



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee
From: Brian J. Jackson, MCIP
Director of Development
Date: April 26, 2011
File: RZ 10-545919
Re: Application by Paul Tang and Tony Chen for Rezoning at 8691, 8711, 8731, 8751, 8771 and 8791 Williams Road from Single Detached (RS1/E) to Medium Density Townhouses (RTM2)

Staff Recommendation

That Bylaw No. 8739, for the rezoning of 8691, 8711, 8731, 8751, 8771 and 8791 Williams Road from "Single Detached (RS1/E)" to "Medium Density Townhouses (RTM2)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

EL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Y ☒ N ☐	

Staff Report

Origin

Paul Tang and Tony Chen have applied to the City of Richmond for permission to rezone 8691, 8711, 8731, 8751, 8771 and 8791 Williams Road (**Attachment 1**) from Single Detached (RS1/E) to Medium Density Townhouses (RTM2) in order to permit the development of 31 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), fronting Garden City Road;
To the South: South Arm Community Centre zoned School and Institutional Use (SI);
To the West: Existing single-family dwellings lots zoned Single Detached (RS1/E) and two (2) in-stream townhouse proposals on the north side of Williams Road. The rezoning application for the 10 units townhouse proposal at 8511 and 8531/8533 Williams Road (RZ 08- 414049) was given Third Reading on April 18, 2011. The rezoning applications for the 15 unit townhouse proposal at 8391, 8411 and 8471 Williams Road (RZ 04-287969 and RZ 08-434086) were given Third Reading on May 22, 2007 and November 15, 2010 respectively. The Development Permit application for this 15 unit townhouse proposal will be presented to Development Permit Panel for consideration on May 11, 2011.

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 \$80,211.

Public Input

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

Staff Comments

Trees Retention and Replacement

A Tree Survey and a Certified Arborist's report were submitted in support of the application. 25 bylaw-sized trees on-site and 12 trees on the adjacent properties were identified on the Tree Survey and reviewed by the Arborist. The City's Tree Preservation Coordinator has reviewed the Arborist Report and concurred with the Arborist's recommendations to preserve eight (8) trees on-site and relocate one (1) Japanese Maple tree on-site. In addition, all neighbouring trees are to be protected. Tree protection fencing on-site around the driplines of all trees to be retained will be required prior to any construction activities, including building demolition, occurring on-site. A proof of a contract with a company specializing in tree relocation to undertake the transplant of the Japanese Maple tree is required prior to final adoption.

The City's Tree Preservation Coordinator has also concurred with the proposed removal of 16 bylaw trees on-site due to poor condition (existing structural defects related to previous topping or excessive pruning, cavities in the upper crown or basal flare or significant phototropic leans, etc.). A large hedge-row consisting of 10 Lawson Cypress trees will also be removed due to conflict with the proposed buildings and internal driveway locations.

A Tree Preservation Plan is attached (**Attachment 4**). Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP) 32 replacement trees are required. According to the Preliminary Landscape Plan (**Attachment 2**), the developer is proposing to plant 64 new trees on-site.

Site Servicing and Frontage Improvements

An independent review of servicing requirements (sanitary, storm and water) has been conducted by the applicant's Engineering consultant and reviewed by the City's Engineering Department. The Capacity Analysis concludes that no sanitary nor water upgrades are required to support the proposed development, however, storm upgrades to the existing system are required. As a condition of rezoning, the developer is required to enter into a standard Servicing Agreement for the design and construction of the storm upgrades as identified in the capacity analysis (please see **Attachment 5** for details).

Prior to final adoption, the developer is required to consolidate the six (6) lots into one (1) development parcel, dedicate 2.0 m along the south property line up to a 100 m west of the Garden City Road/Williams Road intersection for future road widening, and provide a \$12,000 contribution to the proposed Audible Pedestrian Sign (APS) system upgrade at existing Garden City Road/Williams Road signalized intersection. As part of the Servicing Agreement for the servicing upgrades, the design and construction of frontage improvements are also required (please see **Attachment 5** for details).

Vehicle Access

One (1) driveway is proposed at the middle of the site frontage. The long-term objective is for the driveway access established on this site to be utilized by adjacent properties to the east and west if they ultimately apply to redevelop. A Public Rights-of-Passage (PROP) right-of-way (ROW) will be secured as a condition of rezoning to facilitate this purpose.

Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$43,000 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 applicant has agreed to provide a voluntary contribution in the amount of \$0.60 per square foot of developable area for the development to the City's Public Art fund. The amount of the contribution would be \$24,063.

Analysis

OCP Compliance – Arterial Road Developments

Under the Arterial Road Redevelopment and Lane Establishment Policies, the subject block on the north side of Williams Road between Garden City Road and Pigott Drive is designated for multiple-family development. The rezoning applications for the first townhouse development proposal on this block, located at 8391, 8411 and 8471 Williams Road, are at Third Reading.

It is noted that the proposed development will create an orphan development site situation at 8811 Williams Road and 9991 Garden City Road where the width of the site (25.65 m) will be less than the required site width under the Arterial Road Redevelopment Policy (40 m). In order to avoid the creation of an orphan lot situation, staff requested the applicant to acquire 8811 Williams Road and 9991 Garden City Road. The applicant made attempts to acquire these properties to extend the development proposal, but was unable to come to an agreement with the current owners. In order to proceed with the subject development proposal, a development concept plan for 8811 Williams Road and 9991 Garden City Road has been prepared and is on file. Due to the small size of future developable area of 8811 Williams Road and 9991 Garden City Road, the outdoor amenity space, as well as the garbage/recycling facilities at the subject site, will be shared by the subject development and future development at 8811 Williams Road and 9991 Garden City Road. A cross-access easement/agreement will be secured as a condition of rezoning to facilitate this.

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.

Medium Density Townhouses (RTM2)

The proposed zoning Medium Density Townhouses (RTM2) with a maximum density of 0.65 FAR complies with the Low-Density Residential land use designation contained in the Official Community Plan (OCP) for development on the City's arterial roads. Densities above the range of 0.6 FAR are usually considered in conjunction with development sites in close proximity to a Community Centre and/or Neighbourhood Service Centre. The subject site is across from South Arm Community Centre and is within walking distance to the Broadmoor Shopping Centre. To qualify for the proposed density and to satisfy the requirements of the RTM2 zone, the applicant is:

- Dedicating 2.0 m along the south property line up to a 100 m west of the Garden City Road/Williams Road intersection for future road widening;
- Preserving nine (9) of the 25 bylaw-sized trees on site and protecting all of the 12 trees on adjacent properties, located in proximity to the development site;
- Proposing a 4:1 tree replacement ratio, which is over and above the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP);
- Providing an extended rear yard setback (ranging from 5.0 to 6.0 m, instead of the 3.0 m setback as required in Medium Density Townhouses (RTM2) and the 4.5 m setback as required under the Arterial Road Redevelopment Policy);
- Providing a voluntary contribution to the Affordable Housing Strategy reserve fund; and
- Providing a voluntary contribution to the City's Public Art fund.

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, a variance to allow for a total of 30 tandem parking spaces in 15 of the three-storey townhouse units is being requested. Transportation Division staff have reviewed the proposal and have no concerns. The proposed number of on-site visitor parking is in compliance with the bylaw requirement. A restrictive covenant to prohibit the conversion of the garage area into habitable space is required prior to final adoption.

Design Review and Future Development Permit Considerations

A Development Permit will be required to ensure that the development at 8691, 8711, 8731, 8751, 8771 and 8791 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;
- Review of the location and design of the convertible unit and other accessibility features;
- Review of site grade to ensure the survival of protected trees and to enhance the relationship between the first habitable level and the private outdoor space;
- Landscaping design and enhancement of the outdoor amenity area to maximize use;
- Ensure there is adequate private outdoor space in each unit; and
- Opportunities to maximize permeable surface areas and articulate hard surface treatment.

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



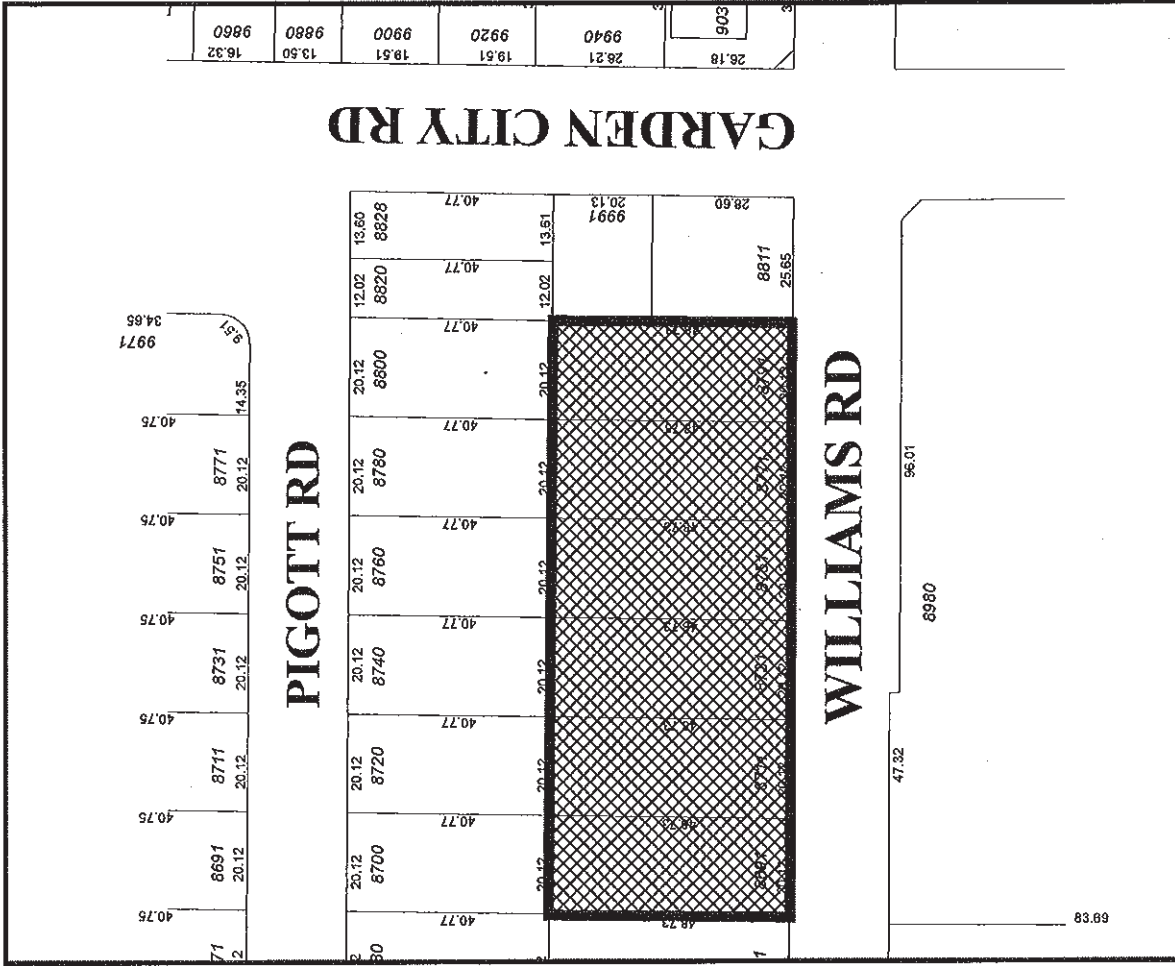
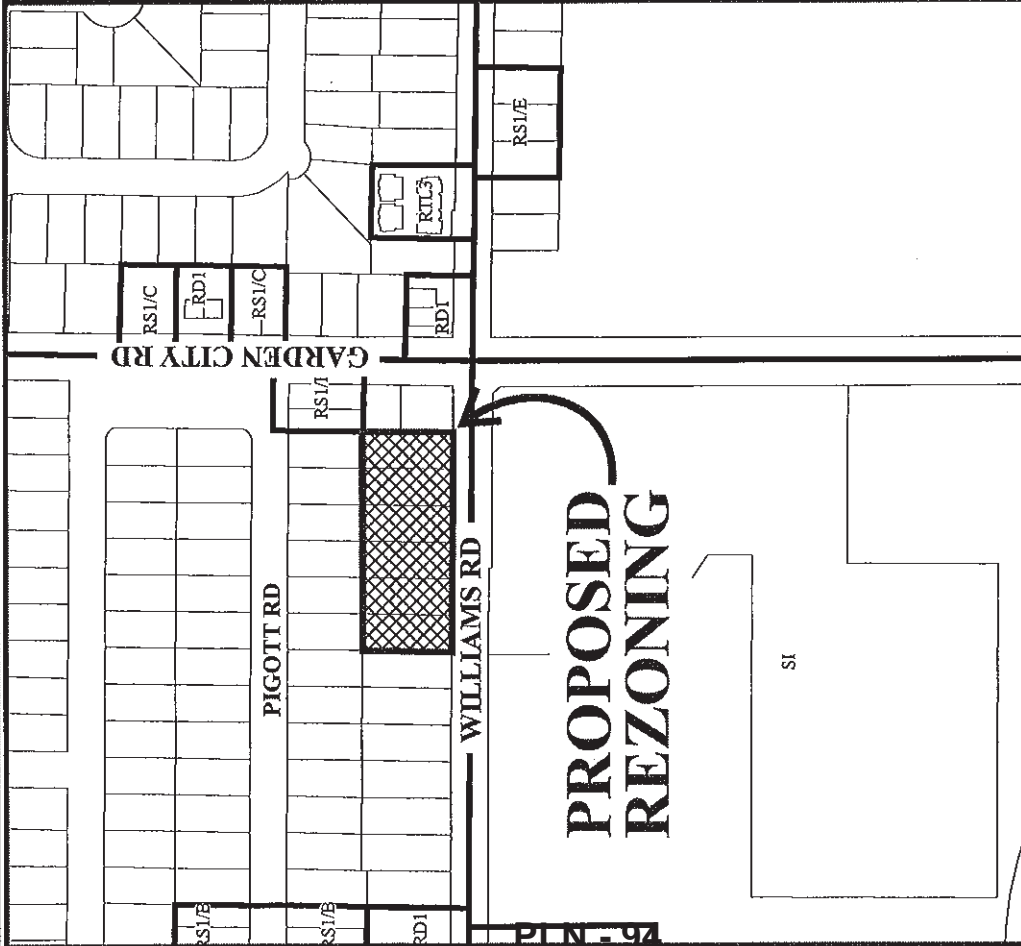
Edwin Lee
Planning Technician -- Design
(Local 4121)

EL:blg

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



City of Richmond

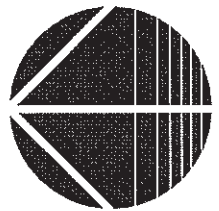


Original Date: 09/24/10

Revision Date:

Note: Dimensions are in METRES

RZ 10-545919





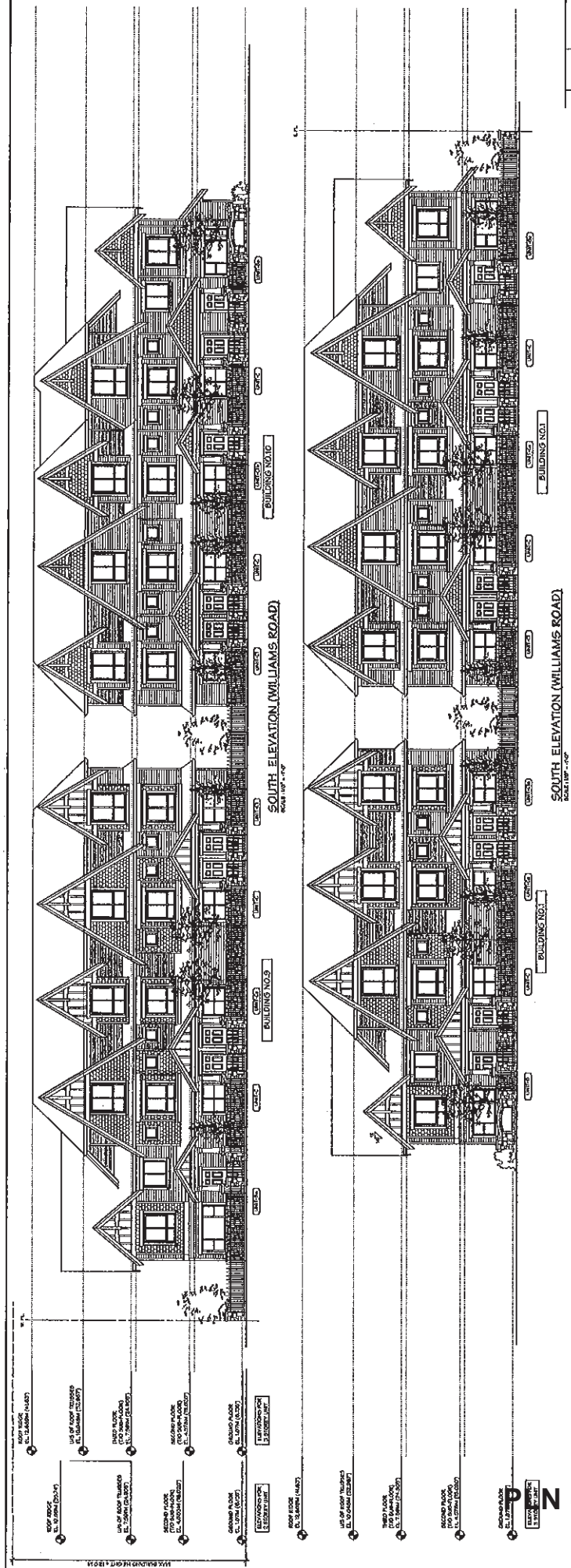
RZ 10-545919

PLN - 95

Original Date: 09/24/10

Amended Date:

Note: Dimensions are in METRES



NO.	DATE	REMARKS
	APR. 20/1911	RECEIVED FROM THE CHIEF

PHOTO CT

37 UNIT TOWNHOUSE DEVELOPMENT

9441, 8712, 8751, 8771, 8781 WILLIAMS ROAD
RICHMOND, B.C.

