



**To:** Planning Committee

**Date:** June 20, 2024

**From:** Wayne Craig  
General Manager, Planning and Development

**File:** RZ 21-934592

**Re:** **Application by Asteria Properties Inc. for Rezoning at 8240 Williams Road to the  
“Low Density Townhouses (RTL4)” Zone**

**Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10578, for the rezoning of 8240 Williams Road to the “Low Density Townhouses (RTL4)” zone, be introduced and given first, second and third reading.

Wayne Craig  
General Manager, Planning and Development

WC:cl  
Att. 6

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

## Staff Report

### Origin

Asteria Properties Inc. has applied on behalf of 1412495 BC Ltd. (Cheng Mingh He, Xiaobo Huang, and Jian Zhao), to the City of Richmond for permission to rezone 8240 Williams Road to the “Low Density Townhouses (RTL4)” zone to permit the development of three townhouse units, with vehicle access from Williams Road. A location map and aerial photo of the subject site are provided in Attachment 1.

### Findings of Fact

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

### Existing Site Condition and Context

A survey of the subject site is included in Attachment 3. The subject site consists of a vacant lot located on the southeast corner of the intersection at Williams Road and Leonard Road.

### Surrounding Development

Existing development immediately surrounding the subject site is as follows:

To the North: Across Williams Road, is a lot zoned “Low Density Townhouses (RTL4)”, which is currently undergoing construction of 10 townhouse units at 8233 Williams Road, as approved through rezoning (RZ 18-824503) and the Development Permit (DP 19-858783).

To the South: Is a lot zoned “Single Detached (RS1/E)”, which contains a single-family dwelling at 10020 Leonard Road.

To the East: Is a lot zoned “Single Detached (RS1/E)”, which contains a single-family dwelling at 8260 Williams Road.

To the West: Across Leonard Road, is a lot zoned “Single Detached (RS1/E)”, which contains a single-family dwelling at 10031 Leonard Road.

### Related Policies & Studies

#### Official Community Plan

The Official Community Plan (OCP) identifies that the subject site is located in the Broadmoor planning area and that the land use designation for the site is “Neighbourhood Residential” (Attachment 4). This redevelopment proposal is consistent with this designation.

## Arterial Road Land Use Policy

### *Land Use Designation*

The Arterial Road Land Use Policy designation for the subject site is “Arterial Road Townhouse”. This proposal to develop three townhouse units is consistent with this designation.

### *Lot Width and Residual Lots*

The development criteria for townhouses in the Arterial Road Land Use Policy call for land assembly with a minimum 40 m lot frontage on a minor arterial road and avoiding the creation of residual sites that have less than a 40 m lot frontage. The Policy also recognizes that land assembly with existing narrow lots or on lots containing newer dwellings will be difficult to redevelop. The Policy provides flexibility for the minimum frontage in these circumstances provided the application can meet design guidelines and other requirements, which includes the ability to consolidate vehicle access points and securing shared access by means of a Statutory Right-of-Way (SRW) agreement to adjacent properties to enable their potential redevelopment in the future.

Although this redevelopment proposal involves land assembly with a lot frontage less than 40 m on Williams Road (i.e., approximately 20 m frontage), staff are supportive of the application for the following reasons:

- The neighbouring property to the east at 8260 Williams Road contains a newer single detached dwelling (i.e., constructed in 2010), which makes it financially challenging to pursue land assembly with that property as part of this redevelopment proposal. The applicant has submitted documentation (a copy of which is on file) indicating that efforts have been made in 2022 and 2024 to acquire the property in order to achieve the minimum lot frontage width of 40 m under the Arterial Road Land Use Policy, but that the owner is not interested in redeveloping their property at this time.
- The applicant has submitted a preliminary concept plan to show how 8260 Williams Road could be redeveloped in the future with shared vehicle access through the subject site (a copy of which is on file).
- Prior to final adoption of the rezoning bylaw, the applicant must register a SRW agreement on Title for a Public Right-of-Passage (PROP) over the drive-aisle to secure future shared access to 8260 Williams Road.

## 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.

The provincial *Bill 44 – Housing Statutes (Residential Development) Amendment Act, 2023*, which came into force on December 7, 2023, prohibits a Local Government from holding a Public Hearing on a residential rezoning bylaw that is consistent with the OCP. The proposed rezoning application meets the conditions established in the Act and is consistent with the OCP. On this basis, City Council may not hold a Public Hearing on this rezoning application.

## **Analysis**

### **Site Planning**

The proposed development consists of three townhouse units on a site that would be approximately 782 m<sup>2</sup> (8,423 ft<sup>2</sup>) in area after the required 4 m by 4 m corner cut and 0.91 m wide road dedication along Williams Road. Conceptual development plans proposed by the applicant are included in Attachment 5.

The proposed site layout consists of a three-unit building with a north-south orientation and a drive-aisle off Williams Road along the east side of the site. The building is three storeys at its north end and steps down to two storeys along the interface with existing single-family housing to the south.

Consistent with the intent of the design guidelines for Arterial Road Townhouses, wider than minimum setbacks are proposed to the east and south property line along the interface with existing single-family housing to the east and south.

Main entries for the two southern units face Leonard Road, while two entries are proposed to the northernmost unit on both Williams Road and Leonard Road.

Private outdoor space is proposed for each unit at grade in either the south yard or the yards fronting Leonard Road and Williams Road, and small secondary outdoor spaces are proposed for the middle and south units on the third level overlooking either Leonard Road or the drive-aisle.

Common outdoor amenity space of approximately 26 m<sup>2</sup> in area, containing a playhouse, bench, hard and soft landscaping, is proposed in the southeast corner opposite the site entry, which exceeds the minimum size guidelines in the OCP.

### **Common Indoor Amenity Space**

The applicant proposes a voluntary contribution to the City's Recreation Facilities Reserve Fund in the amount of \$2,066.00/unit for a total contribution of \$6,198.00 in-lieu-of providing common indoor amenity space on-site. In the event that the contribution is not received within one year of the rezoning bylaw receiving third reading, the contribution shall be recalculated based on the rate in effect at the time of payment, as updated periodically.

### Site Access, Parking and Frontage Improvements

Vehicle access to the subject site is proposed off Williams Road, as far east as possible from the intersection of Leonard Road.

The applicant must register a SRW agreement on Title for PROP over the drive-aisle prior to rezoning bylaw adoption to enable future shared access to the site to the east at 8260 Williams Road upon its redevelopment.

Pedestrian access to each unit is proposed via individual pathways from the public sidewalks along Williams Road and Leonard Road.

On-site vehicle parking is proposed consistent with the Zoning Bylaw requirements in the form of two side-by-side resident parking spaces within each unit's garage and one visitor surface parking space at the south end of the drive aisle. Resident bike parking is proposed to be located within each unit's garage and a visitor bike rack is proposed near the site's entrance. As will be discussed further in this report, additional resident bike parking beyond the Zoning Bylaw requirements is proposed as a Transportation Demand Management (TDM) measure with consideration of a variance request to allow three small vehicle parking spaces.

The applicant submitted a Traffic Impact Assessment prepared by a Professional Engineer, which assesses traffic operations along the subject site's road frontages relative to the proposed development. The assessment confirms that the proposed site plan and frontage improvements are adequate to accommodate on-site circulation of intended vehicle movements (passenger vehicles/small delivery trucks) and site-generated traffic with no impact on existing traffic. The assessment also confirms that when the adjacent property to the east at 8260 Williams Road redevelops with an eastbound extension of the drive-aisle, on-site circulation of large vehicles such as garbage and recycling trucks will be accommodated. The assessment has been reviewed and the findings are supported by City staff.

The applicant is required to enter into a Servicing Agreement (SA) for the design and construction of the improvements prior to final adoption of the rezoning bylaw, including without limitation: new treed/grass boulevards and sidewalks along both frontages and road widening on the east side of Leonard Road, all to transition to the existing boulevard conditions to the east and south of the subject site. Complete details on the scope of the frontage improvements are included in Attachment 6, and the design of the frontage improvements will be further refined through the DP and SA design review process.

To accommodate the frontage improvements, the applicant is required to provide a 4.0 m by 4.0 m corner cut road dedication at the intersection of Leonard Road and Williams Road and a 0.91 m wide road dedication along the Williams Road frontage prior to final adoption of the rezoning bylaw.

The applicant is also required to submit a contribution to the City towards the installation of a special crosswalk at the Williams Road/Leonard Road intersection prior to final adoption of the rezoning bylaw. The ultimate works are to include (but are not limited to) signal poles and cabinet, LED/luminaires, amber flashers and new standard Audible Pedestrian Signal pushbuttons.

### Housing Type and Tenure

This proposal is for three townhouse units that are intended to be strata-titled. Consistent with OCP policy respecting multi-family housing developments, and in order to maximize potential rental and housing opportunities throughout the City, the applicant has agreed to register a restrictive covenant on Title prior to rezoning bylaw adoption prohibiting the imposition of any strata bylaw that would: a) prohibit any residential dwelling unit from being rented; and (b) place age-based restrictions on occupants of any residential dwelling unit.

### Affordable Housing Strategy

The City's Affordable Housing Strategy seeks cash-in-lieu contributions to the Affordable Housing Reserve Fund when considering rezoning applications with 60 or fewer dwelling units. The contributions are sought in lieu of built low-end-of-market rental (LEMR) housing units. In this case, the rezoning application proposes a three-unit townhouse development. The applicant is required to provide a cash-in-lieu contribution to the Affordable Housing Reserve Fund in the amount of \$12.00 per buildable square foot consistent with the Affordable Housing Strategy and Section 5.15 of Richmond Zoning Bylaw 8500 for rezoning applications that propose the "Low Density Townhouses (RTL4)" zone outside of City Centre. For this proposal, the total contribution requirement is \$60,647.25 and the applicant must provide this to the City prior to final adoption of the rezoning bylaw.

### Accessibility

Consistent with the OCP guidelines regarding accessible housing, the applicant proposes to provide aging-in-place features in all of the units (e.g., stairwell handrails, lever-type handles for plumbing fixtures and door handles and solid blocking in washroom walls for future grab bar installation beside toilet, bathtub and shower). In addition, the applicant proposes one Convertible Unit (Unit 3). Further review of the Convertible Unit design will be undertaken as part of the Development Permit (DP) application review process.

### Tree Removal and Replacement

There are no trees on the subject property nor within close proximity to common property lines.

Eight bylaw-sized trees that were previously located on-site prior to the submission of this Rezoning application were assessed and approved for removal in December 2020 through a Tree Removal Permit associated with the Demolition Permit application for the former dwelling located on-site. Since this Rezoning application was submitted shortly after tree removal, replacement trees are to be provided at a 2:1 ratio (for a total requirement of 16 replacement trees), consistent with the OCP.

The preliminary landscape plan submitted as part of this rezoning application illustrates that eight replacement trees of a variety of species are proposed to be planted in the yards along Williams Road and Leonard Road (Attachment 5). In lieu of planting the remaining eight required replacement trees that cannot be accommodated on-site, the applicant is required to submit a contribution to the City's Tree Compensation Fund in the amount of \$6,144.00.

Through the DP application review process, the landscape plan will be further refined to provide for a mix of coniferous and deciduous tree species (minimum 8 cm caliper or 4 m high).

To ensure that the replacement trees are planted and the landscape plan is adhered to, the applicant is required to submit a Landscaping Security prior to DP issuance in the amount of 100 per cent of a cost estimate prepared by the Registered Landscape Architect (including installation and a 10 per cent contingency). A legal agreement is to accompany the Security, which is to set the terms for its use and release.

### Variances Requested

The preliminary conceptual development plans comply with the “Low Density Townhouses (RTL4)” zone of Richmond Zoning Bylaw 8500, with the exception that variance requests will be sought as part of the Development Permit application to:

- reduce the minimum required lot width from 40.0 m to 18.11 m;
- reduce the minimum exterior side yard setback along Leonard Road from 6.0 m to 4.5 m; and
- allow three small vehicle parking spaces.

Staff is supportive of the variance requests for the following reasons:

- The variance to the minimum required lot width is a technical variance as the redevelopment proposal involves only the subject site, which will have an average lot width of 18.11 m after the required road dedication. A functional site plan that meets the design guidelines in the OCP is achievable for this townhouse proposal and the opportunity exists for the adjacent property to the east to redevelop in the future with shared vehicle access through the subject site.
- The proposed 4.5 m exterior side yard setback along Leonard Road enables a deeper setback to be provided to the east property line, resulting in greater separation from the existing adjacent single-family house to the east at 8260 Williams Road. Although the setback is reduced, the proposal maintains consistency with the minimum private outdoor space guidelines in the OCP through provision of yards at ground level and secondary decks for two out of the three units.
- The Zoning Bylaw requires a minimum of 50 per cent of vehicle parking spaces to be standard spaces on a site where the total parking provision is 31 or more spaces. Due to the small size of the proposed development (i.e., three townhouse units), the total on-site resident parking requirement is six spaces. Were the total parking provision 31 or more spaces, the proposed percentage of small vehicle parking spaces would comply (i.e., 50 per cent). The variance request to allow three small vehicle parking spaces provides for a more functional ground floor plan.

The City’s Transportation Department has reviewed this redevelopment proposal and supports the variance request, along with the applicant’s proposal to increase the amount of resident bike parking spaces from 1.25 spaces per unit to 2.00 spaces per unit for a total of six resident bike parking spaces as a Transportation Demand Management (TDM) measure, which is to be secured through registration of a legal agreement on Title prior to rezoning bylaw adoption.

### Energy Step Code

Consistent with the City's Energy Step Code requirements, the project architect has confirmed that the applicable Energy Step Code performance target has been considered in the proposed design. The proposal is anticipated to achieve Step 3 + EL-4 of the Energy Step Code.

Further details on how the proposal will meet this commitment will be reviewed as part of the DP and Building Permit (BP) application review processes.

### Site Servicing

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into a SA for the design and construction of: a storm sewer upgrade to 600 mm along Williams Road; an extension of the sanitary sewer along Leonard Road to service and connect to the subject site and to cut and cap the existing sanitary sewer connection at the southwest corner of the property; and the required water, storm and sanitary service connections. As part of the SA, the applicant is also to undertake a capacity analysis of the existing and ultimate condition for the sanitary lines along the west side of Leonard Road and the downstream pipes further south to determine their adequacy, and if they are inadequate the applicant will then be required to design and upgrade the inadequate lines as part of the SA.

The SA is also to include the design and construction of the road and boulevard improvements described previously in this report (e.g., road widening on the east side of Leonard Road, as well as new treed/grassed boulevards and sidewalks along Leonard Road and Williams Road).

Complete details on the scope of the site servicing and frontage improvements are included in Attachment 6.

### **Future Development Permit Application Considerations**

A DP application is required to be processed to a satisfactory level prior to final adoption of the rezoning bylaw. The DP application will involve further review of the form and character of the proposed development to ensure it is consistent with the design guidelines for multi-family development contained within the OCP, and further refinements may be made to the drawings as part of the review. This includes, but is not limited to:

- Refinement of the site plan and landscape plan to finalize the drive-aisle design, pedestrian circulation in the south portion of the site and the location of heat pump units.
- Further examination of the floor plans to re-orient or remove the third storey deck proposed for the middle unit.
- Enhancement of the tree and plant schedule to the landscape plan to provide for a mix of deciduous and coniferous trees, as well as examination of additional planting opportunities to provide for visual interest and screening at key areas.
- Refinement of the DP drawings to illustrate a more accurate concept for the required off-site improvements along Williams Road and Leonard Road and transitions to existing conditions to the east and south.



- Reviewing and finalizing the proposed exterior building material and colour palette.
- Confirming that all aging-in-place and convertible unit features have been incorporated into dwelling design.
- Reviewing the applicant's response to the principles of Crime Prevention Through Environmental Design (CPTED).
- Further review of the environmental sustainability features to be incorporated into the project and confirmation of compliance with the applicable Energy Step Code.

Additional items may be identified as part of the DP application review process.

### **Financial Impact**

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

### **Conclusion**

This application is to rezone the property at 8240 Williams Road to the "Low Density Townhouses (RTL4)" zone, to permit the property to be developed for three townhouse units with vehicle access to Williams Road.

This rezoning application complies with the land use designations and applicable policies for the subject site that are contained within the OCP.

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

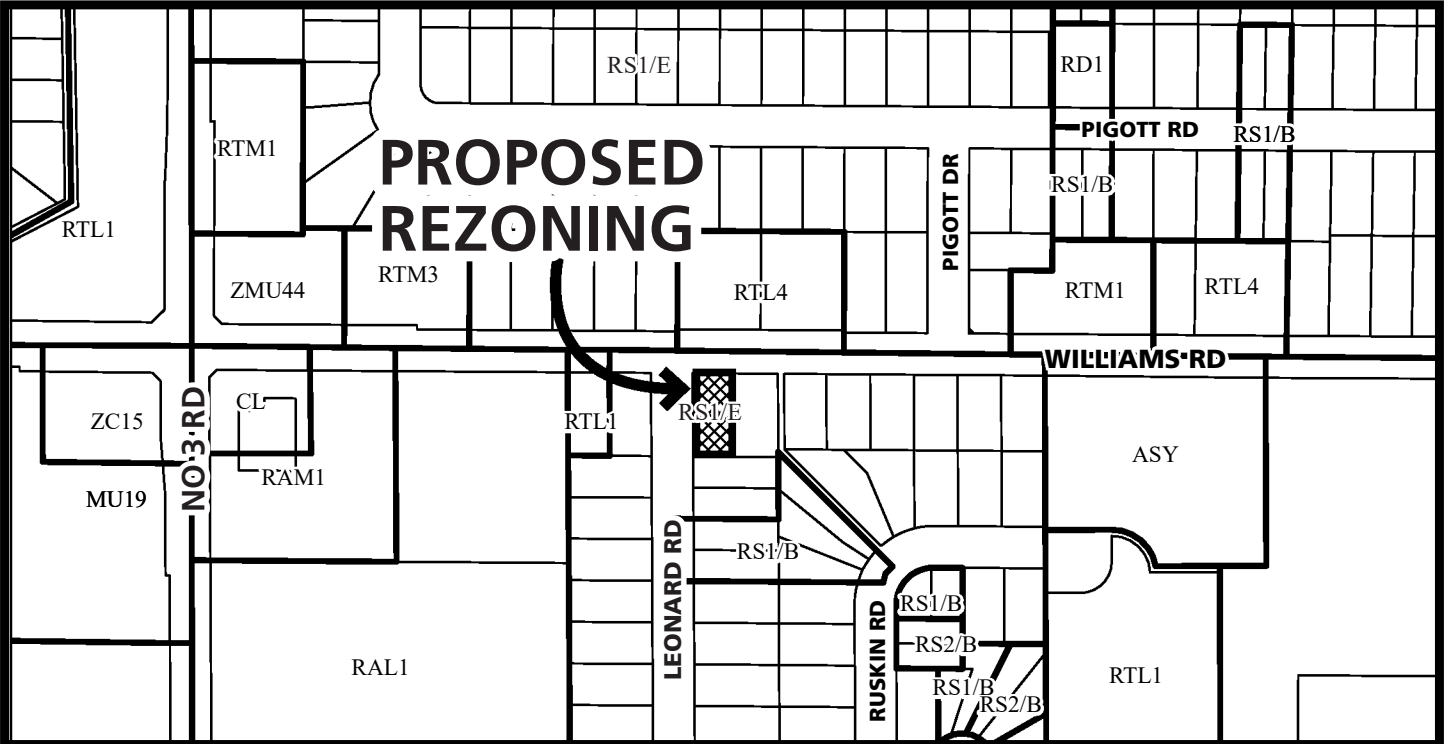
It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10578 be introduced and given first, second and third reading.



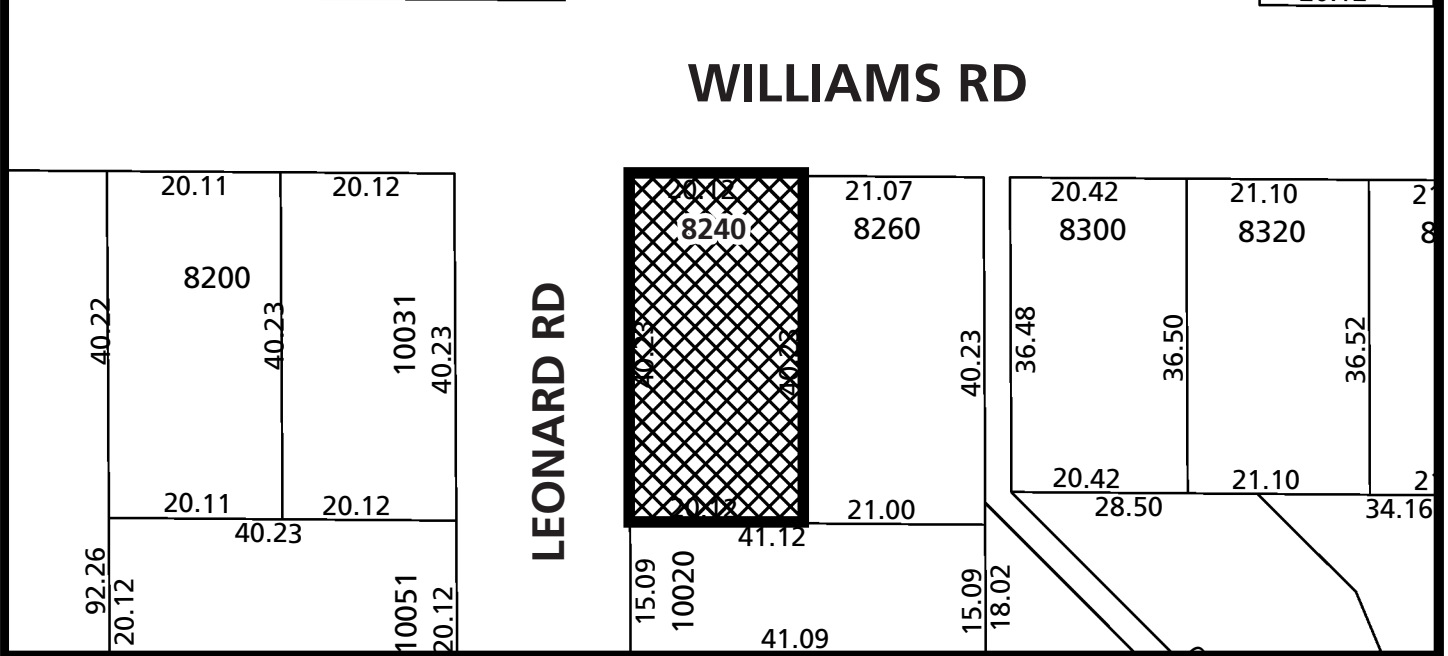
Cynthia Lussier  
Planner 2  
(604-276-4108)

CL:js

- Att. 1: Location Map/Aerial Photo  
2: Development Application Data Sheet  
3: Site Survey  
4: OCP Planning Area Map  
5: Conceptual Development Plans  
6: Rezoning Considerations



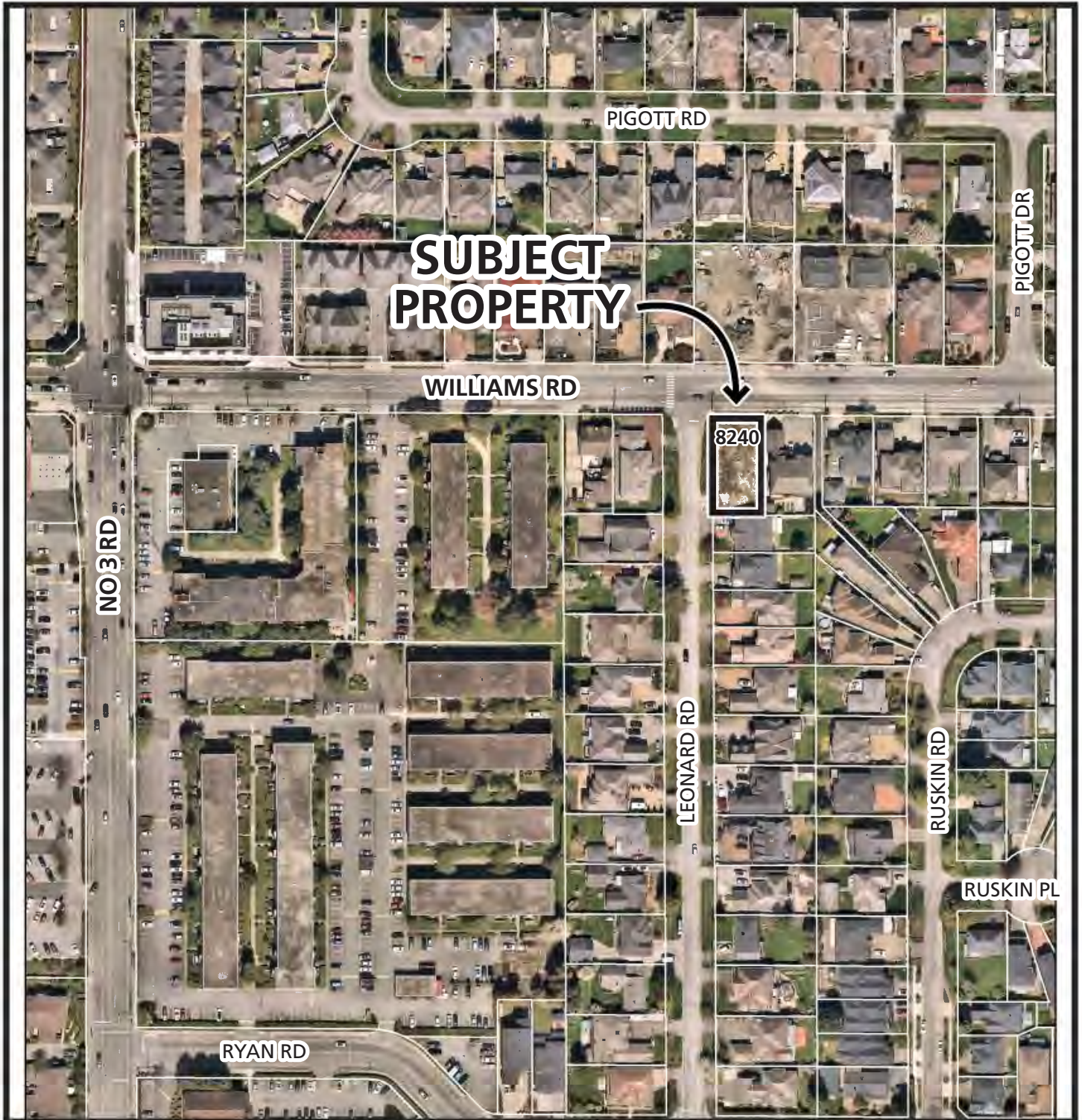
8171 20.12	8191 20.12	8211 20.12	8231 40.23	8251 40.23	8291 40.23	8311 20.12	8331 20.12
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	<h1>RZ 21-934592</h1>	<p>Original date: 07/05/21 Revision Date: 06/17/24 Note: Dimensions are in METRES</p>
<p>PLN - 64</p>		



City of  
Richmond



**SUBJECT  
PROPERTY**

8240



**RZ 21-934592**

**PLN - 65**

Original date: 07/05/21

Revision Date: 06/17/24

Note: Dimensions are in METRES



**RZ 21-934592**

Address: 8240 Williams Road

Applicant: Asteria Properties Inc.

Planning Area(s): Broadmoor

	<b>Existing at the time of staff report writing</b>	<b>Proposed</b>
<b>Owner:</b>	1412495 BC Ltd.	To be determined
<b>Site Size:</b>	809 m <sup>2</sup> (8,708 ft <sup>2</sup> )	782.54 m <sup>2</sup> (8423 ft <sup>2</sup> )
<b>Land Uses:</b>	Vacant lot	Townhouses
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
<b>Number of Units:</b>	0	3

<b>On Future Lot</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Floor Area Ratio:	Max. 0.60	0.56	None permitted
Buildable Floor Area:	469.53 m <sup>2</sup> (5,053 ft <sup>2</sup> )	434.80 m <sup>2</sup> (4,680 ft <sup>2</sup> )	None permitted
Lot Coverage – Buildings:	Max. 40%	33%	None
Lot Coverage – Buildings, Structures and Non-porous Surfaces:	Max. 65%	64%	None
Lot Coverage – Live Landscaping:	Min. 25%	28%	None
Setback – Front Yard (Williams Road):	Min. 6.0 m	6.0 m	None
Setback – Exterior Side Yard (Leonard Road):	Min. 6.0 m	4.5 m	Variance Requested
Setback – Interior Side Yard:	Min. 3.0 m	7.2 m	None
Setback – Rear Yard:	Min. 3.0 m	4.5 m (ground floor) 6.0 m (second floor)	None
Lot Dimensions:	Min. Width: 40.0 m Min. Depth: 35.0 m	Width: 18.11 m (average) Depth: 35.32 m	Variance Requested
Building Height:	Max. 12.0 m (3 storeys)	11.41 m (2 to 3 storeys)	None
Parking Spaces – Resident:	Min. 2.0/unit (Min. 6 spaces)	6 spaces	None
Parking Spaces – Visitor:	Min. 0.2/unit (Min. 1 space)	1 space	None
<b>Total:</b>	<b>7 spaces</b>	<b>7 spaces</b>	<b>None</b>

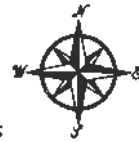
<b>On Future Lot</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Tandem Parking Spaces:	Max. 50% (3 spaces)	None	None
Standard Parking Spaces:	100% (6 spaces)	50% (3 spaces)	Variance Requested
Small Parking Spaces:	Not permitted	50% (3 spaces)	

**TOPOGRAPHIC SURVEY OF LOT 3**  
**SECTION 33 BLOCK 4 NORTH RANGE 6 WEST**  
**NEW WESTMINSTER DISTRICT PLAN 14866**

#8240 WILLIAMS ROAD,  
 RICHMOND, B.C.  
 P.I.D. 001-947-338

SCALE: 1:200

ALL DISTANCES ARE IN METRES AND DECIMALS  
 THEREOF UNLESS OTHERWISE INDICATED



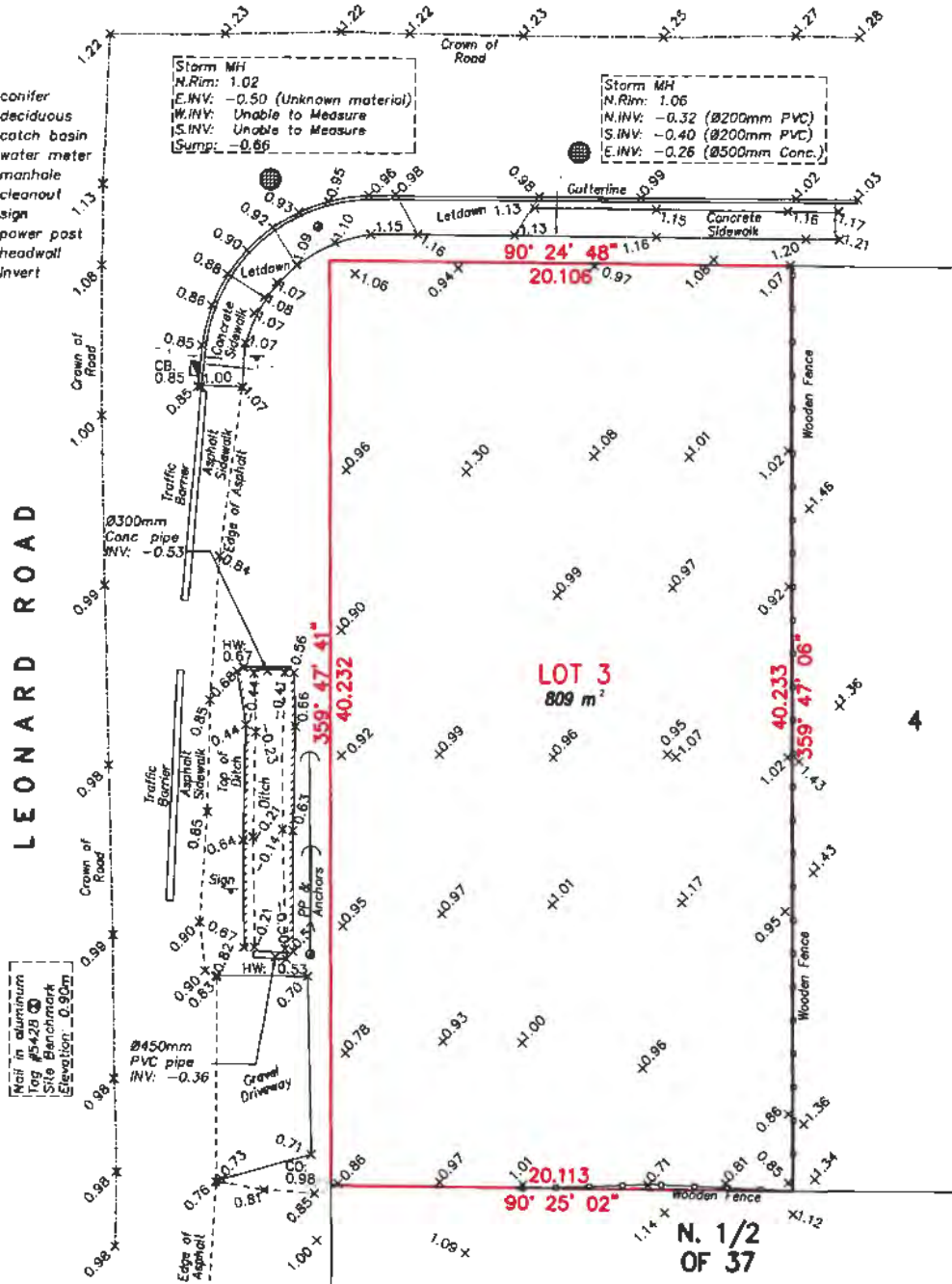
**WILLIAMS ROAD**

**LEGEND:**

- (C) denotes conifer
- (D) denotes deciduous
- ☐ denotes catch basin
- ⊞ denotes water meter
- denotes manhole
- denotes cleanout
- ⚡ denotes sign
- ⊙ denotes power post
- HW denotes headwall
- INV. denotes invert

Storm MH  
 N.Rim: 1.02  
 E.INV: -0.50 (Unknown material)  
 W.INV: Unable to Measure  
 S.INV: Unable to Measure  
 Sump: -0.66

Storm MH  
 N.Rim: 1.06  
 N.INV: -0.32 (Ø200mm PVC)  
 S.INV: -0.40 (Ø200mm PVC)  
 E.INV: -0.26 (Ø500mm Conc.)



Iron in aluminum  
 Tag #5428  
 Site Benchmark  
 Elevation: 0.5027

© copyright  
 J. C. Tam and Associates  
 Canada and B.C. Land Surveyor  
 115 - 8833 Odlin Crescent  
 Richmond, B.C. V6X 3Z7  
 Telephone: 214-8928  
 Fax: 214-8929  
 E-mail: office@jctam.com  
 Website: www.jctam.com  
 Job No. 6578  
 FB-309 P37-41; FB-430 P90  
 Drawn By: 10/LK

**NOTE:**  
 Elevations shown are based  
 on City of Richmond HPN  
 Benchmark network.  
 Benchmark: HPN #205  
 Control Monument 77H4827  
 Elevation: 1.044m  
 Benchmark: HPN #231  
 Control Monument 19713  
 Elevation: 3.419m

**NOTE:**  
 Use site Benchmark Tag #5428  
 for construction elevation control.

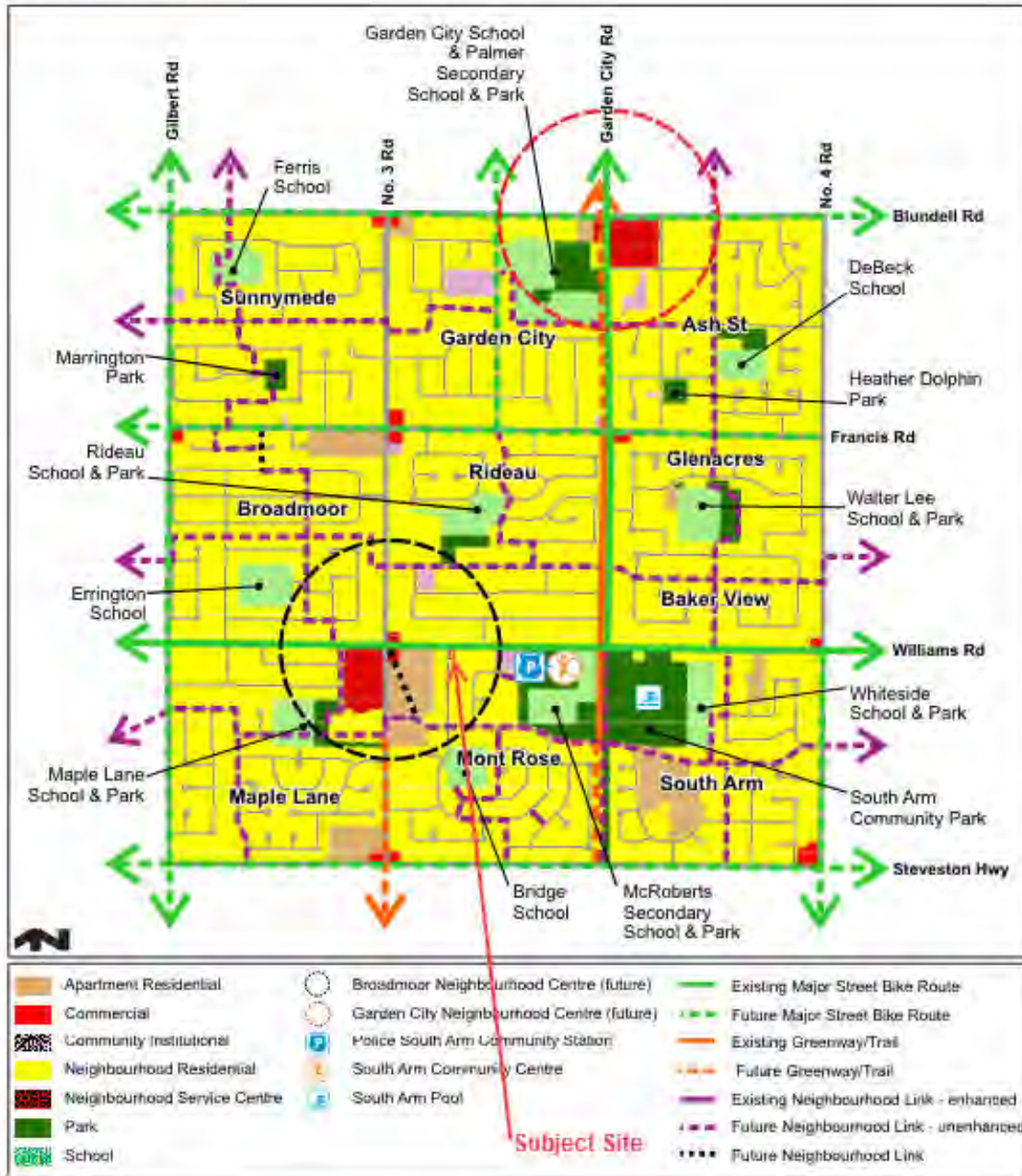
**CERTIFIED CORRECT:**  
 LOT DIMENSION ACCORDING TO  
 FIELD SURVEY.  
 Digitally signed by  
 Johnson Tam JQQ5M3  
 Date: 2023.09.26  
 08:03:46 -0700  
**Johnson Tam**  
**JQQ5M3**  
 JOHNSON C. TAM, B.C.L.S., C.L.S.  
**September 25th, 2023.**

DWG No. 6578-Topo-02

PLN - 68



6. Broadmoor



# 8240 WILLIAMS RD - 3-UNIT TOWNHOUSE DEVELOPMENT

## PROJECT DATA

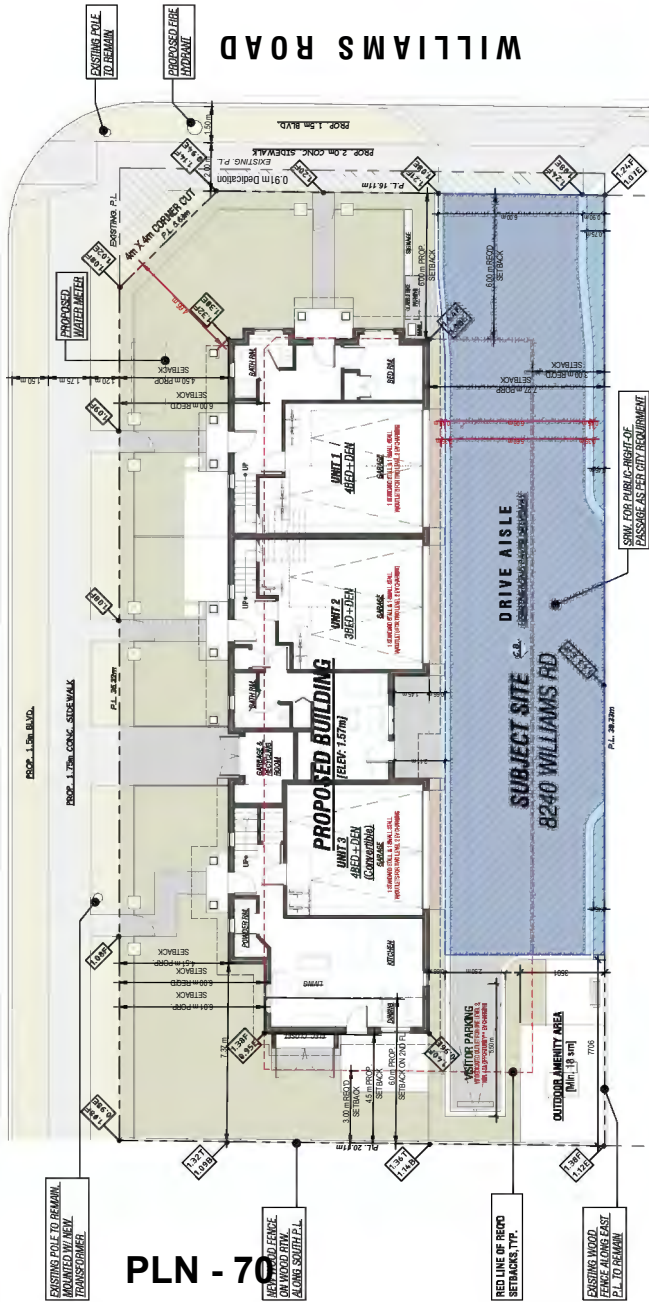
City Address	8240 Williams Rd, Richmond BC
Legal Description	LOT 3, SECTION 33 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 14866
PID	001-047-3319
Grass Site Area	190.02 sqm (8708.19 sq ft)
Designations	4m x 4m Corner Call @ 0.91m Front Road Dedication - 25.47 sqm (281.94 sq ft)
Net Site Area	782.54 sqm (8423.29 sq ft)

Land Uses	Single-family	Townhouses
DDP Designation	Neighbourhood Residential	Neighbourhood Residential
Zoning	RS1C (Single Detached)	RL1.1 (Low Density) Townhouses
Number of Units	1	3

City Planning Development Sbs	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.60	0.65	None
Buildable Floor Area (sqm)	Max. 493.53 sqm (5353.94 sq ft)	434.69 sqm (4660.81 sq ft)	None
Lot Coverage (% of Net Site Area)	Building Max. 40%	Building: 33%	None
Lot Size (sqm)	Non-porous Surface Max. 65%	Non-porous Surface: 64%	None
Lot Dimensions (m)	Live Landscaping: 20%	Live Landscaping: 20%	None
Setbacks (m)	None	Width: 20.1m	None
Height (m)	Front: Min. 6.0m	Front: 6.0m	Relaxation needed
	Rear: Min. 3.0m	Rear: 4.5m @ 1st FL, & 6.0m @ 2nd FL	Relaxation needed for Exterior Side yard (please refer to Site plan where the building footprint extends beyond the Red Line or required setbacks)
	Max. 7.20m	Exterior Side: 4.5m	None
	Off-street Parking (0.2 per unit)	Interior Side: 7.27m	None
	6 Residents + 1 Visitor	11.4m	None
	3.65%	None	Relaxation needed
	None	None	None
	None	None	None
	100% of resident parking spaces	100% of resident parking spaces	None
	4 Class (11.25 per unit) + 1 Class 2 (0.2 per unit)	6 Class 1 + 1 Class 2	None
	Min 50 sqm or Cap-In-Use	Cap-In-Use	None
	Min: 18 sqm (60.02 sqm per Unit)	263 sqm	None

\* Opportunity charging is defined as Level 2 charging (or higher) for an electric vehicle sponsored by a minimum 40A wh dedicated electrical circuit for the parking space.

## LEONARD ROAD



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



No.	Date	Revision	Consultant
1	July 9, 2021	REV EXISTENCE	
2	July 15, 2022	REV PROVISION 1	
3	Nov 9, 2023	DDP Submission	
4	Nov 30, 2023	REV PROVISION 2	
5	May 28, 2024	REV PROVISION 3	

**Kenneth Kim Architecture Inc.**  
 1: 779-929-7171 | 604-800-0278  
 2: 1000 West Broadway  
 3: 1000 West Broadway  
 4: Vancouver, BC V6E 2E6



**SITE AERIAL PHOTO**

Project Title	Sheet Title	File number:	Book:
3-UNIT TOWNHOUSE	PROJECT DATA	Drawn: _____	Cl: _____
8240 Williams Rd, Richmond		Checked: _____	Doc. no. _____
		Print date: _____	Rev: _____
			May 28, 2024





AERIAL VIEW LOOKING WESTWARD



AERIAL VIEW LOOKING EASTWARD




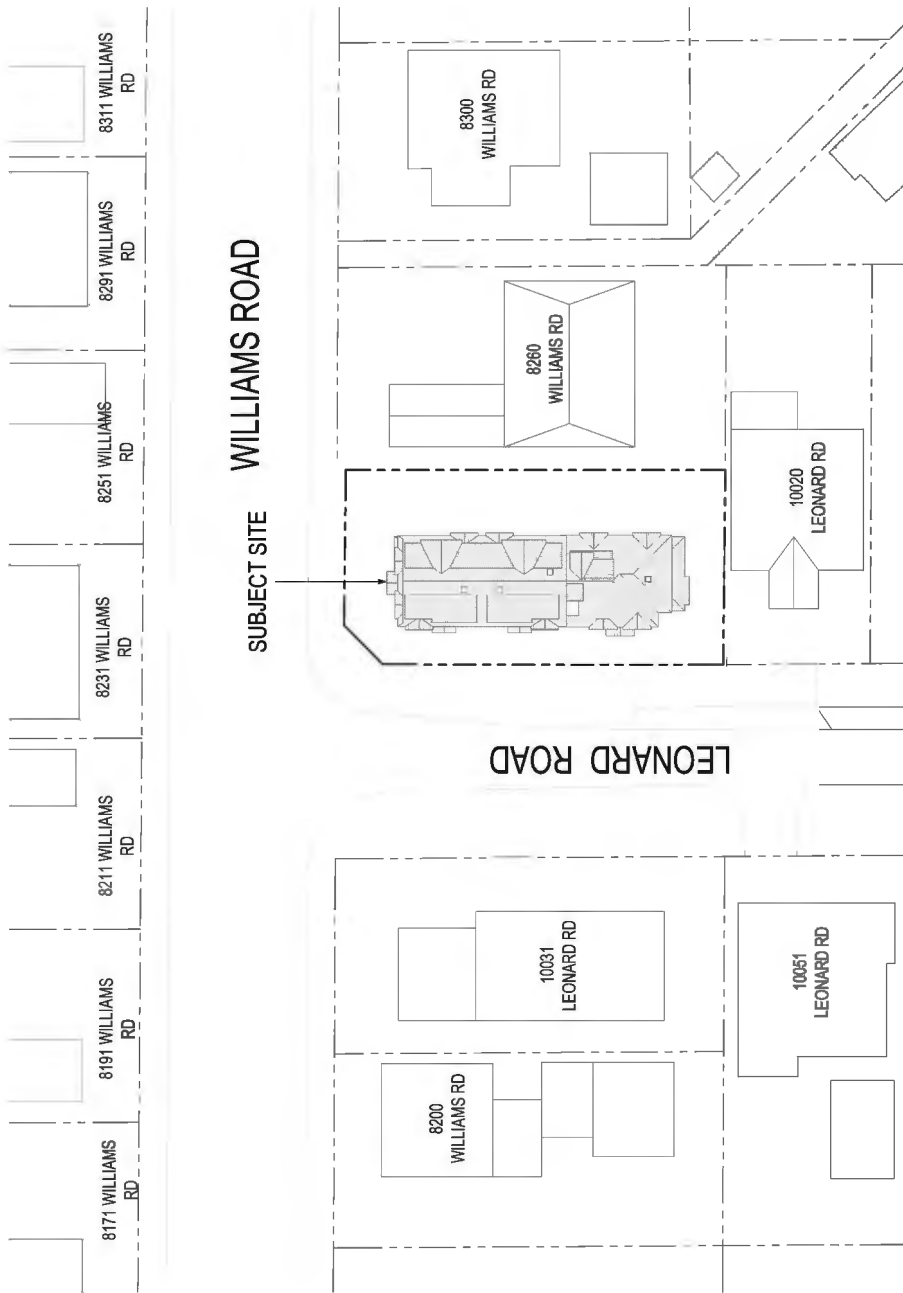
AERIAL VIEW LOOKING SOUTHWESTWARD



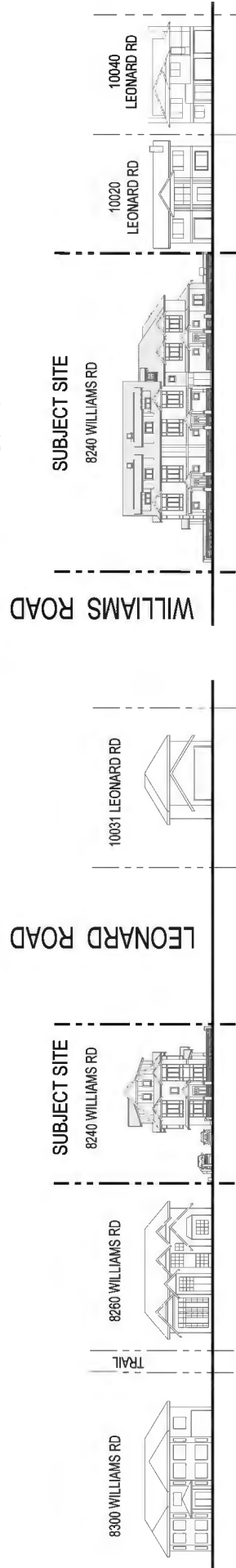
AERIAL VIEW LOOKING NORTHEASTWARD

PLN - 71

 <b>Kenneth Kim Architecture Inc.</b> <small>1774 Broadway / 10th Floor          New York, NY 10019          Tel: 212-691-1000          Fax: 212-691-1001          www.kimkim.com</small>	<b>Consultants</b>		<b>Revision</b>		<b>Date</b>		<b>No.</b>	
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<b>Project Title</b> <b>3-UNIT TOWNHOUSE</b> 8240 Williams Rd, Richmond			<b>Sheet Title</b> <b>PERSPECTIVES</b>			<b>File number:</b> Drawn: [Name] Cl: [Name] Checked: [Name] JOC Print date: May 28, 2024		
<b>A0.2</b>								




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



**STREETSCAPE ELEVATION (WILLIAMS RD.)**  
SCALE: 1" = 20'-0"

**STREETSCAPE ELEVATION (LEONARD RD.)**  
SCALE: 1" = 20'-0"

 <p><b>Kenneth Kim Architecture Inc.</b> 17700 Woodloch Forest Dr., Suite 200 Houston, TX 77057</p>	<p><b>Project Title</b> 3-UNIT TOWNHOUSE 8240 Williams Rd, Richmond</p>		<p><b>Sheet Title</b> SITE CONTEXT PLAN</p>		<p><b>File number:</b> Drawn: _____ Checked: _____ Print date: May 28, 2024</p>																		
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VIEW FROM WILLIAMS ROAD

**ELEVATION NOTES**

- 1 Face Brick, Charcoal
- 2 Hardie Board with Trim, Medium Grey
- 3 Board & Batten Siding, Dark Grey
- 4 Hardie Single Siding, Brown
- 5 Asphalt Shingles, Grey



PLN - 73



**Kenneth Kim Architecture Inc.**  
 7740 20th Ave S, Suite 100  
 Richmond, BC V6X 2E6  
 Tel: 604-273-1111  
 Fax: 604-273-1112  
 www.kkimarch.com

**Consultants**

No.	Date	Revision
5	May 28 2024	RZ Revisión 3
4	Nov 20 2023	RZ Revisión 2
3	Nov 9 2023	DP Submission
2	Nov 15 2022	RZ Revisión 1
1	July 9 2021	RZ Submission

Consultants

Sheet Title  
**ELEVATIONS**

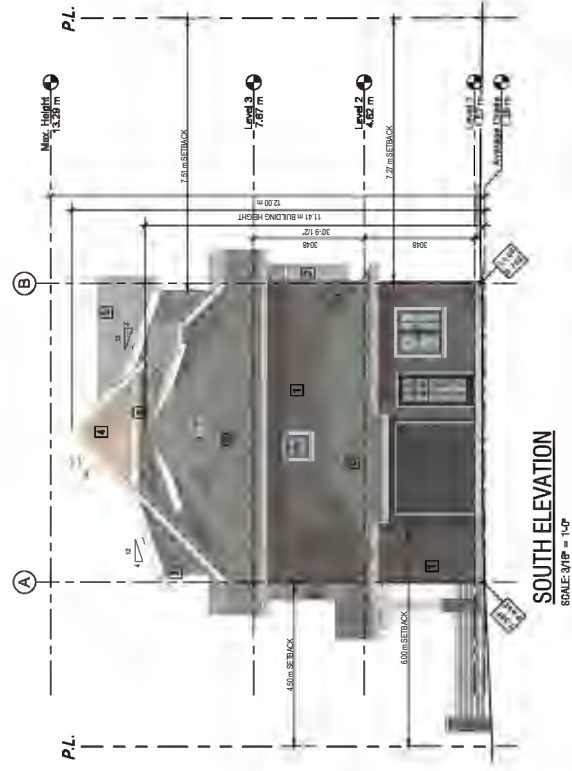
Project Title  
**3-UNIT TOWNHOUSE**

5240 Williams Rd, Richmond

File number:  
 Drawn:  
 Checked:  
 Print date: May 28, 2024

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 May 28, 2024

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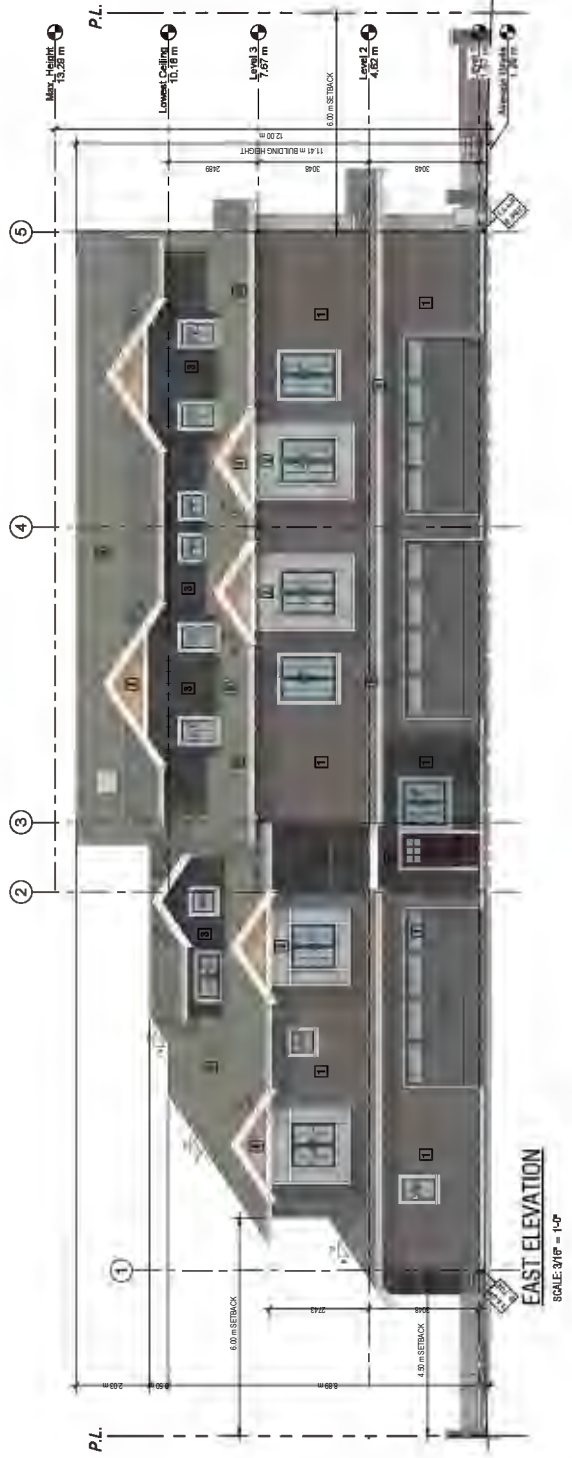


**SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"


**ELEVATION NOTES**

- 1 Face Brick, Charcoal
- 2 Hardie Board with Trim, Medium Grey
- 3 Board & Batten Siding, Dark Grey
- 4 Hardie Shingle Siding, Brown
- 5 Asphalt Shingles, Grey

PLN - 74



**EAST ELEVATION**  
SCALE: 3/16" = 1'-0"

 <p><b>Kenneth Kim Architecture Inc.</b> 1774 West Beaver Creek Road, Suite 100 Richmond Hill, Ontario L4B 1P2 Tel: (905) 882-1111 Fax: (905) 882-1112 www.kkimarch.com</p>	<p>This document is the property of Kenneth Kim Architecture Inc. and shall remain the property of Kenneth Kim Architecture Inc. It is to be used only for the project and location specified herein. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Kenneth Kim Architecture Inc.</p>		<p><b>Revision</b></p> <table border="1"> <tr> <th>No.</th> <th>Date</th> <th>Revision</th> </tr> <tr> <td>5</td> <td>May 28 2024</td> <td>RFZ Revise 3</td> </tr> <tr> <td>4</td> <td>Nov 30 2023</td> <td>RFZ Revise 2</td> </tr> <tr> <td>3</td> <td>Nov 3 2023</td> <td>DPF Submission</td> </tr> <tr> <td>2</td> <td>June 15 2023</td> <td>RFZ Revise 1</td> </tr> <tr> <td>1</td> <td>July 9 2021</td> <td>RFZ Submission</td> </tr> </table>		No.	Date	Revision	5	May 28 2024	RFZ Revise 3	4	Nov 30 2023	RFZ Revise 2	3	Nov 3 2023	DPF Submission	2	June 15 2023	RFZ Revise 1	1	July 9 2021	RFZ Submission	<p><b>Consultants</b></p>	
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A3.2



POINT LANDSCAPE STUDIO INC.

778663278  
 YH@POINTLANDSCAPE.COM  
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**REVISIONS:**

NO.	DATE	DESCRIPTION
1	10/11/2021	ISSUED FOR PERMITTING
2	05/11/2022	ISSUED FOR PERMITTING
3	07/20/2022	ISSUED FOR PERMITTING
4	08/11/2022	ISSUED FOR PERMITTING

STAMP:

PROJECT NAME:

8240 WILLIAMS RD., RICHMOND

DRAWING TITLE:  
**PRELIMINARY  
 LANDSCAPE/SITE PLAN**

PLS PROJECT NUMBER:  
 2100

DATE:  
 JUL2022

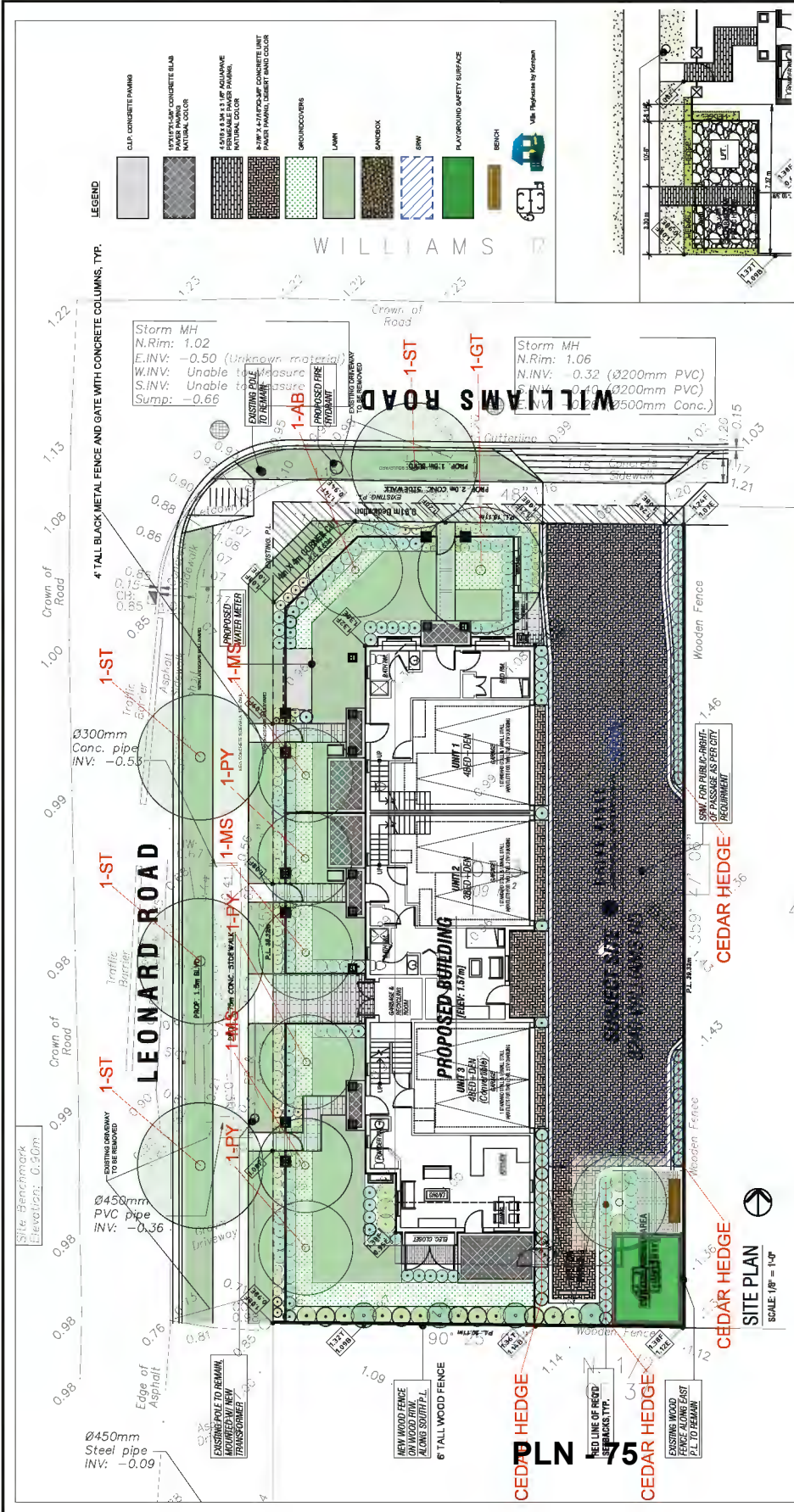
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SCALE:  
 1/8"=1'-0"

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OF: 1



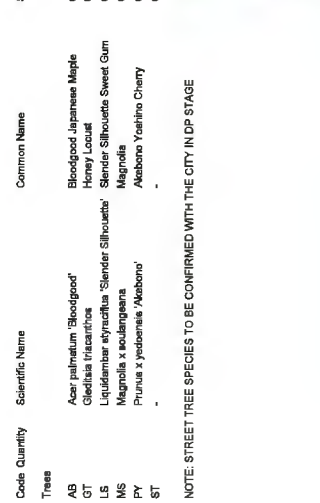
**2 LPT CONCEPT PLAN (if applicable)**  
 SCALE: 1/8" = 1'-0"

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

**TREE LIST**

Code	Quantity	Scientific Name	Common Name	Size	Spacing	Note
AB		Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	Cal. 6m	As Shown	REPLACEMENT TREE
GT		Gleditsia triacanthos	Honey Locust	As Shown	As Shown	REPLACEMENT TREE
LS		Liquidambar styraciflua 'Slender Silhouette'	Slender Sillhouette Sweet Gum	Cal. 6m	As Shown	REPLACEMENT TREE
MS		Magnolia x soulangeana	Magnolia	Cal. 6m	As Shown	REPLACEMENT TREE
PY		Prunus x yedoensis 'Akabono'	Akabono Yoshino Cherry	Cal. 6m	As Shown	REPLACEMENT TREE
ST				Cal. 6m	As Shown	STREET TREE

NOTE: STREET TREE SPECIES TO BE CONFIRMED WITH THE CITY IN DP STAGE





**Address:** 8240 Williams Road

**File No.:** RZ 21-934592

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10578, the applicant is required to complete the following:**

1. **(Development Permit)** The submission and processing of a Development Permit\* application completed to a level deemed acceptable by the Director of Development.
2. **(Road Dedication)** 4.0 m by 4.0 corner cut road dedication at the northwest corner of the subject site and 0.91 wide road dedication along the entire Williams Road frontage. Note: this may require an overlay of the proposed functional plan with the dedication plan along with signed and sealed confirmation from a Professional Engineer that the required improvements can be accommodated within the dedication area.
3. **(Access to Future Adjacent Development)** 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 to enable future potential public shared access to adjacent development to the east, including the installation of wayfinding and other appropriate signage on the subject property, and requiring a covenant that the owner provide written notification of this through the disclosure statement to all initial purchasers, provide an acknowledgement of the same in all purchase and sale agreements, and post signage in the initial sales centre advising purchasers of the potential for these impacts. The maintenance & liability responsibility is to be clearly noted in the legal agreement and, the design of the drive-aisle must be prepared in accordance with good engineering practice with the objective to optimize public safety.
4. **(Flood Indemnity Covenant)** Registration of a flood indemnity covenant on title (Area A).
5. **(No Rental and Age Restrictions)** Registration of a restrictive covenant prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.
6. **(TDM] Measures)** Registration of a legal agreement to secure City acceptance of the applicant's voluntary contribution of 2.00 resident bike parking spaces per unit as a Transportation Demand Management (TDM) measure associated with the proposed parking supply.
7. **(Contribution – Indoor Amenity)** City acceptance of the applicant's voluntary contribution in the amount of \$2,066.00 per dwelling unit (e.g. \$6,198.00) in-lieu of the provision of on-site indoor amenity space to the City's Recreation Facilities Reserve Fund. In the event that the contribution is not received within one year of the rezoning bylaw receiving third reading, the contribution shall be recalculated based on the rate in effect at the time of payment, as updated periodically by the City.
8. **(Contribution – Affordable Housing)** City acceptance of the applicant's voluntary contribution in the amount of \$12.00 per buildable square foot (e.g. \$60,647.25) to the City's Affordable Housing Reserve Fund.
9. **(Voluntary Tree Replacement Contribution)** City acceptance of the applicant's voluntary contribution in the amount of \$6,144.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City in-lieu of planting the balance of required replacement trees on-site.
10. **(Contribution – Pedestrian Traffic Signal)** City acceptance of the applicant's voluntary contribution in the amount of \$15,000.00 towards the installation of a special crosswalk at the Williams Road/Leonard Road intersection. The ultimate works are to include (but are not limited to): signal poles and cabinet; LED/luminaires; amber flashers; and new standard Audible Pedestrian Signal pushbuttons.
11. **(Fees - Notices)** Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

12. **(Servicing Agreement)** Enter into a Servicing Agreement\* for the design and construction of the servicing and frontage improvements described herein. 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. The scope of works is include, but is not limited to:

*Water Works:*

- a) Using the OCP Model, there is 518 L/s of water available at a 20 psi residual at the 8240 Williams Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b) The applicant is required to coordinate with Richmond Fire-Rescue to confirm whether fire hydrants are required along the proposed development's William Road frontage. If required by RFR, the necessary water main and hydrant installations shall be reviewed by the City's Engineering Department and added to the scope of the SA design.
- c) At the applicant's cost, the applicant is required to:
  - i. Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm 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 (BP) stage building designs.
  - ii. Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
  - iii. Provide a Statutory Right-of-Way (SRW) for the water meter to be located on site. Minimum SRW dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact SRW dimensions to be finalized during the SA design review process.
- d) At the applicant's cost, the City will:
  - i. Cut and cap at the main the existing water service connection and remove the existing water meter.
  - ii. Provide a new service connection complete with water meter. The water service connection shall be tied in to the existing watermain at the Leonard Rd frontage. Details will be finalized as part of the SA design review process.
  - iii. Complete all tie-ins for the proposed works to existing City infrastructure.

*Storm Sewer Works:*

- e) At the applicant's cost, the applicant is required to:
  - i. Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the SA design review process.
  - ii. Remove the manhole closest to the northwest corner of the property to allow for drainage upgrade.
  - iii. Upgrade the existing drainage on the Williams Road frontage (approximately 30 m) to 600 mm starting from the Leonard Road center line to the east property line of the subject site, complete with manholes.
  - iv. Cut and cap the east storm sewer system on Leonard Road south of the existing manhole on Williams Road and north of the southwest new manhole aligned with the existing west storm sewer on Leonard Road for decommissioning. Fill as per MMCD and abandon.
  - v. Cut and cap the existing service connection on the southwest corner of the property.
  - vi. Install a new storm sewer in the middle of Leonard Road starting from the new drainage line on Williams Road to the south of the property line, complete with manholes. Tie back to the existing east and west 300 mm storm sewers, complete with inspection chambers.
  - vii. Install new service connections on Leonard Road to service the proposed development site and the property to its west, complete with inspection chambers. Details will be determined as part of the SA design review process.
  - viii. Subject to transportation's frontage improvement requirements, developer is to upgrade the existing drainage along the Leonard Road frontage from the south property line to the new man hole on Williams Rd.
- f) At the applicant's cost, the City will:
  - i. Complete all tie-ins for the proposed works to existing City Infrastructure.

*Sanitary Sewer Works:*

- g) At the applicant's cost, the applicant is required to:
- i. Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
  - ii. Under the applicable existing conditions outlined in the OCP, the applicant is to provide a capacity analysis for the existing and the ultimate condition. If the existing sanitary lines along the west side of Leonard Road and the downstream pipes further south are inadequate as per the capacity analysis, the applicant will then be required to upgrade the inadequate lines.
  - iii. Extend the sanitary sewer 2.0 meters north from the manhole between 10051 and 10031 Leonard Road, connecting it to a new manhole. From there, extend the sewer eastward to reach the property at 8240 Williams Road.
- h) At the applicant's cost, the City will:
- i. Provide a new service connection to the proposed site. The sanitary service connection shall be tied in to the existing sanitary system at the Leonard Road frontage.
  - ii. Cut and cap the existing sanitary connection at the southwest corner of the subject site.
  - iii. Complete all tie-ins for the proposed works to existing City infrastructure.

*Frontage Improvements:*

- i) Williams Road Frontage Improvements:
- i. The existing sidewalk behind the curb is to be removed and a new 2.0 m wide concrete sidewalk is required to be constructed along the new property line after the required road dedication. A 1.5 m wide landscaped boulevard is to be placed between the curb and the new sidewalk. The new sidewalk and boulevard are to transition to meet the existing frontage treatments to the east of the subject site. The cross-section elements of the frontage improvements (from south to north), are to include:
    - The subject site's new north property line.
    - 2.0 m wide concrete sidewalk.
    - 1.5 m wide grass boulevard with street trees.
    - 0.15 m wide curb.

Note: a 0.91 m wide road dedication across the entire Williams Road frontage is to be provided to support the required frontage improvements. A 4.0 m by 4.0 m corner cut road dedication is also required at the northwest corner of the subject site. The exact measurements of these dedications are to be determined as part of the road functional design process and legal surveys at SA stage.

- ii. All existing driveway crossings along the Williams Road frontage are to be closed. The applicant is responsible for the removal of the existing driveway crossings/letdowns and the replacement with barrier curb/gutter, boulevard and concrete sidewalk as per the standards described above.
  - iii. A new driveway off Williams Road is to be provided as far east within the frontage as possible.
- j) Leonard Road Frontage Improvements (Road Works):
- i. The City's Engineering Design Specifications for local roads (R-5-DS) require a pavement width of 8.5 m. The existing pavement width along the site's Leonard Road frontage is short of the established standards and is required to be widened. The Applicant is required to widen the existing pavement as per the following:
    - Measuring from the existing centreline of the road towards the site, widen the pavement to 4.25 m (one-half of the full 8.5 m pavement width).
    - Remove the existing extruded curb and construct new concrete curb/gutter along the edge of widened pavement.
    - Provide asphalt flare to meet existing edge of pavement to the south based on horizontal 1:20 taper with 1.0 m wide gravel shoulder.
    - Reconstruct the curb/gutter line at the southeast corner of the Leonard Road/Williams Road intersection based on a curb return radius of 5.5 m.



- Construct dual wheelchair ramps (R-12-SD) at the southeast corner of the Leonard Road/Williams Road intersection with landing pads per TAC standards.

Note: The exact dimensions of the above frontage improvements are to be determined as part of the road functional design process and legal surveys at SA stage.

- k) Leonard Road Frontage Improvements (Behind-the-Curb Works):
- i. Remove the existing asphalt pathway and construct a new concrete sidewalk and landscaped boulevard. The new sidewalk and boulevard are to transition to meet the existing frontage treatments to the south of the subject site including replacement of the existing extruded curbs. The cross-section elements of the frontage improvements (from east to west), are to include:
    - The subject site's west property line.
    - 0.95 m wide boulevard.
    - 2.0 m wide concrete sidewalk.
    - 1.5 m wide grass boulevard with street trees.
    - New 0.15 m wide east curb of Leonard Road.
- Note: The exact dimensions of the above frontage improvements are to be determined as part of the road functional design process and legal surveys at SA stage.
- l) All existing driveway crossings along the Leonard Road frontage are to be closed. The applicant is responsible for the removal of existing driveway crossings/let-downs and the replacement with barrier curb/gutter, boulevard with street trees and concrete sidewalk as per the standards described above.
- m) Road Functional Plans:
- i. Road Functional Plans are required for approval by the City. The plans are to show:
    - All road works and behind-the-curb frontage improvements along both road frontages as per the requirements identified above.
    - The layout of the southeast corner of the Williams Road/Leonard Road intersection.
    - Complete cross-sections of the required improvements along both road frontages.
    - Pavement marking and traffic/parking signage plans.
  - ii. Consult the City's Engineering Department comments below about utility requirements and include those requirements in the Road Functional Plans.
  - iii. Consult the City's Parks Department about the requirements for tree placement and include those requirements in the Functional Plans.

*Street Lighting:*

- n) At the applicant's cost, the applicant is required to:
- i. Review street lighting levels along all road and lane frontages, and upgrade as required.

*General Items:*

- o) At the applicant's cost, the applicant is required to:
- i. Complete other frontage improvements as per the City's Transportation Department requirements.
  - ii. Coordinate with BC Hydro, Telus, and other private communication service providers:
    - To pre-duct for future hydro, telephone and cable utilities along all road frontages.
    - Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - To underground overhead service lines.
  - iii. Locate/relocate all aboveground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all aboveground utility cabinets and kiosks located along the development's frontages, within the development's site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., SRW dimensions) 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 on the architectural plans/functional plan, the SA drawings, and registered prior to SA design approval:

BC Hydro PMT – 4.0 x 5.0 m  
BC Hydro LPT – 3.5 x 3.5 m  
Street light kiosk – 1.5 x 1.5 m  
Traffic signal kiosk – 2.0 x 1.5 m  
Traffic signal UPS – 1.0 x 1.0 m  
Shaw cable kiosk – 1.0 x 1.0 m  
Telus FDH cabinet – 1.1 x 1.0 m

- iv. Provide, prior to start of site preparation works or within the first SA submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
- v. Submit a proposed strategy at the BP stage for managing excavation de-watering. Note that the City's preference is to manage groundwater on-site or by removing and disposing at an appropriate facility. If this is not feasible due to volume of de-watering, the applicant will be required to apply to Metro Vancouver for a permit to discharge into the sanitary sewer system. If the sanitary sewer does not have adequate capacity to receive the volume of groundwater, the applicant will be required to enter into a de-watering agreement with the City wherein the applicant will be required to treat the groundwater before discharging it to the City's storm sewer system.
- vi. Not encroach into City SRWs with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into SRWs must be reviewed by the City's Engineering Department.
- vii. If applicable, coordinate the SA design for this development with the SA for the adjacent development(s), both existing and in-stream. The applicant's civil engineer shall submit a signed and sealed letter with each SA submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the SA designs are consistent. The City will not accept the first submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
  - Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
  - Pipe sizes, material and slopes.
  - Location of manholes and fire hydrants.
  - Road grades, high points and low points.
  - Alignment of ultimate and interim curbs.
  - Proposed street lights design.
- viii. Enter into, if required, additional legal agreements, as determined via the subject development's SA(s) and/or Development Permit(s), and/or BP(s) to the satisfaction of the Director of Engineering, 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 the Development Permit\* application being forwarded to the Development Permit Panel for consideration, the applicant is required to:**

- Submit written confirmation from a registered acoustic consultant that noise associated with proposed heat pump operation will comply with the City's Noise Regulation Bylaw, along with recommendations for any measures that may be used on-site to mitigate noise impacts from heat pump operation.

**Prior to Building Permit (BP)\* issuance, the applicant must complete the following requirements:**

- Incorporation of accessibility measures in BP plans as determined via the Rezoning and/or Development Permit processes (e.g., Aging-in-Place Features in all units, and Convertible Unit Features in the south unit of the building).
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The 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.

- If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
- Obtain a 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 BP. 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.
- If the development will be constructed in phases and stratified, a [Phased Strata Subdivision Application](#) is required. Each phase of a phased strata plan should be treated as a separate parcel, each phase to comply with the Richmond Zoning Bylaw 8500 in terms of minimum lot area, building setback and parking requirements. Please arrange to have the City's Approving Officer review the proposed phased boundaries in the early DP stages. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- If the development intends to create one or more air space parcels, an [Air Space Parcel Subdivision Application](#) is required. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- 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 concurrence on file)

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 10578 (RZ 21-934592)
8240 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. 001-947-338

Lot 3 Section 33 Block 4 North Range 6 West New Westminster District Plan 14866

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10578".

FIRST READING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Five horizontal lines for recording readings and conditions.

Approval stamp: CITY OF RICHMOND, APPROVED by [signature], APPROVED by Director or Solicitor [signature]

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER