City of Richmond
Planning and Development Department

Report to Committee

To:	Planning Committee	**Date:**	February 2, 2011
From:	Brian J. Jackson, MCIP Director of Development	**File:**	RZ 09-489238
Re:	**Application by Westmark Developments (Woodwards Pointe) Ltd. for Rezoning at 9900 No. 2 Road, 6011, 6031, 6051 and 6071 Williams Road from Single Detached (RS1/E) to Medium Density Townhouses (RTM3)**		

Staff Recommendation

That Bylaw No. 8676, for the rezoning of 9900 No. 2 Road, 6011, 6031, 6051 and 6071 Williams Road from "Single Detached (RS1/E)" to "Medium Density Townhouses (RTM3)", be introduced and given First Reading.

for 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 ☐	

3058671

Staff Report

Origin

Westmark Developments (Woodwards Pointe) Ltd. has applied to the City of Richmond for permission to rezone 9900 No. 2 Road, 6011, 6031, 6051 and 6071 Williams Road (**Attachment 1**) from Single Detached (RS1/E) to Medium Density Townhouses (RTM3) in order to permit the development of 24 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: Along the east side of No. 2 Road, a townhouse development on a lot zoned Low Density Townhouses (RTL1). Along the west side of Parsons Road, a duplex on a lot zoned Single Detached (RS1/E);

- To the East: Across Parsons Road, single-family dwellings on lots zoned Single Detached (RS1/C);

- To the South: Across Williams Road, single-family dwellings on lots zoned Single Detached (RS1/E) and Land Use Contract (LUC072); and

- To the West: Across No. 2 Road, single-family dwellings on lots zoned Single Detached (RS1/A) and a townhouse development on a lot zoned Medium Density Townhouses (RTM1).

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 location criteria and development guidelines to which residential development proposals must comply with. The subject development site complies with all of the location 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

Medium Density Townhouses (RTM3) Zoning allows for up to 0.70 floor area ratio (FAR), provided that a contribution is made to the City's Affordable Housing Reserve in accordance with the 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 $58,095.

Public Input

The applicant has forwarded confirmation that a development sign has been posted on the site. Staff have receive telephone calls expressing concerns in tree preservation associated with the subject application. A discussion on tree preservation is provided in the Staff Comments section.

Staff Comments

Trees Retention and Replacement

A Tree Survey and a Certified Arborist's report were submitted in support of the application. 41 bylaw-sized trees were identified on the Tree Survey and reviewed by the Arborist. The City's Tree Preservation Coordinator and Parks Operations staff have reviewed the Arborist Report and concurred with the Arborist's recommendations to preserve 19 trees and remove 22 bylaw-sized trees (see **Attachment 4** for a Tree Preservation Plan).

Tree Health / Location	Number of Trees	Number of Trees To be Retained	Number of Trees To be Removed	Comments
On-site trees in good condition	5	2	3	Proposed tree removal due to poor condition and conflict with the proposed development on site. Applicant is proposing to retain four (4) trees along the No. 2 and Williams Road frontages and three (3) trees in the proposed amenity area in the central area of the development site.
On-site trees in moderate-good condition	3	1	2	
On-site trees in moderate condition	15	4	11	
On-site trees in moderate-poor condition	1	0	1	
On-site trees in poor condition	5	0	5	
Total Number of Trees On-Site	29	7	22	
On City Boulevard or Proposed Road Dedication Area	11	11	0	Future sidewalk to wind away from bases of trees.
Off-Site (9931 Parsons Road)	1	1	0	Tree Fencing will be required.
Total	**41**	**19**	**22**	

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 44 replacement trees are required. According to the Preliminary Landscape Plan (**Attachment 2**), the developer is proposing to plant 40 replacement trees on-site and provide cash-in-lieu ($500/tree) for off-site planting of the balance of the required replacement trees (i.e. $2,000 cash contribution for four (4) replacement trees). Staff will work with the landscape architect to explore additional tree planting opportunity on-site at the Development Permit stage. 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, install tree protection around trees to be retained, and submit a landscape security (i.e. $22,000) to ensure the replacement planting will be provided.

The applicant is also proposing to remove two (2) rows of hedges on the City boulevard along Williams Road. Parks Operations staff have agreed to the proposed hedge removal and have determined that a $1,000 compensation to the Tree Replacement Fund is required. Prior to the removal of any City trees, the applicant will need to seek formal permission from Parks Operations Division and removal of the hedges will be at the owner's cost.

Site Servicing & Frontage Improvements

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 5** for details). It is noted that a portion of the existing sanitary system on site will be abandoned and the relevant sanitary ROW will be replaced with a new ROW over the remaining sanitary system. It is also noted that existing City utilities and trees are located within statutory rights-of-way (ROW) on-site and City boulevard adjacent to the site. Since these existing City utilities and trees may be impacted by the on-site development works (i.e. buildings, foundations, structures, services, construction, etc.), Engineering Department requests that the Servicing Agreement design must include an impact assessment complete with recommendations to ensure that the City is able to construct, maintain, operate, repair or remove City utilities without impact to the on-site works, and that the on-site works, or their construction/maintenance of, will not cause damage to the City utilities or trees.

Prior to final adoption, the developer is required to contribute $12,000 towards the upgrades of the traffic signal at No.2 Road and Williams Road intersection to an enhanced/accessible signal, and dedicate 2.0 m across the entire No. 2 Road and Williams Road frontages, including a 4 m x 4 m corner cut at both street corners, for new boulevard and sidewalk. As part of the Servicing Agreement for the servicing upgrades, the design and construction of frontage works across the No. 2 Road, Williams Road, and Parsons Road frontages is also required (please see **Attachment 5** for details).

Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of $29,000 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. Three (3) bylaw-sized trees located within the proposed outdoor amenity area will be retained on-site at existing site grade in a shallow tree well. A landscape berm from the drive aisle down to the tree well is proposed and this area will be designed for passive amenities; no children play equipment will be provided.

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 $17,428.42.

Analysis

Official Community Plan (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 front buildings along No. 2 Road and Parsons Road have been stepped down from three (3) storeys to 2½ storeys along the side yard and the entry driveway. Although the 2½ storey design is not necessarily lower in building height, it ensures a greater separation between adjacent properties and the third level.

Under the City's Lane Establishment and Arterial Road Redevelopment Policies, development shall not have any three-storey heights along the rear yard interface with single-family housing. However, due to tree preservation in the proposed outdoor amenity area, building footprints for the two (2) duplex buildings along the north property line are extremely restricted. The developer is proposing to locate the three-storey duplexes at 4.3 m to 6.0 m from the property line of the adjacent single-family lot. These units will be designed to orient away from the adjacent single-family property to minimize overlooking. Building massing and conditions of adjacency will be further reviewed at the Development Permit stage.

Design

The proposed three-storey townhouses provide an array of different unit types. The site plan identifies the unit location and configuration of the internal drive aisle, as well as the location of the outdoor amenity space for the complex. The unit design includes a layout to accommodate conversion for universal access. The Development Permit application will provide more information and detail regarding the form and character of the proposal in addition to the landscaping and design of the outdoor amenity area.

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 front yard setback along Williams Road from 6.0 m to 5.0 m.

- Allow tandem parking spaces in all of the 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 9900 No. 2 Road, 6011, 6031, 6051 and 6071 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 including building massing and conditions of adjacency;
- Landscaping opportunities including planting of replacement trees on-site;
- Measures to protect bylaw-sized trees located on the adjacent property and have drip lines (and root systems) encroach onto the subject development site;
- Opportunities to maximize permeable surface areas and articulate hard surface treatment;
- Enhancement of the outdoor amenity area to maximize use;
- Opportunities to increase the size of private outdoor space for some of the units; and
- Ensure that provision is made to prohibit conversion of tandem parking area into habitable area.

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.

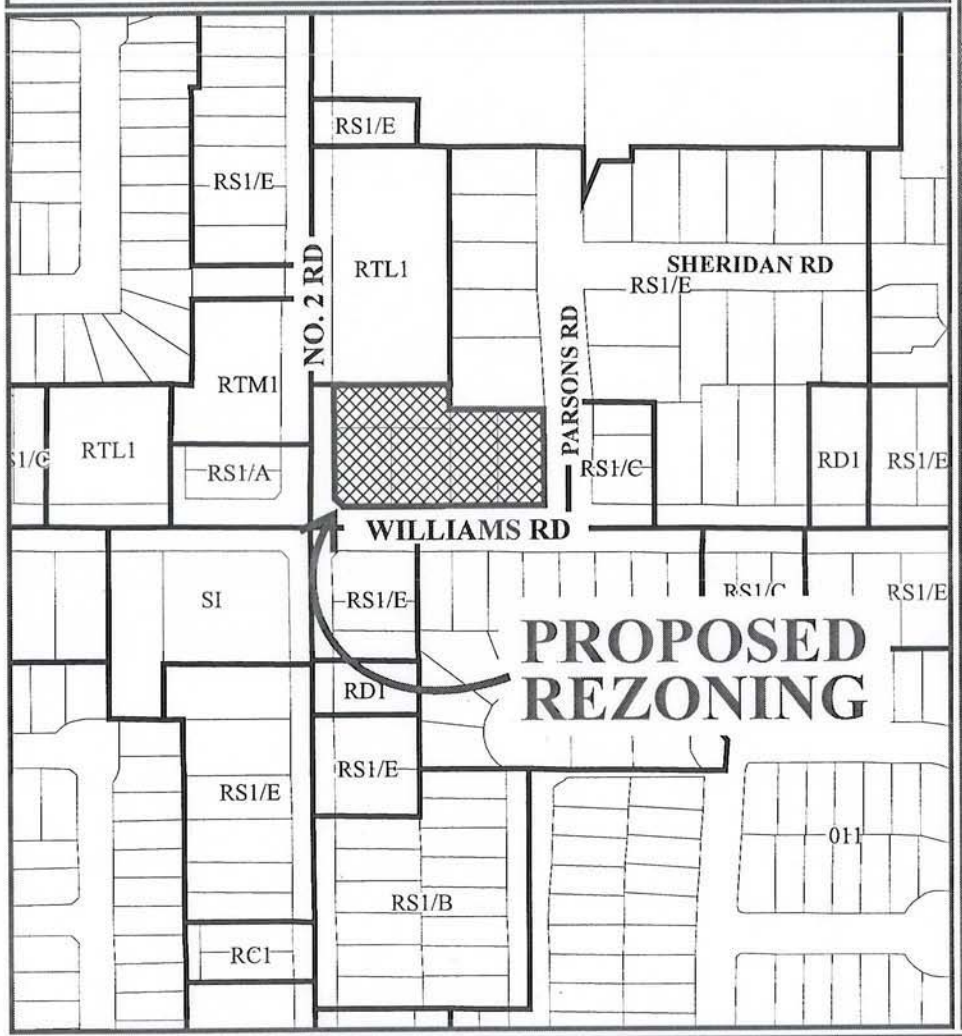
Edwin Lee
Planning Technician – Design
(604-276-4121)

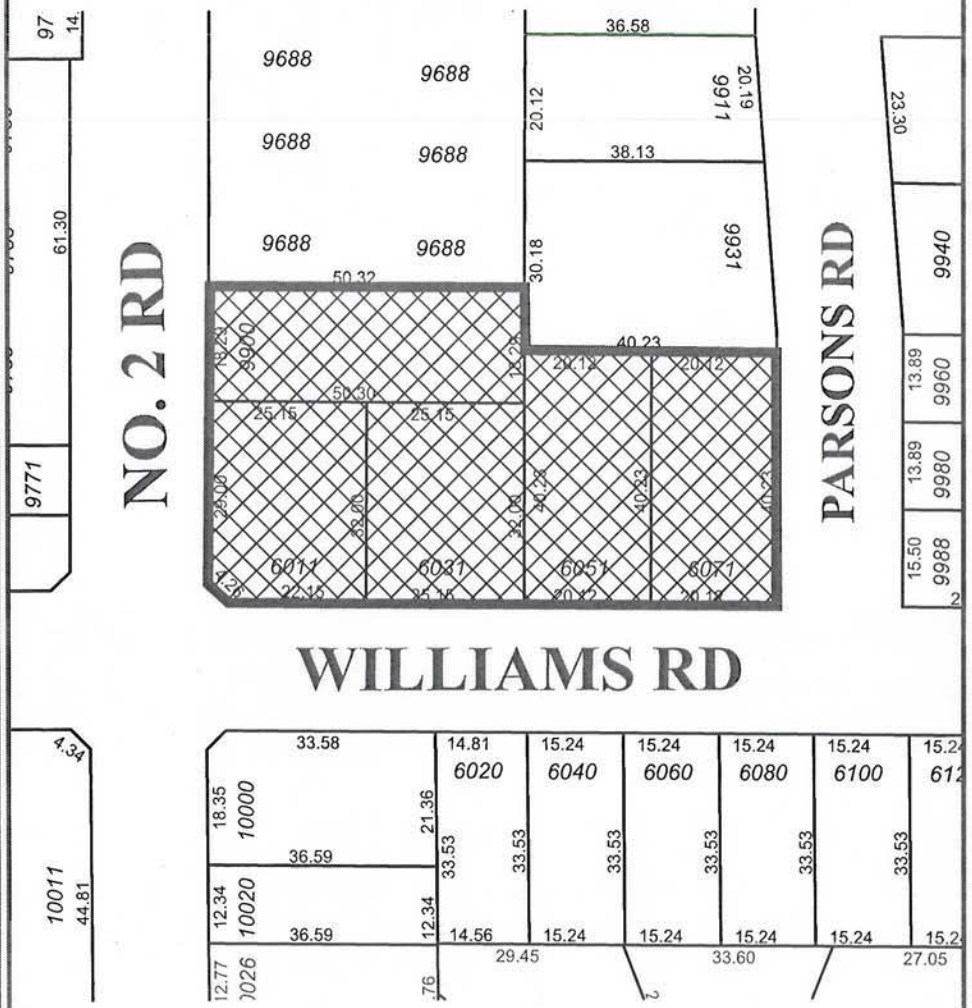
EL:blg

3058671

Attachments:
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





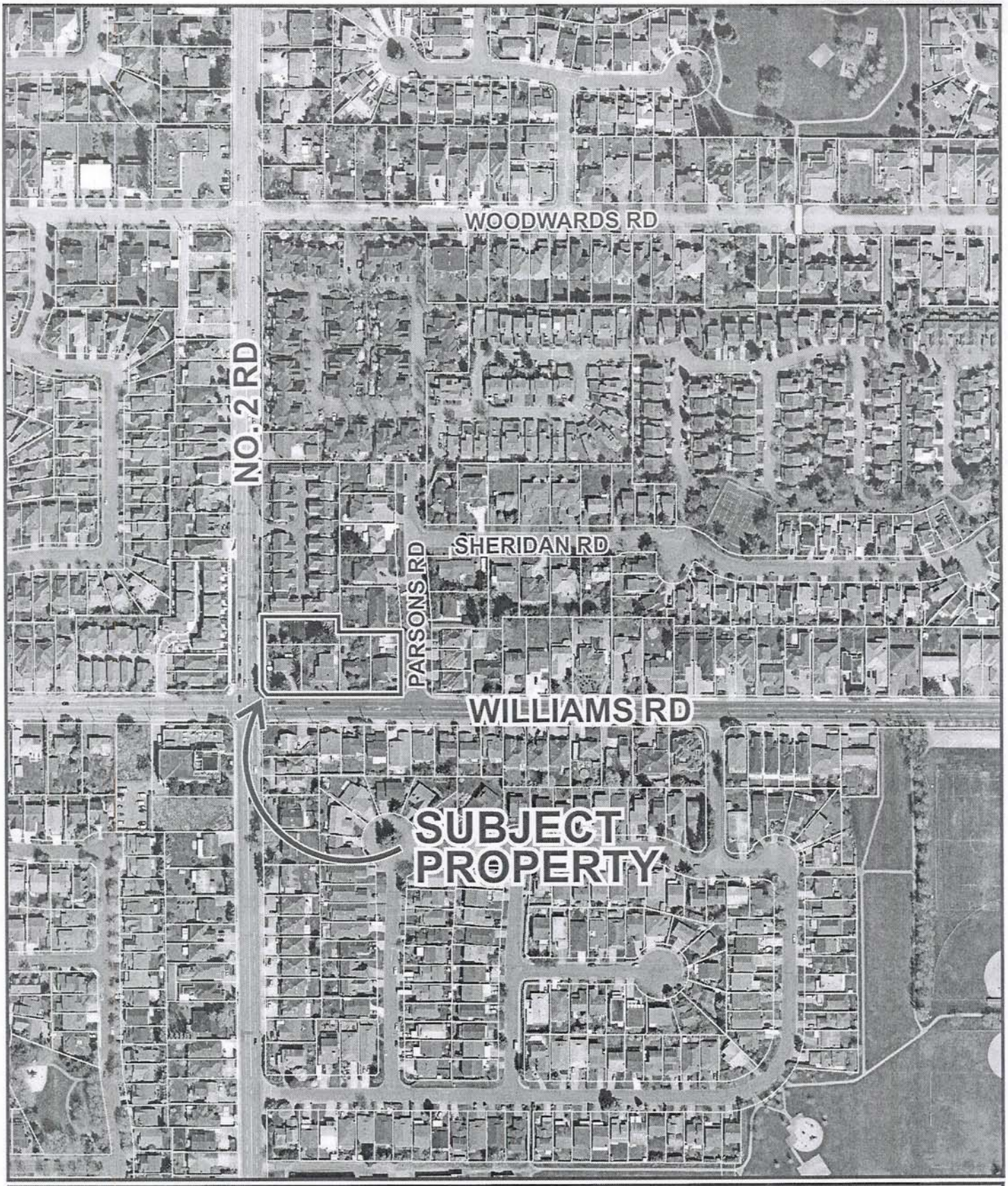
RZ 09-489238

Original Date: 09/09/09

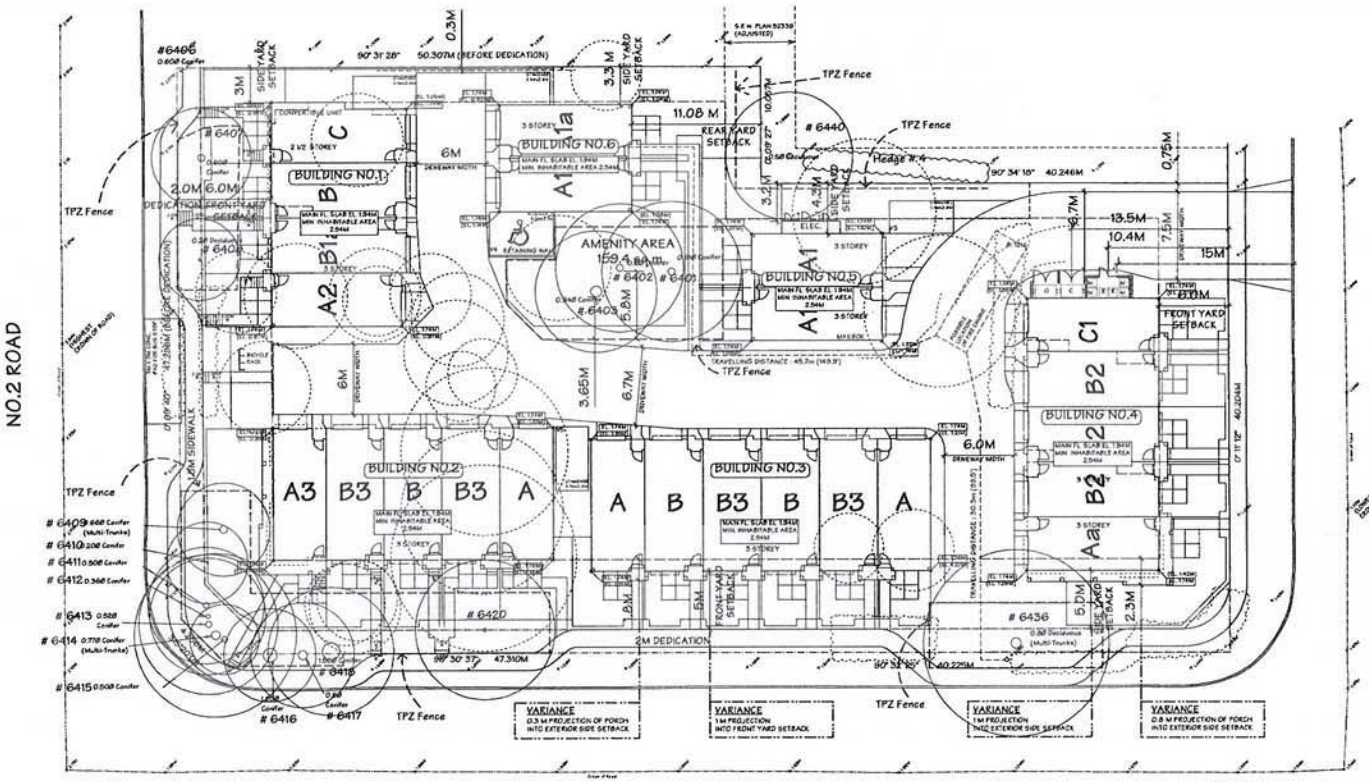
Revision Date: 02/02/11

Note: Dimensions are in METRES

ATTACHMENT 1



	RZ 09-489238	Original Date: 09/09/09 Amended Date: 02/02/11 Note: Dimensions are in METRES



SITE PLAN

SCALE: 1/16" = 1'-0"

CONTEXT PLAN

SCALE: N.T.S.

LEGEND:
- TREE TO BE RETAINED
- TREE TO BE REMOVED
- TREE PROTECTION ZONE

ADDITIONAL NOTES:

ONE CONVERTIBLE UNIT PROVIDED - UNIT C1 IN BUILDING 4

AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS):
- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

PRIVATE OPEN SPACE AREA:

REQUIRED:
37.0 SQ.M. x 24 UNITS = 888.0 SQ.M. (9568.4 SQ.FT.)

PROVIDED:
TOTAL 920.1 SQ.M. (9903.8 SQ.FT.)

VARIANCE REQUESTED: 18 UNITS (+37.0 SQ.M.)

STATISTICS:

CIVIC ADDRESS:	8900 NO. 2 ROAD & 6011, 6031, 6051, 6071 WILLIAMS ROAD
LEGAL DESCRIPTION:	
ZONING :	RTM3
SITE AREA (GROSS):	4,144 SQ.M. (44,607 SQ.FT.)
SITE AREA (NET):	3,866 SQ.M. (41,495 SQ.FT.)
MAX. LOT COVERAGE:	41,495 SQ.FT. x 40% = 16,598 SQ.FT. (1,542 SQ.M.)
PROPOSED:	14122.6 SQ.FT. (BUILDINGS)
	783.0 SQ.FT. (PORCHES)
	92.5 SQ.FT. (CARDBOARD/RECYCLING ENCLOSURE)
TOTAL	14978.1 SQ.FT. (36.1%)

F.A.R.:

MAX. ALLOWED FLOOR AREA : 41,495 SQ.FT. x 0.70 + 29,046.5 SQ.FT. (2,698 SQ.M.)
MAX. ALLOWED GARAGE AREA : 558.2 SQ.FT. x 24 UNITS = 12,916.8 SQ.FT.

PROPOSED FLOOR AREA :

	GROSS AREA	STAIR EXEMPTION (EXC.) *	NET AREA					GARAGE (EXC.)
UNIT-A (3 BRS + DEN)	1693.4 SQ.FT.	127.4 SQ.FT.	1075.7 SQ.FT.	x	3 UNITS	=	3227.1 SQ.FT.	450.3 SQ.FT.
UNIT-Aa (3 BRS + DEN)	1731.3 SQ.FT.	130.2 SQ.FT.	1601.2 SQ.FT.	x	1 UNITS	=	1601.2 SQ.FT.	448.8 SQ.FT.
UNIT-A1 (3 BRS + DEN)	1700.0 SQ.FT.	128.8 SQ.FT.	1122.4 SQ.FT.	x	2 UNITS	=	2244.8 SQ.FT.	447.8 SQ.FT.
UNIT-A1a (3 BRS + DEN)	1701.3 SQ.FT.	128.8 SQ.FT.	1123.7 SQ.FT.	x	2 UNITS	=	2247.4 SQ.FT.	447.8 SQ.FT.
UNIT-A3 (3 BRS + DEN)	1778.5 SQ.FT.	130.2 SQ.FT.	1185.4 SQ.FT.	x	1 UNITS	=	1185.4 SQ.FT.	448.8 SQ.FT.
UNIT-A2 (3 BRS + DEN)	1691.8 SQ.FT.	127.4 SQ.FT.	1114.1 SQ.FT.	x	1 UNITS	=	1114.1 SQ.FT.	450.3 SQ.FT.
UNIT-B (3 BRS)	1811.8 SQ.FT.	125.0 SQ.FT.	1268.8 SQ.FT.	x	3 UNITS	=	3568.8 SQ.FT.	500.2 SQ.FT.
UNIT-B1a (3 BRS)	1802.8 SQ.FT.	134.4 SQ.FT.	1685.5 SQ.FT.	x	1 UNITS	=	1685.5 SQ.FT.	483.0 SQ.FT.
UNIT-B1 (3 BRS)	1803.8 SQ.FT.	134.4 SQ.FT.	1686.4 SQ.FT.	x	1 UNITS	=	1686.4 SQ.FT.	483.0 SQ.FT.
UNIT-B2 (3 BRS)	1703.4 SQ.FT.	130.8 SQ.FT.	1106.8 SQ.FT.	x	2 UNITS	=	2213.8 SQ.FT.	460.3 SQ.FT.
UNIT-B2a (3 BRS)	1682.7 SQ.FT.	136.7 SQ.FT.	1085.1 SQ.FT.	x	1 UNITS	=	1085.1 SQ.FT.	460.9 SQ.FT.
UNIT-B3 (3 BRS)	1818.3 SQ.FT.	125.0 SQ.FT.	1151.6 SQ.FT.	x	4 UNITS	=	4706.4 SQ.FT.	500.2 SQ.FT.
UNIT-C (2 BRS + DEN)	1801.1 SQ.FT.	136.0 SQ.FT.	1144.0 SQ.FT.	x	1 UNITS	=	1144.0 SQ.FT.	521.1 SQ.FT.
UNIT-C1 (4 BRS)	1571.6 SQ.FT.	139.0 SQ.FT.	888.9 SQ.FT.	x	1 UNITS	=	888.9 SQ.FT.	442.7 SQ.FT.
SUBTOTAL					24 UNITS	=	27310.8 SQ.FT. (65.8%)	11,506.1 SQ.FT.
EXEC ROOMS			55.6 SQ.FT.	x	1 ROOMS	=	55.6 SQ.FT.	
TOTAL						=	27366.5 SQ.FT. (66.0%)	

10 SQ.M. EXEMPTED FROM THE 1ST & 2ND FLOOR FOR STAIRS & ENTRY AREA. IN ADDITION, STAIRCASE OPENING ON THE 3RD FLOOR IS EXCLUDED

PARKING:

REQUIRED:	1.5 SPACES x 24 UNITS	=	36 SPACES (RESIDENTS)
	0.2 SPACES x 24 UNITS	=	4.8 SPACES (VISITORS)
	TOTAL	=	40.8 SPACES
PROVIDED:	2 CAR TANDEM GARAGES x 24 UNITS	=	48 SPACES (RESIDENTS)
	OPEN VISITORS PARKING	=	5 SPACES (VISITORS)
	TOTAL	=	53 SPACES

NOTE : 1 ACCESSIBLE PARKING SPACE IS PROVIDED.

REQUIRED BICYCLE:	1.25 SPACES x 24 UNITS	=	30 SPACES (CLASS 1)
	0.2 SPACES x 24 UNITS	=	4.8 SPACES (CLASS 2)
	TOTAL	=	34.8 SPACES
PROVIDED BICYCLE:	2 SPACES x 14 GARAGES	=	28 SPACES (CLASS 1)
	1 SPACE x 10 GARAGES	=	10 SPACES (CLASS 1)
	BICYCLE RACK	=	5 SPACES (CLASS 2)
	TOTAL	=	43 SPACES

AMENITY AREA:

REQUIRED	INDOOR	: MIN. 100 SQ.M. (1076.4 SQ.FT.)
	OUTDOOR	: 144 SQ.M. (1550.0 SQ.FT.)
PROVIDED	INDOOR	: PAYMENT IN LIEU
	OUTDOOR	: 159.4 SQ.M. (1715.8 SQ.FT.)

FCL: AREA A - HIGHEST CROWN OF ROAD: 2.24M
FINISHED SLAB GRADE: 2.54M

NO.	DATE	REVISIONS
	JAN. 28, 2011	SITE PLAN REVISIONS
	DEC. 24, 2010	GENERAL REVISIONS
	AUG. 31, 2009	ISSUED FOR REZONING

CONSULTANT

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PROJECT

24 UNIT TOWNHOUSE DEVELOPMENT

8900 NO.2 ROAD & 6011, 6031, 6051, 6071 WILLIAMS ROAD, RICHMOND

Yamamoto Architecture Inc.

