MM
19	07/21/21	REVISED LAYOUT	MM	MM
20	08/21/21	REVISED LAYOUT	MM	MM
21	09/21/21	REVISED LAYOUT	MM	MM
22	10/21/21	REVISED LAYOUT	MM	MM
23	11/21/21	REVISED LAYOUT	MM	MM
24	12/21/21	REVISED LAYOUT	MM	MM
25	01/22/22	REVISED LAYOUT	MM	MM
26	02/22/22	REVISED LAYOUT	MM	MM
27	03/22/22	REVISED LAYOUT	MM	MM
28	04/22/22	REVISED LAYOUT	MM	MM
29	05/22/22	REVISED LAYOUT	MM	MM
30	06/22/22	REVISED LAYOUT	MM	MM
31	07/22/22	REVISED LAYOUT	MM	MM
32	08/22/22	REVISED LAYOUT	MM	MM
33	09/22/22	REVISED LAYOUT	MM	MM
34	10/22/22	REVISED LAYOUT	MM	MM
35	11/22/22	REVISED LAYOUT	MM	MM
36	12/22/22	REVISED LAYOUT	MM	MM
37	01/23/23	REVISED LAYOUT	MM	MM
38	02/23/23	REVISED LAYOUT	MM	MM
39	03/23/23	REVISED LAYOUT	MM	MM
40	04/23/23	REVISED LAYOUT	MM	MM
41	05/23/23	REVISED LAYOUT	MM	MM
42	06/23/23	REVISED LAYOUT	MM	MM
43	07/23/23	REVISED LAYOUT	MM	MM
44	08/23/23	REVISED LAYOUT	MM	MM
45	09/23/23	REVISED LAYOUT	MM	MM
46	10/23/23	REVISED LAYOUT	MM	MM
47	11/23/23	REVISED LAYOUT	MM	MM
48	12/23/23	REVISED LAYOUT	MM	MM
49	01/24/24	REVISED LAYOUT	MM	MM
50	02/24/24	REVISED LAYOUT	MM	MM
51	03/24/24	REVISED LAYOUT	MM	MM
52	04/24/24	REVISED LAYOUT	MM	MM
53	05/24/24	REVISED LAYOUT	MM	MM
54	06/24/24	REVISED LAYOUT	MM	MM
55	07/24/24	REVISED LAYOUT	MM	MM
56	08/24/24	REVISED LAYOUT	MM	MM
57	09/24/24	REVISED LAYOUT	MM	MM
58	10/24/24	REVISED LAYOUT	MM	MM
59	11/24/24	REVISED LAYOUT	MM	MM
60	12/24/24	REVISED LAYOUT	MM	MM
61	01/25/25	REVISED LAYOUT	MM	MM
62	02/25/25	REVISED LAYOUT	MM	MM
63	03/25/25	REVISED LAYOUT	MM	MM
64	04/25/25	REVISED LAYOUT	MM	MM
65	05/25/25	REVISED LAYOUT	MM	MM
66	06/25/25	REVISED LAYOUT	MM	MM
67	07/25/25	REVISED LAYOUT	MM	MM
68	08/25/25	REVISED LAYOUT	MM	MM
69	09/25/25	REVISED LAYOUT	MM	MM
70	10/25/25	REVISED LAYOUT	MM	MM
71	11/25/25	REVISED LAYOUT	MM	MM
72	12/25/25	REVISED LAYOUT	MM	MM
73	01/26/26	REVISED LAYOUT	MM	MM
74	02/26/26	REVISED LAYOUT	MM	MM
75	03/26/26	REVISED LAYOUT	MM	MM
76	04/26/26	REVISED LAYOUT	MM	MM
77	05/26/26	REVISED LAYOUT	MM	MM
78	06/26/26	REVISED LAYOUT	MM	MM
79	07/26/26	REVISED LAYOUT	MM	MM
80	08/26/26	REVISED LAYOUT	MM	MM
81	09/26/26	REVISED LAYOUT	MM	MM
82	10/26/26	REVISED LAYOUT	MM	MM
83	11/26/26	REVISED LAYOUT	MM	MM
84	12/26/26	REVISED LAYOUT	MM	MM
85	01/27/27	REVISED LAYOUT	MM	MM
86	02/27/27	REVISED LAYOUT	MM	MM
87	03/27/27	REVISED LAYOUT	MM	MM
88	04/27/27	REVISED LAYOUT	MM	MM
89	05/27/27	REVISED LAYOUT	MM	MM
90	06/27/27	REVISED LAYOUT	MM	MM
91	07/27/27	REVISED LAYOUT	MM	MM
92	08/27/27	REVISED LAYOUT	MM	MM
93	09/27/27	REVISED LAYOUT	MM	MM
94	10/27/27	REVISED LAYOUT	MM	MM
95	11/27/27	REVISED LAYOUT	MM	MM
96	12/27/27	REVISED LAYOUT	MM	MM
97	01/28/28	REVISED LAYOUT	MM	MM
98	02/28/28	REVISED LAYOUT	MM	MM
99	03/28/28	REVISED LAYOUT	MM	MM
100	04/28/28	REVISED LAYOUT	MM	MM

