



City of Richmond
 Planning and Development Department

Report to Committee

To SP CNCL - Dec. 18/2012
To PLN - Dec. 18/2012

To: Planning Committee **Date:** November 8, 2012
From: Wayne Craig **File:** RZ 10-521413
 Director of Development
Re: Application by Urban Era Builders and Developers Ltd. for Rezoning at
 6551/6553 Williams Road from Single Detached (RS1/C) to Low Density
 Townhouses (RTL3)

Staff Recommendation

1. That Bylaw 8700, for the rezoning of 6551/6553 Williams Road from "Single Detached (RS1/C)" to "Low Density Townhouses (RTL3)", be introduced and given first reading.
2. That third reading of Bylaw 7840, for the rezoning of 6511/6531 Williams Road, be rescinded; and
3. That Bylaw 7840, for the rezoning of 6511/6531 Williams Road, be referred to the January 21, 2013 Public Hearing.

Wayne Craig
 Wayne Craig
 Director of Development

EL:blg
 Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input type="checkbox"/>	<i>[Signature]</i>

Staff Report

Origin

Urban Era Builders and Developers Ltd. has applied to the City of Richmond to rezone 6551/6553 Williams Road (**Attachment 1**) from “Single Detached (RS1/C)” to “Low Density Townhouses (RTL3)” in order to permit a 13-unit townhouse development on the subject site and the adjacent property at 6511/6531 Williams Road. A preliminary site plan, building elevations, and landscape plan are contained in **Attachment 2**.

Background

The adjacent property at 6511/6531 Williams Road is being proposed to be rezoned to Low Density Townhouses (RTL3) (RZ 04-272351) for a 6-unit townhouse development contained in two (2) buildings. The zoning district names have changed as the rezoning application was submitted under the former Zoning & Development Bylaw No. 5300 to rezone the site from “Single-Family Housing District, Subdivision Area C (R1/C)” to “Townhouse District (R2-0.6)”.

The Public Hearing for this 2004 rezoning application was held on December 20, 2004. No concerns regarding the rezoning were expressed at the Public Hearing and the rezoning bylaw (7840) was given third reading on the same day. The developers had subsequently decided to consolidate 6511/6531 Williams Road with the subject property for a larger townhouse development. The site plan has been redesigned to enhance the eventual development proposal. Since the Public Hearing was held seven (7) years ago and the development plan has been revised, staff recommend Council rescind third reading of Bylaw 7840 and the Bylaw be referred to the January 21, 2013 Public Hearing. The applicant has been consulted on this matter and is aware a new Public Hearing is required.

Upon review of the submitted information for the 13-unit townhouse proposal, one of the two conditions outlined in the conditional approval of RZ 04-272351 is no longer applicable; a shared access between 6511/6531 and 6551/6553 Williams Road is no longer required since the two (2) properties are to be consolidated into one (1) development site. A single Development Permit application for the consolidated site is required. The Development Permit review is in process.

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 in Land Use Contract (LUC044) fronting onto Sheridan Road and multiple-family developments on a property located to the north of Sheridan Road as part of LUC044;

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

To the South: Across Williams Road, is the London/Steveston Park; and

To the West: Future development site (with an existing non-conforming duplex) to be consolidated with the subject site for a townhouse development; and then recently developed single-family dwellings on a RS1/C zoned lots fronting onto Williams Road.

Related Policies & Studies

Arterial Road Policy

The Arterial Road Policy is supportive of multiple-family residential developments along arterial roads. The subject site is identified for "Arterial Road Town House Development" on the Arterial Road Development Map included in the Official Community Plan (OCP) Bylaw 9000.

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, which specifies 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 \$15,655.54. This amount is based on the maximum buildable square footage on the subject property (6551/6553 Williams Road) only.

Public Art

The subject application was submitted in March, 2010 under the previous Public Art Program (Policy 8702, rescinded July 2010), which does not apply to residential projects containing less than 20 units.

Public Input

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

Staff Comments

Trees Retention and Replacement

The applicant has submitted a Tree Survey and an Arborist's Report for the overall development site (2 properties); ten (10) trees were identified and assessed (see Tree Preservation Plan in Attachment 4).

Tree Retention

A 55 cm cal Catalpa tree and a multi-branching Western Red Cedar tree located along the Williams Road street frontage are in good condition (exhibiting vigorous growth) and should be preserved. In order to ensure that the two (2) protected trees will not be damaged during construction, a Tree Survival Security will be required as part of the Landscape Letter of Credit at Development Permit stage to ensure that these trees will be protected. No Landscape Letter of Credit will be returned until the post-construction assessment report confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.

Tree Removal

Five (5) trees are in very poor condition due to structural defects and bacterial infections causing decline in health. In addition, one (1) Cherry tree is dead and another one appears to be mostly dead with upper canopy decay from previous topping. Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 14 replacement trees are required for the removal of seven (7) bylaw-sized trees. The developer is proposing to plant 19 replacement trees on site.

The applicant is also proposing to remove one (1) boulevard tree along the Williams Road frontage due to poor health of the tree. Parks Operations staff have agreed to the proposed tree removal. A cash compensation to the Tree Replacement Fund for the street tree removal in the amount of \$500 is determined.

Site Servicing and 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 storm system are required to support the proposed development. No sanitary sewer upgrades are required.

Frontage beautification is required across the consolidated frontage with a new 1.5 m sidewalk being poured at the property line (the sidewalk must be removed for the storm upgrades), with an approximate 1.38 m grass and treed boulevard between the sidewalk and the existing curb.

Prior to final adoption, the developer is required to consolidate the two (2) lots into one (1) development parcel and enter into a standard Servicing Agreement for the design and construction of the required infrastructure upgrades and frontage beautification (see **Attachment 5** for details).

Vehicle Access

One (1) driveway off Williams Road is proposed. The long-term objective is for the driveway access established on Williams Road to be utilized by adjacent properties to the east and west if they redevelop into multiple-family developments. A Public Right of Passage (PROP) will be secured as a condition of rezoning to facilitate this vision.

Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$13,000 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.

Analysis

Arterial Road Redevelopment Policy

The subject application was submitted in March 2010 under the previous Arterial Road Redevelopment Policy contained in OCP Bylaw 7100. The proposal is generally in compliance with the development guidelines for multiple-family residential developments under the Arterial Road Redevelopment Policy.

The proposed height, siting and orientation of the buildings respect the massing of the existing neighbouring single-family homes. All rear units along the north property line are two (2) storeys; the end units of the street fronting building are stepped down from three (3) storeys to 2½ storeys at the east side yard and the entry driveway. In addition, increased front, rear, and east side yard setbacks are proposed to provide a better interface with the adjacent single-family developments. The building height and massing will be controlled through the Development Permit process.

Low Density Townhouses (RTL3)

Typically, new townhouse development site with a proposed density of 0.60 floor area ratio should be rezoned to Low Density Townhouses (RTL4), which provide for a density bonus that would be used for rezoning applications in order to help achieve the City's affordable housing objectives. However, for this application, Low Density Townhouses (RTL3) is proposed since the subject site is to be consolidated with the adjacent site to the west for one (1) townhouse development; the zoning on the entire site must be consistent. To help achieve the City's affordable housing objectives, the applicant has voluntarily proposed to make a cash contribution to the affordable housing reserve fund in accordance to the City's Affordable Housing Strategy.

Requested Variances

The proposed development is generally in compliance with the Low Density Townhouses (RTL3) zone. Based on the review of current site plan for the project, the following variances are being requested:

- Allow a total of six (6) small car parking stalls in six (6) duplex units; and
- Allow a total of 14 tandem parking spaces in seven (7) three-storey townhouse units.

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 6511/6531 Williams Road and 6551/6553 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:

- Detailed review of building form and architectural character to create a more comfortable architectural rhythm along Williams Road;
- 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; and
- Opportunities to maximize permeable surface areas and articulate hard surface treatment.

Financial Impact or Economic Impact

None.

Conclusion

The proposed 13-unit townhouse development is generally consistent with the Official Community Plan (OCP) regarding developments along minor arterial roads. Overall, the proposed land use, site plan, and building massing relates to the surrounding neighbourhood context. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process. The list of rezoning considerations is included as **Attachment 5**, which has been agreed to by the applicants (signed concurrence on file). On this basis, staff recommend that the proposed rezoning at 6551/6553 Williams Road be approved.

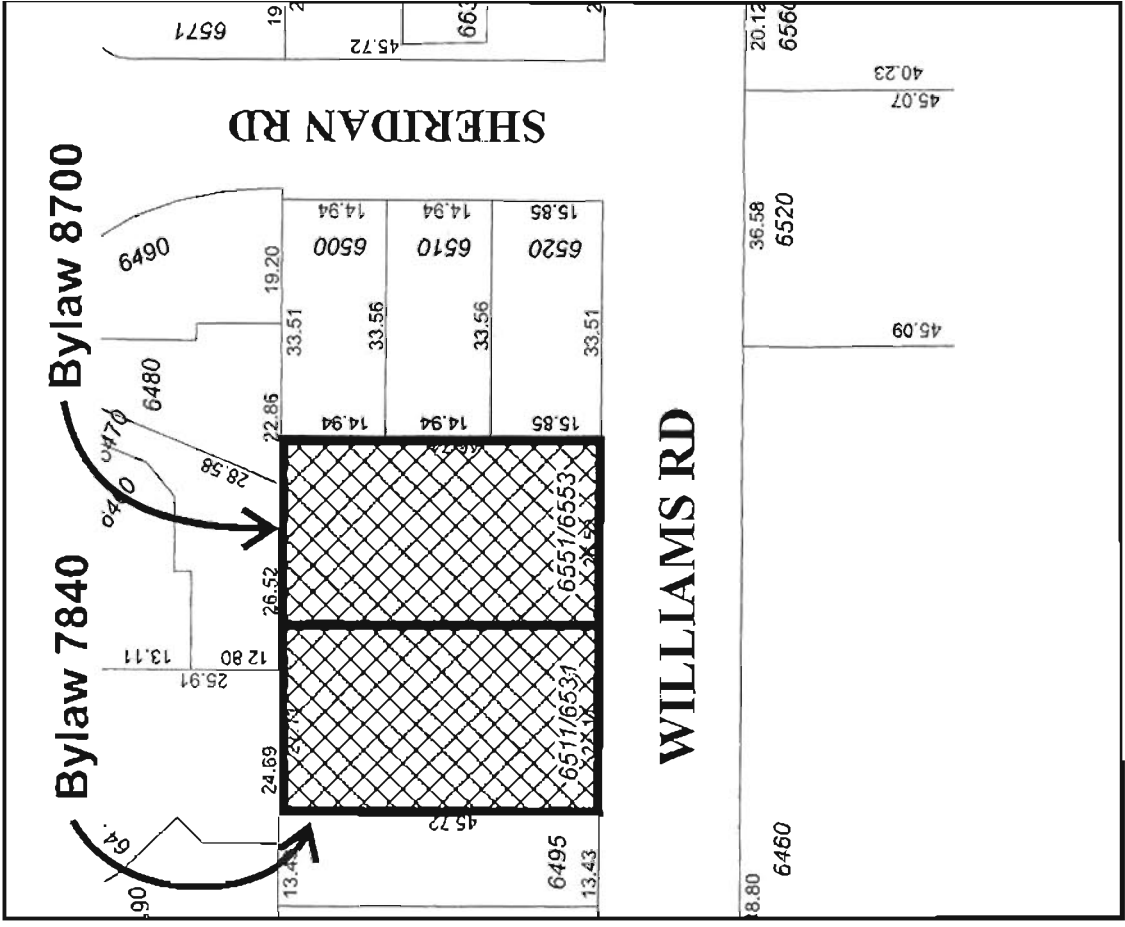
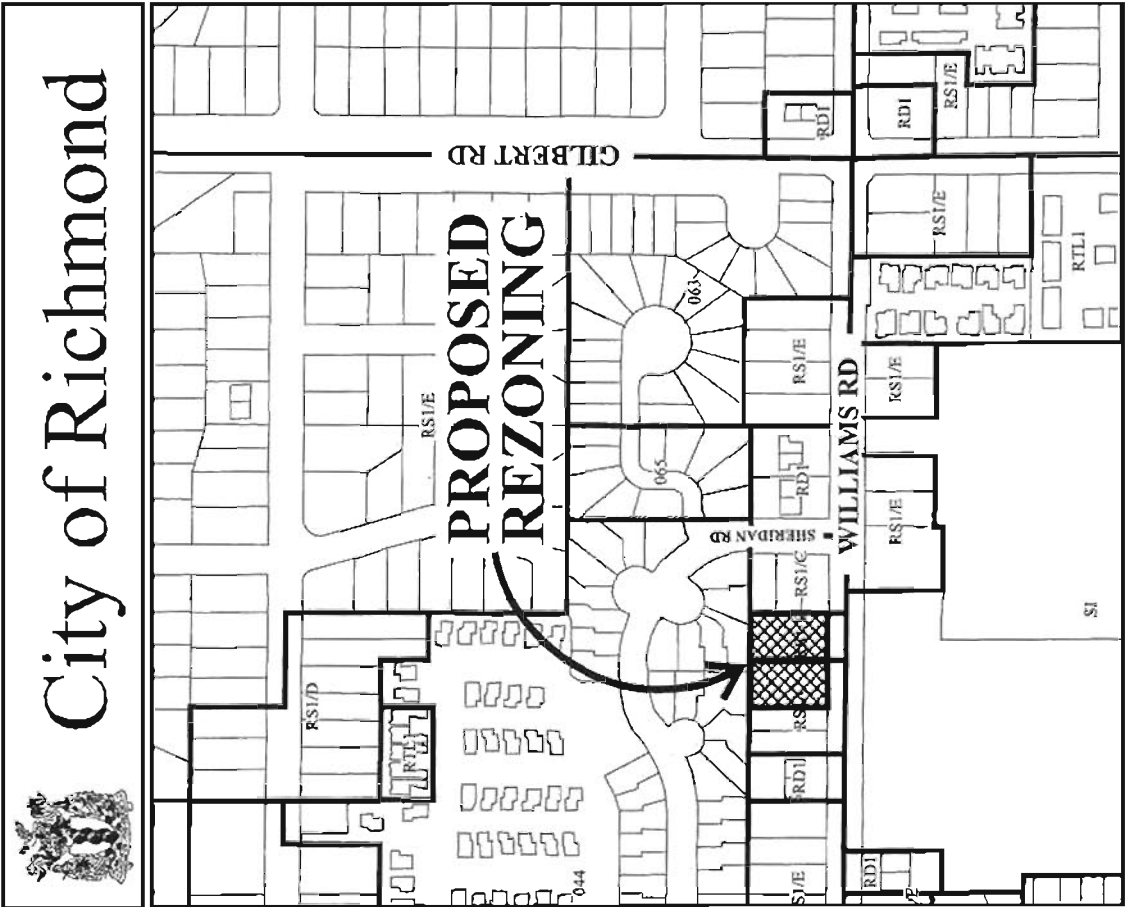
The Public Hearing for Bylaw 7840 (rezoning at 6511/6531 Williams Road) was held seven (7) years ago (December 2004) and the development plan has been revised; staff recommend that the third reading of Bylaw 7840 be rescinded and referred to the January 21, 2013 Public Hearing.



Edwin Lee
Planner 1
(604-276-4121)

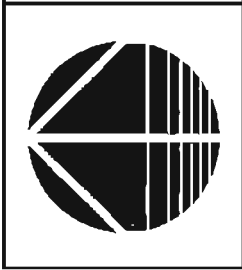
EL:blg

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



Original Date: 12/06/12
 Revision Date: 12/17/12
 Note: Dimensions are in METRES

RZ 10-521413 & RZ 04-272351





RZ 10-521413 &
RZ 04-272351

Original Date: 12/06/12

Amended Date:

Note: Dimensions are in METRES



MATTHEW CHENG ARCHITECT INC.
 1000 SHEPPARD AVENUE EAST
 SUITE 1000
 SCARBOROUGH, ONTARIO M1S 1W4
 TEL: (416) 291-1111
 FAX: (416) 291-1112
 WWW.MCHENGARCHITECT.COM

THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS INFORMATION WITHOUT THE WRITTEN CONSENT OF MATTHEW CHENG ARCHITECT INC. IS STRICTLY PROHIBITED.

DATE: 11/11/2014
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: PH-15

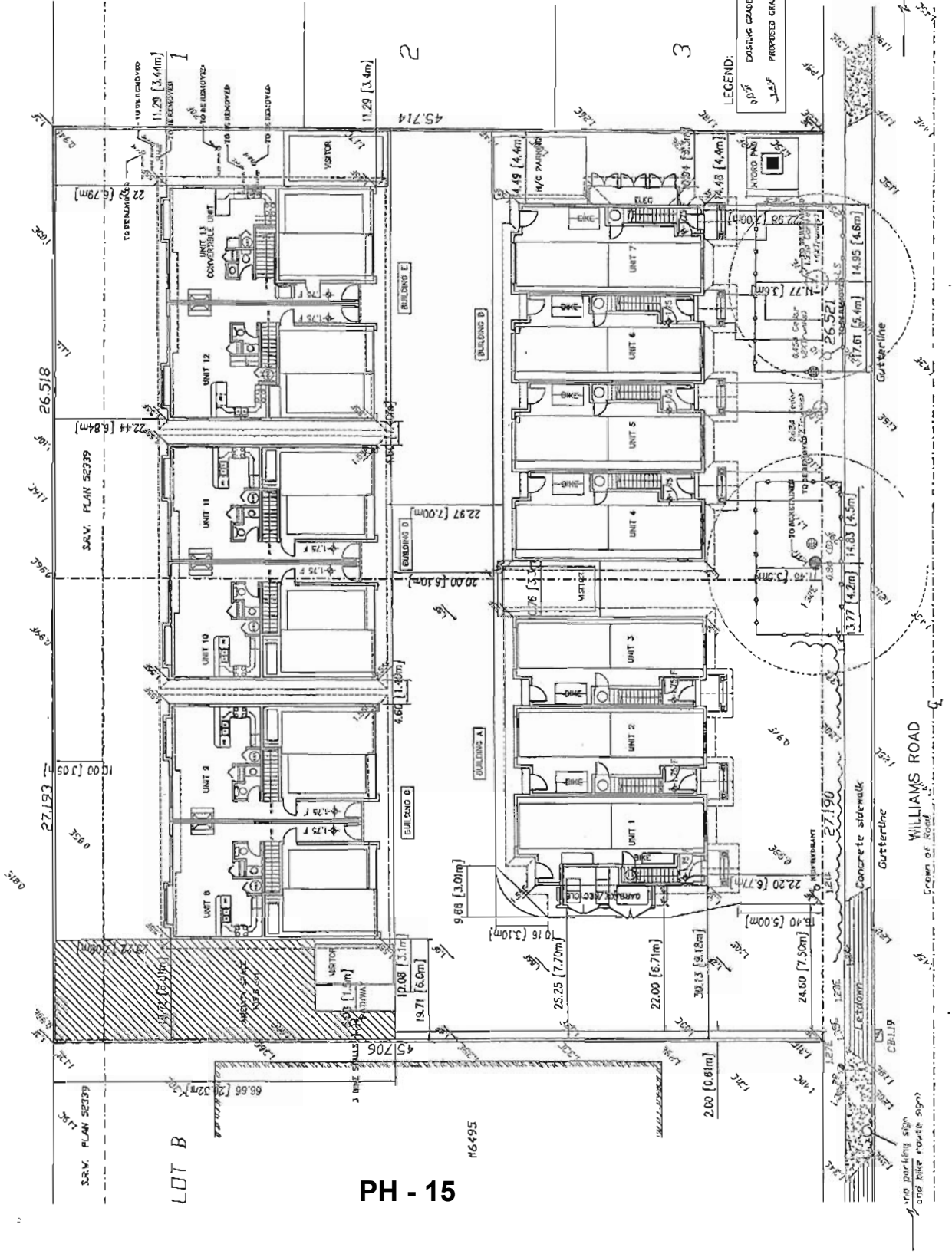
PROJECT NO: PH-15
 13-UNIT TOWNHOUSE DEVELOPMENT
 6511/6551 WILLIAMS RD
 RICHMOND, B.C.

SHEET NO: 1
 SITE PLAN

Client:	13-UNIT TOWNHOUSE DEVELOPMENT
Project Name:	13-UNIT TOWNHOUSE DEVELOPMENT
Project Location:	6511/6551 WILLIAMS RD, RICHMOND, B.C.
Scale:	1/8" = 1'-0"
Project Number:	PH-15
Revision:	#1



- BLOCKING TO BE PROVIDED IN ALL BATHROOMS OF ALL UNITS FOR GRAB BARS
- LEVER HANDLE TO BE USED FOR ALL DOORS
- LEVER FAUCET TO BE USED IN ALL BATHROOMS AND POWDER ROOMS OF ALL UNITS



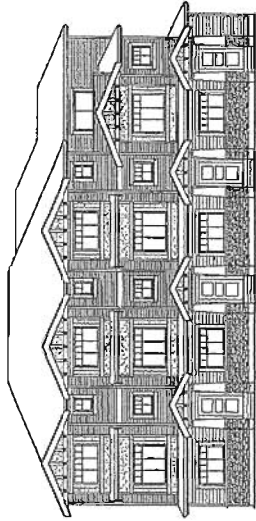
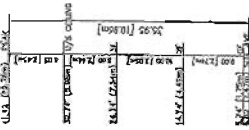


MATTHEW CHENG
ARCHITECT INC.

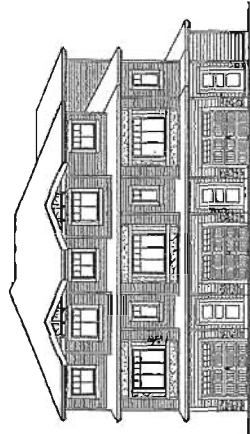
THIS DOCUMENT IS PREPARED FOR THE CLIENT, THE ARCHITECT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES AND TO OBTAIN ALL NECESSARY APPROVALS FROM THE CLIENT. ALL INFORMATION PROVIDED TO THE ARCHITECT, CONTRACTOR AND SUBCONTRACTORS IS THE RESPONSIBILITY OF THE CLIENT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREIN AND SHALL NOT BE HELD RESPONSIBLE FOR ANY OTHER OMISSIONS, ERRORS OR OMISSIONS IN THIS DOCUMENT.

BY THE ARCHITECT: MATTHEW CHENG, ARCHITECT
DATE: 07/27/2017
PROJECT: 13-UNIT TOWNHOUSE DEVELOPMENT
6511/6551 WILLIAMS RD, RICHMOND, B.C.

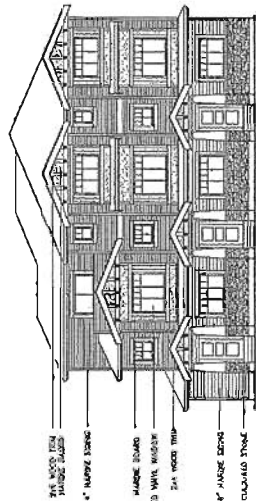
Continued



BUILDING B SOUTH ELEVATION

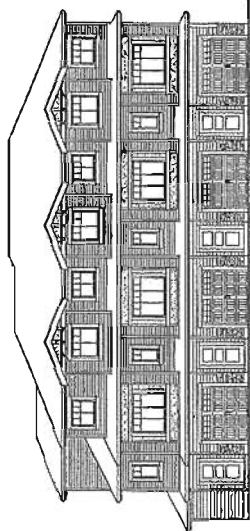


BUILDING A NORTH ELEVATION

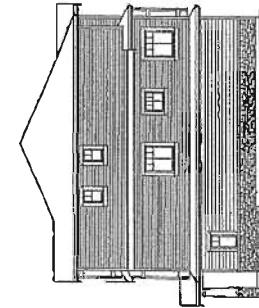
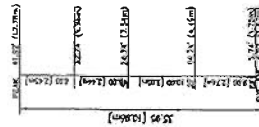


- 8'x8' WOOD TRUSS
- 4" HARBIE SIDING
- HARBIE BOARD
- DOUBLE GLAZED WOOD WINDOW
- 2x4 WOOD TRUSS
- 4" HARBIE SIDING
- CORNER TRUSS

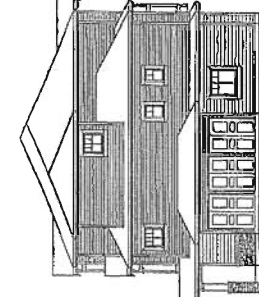
BUILDING A SOUTH ELEVATION



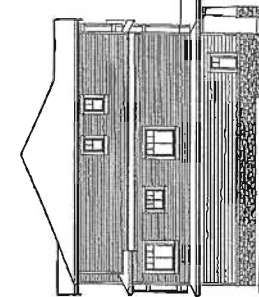
BUILDING B NORTH ELEVATION



BUILDING A EAST ELEVATION



BUILDING B EAST ELEVATION



BUILDING B WEST ELEVATION

- HARBIE BOARD
- CORNER TRUSS
- 4" HARBIE SIDING
- 8" HARBIE SIDING
- TRUSS/FASCIALS
- ENTRY DOOR
- WINDOW FRAME
- ASPHALT SHINGLES
- CAROUSEL DOOR

- BM HC-23
- COMBLE FIELD TEXAS CREW
- BM HC-64
- BM HC-56
- BM HC-104
- BM HC-166
- BM OC-100
- BM 2126-20
- ERDRE
- STORM GRAY
- STORM GRAY
- BM HC-23

PROJECT: 13-UNIT TOWNHOUSE DEVELOPMENT
6511/6551 WILLIAMS RD, RICHMOND, B.C.

DATE: 07/27/2017

SHEET: 13-UNIT TOWNHOUSE DEVELOPMENT BUILDING A & B ELEVATIONS

SCALE: 1/4" = 1'-0"

PROJECT NUMBER: #4a

PROJECT	13-UNIT TOWNHOUSE DEVELOPMENT
DATE	07/27/2017
SCALE	1/4" = 1'-0"
PROJECT NUMBER	#4a



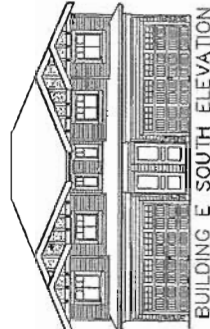
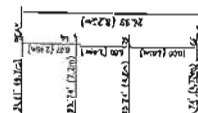
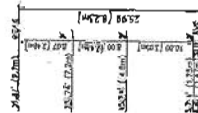
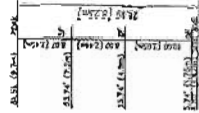
MATTHEW CHENG ARCHITECT INC.

100 BELLAIR AVENUE, SUITE 200
 RICHMOND, B.C. V6X 1A6
 TEL: (604) 273-8888
 WWW.MATTHEWCHENGARCHITECT.COM

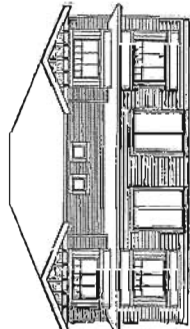
THIS DOCUMENT IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.

DATE: 08/11/2010
 DRAWING NO: PH-17
 PROJECT: 13-UNIT TOWNHOUSE DEVELOPMENT
 6511/6551 WILLIAMS RD
 RICHMOND, B.C.

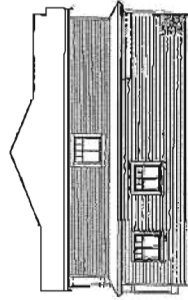
08/11/2010



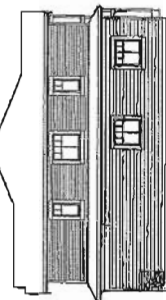
BUILDING E SOUTH ELEVATION



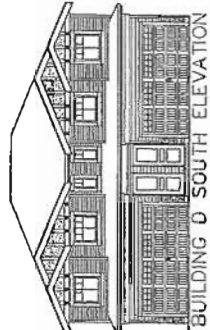
BUILDING C NORTH ELEVATION



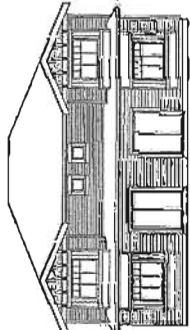
BUILDING E WEST ELEVATION



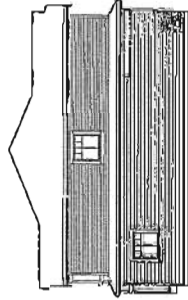
BUILDING E EAST ELEVATION



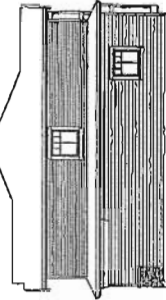
BUILDING D SOUTH ELEVATION



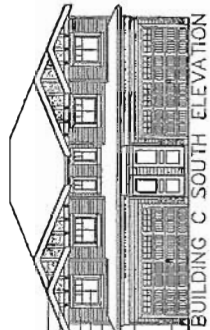
BUILDING D NORTH ELEVATION



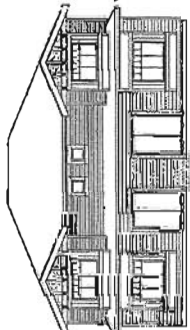
BUILDING D WEST ELEVATION



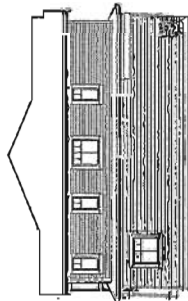
BUILDING D EAST ELEVATION



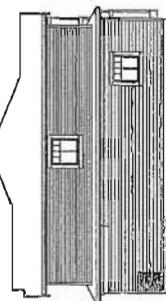
BUILDING C SOUTH ELEVATION



BUILDING E NORTH ELEVATION



BUILDING C WEST ELEVATION



BUILDING C EAST ELEVATION

- 2x8 HARDWOOD
- HARDIE BOARD
- 4" HARDIE BOARD
- 2x4 STUDS
- 6" WALKER STAIRS
- 6" WALKER STAIRS

BM MC-34/136	COBBLE FIELD TEXAS CREAM
BM MC-64/136/23	CULTURE STONE
BM MC-44	4" HARDIE BOARD
BM MC-100	6" WALKER STAIRS
BM 246-20	TRANS/FASCOS
BM 246-20	SHINY DUNE
BM 246-20	WALKER STAIRS
BM 246-20	ASPHALT DRIVE
BM 246-20	GARAGE BOARD



MATTHEW CHENG ARCHITECT INC.

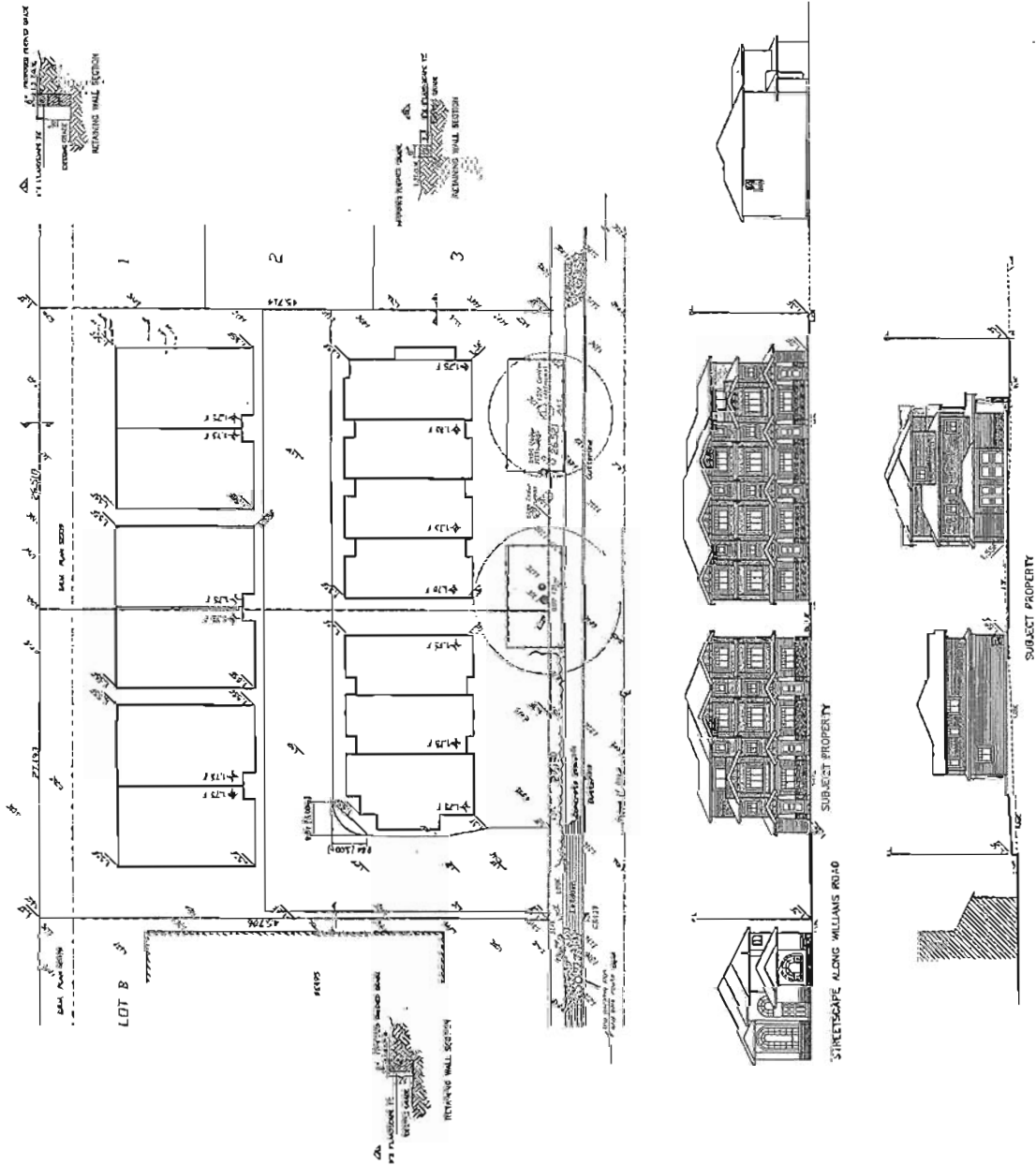
1000 EAST MAIN AVENUE
 SUITE 200
 RICHMOND, B.C. V6X 1A4
 TEL: (604) 273-1111
 WWW.MATTHEWCHENGARCHITECT.COM

DATE: 05/11/2017
 PROJECT: 13 UNIT TOWNHOUSE DEVELOPMENT
 DRAWING NO: PH-18

Project No:
13 UNIT TOWNHOUSE DEVELOPMENT
 6511/6551 WILLIAMS RICHMOND, B.C.

Sheet No:
SITE PLAN

DATE:	05/11/2017
PROJECT:	13 UNIT TOWNHOUSE DEVELOPMENT
CLIENT:	6511/6551 WILLIAMS
SCALE:	1/8" = 1'-0"
DRAWN BY:	MC
CHECKED BY:	MC
DATE:	05/11/2017
Page No. #8	



NO.	DATE	REVISIONS
1	12/15/08	Final Design
2	12/15/08	Final Design
3	12/15/08	Final Design
4	12/15/08	Final Design
5	12/15/08	Final Design
6	12/15/08	Final Design
7	12/15/08	Final Design
8	12/15/08	Final Design
9	12/15/08	Final Design
10	12/15/08	Final Design
11	12/15/08	Final Design
12	12/15/08	Final Design
13	12/15/08	Final Design
14	12/15/08	Final Design
15	12/15/08	Final Design
16	12/15/08	Final Design
17	12/15/08	Final Design
18	12/15/08	Final Design
19	12/15/08	Final Design
20	12/15/08	Final Design
21	12/15/08	Final Design
22	12/15/08	Final Design
23	12/15/08	Final Design
24	12/15/08	Final Design
25	12/15/08	Final Design
26	12/15/08	Final Design
27	12/15/08	Final Design
28	12/15/08	Final Design
29	12/15/08	Final Design
30	12/15/08	Final Design
31	12/15/08	Final Design
32	12/15/08	Final Design
33	12/15/08	Final Design
34	12/15/08	Final Design
35	12/15/08	Final Design
36	12/15/08	Final Design
37	12/15/08	Final Design
38	12/15/08	Final Design
39	12/15/08	Final Design
40	12/15/08	Final Design
41	12/15/08	Final Design
42	12/15/08	Final Design
43	12/15/08	Final Design
44	12/15/08	Final Design
45	12/15/08	Final Design
46	12/15/08	Final Design
47	12/15/08	Final Design
48	12/15/08	Final Design
49	12/15/08	Final Design
50	12/15/08	Final Design

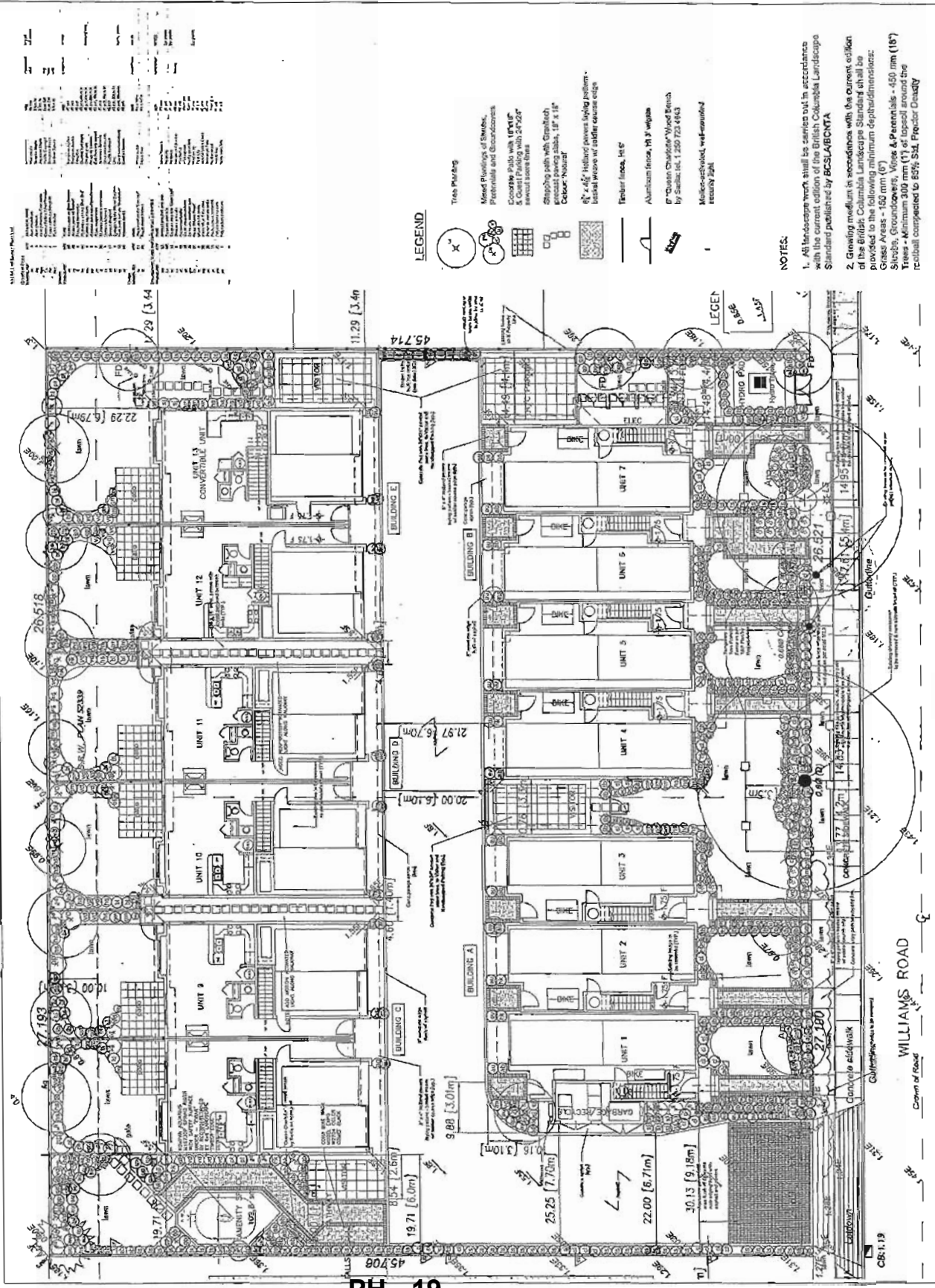


PD GROUP
 2511, 6511 Williams Rd.
 Rockville, MD

LANDSCAPE PLAN

DATE: 12/15/08
 SCALE: 1/8" = 1'-0"

PROJECT: 2511, 6511 Williams Rd.
 SHEET: 3.1 of 2.4



REVISIONS	
NO.	DESCRIPTION



DATE	
SCALE	
TITLE	
DRAWN BY	
CHECKED BY	
DATE	



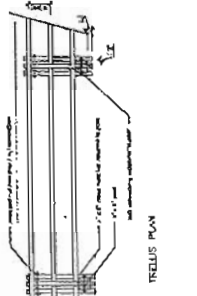
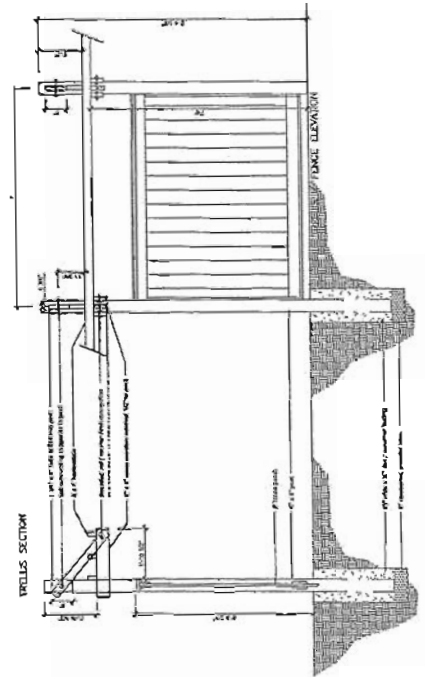
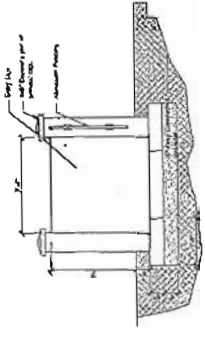
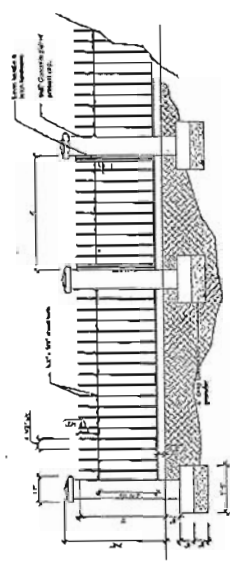
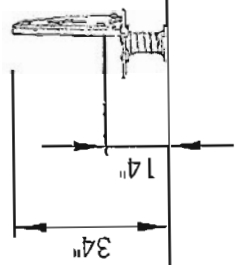
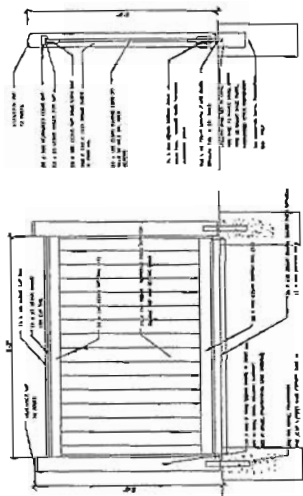
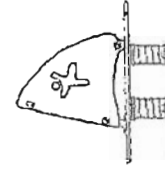
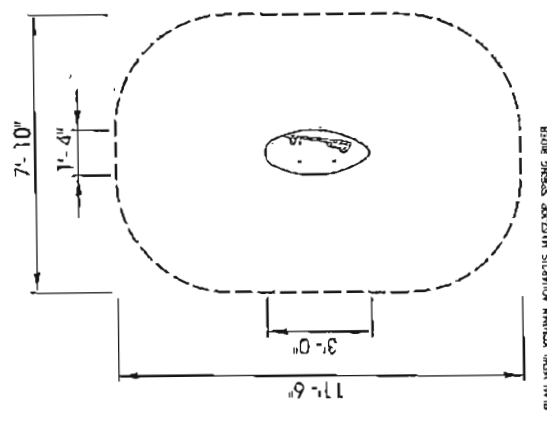
PD GROUP
 Landscape Architecture, Inc.
 2000 West 12th Street, Suite 100
 Anchorage, Alaska 99515
 907-561-2000

PROJECT
 P. RANCHIANS / K. HALLAN

ADDRESS
 6811 - 68th Williams Rd.
 Richmond, BC

LANDSCAPE DETAILS

DATE	
SCALE	
TITLE	
DRAWN BY	
CHECKED BY	
DATE	





City of Richmond

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

**Development Application
 Data Sheet**

RZ 04-272351 and RZ 10-521413 Attachment 3

Address: 6511/6531 and 6551/6553 Williams Road

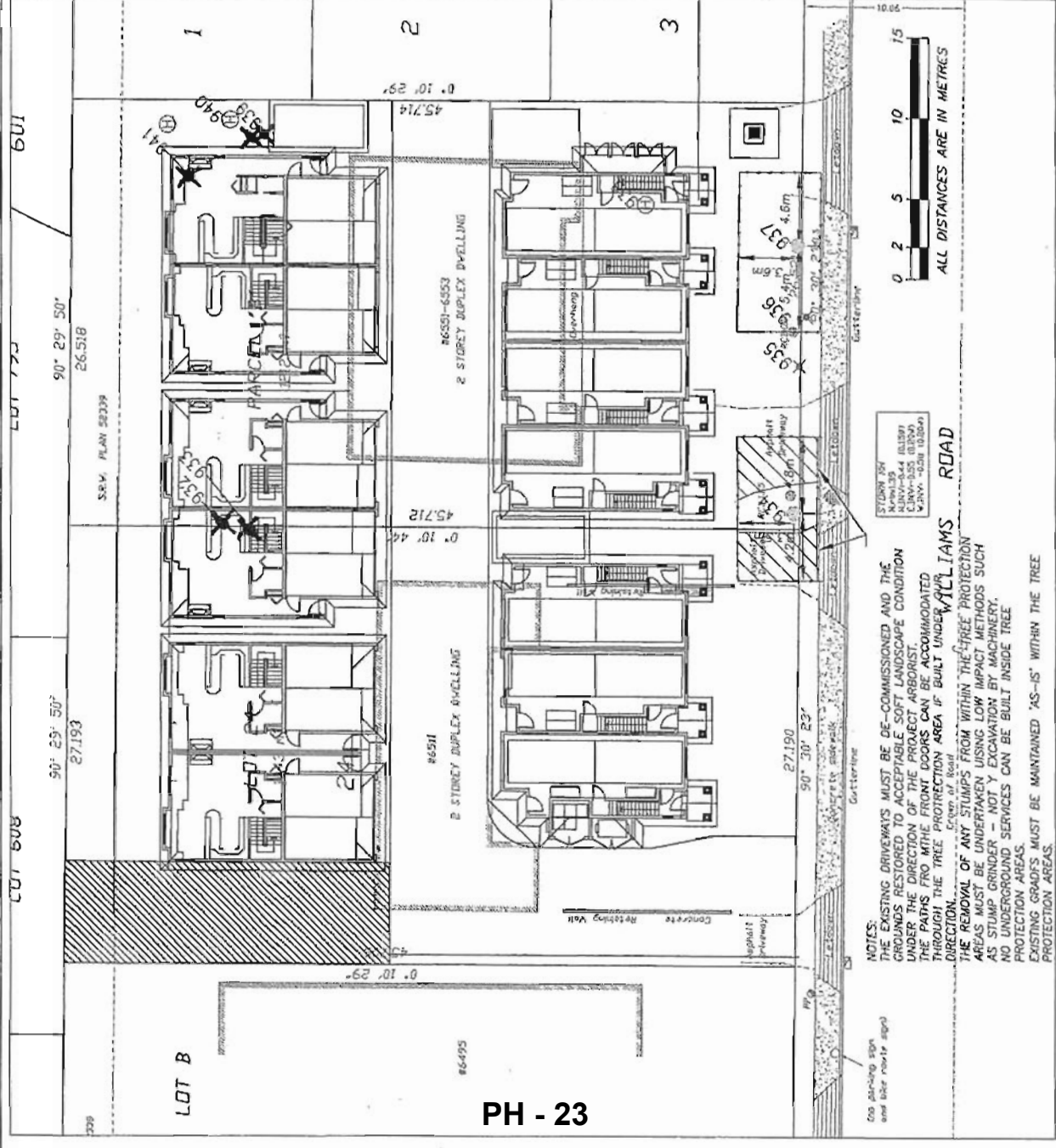
Applicant: Paramjit Singh Randhawa and Urban Era Builders and Developers Ltd.

	Existing	Proposed
Owner:	M Moore Investments Ltd., 0720947 BC Ltd., Richlife Homes Ltd. & Urban Era Builders and Developers Ltd.	To be determined
Site Size (m²):	1,212 m ²	No Change
Land Uses:	single-family residential	townhouse residential
OCP Designation:	Low Density Residential (Old OCP) Neighbourhood Residential (New OCP)	No change – complies with designation
Zoning:	Single Detached (RS1/C)	Low Density Townhouses (RTL3)
Number of Units:	2 duplex units	13 units on 6511/6531 & 6551/6553 Williams Road

On Future Consolidated Site	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.59	none permitted
Lot Coverage – Building:	Max. 40%	0.39	none
Lot Coverage – Non-porous surfaces:	Max. 70%	70% Max.	none
Lot Coverage – Landscaping with live plant material:	Min. 30%	30 % Min.	none
Setback – Front Yard (m):	Min. 6 m	6.77 m	none
Setback – East Side Yard (m):	Min. 3 m	3.3 m	none
Setback – West Side Yard (m):	Min. 3 m	6.0 m	none
Setback –Rear Yard (m):	Min. 3 m	6.79 m	none
Height (m):	12 m	11.31 m	none
Lot Size (min. dimensions):	40 m wide x 35 m deep	53.71 m wide x 45.71 m deep *	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.03 (V) per unit	none
Off-street Parking Spaces – Total:	29	30	none
Tandem Parking Spaces:	Not permitted	14	variance required

On Future Consolidated Site	Bylaw Requirement	Proposed	Variance
Small Car Parking Spaces	Not permitted	6	variance required
Handicap Parking Spaces:	1	1	none
Amenity Space – Indoor:	70 m ² or payment of cash-in-lieu	payment of cash-in-lieu of \$13,000	none
Amenity Space – Outdoor:	6 m ² per unit x 13 units = 78 m ²	109 m ²	none

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



PARAMJIT RANDHAWA - MCAI		DATE		REV DATE		REV #		SHEET	
6511 AND 6531 WILLIAMS ROAD RICHMOND		FEB 23, 2010		NOV 9, 2012		1		1 OF 1	
ACI FILE		DATE		REV DATE		REV #		SHEET	
06191		FEB 23, 2010		NOV 9, 2012		1		1 OF 1	

ARBORTECH CONSULTING

1 Division of

3015 27th Avenue NW, Suite 100, Richmond, BC Canada V7B 2J2
 Tel: 604 273 3464 | Fax: 604 273 1554 | www.arbortech.com

TREE MANAGEMENT DRAWING

TREE PROTECTION FENCE DESIGN

REFER TO ARBORTRAP FOR TREE PROTECTION AREA GUIDELINES, RESTRICTIONS AND HEIGHTS

LEADING

- denotes TREE NUMBER. Refer to tree inventory for type, size and condition data.
- denotes tree to be REMOVED
- denotes tree to be MAINTAINED
- denotes ALDER/COTTONWOOD tree to be REMOVED
- denotes tree to be REMOVED for hazard mitigation
- denotes TREE PROTECTION FENCE to be installed to tree retention line

PH - 23



Rezoning Considerations

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

Address: 6551/6553 Williams Road

File No.: RZ10-521413

Prior to final adoption of Zoning Amendment Bylaw 8700, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. Registration of a flood indemnity covenant on title.
3. Registration of a Public Rights-of-Passage (PROP) statutory rights-of-way (ROW), and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the internal drive-aisle in favour of future townhouse developments to the east and west. Language should be included in the ROW document that the City will not be responsible for maintenance or liability within this ROW.
4. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
5. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot (e.g. \$15,655.54) to the City's affordable housing fund.
6. Contribution of \$1,000 per dwelling unit (e.g. \$13,000) in-lieu of on-site indoor amenity space.
7. City acceptance of the developer's offer to voluntarily contribute \$500 to Parks Division's Tree Compensation Fund for the removal of a Sawara Cypress tree located on the city boulevard in front of the site.

Note: Developer/contractor must contact the Parks Division (604-244-1208 ext. 1342) four (4) business days prior to the removal to allow proper signage to be posted. All costs of removal and compensation are the responsibility borne by the applicant.

8. Final adoption of the Zoning Amendment Bylaw 7840 (RZ 04-272351 for 6511/31 Williams Road).
9. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
10. Enter into a Servicing Agreement* for the design and construction of servicing upgrades and frontage beautification. Works include, but may not be limited to, upgrading the existing storm sewer to 600mm diameter across the consolidated site frontage (55m+) with new manholes at each end. Frontage beautification is required across the consolidated frontage with a new 1.5m sidewalk being poured at the property line (the sidewalk must be removed for the storm upgrades), with an approximate 1.38m grass and treed boulevard between the sidewalk & the existing curb. The Servicing Agreement process is also to include future site servicing including access. The works are at the Owner's sole cost; i.e. no credits are applicable.

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

1. 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 trees to be retained on site and on adjacent properties. 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.
2. Submission of a Tree Survival Security to the City as part of the Landscape Letter of Credit for the two (2) protected trees to be retained on site. No Landscape Letter of Credit will be returned until the post-construction assessment report confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

PH-24

2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. 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.

[signed copy on file]

Signed

Date



City of
Richmond

Rezoning Considerations

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

Address: 6511/6531 Williams Road

File No.: RZ04-272351

Prior to final adoption of Zoning Amendment Bylaw 7840, the developer is required to complete the following:

1. Final adoption of the Zoning Amendment Bylaw 8700 (RZ 10-521413 for 6551/53 Williams Road).
2. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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

1. 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 trees to be retained on site and on adjacent properties. 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.
2. Submission of a Tree Survival Security to the City as part of the Landscape Letter of Credit for the two (2) protected trees to be retained on site. No Landscape Letter of Credit will be returned until the post-construction assessment report confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. 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.

[signed copy on file]

Signed _____

Date
PH - 26



Richmond Zoning Bylaw 8500
Amendment Bylaw 8700 (RZ 12-521413)
6551/6553 Williams Road

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

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it LOW DENSITY TOWNHOUSES (RTL3).

P.I.D. 002-082-241

Parcel "B" (Explanatory Plan 14390) Lot 24 Except: Part Subdivided by Plan 46369; Block "C" Section 30 Block 4 North Range 6 West New Westminster District Plan 2777

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8700".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Horizontal lines for recording readings and requirements.

CITY OF RICHMOND
APPROVED by HB
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7840 (RZ 04-272351)
6511/6531 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 and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **TOWNHOUSE DISTRICT (R2 - 0.6)**.

P.I.D. 003-797-317

Lot 24 Except:

Firstly: Parcel "B" (Explanatory Plan 14390 and Secondly: Part contained within Lot 161 Plan 47432; Block 'C' Section 30 Block 4 North Range 6 West New Westminster District Plan 2777 .

2. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7840".

FIRST READING

NOV. 22 2004

PUBLIC HEARING

DEC 20 2004

SECOND READING

DEC 20 2004

THIRD READING

DEC 20 2004

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CITY CLERK