**Yamamoto
Architecture Inc.**

2500 Oak Street, Wm., D.C.
 20541 JN Tel 804-771-1127 Fax 804-771-1127

DRAWING TITLE

ELEVATIONS

DATE	12/12/2000	NO	4
TIME	12:00	NO	
DATE	12/12/2000	NO	
TIME	12:00	NO	

1



APR 11/2011: Landscape area addition and site plan based on planning/IDP

APR 19/2011: Rev 2 landscape modified

APR 19/2011: Rev 3 landscape modified

APR 19/2011: Rev 4 landscape modified

APR 19/2011: Rev 5 landscape modified

APR 19/2011: Rev 6 landscape modified

APR 19/2011: Rev 7 landscape modified

APR 19/2011: Rev 8 landscape modified

APR 19/2011: Rev 9 landscape modified

APR 19/2011: Rev 10 landscape modified

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APR 19/2011: Rev 12 landscape modified

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APR 19/2011: Rev 77 landscape modified

ITO
3 ASSOCIATES
Landscape Architects
1400 E 5th Ave
Vancouver, BC V6L 1A2
Tel: (604) 255-9909
Email: ito@ito3.com

Project:

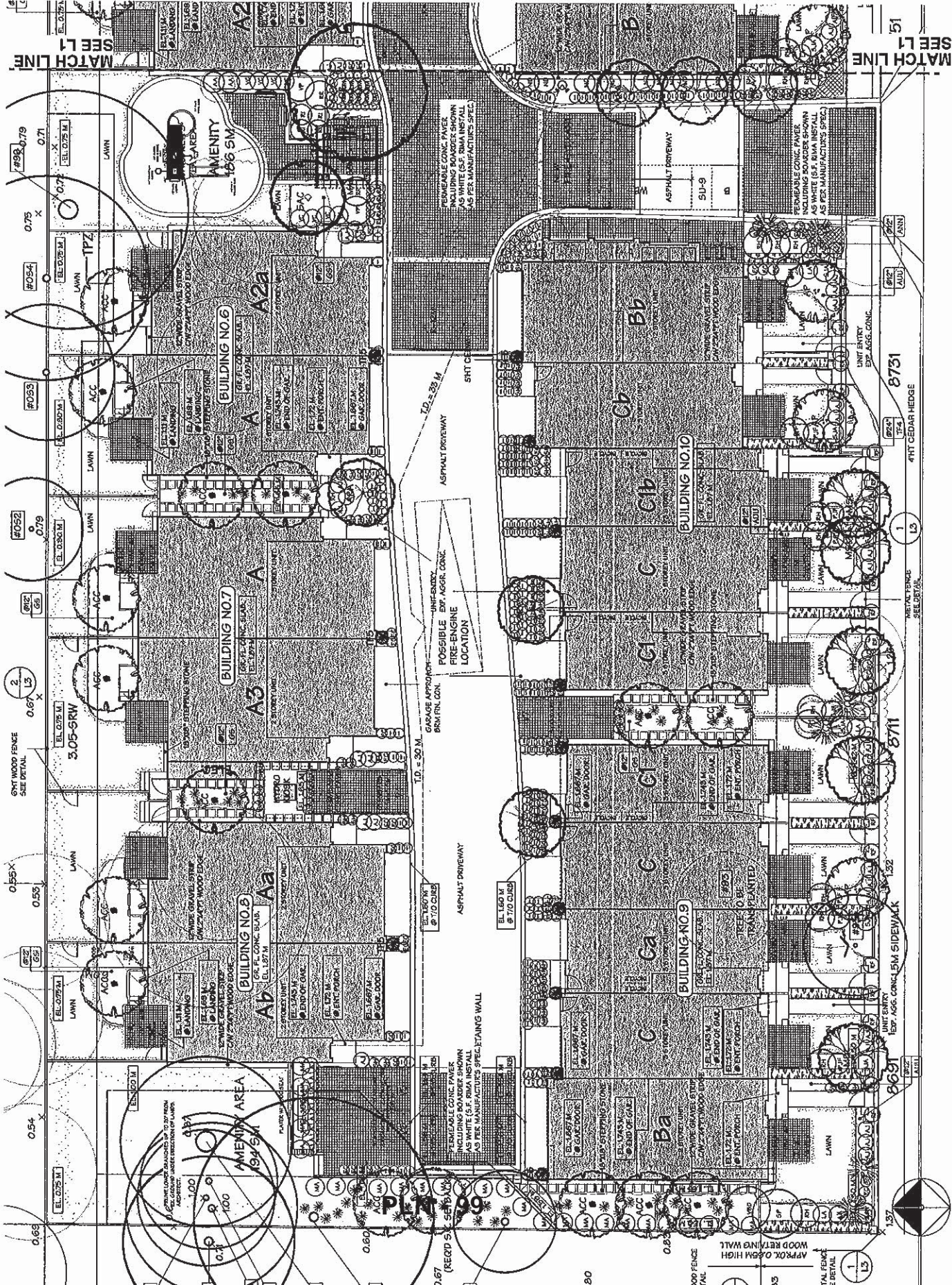
3691-3791
WILLIAMS RD.
RICHMOND B.C.

