



# City of Richmond

## Report to Committee Planning and Development Division

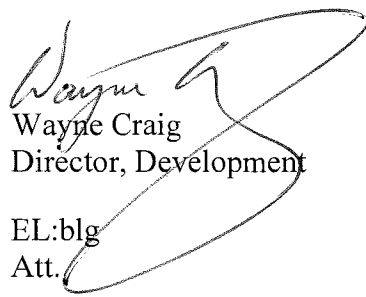
**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

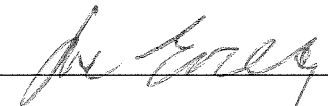
**Date:** June 24, 2016  
**File:** RZ 15-701879

**Re:** Application by Sansaar Investments Ltd. for Rezoning at 9460 Williams Road  
from Single Detached (RS1/E) to Compact Single Detached (RC2)

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9582, for the rezoning of 9460 Williams Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.

  
Wayne Craig  
Director, Development  
EL:blg  
Att.

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

## Staff Report

### Origin

Sansaar Investments Ltd. has applied to the City of Richmond to rezone the properties at 9460 Williams Road (Attachment 1) from “Single Detached (RS1/E)” to “Compact Single Detached (RC2)” zone in order to permit the property to be subdivided into two (2) compact single-family lots with vehicle access from a new rear lane from Severn Drive (see Attachment 2). There is currently an existing single family dwelling on the subject site, which will be demolished.

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).

### Surrounding Development

The subject site is located on the south side of Williams Road in close proximity to the James Whiteside Elementary School and the South Arm Park.

To the North: Across Williams Road, east of Ash Street; a mix of newer and older homes on single-family lots zoned “Single Detached (RS1/E)” with vehicle access from Williams Road and single-family homes on lots zoned “Compact Single Detached (RC1)” with temporary shared vehicle accesses from Williams Road; east of Ash Street, an 8-unit townhouse development proposal at the corner of Ash Street and Williams Road (RZ 15-703334).

To the East: Across Severn Drive, existing single-family dwellings on lots zoned “Single Detached (RS1/E)” along Williams Road.

To the South: Existing single-family dwellings on large lots zoned “Single Detached (RS1/E)” fronting Severn Drive.

To the West: Three (3) existing single-family dwellings on large lots zoned “Single Detached (RS1/E)” on the same block as the subject site and then a road right-of-way to James Whiteside Elementary School.

### Related Policies & Studies

#### Official Community Plan

The 2041 OCP Land Use Map designation for the subject site is “Neighbourhood Residential”. This redevelopment proposal is consistent with this designation.

## Arterial Road Policy

The Arterial Road Policy directs appropriate development to certain areas along arterial roads outside the city centre. 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.

While staff are undertaking an Arterial Road Policy Update, no change in land use designation on the subject site is being proposed. The land use designation on subject property is intended to remain as “Arterial Road Townhouse”. The final recommendations regarding amendments to the Arterial Road Policy will be forwarded to Planning Committee before the end of 2016.

While the proposed development to rezone and subdivide 9460 Williams Road is in contrary to the Arterial Road Policy, staff support this redevelopment proposal based on its own merits:

1. The applicant and their realtor confirmed in writing that they have made attempts to acquire the adjacent property to the west, but the adjacent property owners are not interested in selling their land at this time (Attachment 4);
2. A petition (Attachment 5) with 11 signatures from 10 households in the immediate area opposing townhouse development on the subject site was received; and
3. Compact lot development is a good alternative development option for the subject lot, which would provide two (2) smaller single-family homes, each with a secondary suite.

Based on the applicant’s advice that they are unable to acquire the adjacent property, there are three (3) potential options for the subject site:

1. Build a Large Single Family House Under the Existing (RS1/E) Zone:
  - This option would likely complicate the City’s long term objectives for townhouse development in this area. The new single-family home would be approximately 3,800 ft<sup>2</sup> plus garage; with access from Severn Drive. Any future townhouse development for the remainder of this this block of Williams Road would result in the subject property becoming an orphan site.
2. Townhouse Application on Single Lot:
  - Based on staff experience, single lot townhouse development on a relatively small lot with multiple road frontages tends to yield compromised built form. Small development sites usually lack the flexibility to accommodate functional outdoor amenity and adequate truck maneuvering space on-site, as well as to achieve high quality architectural and landscaping design. The minimum assembly requirement under the Townhouse Development Requirements in the Arterial Road Policy is intended to avoid this situation by specifying a minimum assembly site width.

### 3. Compact Lot Subdivision With Lane Access:

- This option allows for compact lot single-family development with lane access for the subject site, and the remainder of the block to the west would address the City's objective of limiting access to arterial roads (Attachment 6). The average size of the new homes on the compact lots would be approximately 2,200 ft<sup>2</sup> plus garage.

The applicant has applied for this 3<sup>rd</sup> option.

### **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.

### **Public Consultation**

A rezoning sign has been installed on the subject property. Staff received a petition with 11 signatures from 10 households in the immediate area in support to the 2-lot subdivision proposal (Attachment 5).

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**

#### **Built Form and Architectural Character**

The proposal includes two (2) compact single-family dwellings; each with a secondary suite. To illustrate how the future corner lot interfaces will be treated, the applicant has submitted proposed building elevations (Attachment 7) for the corner lot (Site B). Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on Title to ensure that the building design is generally consistent with the attached building design. Future Building Permit plans must comply with all City regulations and staff will ensure that Building Permit plans are generally consistent with the registered legal agreement for building design.

The applicant has also submitted a preliminary landscape plan for future lots (Attachment 8). In order to ensure that this landscaping work is undertaken, the applicant has agreed to provide a landscape security in the amount of \$19,249.56; based on 100% of the cost estimates, including installation cost, provided by the Landscape Architect, prior to final adoption of the rezoning bylaw.

**Existing Legal Encumbrances**

There is an existing 3 m statutory right-of-way registered on Title of the subject property within the rear yard of the site; which is located within the proposed lane dedication area, and will not be impacted by the proposed rezoning and subdivision.

**Tree Retention and Replacement**

A Tree Survey and a Certified Arborist’s Report were submitted in support of the application. The City’s Tree Preservation Coordinator has reviewed the Arborist Report and has provided the following comments:

- Five (5) trees (tag# 4128, 4129, 4130, 4131 and 4133) located on the development site all exhibit poor form from historically topping and as a result, these trees are not good candidates for retention. Remove and replace.
- One (1) tree (tag# 4132) is in fair condition, but is located within the proposed rear lane right-of-way and needs to be removed. To compensate for the loss, the applicant is proposing to plant two (2) replacement trees (Maple tree and Beech tree; each at 10 cm calliper) on site.

*Tree Replacement*

A Tree Management Plan can be found in Attachment 9. A total of six (6) trees are proposed to be removed. Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 12 replacement trees are required. Based on the size requirements for replacement tree in the Tree Protection Bylaw No. 8057, replacement trees with the following minimum calliper sizes are required:

# Trees to be removed	dbh	# trees of replacement tree required	Min. calliper of deciduous tree	or	Min. height of coniferous tree
3	20-30 cm	6	6 cm		3.5 m
2	31-40 cm	4	8 cm		4.0 m
1	41-50 cm	2	9 cm		5.0 m

The developer is proposing to plant 10 new replacement trees on-site; in a mix of deciduous and coniferous trees, ranging in size from 6 cm calliper/3.5 m tall to 10 cm calliper/5.5 m tall (see preliminary landscape plan in Attachment 8), and provide a voluntary contribution of \$1,000 to the City’s Tree Compensation Fund in-lieu of planting the remaining two (2) 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 a landscape security in the amount of \$6,000 to ensure the replacement planting will be provided.

### **Affordable Housing Strategy**

The Affordable Housing Strategy for single-family rezoning applications received prior to September 14, 2015, requires a secondary suite or coach house on 50% of new lots, or a cash-in-lieu contribution of \$1.00/ft<sup>2</sup> of total buildable area towards the City's Affordable Housing Reserve Fund.

Although the application was received prior to September 14, 2015, the applicant proposes to provide a legal secondary suite on both lots proposed at the subject site. To ensure that the secondary suite is built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to a legal agreement registered on Title; stating that no final Building Permit inspection will be granted until the secondary suites are constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw.

### **Transportation and Site Access**

No direct vehicle access is permitted to Williams Road as per the compact lot development requirements under the Arterial Road Policy and the Residential Lot (Vehicular) Access Regulation Bylaw 7222; access is to be from the new rear lane only. Prior to final adoption, the developer is required to dedicate a 6 m wide public lane along the entire south property line. A restrictive covenant is also required to ensure that vehicular access to the future corner lot will be from the proposed lane only; with no direct vehicle access will be permitted to Severn Drive.

### **Site Servicing and Frontage Improvements**

Prior to final adoption, the developer is required to provide a 4 m x 4 m corner cut at the southwest corner of Williams Road and Severn Drive. The developer is also required to enter into a City's standard Servicing Agreement to design and construct the required site servicing and frontage improvements (see Attachment 10). Works include but are not limited to, construction of a new 1.5 m concrete sidewalk at the property line and a minimum 1.5 m grass and treed boulevard between the existing curb and the new sidewalk along Williams Road, widening the pavement on Severn Drive to 5.6 m from the centre lone of the existing road, and installing a new curb and gutter, a minimum 1.5 m landscaped boulevard and 1.5 m new concrete sidewalk at property line, and construction of the new rear lane. All works are at the developer's sole cost.

The developer is also required to pay Development Cost Charges (City & GVS & DD), School Site Acquisition Charge, and Address Assignment Fee.

### **Financial Impact or Economic Impact**

The 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**

This rezoning application to permit the subdivision of the subject site into two (2) lots zoned “Compact Single Detached (RC2)” is consistent with the Official Community Plan (OCP)’s “Neighbourhood Residential” land use designation. While the proposal is in contrary to the Arterial Road Policy under the OCP, the proposal is the best option for a single lot development at this location.

The applicant has agreed to the list of rezoning considerations (signed concurrence on file) outlined in Attachment 10.

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9582 be introduced and given first reading.



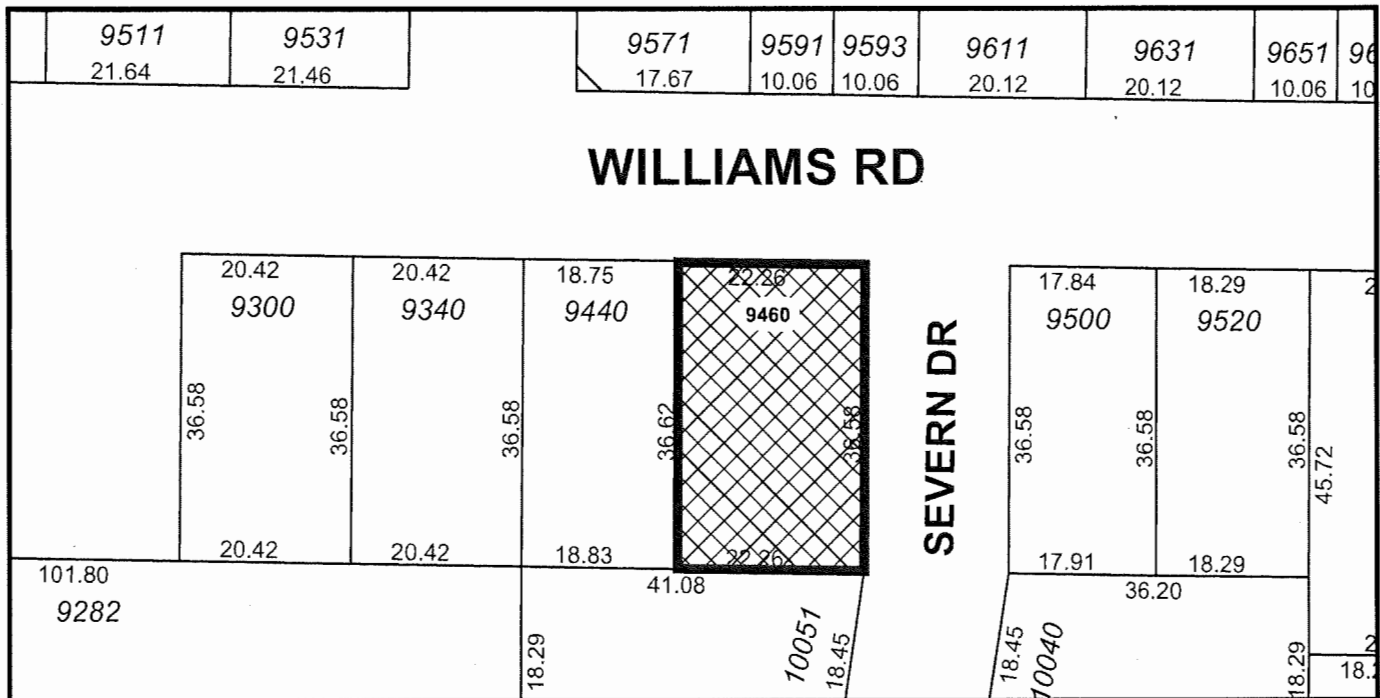
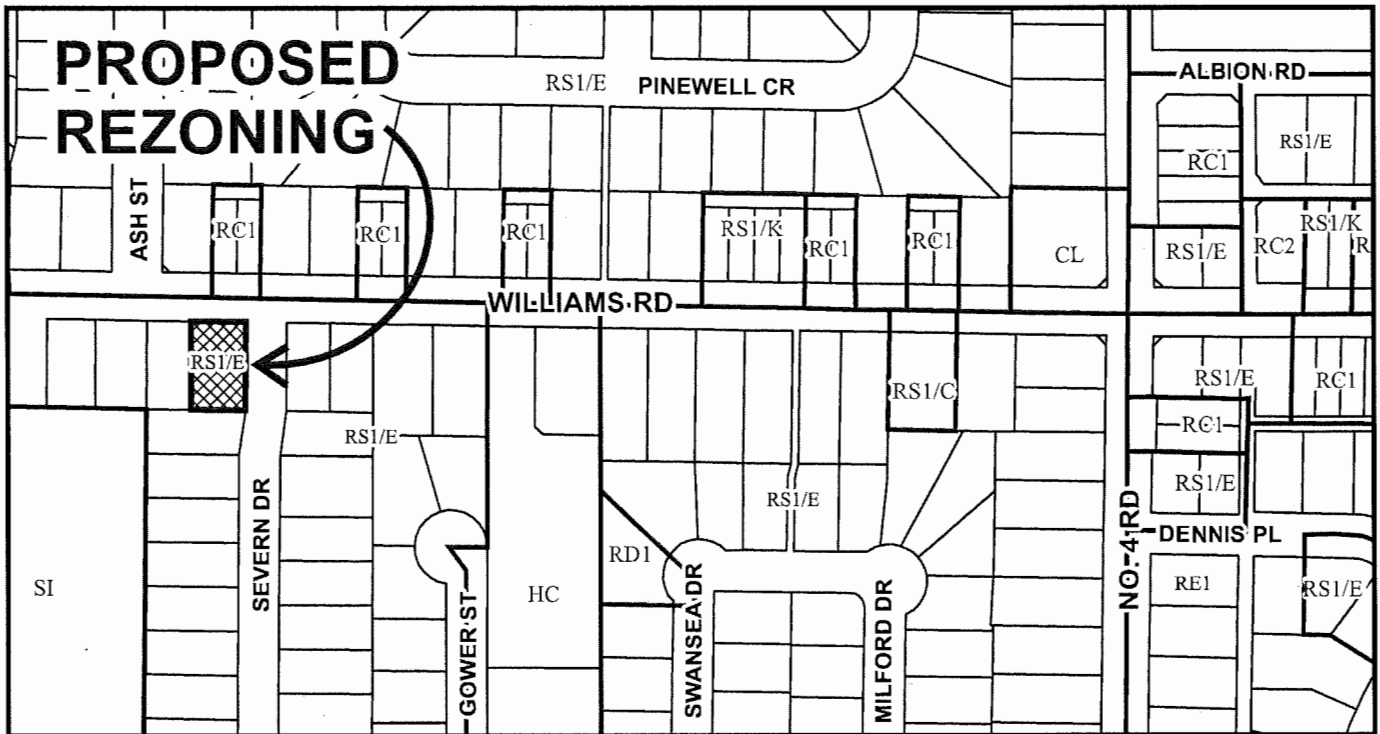
Edwin Lee  
Planner 1  
(604-276-4121)

EL:blg

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Letters Regarding Land Acquisition
- Attachment 5: Petition in Support of the Proposal
- Attachment 6: Conceptual Subdivision Plan for the Block
- Attachment 7: Building Elevations
- Attachment 8: Landscape Plan
- Attachment 9: Tree Management Plan
- Attachment 10: Rezoning Considerations



City of  
Richmond



RZ 15-701879

Original Date: 07/15/15

Revision Date:

Note: Dimensions are in METRES





City of  
Richmond



RZ 15-701879

Original Date: 07/15/15

Revision Date:

Note: Dimensions are in METRES



**CONTEXT PLAN**  
SCALE: N.T.S.



**STATISTICS - SITE A:**

CIVIC ADDRESS: 840 WILLIAMS ROAD  
LEGAL DESCRIPTION: 188 SEC 14 BLK 4889 RWY FL 41287  
PROPOSED ZONING: R2Z  
TOTAL AREA: 10,234 SQ. FT.  
LOT DIMENSIONS: 30.23M x 33.61M  
FLOOR AREA: 2,035 SQ. FT. (60.9%)  
ALLOWED:  
PROPOSED:  
PRINCIPAL: 1,725 SQ. FT.  
SECONDARY: 290 SQ. FT.  
TOTAL: 2,015 SQ. FT. (60.9%)

**LOT COVERAGE:**

ALLOWED: 1.887 SQ. FT. (59.9%)  
PROPOSED: 1,725 SQ. FT. (53.6%)  
COVERED AREA: 1,725 SQ. FT. (53.6%)  
TOTAL: 1,725 SQ. FT. (53.6%)  
PERMANENCY CALC.:  
TOTAL: 1,725 SQ. FT. (53.6%)  
TOTAL BUILDING & NON-POROUS: 1,725 SQ. FT. (53.6%)

**STATISTICS - SITE B:**

CIVIC ADDRESS: 840 WILLIAMS ROAD  
LEGAL DESCRIPTION: 188 SEC 14 BLK 4889 RWY FL 41287  
PROPOSED ZONING: R2Z  
TOTAL AREA: 10,234 SQ. FT.  
LOT DIMENSIONS: 30.23M x 33.61M  
FLOOR AREA: 2,237 SQ. FT. (60.9%)  
ALLOWED:  
PROPOSED:  
PRINCIPAL: 2,237 SQ. FT.  
SECONDARY: 290 SQ. FT.  
TOTAL: 2,527 SQ. FT. (60.9%)

**LOT COVERAGE:**

ALLOWED: 1.887 SQ. FT. (59.9%)  
PROPOSED: 2,237 SQ. FT. (53.6%)  
COVERED AREA: 2,237 SQ. FT. (53.6%)  
TOTAL: 2,237 SQ. FT. (53.6%)  
PERMANENCY CALC.:  
TOTAL: 2,237 SQ. FT. (53.6%)  
TOTAL BUILDING & NON-POROUS: 2,237 SQ. FT. (53.6%)

MAX HEIGHT: 2.5 STOREYS  
ALLOWED: 2.5 STOREYS  
PROPOSED: 2.5 STOREYS  
ACCESSORY: 6.2 M

PRIVATE OUTDOOR SPACE:  
MIN. REQUIRE: 874 SQ. FT. (20%)  
PROPOSED: 874 SQ. FT. (20%)

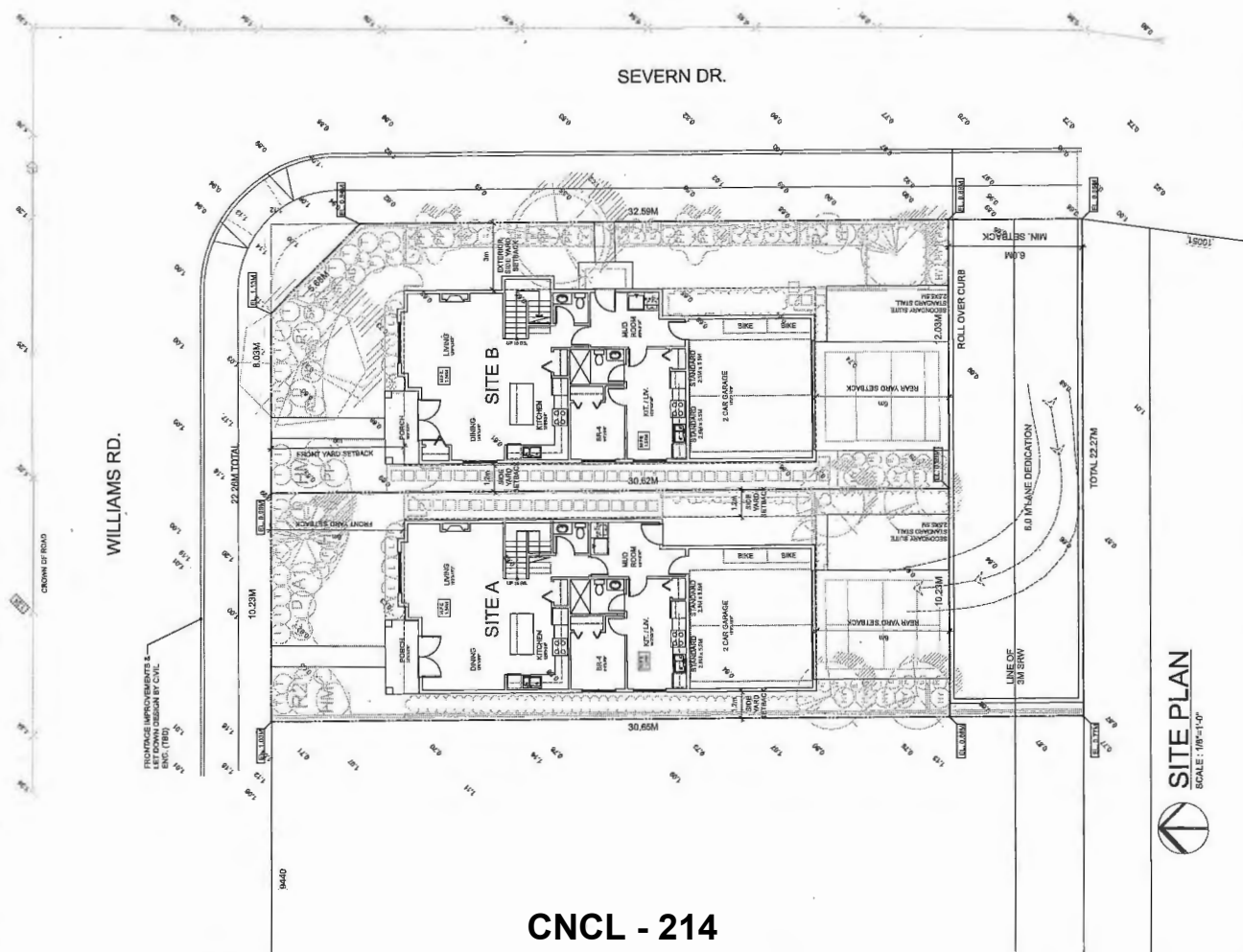
MAX HEIGHT: 2.5 STOREYS  
ALLOWED: 2.5 STOREYS  
PROPOSED: 2.5 STOREYS  
ACCESSORY: 6.2 M

PRIVATE OUTDOOR SPACE:  
MIN. REQUIRE: 776 SQ. FT. (20%)  
PROPOSED: 776 SQ. FT. (20%)

**YAMAMOTO ARCHITECTURE**  
302 - 43 EAST 8th AVENUE  
VANCOUVER, BC, V6T 1T6  
1-800-711-1147 P: (604) 731 1337

**COMPACT SINGLE FAMILY SUBDIVISION**  
840 WILLIAMS RD.  
RICHMOND BC

REVISIONS:  
DATE: 02.20.2018  
BY: J.P.  
REVISION: 01.07.2018  
BY: J.P.  
REVISION: 01.07.2018  
BY: J.P.



**SITE PLAN**  
SCALE: 1/8"=1'-0"

CNCL - 214

2. JUNE 18, 2018 RZ REVISIONS  
1. APRIL 23, 2018 RZ REVISIONS



**RZ 15-701879**

**Attachment 3**

Address: 9460 Williams Road

Applicant: Sansaar Investments Ltd.

Planning Area(s): Broadmoor

	Existing	Proposed
<b>Owner:</b>	Rajwant Khaira	To be determined
<b>Site Size (m<sup>2</sup>):</b>	814 m <sup>2</sup>	314 m <sup>2</sup> and 360 m <sup>2</sup> (after lane dedication)
<b>Land Uses:</b>	Single-Family Residential	No change
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Area Plan Designation:</b>	N/A	No change
<b>702 Policy Designation:</b>	N/A	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Compact Single Detached (RC2)
<b>Number of Units:</b>	One (1)	Two (2)
<b>Other Designations:</b>	N/A	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.6 Max.	none permitted
Buildable Floor Area:	Max. 188.4 m <sup>2</sup> (1,856 ft <sup>2</sup> ) and 216 m <sup>2</sup> (2,325 ft <sup>2</sup> )*	Max. 188.4 m <sup>2</sup> (1,856 ft <sup>2</sup> ) and 216 m <sup>2</sup> (2,325 ft <sup>2</sup> )*	none
Lot Coverage – Building:	Max. 50%	50% Max.	none
Lot Coverage – Building, structures, non-porous surfaces:	Max. 70%	70% Max.	none
Lot Coverage – Landscaping with live plant material:	Min. 20%	20% Min.	none
Setback – Front & Rear Yards (m):	Min. 6.0 m	6.0 m	none
Setback – Interior Side Yards (m):	Min. 1.2 m	1.2 m	none
Setback – Exterior Side Yard (m):	Min. 3.0 m	3.0 m	none
Height:	Max. 2½ storeys	2 storeys	none
Lot Size (m <sup>2</sup> ):	Min. 270m <sup>2</sup>	314m <sup>2</sup> / 360m <sup>2</sup>	none
Lot Width (m):	Min. 9 m / 11 m	10.235 m / 12.033 m	none
Lot Depth (m):	Min. 24 m	30.65 m	none

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

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

Richmond, June 16, 2016

Rajwant Khaira  
9460 Williams Rd  
Richmond BC

Sir Edwin Lee  
Planning & Development Dpt.  
Richmond City Hall  
6911 No. 3 Rd  
Richmond BC

**RE: Rezoning application for RZ-15-701879, 9460 Williams Rd.**

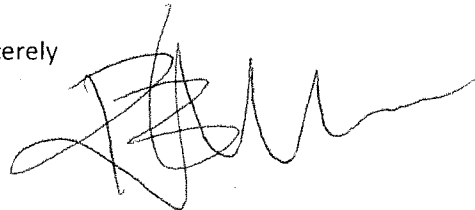
Dear Sir,

I am the owner of 9460 Williams Road, also speaking on behalf of Sansaar Investments, the applicant for this rezoning. I would like to express to you my efforts of purchasing the adjacent lots, 9440 and 9340 Williams Road. Since May 2013 my realtor and I have approached the owners more than a handful of times. They are not interested in looking at any written contracts or verbal deal.

I am also aware that 9440 Williams Road did go up for sale for one day. My realtor had verbally offered more than asking however he quickly changed his mind due to family dynamics changing.

Both owners of 9440 and 9340 Williams Road are aware of my rezoning application and have no opposing views to this movement.

Sincerely

A handwritten signature in black ink, appearing to be 'Rajwant Khaira', written in a cursive style.

Rajwant Khaira

Rajwant Khaira  
9460 Williams Rd.  
Richmond BC

11/18/2015

Dear Sir,


I would like to express to you and anyone else that would be interested in the neighborhood of your property, specifically address directly adjacent to your property 9440 and 9340 Williams Rd. Richmond. I have attempted to see and have seen the owners to ask them to sell the properties at 5 different times since May 2013 till last approach November 01, 2015. I did express to "Terry" (owner of directly adjacent property to yours) that he could get much more money than the market at the time, but he said always the same to me "they are not interested to sell".

In some cases owners have the property set up that money cannot buy till family scenario is changing. Here we are dealing with owners that i know will not sell for a long time, years.

I had development property in South surrey for 33 townhouse project at 15151-26 ave, developer was trying to buy neighbors, well that was in 1991, Today the neighbors are still there, but the project was done without them.

This block where your property is located is dealing with similar problems, Terry the owner of directly adjacent property to yours is not willing sell, as his set up here is offering comfort for his family and business.

Sincerely,



Robert W. Kowalewski  
Sutton Group West Coast Realty Ltd.  
604 328 7250


Rajwant Khaira  
9460 Williams Rd.  
Richmond BC

4/18/2016

Dear Sir,

I have made one more visit on April 18, 2016 to the owners directly neighboring to your property at 9460 Williams Rd Richmond BC . This was a total of 6 attempts to help you to buy the neighboring properties. I would like to express to you and anyone else that neighbors at 9440 and 9340 would like the development you propose to be approved without any objection as it was expressed to me on April 18, 2016

Owners of 9440 and 9340 are not interested to sell, but they wish you get approval for the two lot subdivision and build new homes, as it was said "better for the neighborhood".



Robert W Kowalewski  
Sutton Group West Coast Realty Ltd.  
604 328 7250

Rajwant Khaira  
9460 Williams Rd  
Richmond BC  
V6A 1H1

Edwin Lee  
Planning & Development Dpt.  
Richmond City Hall  
6911 No. 3 Rd.  
Richmond BC  
V6Y 2C1

June 9, 2016

RE: Rezoning application 9460 Williams Rd.


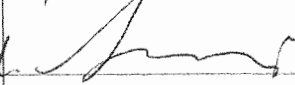



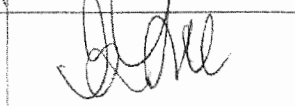

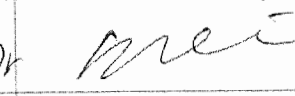
Dear Sir,

We, and the undersigned below, are writing to you today to express our opposition to the current OCP for this area. Currently the OCP for this whole block is suggesting townhome development. We are fully aware that the applicant for 9460 Williams, Sansaar Investments, is trying to rezone this land for two homes just like across the street for this lot. We fully support the subdivision of the property into two lots.

Sincerely,

A handwritten signature in black ink, appearing to be 'Rajwant Khaira', written in a cursive style.

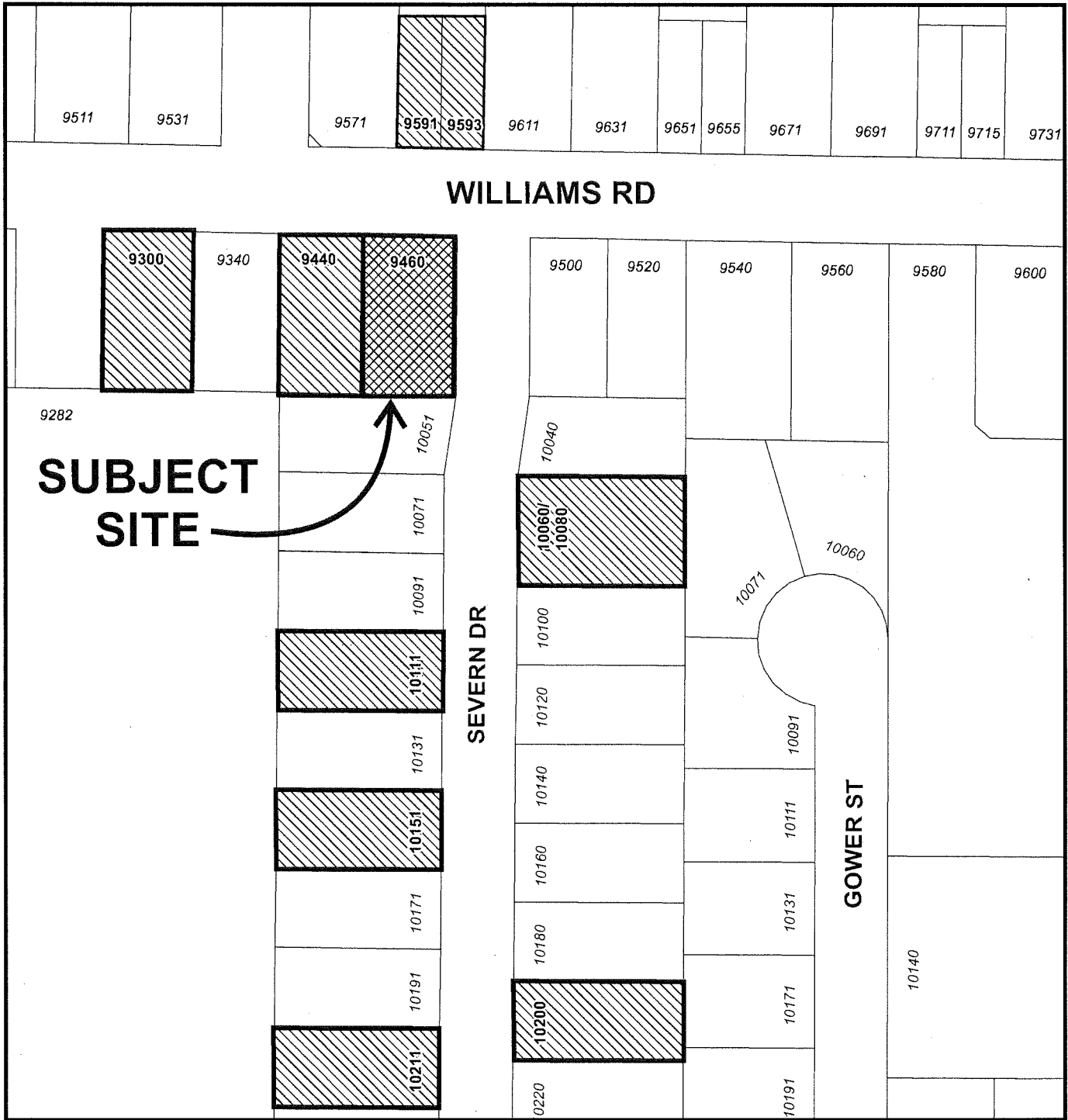
Rajwant Khaira

1	NAME	ADDRESS	SIGNATURE	DATE
2	Nancy Lu	9591 WILLIAMS RD.		June 9 <sup>th</sup> 2016
3	<del>Nancy Lu</del> Emily L:	9593 Williams Rd.		Jun 9 <sup>th</sup> 2016
4	Vingy, MA	9300 William Rd		June 9, 2016
5	Susan Nix	9440 Wilton Rd		June 9, 2016
6	G. Smith	10111 SEVERN DR		JUN 9 <sup>TH</sup>
7	G. Lee	10201 SEVERN DR		Jun. 9/16
8	D Brodie	10151 Severn	D Brodie	June 9/16
9	K Brodie	10151 SEVERN	K. Brodie	June 9/16
10	L Mendez	10060 SEVERN		June 9/16
11	T. Butler-Taylor	10080 Severn Dr.	T. Butler-Taylor	June 9/16
12	Mei Wang	10211 Severn Dr		June 9/2016
13				
14				
15				





City of  
Richmond

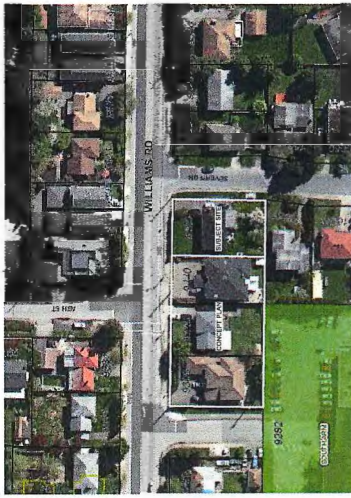


Mapping of Petition in Support  
of the Proposal  
RZ 15-701879 - 9460 Williams Road

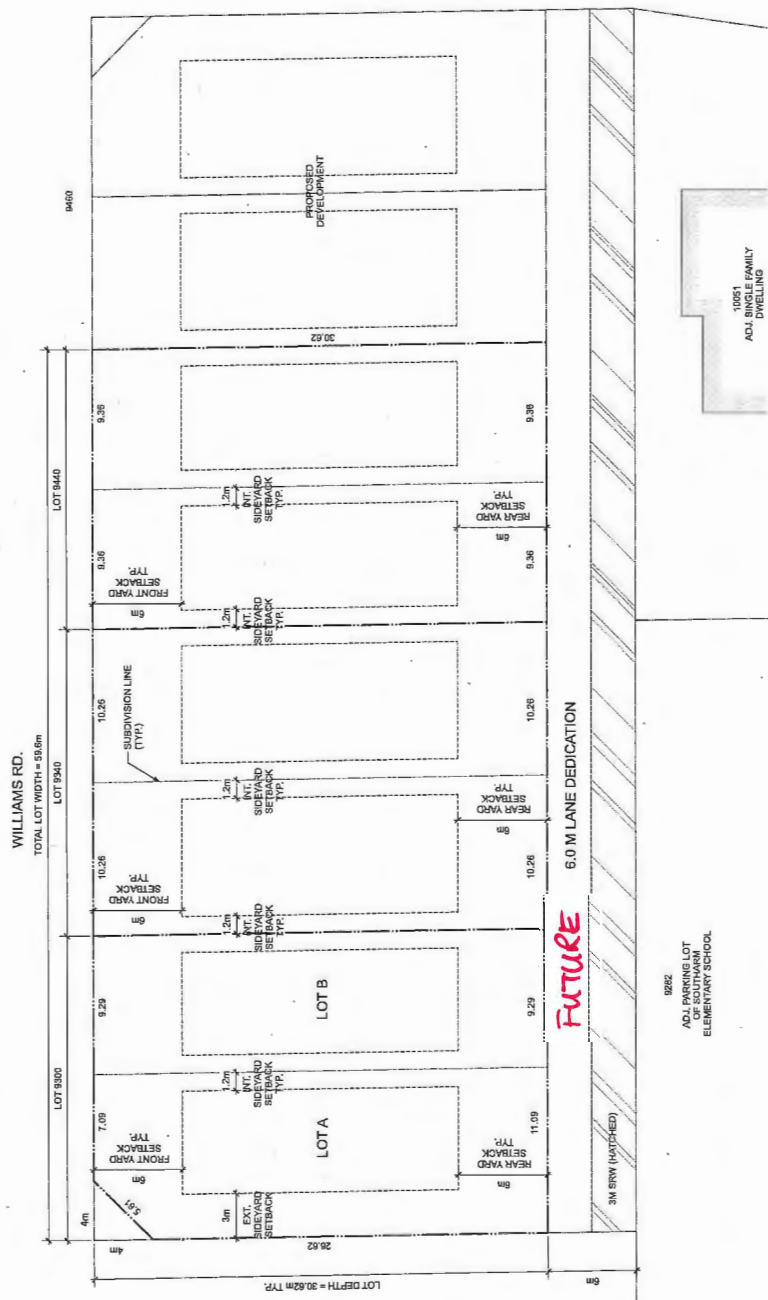
Original Date: 06/16/16

Revision Date:

Note: Dimensions are in METRES



**CONTEXT PLAN**  
SCALE: 1/4"=1'-0"



**CONCEPT PLAN**  
SCALE: 1/16"=1'-0"

NOTES:  
- ALL DIMENSIONS ARE APPROXIMATE  
- ALL DIMENSIONS ARE IN METRES (M)

**LOT 9300:**  
ADDRESS: 9300 WILLIAMS RD., RICHMOND  
SUBDIVISION LOT 4:  
SITE AREA: 3,167 SQFT (291.50M)  
PROPOSED ZONING: R2Z  
MAX. HEIGHT ALLOWED: 2.5 STOREYS  
PROPOSED BUILDING HEIGHT: 2.5 STOREYS  
SITE COVERAGE ALLOWED: 50% (1,581 SQFT) (142 SQM)  
SITE COVERAGE PROPOSED: 50% (1,581 SQFT) (142 SQM)  
MAX. ALLOWED FLOOR AREA: 2,146 SQFT (198 SQM)  
PROPOSED FLOOR AREA: 2,146 SQFT (198 SQM)  
MAX. ALLOWED COVERED AREA: 2,146 SQFT X 0.10 = 215 SQFT (20 SQM)  
PROPOSED COVERED AREA: 2,146 SQFT X 0.10 = 215 SQFT (20 SQM)

**LOT 9340:**  
ADDRESS: 9340 WILLIAMS RD., RICHMOND  
SITE AREA: 3,393 SQFT (314.50M)  
PROPOSED ZONING: R2Z  
MAX. HEIGHT ALLOWED: 2.5 STOREYS  
PROPOSED BUILDING HEIGHT: 2.5 STOREYS  
SITE COVERAGE ALLOWED: 50% (1,696 SQFT) (157 SQM)  
SITE COVERAGE PROPOSED: 50% (1,696 SQFT) (157 SQM)  
MAX. ALLOWED FLOOR AREA: 3,393 SQFT X 0.00 = 2,028 SQFT (188 SQM)  
PROPOSED FLOOR AREA: 2,028 SQFT (188 SQM)  
MAX. ALLOWED COVERED AREA: 2,028 SQFT X 0.10 = 203 SQFT (19 SQM)  
PROPOSED COVERED AREA: 2,028 SQFT X 0.10 = 203 SQFT (19 SQM)

**LOT 9440:**  
ADDRESS: 9440 WILLIAMS RD., RICHMOND  
SITE AREA: 3,085 SQFT (287.50M)  
PROPOSED ZONING: R2Z  
MAX. HEIGHT ALLOWED: 2.5 STOREYS  
PROPOSED BUILDING HEIGHT: 2.5 STOREYS  
SITE COVERAGE ALLOWED: 50% (1,543 SQFT) (143 SQM)  
SITE COVERAGE PROPOSED: 50% (1,543 SQFT) (143 SQM)  
MAX. ALLOWED FLOOR AREA: 3,085 SQFT X 0.00 = 1,861 SQFT (172 SQM)  
PROPOSED FLOOR AREA: 1,861 SQFT (172 SQM)  
MAX. ALLOWED COVERED AREA: 1,861 SQFT X 0.10 = 186 SQFT (17 SQM)  
PROPOSED COVERED AREA: 1,861 SQFT X 0.10 = 186 SQFT (17 SQM)

**LOT 9490:**  
ADDRESS: 9490 WILLIAMS RD., RICHMOND  
SITE AREA: 3,085 SQFT (287.50M)  
PROPOSED ZONING: R2Z  
MAX. HEIGHT ALLOWED: 2.5 STOREYS  
PROPOSED BUILDING HEIGHT: 2.5 STOREYS  
SITE COVERAGE ALLOWED: 50% (1,543 SQFT) (143 SQM)  
SITE COVERAGE PROPOSED: 50% (1,543 SQFT) (143 SQM)  
MAX. ALLOWED FLOOR AREA: 3,085 SQFT X 0.00 = 1,861 SQFT (172 SQM)  
PROPOSED FLOOR AREA: 1,861 SQFT (172 SQM)  
MAX. ALLOWED COVERED AREA: 1,861 SQFT X 0.10 = 186 SQFT (17 SQM)  
PROPOSED COVERED AREA: 1,861 SQFT X 0.10 = 186 SQFT (17 SQM)

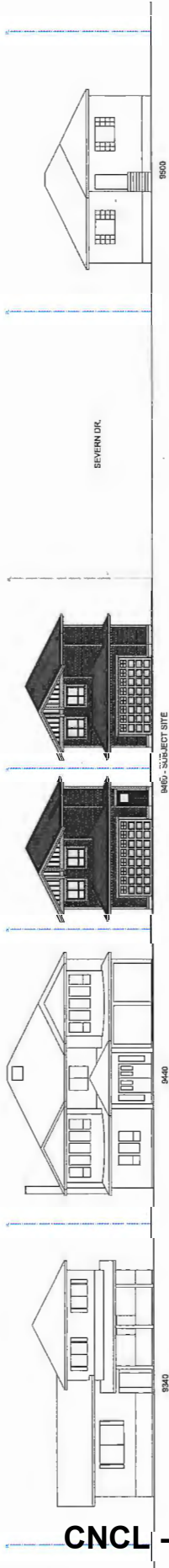
9302  
ADJ. PARKING LOT  
OF  
ELEMENTARY SCHOOL

10051  
ADJ. SINGLE FAMILY  
DWELLING

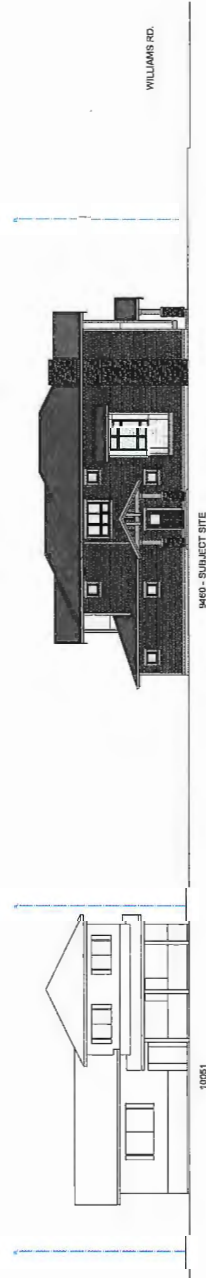
SUBDIVISION LOT 4		CONCEPT PLAN	
DATE: 11/16/2019	DATE: 11/16/2019	DATE: 11/16/2019	DATE: 11/16/2019
DRAWN BY: J.P.		PROJECT: 1900	
PROJECT: 1900			
CONTRACT SINGLE FAMILY SUBDIVISION			
8880 WILLIAMS RD. RICHMOND, BC			
YAMAMOTO ARCHITECTURE			
202 - 333 East 9th Avenue Vancouver, BC V5T 1S9 T: (604) 731-1127 F: (604) 731-1297			
<small>Copyright © 2019 Yamamoto Architecture. All rights reserved. This drawing is the property of Yamamoto Architecture. No part of this drawing may be reproduced without the written permission of Yamamoto Architecture.</small>			
8. JUNE 10, 2019. BC RESUBMISSION		DATE: 11/16/2019	
1. APRIL 22, 2019. BC RESUBMISSION		DATE: 11/16/2019	



STREETSCAPE - WILLIAMS RD.  
SCALE: 1" = 1'-0"



STREETSCAPE - LANE  
SCALE: 1" = 1'-0"



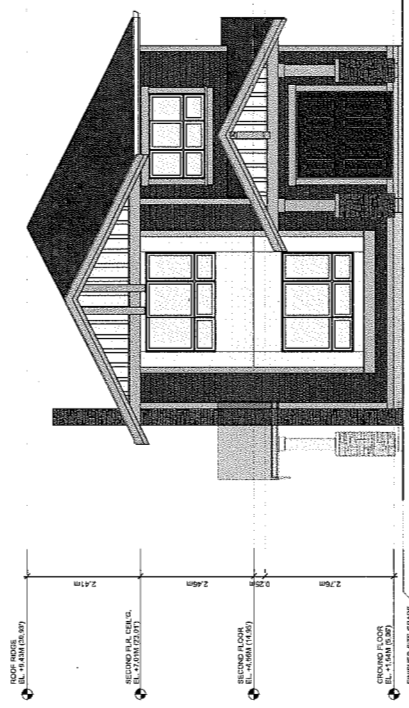
STREETSCAPE - SEVERN DR.  
SCALE: 1" = 1'-0"

YAMAMOTO ARCHITECTURE  
105 S. 25th St., Annapolis, MD 21403  
T - 410.771.1127 F - 410.771.1127

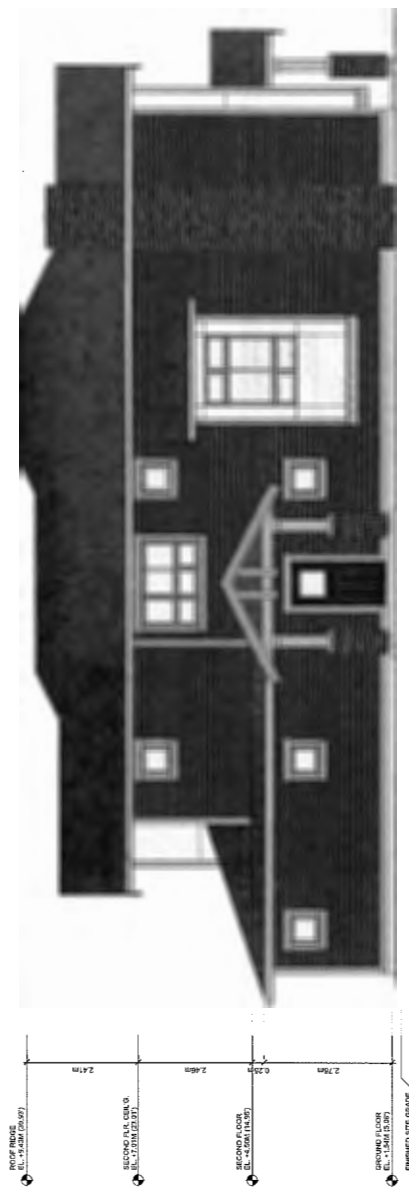
PROJECT -  
COMPACT SINGLE FAMILY SUBDIVISION  
NORTH WILLIAMS RD.  
BETHESDA, MD

DATE: 04.02.2018	REVISED: 04.02.2018	PROJECT: 22.0
NO. 01	DATE: 04.02.2018	PROJECT: 22.0
NO. 02	DATE: 04.02.2018	PROJECT: 22.0
NO. 03	DATE: 04.02.2018	PROJECT: 22.0
NO. 04	DATE: 04.02.2018	PROJECT: 22.0
NO. 05	DATE: 04.02.2018	PROJECT: 22.0
NO. 06	DATE: 04.02.2018	PROJECT: 22.0
NO. 07	DATE: 04.02.2018	PROJECT: 22.0
NO. 08	DATE: 04.02.2018	PROJECT: 22.0
NO. 09	DATE: 04.02.2018	PROJECT: 22.0
NO. 10	DATE: 04.02.2018	PROJECT: 22.0
NO. 11	DATE: 04.02.2018	PROJECT: 22.0
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NO. 14	DATE: 04.02.2018	PROJECT: 22.0
NO. 15	DATE: 04.02.2018	PROJECT: 22.0
NO. 16	DATE: 04.02.2018	PROJECT: 22.0
NO. 17	DATE: 04.02.2018	PROJECT: 22.0
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NO. 20	DATE: 04.02.2018	PROJECT: 22.0
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NO. 22	DATE: 04.02.2018	PROJECT: 22.0
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NO. 28	DATE: 04.02.2018	PROJECT: 22.0
NO. 29	DATE: 04.02.2018	PROJECT: 22.0
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NO. 48	DATE: 04.02.2018	PROJECT: 22.0
NO. 49	DATE: 04.02.2018	PROJECT: 22.0
NO. 50	DATE: 04.02.2018	PROJECT: 22.0

CNCL - 223



SITE B - NORTH ELEVATION (WILLIAMS RD.)  
SCALE: 1/8" = 1'-0"

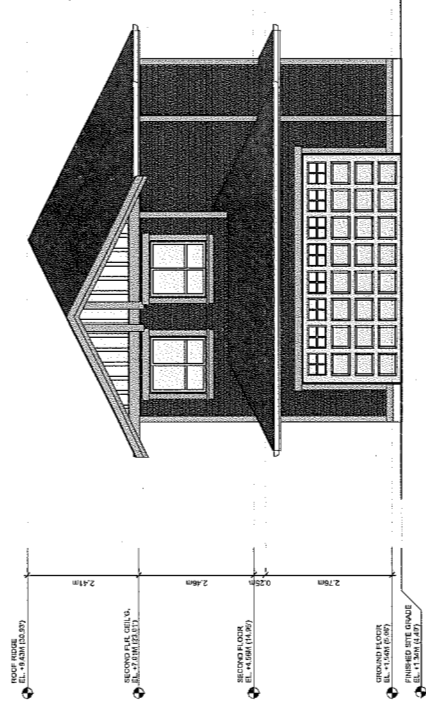


SITE B - EAST ELEVATION (ASH ST.)  
SCALE: 1/8" = 1'-0"

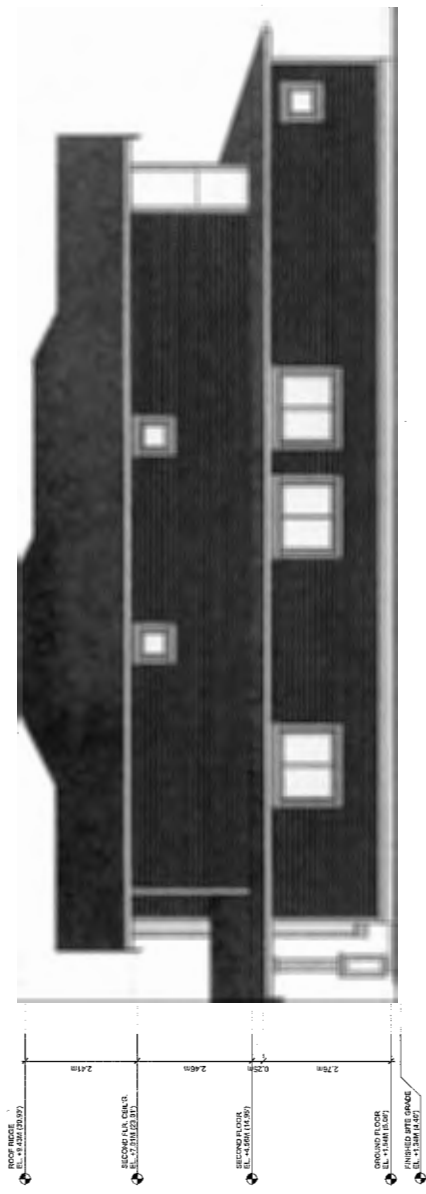
CNCL - 224

SHEET TITLE <b>TYPE ELEVATIONS</b>	SHEET NO. <b>021</b>
	DATE 10/23/2018
PROJECT COMPACT SINGLE FAMILY SUBDIVISION	DRAWN BY JPH
ARCHITECT <b>YAMAMOTO ARCHITECTURE</b> 202 - 35 East 8th Avenue Richmond, VA 23220 T: 804.771.1127 F: 804.771.1127	CHECKED BY JPH
APPROVED BY JPH	DATE 10/23/2018

2. JPH 10.23.18 AT SUBMISSION  
 10/23/2018 10:23:18 AM  
 10/23/2018 10:23:18 AM



SITE B - SOUTH ELEVATION (LANE)  
SCALE: 1/4" = 1'-0"



SITE B - WEST ELEVATION (SIDE INTERIOR)  
SCALE: 1/4" = 1'-0"

CNCL - 225

**YAMAMOTO ARCHITECTURE**  
 302 - 33rd Street, Suite 100  
 Minneapolis, MN 55409  
 T - 612-331-1142 F - 612-331-1127

**PROJECT -**  
 COMPACT SINGLE FAMILY SUBMISSION

**DATE -** 7/4/2019  
**DATE -** 8/12/2019  
**DATE -** 8/12/2019  
**DATE -** 8/12/2019

**REVISIONS**  
 02 - 02  
 01 - 01

**DATE -** 8/12/2019  
**DATE -** 8/12/2019  
**DATE -** 8/12/2019  
**DATE -** 8/12/2019

**DATE -** 8/12/2019  
**DATE -** 8/12/2019  
**DATE -** 8/12/2019  
**DATE -** 8/12/2019

CONTRACTOR'S RESPONSIBILITY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



SEAL:

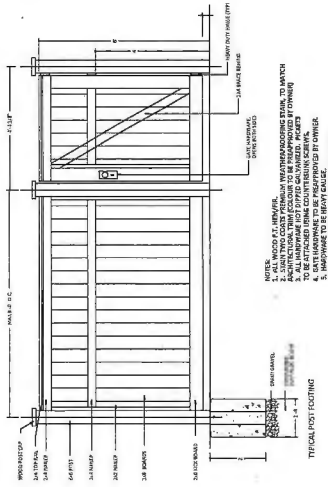
NO.	DATE	REVISION DESCRIPTION	BY
1	10/15/2024	ISSUE FOR PERMITS	DK
2	10/15/2024	REVISED PERMITS	DK
3	10/15/2024	REVISED PERMITS	DK

CLIENT:

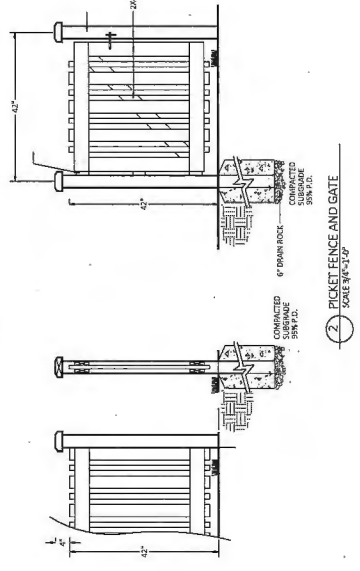
PROJECT: RESIDENTIAL REZONING  
9640 Williams Road  
at Severn Drive  
RICHMOND, BC

DRAWING TITLE: LANDSCAPE PLAN & DETAILS

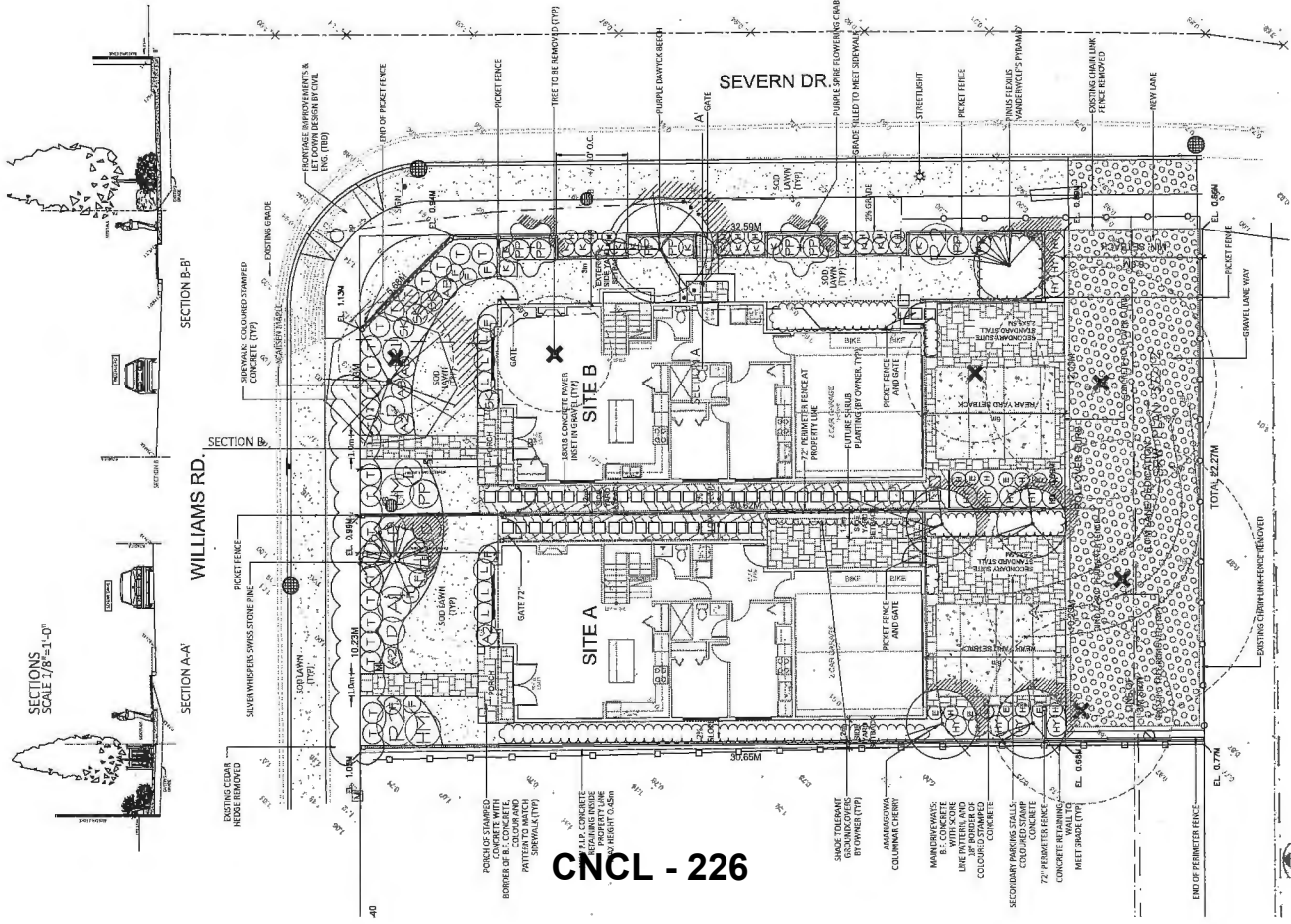
DATE: 10/15/2024  
SCALE: 1/8" = 1'-0"  
DRAWING NUMBER: L1  
DESIGNER: JF  
CHECKER: JF  
PROJECT NUMBER: 15-181



1 PERIMETER FENCE AND GATE  
SCALE 1/8" = 1'-0"



2 POCKET FENCE AND GATE  
SCALE 1/8" = 1'-0"



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

CNCL - 226

PLANT SCHEDULE	COMMON NAME	PLANT NUMBER
1	PLANT SCHEDULE	15-181
2	PLANT SCHEDULE	15-181
3	PLANT SCHEDULE	15-181
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98	PLANT SCHEDULE	15-181
99	PLANT SCHEDULE	15-181
100	PLANT SCHEDULE	15-181

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**pmg**  
LANDSCAPE ARCHITECTS  
Suite C109 - 4188 West Lakes Drive  
Richmond, BC V6X 3A9  
p: 604.274.0011 f: 604.274.0022

SCALE:

NO.	DATE	REVISION DESCRIPTION	CHK.
1	12.14.2017	ISSUE FOR PERMIT	DK
2	12.14.2017	ISSUE FOR PERMIT	DK
3	12.14.2017	ISSUE FOR PERMIT	DK

CLIENT:

PROJECT:

RESIDENTIAL REZONING  
9640 Williams Road  
at Severn Drive  
RICHMOND, BC

DRAWING TITLE:

TREE MANAGEMENT  
PLAN

DRAWING NUMBER: 15-183  
DATE: 11.08.18  
SCALE: 1/8"=1'-0"  
DRAWN: M  
DESIGN: M  
CHECKED: M  
PROJECT NUMBER: 15-183

L2

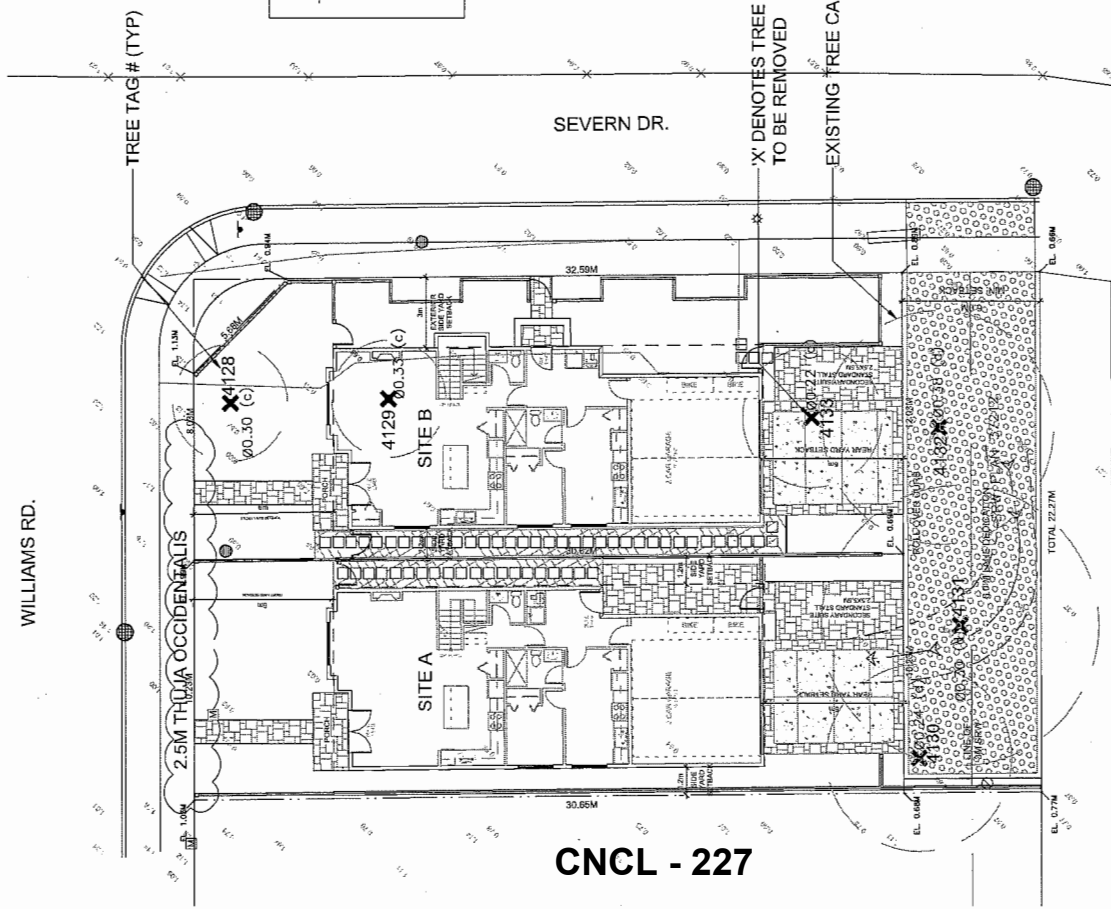
OF 3

1533132P

TREE INVENTORY AND ASSESSMENT LIST:

tag #	dbh (cm)	type	condition/health	observations	Action
4128	10505	Prunus mugo	G/C	3m tall, 2.4m decline, tree to conflict with required grade raise	remove to accommodate construction
4129	3030	Mountain Pine	M/C	3m tall, 3.4m decline, tree to conflict with bldg, topdrip	remove to accommodate construction
4130	3915	Prunus sp.	M/C	excessive black bark, limited live canopy, tree in decline	remove to accommodate construction
4131	11937	Prunus sp.	M/C	open crown, minimal canopy, tree to conflict with bldg, topdrip	remove to accommodate construction
4132	11939	Cherry	M/C	open crown, minimal canopy, tree to conflict with bldg, topdrip	remove to accommodate construction
na	na	Thuja sp.	na	2.5m ht	remove to open front yard to street
na	na	Cedar hedge	na	(Prunus, Menodora, Origan)	

Refer to technical sheet attached to this plan for observational details and methodology on April 21, 2018, for observational details and methodology.



CNCL - 227



**Address:** 9460 Williams Road

**File No.:** RZ 15-701879

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9582, the developer is required to complete the following:**

1. 6.0 m lane dedication along the entire south property line and a 4 m x 4 m corner cut dedication at the southwest corner of the intersection between Williams Road and Severn Drive.
2. Registration of a flood indemnity covenant on title.
3. Registration of a legal agreement on title to ensure that the building design on the proposed corner lot at future development stage is generally consistent with the preliminary architectural plans of the proposed building elevations included as Attachment 6 to this report.
4. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on both of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
5. Registration of a legal agreement on title ensuring that the principal dwelling and any secondary suite cannot be stratified.
6. Registration of a legal agreement on title ensuring that the only means of vehicle access to the proposed corner lot is from the proposed rear lane.
7. Registration of a legal agreement on title for the proposed corner lot to ensure that the only means of vehicle access is from the proposed rear lane and that there be no access to Severn Drive.
8. Submission of Landscaping Security in the amount of \$19,249.56.
9. City acceptance of the developer's offer to voluntarily contribute \$1,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City.

**At Subdivision\* stage, the developer must complete the following requirements:**

1. Enter into a Servicing Agreement\* for the design and construction of the proposed rear lane and frontage improvement works. Works include, but may not be limited to,

Frontage Improvements

- a) Construction of the new rear lane to current City's standards.
- b) Williams Road - New 1.5 m concrete sidewalk at property line, remaining to existing curb to be minimum 1.5 m landscaped boulevard.
- c) Severn Drive - From centre line of existing road: pavement widening to 5.6 m from center line of existing road, new curb and gutter, min. 1.5 m landscaped boulevard, 1.5 m new concrete sidewalk at property line.
- d) Developer to coordinate with BC Hydro, Telus and other private communication service providers:
  - (1) To underground Hydro service lines.
  - (2) When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
  - (3) To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).



Water Works:

- e) Submit 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 and Building designs.
- f) At Developers cost, the City is to cut and cap the existing water service connection along the Williams Road frontage and install two (2) new water service connections complete with meters and meter boxes along the Williams Road frontage.

Storm Sewer Works:

- g) At Developers cost, the City is to upgrade the existing storm service connection on Williams Road frontage to utilize the existing box culvert connection. New IC and dual connections at the adjoining property line of the newly subdivided lots plus a new ROW will be required to accommodate the new IC.

Sanitary Sewer Works:

- h) At Developers cost, the City is to remove the existing IC located at the southwest corner of the development site and replace with a new manhole. Reconnect the existing service to Lot 9440 and existing lead to the sanitary main.
- i) Install a new IC with dual service connections at the adjoin property line of the newly subdivided lots, complete with lead to tie-in to the new manhole.

General Items:

- j) 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.

**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. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
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.

**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 9582 (RZ 15-701879)
9460 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 "COMPACT SINGLE DETACHED (RC2)".

P.I.D. 006-128-904

Lot 189 Section 34 Block 4 North Range 6 West New Westminster District Plan 41287

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9582".

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.

CITY OF RICHMOND APPROVED by BK APPROVED by Director or Solicitor ul

MAYOR

CORPORATE OFFICER