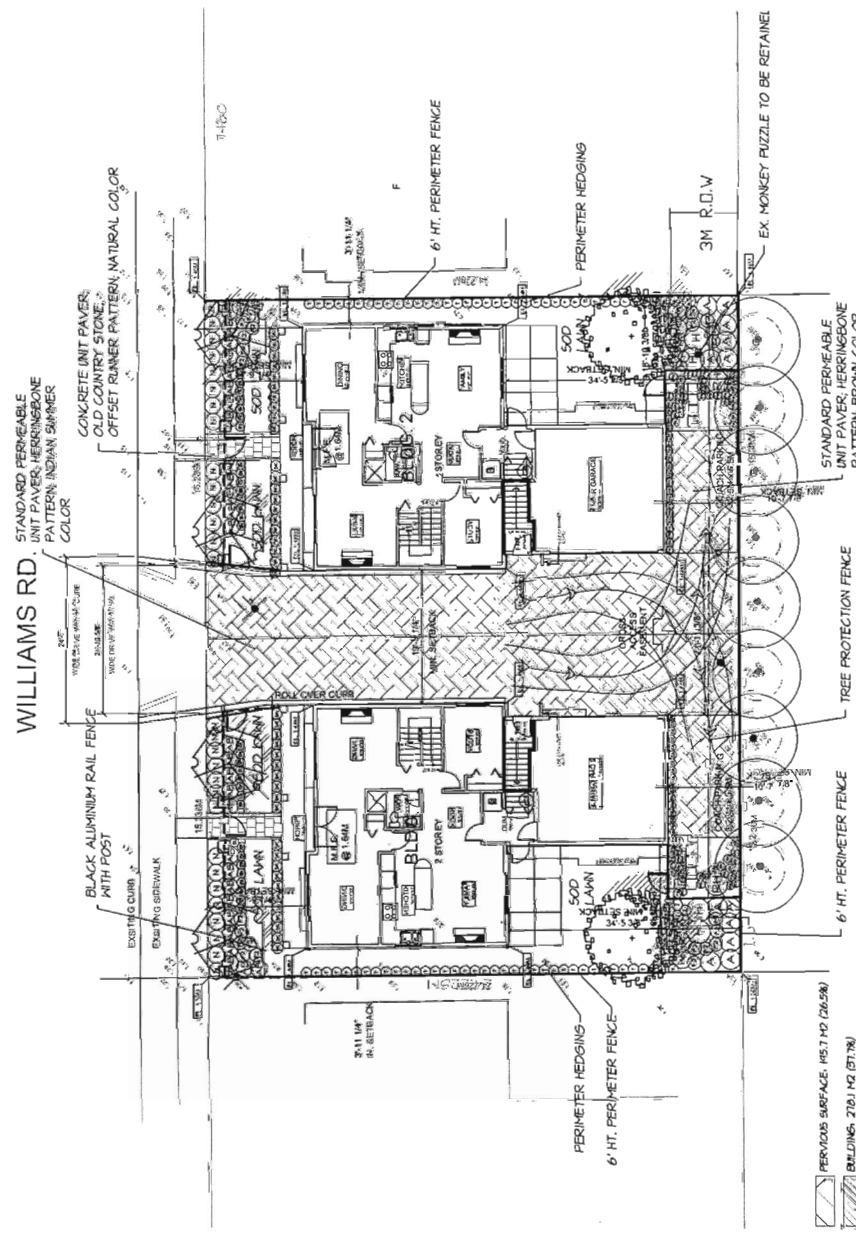
(preliminary)

PROJECT:

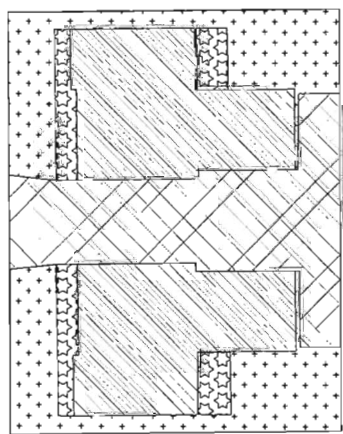
2 SINGLE FAMILY RESIDENCES
7400 WILLIAMS RD
RICHMOND, BC

LANDSCAPE PLAN

DATE: 11/01/2023
SCALE: 1/8" = 1'-0"
SHEET: 01
SHEET COUNT: 01 OF 03



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



NON-POROUS SURFACE, PERMEABLE PAVER AREA AND LANDSCAPED AREA OVERLAY

4-008



City of
Richmond

Rezoning Considerations

Development Applications Division
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 7440 Williams Road

File No.: RZ 13-648179

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9175, the following must be completed:

1. Submission of a final 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 fencing, paving, and installation costs). The Landscape Plan should:
 - Comply with the applicable 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 required six (6) replacement trees.
2. City acceptance of the developer's offer to voluntarily contribute \$2,000 to the City's Tree Compensation Fund for the planting of four (4) replacement trees within the City.
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the off-site trees to be retained on the neighbouring property to the south at 7431 Nevis Drive (Trees #389-397). 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. Registration of a flood indemnity covenant on Title.
5. Registration of a legal agreement on title to ensure that, upon subdivision of the property, the sole access to the site is from the proposed shared driveway.
6. Registration of a legal agreement on title to ensure that the plans at Building Permit stage are generally consistent with the site plan, architectural elevation plans, and landscape plan included in Attachment 4 to this report.

At Demolition* stage, the following must be completed:

- Installation of tree protection fencing on-site around the off-site trees to be retained on the neighbouring property to the south at 7431 Nevis Drive (Trees #389-397). Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03. Tree protection fencing must be installed prior to demolition of the existing dwelling and must remain in place until construction and landscaping on the proposed lots is completed.

At Subdivision* stage, the following must be completed:

- Payment of Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.
- Registration of a cross-access easement on title to grant each property the right to use the shared driveway for access.
- The granting of a 3.0 m wide statutory right-of-way for the sanitary sewer along the south property line, from the west property line of the subject site to the east edge of the proposed shared driveway.

At Building Permit* Stage, the developer must complete the following requirements:

- Plans must comply with all City regulations, including zoning, and plans must be generally consistent with the site plan, architectural elevation plans, and landscape plan included in Attachment 4 of this report, in accordance with the legal agreement registered on title at rezoning stage.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. The 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.
- 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.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

(signed copy on file)

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9175 (RZ 13-648179)
7440 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 **"COACH HOUSE (ZS12) - BROADMOOR"**.

P.I.D. 010-265-520

Lot 22 Section 32 Block 4 North Range 6 West New Westminster District Plan 17380

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9175"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

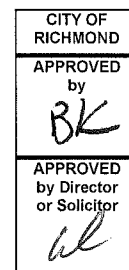
SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

OCT 14 2014



MAYOR

CORPORATE OFFICER