Drawn: TSM

LANDSCAPE PLAN

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Client	WILLIAMS
Date	10/27
Sheet	10/27

L2 of 3



PROJECT ADDRESS: 6401-0791 WILLIAMS RD. RICHMOND

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G96	B94	GAULTHERIA SHALLOON
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" DENOTES SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
ALL MATERIALS AND SPECIFICATIONS SHALL BE IN ACCORDANCE TO THE MOST RECENT EDITION OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF THE
NORTH CAROLINA LANDSCAPE STANDARDS.

PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CHINA STANDARDS FOR NURSERY STOCK, WHICH IS EQUIVALENT TO THE AUSTRIAN STANDARDS FOR CONTAINER-GROWN PLANTS.

ALL PLANT QUANTITY REQUIREMENTS BETWEEN PLAN AND PLANT LIST SHALL BE REFERENCED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BIDDERS.

ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER THE DATE OF SUBSTANTIAL PERFORMANCE. SUBSTANTIAL PERFORMANCE SHALL OCCUR WHEN 90% OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.

THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER.

QTY OF REMOVED TREES	SIZE OF REPLACEMENT TREES	REMOVED QTY OF REPLACEMENT TREES	PROMISED TREES	BALANCE
5	6000 CAL./5.5m HT.	10	38000/039	28
2	8500 CAL./5.5m HT.	8	17	4
3	8500 CAL./5.5m HT.	7	1	1
3	81000 CAL./5.5m HT.	6	0	6

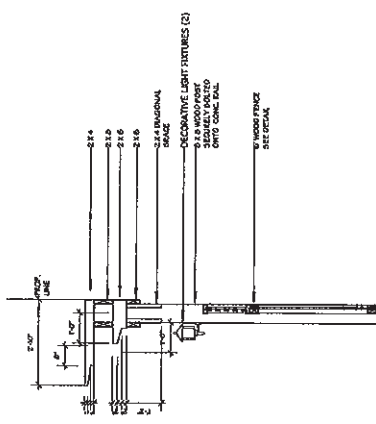
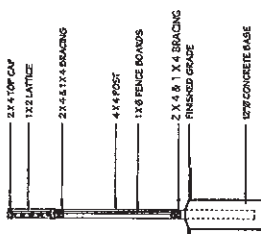
Technical drawing of a metal gate assembly. The drawing shows a side elevation of a gate with a concrete cap. The gate is labeled "METAL GATE WITH LATCH ASSEMBLY" and "CONCRETE CAP". The concrete cap is labeled "METAL FENCE" and "REINFORCED CONCRETE SPLIT POSTING". The gate is labeled "METAL FENCE" and "REINFORCED CONCRETE SPLIT POSTING". The drawing includes dimensions: "2'-0\"/>

L3 SCALE 1/2" = 1'-0"

L3 SCALE: 1/2" = 1'-0"

L3 SCALE 1/2" = 1'-0"

Project:
33691-8791
WILLIAMS RD.
RICHMOND B.C.