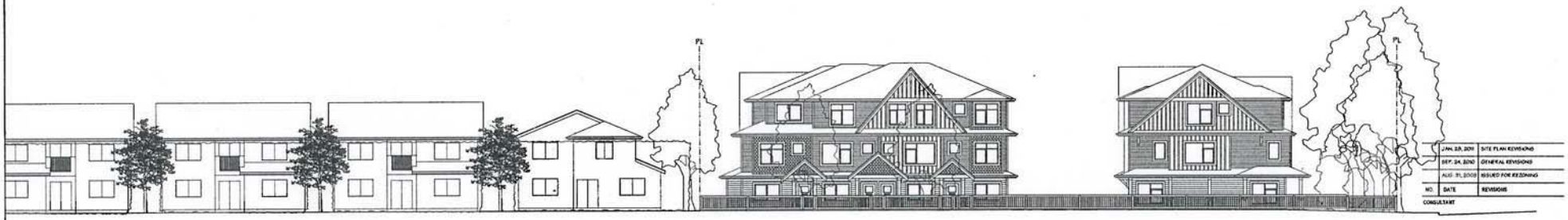
2389 oak street, vanc. b.c.
V6H 4J1 tel 604-731-1127 fax 604-731-1327

DRAWING TITLE

SITE PLAN STATISTICS

SCALE	1/16" = 1'-0"
DATE	JAN 28, 2011
DRAWN	DRK
CHECKED	
SHEET NO.	A1.0
	RZ
PROJ. NO.	0905

SOUTH ELEVATION - WILLIAMS ROAD



NO.	DATE	REVISIONS
	JAN. 28, 2011	SITE PLAN REVISIONS
	SEP. 24, 2010	GENERAL REVISIONS
	AUG. 31, 2009	ISSUED FOR REZONING

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WEST ELEVATION - NO. 2 ROAD

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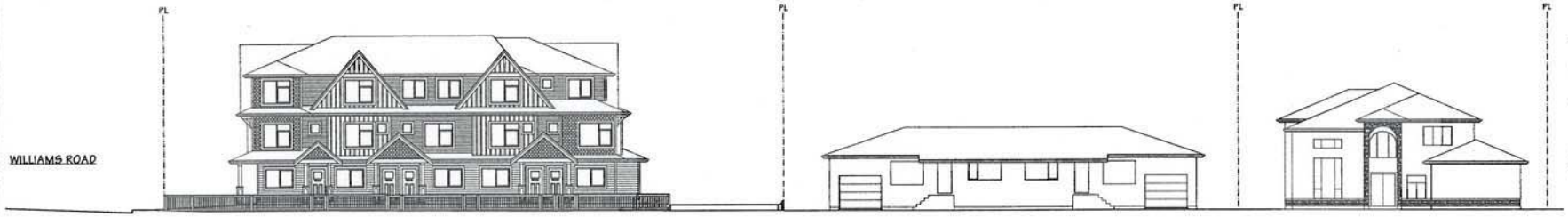
PROJECT

24 UNIT TOWNHOUSE DEVELOPMENT

9900 NO.2 ROAD & 6011, 6031, 6051, 6071 WILLIAMS ROAD, RICHMOND



EAST ELEVATION - PARSONS ROAD

Yamamoto Architecture Inc.

2386 oak street, van., b.c.
v6h 4j1 tel: 604-731-1127 fax: 604-731-1327

DRAWING TITLE

STREETSCAPE

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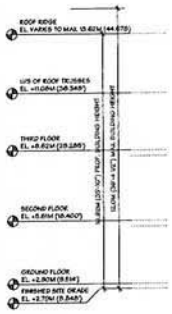
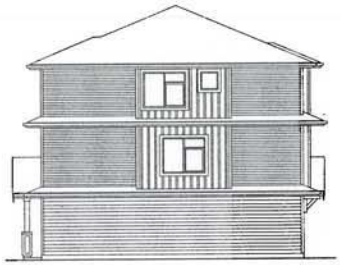
ATTACHMENT 2



UNIT-A1 UNIT-A1a

BUILDING NO. 5

WEST ELEVATION



UNIT-A1a

BUILDING NO. 5

SOUTH ELEVATION

UNIT-A1a UNIT-A1

BUILDING NO. 5

EAST ELEVATION

UNIT-A1

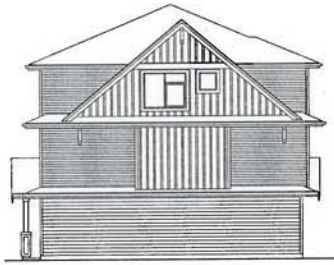
BUILDING NO. 5

NORTH ELEVATION

UNIT-A1 UNIT-A1a

BUILDING NO. 6

EAST ELEVATION



UNIT-A1a

BUILDING NO. 6

NORTH ELEVATION

UNIT-A1a UNIT-A1

BUILDING NO. 6

WEST ELEVATION

UNIT-A1

BUILDING NO. 6

SOUTH ELEVATION

NO.	DATE	REVISIONS
	JAN. 28, 2011	SITE PLAN REVISIONS
	SEP. 24, 2010	GENERAL REVISIONS
	AUG. 31, 2009	ISSUED FOR REZONING

CONSULTANT

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24 UNIT TOWNHOUSE DEVELOPMENT

9000 NO.2 ROAD & 6011, 6031, 6051, 6071 WILLIAMS ROAD, RICHMOND

Yamamoto Architecture Inc.

2356 main street, van., b.c.
V5H 4J1 tel: 604-731-1127 fax: 604-731-1127

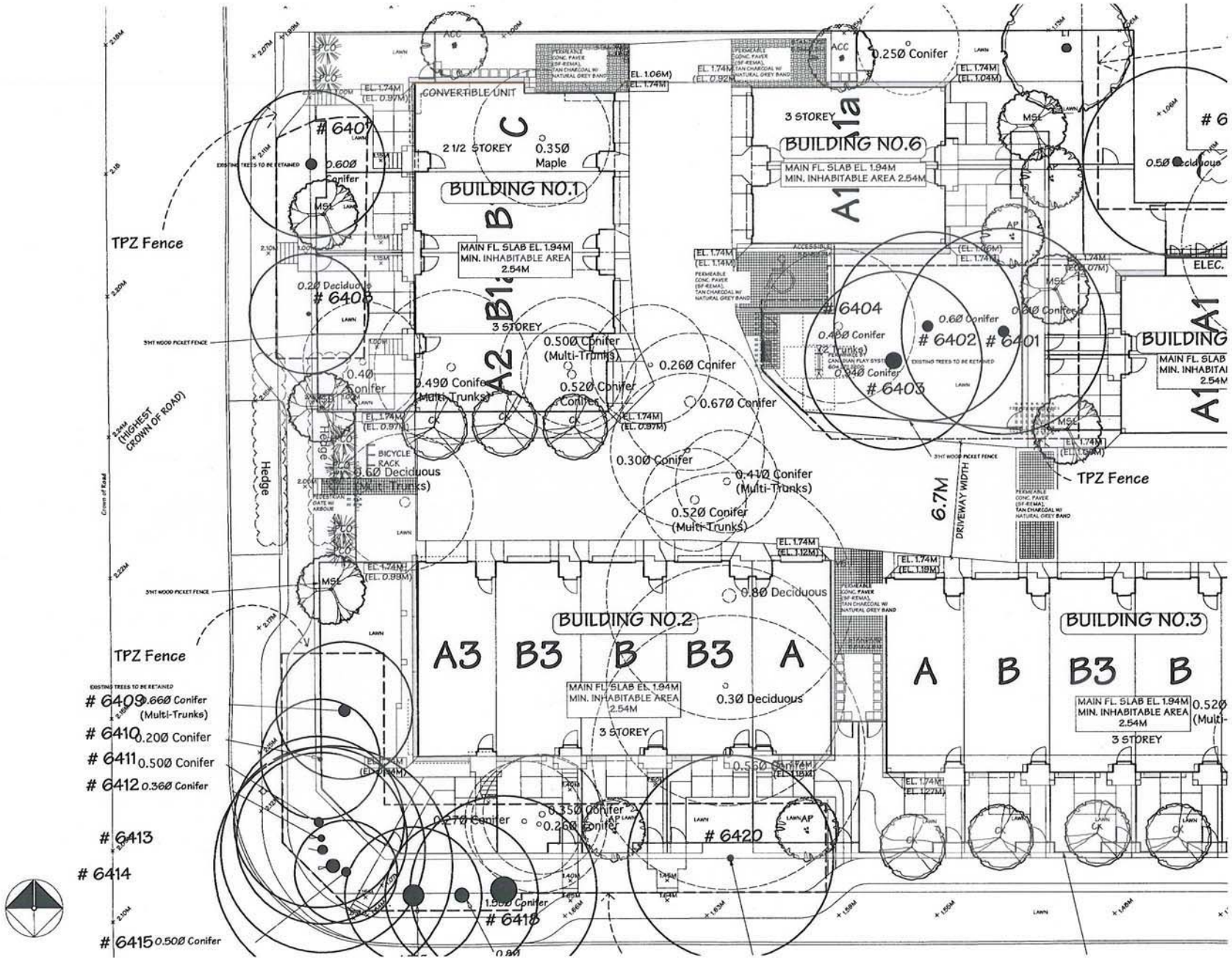
DRAWING TITLE

ELEVATIONS

SCALE 1/8" = 1'-0"	SHEET NO. A4.3
DATE JAN. 28, 2011	RZ
DRAWN KM	
CHECKED	PROJ. NO. 0905

ATTACHMENT 2

PLN - 62



PLN - 63

Jan 27 2011:
Bldg. & road layout modified
Reissued for Rezoning

Dec. 16,2010:
City's comments incorporated
Reissued for Rezoning

Sept 11,2010:
Issued for Rezoning

REVISIONS / ISSUES

ITO
& ASSOCIATES
Landscape Architects
1542 E 5th Ave.
Vancouver, BC V5N 1M2
T/F: (604) 255 5009
Email: itovan@mac.com

Project:

9900 NO.2 RD.
RICHMOND
WOODWARDS POINTE

Drawing Title:

PRELIMINARY
LANADSCAPE PLAN

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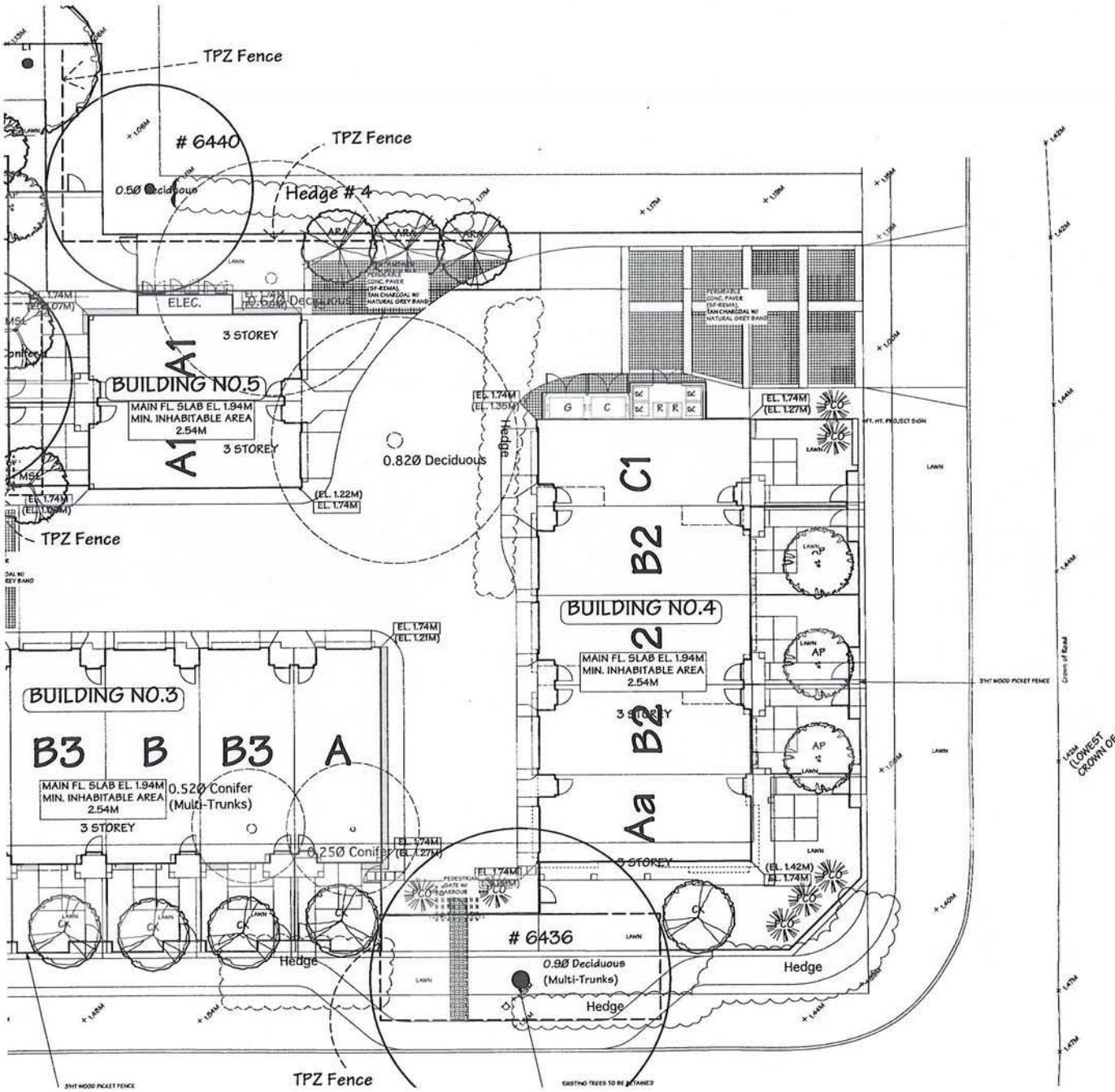
Scale:	1/8" = 1'-0"
Drawn:	MI
Checked:	TI
Date:	SEP. 9,2010
Job:	10L17
Sheet:	

L1 of 3

ATTACHMENT 2



Jan 27 2011:
Bldg. & road layout modified
Reissued for Rezoning

Dec. 16,2010:
City's comments incorporated
Reissued for Rezoning

Sept 11,2010:
Issued for Rezoning

REVISIONS / ISSUES

ITO
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Landscape Architects

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Project:

9900 NO.2 RD.
RICHMOND
WOODWARDS POINTE

Drawing Title:

LANADSCAPE
CONCEPT PLAN

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Scale:	1/8" = 1'-0"
Drawn:	MI
Checked:	TI
Date:	SEP. 9,2010
Job:	10L17
Sheet:	

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ATTACHMENT 2

PLANT LIST

PROJECT ADDRESS/9900 NO.2 RD. RICHMOND

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
ACC	2	ACER CIRCINATUM	VINE MAPLE	6.0CM CAL. B&B 3 STEMS MIN
AP	7	ACER PALMATUM	JAPANESE MAPLE	6CM CAL. B&B
ARA	3	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	10.0cm CAL. B&B 1.8m STD.
CK	10	CORNUS KOUSA 'SATOMI'	PINK KOUSA DOGWOOD	8.0cm CAL. B&B
LT	1	LIRIODENDRON TULIPIFERA	TULIP TREE	11.0cm CAL. B&B 1.8m STD.
MSL	6	MAGNOLIA SOULANGIANA 'RUSTIC RUBRA'	PURPLE SAUCER MAGNOLIA	8.0CM CAL. B&B
PCO	13	PICEA OMORIKA	SERBIAN SPRUCE	3.5m HT. B&B
SHRUBS				
AJ	14	AZALEA JAPONICA **	JAPANESE AZALEA	#2 POT
EC	2	ERICA CARNEA	WINTER HEATHER	#2 POT
LA	2	LEUCOTHOE AXILLARIS	COAST LEUCOTHOE	#2 POT
RH	8	RHODODENDRON **	RHODODENDRON	1.00m HT.
SH	6	SARCOCOCCA HUMILIS	HIMALAYAN SARCOCOCCA	#2 POT
SK	1	SKIMMIA JAPONICA	SKIMMIA	#2 POT
SJA	6	SPIRAEA JAPONICA 'ANTHONY WATERER'	ANTHONY WATERER SPIRAEA	#2 POT
SP	2	SYRINGA PATULA	KOREAN LILAC	1.25m HT.
VD	6	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT
VBD	1	VIBURNUM X BODNANTENSE 'DAWN'	DAWN VIBURNUM	2.00m HT.
GROUND COVERS				
VINES				
PERENNIALS/ANNUALS/FERNS/GRASSES/AQUATIC PLANTS				
BC	12	BERGENIA CRASSIFOLIA	HEARTLEAF BERGENIA	#1 POT
CMA	18	CAREX MORROWII 'AUREO-VARIEGATA'	CAREX	#1 POT
H	6	HEMEROCALLIS 'STELLA D'ORO'	GOLD DAY LILY	#1 POT
IS	6	IRIS SIBIRICA	SIBERIAN IRIS	#1 POT
LVA	37	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#1 POT
PLM	6	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT
SED	3	SEDUM	STONE CROP	#1 POT

NOTES

** DENOTES SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL MATERIALS AND EXECUTION SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIA LANDSCAPE STANDARDS.

PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CNTA STANDARDS FOR NURSERY STOCK AND THE BCLNA STANDARDS FOR CONTAINER GROWN PLANTS.

ALL PLANT QUANTITY DISCREPANCIES BETWEEN PLAN AND PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BIDS.

ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER THE DATE OF SUBSTANTIAL PERFORMANCE. SUBSTANTIAL PERFORMANCE SHALL OCCUR WHEN 95% 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.

REPLACEMENT TREE PLAN

9900 NO.2RD. RICHMOND

SIZE OF REMOVED TREES	QTY OF REMOVED TREES	SIZE OF REPLACEMENT TREES	REQIORED QTY OF REPLACEMENT TREES	PROPOSED TREES	BALANCE
Ø20-30CM	5	Ø6CM CAL./3.5m HT.	10	17(D/4,C/13)	7
Ø30-40CM	4	Ø8CM CAL./4.0m HT.	8	25	17
Ø40-50CM	3	Ø9CM CAL./5.0m HT.	6	0	-6
Ø50-60CM	5	Ø10CM CAL./5.5m HT.	10	1	-9
Ø60-70CM	5	Ø11CM CAL./6.0m HT.	10	1	-9

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Job:	10L17
Sheet:	

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ATTACHMENT 2

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

Development Application Data Sheet

RZ 09-489238 **Attachment 3**

Address: 9900 No. 2 Road, 6011, 6031, 6051 and 6071 Williams Road

Applicant: Westmark Developments (Woodwards Pointe) Ltd.

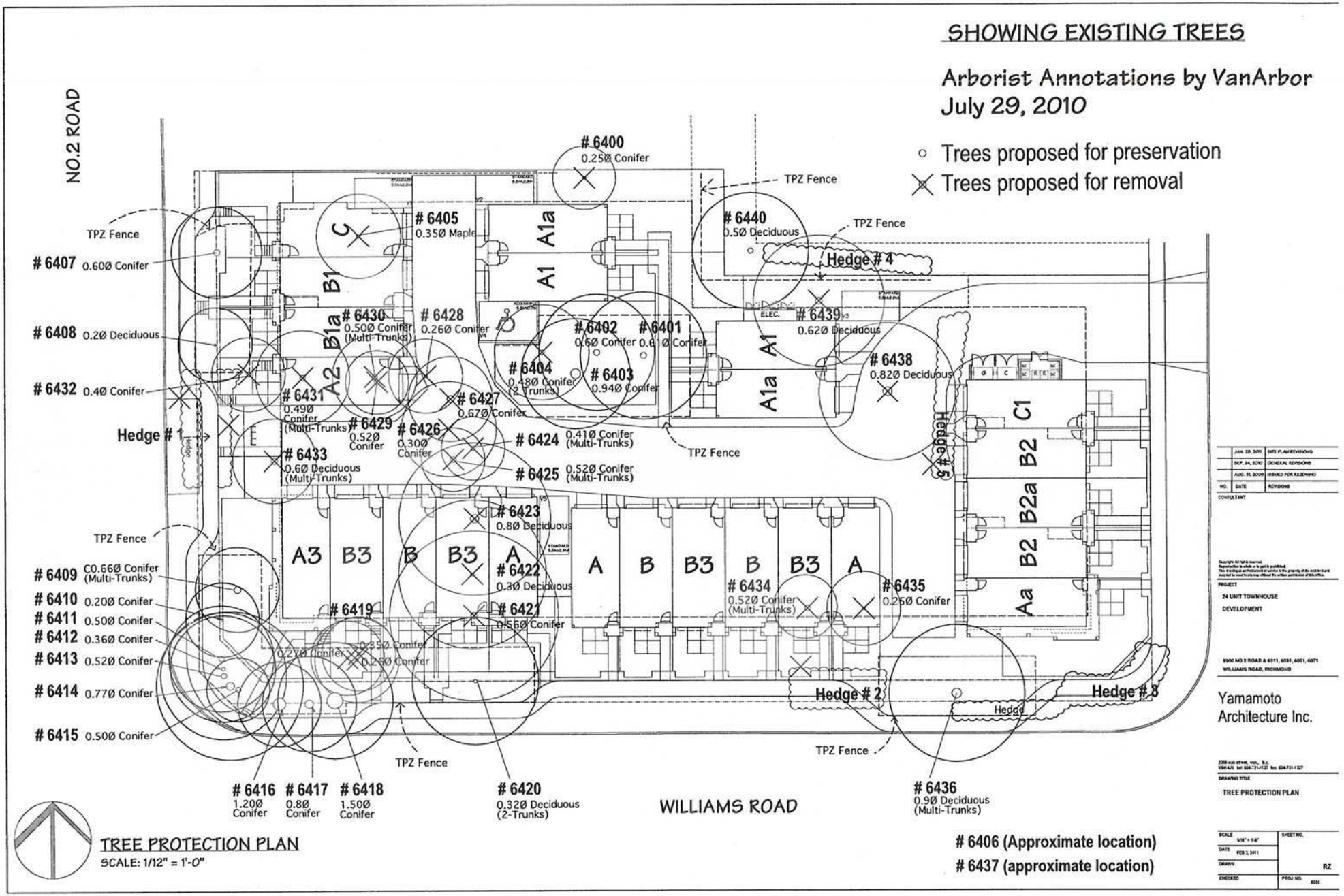
Planning Area(s): Blundell

	Existing	Proposed
Owner:	Westmark Developments (Woodwards Pointe) Ltd.	No Change
Site Size (m^2):	4,144 m^2	3,855 m^2
Land Uses:	single-family residential	townhouse residential
OCP Designation:	Low Density Residential	No change – complies with designation
Area Plan Designation:	N/A	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/E)	Medium Density Townhouses (RTM3)
Number of Units:	5	24
Other Designations:	Arterial Road Redevelopment Policy – Multiple Family Development	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.7	0.66	none permitted
Lot Coverage – Building:	Max. 40%	36.1%	none
Lot Coverage – Non-porous Surfaces	Max. 70%	70% Max.	none
Lot Coverage – Landscaping:	Min. 30%	30.1%	none
Setback – Front Yard – No. 2 Road (m):	Min. 6 m	6.0 m	none
Setback – Front Yard – Williams Road (m):	Min. 6 m	5.0 m	variance requested for Building Nos. 3 & 4
Setback – Front Yard – Parson Road (m):	Min. 6 m	6.0 m	none
Setback – Side Yard (North) (m):	Min. 3 m	Min. 3 m	none
Height (m):	12.0 m (3 storeys)	12.0 m max.	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Lot Size (min. dimensions):	min. 50 m wide (major arterial) x 35 m deep	min. 50 m wide on No 2 Road x min. 90 m wide on Williams Road	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:	53	53	none
Tandem Parking Spaces:	not permitted	48	variance requested
Amenity Space – Indoor:	Min. 70 m^2 or Cash-in-lieu	$29,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m^2 x 24 units = 144 m^2	147.8 m^2	none

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



ATTACHMENT 4

Rezoning Considerations
9900 No. 2 Road, 6011, 6031, 6051 and 6071 Williams Road
RZ 09-489238

Prior to final adoption of Zoning Amendment Bylaw 8676, the developer is required to complete the following:

1. 2.0 m road dedication along the entire frontage on No. 2 Road and Williams Road with 4m x 4m corner cuts at both corners;

2. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).

3. Registration of a Flood Indemnity Covenant on title.

4. City acceptance of the developer's offer to voluntarily contribute $2 per buildable square foot (e.g. $58,095) to the City's affordable housing fund.

5. 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.

6. Submission of Tree Removal Compensation and Issuance of a Tree Removal Permit for the removal of two (2) rows of hedges on the city boulevard along Williams Road. The City's Parks Division has reviewed the proposed tree removal and concurs with it. Identified compensation in the amount of $1,000 is required.

7. City acceptance of the developer's offer to voluntarily contribute $12,000 towards the proposed enhanced/accessible signal at No.2 Road and Williams Road.

8. Enter into a Servicing Agreement* for the design and construction of upgrades proposed for the city utilities and frontage improvements. Works include, but may not be limited to,

    a) Storm:
        i. Upgrade of storm sewer to 900mm diameter along Williams Road frontage from existing manhole STMH 2681 (located at east side of Parsons Road) to existing manhole STMH 634 (located at the 1050 X 800 concrete box on No. 2 Road); and
        ii. Remove existing manhole STMH 635 and install new manhole to provide approximate equal pipe spacing between existing manhole STNH 2681 and existing manhole STMH 634 or align the new manhole with the development's future storm service connection.

    b) Sanitary:
        i. install a new manhole located approximately 8.5 meters south of 9900 No. 2 Road north property line and maintain service to the existing development at 9931 Parsons Road;

ii. abandon the existing sanitary system south of the proposed new manhole mentioned in item (i) above; and

iii. discharge existing sanitary ROW 52339/RD47826, replacing with ROW over remaining sanitary.

c) Frontage Improvements:

i. No. 2 Road: a new 2 m sidewalk at property line, with a grass and treed boulevard on the balance to the existing curb and gutter; the new sidewalk must be designed to meander around the protected trees along No. 2 Road;

ii. Williams Road: a new 2 m sidewalk at property line, with a grass and treed boulevard on the balance to the existing curb and gutter; the new sidewalk must be designed to meander around the protected trees along Williams Road;

iii. Parsons Road: Full half road upgrade - from the existing road curb on the east side: 11.2m road pavement, 0.15m road curb, 1.5 m treed boulevard and 1.5 m concrete sidewalk at property line; Benkelman Beam Test and street lights in new boulevard are required. Note: 150mm AC watermain will probably need to be replaced via construction.

Note: Existing/proposed City utilities, infrastructure and trees are located within rights-of-way on this site or located adjacent to this site, that may be impacted by the on-site development works (i.e. buildings, foundations, structures, services, construction, etc.) or the proposed off-site works. The servicing agreement design must include an impact assessment complete with recommendations to ensure the following conditions are met:

i. that the City be able to construct, maintain, operate, repair or remove City utilities/infrastructure without impact to the on-site and offsite works, and;

ii. that the on-site works, or their construction/maintenance of, not cause damage to the City utilities/infrastructure.

The Engineering design, via the Servicing Agreement and/or the Development Permit and/or the Building Permit design must incorporate the recommendations of the impact assessment.

9. The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of $29,000.

10. City acceptance of the developer's offer to voluntarily contribute $0.60 per buildable square foot (e.g. $17,428.42) to the City's public art fund.

11. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

Prior to issuance of Development Permit:

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

2. Submission of a contract with a certified arborist to oversee site preparation activities on-site, oversee and inspect tree protection fencing, and supervise any tree removals and tree well constructions.

Prior to issuance of Demolition Permit:

1. Installation of appropriate tree protection fencing on-site around all trees to be retained on site and on city's property adjacent to the subject site prior to any construction activities, including building demolition, occurring on-site.

   Note: 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 a landscape security (i.e. $22,000) to ensure the replacement planting will be provided.

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 _____

City of Richmond

Bylaw 8676

Richmond Zoning Bylaw 8500
Amendment Bylaw 8676 (RZ 09-489238)
9900 No. 2 Road, 6011, 6031, 6051 and 6071 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 (RTM3).**

   P.I.D. 004-064-755
   Lot 125 Section 30 Block 4 North Range 6 West New Westminster District Plan 41705;

   P.I.D. 002-164-094
   Lot 123 Except: Part on By-law Plan 56375; Section 30 Block 4 North Range 6 West New Westminster District Plan 41705;

   P.I.D. 006-249-981
   Lot 124 Section 30 Block 4 North Range 6 West New Westminster District Plan 41705;

   P.I.D. 010-282-785
   Lot 4 Section 30 Block 4 North Range 6 West New Westminster District Plan 17514; and

   P.I.D. 004-037-065
   Lot 3 Section 30 Block 4 North Range 6 West New Westminster District Plan 17514.

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8676".**

FIRST READING	_____
A PUBLIC HEARING WAS HELD ON	_____
SECOND READING	_____
THIRD READING	_____
DEVELOPMENT REQUIREMENTS SATISFIED	_____
ADOPTED	_____

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

_____ MAYOR

_____ CORPORATE OFFICER

3141134