



To: Planning Committee

Date: June 4, 2019

From: Wayne Craig  
Director, Development

File: RZ 17-788945

Re: **Application by Konic Development for Rezoning at 8291 and 8311 Williams Road from "Single Detached (RS1/E)" Zone to "Low Density Townhouses (RTL4)" Zone**

**Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10053, for the rezoning of 8291 and 8311 Williams Road from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone, to permit the development of 10 townhouse units with vehicle access from Williams Road, be introduced and given first reading.

Wayne Craig  
Director, Development

WC:mp  
Att. 5

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

## Staff Report

### Origin

Konic Development has applied to the City of Richmond for permission to rezone the properties at 8291 and 8311 Williams Road from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone for the development of 10 two-storey and three-storey townhouse units with vehicle access from Williams Road. A location map and an 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. Preliminary development plans are provided in Attachment 3.

#### Subject Site Existing Housing Profile

The subject site is 1,960 m<sup>2</sup> (21,097 ft<sup>2</sup>) in size and is located on the north side of Williams Road, between No. 3 Road and Piggot Drive.

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 will be removed at a future development stage.

### Surrounding Development

Existing development immediately surrounding the subject site is as follows.

To the North: Single family dwellings on lots zoned “Single Detached (RS1/E)”, with vehicle access from Piggot Road.

To the South: Across Williams Road, are single family dwellings on lots zoned “Single Detached (RS1/E)”. These lots are designated for townhouse development in the Arterial Road Policy.

To the East: Single family dwellings on lots zoned “Single Detached (RS1/E)”. These lots are designated for townhouse development in the Arterial Road Policy.

To the West: Single family dwellings on lots zoned “Single Detached (RS1/E)”. A rezoning application (RZ 18-817742) has been submitted to rezone the immediately adjacent properties at 8231 & 8251 Williams Road to the “Low Density Townhouses (RTL4)” zone for the development of 10 townhouse units. Access to the proposed development is to be provided via a Statutory Right-of-Way to be registered over the proposed driveway and drive aisle on the subject properties at 8291 and 8311 Williams Road. The rezoning application (RZ 18-817742) is currently under staff review.

## **Related Policies & Studies**

### Official Community Plan

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

### Arterial Road Policy

The subject site is designated “Arterial Road Townhouse” in 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.

## **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 1<sup>st</sup> 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**

### Site Planning and Form and Character

The subject properties have a total combined frontage of 40.24 m (132.02 ft.), and are proposed to be consolidated into one development parcel. The site frontage meets the minimum frontage requirement of 40 m for townhouse development on a minor arterial road such as Williams Road.

The applicant has proposed four buildings arranged on a T-shaped central drive aisle. Each of the two buildings on the south side of the site along Williams Road contains two three-storey units and one two-storey units, and each of the two buildings on the north side contains two two-storey units.

Four units in the buildings on the south side have front doors fronting onto Williams Road, and two units have front doors fronting onto the internal drive aisle. All the units in the buildings on the north side have front doors fronting onto the internal drive aisle. All the garages will be accessed from the internal drive aisle.

Building massing is consistent with the Arterial Road Guidelines for Townhouses in the Official Community Plan. The buildings on the south side are stepped back to two storeys within 7.5 m of the side yards to provide a transition to the existing single detached houses to the east and west. The height of the proposed duplexes on the north side is two-storey to serve as a transition to the single family homes to the north.

A common outdoor amenity space is proposed between the proposed duplexes on the north side. The proposed outdoor amenity area is designed to facilitate children's play and a bench to permit observation of children and social activities.

One convertible unit (Unit 101) is proposed in the building at the southwest corner. The unit includes space designed for the future installation of an elevator and a side-by-side, two car garage, which is wide enough to accommodate an accessible parking space.

One ground-level, one-bedroom secondary suite is proposed. The secondary suite is proposed within the townhouse unit (Unit 109) in the building at the northeast corner. Parking for the unit is provided in a side-by-side, non-tandem arrangement; therefore, an additional on-site parking space for the secondary suite is not required.

Further details of the site plan and architectural character of the proposed development, and landscape design including the outdoor amenity area design will be reviewed and finalized through the Development Permit application process.

#### Existing Legal Encumbrances

There is a restrictive covenant (registration number: 167729C) registered on the title of the property at 8311 Williams Road. The covenant restricts development of the property to one single detached dwelling house only. This covenant must be discharged prior to the final adoption of the rezoning bylaw.

Also, there is an existing 3.0 m wide Statutory Right-of-Way (SRW) along the rear property line for an existing sanitary sewer line. The applicant is aware that no construction of a building or a structure, or planting of trees is permitted in the SRW.

#### Transportation and Site Access

Vehicle access is proposed via a single driveway crossing to Williams Road located in the middle of the site frontage. The proposed drive aisle is designed to provide vehicle access to future developments to the east and west. Access to the proposed townhouse development on the adjacent site to the west (RZ 18-817742) will be provided through the driveway and drive aisle. Prior to final adoption of the rezoning bylaw, a Statutory Right-of-Way (SRW) for Public Right-of-Passage (PROP) over the entire driveway and the drive aisle is required to be registered on title. Registration on title ensures all purchasers are made aware that the driveway and drive aisle will be used by future adjacent developments.

Staff have identified that a 1.0 m road dedication is required along the entire Williams Road frontage in order to accommodate a new sidewalk and landscape boulevard. The required 1.0 m must be dedicated prior to final adoption of the rezoning bylaw.

The proposed vehicle and bicycle parking spaces meet the Zoning Bylaw 8500 requirements. The required number of residential parking spaces is 20, and the proposed development includes 20 residential parking spaces in attached garages. Two visitor parking spaces are proposed in the side yards: one on the east side and one on the west side.

Eight of the 10 townhouse units have side-by-side garages. Two units in the buildings on the south side will have two vehicle parking spaces in a tandem arrangement. Providing four parking spaces in a tandem arrangement complies with the Zoning Bylaw 8500 requirement that allows 50% of parking spaces to be in a tandem arrangement. Prior to final adoption of the rezoning bylaw, a restrictive covenant is required to be registered on title to prohibit the conversion of the tandem garage area into habitable space.

A total of 13 Class 1 bicycle parking spaces are required, and a total of 14 Class 1 bicycle parking provided in the garages.

#### 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 six (6) bylaw-sized trees (tag #1, 2, 3, 4, 5 and 6) on the subject property, two (2) hedges (tag #7 and 8) located on the shared property line with the neighbour to the east at 8331 Williams Road, and one (1) tree (tag# 9) located on the neighbouring property to the west at 8251 Williams Road.

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

- Two (2) trees (tag# 1 and 2) located on the development site are in very poor condition and should be removed and replaced. One (1) holly tree (tag#1) has multiple stems commencing at the base, and there is branch and twig dieback throughout the entire canopy due to holly blight disease. One (1) Dwarf Alberta Spruce (tag#2) has a moderate corrected lean to the west. The crown is asymmetrical, and is heavily weighted to the west.
- Four (4) trees (tag#3, 4, 5, and 6) located on the development site are in fair to good condition and are not in conflict with the proposed development. These trees should be retained and protected.
- Two (2) hedges (tag#7 and 8) are proposed to be retained but trimmed back to accommodate the proposed parking area and site grading. The applicant has obtained written permission from the adjacent property owner to trim the hedges.
- One cherry (1) tree (tag#9) located on the neighbour's property to the west is to be retained.
- Retained trees should be protected as per the City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the Official Community Plan.

### *Tree Replacement*

The applicant wishes to remove two on-site trees (tag# 1 and 2). The 2:1 replacement ratio would require a total of four replacement trees. The preliminary landscape plan submitted for the rezoning application shows 10 new trees to be planted on the site. The size and species of replacement trees, and overall landscape design will be reviewed in detail through the Development Permit application review process.

### *Tree Protection*

Four (4) trees (tag#3, 4, 5, and 6) located on the development site are proposed to be retained and protected, and one (1) cherry tree (tag#9) on the neighbouring property to the west at 8251 Williams Road is 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 4). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following:

- 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 final adoption of the rezoning bylaw, submission of a \$35,000 Tree Survival Security for the four trees located on the development site to be retained.
- 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.

### Variance Requested

The proposed development is generally in compliance with the "Low Density Townhouses (RTL4)" zone, except for the variances noted below.

- Reduce the front yard setback along Williams Road from 6.0 m to 4.5 m in order to provide a 6.0 rear yard setback to the buildings proposed at the rear.

### *Staff support the proposed variance for the following reasons:*

- *The proposed variance is consistent with the Arterial Road Guidelines for Townhouses in the OCP. Balconies, bay windows, and porches are not permitted to project into the proposed 4.5m front yard setback;*
- *The proposed 6.0 m rear yard setback to the rear units provides an improved rear yard interface with the existing single family dwellings to the north;*

- *Four existing trees in the rear yard are proposed to be retained, and providing a 6 m rear yard setback maximizes tree retention opportunities; and*
  - *A 1m road dedication along Williams Road frontage is provided to accommodate a new sidewalk and a landscape boulevard.*
- Allow one small car parking stall in each of the side-by-side garages (eight (8) small car spaces in total). The Zoning Bylaw allows small car parking spaces for on-site parking areas which contain 31 or more paces. The proposed development contains 22 parking spaces; therefore all required parking spaces are required to be standard spaces.

*Staff support the proposed variance as it enables the required resident parking spaces to be provided within the garages of each unit in a side-by-side arrangement.*

These variances will be reviewed in the context of the overall details design of the project, including architectural form, site design and landscaping at the Development Permit application review stage.

#### Affordable Housing Strategy

In accordance with the City's Affordable Housing Strategy, which requires either provision of units or a cash contribution to the City's Affordable Housing Fund, townhouse rezoning applications are required to provide a cash-in-lieu contribution of \$8.50 per buildable square foot towards the City's Affordable Housing Reserve Fund. The applicant proposes to make a cash-in-lieu contribution of \$105,388.27.

In addition to the cash-in-lieu contribution, the applicant proposes to construct a one-bedroom secondary suite in one of the townhouse units. Prior to final adoption of the rezoning bylaw, the applicant must register two restrictive covenants ensuring that:

- No final Building Permit inspection will be granted until a one-bedroom secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw; and
- A secondary suite cannot be stratified or otherwise held under separate title.

#### 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. A total contribution will be \$10,538.83 (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.

#### Townhouse Energy Efficiency and Renewable Energy

The applicant has committed to achieving an EnerGuide Rating System score of 82 and all units will be pre-ducted for solar hot water. As part of the Development Permit application review process, the developer will be required to retain a Certified Energy Advisor (CEA) to complete

an Evaluation Report to confirm details of construction requirements needed to achieve the target rating.

This application would qualify as an “in-stream” application as the associated Development Permit application was submitted prior to July 16, 2018 (i.e., before Bylaw 9769 implementing BC Energy Step Code requirements for all new construction in Richmond was adopted), provided that the associated Building Permit application is received prior to January 1, 2020.

Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on title to ensure that all units are built and maintained to ERS 82 or higher, as detailed in the CEA’s evaluation report, and that all units are to be solar hot water ready. The legal agreement must include language to note that, should the application not meeting the grandfathering provisions described above, the development will need to comply with the BC Energy Step Code requirements in place at the time of the Building Permit application.

#### Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on the site. The total cash contribution required for the proposed 10-unit townhouse development is \$16,000 (\$1,600 per unit as per the OCP).

Outdoor amenity space will be provided on-site. Based on the preliminary design, the size of the proposed outdoor amenity space is consistent with the Official Community Plan (OCP) minimum requirement of 6m<sup>2</sup> 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 in the OCP.

#### Site Servicing and Frontage Improvements

Prior to issuance of a Building Permit, the applicant is required to enter into a Servicing Agreement for the design and construction of the required site servicing and frontage improvements, as described in Attachment 5. Frontage improvements include, but may not be limited to, the following:

- Removing the existing sidewalk and constructing a new 1.5 m wide sidewalk; and
- Constructing a new 1.5 m wide landscaped boulevard with street trees.

A 1 m road dedication is required to accommodate the frontage improvements.

#### 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 2041 Official Community Plan.



- Refinement of the proposed site grading and building foundations to ensure survival of all proposed protected trees and development of an appropriate transition between the proposed development to the public sidewalk on Williams Road, and to the adjacent existing properties.
- Review of the size and species of on-site replacement trees to ensure bylaw compliance and to achieve an acceptable mix of coniferous and deciduous trees on site.
- Refinement of the 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 and aging-in-place design features in all units.
- Review of a sustainability strategy for the development proposal.

### **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).

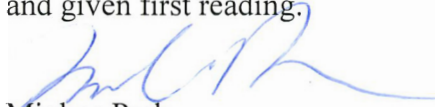
### **Conclusion**

The purpose of this application is to rezone 8291 and 8311 Williams Road from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone, to permit the development of 10 two and three storey townhouse units with vehicle access from Williams Road.

The rezoning application is consistent with the land use designation 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 5, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10053, be introduced and given first reading.



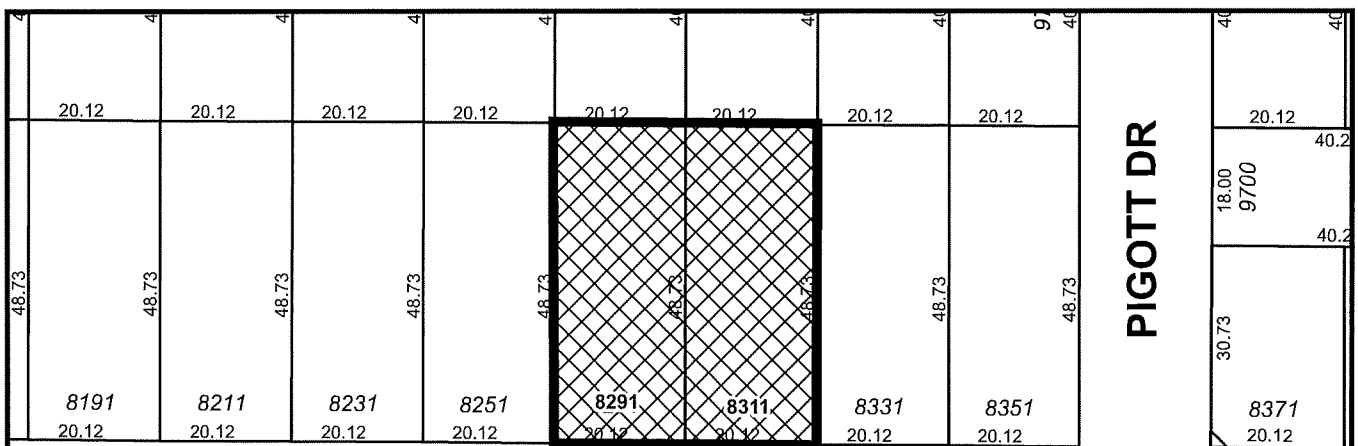
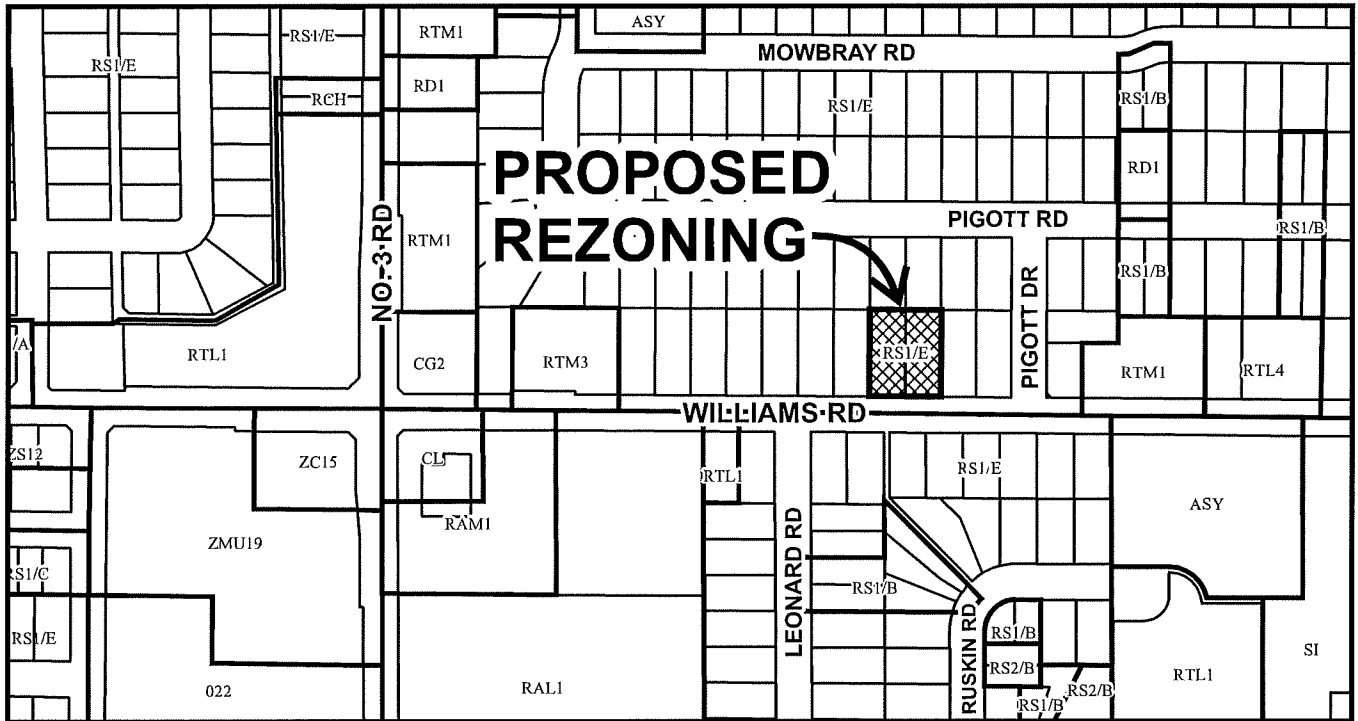
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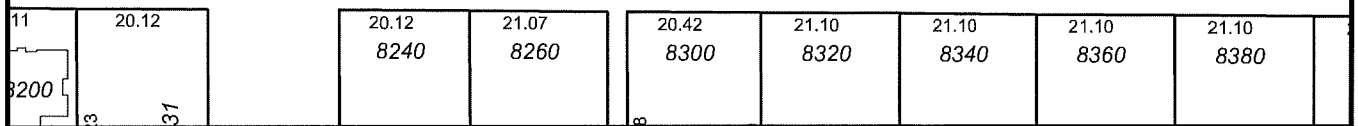
Attachment 1: Location Map  
Attachment 2: Development Application Data Sheet  
Attachment 3: Preliminary Development Plans  
Attachment 4: Tree Management Plan  
Attachment 5: Rezoning Considerations