DETAILS/
PLANT LIST



City of Richmond

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

Development Application Data Sheet

RZ 10-545919

Attachment 3

Address: 8691, 8711, 8731, 8751, 8771 and 8791 Williams Road

Applicant: Paul Tang and Tony Chen

Planning Area(s): Broadmoor

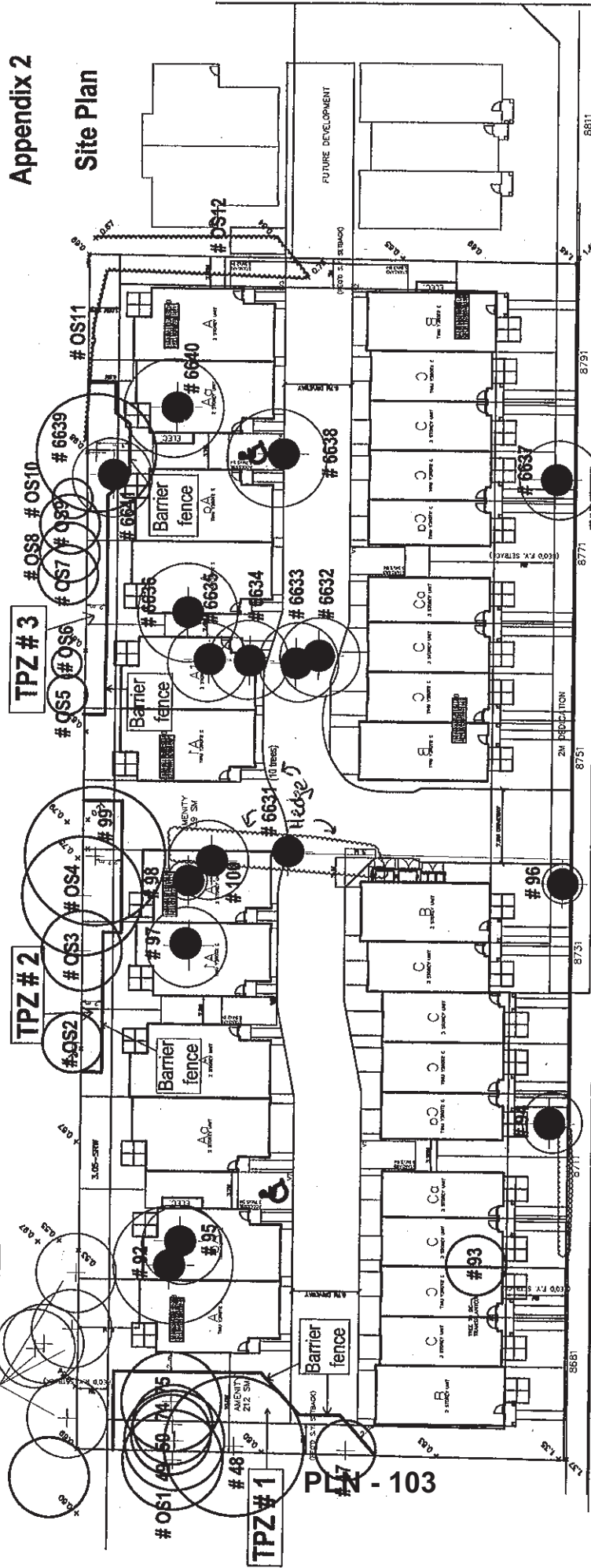
	Existing	Proposed
Owner:	Kaibo Tang & Zhiqiang Wu	No Change
Site Size (m²):	5,880.7 m ² (63,301.40 ft ²)	5,732.0 m ² (61,700.75 ft ²)
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Area Plan Designation:	N/A	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/E)	Medium-Density Townhouses (RTM2)
Number of Units:	6	31
Other Designations:	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 max.	none permitted
Lot Coverage – Building:	Max. 40%	40% max.	none
Lot Coverage – Non-porous Surfaces	Max. 70%	70% max.	none
Lot Coverage – Landscaping:	Min. 30%	30% min.	none
Setback – Front Yard (m):	Min. 6 m	6.0 m min.	none
Setback – Side Yard (East) (m):	Min. 3 m	3.0 m min.	none
Setback – Side Yard (West) (m):	Min. 3 m	3.0 m min.	none
Setback – Rear Yard (m):	Min. 3 m	5.0 m min.	none
Height (m):	Max. 12.0 m (3 storeys)	12.0 m (3 storeys) max.	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Lot Size (min. dimensions):	Min. 40 m wide x 30 m deep	Approx. 120.66 m wide x 48.73 m deep	none
Off-street Parking Spaces – Resident (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:	69	69	none
Tandem Parking Spaces:	not permitted	30	variance requested
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	\$43,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 31 units = 186 m ²	186 m ² min.	none

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

Off-site trees removed



PLAN - 103

STATISTICS
 SITE AREA: 6,863.51 SQ. FT.
 LOT AREA: 2,121.51 SQ. FT.
 LOT COVERAGE: 30.91%
 MAX. ALLOWED: 24,000 SF (60%)
 PROPOSED: 24,000 SF (60%) INCLUDING PORCHES
 MAX. ALLOWED: 0.02 X 0.70 SF = 0.014 SF
 PROPOSED: TOTAL 12 UNITS, 4,125 SF
 EXISTING AVERAGE GRADE: 1.02M
 AVERAGE FINISHED SITE GRADE: 1.71M

Tree statistics

- 25 on-site trees
- 12 off-site trees
- 9 trees proposed for preservation
 (# 47, 48, 49, 50, 74, 75, 99, 6639, transplant # 93)
- Off-site trees and hedges preserved



Tree removal symbol



SITE PLAN
 SCALE: 1"=10'-0"

WILLIAMS ROAD

Yamamoto
 Architecture Inc.

Appendix 2

Site Plan

Arborist Site Plan annotations and mark-up by VanArbor, September 3, 2010

Rezoning Considerations

8691, 8711, 8731, 8751, 8771 and 8791 Williams Road

RZ 10-545919

Prior to final adoption of Zoning Amendment Bylaw 8739, the developer is required to complete the following:

1. Consolidation of 8691, 8711, 8731, 8751, 8771 and 8791 Williams Road into one (1) development parcel (which will require the demolition of the existing dwellings).
2. 2.0 m road dedication along the south property line up to 100 m from the Garden City Road/Williams Road intersection (west property line of Garden City Road);
3. 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.
4. Registration of a Public Rights-of-Passage (PROP) statutory rights-of-way (ROW) over the internal drive aisle on Title allowing access to/from the future development sites to the east (at 8811 Williams Road and 9991 Garden City Road) and to the west (at 8671 Williams Road), and any consolidation thereof.
5. Registration of a cross-access easement agreement over the outdoor amenity space and garbage/recycling facility (design as per Development Permit for 8691, 8711, 8731, 8751, 8771 and 8791 Williams Road), in favour of the future multiple-family development at 8811 Williams Road and 9991 Garden City Road, allowing access to/from the outdoor amenity space and garbage/recycling facility at the development site.
6. Registration of a covenant prohibiting the conversion of parking area into habitable space.
7. 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. upgrades to the existing 525 mm frontage storm sewer system to 750 mm from the site's west property line (PRD1) to the outfall at Garden City Road (OUT);
 - b. relocation of the sidewalk to the property line (a 1.5 m concrete sidewalk) and installation of a grass and treed boulevard between the new sidewalk and existing road curb; and
 - c. construction of a 2 m x 5 m concrete bus pad at the existing west bound bus stop location on Williams Road.

Note: Works are at the developer's sole cost; no credits apply.

8. City acceptance of the developer's voluntary contribution of \$2.00 per buildable square foot (e.g. \$80,211) to the City's Affordable Housing Reserve Fund.
9. City acceptance of the developer's offer to voluntarily contribute \$12,000 towards the proposed Audible Pedestrian Sign (APS) system upgrade at existing Garden City Road/Williams Road signalized intersection.

10. City acceptance of the developer's offer to voluntarily contribute \$0.60 per buildable square foot (e.g. \$24,063) to the City's Public Art fund.
11. Submission of cash-in-lieu for the provision of dedicated indoor amenity space in the amount of \$43,000.
12. Provide a proof of a contract with a company specializing in tree relocation to undertake the transplant of the Japanese Maple tree on-site.
13. Submission and processing of a Development Permit application* to the acceptance of the Director of Development.

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]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8739 (10-545919)
8691, 8711, 8731, 8751, 8771 AND 8791 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 **MEDIUM DENSITY TOWNHOUSES (RTM2)**.

P.I.D. 003-489-655

Lot 7 Section 28 Block 4 North Range 6 West New Westminster District Plan 18216

P.I.D. 001-610-953

Lot 8 Section 28 Block 4 North Range 6 West New Westminster District Plan 18216

P.I.D. 003-701-484

Lot 9 Section 28 Block 4 North Range 6 West New Westminster District Plan 18216

P.I.D. 010-364-706

Lot 10 Section 28 Block 4 North Range 6 West New Westminster District Plan 18216

P.I.D. 004-037-235

Lot 11 Section 28 Block 4 North Range 6 West New Westminster District Plan 18216

P.I.D. 010-364-722

Lot 12 Section 28 Block 4 North Range 6 West New Westminster District Plan 18216

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8739"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED



ADOPTED

MAYOR

CORPORATE OFFICER