



To: General Purposes Committee

Date: May 19, 2020

From: Wayne Craig
Director, Development

File: RZ 18-824503

Re: Application by Zhao XD Architect Ltd. for Rezoning at 8231 and 8251 Williams Road from the "Single Detached (RS1/E)" Zone to the "Low Density Townhouses (RTL4)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10173, for the rezoning of 8231 and 8251 Williams Road from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone to permit the development of ten townhouse units, be introduced and given first reading.

Wayne Craig
Director, Development
(604-247-4625)

WC:jr
Att. 6

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

Staff Report

Origin

Zhao XD Architect Ltd. has applied to the City of Richmond for permission to rezone 8231 and 8251 Williams Road from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone, in order to permit the development of ten townhouse units with vehicle access from the adjacent development to the east. A location map and aerial photo are provided in Attachment 1.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 2.

Subject Site Existing Housing Profile

The subject site consists of two lots, each containing a single-family dwelling. The applicant has indicated that both dwellings are owner-occupied and do not contain a secondary suite. Both dwellings would be demolished at a future development stage.

Surrounding Development

Existing development immediately surrounding the subject site is generally as follows:

- To the North: Single-family dwellings on properties zoned “Single Detached (RS1/E)” with vehicle access from Pigott Road.
- To the South: Single-family dwellings on properties zoned “Single Detached (RS1/E)” with vehicle access from Williams Road.
- To the East: Single-family dwellings on two properties currently zoned “Single Detached (RS1/E)”, which are proposed to be rezoned to “Low Density Townhouses (RTL4)” in order to develop ten townhouse units (RZ 17-788945). The rezoning bylaw received third reading at the Public Hearing on September 3, 2019 and a Development Permit (DP 18-829083) is currently under review.
- To the West: Single-family dwellings on properties zoned “Single Detached (RS1/E)” with vehicle access from Williams Road.

Related Policies & Studies

Official Community Plan

The subject site is located in the Broadmoor planning area, and is designated “Neighbourhood Residential” in the Official Community Plan (OCP), which permits single-family, duplex, and townhouse development (Attachment 3). The proposed rezoning is consistent with this designation.

Arterial Road Policy

The subject site is designated “Arterial Road Townhouses” on the Arterial Road Housing Development Map. The proposed rezoning is consistent with this designation.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on title is required prior to final adoption of the rezoning bylaw.

Affordable Housing Strategy

The City’s Affordable Housing Strategy requires a cash-in-lieu contribution of \$8.50 per buildable square foot towards the City’s Affordable Housing Reserve Fund for all rezoning applications involving townhouses. A \$105,374.50 contribution is required prior to final adoption of the rezoning bylaw.

Public Art Program Policy

The applicant will be participating in the City’s Public Art Program by making a voluntary contribution to the City’s Public Art Reserve Fund for City-wide projects on City lands. The total contribution will be \$10,537.45, based on \$0.85 per buildable square foot. This contribution is required to be submitted to the City prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Urban Design and Site Planning

The applicant proposes ten units in two duplexes and two triplexes, which are arranged on either side of a central east-west drive aisle. The site plan and massing are generally consistent with the Development Permit Guidelines for Arterial Road Townhouses. Conceptual development plans are provided in Attachment 4.

The central drive aisle would be an extension of the drive aisle located on the proposed development at 8291 and 8311 Williams Road (RZ 17-788945) which has been secured as a condition of the rezoning. Vehicle access to Williams Road would be via this shared drive aisle, while pedestrian access is provided on site via a walkway between the two triplex buildings.

These two triplex buildings at the front of the site contain both two- and three-storey units. Two-storey units are proposed along the side yard interface with the adjacent properties, which will provide a transition in height to the existing two-storey buildings but also add visual interest to the Williams Road streetscape in the long term. Each unit in the two triplexes has pedestrian access from Williams Road. A landscaped private outdoor space is provided in the front yard of each unit.

The two triplexes are separated by the landscaped walkway, which also includes the development site signage, visitor bike parking, mailbox, and garbage enclosure. An existing mature Magnolia tree, that will be protected and retained, forms the centrepiece of this walkway.

The two duplex buildings at the rear of the site are two storeys in order to provide a sensitive transition to the single-family dwellings behind the site. The ground floor of each duplex has a 4.5 m or greater setback from the rear property line. The second storey is set back 6.0 m. These setbacks are intended to reduce overlook to the adjacent single-family rear yards consistent with the OCP guidelines for arterial road townhouse development.

Each unit in the two duplexes has pedestrian access via the internal drive aisle. A landscaped private outdoor space is provided in the rear yard of each unit. All four units will be designed to be convertible units.

The shared outdoor amenity area is proposed at the rear of the site between the two duplexes, and immediately across from the walkway. Detailed design and programming of the private and shared outdoor amenity areas will be reviewed through the Development Permit process.

Existing Legal Encumbrances

There are separate restrictive covenants registered on the title of each property, which restrict development to one single-detached dwelling only. These covenants must be discharged prior to final adoption of the rezoning bylaw.

There is an existing 3.0 m wide statutory right-of-way (SRW) along the rear property line for the sanitary sewer. The applicant is aware that no construction or tree planting is permitted within the SRW area.

Transportation and Site Access

Vehicle access is proposed via the future development at 8291 and 8311 Williams Road, which is currently in the Development Permit review stage. That development has been designed to provide access to neighbouring sites to the east and west, and a statutory right-of-way (SRW) will be registered on title securing this access arrangement. The developer of the subject site will be required to register a similar SRW agreement – including a requirement to notify buyers of the shared access arrangement – prior to final adoption of the rezoning bylaw.

The Arterial Road Land Use Policy contains guidelines for the location of driveway crossings, including a minimum spacing of 80 m between driveways for townhouse developments and a minimum distance of 50 m from intersections. Direct vehicle access from the subject site to Williams Road is not supported as it would not meet these two distance criteria. If the development at 8291 and 8311 Williams Road does not proceed, a revised rezoning application would be required.

Vehicle and bicycle parking for residents are provided consistent with Richmond Zoning Bylaw 8500, including Level 2 EV charging for all residential vehicle spaces. Each unit includes a two-car garage with space for Class 1 bicycle parking. Six of the units have parking spaces in a side-by-side arrangement, and four have parking spaces in a tandem arrangement. Prior to final adoption of the rezoning bylaw, a restrictive covenant is required to be registered on title prohibiting the conversion of the tandem garage area into habitable space.

Visitor parking is provided consistent with Richmond Zoning Bylaw 8500. Two visitor parking spaces are provided on the east side of the site, and Class 2 bicycle parking is provided adjacent to the central walkway.

A 1.0 m wide road dedication is required across the entire Williams Road frontage in order to accommodate the standard sidewalk and boulevard width. This road dedication is required prior to final adoption of the rezoning bylaw.

The existing crosswalk at Williams Road and Leonard Road will be upgraded to a special crosswalk by the City. The applicant has agreed to contribute \$50,000 towards the total \$100,000 budget for the addition of traffic poles, overhead illuminated signs, amber flashers, lights, audible pedestrian signal, special crosswalk cabinet, Hydro service panel, and conduit/junction boxes. This contribution is required prior to final adoption of the rezoning bylaw.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses three bylaw-sized trees on the subject property and one tree on a neighbouring property.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and supports the Arborist's findings, with the following comments:

- One Cherry tree on the subject site (Tag # 321) is in good condition and should be retained and protected.
- One Magnolia tree on the subject site (Tag # 322) is in good condition and should be retained and protected. Development should be designed to allow a minimum 3 m tree protection area from the base of the tree.
- One Birch tree on the subject site (Tag # 323) is in very poor condition (infected with Bronze Birch Borer) and as a result should be removed and replaced.

- One tree on a neighbouring property (Tag # N01) is identified for removal through rezoning application (RZ 17-788945).
- Replacement trees should be specified at 2:1 ratio as per the Official Community Plan (OCP).

Tree Replacement

The applicant wishes to remove one on-site tree (Tag # 323). The 2:1 replacement ratio would require a total of two replacement trees. The required replacement trees are to be of the following minimum sizes, based on the size of the tree being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
2	9 cm	5 m

Review of the proposed replacement trees will be undertaken through the Development Permit process. The Development Permit guidelines encourage a mix of deciduous and coniferous species, with local species preferred. A Landscape Security will be required prior to issuance of the Development Permit to ensure that the agreed upon landscaping is installed.

Tree Protection

Two trees (Tag # 321 and 322) on the subject site are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 5). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City’s Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.
- Prior to final adoption of the rezoning bylaw, submission to the City of a Tree Survival Security in the amount of \$20,000.

Variance Requested

The proposed development is generally consistent with the “Low Density Townhouses (RTL4)” zone, except for the variances noted below (Staff comments in ***bold italics***).

1. Increase the allowable small parking spaces from 0 to 6 (i.e. 30%)

The applicant proposes a small parking space in each of the six garages with a side-by-side parking arrangement. Richmond Zoning Bylaw 8500 permits up to 50% small parking spaces where more than 31 spaces are required. Staff support the proposed variance as it applies only to the side-by-side garages, and is consistent with similar developments, including the adjacent development to the east (RZ 17-788945).