City of  
Richmond



**WILLIAMS RD**



**RZ 17-788945**

Original Date: 10/27/17

Revision Date:

Note: Dimensions are in METRES



# City of Richmond



**RZ 17-788945**

Original Date: 10/30/17

Revision Date:

Note: Dimensions are in METRES



**RZ 17-788945**

**Attachment 2**

Address: 8291 and 8311 Williams Road

Applicant: Konic Development

Planning Area(s): Broadmoor

	Existing	Proposed
<b>Owner:</b>	South Arm Williams Homes Ltd.	To be determined
<b>Site Size (m<sup>2</sup>):</b>	1,960 m <sup>2</sup> (21,097.2 ft <sup>2</sup> )	1,919 m <sup>2</sup> (20,664.4 ft <sup>2</sup> ) after 1m road dedication
<b>Land Uses:</b>	Single-family residential	Multi-family residential
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
<b>Number of Units:</b>	Two single detached dwellings	10 townhouse units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60	none permitted
Buildable Floor Area (m <sup>2</sup> ):*	Max. 1151.8 m <sup>2</sup>	1151.7 m <sup>2</sup> (12,397.6 ft <sup>2</sup> )	none permitted
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 65% Landscaping: Min. 25%	Building: 38.48% Non-porous Surfaces: 57.17% Landscaping: 27.1%	none
Lot Dimensions (m):	Width: 40 m Depth: 35 m	Width: 40 m Depth: 48.7 m	none
Setbacks (m):	Front: Min. 6 m Rear: Min. 3 m Side: Min. 3 m	Front: Min. 4.5 m Rear: Min. 6 m Side: Min. 3 m	Variance - front yard setback
Height (m):	12 m (3 storeys)	11.7 m (3 storeys)	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	4 stalls	none
Small Car Parking Spaces:	None permitted	8	Variance
Bicycle Parking Spaces – Class 1	1.25 per unit (i.e.13)	14	none
Bicycle Parking Spaces – Class 2	0.2 per unit (i.e. 2)	2	none
Amenity Space – Indoor:	Min. 50m <sup>2</sup> or \$1,600/unit cash-in-lieu (i.e. \$16,000)	\$16,000 cash-in-lieu	none
Amenity Space – Outdoor:	6 m <sup>2</sup> per unit (i.e. 60 m <sup>2</sup> )	87.7 m <sup>2</sup>	none

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



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NO.	DATE	DESCRIPTION
1	05/07/2019	ISSUED FOR REZONING RESUBMISSION (2019-05-07)
2	05/07/2019	ISSUED FOR REZONING RESUBMISSION (2019-05-07)
3	05/07/2019	ISSUED FOR REZONING RESUBMISSION (2019-05-07)
4	05/07/2019	ISSUED FOR REZONING RESUBMISSION (2019-05-07)
5	05/07/2019	ISSUED FOR REZONING RESUBMISSION (2019-05-07)
6	05/07/2019	ISSUED FOR REZONING RESUBMISSION (2019-05-07)
7	05/07/2019	ISSUED FOR REZONING RESUBMISSION (2019-05-07)
8	05/07/2019	ISSUED FOR REZONING RESUBMISSION (2019-05-07)
9	05/07/2019	ISSUED FOR REZONING RESUBMISSION (2019-05-07)
10	05/07/2019	ISSUED FOR REZONING RESUBMISSION (2019-05-07)



PH - 18

**TOWNHOUSE DEVELOPMENT**  
**AT 8291 & 8311 WILLIAMS RD, RICHMOND, BC (RZ 17-788945)**  
 ISSUED FOR REZONING RESUBMISSION 2019-05-07

**CLIENT**

KLING DEVELOPMENT LTD.  
 1155-1570 MAYFIELD PLACE,  
 RICHMOND BC, V6V 2K4  
 CONTACT: KERRY LEUNG, CEO  
 TEL: 604-276-3792  
 EMAIL: INFO@KLINGDEVELOPMENT.COM

**ARCHITECT**

IMPERIAL ARCHITECTURE  
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**LANDSCAPE**

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**DRAWING LIST**

- ARCHITECTURAL:**
- A0.0 COVER SHEET
  - A0.1 COLOR RENDERING - EYE LEVEL STREETSCAPE VIEWS
  - A0.2 COLOR RENDERING - BIRD-EYE VIEW
  - A0.3 PROJECT DATA & STATISTICS
  - A0.4 SITE AERIAL PHOTO
  - A0.5 SITE CONTEXT PLAN / STREET ELEVATION
  - A0.6 SITE SURVEY PLAN
  - A1.0A SITE PLAN
  - A1.0B SITE / LEVEL 1 PLAN
  - A1.1 PARKING PLAN
  - A1.2 FIRE FIGHTING PLAN
  - A1.3 BUILDING / PORCH AREA CALCULATION
  - A1.4 PRIVATE OUTDOOR SPACE CALCULATION & DIAGRAM
  - A2.1 BUILDING A & B FLOOR PLANS
  - A2.2 BUILDING C & D FLOOR PLANS
  - A2.3 ROOF PLAN
  - A3.1 BUILDING A ELEVATIONS
  - A3.2 BUILDING B ELEVATIONS
  - A3.3 BUILDING C ELEVATIONS
  - A3.4 BUILDING D ELEVATIONS
  - A4.1 BUILDING SECTIONS
- LANDSCAPE:**
- L1 LANDSCAPE PLAN
  - L2 LOT COVERAGE PLAN
  - L3 TREE MANAGEMENT PLAN
- ELECTRICAL:**
- E1 CONCEPTUAL SITE PLAN

**ISSUED FOR REZONING RESUBMISSION (2019-05-07)**

- A5.1 UNIT TYPE A1 / A2 / A3 L1 FLOOR PLAN
- A5.1A UNIT TYPE A1 / A2 / A3 L1 AREA OVERLAY
- A5.2 UNIT TYPE A1 / A2 / A3 L2 FLOOR PLAN
- A5.2A UNIT TYPE A1 / A2 / A3 L2 AREA OVERLAY
- A5.3 UNIT TYPE A1 / A3 L3 FLOOR PLAN
- A5.3A UNIT TYPE A1 / A3 L3 AREA OVERLAY
- A5.4 UNIT TYPE B1 / B2 / B3 L1 FLOOR PLAN
- A5.4A UNIT TYPE B1 / B2 / B3 L1 AREA OVERLAY
- A5.5 UNIT TYPE B1 / B2 / B3 L2 FLOOR PLAN
- A5.5A UNIT TYPE B1 / B2 / B3 L2 AREA OVERLAY
- A5.6 UNIT TYPE B1 / B3 L3 FLOOR PLAN
- A5.6A UNIT TYPE B1 / B3 L3 AREA OVERLAY
- A5.7 UNIT TYPE C1 PLANS
- A5.7A UNIT TYPE C1 AREA OVERLAY
- A5.8 UNIT TYPE D1 (LOCK-OFF) PLANS
- A5.8A UNIT TYPE D1 AREA OVERLAY
- A5.8B ELEVATOR / WHEELCHAIR LIFT SPECIFICATION

**CLIENT**

KLING DEVELOPMENT LTD.  
 1155-1570 MAYFIELD PLACE,  
 RICHMOND BC, V6V 2K4  
 CONTACT: KERRY LEUNG, CEO  
 TEL: 604-276-3792  
 EMAIL: INFO@KLINGDEVELOPMENT.COM

**ARCHITECT**

IMPERIAL ARCHITECTURE  
 7700 FRASER STREET,  
 RICHMOND BC, V6X 2M9  
 CONTACT: MARK ZHU, ARCHITECT/ABC  
 TEL: 774-884-8822  
 EMAIL: INFO@IMPERIALARCHITECTURE.COM

**CIVIL**

CORE CONCEPT CONSULTING LTD.  
 CIVIL & MECHANICAL - SERVICE  
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 DENVER, COLORADO 80202  
 CONTACT: BRUCE DUFFY, DIRECTOR  
 TEL: 604-266-5006, FAX: 604-450-0501  
 EMAIL: BRUCE.DUFFY@CORECONCEPTCONSULTING.COM

**ELECTRICAL**

LEW ENGINEERING LTD.  
 ELECTRICAL CONSULTING ENGINEERS  
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**LANDSCAPE**

PML LANDSCAPE ARCHITECTS  
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 CONTACT: VANESSA CAMPBELL, MCKISA | MCKISA  
 TEL: 774-884-8822  
 EMAIL: PML@PMLLANDSCAPE.COM

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Sheet

N.T.S.

Scale

Project No.

#R194

Client

Williams Road Townhouse Development

8291 & 8311 Williams Road Richmond, BC

2019-05-07

Issue

Issued for Rezoning Resubmission

(2019-05-07)

Author

Mark Zhu

Check

Mark Zhu

Scale

N.T.S.

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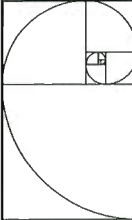
#R194

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Williams Road Townhouse Development

8291 & 8311 Williams Road Richmond, BC

2019-05-07



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 BUILDERS OF AN ARCHITECTURE OF PRACTICE  
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ARCHITECTURE  
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REVISION	DATE	BY	DESCRIPTION
1	10/15/19	JK	ISSUED FOR PERMITTING
2	10/15/19	JK	ISSUED FOR PERMITTING
3	10/15/19	JK	ISSUED FOR PERMITTING
4	10/15/19	JK	ISSUED FOR PERMITTING
5	10/15/19	JK	ISSUED FOR PERMITTING
6	10/15/19	JK	ISSUED FOR PERMITTING
7	10/15/19	JK	ISSUED FOR PERMITTING
8	10/15/19	JK	ISSUED FOR PERMITTING
9	10/15/19	JK	ISSUED FOR PERMITTING
10	10/15/19	JK	ISSUED FOR PERMITTING

ISSUED FOR REZONING  
 RESUBMISSION  
 (2019-05-07)

Client: WILLIAMS ROAD TOWNHOUSE  
 DEVELOPMENT FOR  
**KONIG**  
 4741 & 8711 WILLIAMS ROAD RICHMOND, BC  
 R2 17-2884MS

Color Renderings

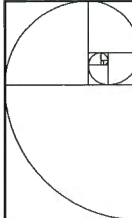
Project No. #8194  
 Drawing No. Sheet

Scale: N.T.S.  
 Revision: 1 of 1

**A.0.1**



PH - 19



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NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED FOR PERMITS	11/15/19	MM	MM
2	ISSUED FOR PERMITS	11/15/19	MM	MM
3	ISSUED FOR PERMITS	11/15/19	MM	MM
4	ISSUED FOR PERMITS	11/15/19	MM	MM
5	ISSUED FOR PERMITS	11/15/19	MM	MM
6	ISSUED FOR PERMITS	11/15/19	MM	MM
7	ISSUED FOR PERMITS	11/15/19	MM	MM
8	ISSUED FOR PERMITS	11/15/19	MM	MM
9	ISSUED FOR PERMITS	11/15/19	MM	MM
10	ISSUED FOR PERMITS	11/15/19	MM	MM

**ISSUED FOR REZONING RESUBMISSION**  
 (2019-05-07)

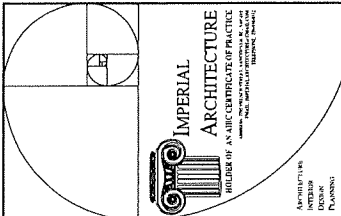
**WILLIAMS ROAD TOWNHOUSE DEVELOPMENT FOR**  
 KONGS  
 1201 & 1011 WILLIAMS ROAD, RICHMOND, VA  
 23220

**COLOR RENDERINGS**

Project No. 19194  
 Drawing No. 19194-01

Scale: N.T.S.  
 Sheet: 1 of 1  
 Revision:





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 Date: 05/11/2019  
 Drawing No: 2019-05-07

Category	Count	Notes
Units	6	
Garage Spaces	6	
Stalls	6	
Other	0	
<b>Total</b>	<b>12</b>	

ISSUED FOR REZONING RESUBMISSION (2019-05-07)

WILLIAMS ROAD TOWNHOUSE DEVELOPMENT FOR

IMPERIAL ARCHITECTURE

PROJECT DATA & STATISTICS

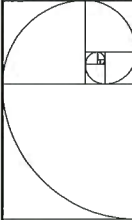
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Sheet: A.0.3

### Floor Area Calculation

Unit #	Building A			Building B			Building C			Building D			Total
	Unit 101	Unit 102	Unit 103	Unit 104	Unit 105	Unit 106	Unit 107	Unit 108	Unit 109	Unit 110	Unit 111	Unit 112	
Unit Type	3 Bed	3 Bed	3 Bed	3 Bed	3 Bed	3 Bed	3 Bed	3 Bed	3 Bed	3 Bed	3 Bed	3 Bed	
Feature (BD / DEN)	380+2084	380	480+2084	380+2084	380	480+2084	380	480+2084	380	480+2084	380	480+2084	
Convertible Unit	✓		✓	✓		✓	✓		✓	✓		✓	
Lock-off Unit													
1st Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
2nd Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
3rd Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
4th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
5th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
6th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
7th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
8th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
9th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
10th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
11th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
12th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
13th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
14th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
15th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
16th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
17th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
18th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
19th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
20th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
21st Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
22nd Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
23rd Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
24th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
25th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
26th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
27th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
28th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
29th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
30th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
31st Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
32nd Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
33rd Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
34th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
35th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
36th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
37th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
38th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
39th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
40th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
41st Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
42nd Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
43rd Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
44th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
45th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
46th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
47th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
48th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
49th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
50th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
51st Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
52nd Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
53rd Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
54th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
55th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
56th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
57th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
58th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
59th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
60th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
61st Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
62nd Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
63rd Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
64th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
65th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
66th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
67th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25	464.81	470.25	464.81	
68th Floor Area	131.45	509.39	345.49	102.72	505.31	395.95	444.81	664.81	470.25				





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ARCHITECTURE  
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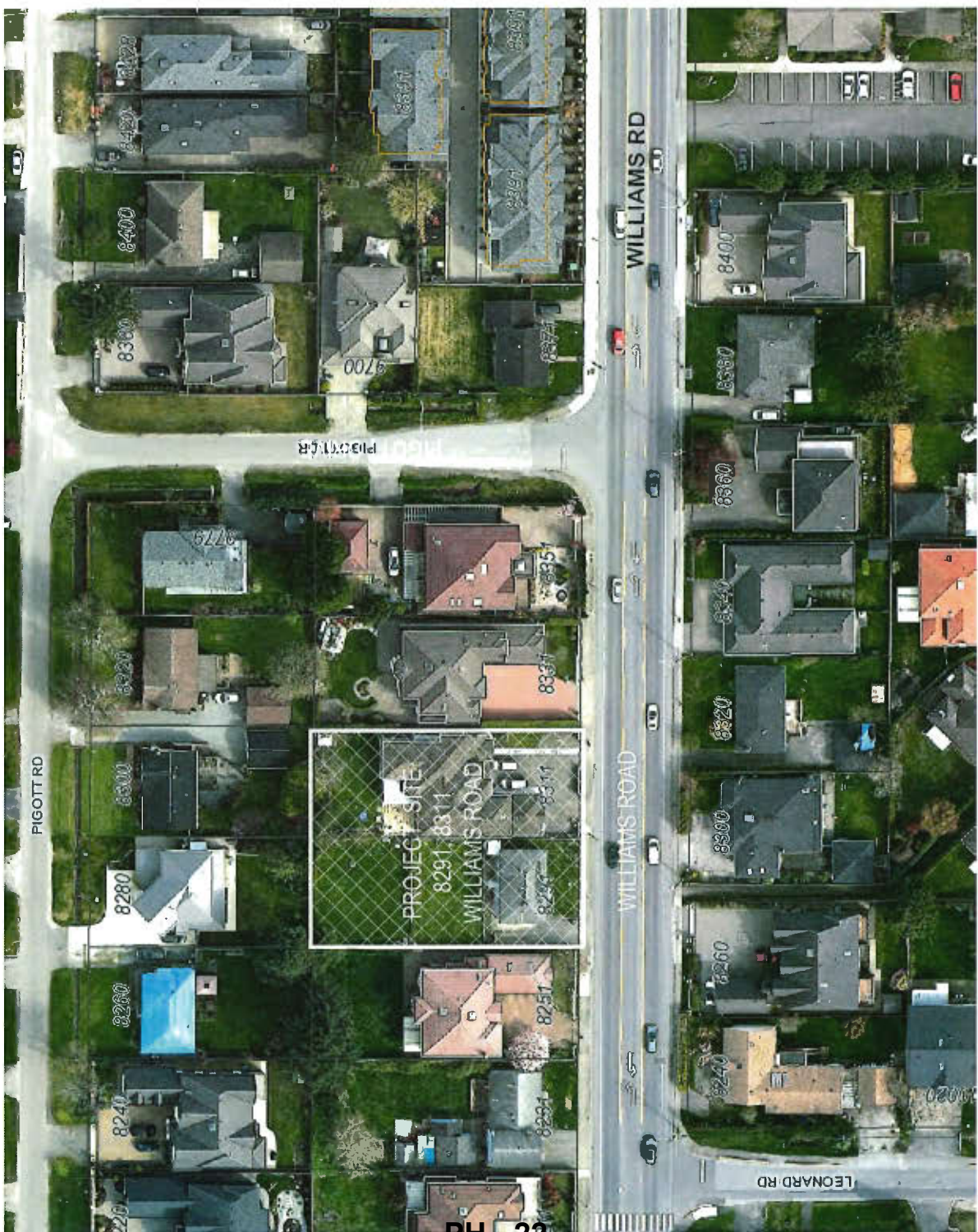
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3	05/07/2019	JL	ISSUED FOR REZONING RESUBMISSION
4	05/07/2019	JL	ISSUED FOR REZONING RESUBMISSION
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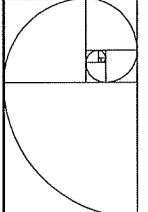
**ISSUED FOR REZONING RESUBMISSION**  
 (2019-05-07)

Client: **WILLIAMS ROAD TOWNHOUSE DEVELOPMENT FOR**  
 KONG  
 1201 & 811 WILLIAMS ROAD, RICHMOND, VA  
 23220-2885

File: **SITE AERIAL PHOTO**

Project No: **#8194**  
 Drawing No: **N.T.S.**  
 Sheet: **A.0.4** of **1**





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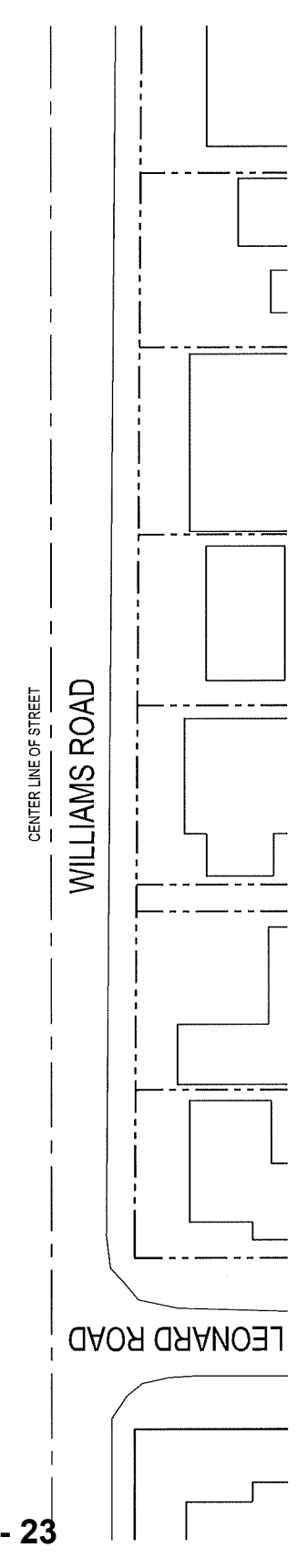
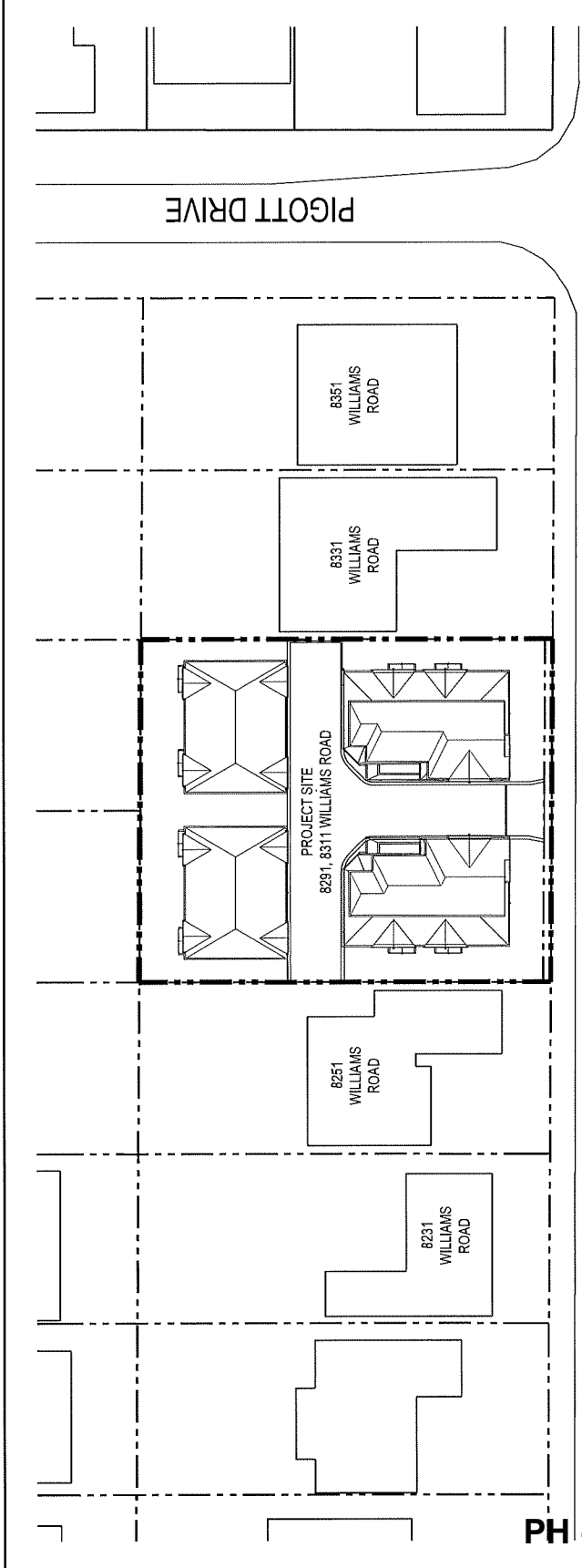
NO.	DATE	DESCRIPTION
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8	05/07/2019	ISSUED FOR REZONING RESUBMISSION
9	05/07/2019	ISSUED FOR REZONING RESUBMISSION
10	05/07/2019	ISSUED FOR REZONING RESUBMISSION

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 RESUBMISSION  
 (2019-05-07)

Client: WILLIAMS ROAD TOWNHOUSE DEVELOPMENT FOX  
 1031 & 8311 WILLIAMS ROAD, RICHMOND, BC  
 V6V 1K6  
 Project No: #5194  
 Scale: 1"=20'-0"

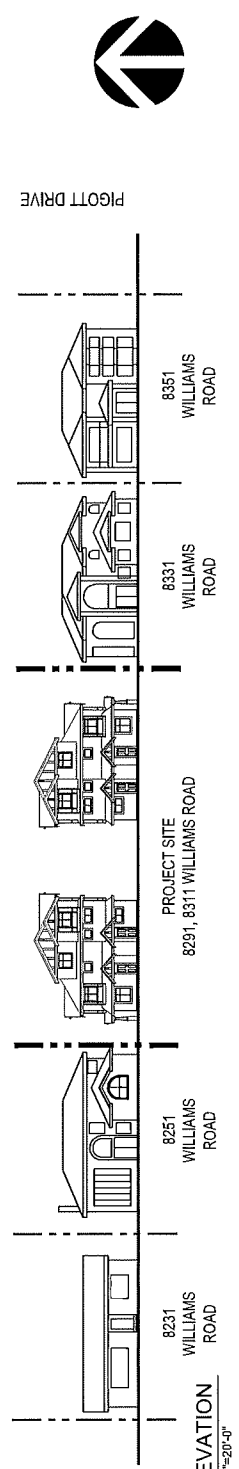
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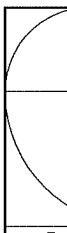
Sheet: A0.5 of 1



1 SITE CONTEXT PLAN  
 SCALE 1"=20'-0"

2 STREET ELEVATION  
 SCALE 1"=20'-0"





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2	2019-05-07	ISSUED FOR REZONING SUBMISSION
3	2019-05-07	ISSUED FOR REZONING SUBMISSION
4	2019-05-07	ISSUED FOR REZONING SUBMISSION
5	2019-05-07	ISSUED FOR REZONING SUBMISSION
6	2019-05-07	ISSUED FOR REZONING SUBMISSION
7	2019-05-07	ISSUED FOR REZONING SUBMISSION
8	2019-05-07	ISSUED FOR REZONING SUBMISSION
9	2019-05-07	ISSUED FOR REZONING SUBMISSION
10	2019-05-07	ISSUED FOR REZONING SUBMISSION

**ISSUED FOR REZONING SUBMISSION**  
 (2019-05-07)

**WILLIAMS ROAD TOWNHOUSE DEVELOPMENT FOR**

**KONIG**  
 821 & 831 WILLIAMS ROAD, RICHMOND, BC  
 V6V 1R5  
 TEL: 604-278-8888

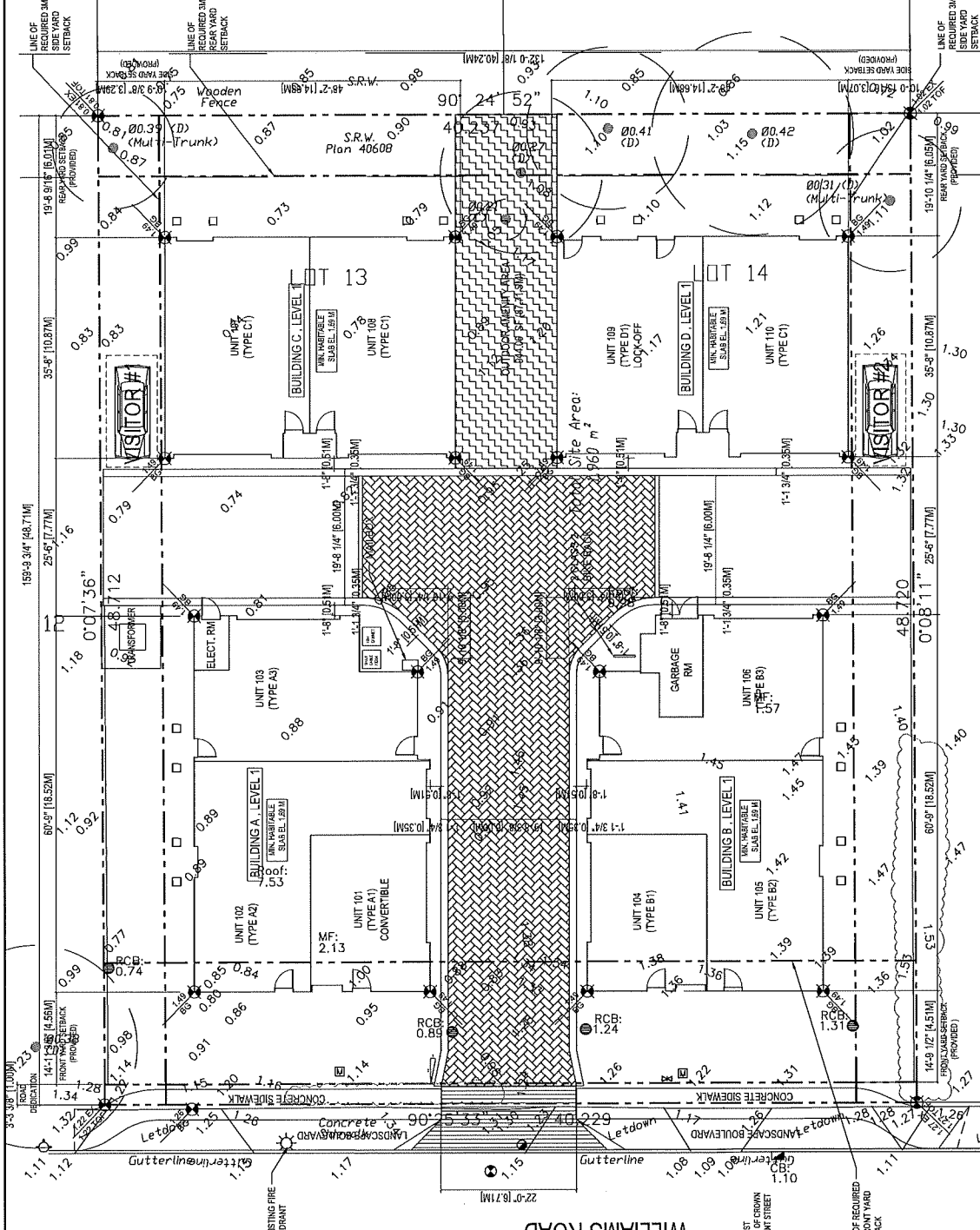
**SITE PLAN (PLAN #1)**

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

Sheet: #194

Date: 2019-05-07

**A.1.0A**



**PLAN #1**

**1 SITE PLAN**

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

WARRANT REQUIRED:  
 1. TO ALLOW THE PROJECT TO PROCEED TO THE NEXT PHASE OF DEVELOPMENT.  
 2. TO VERIFY THE PROJECT'S COMPLIANCE WITH ALL APPLICABLE REGULATIONS.

NO.	DATE	DESCRIPTION
1	2019-05-07	ISSUED FOR REZONING SUBMISSION
2	2019-05-07	ISSUED FOR REZONING SUBMISSION
3	2019-05-07	ISSUED FOR REZONING SUBMISSION
4	2019-05-07	ISSUED FOR REZONING SUBMISSION
5	2019-05-07	ISSUED FOR REZONING SUBMISSION
6	2019-05-07	ISSUED FOR REZONING SUBMISSION
7	2019-05-07	ISSUED FOR REZONING SUBMISSION
8	2019-05-07	ISSUED FOR REZONING SUBMISSION
9	2019-05-07	ISSUED FOR REZONING SUBMISSION
10	2019-05-07	ISSUED FOR REZONING SUBMISSION

**WILLIAMS ROAD**

**GENERAL NOTES:**

- AGING IN PLACE FEATURES SUCH AS STAIRWELL HANDRAILS, SOLID BLOCINGS IN WASHROOM WALLS TO BATHUBS AND SHOWER, AND LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES WILL BE PROVIDED IN ALL UNITS.
- UNIT (B) (TYPE A1) IS THE CONVERTIBLE UNIT. ITS DESIGN IS IN FULL COMPLIANCE WITH CITY'S CONVERTIBLE DESIGN GUIDELINE / CHECKLIST.
- THE PROJECT WILL PROVIDE HEAT FOR EACH UNIT WITH A MECHANICAL VENTILATION SYSTEM TO ACHIEVE ENERGY EFFICIENCY. FOLLOWING SUSTAINABLE FEATURES WILL ALSO BE PROVIDED IN THE PROJECT BEYOND ENERGY EFFICIENCY:
  - 1. SOLAR HOT WATER READY REQUIREMENT
  - 2. ENERGY STAR APPLIANCES AND LIGHT BULBS
  - 3. ENERGY STAR DOUBLE GLAZING WINDOWS
  - 4. ENERGY STAR OUTLET INFRASTRUCTURE FOR CHARGING ELECTRIC CARS
- THE MECHANICAL HEATING AND COOLING SYSTEM (AIR SOURCE HEAT PUMP SYSTEM) TO COMPLY WITH RELATIVE ENERGY EFFICIENCY REQUIREMENTS BEYOND THE STANDARDS OF THERMAL COMFORT.
- AN AUTOMATED IRRIGATION SYSTEM FOR FUTURE ONGOING MAINTENANCE WILL BE INSTALLED. SEE LANDSCAPE

Average Grading Calculation	
Area	14,134.50 [4,550M]
Volume	1,120.00 [34.50M]
Height	0.08 [2.62FT]
Width	1.00 [3.28FT]
Length	1.00 [3.28FT]
Depth	1.00 [3.28FT]
Volume	1,120.00 [34.50M]
Area	14,134.50 [4,550M]
Volume	1,120.00 [34.50M]
Height	0.08 [2.62FT]
Width	1.00 [3.28FT]
Length	1.00 [3.28FT]
Depth	1.00 [3.28FT]
Volume	1,120.00 [34.50M]

**Ground Floor Interior Elevation Calculation**

Area: 14,134.50 [4,550M]  
 Volume: 1,120.00 [34.50M]  
 Height: 0.08 [2.62FT]  
 Width: 1.00 [3.28FT]  
 Length: 1.00 [3.28FT]  
 Depth: 1.00 [3.28FT]  
 Volume: 1,120.00 [34.50M]

**Notes:**

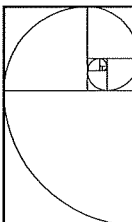
- 1. AS STAIRWAY RIGHT-OF-WAY OVER THE ENTIRE VEHICLE DRIVE AISLE IS TO BE REGISTERED FOR PUBLIC RIGHT-OF-PASSAGE.
- 2. THE HIGHEST POINT OF CENTRELINE OF ROAD ABUTTING THE PROPERTY: 1.33M
- 3. PROPOSED LEVEL 1 INTERIOR ELEVATION FOR ALL BUILDINGS 1.5M (5.5 FT)-0.3M HIGHER THAN THE HIGHEST POINT OF CENTRELINE OF ROAD ABUTTING THE PROPERTY.
- 4. AVERAGE FINISHED SITE ELEVATION: 1.5M (5.5 FT)
- 5. REFER TO LANDSCAPE FOR MORE INFO. ON OUTLET OF SUMP AND PUMP COMPONENTS.
- 6. REFER TO LANDSCAPE FOR MORE INFO. ON 20% FINISH GRADING.
- 7. REFER TO LANDSCAPE FOR MORE INFO. ON 20% FINISH GRADING ON WILLIAMS ROAD.
- 8. LEVEL 1 (HABITABLE SPACES) ELEVATION IS 300MM HIGHER THAN THE HIGHEST POINT OF CROWN OF ADJACENT STREET.

**Notes:**

- 1. AGING IN PLACE FEATURES SUCH AS STAIRWELL HANDRAILS, SOLID BLOCINGS IN WASHROOM WALLS TO BATHUBS AND SHOWER, AND LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES WILL BE PROVIDED IN ALL UNITS.
- 2. UNIT (B) (TYPE A1) IS THE CONVERTIBLE UNIT. ITS DESIGN IS IN FULL COMPLIANCE WITH CITY'S CONVERTIBLE DESIGN GUIDELINE / CHECKLIST.
- 3. THE PROJECT WILL PROVIDE HEAT FOR EACH UNIT WITH A MECHANICAL VENTILATION SYSTEM TO ACHIEVE ENERGY EFFICIENCY. FOLLOWING SUSTAINABLE FEATURES WILL ALSO BE PROVIDED IN THE PROJECT BEYOND ENERGY EFFICIENCY:
  - 1. SOLAR HOT WATER READY REQUIREMENT
  - 2. ENERGY STAR APPLIANCES AND LIGHT BULBS
  - 3. ENERGY STAR DOUBLE GLAZING WINDOWS
  - 4. ENERGY STAR OUTLET INFRASTRUCTURE FOR CHARGING ELECTRIC CARS
- 4. THE MECHANICAL HEATING AND COOLING SYSTEM (AIR SOURCE HEAT PUMP SYSTEM) TO COMPLY WITH RELATIVE ENERGY EFFICIENCY REQUIREMENTS BEYOND THE STANDARDS OF THERMAL COMFORT.
- 5. AN AUTOMATED IRRIGATION SYSTEM FOR FUTURE ONGOING MAINTENANCE WILL BE INSTALLED. SEE LANDSCAPE

**Notes:**

- 1. AS STAIRWAY RIGHT-OF-WAY OVER THE ENTIRE VEHICLE DRIVE AISLE IS TO BE REGISTERED FOR PUBLIC RIGHT-OF-PASSAGE.
- 2. THE HIGHEST POINT OF CENTRELINE OF ROAD ABUTTING THE PROPERTY: 1.33M
- 3. PROPOSED LEVEL 1 INTERIOR ELEVATION FOR ALL BUILDINGS 1.5M (5.5 FT)-0.3M HIGHER THAN THE HIGHEST POINT OF CENTRELINE OF ROAD ABUTTING THE PROPERTY.
- 4. AVERAGE FINISHED SITE ELEVATION: 1.5M (5.5 FT)
- 5. REFER TO LANDSCAPE FOR MORE INFO. ON OUTLET OF SUMP AND PUMP COMPONENTS.
- 6. REFER TO LANDSCAPE FOR MORE INFO. ON 20% FINISH GRADING.
- 7. REFER TO LANDSCAPE FOR MORE INFO. ON 20% FINISH GRADING ON WILLIAMS ROAD.
- 8. LEVEL 1 (HABITABLE SPACES) ELEVATION IS 300MM HIGHER THAN THE HIGHEST POINT OF CROWN OF ADJACENT STREET.



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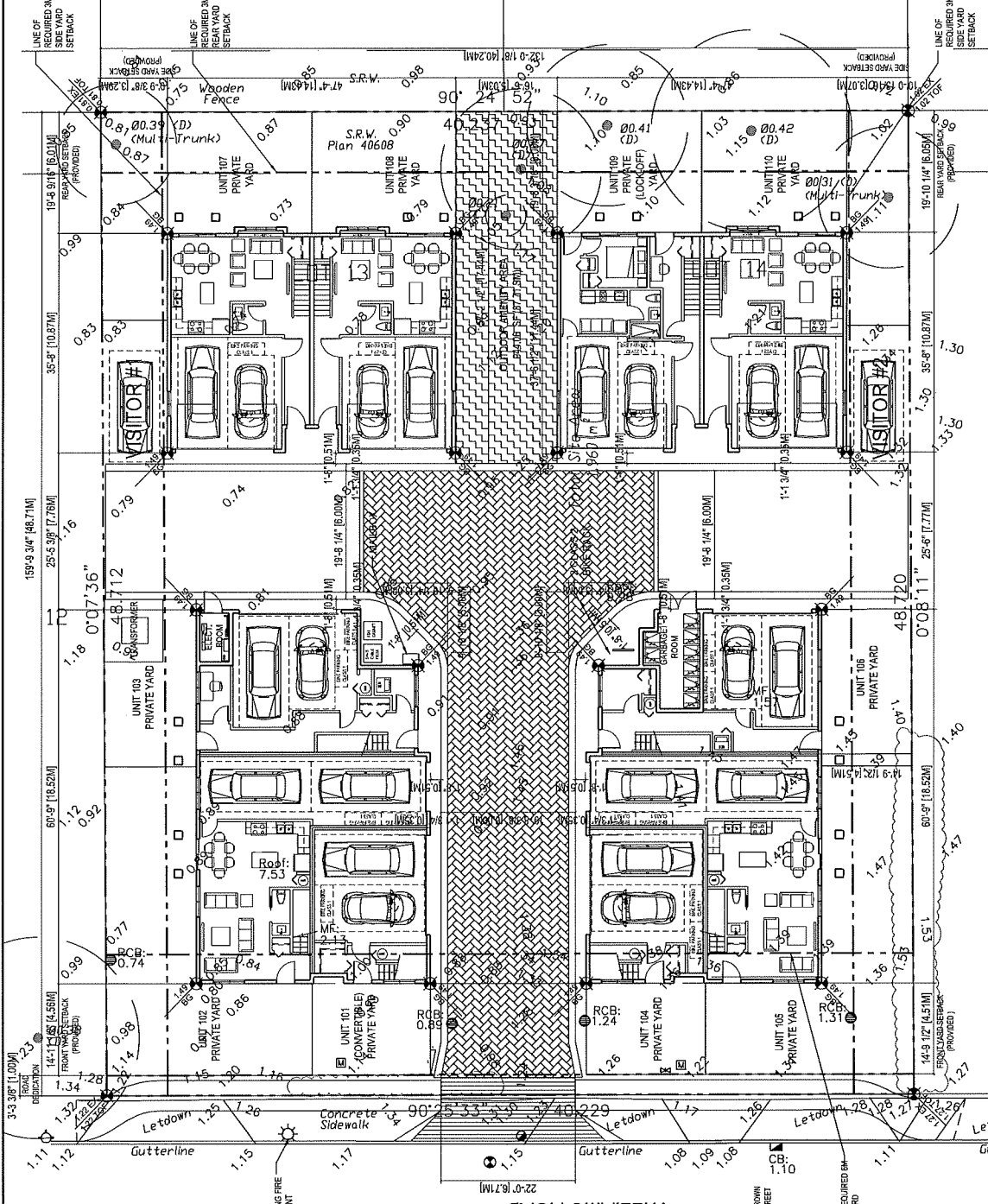
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4	04.28.23	REVISED
5	05.28.23	REVISED
6	06.28.23	REVISED
7	07.28.23	REVISED
8	08.28.23	REVISED
9	09.28.23	REVISED
10	10.28.23	REVISED
11	11.28.23	REVISED
12	12.28.23	REVISED

**ISSUED FOR REZONING REVISION**  
 (2019-05-07)

WILLIAMS ROAD TOWNHOUSE DEVELOPMENT FOR

**KONGS**  
 4251 & 4311 WILLIAMS ROAD, RICHMOND, BC  
 V6V 1Z5

Project No: #1914  
 Scale: 1/8"=1'-0"  
 Sheet: 1 of 1  
 Title: SITE / LEVEL 1 FLOOR PLAN



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

- WARRANTY REQUIRED:
- TO VERIFY THAT ALL PARKING SPACES ARE TO BE CONFORMANT WITH ALL LOCAL REGULATIONS.
  - TO VERIFY THAT ALL DESIGN ELEMENTS ARE TO BE CONFORMANT WITH ALL LOCAL REGULATIONS.

Average Grading Calculation	
Area	10,000.00
Volume	10,000.00
Weight	10,000.00
Number	10,000.00
Percentage	10,000.00
Average Grade	10,000.00

Ground Floor Interior Elevation Calculation	
Area	10,000.00
Volume	10,000.00
Weight	10,000.00
Number	10,000.00
Percentage	10,000.00
Average Grade	10,000.00

**GENERAL NOTES:**

- AGING IN PLACE FEATURES SUCH AS: MARVELL HANDRAILS, SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE THE USE OF WALKING AIDS AND WHEELCHAIRS. ALL HANDRAILS AND SOLID BLOCKING SHALL BE PROVIDED IN ALL UNITS.
- UNIT 101 TYPE A1 IS THE CONVERTIBLE UNIT. ITS DESIGN IS IN FULL COMPLIANCE WITH CITY'S CONVERTIBLE DESIGN GUIDELINE CHECKLIST.
- THE PROJECT WILL PROVIDE MECHANICAL VENTILATION SYSTEM TO ACHIEVE ASHRAE 62.2 STANDARD. FOLLOWING SUSTAINABLE FEATURES WILL ALSO BE PROVIDED IN THE PROJECT BEYOND THE ASHRAE 62.2 STANDARD:
  - 1. ENERGY STAR APPLIANCES AND LIGHT BULBS
  - 2. LOW E DOUBLE GLAZING WINDOWS
  - 3. POWER OUTLET IN PRIVATE GARAGE FOR CHARGING ELECTRIC CARS
  - 4. THE MECHANICAL HEATING AND COOLING SYSTEM (AIR SOURCE HEAT PUMP SYSTEM) TO COMPLY WITH RELATIVE REQUIREMENTS IN B.C.S.C. 2018 AND ASHRAE 55 REGARDING THE STANDARDS OF THERMAL COMFORT.
  - 5. SAN AUTOMATED IRRIGATION SYSTEM FOR FUTURE ON-GOING MAINTENANCE WILL BE INSTALLED. SEE LANDSCAPE

**PH 25**

**1. A STATUTORY RIGHT-OF-WAY OVER THE ENTIRE VEHICLE DRIVEWAY IS TO BE REGISTERED FOR PUBLIC RIGHT-OF-PASSAGE**

THE HIGHEST POINT OF CENTRELINE OF ROAD ABUTTING THE PROPERTY: 1.20M

PROPOSED LEVEL INTERIOR ELEVATION FOR ALL BUILDINGS 1.5M (5 FT.) OR HIGHER THAN THE HIGHEST POINT OF CENTRELINE OF ROAD ABUTTING THE PROPERTY

AVERAGE FINISHED SITE ELEVATION: 1.00M (3.28 FT.)

- REFER TO LANDSCAPE FOR MORE INFO. ON LAYOUT OF SOFT AND HARD LANDSCAPE COMPONENTS
- REFER TO LANDSCAPE FOR MORE INFO. ON THE GRADING
- REFER TO LANDSCAPE FOR MORE INFO. ON THE SITE DEVELOPMENT ON WILLIAMS ROAD
- LEVEL 1 (HABITABLE SPACES) ELEVATION IS 200MM HIGHER THAN THE HIGHEST POINT OF CROWN OF ADJACENT STREET

Nail in aluminum  
 Tag #1357  
 Site Benchmark  
 Elevation: 1.22m

**IMPERIAL ARCHITECTURE**  
 HOLDER OF AN AIRC CERTIFICATE OF PRACTICE  
 3000 WEST 10TH AVENUE, SUITE 100  
 DENVER, COLORADO 80202  
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Dispositions and other comments are shown in red. Dimensions are shown in blue.  
 The above information is subject to the terms and conditions of the contract for professional services.

NO.	REVISION	DATE	BY	CHK
1	ISSUED FOR PERMITS	11/15/19	JL	AK
2	ISSUED FOR PERMITS	11/15/19	JL	AK
3	ISSUED FOR PERMITS	11/15/19	JL	AK
4	ISSUED FOR PERMITS	11/15/19	JL	AK
5	ISSUED FOR PERMITS	11/15/19	JL	AK
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ISSUED FOR REZONING  
 RESUBMISSION  
 (2019-05-07)

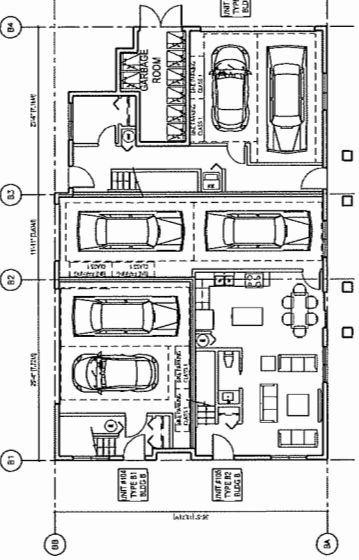
WILLIAMS ROAD TOWNHOUSE  
 DEVELOPMENT FOR

**J. KOWIS**  
 4011 & 1111 WILLIAMS ROAD, RICHMOND, VA  
 802.77.7885

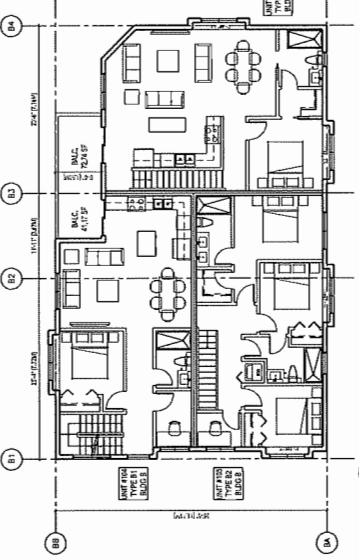
**Building A & B  
 FLOOR PLANS**

Project No. #19194  
 Drawing No. PH-26  
 Scale 1/8"=1'-0"  
 Sheet of

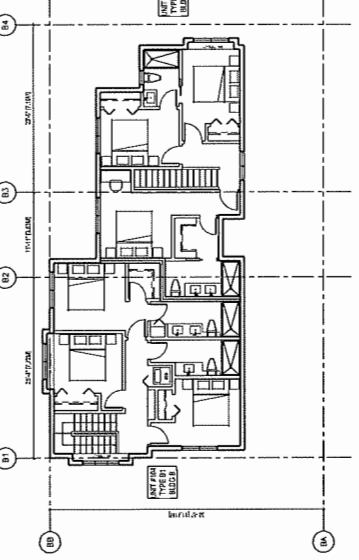
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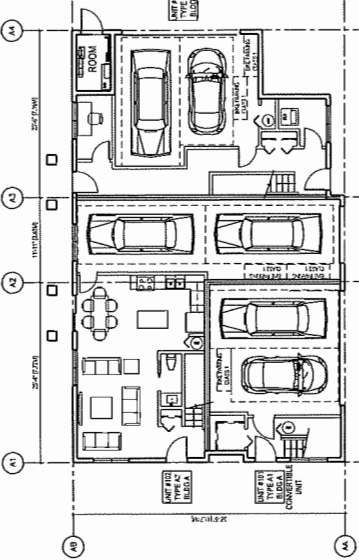
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 1/8"=1'-0"  
 SCALE



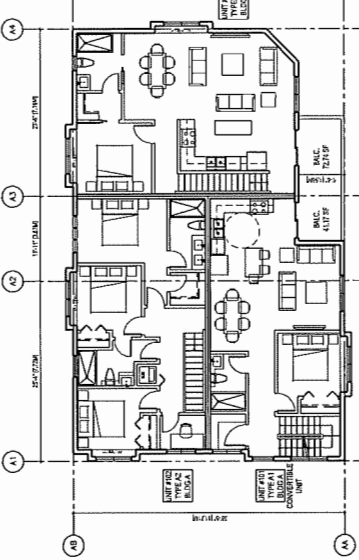
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 SCALE



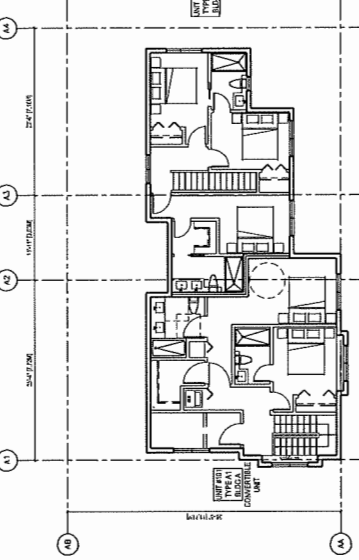
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 1/8"=1'-0"  
 SCALE



**1** BUILDING A LEVEL 1 FLOOR PLAN  
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 SCALE



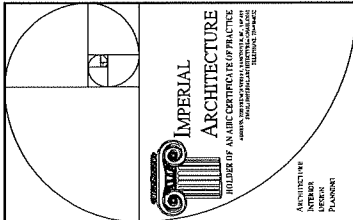
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 1/8"=1'-0"  
 SCALE



**3** BUILDING A LEVEL 3 FLOOR PLAN  
 1/8"=1'-0"  
 SCALE

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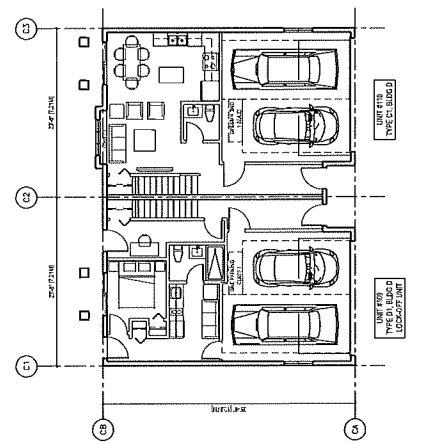
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3	05-07-2019	REVISED PER COMMENTS FROM THE CITY ENGINEER	JH	JH
4	05-07-2019	REVISED PER COMMENTS FROM THE CITY ENGINEER	JH	JH
5	05-07-2019	REVISED PER COMMENTS FROM THE CITY ENGINEER	JH	JH
6	05-07-2019	REVISED PER COMMENTS FROM THE CITY ENGINEER	JH	JH
7	05-07-2019	REVISED PER COMMENTS FROM THE CITY ENGINEER	JH	JH
8	05-07-2019	REVISED PER COMMENTS FROM THE CITY ENGINEER	JH	JH

**ISSUED FOR REZONING RESUBMISSION**  
 (2019-05-07)

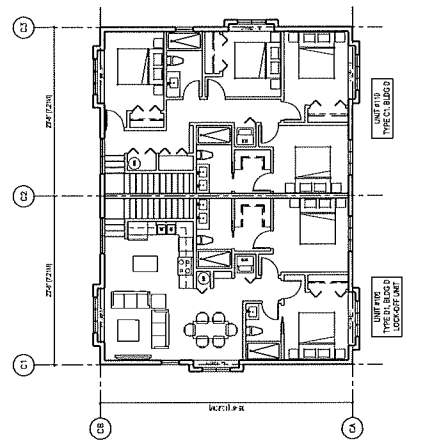
**WILLIAMS ROAD TOWNHOUSE DEVELOPMENT FOX**  
 4251 & 4011 WILLIAMS ROAD, RICHMOND, BC  
 RES 17-28955

**BUILDING C FLOOR PLANS**  
 Scale: 1/8"=1'-0"

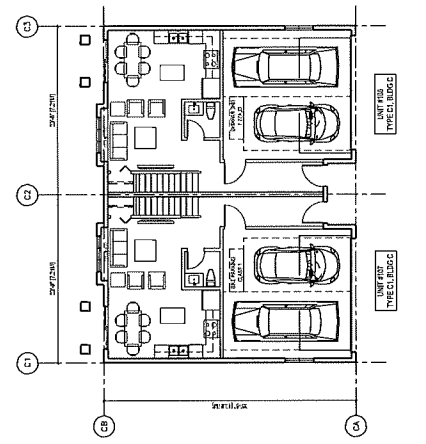
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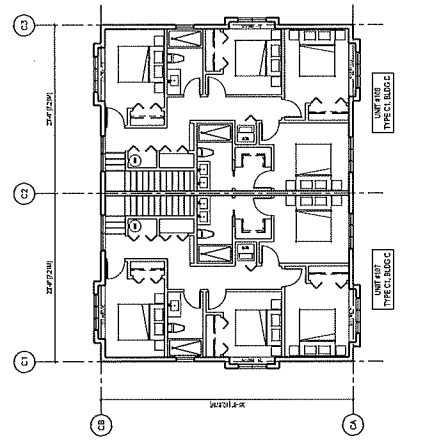
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 A2.2



**4 BUILDING D LEVEL 2 FLOOR PLAN**  
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 A2.2



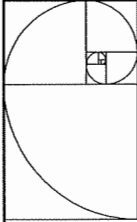
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 SCALE: 1/8"=1'-0"  
 A2.2



**2 BUILDING C LEVEL 2 FLOOR PLAN**  
 SCALE: 1/8"=1'-0"  
 A2.2

**GENERAL NOTES:**

1. WORK SHALL BE ACCORDING TO THE NATIONAL BUILDING CODE OF CANADA AND ALL APPLICABLE REGULATIONS AND BY-LAWS.
2. THE PROJECT SHALL BE THE RESPONSIBILITY OF THE ARCHITECT AND SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY.
3. THE PROJECT SHALL BE THE RESPONSIBILITY OF THE ARCHITECT AND SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY.
4. THE PROJECT SHALL BE THE RESPONSIBILITY OF THE ARCHITECT AND SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY.
5. THE PROJECT SHALL BE THE RESPONSIBILITY OF THE ARCHITECT AND SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY.
6. THE PROJECT SHALL BE THE RESPONSIBILITY OF THE ARCHITECT AND SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY.
7. THE PROJECT SHALL BE THE RESPONSIBILITY OF THE ARCHITECT AND SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY.
8. THE PROJECT SHALL BE THE RESPONSIBILITY OF THE ARCHITECT AND SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY.



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2	05/07/19	REVISED FOR REZONING RESUBMISSION	JL	JK
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7	05/07/19	REVISED FOR REZONING RESUBMISSION	JL	JK
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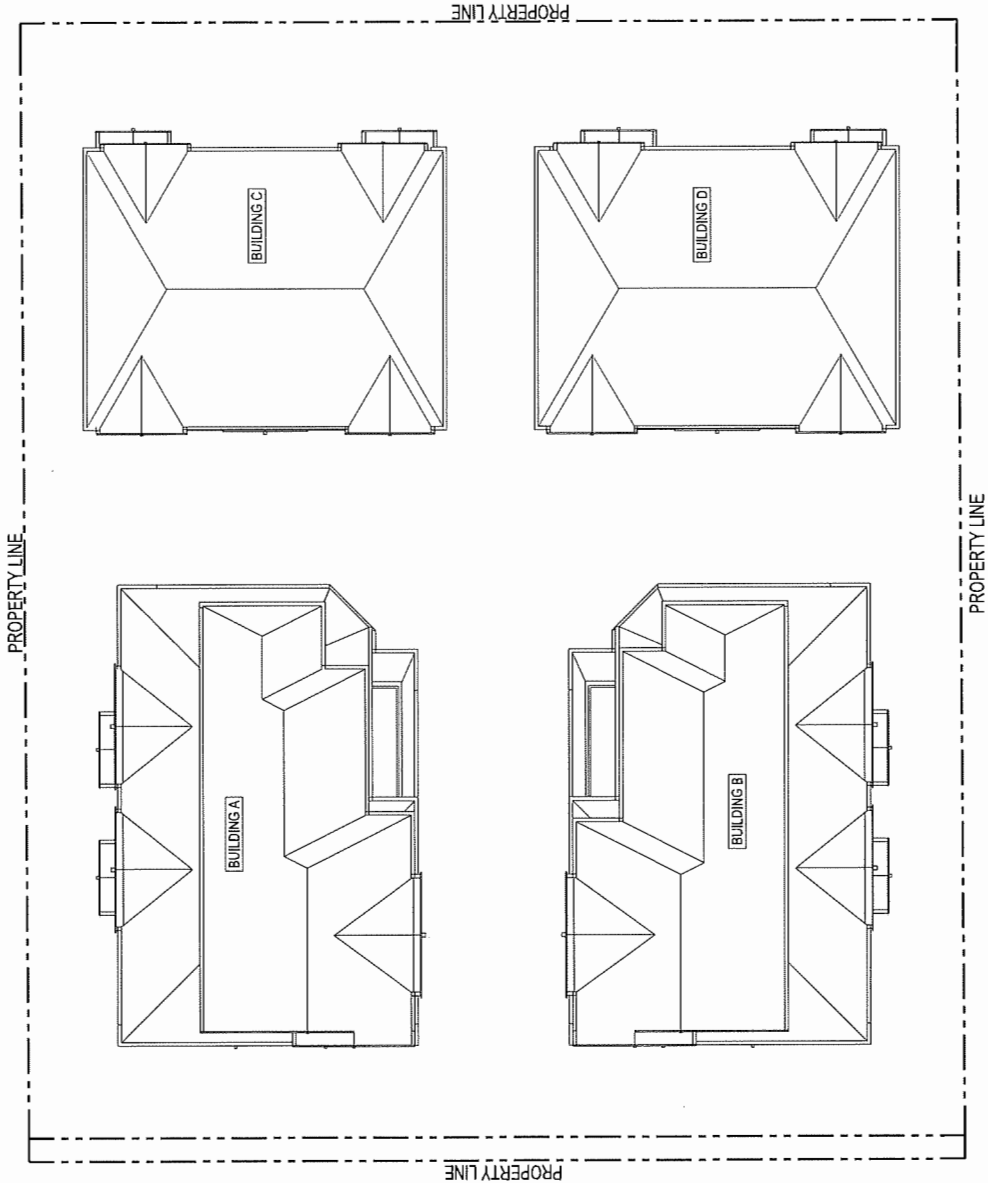
ISSUED FOR REZONING  
 RESUBMISSION  
 (2019-05-07)

CLIENT: WILLIAMS ROAD TOWNHOUSE  
 DEVELOPMENT FOR  
**J. KONIS**  
 821 & 811 WILLIAMS ROAD, RICHMOND, DC  
 RZ 17-28045

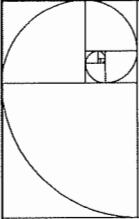
TITLE: BUILDING ABC/D  
 ROOF PLANS

PROJECT NO.: #6154  
 SCALE: 1/8"=1'-0"  
 DRAWING NO.: Sheet

**A 2.3**



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



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 DRAWN BY: J. W. [unreadable]  
 CHECKED BY: J. W. [unreadable]  
 APPROVED BY: J. W. [unreadable]

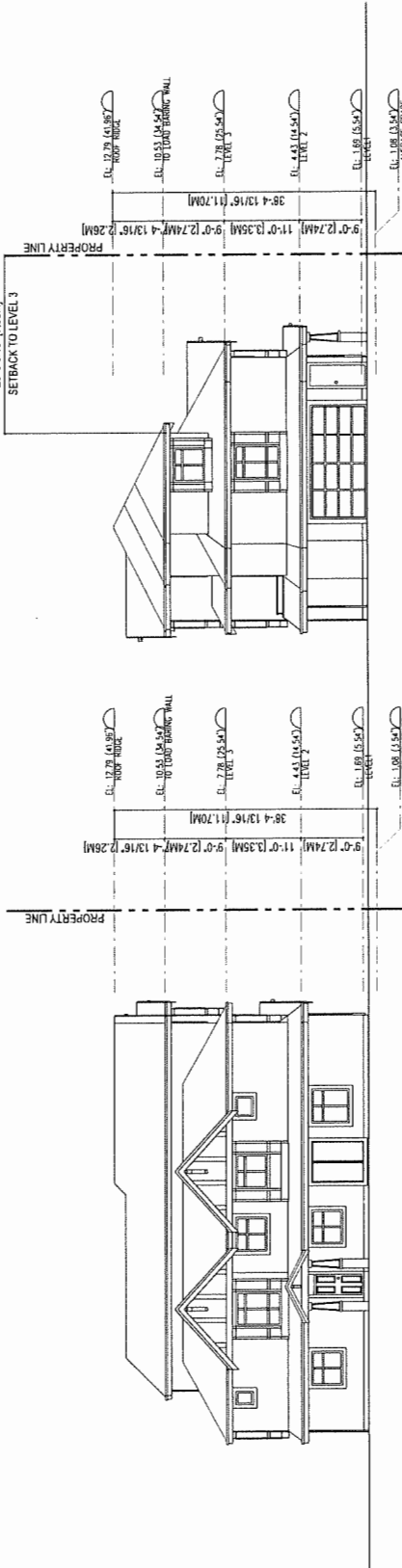
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2	ISSUED FOR REZONING RESUBMISSION	06-13-19
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ISSUED FOR REZONING RESUBMISSION  
 (2019-06-13)

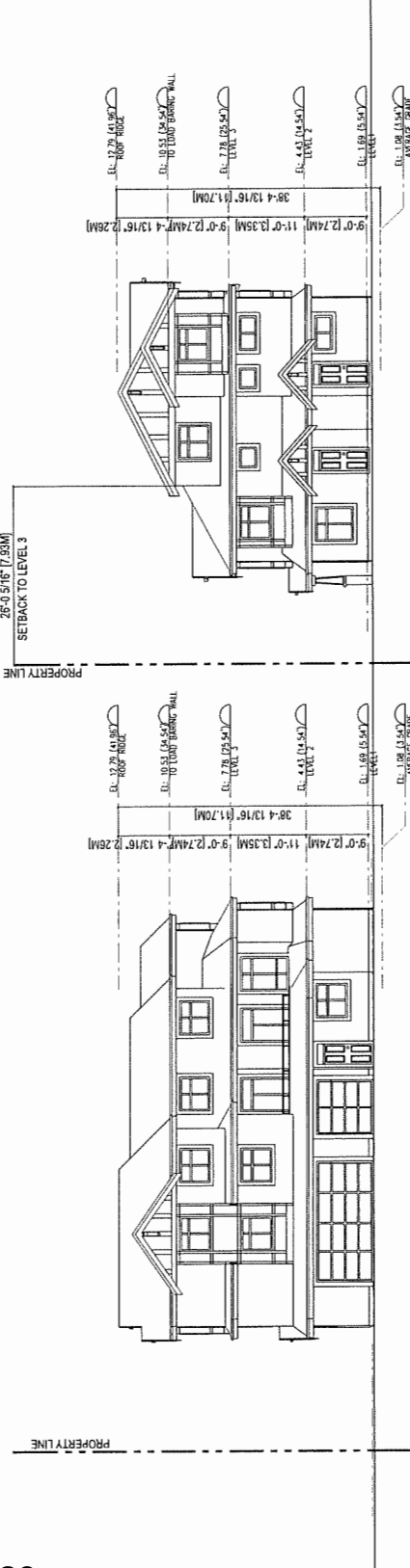
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 451 & 431 WILLIAMS ROAD, MICHIGAN, MI 48119-1200

PROJECT: BUILDING A ELEVATIONS

DATE: 06-13-19  
 SHEET: 1/8"=1'-0"  
 DRAWING NO: A 3.1



1 BUILDING A WEST ELEVATION  
 SCALE 1/8"=1'-0"  
 A3.1

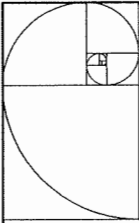


2 BUILDING A NORTH ELEVATION  
 SCALE 1/8"=1'-0"  
 A3.1

3 BUILDING A EAST ELEVATION  
 SCALE 1/8"=1'-0"  
 A3.1

4 BUILDING A SOUTH ELEVATION  
 SCALE 1/8"=1'-0"  
 A3.1





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 No. 1000  
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NO.	DATE	DESCRIPTION
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2	06/13/2019	ISSUED FOR REZONING RESUBMISSION
3	06/13/2019	ISSUED FOR REZONING RESUBMISSION
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8	06/13/2019	ISSUED FOR REZONING RESUBMISSION
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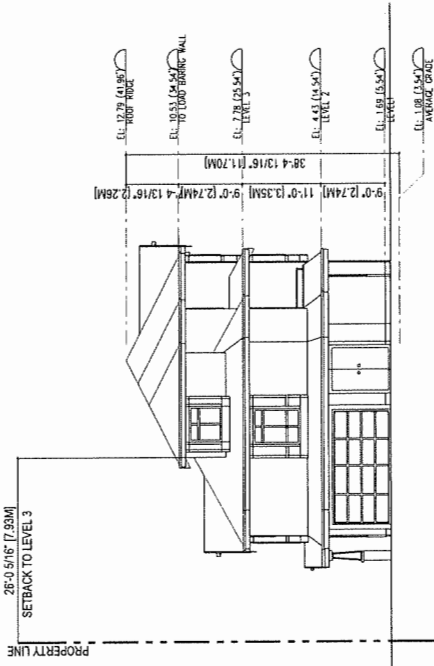
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**WILLIAMS ROAD TOWNHOUSE DEVELOPMENT FOR**  
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 (2019-06-13)

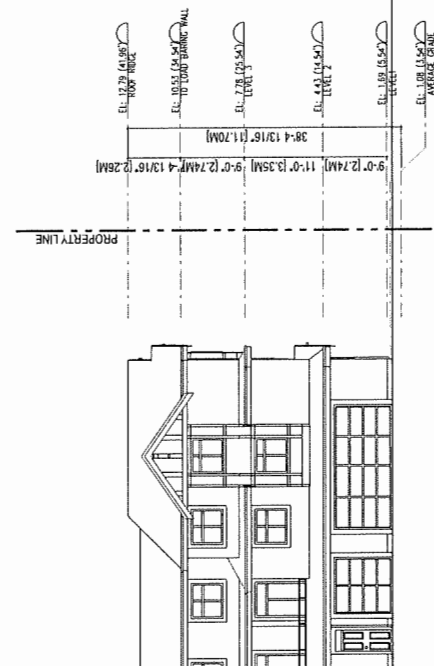
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**WILLIAMS ROAD TOWNHOUSE DEVELOPMENT FOR**  
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 (2019-06-13)

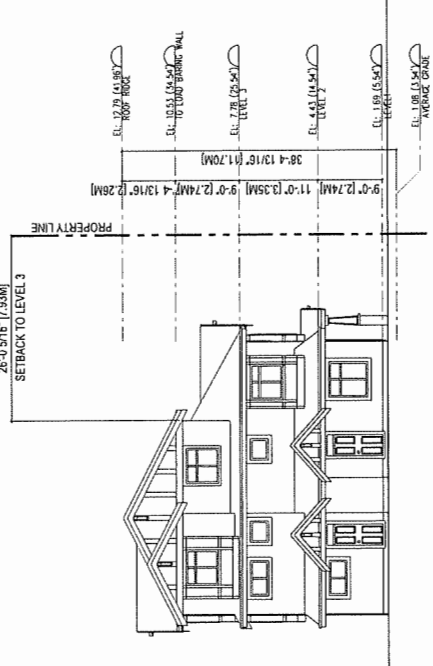
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 (2019-06-13)



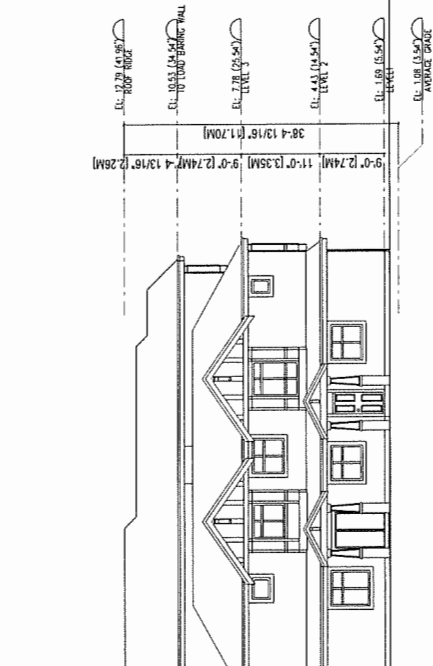
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 A3.2



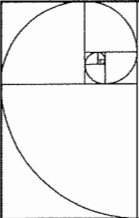
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 SCALE 1/8"=1'-0"  
 A3.2



**3** BUILDING B EAST ELEVATION  
 SCALE 1/8"=1'-0"  
 A3.2



**4** BUILDING B SOUTH ELEVATION  
 SCALE 1/8"=1'-0"  
 A3.2



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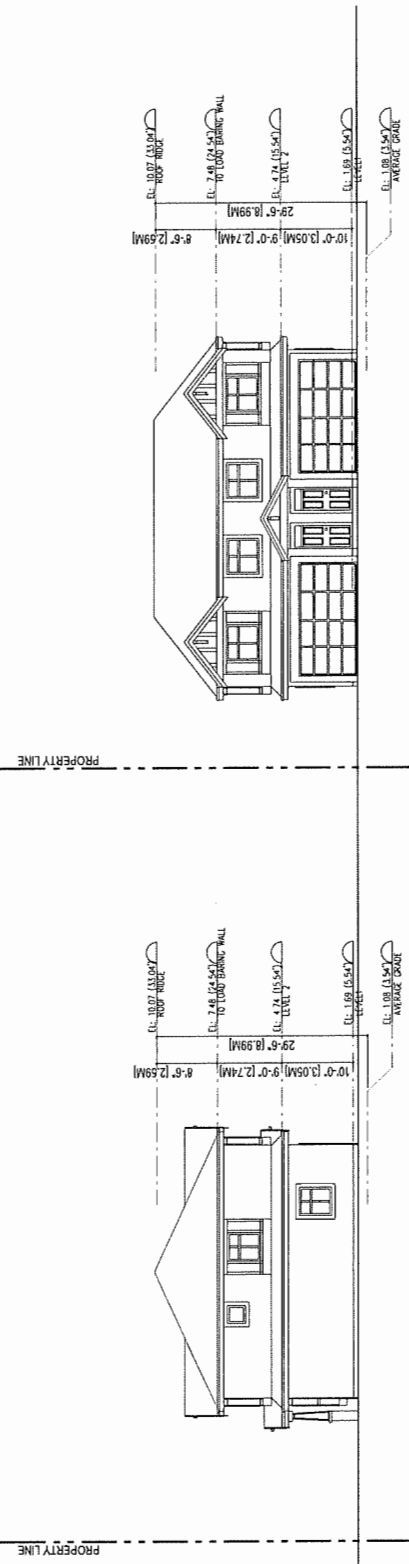
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ISSUED FOR REZONING RESUBMISSION  
 (2019-06-13)

WILLIAMS ROAD TOWNHOUSE DEVELOPMENT FOR  
 J. KOSINSKI ARCHITECTURE

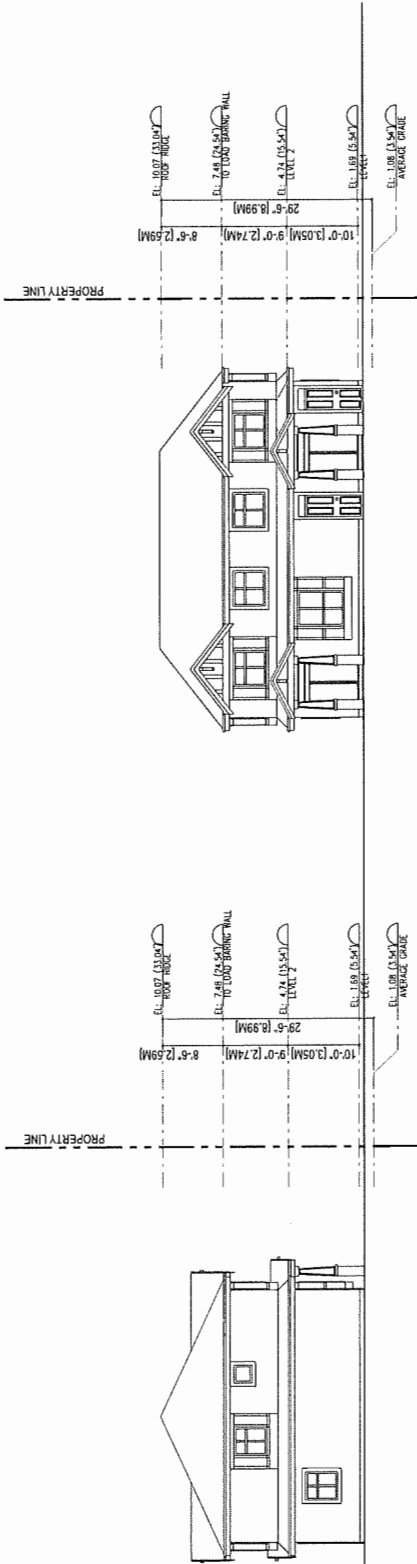
4251 & 431 WILLIAMS ROAD, RICHMOND, BC  
 V6V 1Y2

PROJECT #6194  
 SHEET A 3.3



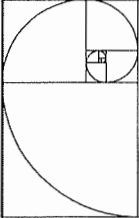
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2 BUILDING C SOUTH ELEVATION  
 SCALE 1/8"=1'-0"



3 BUILDING C EAST ELEVATION  
 SCALE 1/8"=1'-0"

4 BUILDING C NORTH ELEVATION  
 SCALE 1/8"=1'-0"



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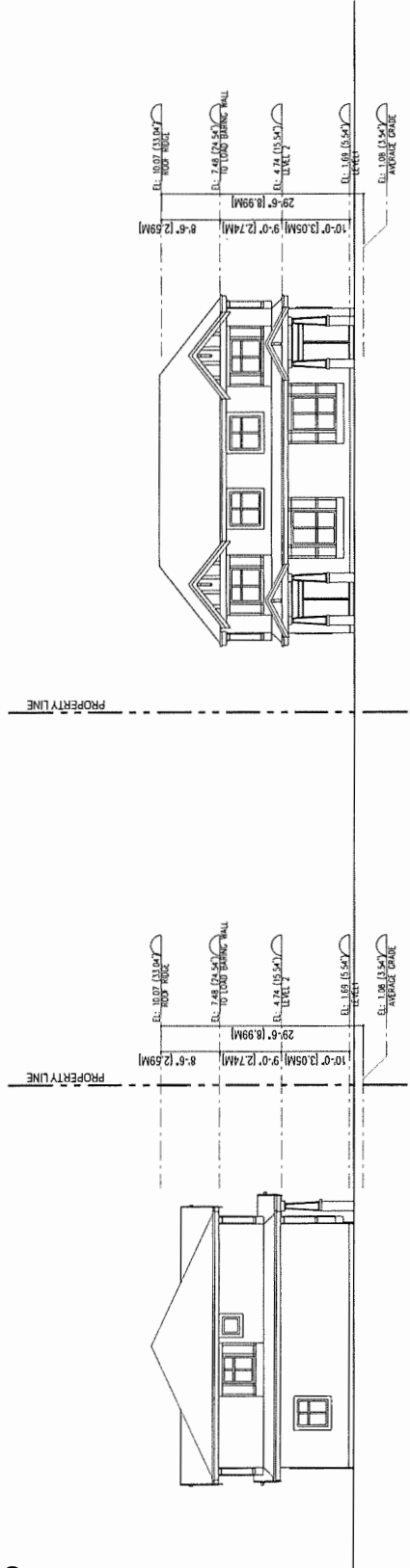
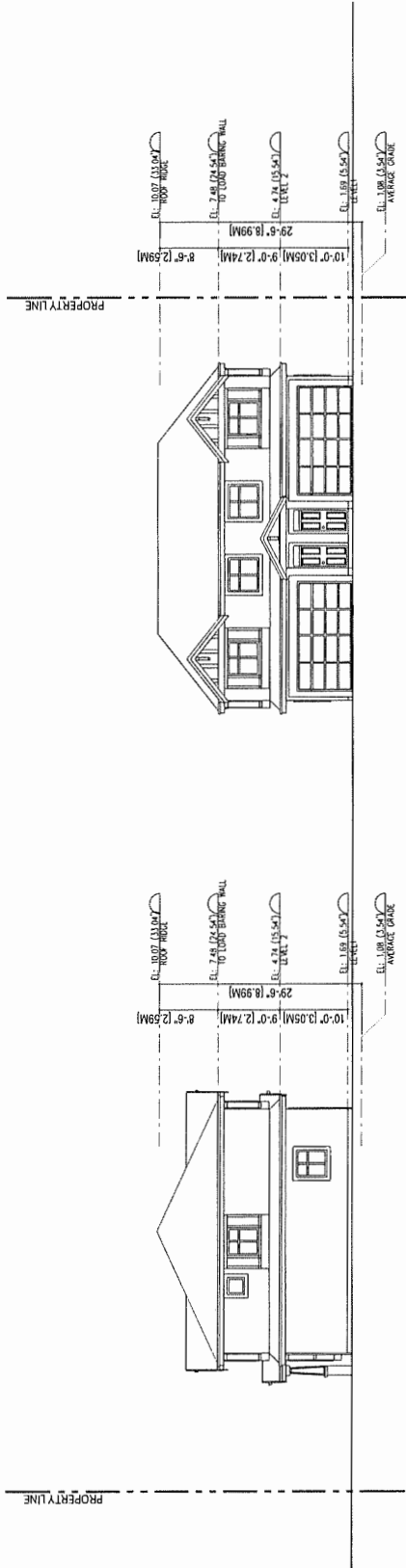
DATE: 01/15/2013  
 DRAWN BY: J. HARRIS  
 CHECKED BY: J. HARRIS  
 PROJECT: PH - 32  
 SHEET: A3.4

ISSUED FOR REZONING  
 RESUBMISSION  
 (2015-06-13)

WILLIAMS ROAD TOWNHOUSE  
 DEVELOPMENT FOR  
 KONGS  
 ARCHITECTS  
 421 & 511 WILLIAMS ROAD, RICHMOND, BC  
 V6V 1Y2

**BUILDING D  
 ELEVATIONS**

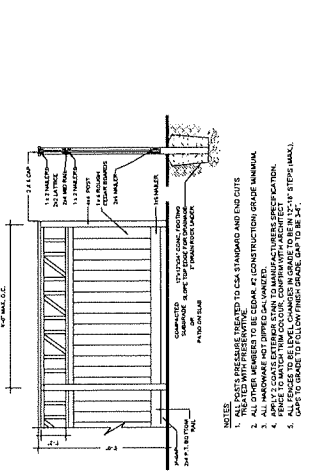
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 Sheet 6 of 6  
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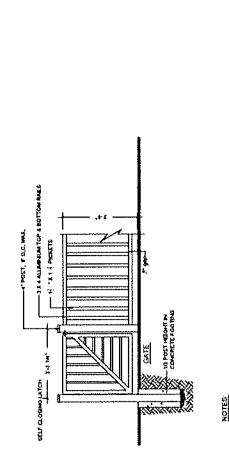
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P: 604-274-0011 F: 604-294-0022

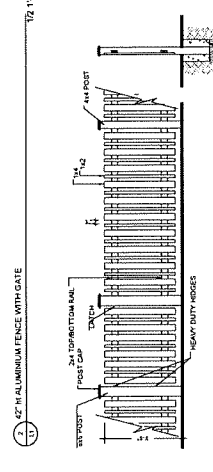
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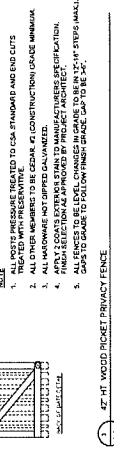
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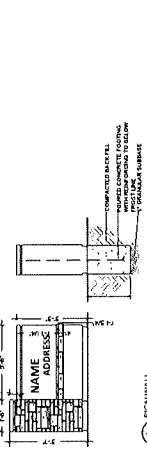
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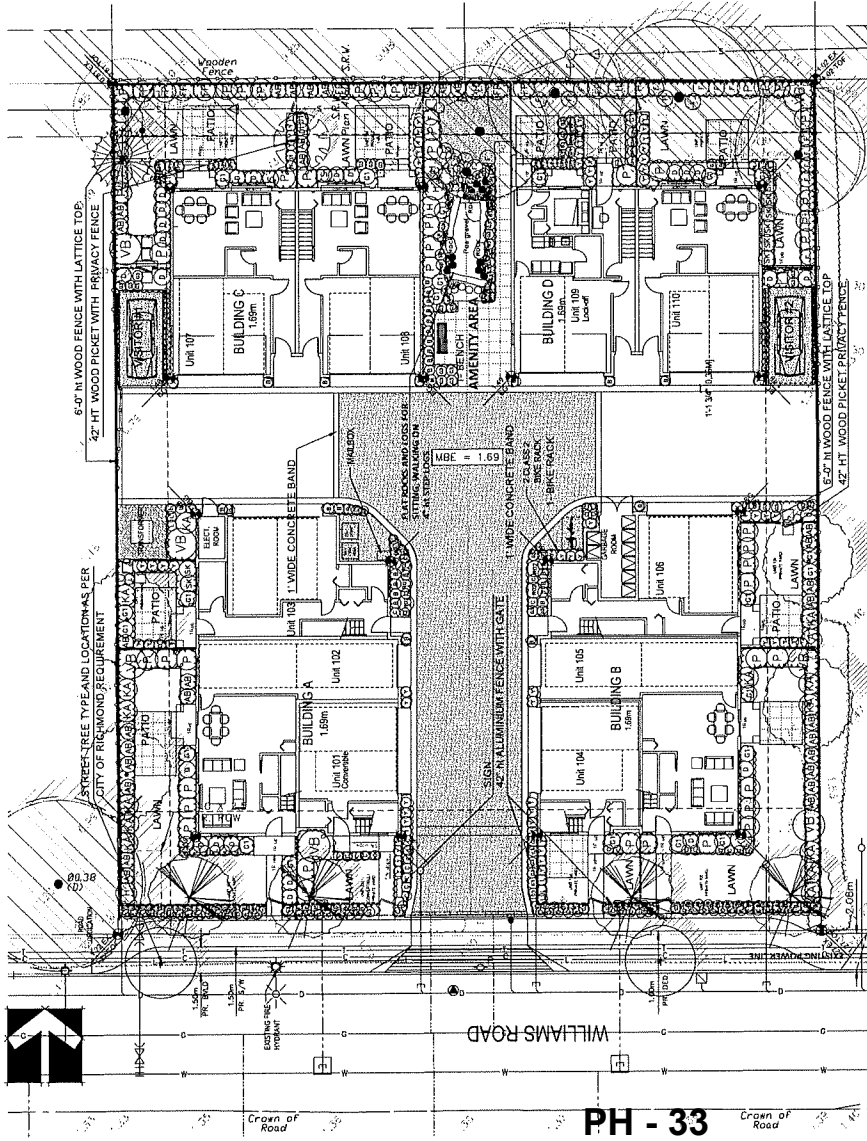
3. 42\"/>



4. 42\"/>



5. SON WALL



**PAVER KEY:**

- REMOVABLE PAVING  
Eco Pavers by Mutual Murrumbidgee  
INSTALL PER MANUFACTURERS SPECIFICATIONS
- PATIO PAVES, CONCRETE  
SIZE: 24\"/>

**PLANT SCHEDULE**

NO.	SYMBOL	PLANT NAME	QUANTITY	REMARKS
1	(Symbol)	WILLOW	1	PLANT TO BE INSTALLED IN THE NORTH EAST CORNER OF THE SITE.
2	(Symbol)	PLUM	1	PLANT TO BE INSTALLED IN THE SOUTH WEST CORNER OF THE SITE.
3	(Symbol)	DOGWOOD	1	PLANT TO BE INSTALLED IN THE NORTH WEST CORNER OF THE SITE.
4	(Symbol)	DOGWOOD	1	PLANT TO BE INSTALLED IN THE SOUTH EAST CORNER OF THE SITE.
5	(Symbol)	DOGWOOD	1	PLANT TO BE INSTALLED IN THE NORTH WEST CORNER OF THE SITE.
6	(Symbol)	DOGWOOD	1	PLANT TO BE INSTALLED IN THE SOUTH EAST CORNER OF THE SITE.
7	(Symbol)	DOGWOOD	1	PLANT TO BE INSTALLED IN THE NORTH WEST CORNER OF THE SITE.
8	(Symbol)	DOGWOOD	1	PLANT TO BE INSTALLED IN THE SOUTH EAST CORNER OF THE SITE.
9	(Symbol)	DOGWOOD	1	PLANT TO BE INSTALLED IN THE NORTH WEST CORNER OF THE SITE.
10	(Symbol)	DOGWOOD	1	PLANT TO BE INSTALLED IN THE SOUTH EAST CORNER OF THE SITE.

STREET TREE TYPE AND LOCATIONS PER CITY OF RICHMOND REQUIREMENT

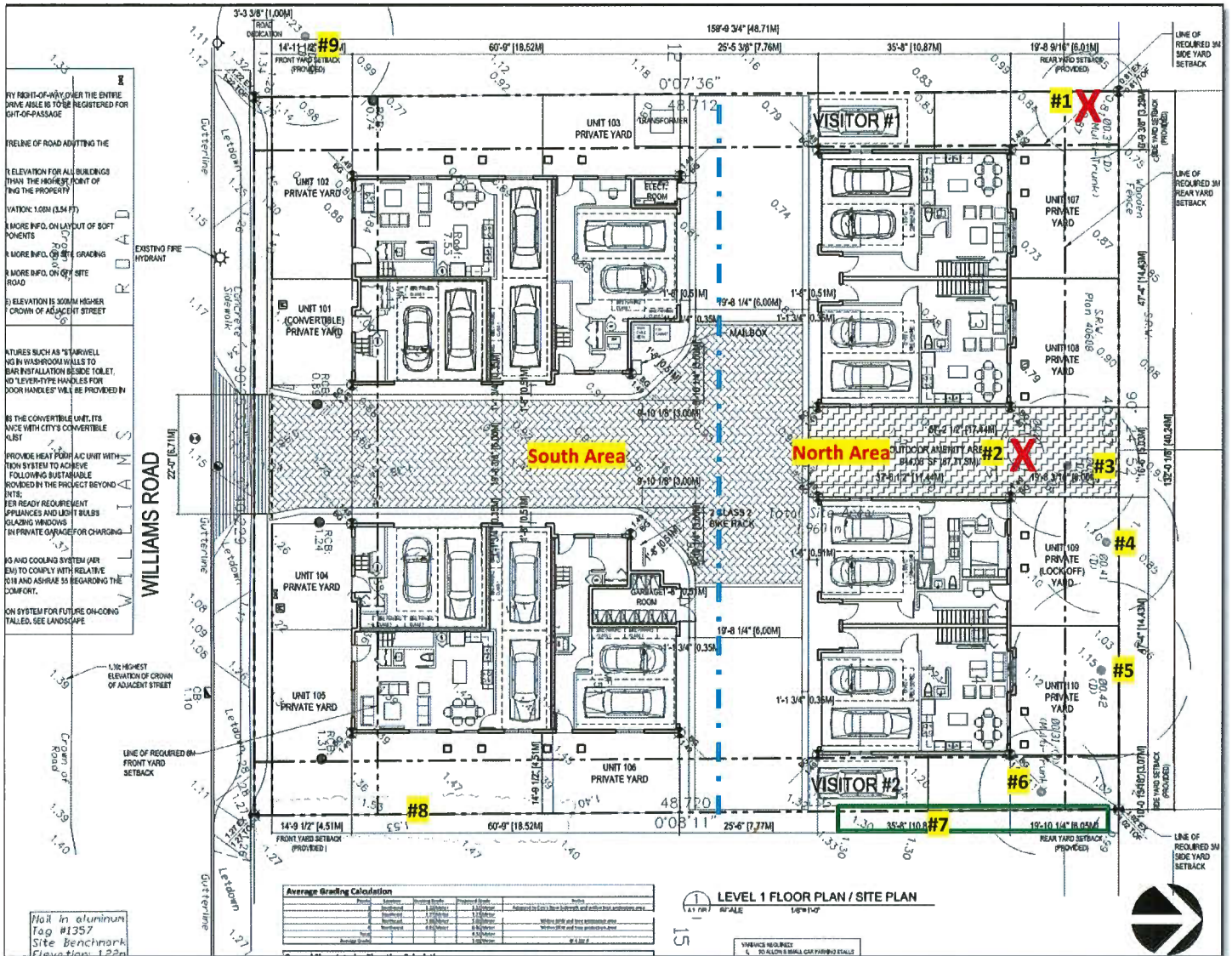
WILLIAMS ROAD

**PLANT SCHEDULE**

NO.	SYMBOL	PLANT NAME	QUANTITY	REMARKS
1	(Symbol)	WILLOW	1	PLANT TO BE INSTALLED IN THE NORTH EAST CORNER OF THE SITE.
2	(Symbol)	PLUM	1	PLANT TO BE INSTALLED IN THE SOUTH WEST CORNER OF THE SITE.
3	(Symbol)	DOGWOOD	1	PLANT TO BE INSTALLED IN THE NORTH WEST CORNER OF THE SITE.
4	(Symbol)	DOGWOOD	1	PLANT TO BE INSTALLED IN THE SOUTH EAST CORNER OF THE SITE.
5	(Symbol)	DOGWOOD	1	PLANT TO BE INSTALLED IN THE NORTH WEST CORNER OF THE SITE.
6	(Symbol)	DOGWOOD	1	PLANT TO BE INSTALLED IN THE SOUTH EAST CORNER OF THE SITE.
7	(Symbol)	DOGWOOD	1	PLANT TO BE INSTALLED IN THE NORTH WEST CORNER OF THE SITE.
8	(Symbol)	DOGWOOD	1	PLANT TO BE INSTALLED IN THE SOUTH EAST CORNER OF THE SITE.
9	(Symbol)	DOGWOOD	1	PLANT TO BE INSTALLED IN THE NORTH WEST CORNER OF THE SITE.
10	(Symbol)	DOGWOOD	1	PLANT TO BE INSTALLED IN THE SOUTH EAST CORNER OF THE SITE.

PH - 33

PROJECT: 10 UNIT TOWNHOUSE DEVELOPMENT  
8291 WILLIAMS ROAD RICHMOND  
DRAWING TITLE: LANDSCAPE PLAN  
DATE: JUN 10 2014  
SCALE: 3/16" = 1'-0"  
DESIGN: PGM  
CHECK: PGM  
DRAWING NUMBER: L1  
OF 3  
P&G PROJECT NUMBER: 18-145



RIGHT-OF-WAY UNDER THE ENTIRE DRIVE IS TO BE REGISTERED FOR EASE-OF-PASSAGE

RELINE OF ROAD ADJOINING THE

ELEVATION FOR ALL BUILDINGS SHALL BE THE HIGHEST POINT OF THE PROPERTY

ELEVATION 1.02M (3.34 FT)

FOR MORE INFO. ON LAYOUT OF SOFT POINTS

FOR MORE INFO. ON SITE GRADINGS

FOR MORE INFO. ON SITE ROAD

ELEVATION IS 30MM HIGHER CROWN OF ADJACENT STREET

FEATURES SUCH AS STAIRWELL AND WASHROOM WALLS TO BE BAR INSTALLATION BESIDE TOILET

TOILET DOOR HANDLES FOR DOOR HANDLES WILL BE PROVIDED IN

IF THE CONVERTIBLE UNIT, ITS WALLS WITH CITY'S CONVERTIBLE UNIT

PROVIDE HEAT PUMP FAC UNIT WITH THERM SYSTEM TO ACHIEVE FOLLOWING SUSTAINABLE PROVIDED IN THE PROJECT BEYOND ENTER

FOR READY REQUIREMENT APPLIANCES AND LIGHT BULBS GLAZING WINDOWS

FOR PRIVATE CHARGES FOR CHARGING

FOR AND COOLING SYSTEM (PER ECU) TO COMPLY WITH RELATIVE TO IN AND ASHRAE 55 REGARDING THE COMFORT.

ON SYSTEM FOR FUTURE ON-GOING TALLED, SEE LANDSCAPE

1.38 HIGHEST ELEVATION OF CROWN OF ADJACENT STREET

LINE OF REQUIRED 3M FRONT YARD SETBACK

**Average Grading Calculation**

Area	Area (m <sup>2</sup> )	Original Elevation (m)	Proposed Elevation (m)	Volume (m <sup>3</sup> )
Area 1	100.00	1.00	1.10	10.00
Area 2	200.00	1.00	1.05	20.00
Area 3	300.00	1.00	1.02	30.00
Area 4	400.00	1.00	1.01	40.00
Area 5	500.00	1.00	1.00	50.00
Area 6	600.00	1.00	0.99	60.00
Area 7	700.00	1.00	0.98	70.00
Area 8	800.00	1.00	0.97	80.00
Area 9	900.00	1.00	0.96	90.00
Area 10	1000.00	1.00	0.95	100.00
<b>Total</b>	<b>5000.00</b>	<b>1.00</b>	<b>0.97</b>	<b>500.00</b>

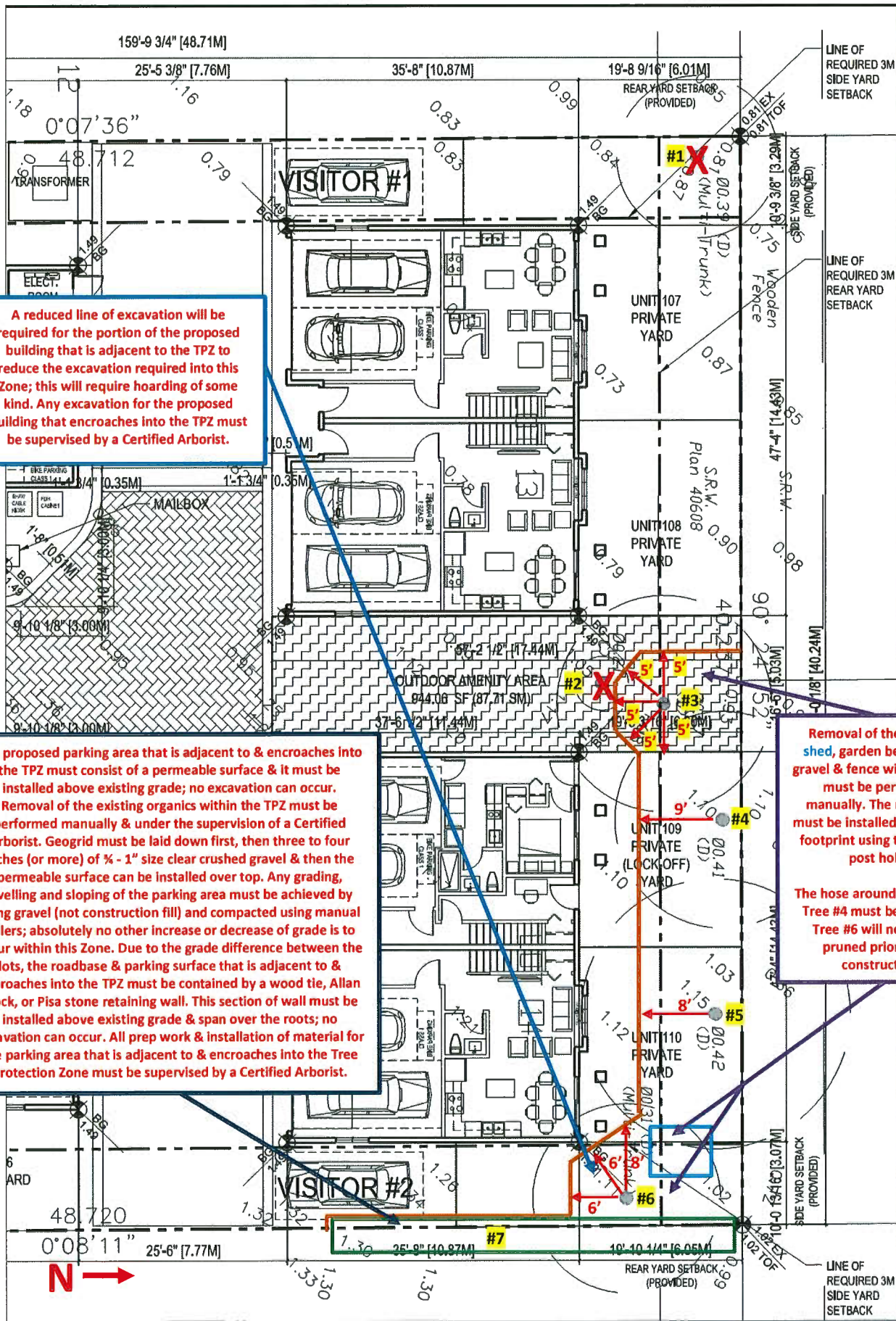
LEVEL 1 FLOOR PLAN / SITE PLAN  
1:100 SCALE  
10/11/21

Site Plan – Not to Scale

<u>TREE #</u>	<u>SPECIES</u>	<u>DBH (cm)</u>	<u>SPREAD (m est.)</u>
1	Holly ( <i>Ilex sp.</i> )	39 per survey	5.5m
2	Dwarf Alberta Spruce ( <i>Picea sp.</i> )	40	2.1m
3	Cherry ( <i>Prunus sp.</i> )	24	7.6m
4	Holly ( <i>Ilex sp.</i> )	41 per survey	7.9m
5	Cherry ( <i>Prunus sp.</i> )	35	10m
6	Cherry ( <i>Prunus sp.</i> )	40 combined (15+12+8+5)	7m
7	Cedar ( <i>Thuja occidentalis</i> )	-	1.5m
8	Laurel ( <i>Laurocerasus sp.</i> )	-	2m
9	Cherry ( <i>Prunus sp.</i> )	38 per survey	9.4m

#### Suitable Replacement Tree Species

- Purple Fountain European Beech (*Fagus sylvatica* 'Purple Fountain')
- Japanese Tree Lilac 'Ivory Silk' (*Syringa reticulata* 'Ivory Silk')
- Japanese maple (*Acer palmatum sp.*)
- Persian Ironwood (*Parrotia persica*)
- Stewartia (*Stewartia pseudocamellia*)
- Ginkgo 'Princeton Sentry' (*Ginkgo biloba* 'Princeton Sentry')
- Dik's Weeping Cypress (*Chamaecyparis lawsoniana* 'Dik's Weeping')
- Serviceberry (*Amelanchier x grandiflora* 'Autumn Brilliance')
- Oriental Dogwood (*Cornus kousa*)
- Paperbark maple (*Acer griseum*)
- Threadleaf Cypress (*Chamaecyparis pisifera* 'Filifera')
- Sentinel Columnar pine (*Pinus nigra* 'sentinel')
- Picea omorika (*Serbian spruce*)



A reduced line of excavation will be required for the portion of the proposed building that is adjacent to the TPZ to reduce the excavation required into this Zone; this will require hoarding of some kind. Any excavation for the proposed building that encroaches into the TPZ must be supervised by a Certified Arborist.

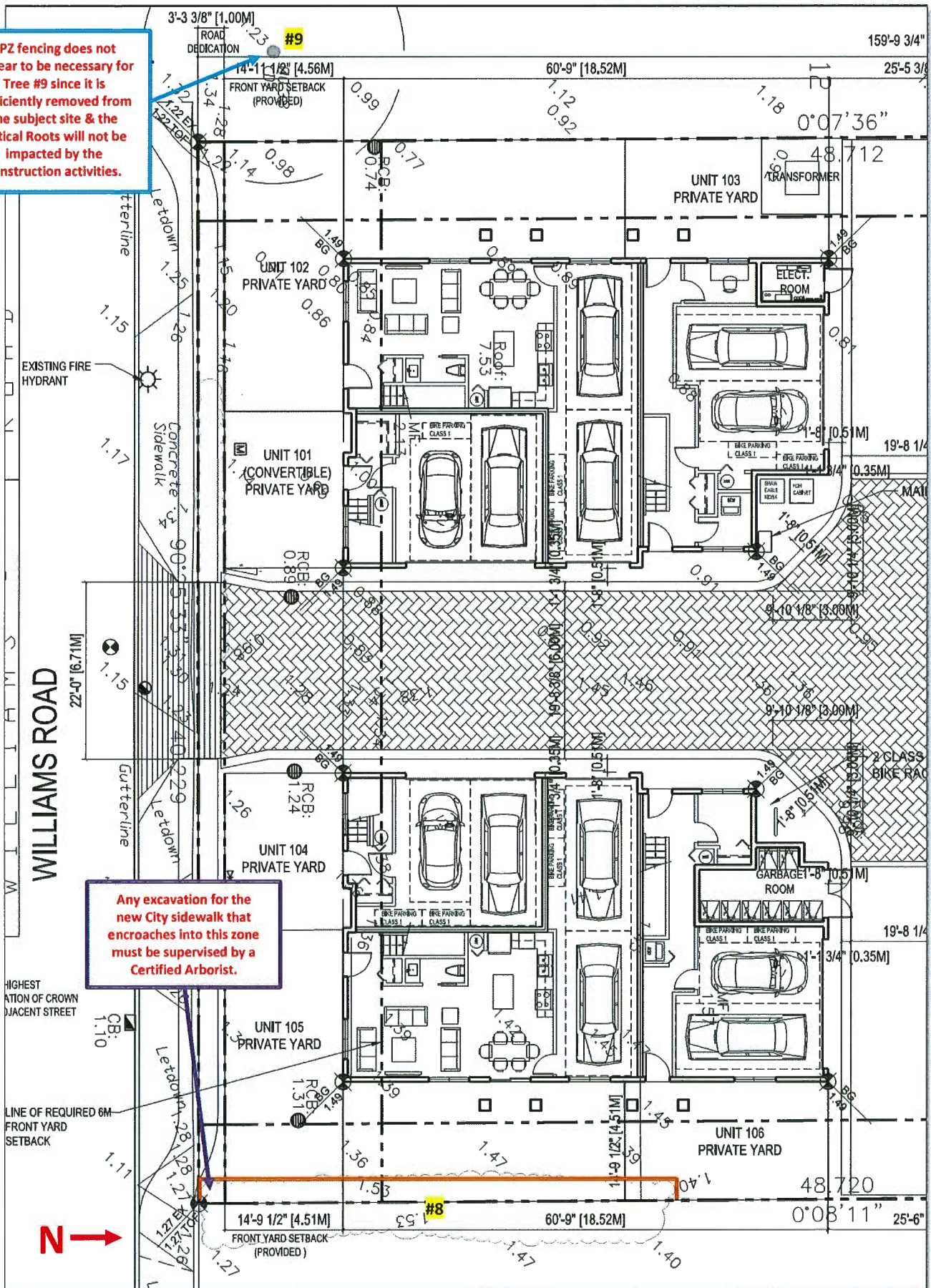
The proposed parking area that is adjacent to & encroaches into the TPZ must consist of a permeable surface & it must be installed above existing grade; no excavation can occur. Removal of the existing organics within the TPZ must be performed manually & under the supervision of a Certified Arborist. Geogrid must be laid down first, then three to four inches (or more) of 1/4 - 1" size clear crushed gravel & then the permeable surface can be installed over top. Any grading, levelling and sloping of the parking area must be achieved by using gravel (not construction fill) and compacted using manual rollers; absolutely no other increase or decrease of grade is to occur within this Zone. Due to the grade difference between the lots, the roadbase & parking surface that is adjacent to & encroaches into the TPZ must be contained by a wood tie, Allan block, or Pisa stone retaining wall. This section of wall must be installed above existing grade & span over the roots; no excavation can occur. All prep work & installation of material for the parking area that is adjacent to & encroaches into the Tree Protection Zone must be supervised by a Certified Arborist.

Removal of the existing, shed, garden bed, border, gravel & fence within the TPZ must be performed manually. The new fence must be installed in the same footprint using the existing post holes. The hose around the stem of Tree #4 must be removed. Tree #6 will need to be pruned prior to any construction.

North Area Tree Retention & Removal Plan, Scale 1/16" = 1'

**TPZ fencing does not appear to be necessary for Tree #9 since it is sufficiently removed from the subject site & the Critical Roots will not be impacted by the construction activities.**

**Any excavation for the new City sidewalk that encroaches into this zone must be supervised by a Certified Arborist.**



**South Area Tree Retention & Removal Plan, Scale 1/16" = 1'**





**Address:** 8291 and 8311 Williams Road

**File No.:** RZ 17-788945

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10053, the developer is required to complete the following:**

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. 1 m road dedication along the entire Williams Road frontage.
3. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
4. 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.
5. 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.
6. Submission of a Tree Survival Security to the City in the amount of \$35,000 for the four trees to be retained.
7. Registration of a flood indemnity covenant on title.
8. City acceptance of the developer's offer to voluntarily contribute \$0.85 per buildable square foot (i.e. \$10,538.83) to the City's public art fund.
9. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (i.e. \$105,388.27) to the City's affordable housing fund.
10. Discharge of the restrictive covenant (Registration Number: 167729C), which restricts the use of the property to one detached dwelling only registered on the title of 8311 Williams Road.
11. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
12. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating. The legal agreement must include language to note that, should the application not meeting the grandfathering provisions described above, the development will need to comply with the BC Energy Step Code requirements in place at the time of the Building Permit application.
13. Contribution of \$16,000 (\$1,600 per unit) in lieu of providing on-site indoor amenity space.
14. Registration of a legal agreement on title or other measures, as determined to the satisfaction of the Director of Development, to ensure that:
  - a) No final Building Permit inspection granting occupancy will be completed until one one-bedroom secondary suite is constructed on site, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
  - b) The secondary suite cannot be stratified or otherwise held under separate title.

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

1. 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 (EnerGuide 82 or higher), in compliance with the City's Official Community Plan.

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

1. Submission of a Landscape Security based on 100% of the cost estimate provided by the Landscape Architect, including all hard and soft materials, installation and a 10% contingency.

**Prior to Demolition Permit\* Issuance, the developer must complete the following requirements:**

1. 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.

**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. 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 672 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 8291 and 8311 Williams Road and cap at main.

Storm Sewer Works:

- The Developer is required to:
  - Upgrade approximately 114 meters of the existing 375mm diameter storm sewer at Williams Road frontage to 600mm diameter from existing manhole STMH 2925 to existing manhole STMH 117302 that is located at the east side of Piggott Drive. Existing manholes STMH 2925 and 2926 shall be replaced with 1200mm diameter manholes as per the City's Engineering standards.
  - Remove the existing storm service connection leads at Williams Road frontage.
- At Developer's cost, the City is to:
  - Install an adequately sized storm service connection, complete with a type 3 inspection chamber at PL.
- Latecomer eligible works:
  - The developer may apply for a Latecomer agreement for storm sewer works that are beyond the proposed development frontage.

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. Tie-in shall be to existing manhole SMH1868 that is located at the northeast corner of 8291 Williams Road.
  - Remove the existing sanitary service connection leads.

#### 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.
  - Provide street lighting along Williams Road frontage.

#### 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 8331 and 8251 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.
- 4. 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 10053 (RZ17-788945)
8291 and 8311 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. 009-913-301

Lot 13 Section 28 Block 4 North Range 6 West New Westminster District Plan 14004

P.I.D. 003-427-188

Lot 14 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 10053".

FIRST READING

JUL 0 8 2019

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER