



City of Richmond

Report to Committee Planning and Development Department

*TO COUNCIL - Dec 10, 2012
TO Planning - Dec 4, 2012*

To: Planning Committee
From: Wayne Craig
Director of Development
Re: Application by Yamamoto Architecture Inc. for Rezoning at 9431, 9451, 9471 and 9491 Williams Road from Single Detached (RS1/E) to Medium Density Townhouses (RTM2)

Date: November 6, 2012

File: RZ 11-586280

12-8060-20-8972

Staff Recommendation

That Bylaw 8972, for the rezoning of 9431, 9451, 9471 and 9491 Williams Road from "Single Detached (RS1/E)" to "Medium Density Townhouses (RTM2)", be introduced and given first reading.

Wayne Craig
Director of Development

WC:blg
Att.

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

Staff Report

Origin

Yamamoto Architecture Inc. has applied to the City of Richmond for permission to rezone 9431, 9451, 9471 and 9491 Williams Road (**Attachment 1**) from Single Detached (RS1/E) to Medium Density Townhouses (RTM2) in order to permit the development of 20 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) fronting Pinewell Crescent;
- To the East: Existing single-family dwellings on lots zoned Single Detached (RS1/E) fronting Williams Road;
- To the South: Existing single-family dwellings on lots zoned Single Detached (RS1/E) fronting Williams Road; then James Whiteside Elementary School zoned School and Institutional Use (SI);
- To the West: Existing single-family dwellings with coach house on lots zoned Coach House (RCH), then existing single-family dwellings on lots zoned Single Detached (RS1/E), fronting Williams Road.

Related Policies & Studies

Arterial Road Redevelopment and Lane Establishment Policies

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 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 \$47,353.93.

Public Art

The applicant has agreed to provide a voluntary contribution in the amount of \$0.75 per square foot of developable area for the development to the City's Public Art fund. The amount of the contribution would be \$17,757.72.

Consultation

The applicant advised that consultation with the adjacent property owners has been undertaken. No concerns have been reported.

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

Tree Retention and Replacement

A Tree Survey and a Certified Arborist's Report were submitted in support of the application; 43 trees were identified and assessed.

Tree Retention On-site

A 65 cm cal Deodar Cedar, a 32 cm cal Spruce, an 82 cm cal Ginko Biloba, and a 70 cm cal multi-branching Maple on site are all in good condition and are identified for retention. 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.

Tree Removal

The City's Tree Preservation Coordinator concurred with the Arborist's recommendations to remove 31 bylaw-size trees on-site:

- 18 trees are in poor condition; either dead, dying (sparse canopy foliage), have been previously topped, or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions; and

- A hedgerow comprised of 13 trees is in good condition; however it is located in the middle of the development site and the existing grade of the development site is approximately 1.0 m below the crown of the road.

Based on the 2:1 tree replacement ratio goal stated in the OCP, 62 replacement trees are required. According to the Preliminary Landscape Plan (**Attachment 2**), the developer is proposing to plant 29 new trees on-site. Considering the effort made by the applicant to retain four (4) bylaw-sized trees on site, staff recommend eight (8) replacement trees be exempted. The applicant has agreed to provide a voluntary contribution of \$12,500 to the City's Tree Compensation Fund in-lieu of planting the remaining 25 replacement trees.

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 the landscape security and tree compensation cash-in-lieu (i.e. \$51,000 in total) to ensure the replacement planting will be provided.

Neighbouring Trees

Two (2) trees on the neighbouring property to the east at 9511 Williams Road are recommended for removal in the Arborist Report due to their existing poor condition and conflicts with new construction. The City's Tree Preservation Coordinator has no concern on the proposed removal. Prior to removal, the applicant must obtain written permission from the adjacent property owners. A separate Tree Cutting Permit and associated replacement planting/compensation will be required at Tree Cutting Permit stage. If permission from the adjacent property owners to remove these two (2) trees cannot be obtained, these two (2) trees must be retained and protected in accordance to City's standards.