Townhouse Energy Efficiency and Renewable Energy

The proposed development consists of townhouses that staff anticipate would be designed and built in accordance with Part 9 of the BC Building Code. As such, this development would be required to achieve Step 3 of the BC Energy Step Code for Part 9 construction (Climate Zone 4). As part of a future Development Permit application, the applicant will be required to provide a report prepared by a Certified Energy Advisor which demonstrates that the proposed design and construction will meet or exceed these required standards.

Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on site. The total cash contribution required for the proposed 10-unit townhouse development is \$17,690, based on \$1,769 per unit as per the current OCP rate and must be provided prior to rezoning adoption.

Outdoor amenity space is provided on site. Based on the preliminary design, the size of the proposed outdoor amenity space is consistent with the OCP minimum requirement of 6 m² per unit. Staff will work with the applicant at the Development Permit stage to ensure the design of the outdoor amenity space meets the Development Permit Guidelines contained in the OCP.

Development Permit Application

Prior to final adoption of the rezoning bylaw, a Development Permit application is required to be processed to a satisfactory level. Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines for the form and character of multiple-family projects provided in the OCP.
- Review of the size and species of on-site trees to ensure bylaw compliance and to achieve an acceptable mix of coniferous and deciduous species on-site.
- Refinement of the shared outdoor amenity area design, including the choice of play equipment, to create a safe and vibrant environment for children’s play and social interaction.

- Review of relevant accessibility features for the four proposed convertible units and aging-in-place design features in all units.
- Review of a sustainability strategy for the development proposal.

Site Servicing and Frontage Improvements

Prior to issuance of a Building Permit, the applicant is required to enter in to a Servicing Agreement for the design and construction of the required site servicing and frontage works, as described in Attachment 6. Frontage improvements include, but may not be limited to:

- Removal of the existing sidewalk and replacement with 1.5 m concrete sidewalk at the property line, 1.5 m landscaped boulevard, and 0.15 m concrete curb and gutter.
- Removal of the two existing driveway crossings and replacement with frontage works as described above.

A 1.0 m road dedication is required to accommodate the frontage improvements. In addition, the applicant has agreed to provide a cash contribution for the City to upgrade the existing crosswalk at Williams Road and Leonard Road.

Financial Impact

This rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees, and traffic signals).

Conclusion

The purpose of this application is to rezone 8231 and 8251 Williams Road from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone, to permit the development of ten townhouse units.

The proposed rezoning and ensuing development of the site is generally consistent with the land use designations and applicable policies contained in the Official Community Plan for the subject site. Further review of the project design will be completed as part of the Development Permit application review process.

The list of rezoning considerations is included in Attachment 6, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10173 be introduced and given first reading.

A handwritten signature in black ink, appearing to read "J. Rockerbie". The signature is written in a cursive, flowing style.

Jordan Rockerbie
Planner 1
(604-276-4092)

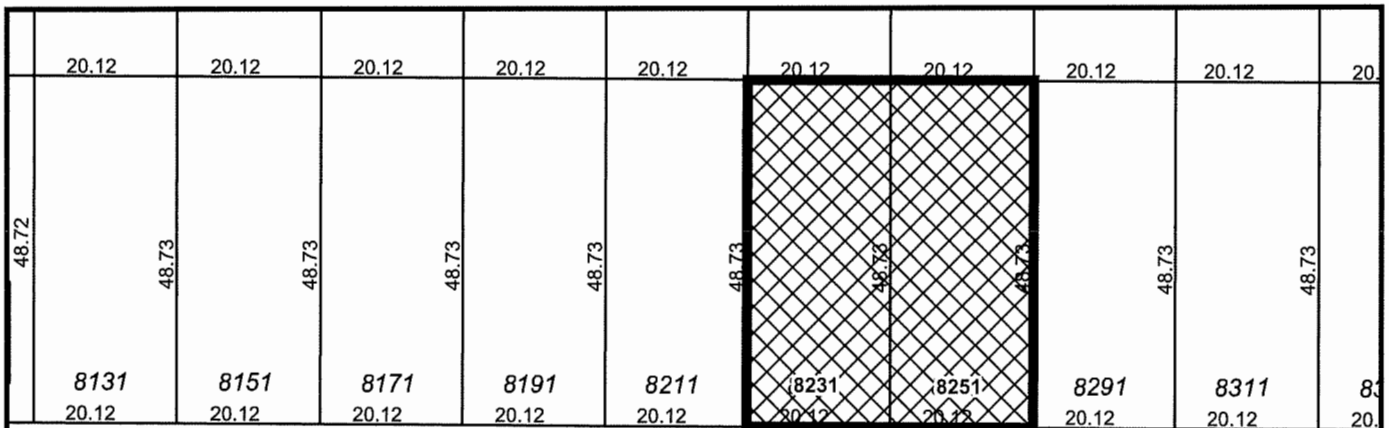
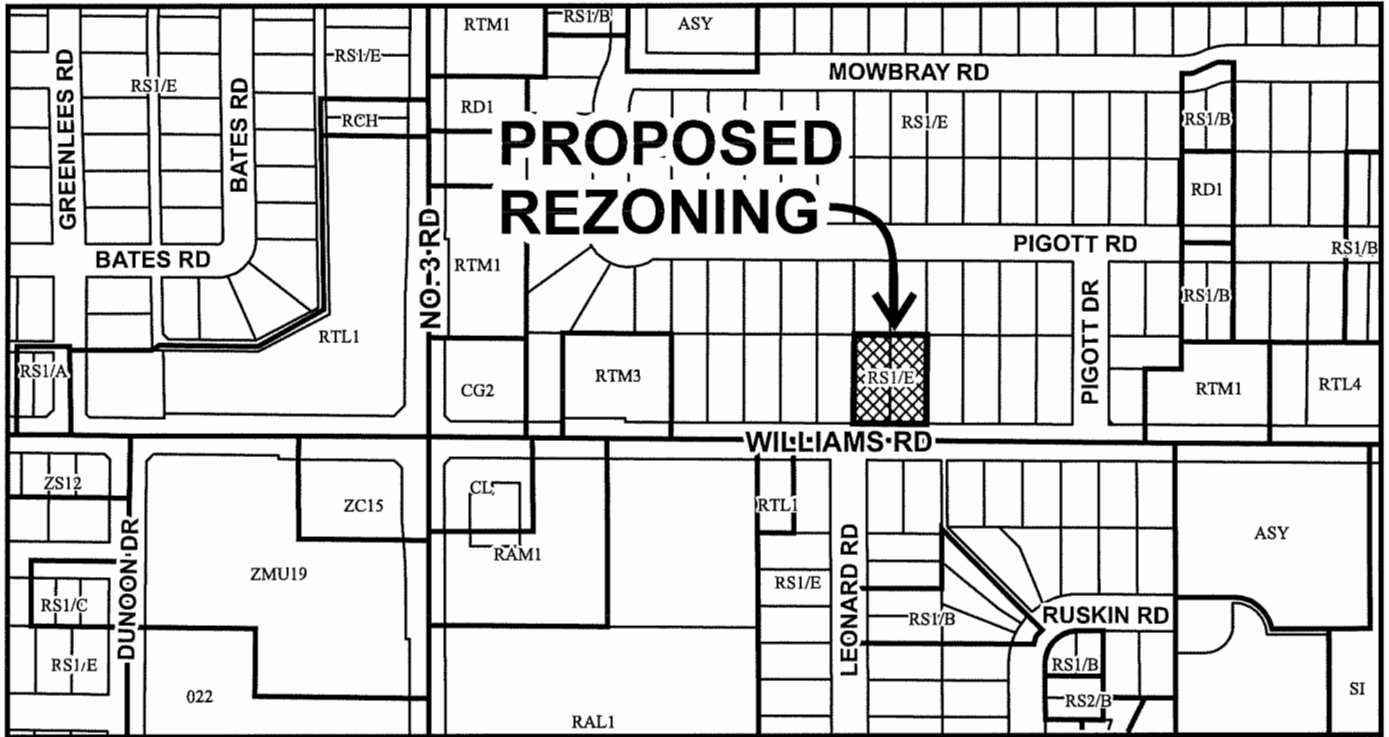
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Attachments:

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Broadmoor Area General Land Use Map
- Attachment 4: Conceptual Development Plans
- Attachment 5: Tree Retention Plan
- Attachment 6: Rezoning Considerations



City of
Richmond



WILLIAMS RD



RZ 18-824503

Original Date: 06/08/18

Revision Date:

Note: Dimensions are in METRES



City of Richmond



RZ 18-824503

Original Date: 06/08/18

Revision Date:

Note: Dimensions are in METRES



RZ 18-824503

Attachment 2

Address: 8231 and 8251 Williams Road

Applicant: Zhao XD Architect Ltd.

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	N & Z Futures Ltd. Y&W Development Ltd.	To be determined
Site Size (m²):	1,959.8 m ²	1,919.5 m ²
Land Uses:	Single-family	Townhouses
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	2 single-family dwellings	10 townhouse dwellings

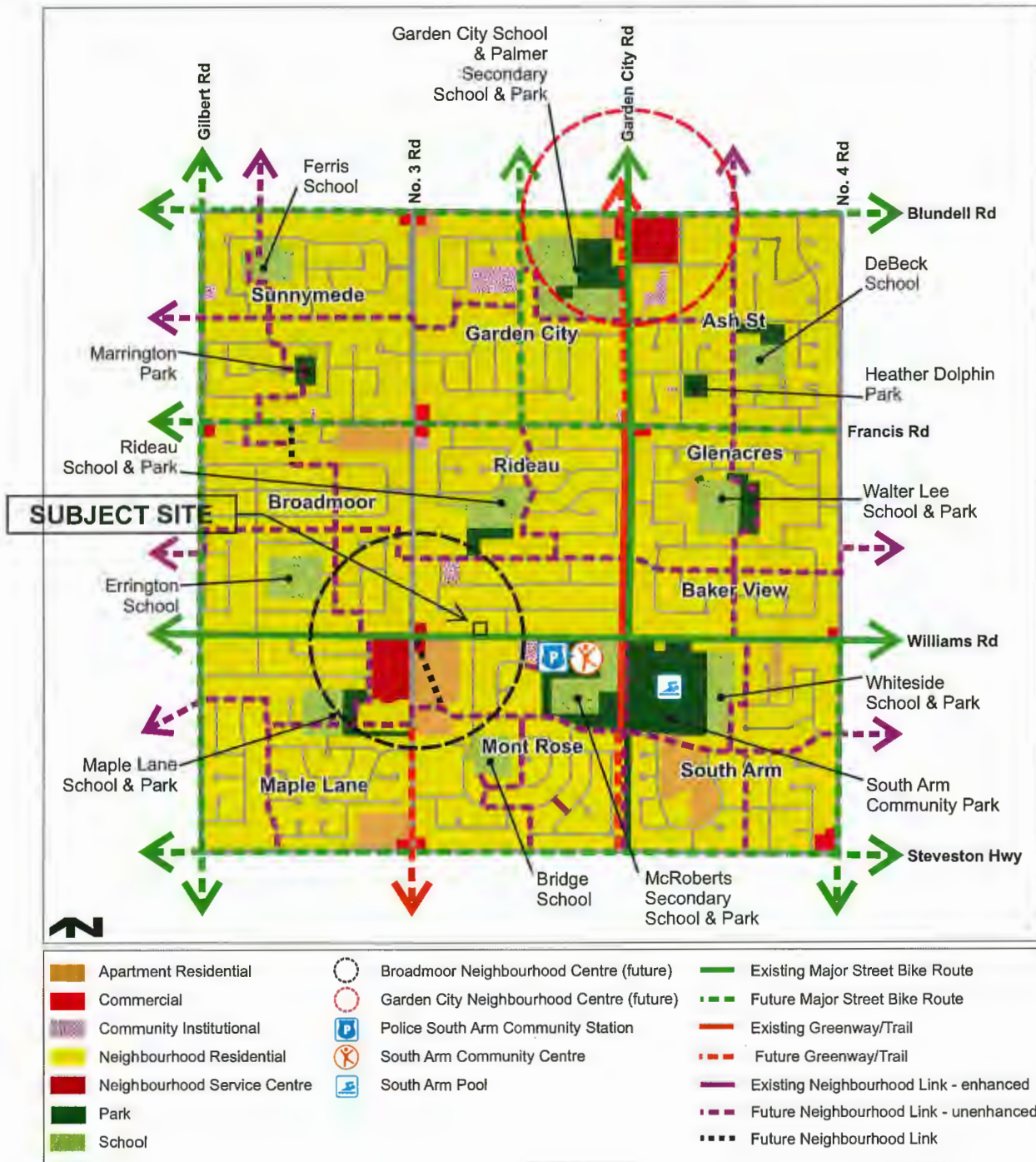
On Future Development Site	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60	none permitted
Buildable Floor Area (m ²):*	Max. 1,151.7 m ² (12,397 ft ²)	Max. 1,149.6 m ² (12,374 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 65% Live Landscaping: Min. 25%	Building: Max. 40% Non-porous Surfaces: Max. 65% Live Landscaping: Min. 25%	None
Lot Size:	No minimum	1919.5 m ²	None
Lot Dimensions (m):	Width: 40 m Depth: 35 m	Width: 40.2 m Depth: 47.7 m	None
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 3.0 m Side: Min. 3.0 m	Front: 6.0 m Rear: 4.5 m Side: 3.0 m	None
Height (m):	Max. 12.0 m	12.0 m	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:	20 (R) and 2 (V)	20 (R) and 2 (V)	None
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	8 (40%)	none
Small Parking Spaces	None if fewer than 31 required spaces on site	6 (30%)	Vary to allow 6 small car spaces
Bicycle Parking Spaces – Class 1	1.25 per unit	20 (2 per unit)	None

On Future Development Site	Bylaw Requirement	Proposed	Variance
Bicycle Parking Spaces – Class 2	0.2 per unit	2 (i.e. 0.2 per unit)	None
Amenity Space – Indoor:	Min. 50 m ² or cash-in-lieu	Cash-in-lieu	None
Amenity Space – Outdoor:	Min. 6.0 m ² per unit	60 m ² (i.e. 6.0 m ² per unit)	none

Other: Tree replacement compensation required for loss of significant trees.

* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

6. Broadmoor



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10-UNIT TOWNHOUSE DEVELOPMENT
 8231 & 8251 WILLIAMS ROAD, RICHMOND, BC

ISSUED FOR CITY COMMENTS 2020-02-28



DATE	DESCRIPTION
2020/02/28	FOR THE COMMENTS
2020/01/15	FOR APPROVAL
2020/01/15	FOR THE COMMENTS
2020/01/15	REVISIONS
DATE	REVISION
	Revised: 2/28

Project: TOWNHOUSE DEVELOPMENT

8231 & 8251 Williams Road
 Richmond, BC
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 Scale:
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 Checked By:
 Project No.:
 Drawing No.: A1

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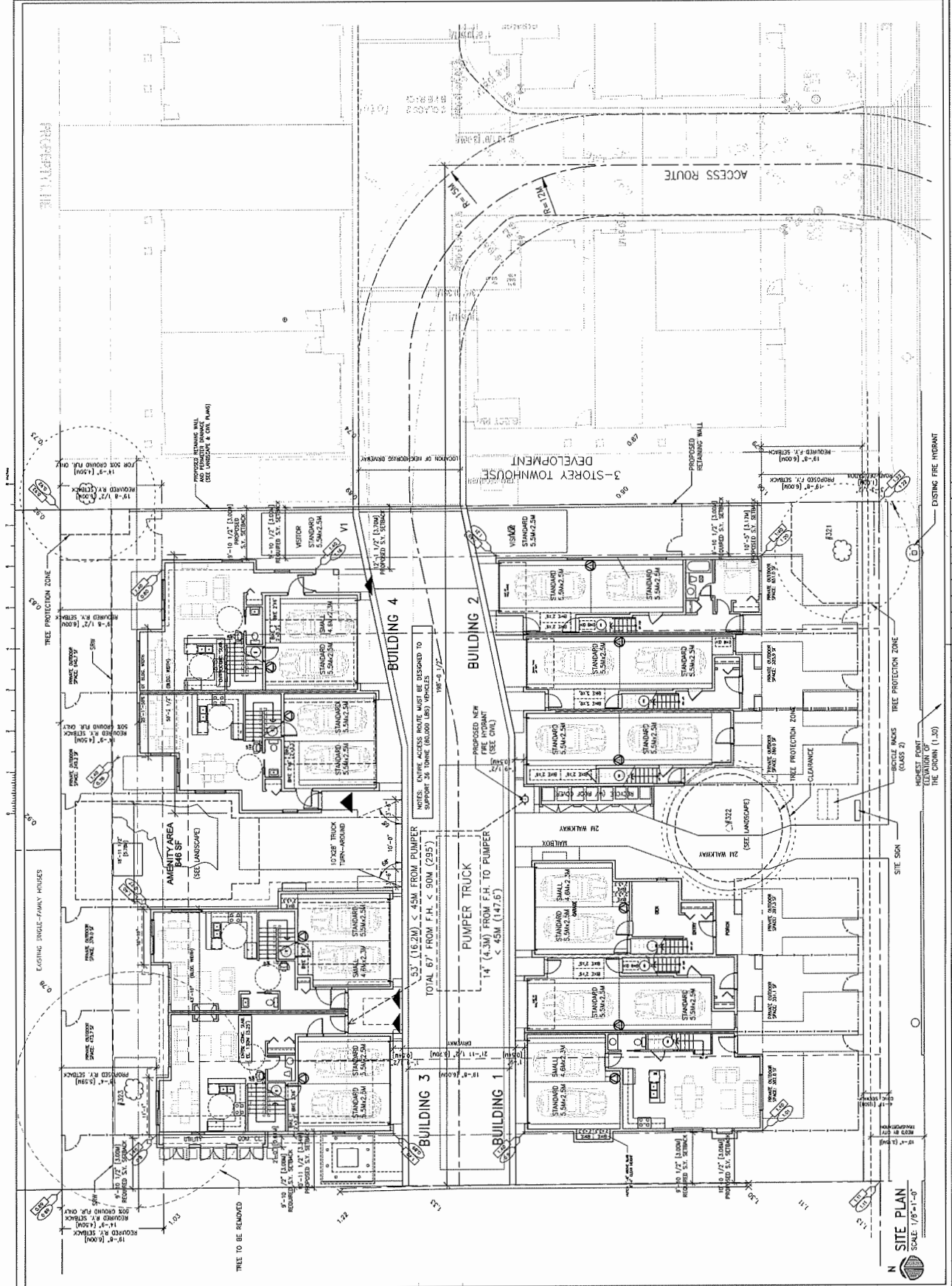


105-1111 Victoria Way,
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DATE	DESCRIPTION
FEB 26/20	FOR CITY COMMENTS
APR 1/20	DP APPLICATION
DEC 19/18	FOR CITY COMMENTS
MAY 23/18	REVISIONS APP
DATE	ISSUED FOR
	A DETAIL NUMBER
	B LOCATION SHEET
	C DETAIL SHEET

Project:
TOWNHOUSE DEVELOPMENT
 8231-51 Westma Road
 Richmond, BC
 Drawing Title:
SITE PLAN & PARKING PLAN

Date:
 Scale:
 Drawn By:
 Checked By:
 Project No.:
 Drawing No.: **A1**



This drawing is not to be used for any other purpose without the written consent of Zhao Xd Architect Ltd.



**ZHAO XD
ARCHITECT
LTD.**

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FEB 26/20	FOR CITY COMMENTS
APR 1/19	DP APPLICATION
DEC 19/18	FOR CITY COMMENTS
MAY 21/18	RESPONDING APP
Date:	Issued For:

A DETAIL NUMBER
B LOCATION SHEET
C DETAIL SHEET

Project:
**TOWNHOUSE
DEVELOPMENT**

8331-51, Williams Road
Richmond, BC

Drawing Title:
FLOOR PLANS

Date:
Scale:
Drawn By:
Checked By:
Project No.:

Drawing No.:
A3

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ALL INDOOR FINISHING SPACES SHALL BE PROVIDED WITH LEVEL 2 EV CHARGING
OUTLETS (CLOSE TO 200V AC AND CAPACITY OF 10A TO 16A).
SEE SITE PLAN AND BUILDING LAYOUT FOR THE LOCATION OF ALL EV CHARGING
SPOTS.

SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

ENERGYGUIDE RATING OF B2 OR ABOVE IS TO BE ACHIEVED
FOR THE DEVELOPMENT PROJECT.



CONTEXT PLAN
N
N.T.S.

AGING IN PLACE FEATURES FOR ALL UNITS:
-SOLID BLOCKING IN WASHROOM WALLS FOR FUTURE GRAB BARS;
-LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

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FEB 28/20 FOR CITY COMMENTS
APR 1/19 DP APPLICATION
DEC 19/18 FOR CITY COMMENTS

DATE ISSUED FOR:
DATE REVISION APP

A DETAIL NUMBER
B LOCATION SHEET
C DETAIL SHEET

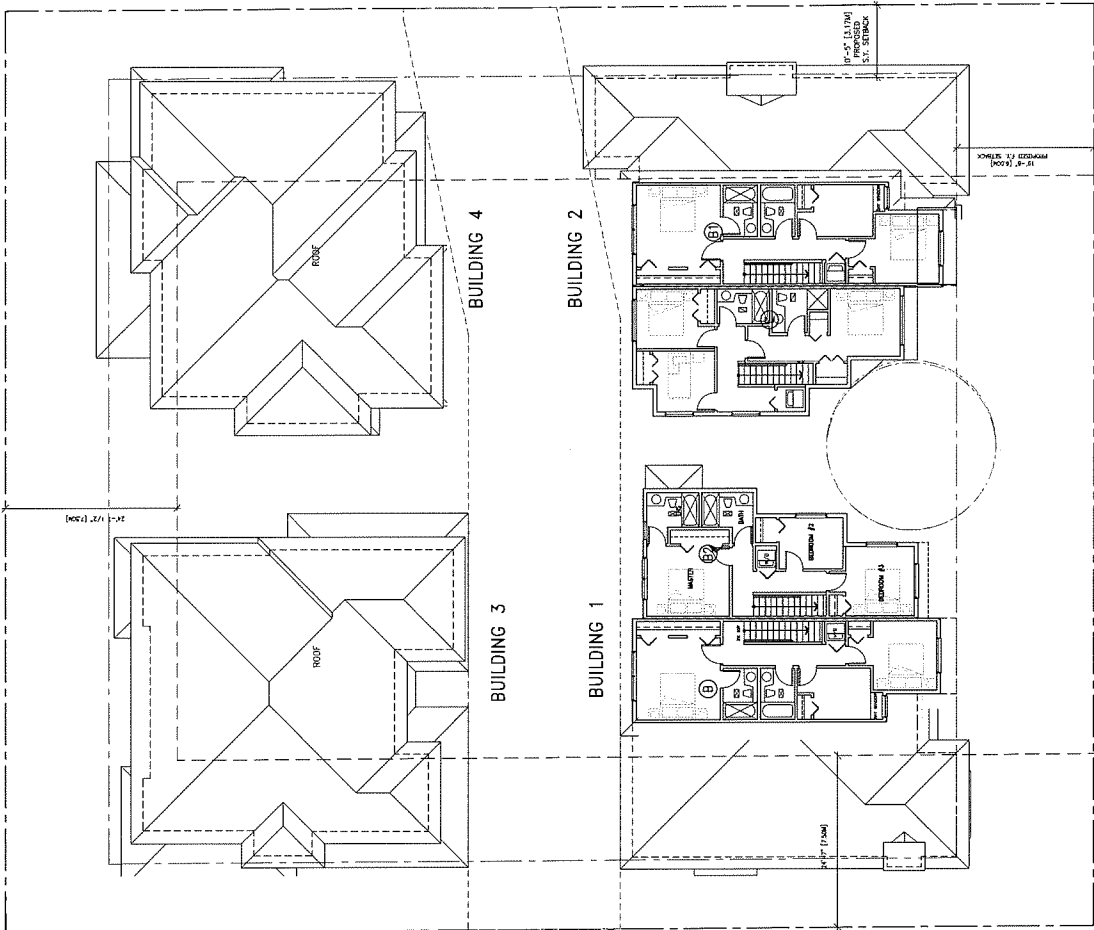
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8331-51 Wilgans Road
RICHMOND, BC
Drawing Title:
FLOOR PLANS

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A4

AGING IN PLACE FEATURES FOR ALL UNITS:
-SOLID BLOCKING IN WASHROOM WALLS FOR FUTURE GRAB BARS;
-LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES



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

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THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"



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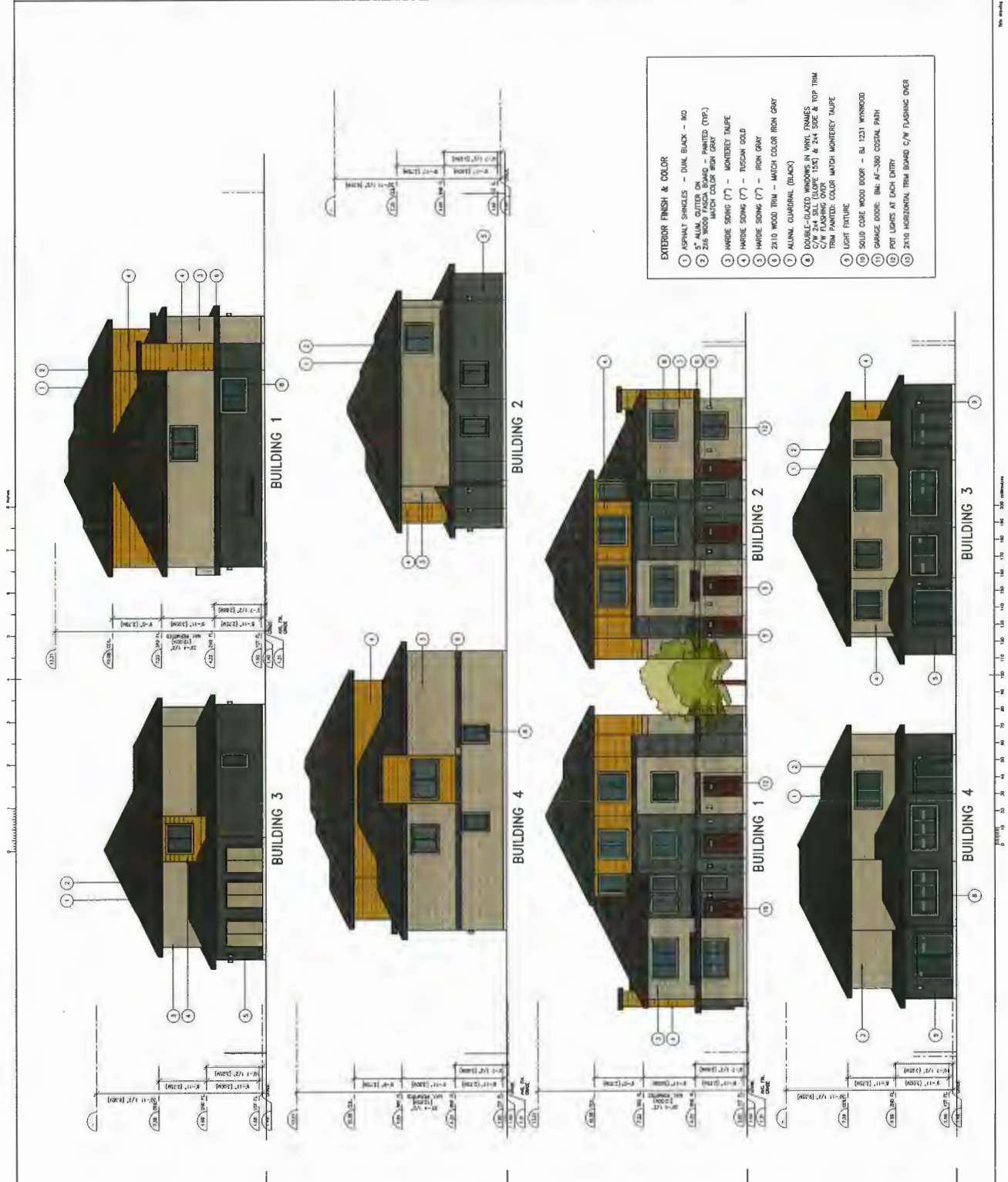
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DATE: 12/17/18
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PROJECT NO.: [Blank]
DRAWING NO.: A6

PROJECT: TOWNHOUSE DEVELOPMENT
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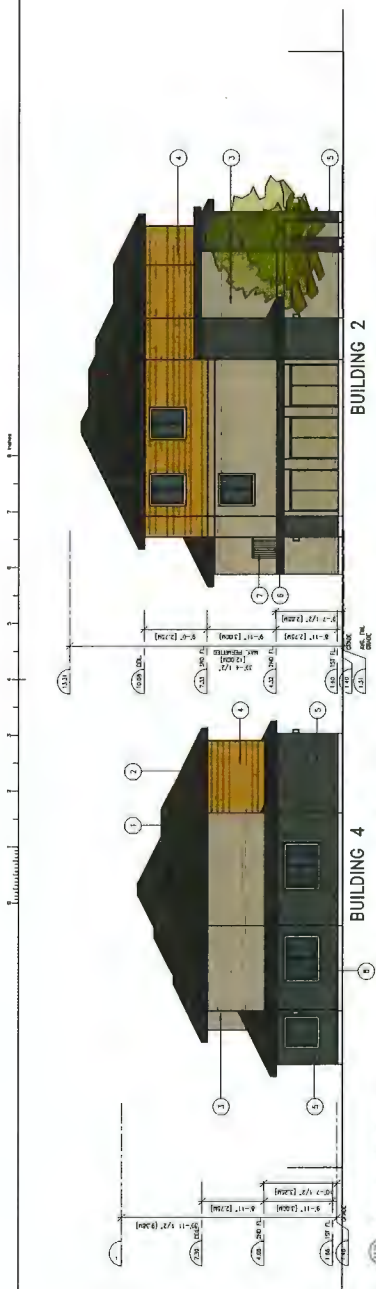
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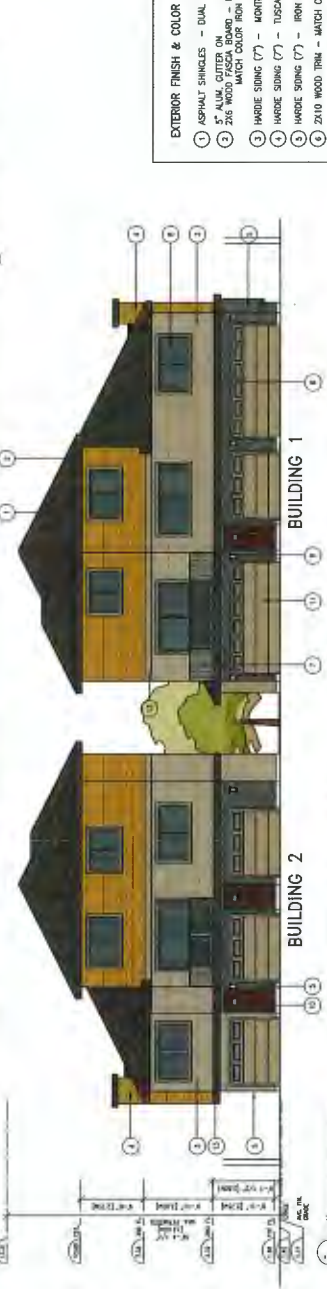
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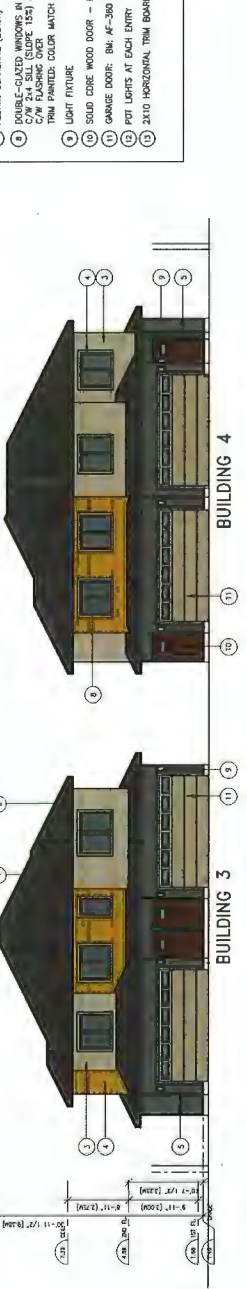
WEST ELEVATIONS
SCALE: 1/8"=1'-0"



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



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



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

- EXTERIOR FINISH & COLOR**
- 1 ASPHALT SHINGLES - DUAL BLACK - IR0
 - 2 5" ALUM. GUTTER ON
 - 3 2X6 WOOD FASCIA BOARD - PAINTED (TYP.)
 - 4 2X6 WOOD FASCIA BOARD - PAINTED (TYP.)
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 - 100 2X6 WOOD FASCIA BOARD - PAINTED (TYP.)

See sheets A05 to A06 for details. See Plans/Sections etc.

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pms
LANDSCAPE ARCHITECTS
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SCALE

PLANT SCHEDULE		PMS PROJECT NUMBER: 18-08	
KEY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	CERODRIPHELIUM JAPONICUM	KATEWHA TREE	9CM CAL. 1M STD. BAB
2	CORNUS NUTALLII	PACIFIC DOGWOOD	24" FT BAB
3	TRILIA PALMATA EXCELSA	WESTERN RED CEDAR	94" STD. BAB
4			34" FT BAB
5			

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES AND MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS * SEARCH AND REVIEW NAME PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT THE CLIENT'S REQUEST. * SUBSTITUTIONS ARE SUBJECT TO THE LANDSCAPE ARCHITECT'S APPROVAL. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIOSOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

1 TREE REMOVED; 12 TREES PLANTED; 2 REPLACEMENT TREES

1 TREE REMOVED; 12 TREES PLANTED; 2 REPLACEMENT TREES

NO.	DATE	REVISION DESCRIPTION	BY
1	23-MAR-20	NEW SITE PLAN	W
2	23-MAR-20	NEW SITE PLAN COMMENTS	W
3	23-MAR-20	NEW SITE PLAN COMMENTS	W

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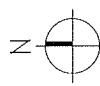
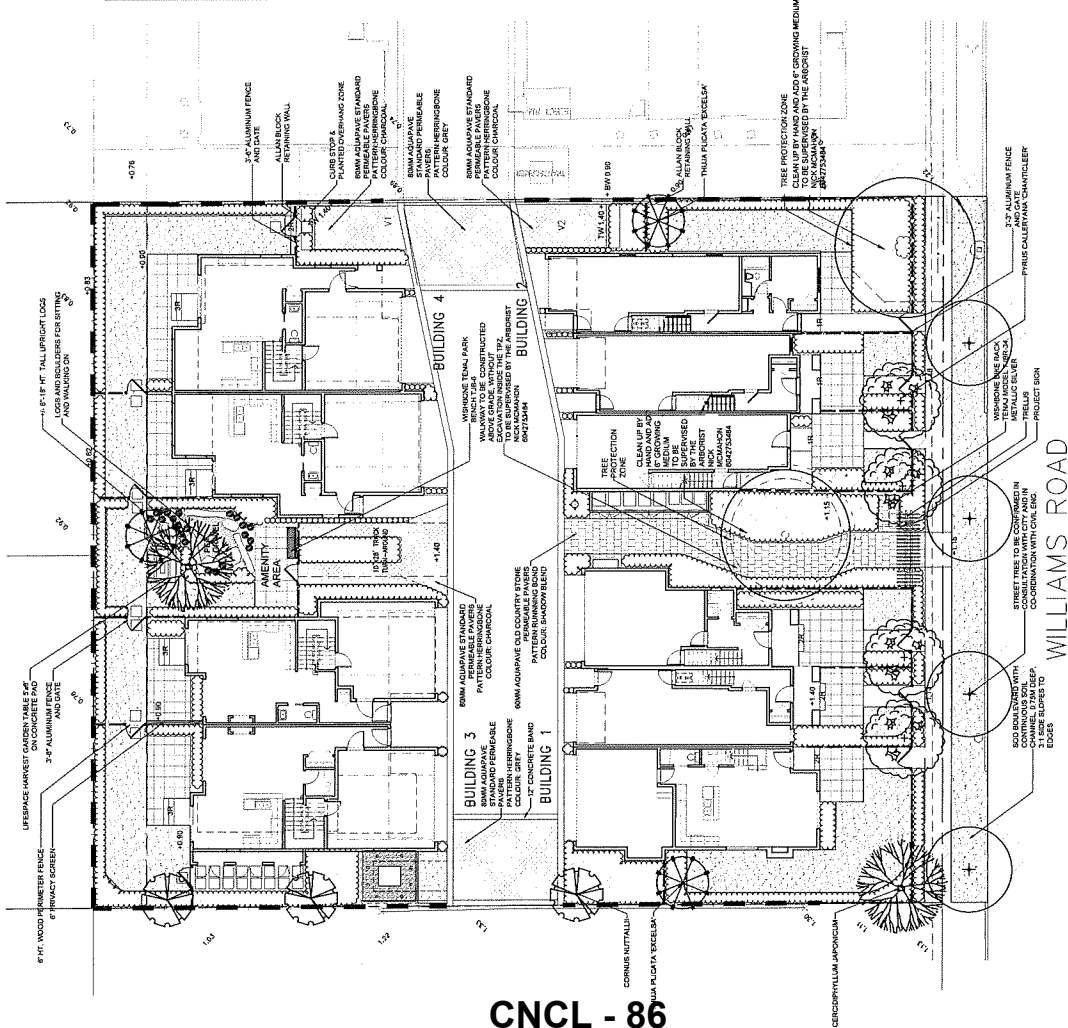
PROJECT:

10 UNIT TOWNHOUSE DEVELOPMENT
8231 - 8251 WILLIAMS ROAD
RICHMOND

DRAWING TITLE
LANDSCAPE PLAN

DATE: 23-MAR-20
SCALE: 1/32"=1'-0"
DRAWN: N
DESIGN: N
CHECK: PM
DRAWING NUMBER: **L1**
PAGE PROJECT NUMBER: 19-028

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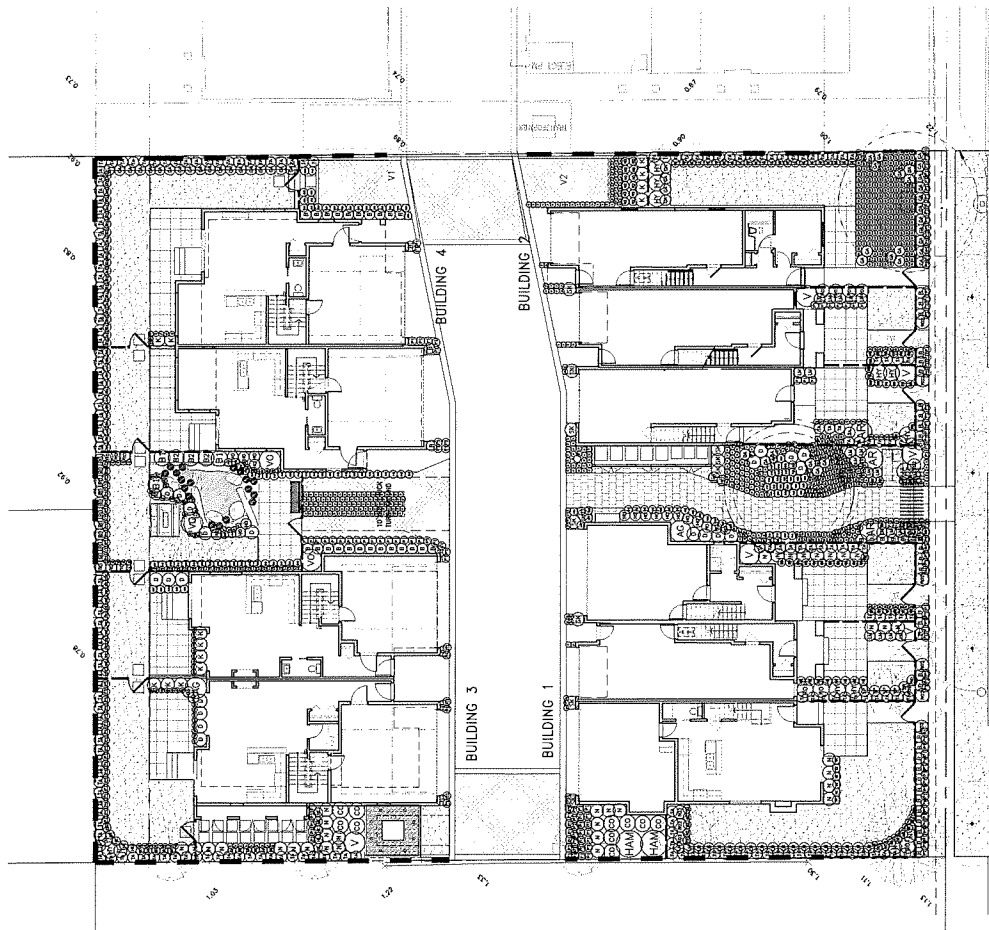
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SCALE

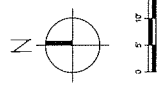
PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	1	ARBUBUS UNEDO COMPACTA	COMPACT STRAWBERRY BUSH	#1 POT, 80CM
2	1	ALIBIS JAPONICA VOLUTABINE	MALE JAPANESE ANDRUBA	#1 POT, 50CM
3	1	ALIBIS JAPONICA UNIVERTICIF	FEMALE JAPANESE ANDRUBA	#1 POT, 50CM
4	1	CONULIS ALBA SIBIRICA	SIBIRIAN DOGWOOD	#1 POT, 50CM
5	1	HAMAMELE MOLIS	CHINESE WITCH HAZEL	#1 POT, 80CM
6	1	KALIA LATIFOLIA 'E.F'	DIWANE MOUNTAIN LAUREL	#1 POT, 50CM
7	1	MAHONIA DOMESTICA FRIEDRICH	FREEDRICH HEAVENLY BAMBOO	#1 POT, 40CM
8	1	ROSA MEDIALAND 'RED'	RED ROSE	#1 POT, 40CM
9	1	ROSA MEDIALAND 'BONICA'	BONICA ROSE	#1 POT, 40CM
10	1	SPRING JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA, PINK	#1 POT, 40CM
11	1	TAUS X MEDIA 'HILL'	HILLY YEW	1.5M B&B
12	1	VACINIUM QUINQUE RIBUE	BLUEBERRY	#1 POT, 50CM
13	1	VACINIUM QUINQUE RIBUE	BLUEBERRY	#1 POT, 50CM
14	1	VACINIUM QUINQUE RIBUE	BLUEBERRY	#1 POT, 50CM
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100	1	VACINIUM QUINQUE RIBUE	BLUEBERRY	#1 POT, 50CM

NOTES: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANALS STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES - REFER TO SPECIFICATIONS FOR IMPROVED CONTAINER. SOURCE OF SUPPLY: CHECK OF SEARCH TO INCLUDE LOWER MAINLAND AND TRADER VALLEY. SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT. FOR REQUEST TO SUBSTITUTE, SUBSTITUTIONS ARE SUBJECT TO THE LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. SUBSTITUTIONS OF CONTAINER OF PLANT MATERIAL MUST BE PROVIDED FROM A QUALIFIED NURSERY. THIS SCHEDULE NOT PERMITTED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN APPROVAL OF LANDSCAPE ARCHITECT.



WILLIAMS ROAD



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NO.	DATE	REVISION DESCRIPTION	BY
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CLIENT

PROJECT:

10 UNIT TOWNHOUSE DEVELOPMENT
8231 - 8251 WILLIAMS ROAD
RICHMOND

DRAWING TITLE:
LANDSCAPE SHRUB PLAN

DATE: 15/FEB/20
SCALE: 1/32"=1'-0"
DRAWN: N
DESIGN: N
CHECK: KCM
DRAWING NUMBER: L2
SHEET: 0F 6

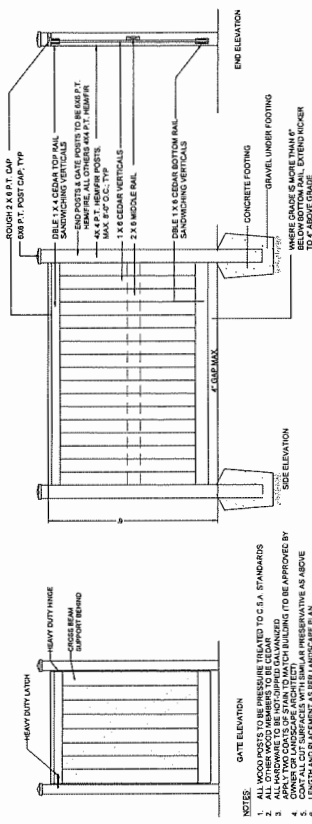
PLG PROJECT NUMBER: 19-028

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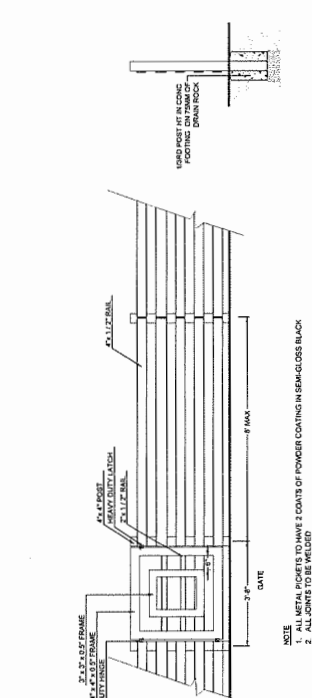
omg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Baltimore, Maryland 21206
P: 410-244-0011 | F: 410-244-0022

SEAL



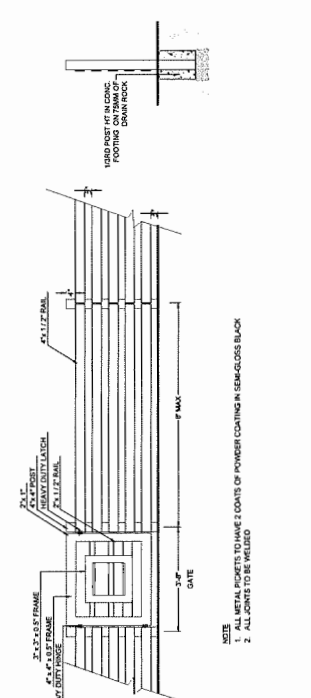
4 6' HT. WOOD PERIMETER FENCE
12'-0" x 12'-0"

- NOTE:
1. ALL WOODS MUST BE PRESSURE TREATED TO C.S.A. STANDARDS
 2. ALL HARDWARE TO BE NOTCHED OR WELDED
 3. ALL HARDWARE TO BE GALVANIZED
 4. GATE TO BE OPERATED BY HAND
 5. GATE TO BE OPERATED BY HAND
 6. GATE TO BE OPERATED BY HAND



1 3'-6" HT ALUMINUM FENCE
12'-0" x 12'-0"

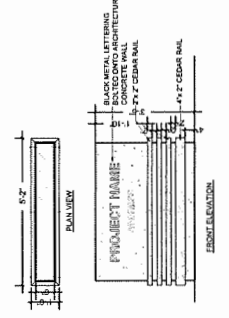
- NOTE:
1. ALL METAL PICKETS TO HAVE 3 COATS OF POWDER COATING IN SEMI-GLOSS BLACK
 2. ALL JOINTS TO BE WELDED



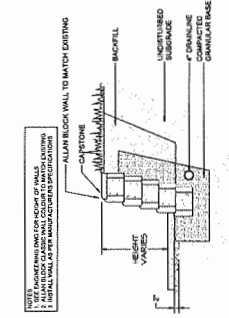
2 3'-6" HT ALUMINUM STREET FENCE
12'-0" x 12'-0"

- NOTE:
1. ALL METAL PICKETS TO HAVE 2 COATS OF POWDER COATING IN SEMI-GLOSS BLACK
 2. ALL JOINTS TO BE WELDED

5 PROJECT SIGNAGE
12'-0" x 12'-0"



6 ALLAN BLOCK WALL
12'-0" x 12'-0"



7 BALANCE LOGS
12'-0" x 12'-0"



CNCL - 88

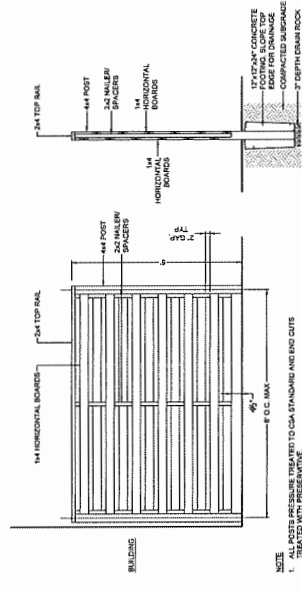
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PROJECT:

10 UNIT TOWNHOUSE DEVELOPMENT
8231 - 8231 WILLIAMS ROAD
RICHMOND

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 10/20/23
SCALE: 1/2" = 1'-0"
DRAWN: [Signature]
DESIGN: [Signature]
CHECKED: [Signature]
DATE: 10/20/23
DRAWING NUMBER: L5
OF 6
PMS PROJECT NUMBER: 19-028



3 6' HT. PRIVACY SCREEN
12'-0" x 12'-0"

- NOTE:
1. ALL POSTS MUST BE PRESSURE TREATED TO C.S.A. STANDARDS AND DUNE
 2. ALL OTHER WOODS TO BE CEDAR #2 CONSTRUCTION GRADE MINIMUM
 3. ALL HARDWARE NOT DIPPED GALVANIZED
 4. GATE TO BE OPERATED BY HAND
 5. GATE TO BE OPERATED BY HAND

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omg
LANDSCAPE
ARCHITECTS

Suite C102 - 4185 Still Creek Drive
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SEAL:

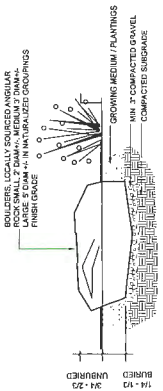


REINFORCE OUT EDGE WITH 2x4 TO MEET CURBING GRADE.
PAVERS TO BE INSTALLED TO MEET CURBING GRADE UNTIL APPROXIMATELY 1/2\"/>

MICHAEL J MILLS CONSULTING

NOTE:
1. PAVERS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS.
2. PAVERS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS.

1 FLAT BOULDER
1/2\"/>



14\"/>

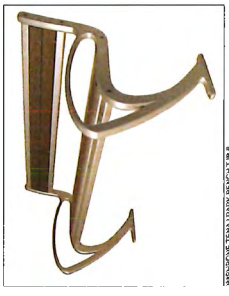
3 PAVERS THROUGH ROOT ZONE
3/4\"/>



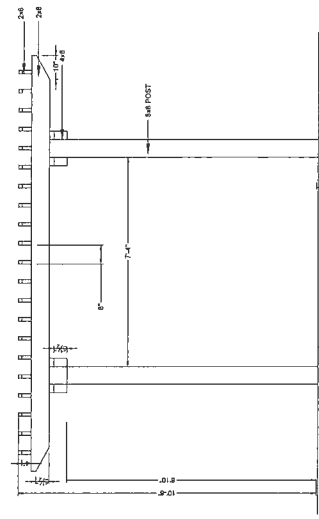
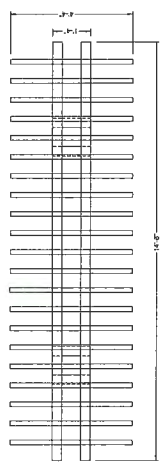
UPSPACE MARKET GARDEN TABLE



WASHBONE BIKE RACK



WASHBONE TEAK PARK BENCH 1.8x9



NOTES:

1. ALL POSTS PRESERVE/TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. GRADE MINIMUM TO BE CLEAN-FIN CONSTRUCTION.
3. ALL WAREHOUSE NOT DOUBLE DIPPED GALVANIZED.
4. APPLY 17 COATS APPLY 2 COATS OF BLOOMINGHOUSE QUARTZITE 1800.

2 TRELLIS
1/2\"/>

NO.	DATE	REVISION DESCRIPTION	BY	CHK.
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PROJECT:

10 UNIT TOWNHOUSE DEVELOPMENT
8231 - 8233 WILLIAMS ROAD
RICHMOND

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 18/07/24
SCALE: 1/2\"/>

DRAWING NUMBER:
L6
OF 6

DESIGNER: RJ
CHECKED: FCM
PROJECT NUMBER: 19-028

19-028-22P

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pmg
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Brentwood, British Columbia, V0C 0B0
P: 250-264-1111 F: 250-264-9122

SCALE

ATTACHMENT 5

PROJECT:
10 UNIT TOWNHOUSE DEVELOPMENT
8231 - 8251 WILLIAMS ROAD
RICHMOND

DRAWING TITLE:
TREE MANAGEMENT PLAN

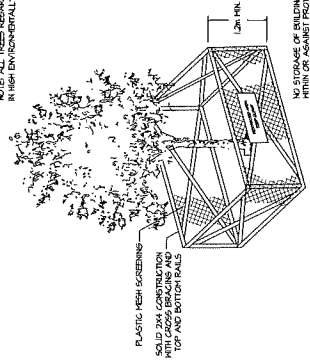
DATE: 2/18/23
SCALE: 1/8"=1'-0"
DRAWN BY: RJ
DESIGN BY: RJ
CHECKED BY: PKM
DRAWING NUMBER: L4
DATE: 02/18/23
PROJECT NUMBER: 19-028

1909-22P

NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN HIGH ENVIRONMENTALLY SENSITIVE AREAS

TREE PROTECTION DISTANCE TABLE	
TRUNK DIAMETER PROTECTION RADIUS (IN FEET)	MINIMUM REQUIRED PROTECTION RADIUS (IN FEET)
0-2	12
3-4	15
5-6	18
7-8	21
9-10	24
11-12	27
13-14	30
15-16	33
17-18	36
19-20	39
21-22	42
23-24	45
25-26	48
27-28	51
29-30	54
31-32	57
33-34	60
35-36	63
37-38	66
39-40	69
41-42	72
43-44	75
45-46	78
47-48	81
49-50	84
51-52	87
53-54	90
55-56	93
57-58	96
59-60	99
61-62	102

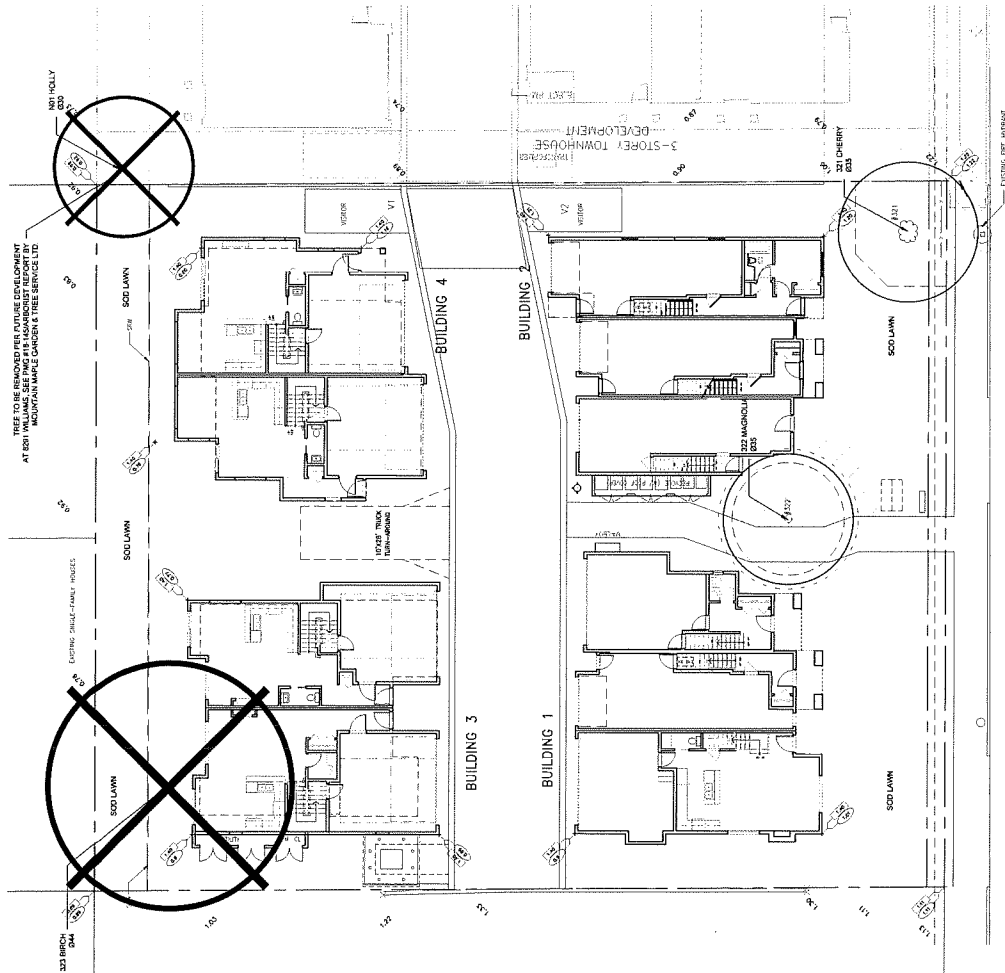
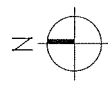
EXTRAPOLATE PROTECTION RADIUS FOR PROTECT LARGER THAN LISTED TRUNK DIAMETERS AT PROPORTIONATE RATIO



NO STORAGE OF BUILDING MATERIALS WITHIN OR AGAINST PROTECTION BARRIER

1. TREE PROTECTION BARRIER

SUITABLE REPLACEMENT TREES		
NO.	BOTANICAL NAME	SIZE
1	SECOIDIPHYLLUM JAPONICUM	10 CAL. 10 MTD. 850
2		



WILLIAMS ROAD



Address: 8231 and 8251 Williams Road

File No.: RZ 18-824503

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10173, the developer is required to complete the following:

1. 1.0 m road dedication along the entire Williams Road frontage.
2. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security to the City in the amount of \$20,000 for the two on-site trees to be retained (Tag # 321 and 322).
5. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
6. Registration of a flood indemnity covenant on title (Area A).
7. Registration of a cross-access easement, statutory right-of-way, 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 developments to the east and west, including the installation of way-finding and other appropriate signage on the subject property, and requiring a covenant that the owner provide written notification of this through the disclosure statement to all initial purchasers, provide an acknowledgement of the same in all purchase and sale agreements, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
8. City acceptance of the developer's offer to voluntarily contribute \$0.85 per buildable square foot (e.g. \$10,537.45) to the City's public art fund.
9. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$105,374.50) to the City's Affordable Housing Reserve Fund.
10. Contribution of \$1,769 per dwelling unit (e.g. \$17,690) in-lieu of on-site indoor amenity space to go towards development of City facilities.
11. Contribution of \$50,000 for upgrades to the existing pedestrian crossing at Williams Road and Leonard Road.
12. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
13. Discharge of Restrictive Covenant 169890C from the Title of 8231 Williams Road, and discharge of Restrictive Covenant 172320C from the Title of 8251 Williams Road, which restrict development to one single-family dwelling.
14. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

Prior to a Development Permit* being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and a cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;

- include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
- include the 2 required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Height of Coniferous Tree	Minimum Caliper of Deciduous Tree
2	9 cm	5 m

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$750/tree to the City's Tree Compensation Fund for off-site planting is required.

2. Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (BC Energy Step Code Step 3 or better), in compliance with the City's Official Community Plan.

Prior to a Development Permit* being forwarded to Council for consideration, the development must complete the following requirements:

1. Submission of a Landscape Security based on the cost estimate provided by the Landscape Architect plus a 10% contingency.

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 Department. 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 Department at 604-276-4285.
4. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

Water Works:

- Using the OCP Model, there is 818 L/s of water available at a 20 psi residual at the Williams Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- The Developer is required to:
 - Submit, at Building Permit stage, Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
 - Provide an adequately sized utility SRW for a new water meter and its chamber that shall be placed inside the proposed development. A plan showing the location and size of the required utility SRW shall be submitted to the City for review and approval at the servicing agreement stage.
- At developer's cost, the City is to:
 - Install a new service connection off of the existing 300mm PVC watermain at Williams Road.
 - Install a new water meter complete with chamber inside the development site.
 - Remove existing water service connections to 8231 and 8251 Williams Road and cap at main.

Storm Sewer Works:

- The Developer is required to:
 - Upgrade approximately 26 meters of the existing 375mm diameter storm sewer at Williams Road frontage to 600mm diameter from existing manhole STMH 2925 to the west property line of 8231 Williams Road, complete with a new manhole on the east end. Existing manhole STMH 2925 shall be replaced with 1200mm diameter manhole as per the City's Engineering standards.
 - Cut and cap at main the existing storm service lateral and remove the inspection chamber STIC46998 and the dual service connection leads at the adjoining property line of 8231 and 8251 Williams Road frontage.
 - Cut and cap the existing service connection at located the west property line of 8231 Williams Road at the IC. Retain STIC54237 which services the neighbouring property.
 - Install an adequately sized storm service connection, complete with a type 3 inspection chamber at PL.
 - Provide latecomer's fee for the installation of approximately 46m of 600mm storm sewer along the frontage of 8251 Williams Road and downstream to Pigott Drive via Servicing Agreement for the neighbouring development, 8291 & 8311 Williams Road (RZ17-788945).
- At Developer's cost, the City is to:
 - Cut and cap the existing service connection at located the east property line of 8251 Williams Road at the IC. Retain STIC47236 which services the neighbouring property.

Sanitary Sewer Works:

The Developer is required to:

- Not start onsite excavation and/or foundation works until the City has completed the proposed rear yard sanitary connections. Also indicate this as a note on the site plan and SA design plans.
- Review, via the SA design, the impact of the required private utility service connections (e.g., BC Hydro, Telus and Shaw) on the existing 350mm diameter AC forcemain along the south side of Williams Road and provide mitigation measures. A utility locate is required to confirm the cover above the existing 350mm AC forcemain at servicing agreement stage to determine whether the required private utility service connections will impact the 350mm AC forcemain. If required, the impacted portion of the 350mm AC forcemain shall be replaced.
- At developer's cost, the City is to:
 - Install an adequately sized sanitary service connection complete with a 600mm diameter inspection chamber.
 - Remove the existing sanitary service connection leads and inspection chamber.

Frontage Improvements:

- The Developer is required to:
 - Pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the Rezoning staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:
 1. BC Hydro PMT – 4mW X 5m (deep)
 2. BC Hydro LPT – 3.5mW X 3.5m (deep)
 3. Street light kiosk – 1.5mW X 1.5m (deep)
 4. Traffic signal kiosk – 1mW X 1m (deep)

5. Traffic signal UPS – 2mW X 1.5m (deep)
6. Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
7. Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan

- Provide other frontage improvements as per Transportation’s requirements. Improvements shall be built to the ultimate condition wherever possible. Frontage improvements include:
 - Removal of the existing sidewalk and replacement with new 1.5 m wide concrete sidewalk at the property line, 1.5 m wide landscaped boulevard with street trees and street lighting, and 0.15 m curb and gutter; and
 - Removal of the two driveway crossings and replacement with frontage works as described above.

General Items:

- The Developer is required to:
 - Provide, prior to first SA design submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development site, proposed utility installations, the existing single family dwellings at 8291 and 8211 Williams Road and provide mitigation recommendations. The mitigation recommendations (if required) shall be incorporated into the first SA design submission or if necessary prior to pre-load.
 - 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.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 10173 (RZ 18-824503)
8231 and 8251 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 (RTL4)".

P.I.D. 004-871-693

Lot 11 Section 28 Block 4 North Range 6 West New Westminster District Plan 14004

P.I.D. 003-674-991

Lot 12 Section 28 Block 4 North Range 6 West New Westminster District Plan 14004

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10173".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and conditions.



MAYOR

CORPORATE OFFICER