City trees

Five (5) trees located in the concrete sidewalk (in tree granites) are in good condition and should be retained; no tree protection barriers are required. One (1) tree located in an existing lane right-of-way (ROW) near the northwest corner of the site is situated far enough from the property line that it will not be impacted by the proposed development; no tree protection barriers are required. A Tree Preservation Plan is attached (**Attachment 4**).

Site Servicing and Frontage Improvements

An independent review of servicing requirements (storm) has been conducted by the applicant's Engineering consultant and reviewed by the City's Engineering Department. The Capacity Analysis concludes that 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 four (4) lots into one (1) development parcel and grant an approximately 1.0 m wide right-of-way along the entire south property line for sidewalk and boulevard upgrades. As part of the Servicing Agreement, the

developer is also required to design and construct a new sidewalk and boulevard along the entire Williams Road frontage (please see **Attachment 5** for details). The existing street trees will be retained at the current location; the tree granites will be removed.

Vehicle Access

One (1) driveway is proposed at the eastern edge of the site. The long-term objective is for the driveway access established on this site to be utilized by adjacent properties if they ultimately apply to redevelop into multiple-family developments. 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 \$21,000 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 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 July, 2011 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-storeys to two-storeys at the west side yard and the entry driveway. The building height and massing will be controlled through the Development Permit process.

Development Potential of Adjacent Properties

9311 and 9411 Williams Road

These two (2) coach house lots were created under the original Lane Establishment and Arterial Road Redevelopment Policies (2001). The rezoning application (RZ 04-270504) received Final Approval in April 2006, prior to the Lane Establishment and Arterial Road Redevelopment Policies being updated (June 2006) to allow this block of Williams Road (between Garden City Road and Ash Street) to be redeveloped into multiple-family uses. There is low immediate redevelopment potential on these two (2) new homes. There is no plan to open or extend the

existing back lane. Future redevelopments of these two (2) lots into multiple-family uses must include the lane right-of-way at the back (purchase of the land from the City is required).

9511 and 9531 Williams Road

These two (2) properties are located to the east of the subject site at the corner of Ash Street and Williams Road, and have older houses on them. Staff encouraged the applicant to acquire these two (2) properties in order to increase the site layout efficiency and to avoid a smaller site redevelopment in the future. The applicant had 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 9511 and 9531 Williams Road has been prepared and is on file.

The proposed outdoor amenity space on the subject site is expected to be enlarged and consolidated with the outdoor amenity area of the future development to the east at 9511 and 9531 Williams Road, by a coordinated design and removal of the fence in between. Registration of a cross-access agreement over the outdoor amenity area is required to achieve this arrangement.

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 old Official Community Plan (OCP) and with the Neighbourhood Residential land use designation in the new OCP. The base density for arterial road redevelopments is 0.6 FAR; a higher density at 0.65 FAR is being considered for the subject site based on the following:

- The subject site is in close proximity to South Arm Community Centre and is located across from James Whiteside Elementary School;
- Preservation of four (4) large specimen trees in the front yard and back yard, including one (1) tree located within the proposed outdoor amenity area;
- Provision of storm system upgrades and frontage improvements to create safer and more pedestrian friendly streetscape;
- Provision of 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 20 tandem parking spaces in the 10 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 spaces 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 9431, 9451, 9471 and 9491 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) of the old OCP (Bylaw 7100);
- Building form and architectural character;
- Location and design of the convertible unit and other accessibility features;
- Site grade to ensure the survival of protected trees;
- Landscaping design and enhancement of the outdoor amenity area to maximize use;
- Adequate private outdoor space in each unit and the relationship between the first habitable level and the private outdoor space; 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
Planner I
(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

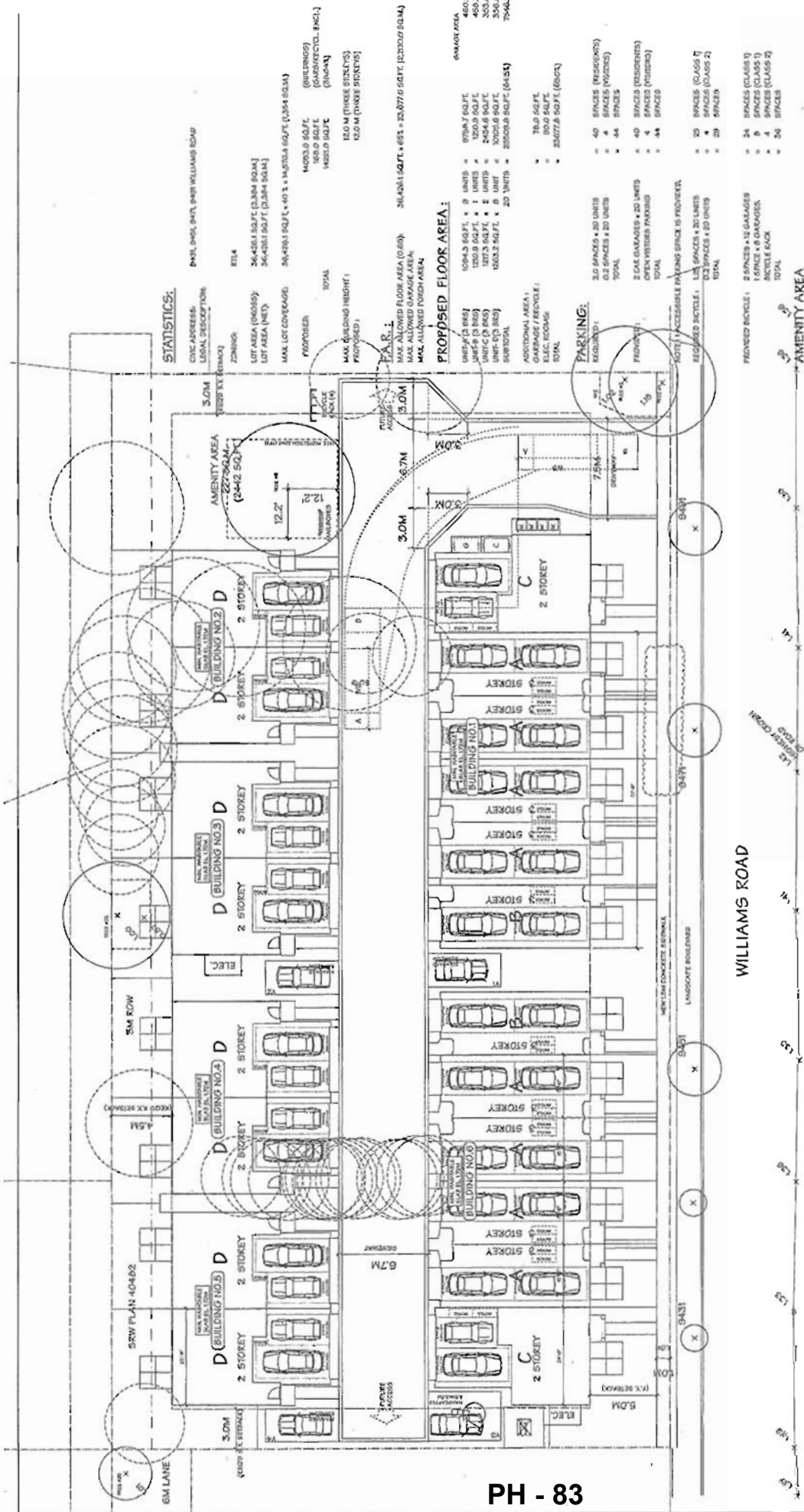


RZ 11-586280

Original Date: 08/15/11

Amended Date:

Note: Dimensions are in METRES



STATISTICS:

CITY ADDRESS: 2451, 2461, 2471, 2481 WILLIAMS ROAD
 LEGAL DESCRIPTION: ZONING: E14
 LOT AREA (66056)
 LOT AREA (NET): 364,200 SQ FT (3,341 SQM)
 MAX. LOT COVERAGE: 364,200 SQ FT x 40% = 145,680 SQ FT (1,354 SQM)
 PROPOSED: 140,350 SQ FT (RESIDENTIAL) + 140,350 SQ FT (COMMERCIAL)
 MAX. BUILDING HEIGHT (PROPOSED): 12.0 M (THREE STORIES)
 MAX. BUILDING HEIGHT (PROPOSED): 12.0 M (THREE STORIES)
 MAX. ALLOWED FLOOR AREA (0.65): 364,200 SQ FT x 65% = 236,730 SQ FT (2,200.0 SQM)
 MAX. ALLOWED GARAGE AREA:
 MAX. ALLOWED PORCH AREA:

PROPOSED FLOOR AREA:

UNITARY (0 RES) 10,500 SQ FT x 9 UNITS = 94,500 SQ FT
 UNITARY (0 RES) 10,500 SQ FT x 5 UNITS = 52,500 SQ FT
 UNITARY (0 RES) 10,500 SQ FT x 5 UNITS = 52,500 SQ FT
 UNITARY (0 RES) 10,500 SQ FT x 5 UNITS = 52,500 SQ FT
 SUBTOTAL 210 UNITS = 252,000 SQ FT (2,343)
 ADDITIONAL AREA: 1. 750 SQ FT
 2. 750 SQ FT
 3. 750 SQ FT
 TOTAL 237,750 SQ FT (2,200)

PARKING:

REQUIRED: 20 SPACES + 20 UNITS
 0.5 SPACES + 20 UNITS
 TOTAL 40 SPACES (RESIDENTS)
 44 SPACES (TOTALS)
 2 CAR GARAGES + 20 UNITS
 OPEN VERTICAL PARKING
 TOTAL 44 SPACES (RESIDENTS)
 4 SPACES (TOTALS)
 TOTAL 48 SPACES
 100% ACCESSIBLE PARKING SPACE IS PROVIDED:
 REGISTERED BICYCLE: 20 SPACES + 20 UNITS
 20 SPACES + 20 UNITS
 TOTAL 40 SPACES

AMENITY AREA

REQUIRED: 2 SPACES + 20 GARAGES
 1 SPACE + 20 GARAGES
 BICYCLE RACK
 TOTAL 4 SPACES
 PROPOSED: 2 SPACES (CLASS 1)
 1 SPACE (CLASS 1)
 1 SPACE (CLASS 2)
 2 SPACES (TOTALS)
 MIN. TO 50.0 M (164.0 FT)
 100.0 M (328.1 FT)
 100.0 M (328.1 FT)
 100.0 M (328.1 FT)

PLAN #1

LEGEND:

- TREE TO BE MAINTAINED
- TREE TO BE REMOVED
- TREE PROTECTION ZONE

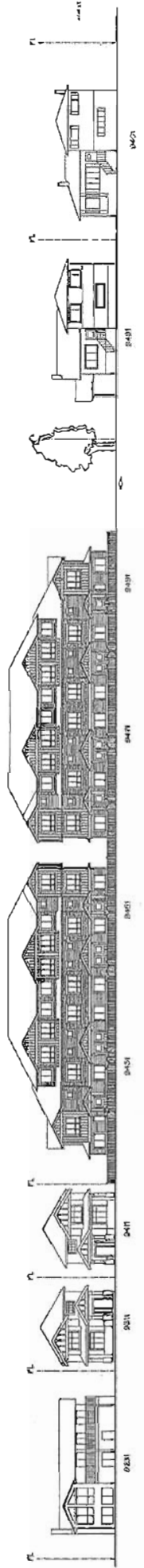
VIOLANCES REGISTERED:
 1/5/2024 - 1/24/2024
 FRONT YARD SETBACK

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

Yamamoto Architecture Inc.
 1000 N. 10th St., Suite 100, San Jose, CA 95128
 Tel: 408.298.2100
 Fax: 408.298.2101

NO.	DATE	REVISIONS

SITE PLAN STATISTICS		PREPARED BY
DATE	NO. OF SHEETS	A1.0
SCALE	DATE PLOTTED	DEC 11-2023
DRAWN BY	CHECKED BY	

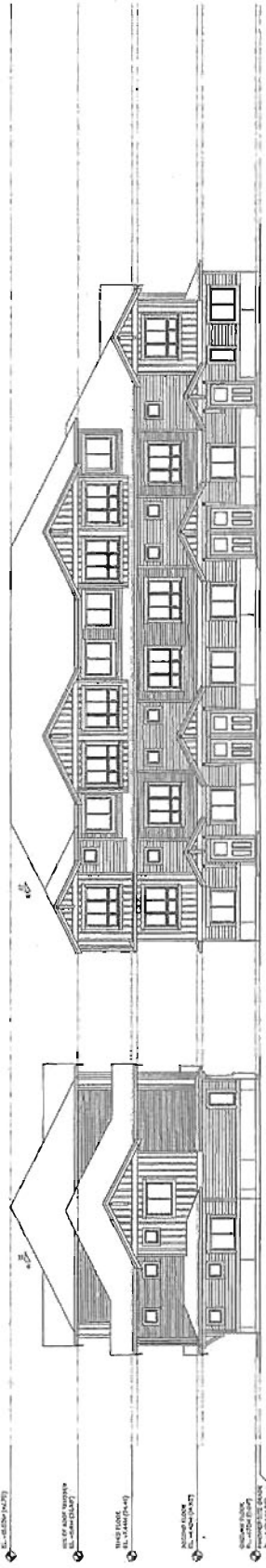


STREETScape (WILLIAMS RD.)

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

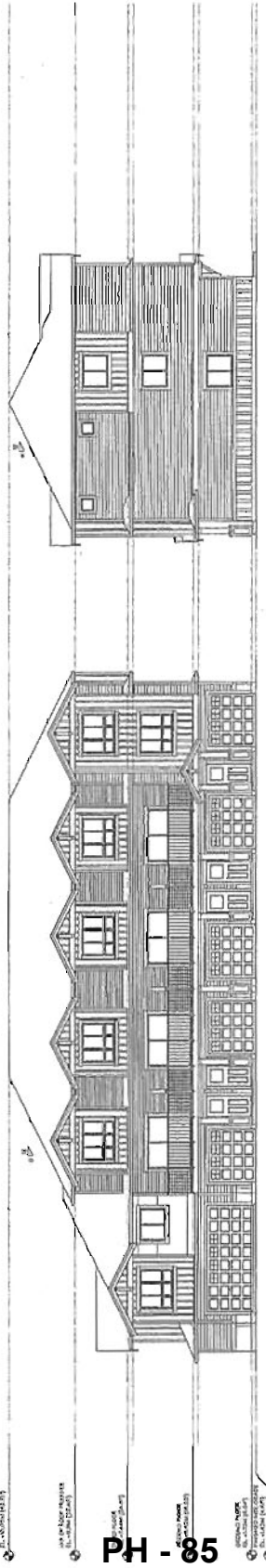
<p>PROJECT: TOWNHOUSE DEVELOPMENT</p> <p>LOCATION: 1411 WILLIAMS ROAD, BOONVILLE, VA</p>		<p>CLIENT: YAMAMOTO ARCHITECTURE INC.</p> <p>DATE: 11/20/2010</p>	
<p>DESIGNER: YAMAMOTO ARCHITECTURE INC.</p> <p>SCALE: A4.0</p>		<p>PROJECT NO: 100000000</p> <p>DATE: 11/20/2010</p>	

PLAN #4



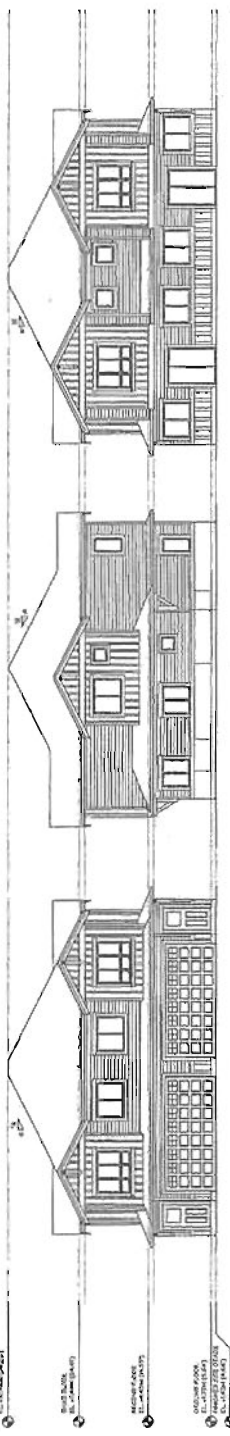
BUILDING NO. 75B
EAST ELEVATION
BUILDING NO. 75B (REVERSE)
WEST ELEVATION

BUILDING NO. 75B
SOUTH ELEVATION (WILLIAMS RD.)
BUILDING NO. 75B (REVERSE)



BUILDING NO. 75C
NORTH ELEVATION
BUILDING NO. 75C (REVERSE)
WEST ELEVATION

BUILDING NO. 75C
WEST ELEVATION
BUILDING NO. 75C (REVERSE)



BUILDING NO. 75D
SOUTH ELEVATION
BUILDING NO. 75D (REVERSE)
EAST ELEVATION

BUILDING NO. 75D
SOUTH ELEVATION
BUILDING NO. 75D (REVERSE)

PH - 85

NO.	DATE	REVISION

YAMAMOTO ARCHITECTURE INC.
1000 W. 10TH AVE. SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.YAMAMOTOARCHITECTURE.COM

YAMAMOTO ARCHITECTURE INC.
1000 W. 10TH AVE. SUITE 100
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Yamamoto
Architecture Inc.

1000 W. 10TH AVE. SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.YAMAMOTOARCHITECTURE.COM

SCALE	1/4" = 1'-0"
TITLE	ELEVATIONS
PROJECT	NO. 75-00000
DATE	10/15/2018

PLAN #4a



RZ 11-586280

Attachment 3

Address: 9431, 9451, 9471 and 9491 Williams Road

Applicant: Yamamoto Architecture Inc.

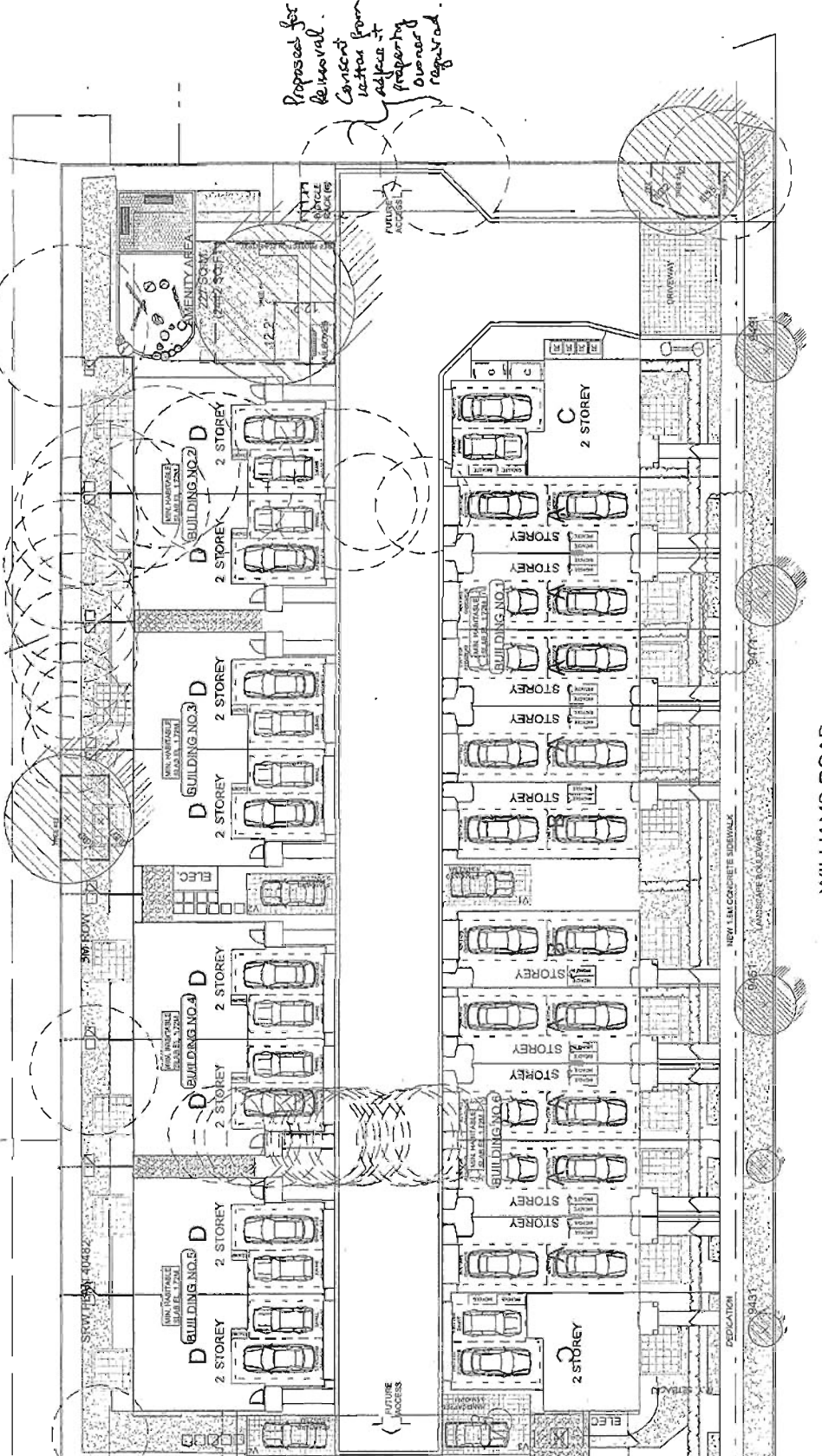
Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	0846930 B C Ltd.	No Change
Site Size (m ²):	3,384 m ² (36,426.1 ft ²)	No Change
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential (old OCP) Neighbourhood Residential (new OCP)	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:	4	20
Other Designations:	Arterial Road Policy – Multiple Family Development	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	0.65 max.	none permitted
Lot Coverage – Building:	Max. 40%	40% max.	none
Lot Coverage – Non-porous Surfaces	Max. 65%	65% max.	none
Lot Coverage – Landscaping:	Min. 25%	25% min.	none
Setback – Front Yard (m):	Min. 6.0 m	6.0 m min.	none
Setback – Side Yard (East) (m):	Min. 3.0 m	3.0 m min.	none
Setback – Side Yard (West) (m):	Min. 3.0 m	3.0 m min.	none
Setback –Rear Yard (m):	Min. 3.0 m	4.5 m min.	none
Height (m):	Max. 12.0 m (3 storeys)	12.0 m (3 storeys) max.	none
Lot Size (min. dimensions):	Min. 30 m wide x 35 m deep	Approx. 80.48 m wide x 42.06 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:	44	44	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Tandem Parking Spaces:	not permitted	20	variance requested
Small Car Parking Spaces	Max. 50% x 44 stalls = 22 stalls	10	none
Handicap Parking Spaces:	1	1	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	\$21,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 20 units = 120 m ²	227 m ²	none

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



Proposed for
Removal
Consent
Letter
from
owner
to
be
removed.

LEGEND

[Symbol]	TREE TO BE RETAINED
[Symbol]	TREE TO BE REMOVED
[Symbol]	TREE PROTECTION

PH - 89

PROJECT: TOWNHOUSE DEV.
3411 94th, 9471 & 9493
WILLIAMS RD.
RICHMOND, B.C.

DATE: 2012.12.14
SCALE: 1/8" = 1'-0"
DRAWING NO.: L2
SHEET NO.: 1 OF 1

DATE PLOT: 2013.01.15
PLOT SCALE: 1/8" = 1'-0"



Address: 9431, 9451, 9471 and 9491 Williams Road

File No.: RZ11-586280

Prior to final adoption of Zoning Amendment Bylaw 8972 , 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. The granting of an approximate 1.0 m wide statutory right-of-way along the entire south property line for sidewalk and boulevard upgrades. The exact width to be confirmed at the servicing agreement stage.
4. 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 (design as per Development Permit for 9431, 9451, 9471 and 9491 Williams Road) in favour of future townhouse developments to the east and west. The agreement must include language should be included in the ROW document that the City will not be responsible for maintenance or liability within this ROW.
5. Registration of a cross-access easement over the outdoor amenity area (design as per Development Permit for 9431, 9451, 9471 and 9491 Williams Road) for shared use with the future development site to the east at 9511 and 9531 Williams Road. The agreement must include language to ensure that any fence installed between the outdoor amenity area of the subject site and the outdoor amenity area of the future development site to the east must be removed upon redevelopment of 9511 and 9531 Williams Road into multiple-family uses.
6. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
7. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot (e.g. \$47,353.93) to the City's affordable housing fund.
8. City acceptance of the developer's offer to voluntarily contribute \$0.75 per buildable square foot (e.g. \$17,757.72) to the City's public art fund.
9. City acceptance of the developer's offer to voluntarily contribute \$12,500.00 to the City's Tree Compensation Fund for the planting of 25 replacement trees within the City.
10. Submission of cash-in-lieu for the provision of dedicated indoor amenity space in the amount of \$21,000.
11. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
12. Enter into a Servicing Agreement* for the design and construction of storm system upgrades and frontage improvements. Works include, but may not be limited to:
 - a) upgrade of the existing 300mm diameter storm sewer along the site frontage to 600mm diameter, between EXD01 (City manhole STMH2071 at common property line of 9511/9531 Williams Road) and the common property line of 9411/9431 Williams Road for a total length of approximately 102 m; and
 - b) a 1.5 m wide concrete sidewalk at southern property line and a minimum of 1.5 m wide landscaped boulevard fronting Williams Road.

Note:

- Servicing Agreement works shall include removing existing driveways fronting Williams Road and replacing them with matching curb and gutter; and
- Design should include Water, Storm & Sanitary connections for the proposed 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 four (4) 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 original on file]

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 8972 (RZ 11-586280)
9431, 9451, 9471 and 9491 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. 004-874-587
Lot 11 Block "G" Section 27 Block 4 North Range 6 West New Westminster District Plan 18110
P.I.D. 004-305-817
Lot 12 Block "G" Section 27 Block 4 North Range 6 West New Westminster District Plan 18110
P.I.D. 008-835-241
Lot 13 Block "G" Section 27 Block 4 North Range 6 West New Westminster District Plan 18110
P.I.D. 004-295-056
Lot 14 Block "G" Section 27 Block 4 North Range 6 West New Westminster District Plan 18110
2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8972".

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

DEC 10 2012
[Signature lines]

CITY OF RICHMOND
APPROVED by HB
APPROVED by Director or Solicitor
[Signature]

MAYOR

CORPORATE OFFICER