



City of Richmond

Report to Committee Planning and Development Division

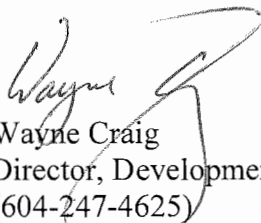
To: Planning Committee
From: Wayne Craig
Director, Development

Date: July 10, 2017
File: RZ 15-703334

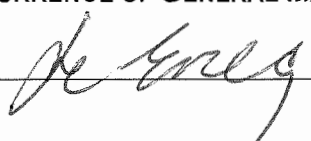
Re: Application by Yamamoto Architecture Inc. for Rezoning at 9511 and 9531 Williams Road from Single Detached (RS1/E) to Medium Density Townhouses (RTM2)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9740, to rezone 9511 and 9531 Williams Road from the "Single Detached (RS1/E)" zone to the "Medium Density Townhouses (RTM2)" zone, be introduced and given first reading.


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

Att. 6

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

Staff Report

Origin

Yamamoto Architecture Inc. has applied to the City of Richmond for permission to rezone 9511 and 9531 Williams Road (Attachment 1) from the “Single Detached (RS1/E)” zone to the “Medium Density Townhouses (RTM2)” zone in order to develop a seven-unit townhouse project. Vehicle access will be via the Statutory Right-of-Way for Public Passage over the internal drive aisle that is registered on the title of the adjacent property to the west at 9451 Williams Road. The subject site consists of two lots each of which currently contains one single-family dwelling that will be demolished.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 2).

Surrounding Development

Existing development immediately surrounding the subject site includes the following:

- To the North are single family dwellings on lots zoned “Single Detached (RS1/E)” on Ash Street.
- To the South are single family dwellings on lots zoned “Single Detached (RS1/E)” along Williams Road and South Arm Community Centre.
- To the East are single family dwellings on lots zoned “Compact Single Detached (RC/1)” and “Single Detached (RS1/E)”.
- To the West is a townhouse complex on a lot zoned “Medium Density Townhouses (RTM2)”.

Related Policies & Studies

Official Community Plan (OCP)

The OCP Bylaw 9000 land use designation for the subject site is “Neighbourhood Residential” where single-family, two-family, and multiple family housing are the principal uses. This development proposal is consistent with the land use designation.

Arterial Road Policy

On December 19, 2016, Council adopted the amended OCP Arterial Road Policy. Under the amended policy the subject site is designated as “Arterial Road Townhouse” in the OCP. The proposal is consistent with the Arterial Road Policy for the siting of townhouse developments.

Floodplain Management Implementation Strategy

The proposed development 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 adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9731.

Public Consultation

A rezoning sign is installed on the subject property. No comments have been received to date as a result of the sign on the property.

Should the Planning Committee endorse this application and Council grant 1st reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 9740, it will be forwarded to a Public Hearing, where area residents and other interested parties will have the opportunity to comment. Public notification for the Public Hearing will occur as per *Local Government Act* requirements.

Analysis

Built Form and Architectural Character

The Arterial Road Policy specifies a typical density of 0.60 to 0.70 FAR (Floor Area Ratio) for townhouse developments along arterial roads, subject to location of a subject site within 800 m of a City Community Centre, and on corner lots with required frontage improvements on two or more streets. The proposal for seven townhouses with a density of 0.65 FAR has met the policy requirements through the provision of a functional road design (Attachment 3) that includes a 1.0 road dedication along Williams Road, a 4 m x 4 m curb cut dedication at the corner of Williams Road and Ash Street, and significant improvements along both the Williams and Ash frontages.

Conceptual development plans are contained in Attachment 4. The proposed seven (7) unit town housing complex will have two (2) buildings in total. Five (5) units front Williams Road in one (1) building and two (2) units are located in one (1) building at the rear of the subject site.

The rear building will have a setback of 4.5 m at ground level for 50 % of building face, 6.0 m for the remainder of the north facing elevation, and 6.0 m above the first storey. However, the proposed front yard setback is 4.5 m and there is a proposed projection of 0.9 m into the front setback for the columns of one-storey entry porches. The front entry porches will have no negative impact on the streetscape. At Development Permit stage, two variances – for the building face and single-storey front entry porches - from the regulations in the “Medium Density Townhouses (RTM2)” zone will be required because the minimum front yard setback is 6.0 m.

Existing Legal Encumbrances

A Statutory Right-of-Way for City access to underground utilities is registered on the subject site and located along the south property line. As identified in the rezoning conditions (Attachment 5) this must be removed and replaced with a new Statutory Right-of-Way for City access to the upgraded underground infrastructure.

Transportation and Site Access

Access to the development site will be provided along the Statutory Right-of-Way for Public Passage that is registered on the title of the adjacent property at 9451 Williams Road, and each garage door entry for the new development will be sited along the internal east-west drive aisle.

The rezoning conditions include requirements for a 1.0 m wide road dedication along the Williams Road frontage, a 4 m x 4m dedicated curb cut, and a functional road design that shows the improvements along Williams Road and Ash Street road widening and frontage improvements. Specifically, the applicant is required to widen the intersection of Ash Street at Williams Road, and to provide new widened sidewalk and grass/tree boulevards improvements along both the Ash Street and Williams Road frontages, as shown in the functional road design.

As per Richmond Zoning Bylaw 8500, the proposal requires a total of 16 parking spaces including 14 spaces for resident parking and two spaces for visitor parking. The proposal satisfies this requirement with a total of 14 spaces for residents in side-by-side arrangement. Resident parking stalls includes 12 standard spaces and 2 small sized spaces. Two visitor spaces are proposed. Registration of a legal agreement that prohibits conversion of tandem parking spaces into habitable area is included in the rezoning conditions.

The plan also includes a total of 12 resident bicycle parking spaces (Class 1) in individual garages and a visitor bicycle rack (Class 2) with four (4) spaces located within the outdoor amenity space, consistent with Richmond Zoning Bylaw 8500.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report that identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal in relation to the proposed development. The Report assesses two (2) bylaw-sized trees on the subject property, two (2) trees on City property (Ash Street and Williams Road frontages), and two (2) trees located on adjacent properties (9971 Ash Street and 9451 Williams Road).

The City's Tree Preservation Coordinator and a City staff arborist have reviewed the Arborist's Report, and support the applicant's Arborist's findings with the following comments:

- Two (2) trees (tags #OS1, #OS2) on adjacent properties should be retained and protected with measures that comply with the City's Tree Protection Information Bulletin Tree-03.
- Two (2) trees (tag#4242, #4243) on the subject site should be retained and protected with measures that comply with the City's Tree Protection Information Bulletin Tree-03.
- Two (2) trees (tag #C1, #C2) within road areas should be retained and protected with measures that comply with the City's Tree Protection Information Bulletin Tree-03.

Tree Protection

A total of six (6) trees are to be retained and protected. The applicant has submitted a tree protection plan that shows the trees to be retained and the measures taken to protect them at

development stage (Attachment 6). To ensure that the trees identified for retention are protected in the construction phase, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, provide \$14,690 as security to ensure the protection of trees. This amount includes \$1,000 per tree for four trees on private lands, and a total of \$10,690 for two trees within City road ways.
- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Variance Requested

The applicant is requesting two variances from the "Medium Density Townhouses (RTM2)" zone standard for minimum front yard setback:

- Reduction of minimum front yard setback from 6.0 m to 4.5 m.
- Projection of columns for single-storey front entry porches for a maximum of 0.9 m.

While the front yard setback is less than the required minimum 6.0 m in the "Medium Density Townhouses (RTM2)" Zone, this provides for a rear yard setback that is a good interface to the existing single family dwelling lot to the north, as envisioned in the OCP design guidelines for townhouse development on Arterial Roads. Both the proposed front and rear yard setbacks will be further considered and refined at Development Permit application review stage.

Affordable Housing Strategy

Consistent with the Affordable Housing Strategy, the applicant proposes to make a cash contribution to the Affordable Housing Reserve Fund. As the proposed development is grandfathered to the previous rate of \$4.00/per buildable ft², the contribution is \$40,356.

Townhouse Energy Efficiency and Renewable Energy

Consistent with the OCP energy policy for townhouse rezoning applications, the applicant has committed to design and build each townhouse unit so that it scores 82 or higher on the EnerGuide scale, and so that all units will meet the BC Solar Hot Water Ready Regulations.

Prior to adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9731, the applicant is required to meet the complete the following as rezoning conditions:

- Registration on title of a restrictive covenant to secure the design and construction of all townhouse units in compliance with the Building Energy Report and to comply with BC Solar Hot Water Ready Regulations.
- Submit a Building Energy Report prepared by a Certified Energy Advisor that confirms the proposed design and construction will achieve EnerGuide 82, or higher, based on the energy performance of at least one unit built to building code minimum requirements including the unit with the poorest energy performance of all the proposed units.

Amenity Space

Consistent with the OCP and Council Policy 5041, the applicant will provide a cash-in-lieu contribution of \$7,000 (\$1,000/unit), prior to Council approval of Richmond Zoning Bylaw Amendment Bylaw 9740, in-lieu of the provision of the on-site indoor amenity space.

For individual outdoor amenity space, all seven (7) units would have a private yard. Four (4) of the units would have larger than required (30 m² or 333ft²) outdoor areas ranging from 50 m² (534 ft²) to 126 m² (1,356ft²) and three (3) units will have slightly less than standard amenity spaces (27m² or 289 ft²). However, all units will be located in close proximity to the large communal outdoor amenity space, and child play area.

Outdoor amenity space is proposed to be located in the northwest section of the subject site. In the preliminary plan, the proposed outdoor amenity space is 738 m² which exceeds the OCP minimum requirement of 6 m² per unit (42 m²). Staff will continue to work with the applicant at the Development Permit application review stage to ensure the design of this outdoor amenity space will comply with all the applicable design guidelines in the OCP.

Site Servicing and Frontage Improvements

Prior to rezoning, the applicant must enter into a Servicing Agreement for the design and construction of servicing connections, upgrades and frontage improvements as outlined in the rezoning conditions. These works include, but are not limited, to: review of street lighting levels along the Williams Road and Ash Street frontages and upgrade to City standards; widened corner cut at the Ash Street and Williams Road intersection and widening of Ash Street for two (2) south-bound departure lanes and one (1) northbound receiving lane; widening of sidewalks and new curb, gutter and grass/tree boulevard improvements along the Ash Street and Williams Road frontages; and the removal of all the existing driveways from Williams Road.

Development Permit Application Considerations

A Development Permit application is required for the proposal to ensure consistence with the applicable OCP policies and design guidelines for townhouses.

Further refinements to architectural, landscape and urban design will be made as part of the Development Permit application review process including, but not limited to, the following:

- A detailed design of the outdoor amenity space.

- A detailed landscape design with trees, shrubs, plantings and hard surface treatments.
- Architectural expression, detailing and colour palette and exterior building materials.
- Features that incorporate Crime Prevention through Environmental Design (CPTED).

Interior plans must demonstrate that all of the relevant accessibility features are incorporated into the proposed Convertible Unit design and that aging-in-place (i.e. adaptable unit) features can be incorporated into all units.

Financial Impact or Economic Impact

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

Conclusion

This application is to rezone 9511 and 9531 Williams Road from the “Single Detached (RS1/E)” zone to the “Medium Density Townhouses (RTM2)” zone in order to permit the development of seven (7) townhouses.

The townhouse proposal is consistent with the OCP land use designation and is generally consistent with the OCP Arterial Road Policy for townhouses. The conceptual development plans attached are generally consistent with all applicable OCP design guidelines and will be further refined in the Development Permit application review process.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9740, be introduced and given first reading.

Helen Cain

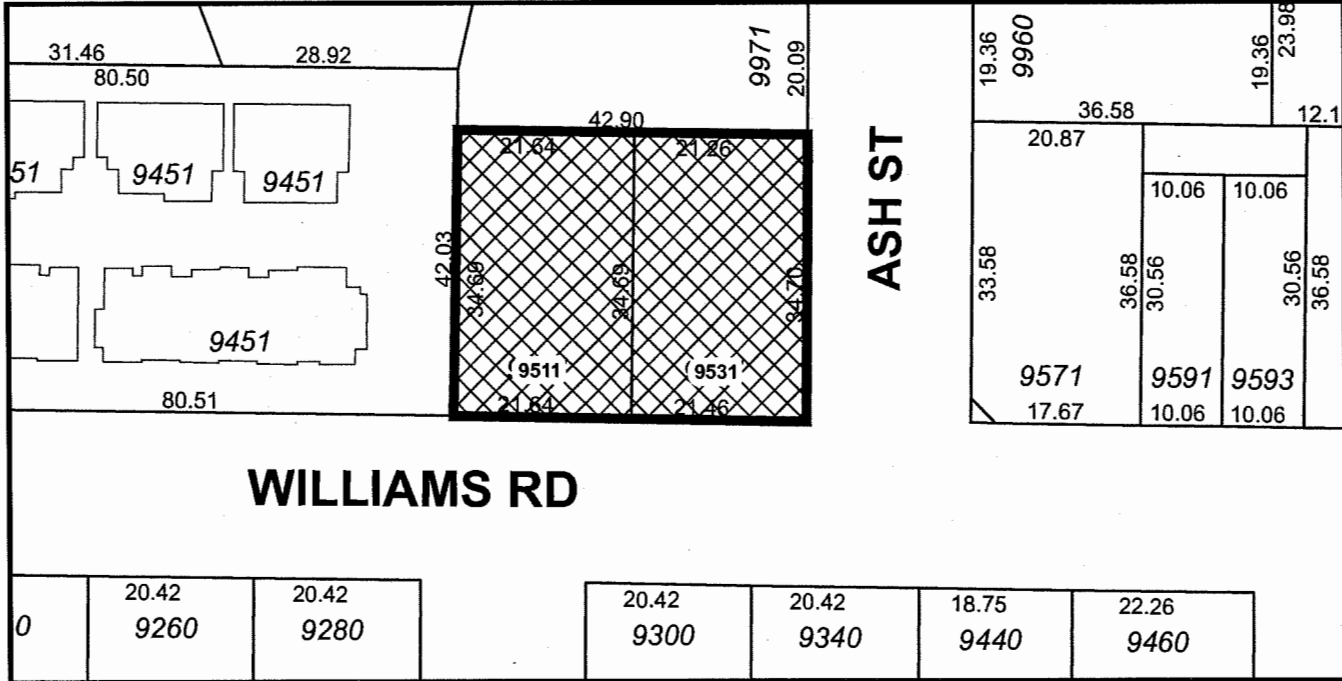
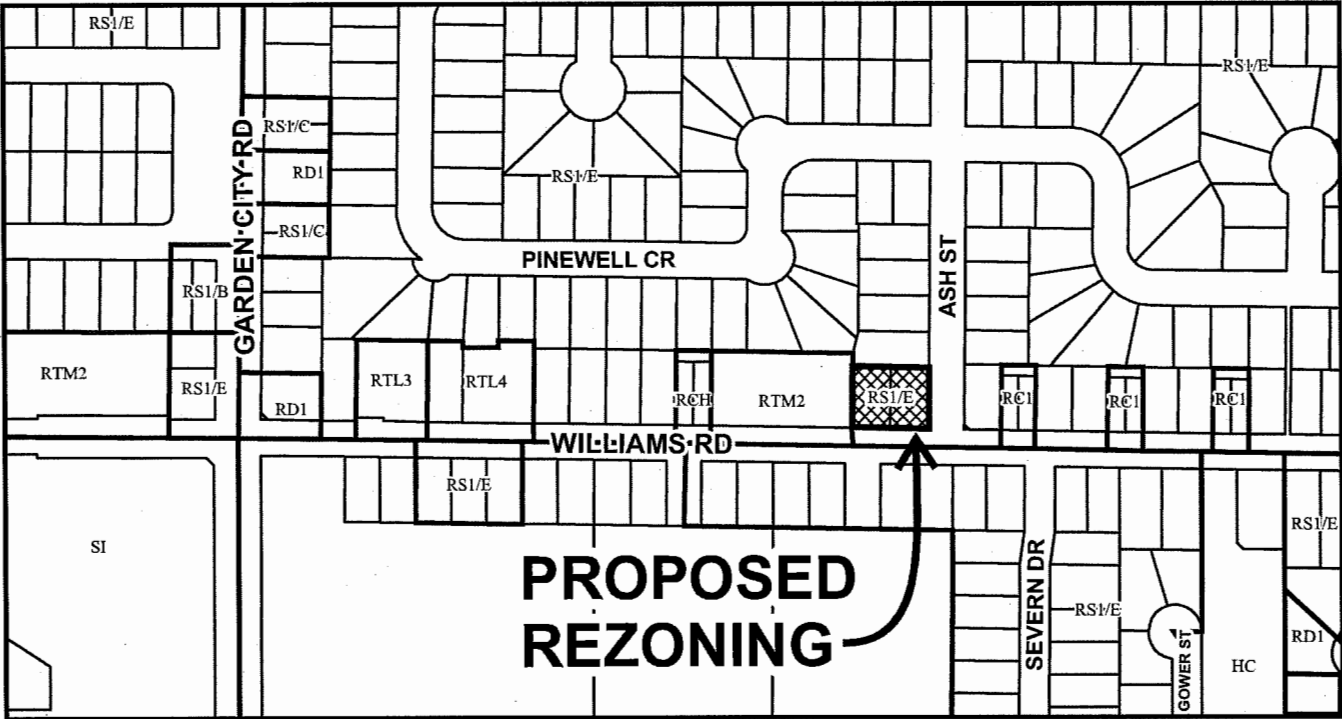
Helen Cain, MCIP RPP
Planner 2

HC:cas

Attachment 1: Location Map
Attachment 2: Development Application Data Sheet
Attachment 3: Functional Road Design
Attachment 4: Conceptual Development Plans
Attachment 5: Rezoning Considerations
Attachment 6: Tree Retention Plan



City of
Richmond



	<h1>RZ 15-703334</h1>	Original Date: 07/22/15
		Revision Date:
		Note: Dimensions are in METRES



City of
Richmond



RZ 15-703334

Original Date: 07/22/15

Revision Date:

Note: Dimensions are in METRES



RZ 15-703334

Attachment 2

Address: 9511 and 9531 Williams Road

Applicant: Yamamoto Architecture Inc.

Planning Area(s): Broadmoor

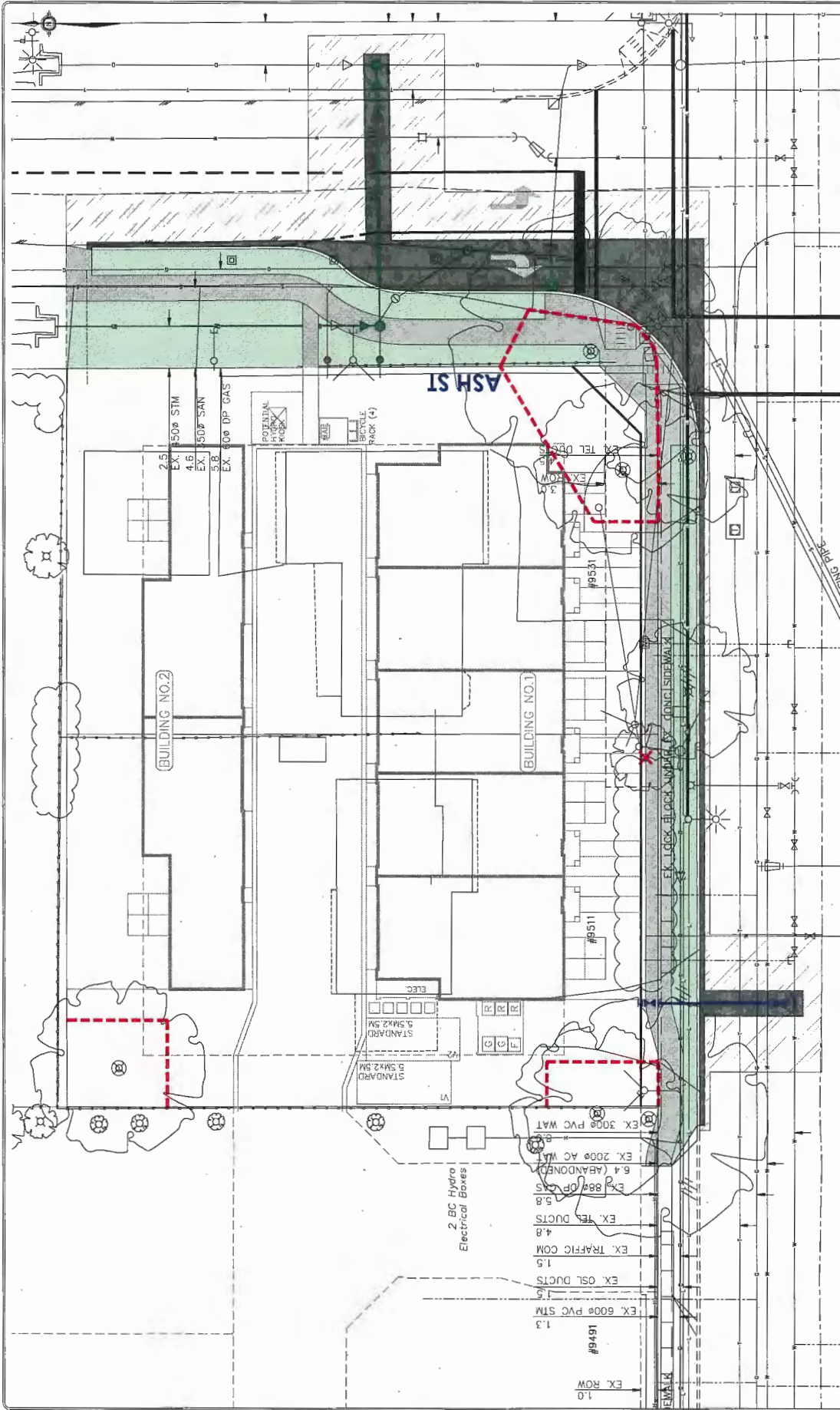
	Existing	Proposed
Owner:	Weilan Zhang and Zhi Yong Gu	No change
Site Size (m²):	1,493 m ² (16,070 ft ²)	1,441.80 m ² (15,519.30 ft ²) (after 1.0 m road dedication and dedication of 4m x 4 m curb cut)
Land Uses:	Single-detached dwelling	7 townhouse units
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	None	No change
702 Policy Designation:	None	No change
Zoning:	Single Detached (RS1/E)	Medium Density Townhouses (RTM2)
Number of Units:	2	7
Other Designations:	Arterial Road Policy for location of new townhouses	Consistent with the Arterial Road Policy

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	0.65	none permitted
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 65% Total: Max. 65%	Building: Max. 36.6% Non-porous Surfaces: Max. 61.1% Total: Max. 62%	none
Lot Size:	N/A	N/A	none
Lot Dimensions (m):	Width: 30 m Depth: 35 m	Width: >30 m Depth: >35 m	none
Setback – Front Yard (m):	Min. 6.0 m	Min. 4.5 m Except for projection of unenclosed single-storey entry porch only to max. 0.9 m	yes
Setback – Rear Yard (m):	Min. 3.0 m	4.5 m – 50% first storey 6.0 m – 50% first storey	none
Setback – Side Yard (m):	Min. 3.0 m	3.0 m	none
Height (m):	Max. 12.0 m	12.0 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	16	16	none
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	none	none
Amenity Space – Indoor:	Min. 50 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² per unit (42 m ²)	69 m ² (743ft ²)	none

Other: none

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



City of Richmond
 KEY PLAN
 9511 & 9531 WILLIAMS ROAD
 CITYFILE:
 DESIGN: JGP
 DRAWN: GDS
 CHECKED: BOB
 APPROVED: BY

NO.	DATE	BY	CHK.	DESCRIPTION	REVISIONS
1	24 MAR 2017	JGP	BOB	FINAL SUBMISSION	
2	24 MAR 2017	JGP	BOB	REVISED	

Core Concept CONSULTING LTD.
 BECKY CHAN
 Core Concept Consulting Project No. 16063
 DWG. 2 OF 8

NOTES:
 ALL UTILITIES ARE TO BE LOCATED AS SHOWN ON THE PLANS AND REFER TO THE CITY OF RICHMOND UTILITIES DEPARTMENT FOR VERIFICATION. SUTHERLAND, SUTHERLAND, AND BASED ON CITY OF RICHMOND UTILITIES DEPARTMENT NETWORK.
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GENERAL NOTES:
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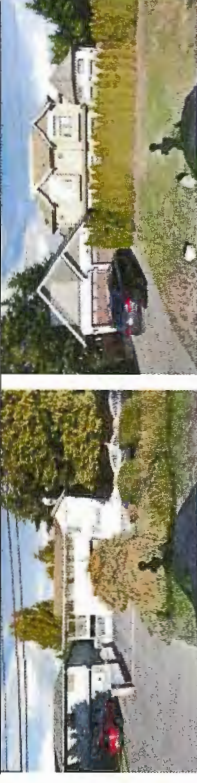
ASH ST. - EAST STREETSCAPE



1) 9531 WILLIAMS RD. - SUBJECT SITE

2) 9871 ASH ST.

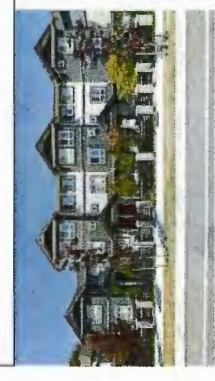
ASH ST. - WEST STREETSCAPE (ACROSS)



3) 9880 ASH ST.

4) 9571 WILLIAMS RD.

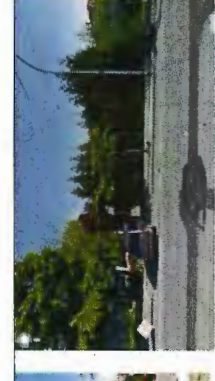
WILLIAMS RD. - NORTH STREETSCAPE



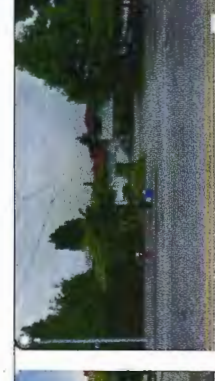
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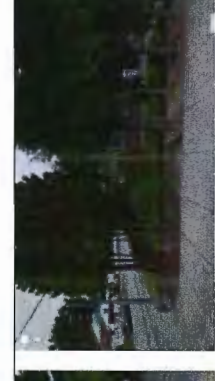
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7) 9511 WILLIAMS RD. - SUBJECT SITE

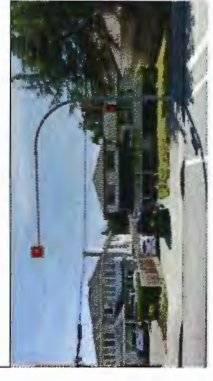


8) 9531 WILLIAMS RD. - SUBJECT SITE

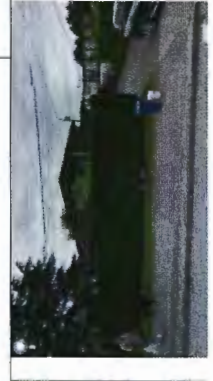


9) 9571 WILLIAMS RD.

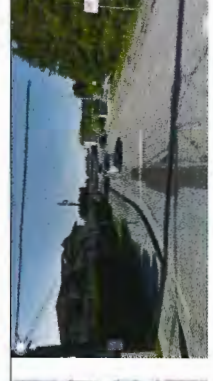
WILLIAMS RD. - SOUTH STREETSCAPE (ACROSS)



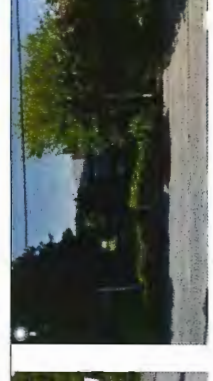
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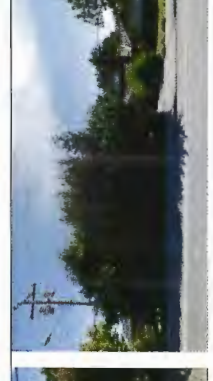
11) 9300 WILLIAMS RD.



12) ENTRY TO ELEM. SCHOOL (9325 WILLIAMS RD.)



13) 9520 WILLIAMS RD.



14) 9500 WILLIAMS RD.

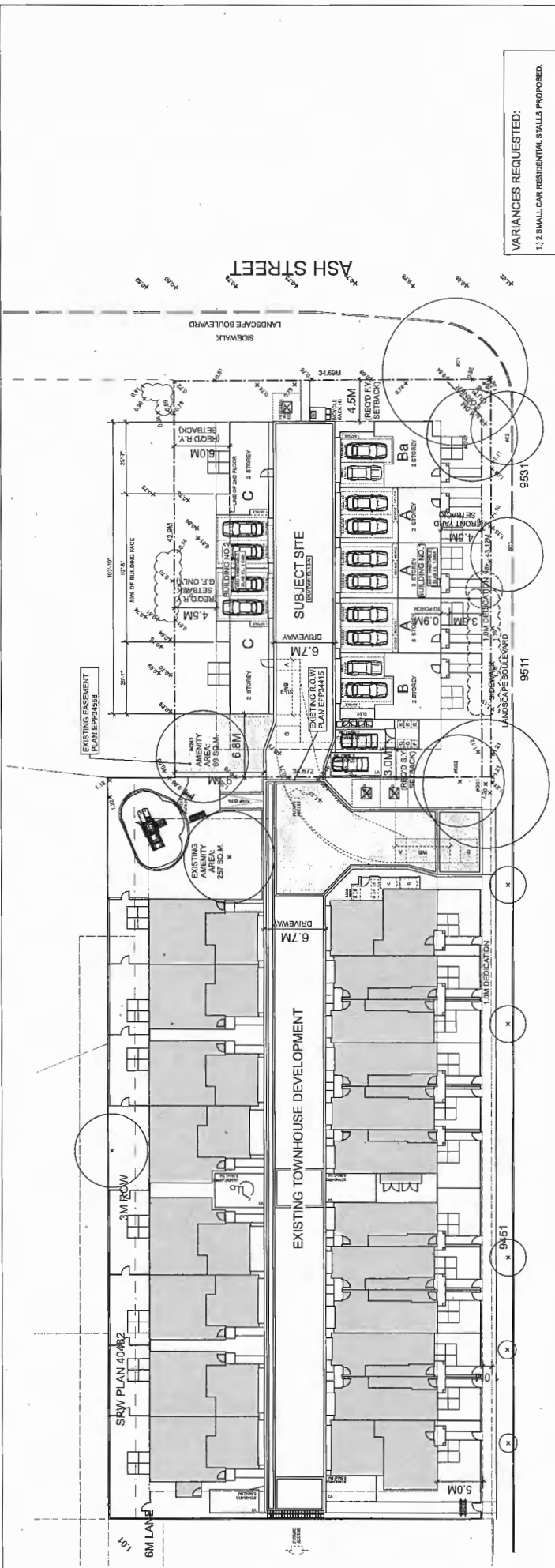
PROJECT -
8 UNIT TOWNHOUSE DEVELOPMENT

CLIENT -
YAMAMOTO ARCHITECTURE
202 - 45 EAST 6TH AVENUE
VANCOUVER, BC V6T 1B6
TEL: 604 671 1117 F: 604 671 1227

DESIGNER -
YAMAMOTO ARCHITECTURE
SCALE - A1, L5, L6
DATE - NOV 15, 2018
DRAWN - EP
CHECKED -

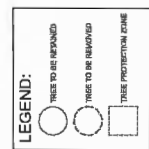
PROJECT NO. -
A-CP

DATE - 10/28/18



VARIANCES REQUESTED:
 1) 2 SMALL CAR RESIDENTIAL STALLS PROPOSED.

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



STATISTICS:

CIVIC ADDRESS: 9511, 9531 WILLIAMS ROAD
 LEGAL DESCRIPTION: LOT 15 & 16 SEC 27 BLKAN RG5W PL 19110 SUBURBAN BLOCK G

ZONING: RTM2
 LOT AREA (GROSS): 1,483 SQ.M. (16,070 SQ.FT.)
 LOT AREA (NET): 1,441.8 SQ.M. (15,619.3 SQ.FT.) - AFTER DEDICATION
 MAX. LOT COVERAGE: BLDG: 1,441.8 SQ.M. x 40 % = 576 SQ.M. (6,207 SQ.FT.)

PROPOSED: BLDG. / PORCHES: 628.0 SQ.M. - 38.6%
 CONC. IMPERVIOUS: 833.0 SQ.M. - 55.9%
 TOTAL: 1,461.0 SQ.M. - 61.1%

MIN. LIVE PLANT MATERIAL: 1,441.8 SQ.M. x 25 % = 360.5 SQ.M. (3,880.4 SQ.FT.)
 PROPOSED: 578.0 SQ.M. (PERMEABLE) - 40.1%

MAX. BUILDING HEIGHT: 12.0M (THREE STOREYS)
 PROPOSED: 12.0M (THREE STOREYS)

50% MAX. BUILDING FACE ALLOWED INTO REAR YARD SETBACK:
 PROPOSED: 62'-8" (16.05M) BUILDING FACE

F.A.R.:
 MAX. ALLOWED FLOOR AREA (0.05): 1,441.8 SQ.M. x 65% = 937.5 SQ.M. (10,091 SQ.FT.)
 MAX. ALLOWED GARAGE AREA: 89 SQ.M. x 19 UNITS = 409 SQ.M. (4,366 SQ.FT.)

PROPOSED FLOOR AREA:

UNIT-A (3 BRS+2D)	158.8 SQ.M.	x	3 UNITS	=	470.4 SQ.M.	GARAGE AREA
UNIT-B (2 BRS+1D)	114.2 SQ.M.	x	1 UNIT	=	114.2 SQ.M.	37.8 SQ.M.
UNIT-C (3 BRS)	114.0 SQ.M.	x	2 UNITS	=	228.0 SQ.M.	31.2 SQ.M.
SUBTOTAL				=	812.6 SQ.M.	34.0 SQ.M.
				=	824.2 SQ.M.	212.8 SQ.M.

ADDITIONAL AREA:
 GARAGE / RECYCLE: = 8.6 SQ.M.
 ELEC. ROOM: = 4.5 SQ.M.
 TOTAL = 577.3 SQ.M. (10,089 SQ.FT.) - 65.2%

PARKING:

REQUIRED: 2.8 SPACES x 7 UNITS = 19.6 SPACES (RESIDENTS)
 0.2 SPACES x 7 UNITS = 1.4 SPACES (VISITORS)
 TOTAL = 21.0 SPACES

PROVIDED: 2 CAR GARAGES x 7 UNITS = 14 SPACES (RESIDENTS)
 OPEN VISITORS PARKING = 2 SPACES (VISITORS)
 TOTAL = 16 SPACES

REQUIRED BICYCLE: 1.35 SPACES x 7 UNITS = 9.45 SPACES (CLASS 1)
 0.2 SPACES x 7 UNITS = 1.4 SPACES (CLASS 2)
 TOTAL = 10.85 SPACES

PROVIDED BICYCLE: 2 SPACES x 6 GARAGES = 12 SPACES (CLASS 1)
 1 SPACE x 2 GARAGES = 2 SPACES (CLASS 2)
 BICYCLE RACK = 4 SPACES (CLASS 2)
 TOTAL = 18 SPACES

AMENITY AREA

REQUIRED: MIN. 70 SQ.M. (753.5 SQ.FT.)
 42 SQ.M. (452 SQ.FT.)
 PROVIDED: PAYMENT IN LIEU = 89 SQ.M. (742 SQ.FT.)
 278 SQ.M. (2985 SQ.FT.)



CONTEXT PLAN
 SCALE: N.T.S.

PLAN #1

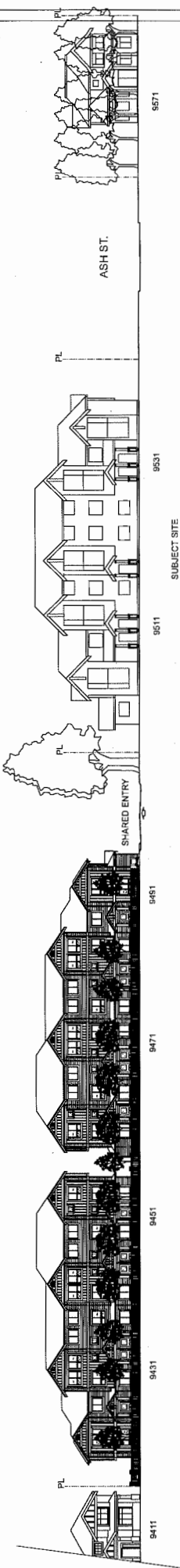
YAMAMOTO ARCHITECTURE
 308-232 Park Blvd. Suite 100
 Mechanicsville, VA 23103
 T: 804.703.1127 F: 804.703.1327

7 UNIT TOWNHOUSE DEVELOPMENT
 9511 & 9531 WILLIAMS RD.
 RICHMOND, VA

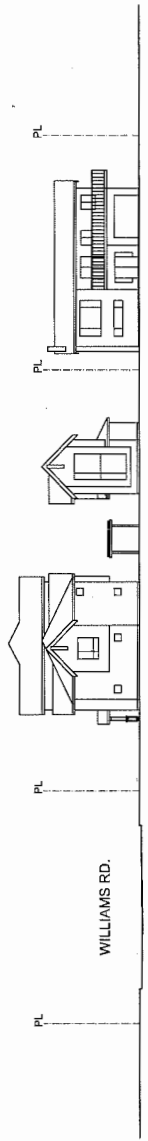
REVISIONS:
 SHEET: SITE PLAN STATISTICS
 DATE: 2023-10-10
 DRAWN BY: JF
 CHECKED BY: JF
 PROJECT: 1508

a1.0

3	REV. 02.01.2023	REVISIONS	DATE
2	REV. 01.01.2023	REVISIONS	DATE
1	REV. 10.10.2023	REVISIONS	DATE



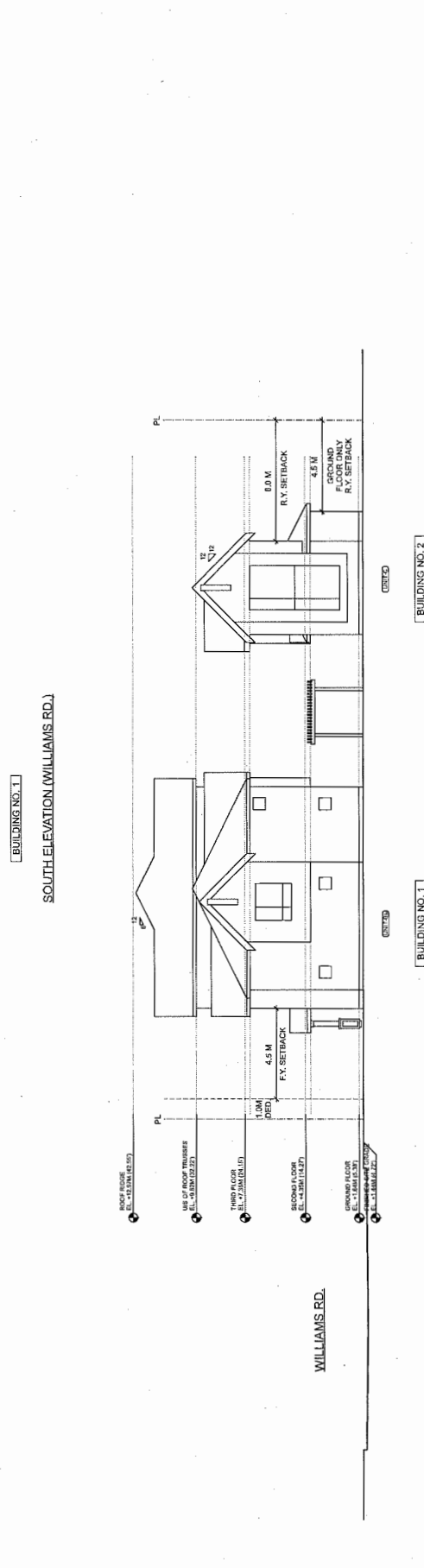
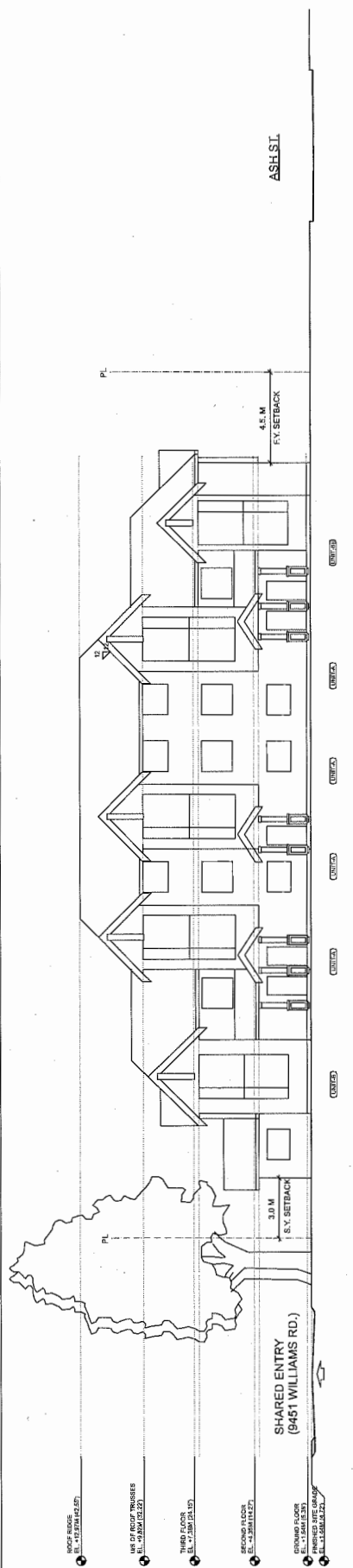
SOUTH ELEVATION - WILLIAMS RD. STREETSCAPE



EAST ELEVATION - ASH ST. STREETSCAPE

PROJECT - 7 UNIT TOWNHOUSE DEVELOPMENT 8251 & 8253 WILLIAMS RD. RICHMOND, MD		DATE - 8/14/18
ARCHITECT - YAMAMOTO ARCHITECTURE 302 - 33 East 8th Avenue Annapolis, MD 21403 T - 410/271-1127 F - 410/271-1329		SCALE - 84.0
DATE - 2 APRIL 2017 RE SUBMITTAL 1 OCT 18 2018 RE SUBMITTAL		PROJECT - 1508

DATE - 2 APRIL 2017 RE SUBMITTAL 1 OCT 18 2018 RE SUBMITTAL	PROJECT - 1508
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YAMAMOTO ARCHITECTURE 300 - 25 East 8th Avenue Wakeham, BC V8T 1R6 T - 604.271.1127 F - 604.271.1327		PROJECT - 7 UNIT TOWNHOUSE DEVELOPMENT 8515 & 8521 WILLIAMS RD. BEAVERCREEK, BC	DRAWING TITLE - ELEVATIONS SCALE - 1/32" = 1'-0" DATE - 2017.03.2018 DRAWN - JF CHECKED - SHEET NO. - 24.1 TOTAL SHEETS - 25
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1. APR. 11, 2017 100% PERMITS 2. APR. 11, 2017 100% PERMITS 3. DEC. 18, 2018 100% PERMITS	10 - 100% 10 - 100% 10 - 100%
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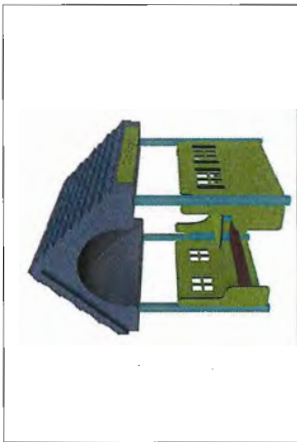
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p&g
LANDSCAPE ARCHITECTS
10000 104th Avenue, Suite 100
Richmond, British Columbia, V6V 2G9
Tel: 604.274.0011 | Fax: 604.274.0022

SCALE:



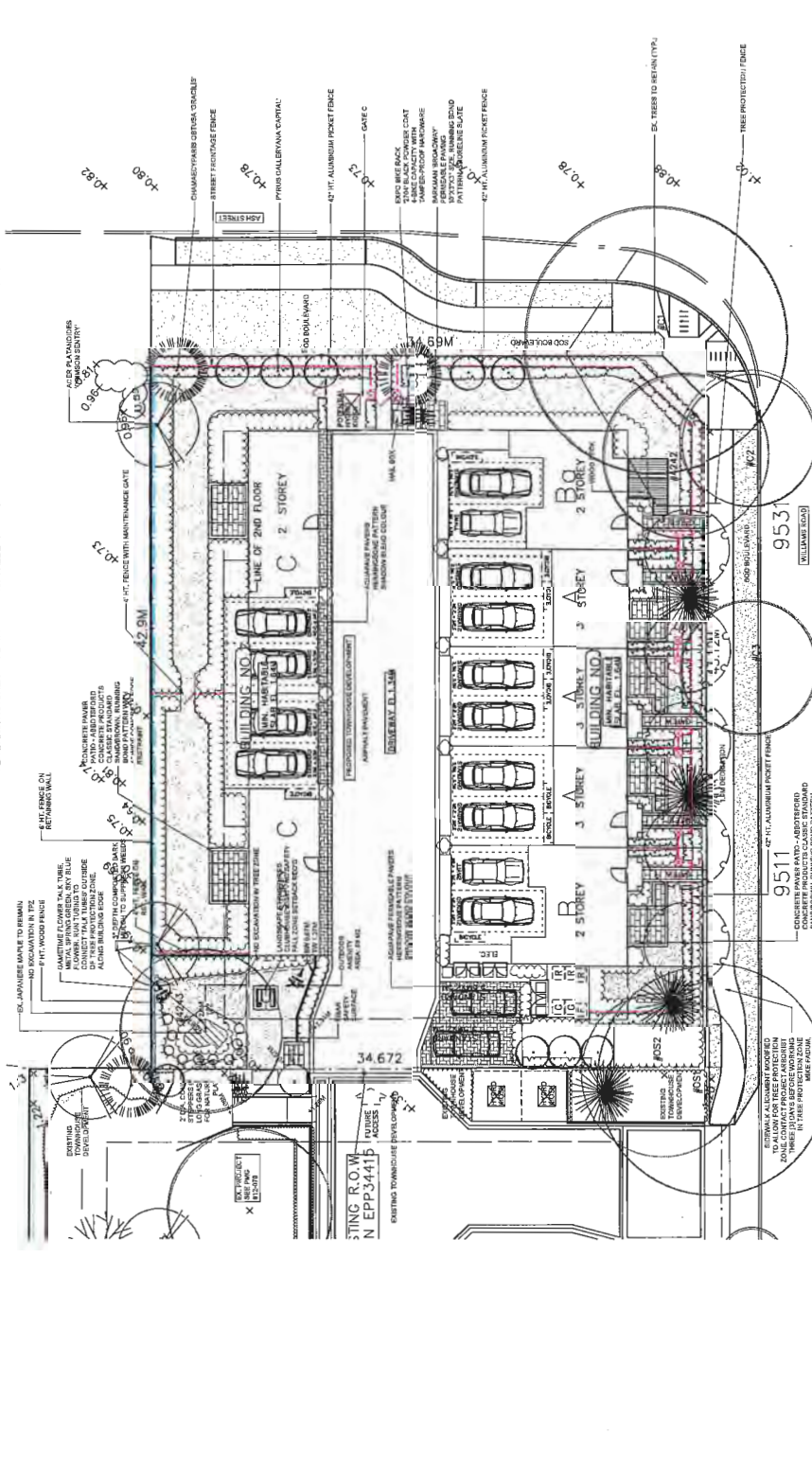
GAME TIME FLOWER TALK TUBE - SPRINGED COLOURS NOT SHOWN.
USE SPRING GREEN METAL & SKY BLUE FLOWER COLOURS.



LANDSCAPE STRUCTURES TO BRIDGE OVER
PER MANUFACTURER'S SPECIFICATION. NO FALL ZONE REDD.

TREE SCHEDULE		P&G PROJECT NUMBER: 14-029	
TREE	BOTANICAL NAME	COMMON NAME	PLANTED DATE / REMARKS
1	USE P&G VARIETIES OR SIMILAR VARIETY	COLUANA'S COLUMBIAN QUINCY DOYLE	15M CAL, 10M STD, 8M
2	SPRING GREEN METAL	BUNGER BROWN CYPRESS	4M HT, 8M
3	SKY BLUE	ANGLED BENTWING PINE	4M HT, 8M
4	SKY BLUE	ANGLED BENTWING PINE	4M HT, 8M
5	SKY BLUE	ANGLED BENTWING PINE	4M HT, 8M
6	SKY BLUE	ANGLED BENTWING PINE	4M HT, 8M
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8	SKY BLUE	ANGLED BENTWING PINE	4M HT, 8M
9	SKY BLUE	ANGLED BENTWING PINE	4M HT, 8M
10	SKY BLUE	ANGLED BENTWING PINE	4M HT, 8M
11	SKY BLUE	ANGLED BENTWING PINE	4M HT, 8M
12	SKY BLUE	ANGLED BENTWING PINE	4M HT, 8M
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99	SKY BLUE	ANGLED BENTWING PINE	4M HT, 8M
100	SKY BLUE	ANGLED BENTWING PINE	4M HT, 8M

NOTE: ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.
STANDARD - DELIVERY OF CONDITION OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE
APPROVAL FROM THE LANDSCAPE ARCHITECT BEFORE TO MAKE ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE
MANUFACTURER AND SPECIFICATION TO INCLUDE LOWER AND HIGHER SPECIES, VARIETIES, AND PLANT MATERIALS. ALL SUBSTITUTIONS MUST BE
CINA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. REFER TO SPECIFICATIONS FOR SUPPLIER'S
USING PLANT MATERIALS IN THIS DRAWING. ALL LANDSCAPE MATERIALS, PLANTERS, AND OTHER ITEMS REFERRED TO AS THE
MANUFACTURER'S SPECIFICATION TO INCLUDE LOWER AND HIGHER SPECIES, VARIETIES, AND PLANT MATERIALS. ALL SUBSTITUTIONS MUST BE
APPROVAL FROM THE LANDSCAPE ARCHITECT BEFORE TO MAKE ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE
MANUFACTURER AND SPECIFICATION TO INCLUDE LOWER AND HIGHER SPECIES, VARIETIES, AND PLANT MATERIALS. ALL SUBSTITUTIONS MUST BE
CINA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. REFER TO SPECIFICATIONS FOR SUPPLIER'S



CLIENT: TOWNHOUSE DEVELOPMENT
9511 & 9531 WILLIAMS ROAD
RICHMOND, B.C.

PROJECT: TOWNHOUSE DEVELOPMENT
9511 & 9531 WILLIAMS ROAD
RICHMOND, B.C.

DRAWING TITLE: LANDSCAPE PLAN

DATE: 14 MAY 2014
SCALE: 3/32" = 1'-0"
DRAWN: MM
CHECKED: MM
DATE: 14 MAY 2014

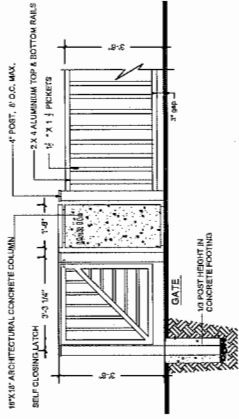
DRAWING NUMBER: 3A
OF 5

PLANT PROJECT NUMBER: 14-029

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pmg
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ARCHITECTS
4057 Bay Street
Simonsville, British Columbia, V6C 2G9
P: 604 294-0011 | F: 604 294-0022

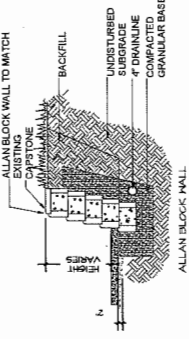
SEAL



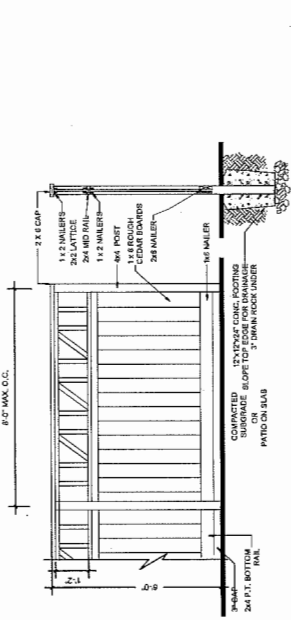
- NOTES:**
- 1. METAL MATERIAL: ALUMINUM TO BE POWDER COATED BLACK, TWO COATS.
 - 2. GATE HARDWARE TO BE CE2400, FINISHED, MEDIUM GAUGE.
 - 3. GATE HINGERS TO BE CHosen BY OWNER.
 - 4. INSTALL PER MANUFACTURERS INSTRUCTIONS.
 - 5. ALUMINUM FENCE TO BE POWDERCOATED SEMI-GLOSS BLACK

1. ALUMINUM FENCE WITH GATE
1.1 AND COLUMN-STREET FRONTAGE 1/2 1/4\"/>

- NOTES:**
- 1. SEE ENGINEERING DWGS FOR HEIGHT OF WALLS
 - 2. ALL WALLS TO BE CONCRETE FOUNDATION
 - 3. INSTALL WALLS AS PER MANUFACTURERS SPECIFICATIONS

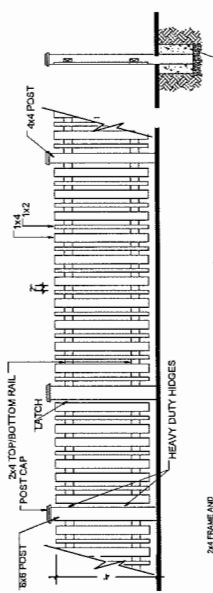


2. WOOD FENCE WITH LATTICE TOP 1/2 1/4\"/>



- NOTES:**
- 1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS
 - 2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
 - 3. ALL HARDWARE HOT DIPPED GALVANIZED.
 - 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION.
 - 5. ALL FENCES TO BE LEVEL, CHANGES IN GRADE TO BE IN 12\"/>

3. WOOD PICKET PRIVACY FENCE 1/2 1/4\"/>



- NOTE:**
- 1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
 - 2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
 - 3. ALL HARDWARE HOT DIPPED GALVANIZED.
 - 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION.
 - 5. PICKETS TO BE LEVEL, CHANGES IN GRADE TO BE IN 12\"/>

3 4\"/>

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pmg
LANDSCAPE
ARCHITECTS
3000 Lakeshore Drive
Richmond, British Columbia, V6X 1V9
P: 604-294-8011 F: 604-294-0022

REF: _____

NO.	DATE	REVISION DESCRIPTION	DR.
1			
2			
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CLIENT: _____

PROJECT: _____

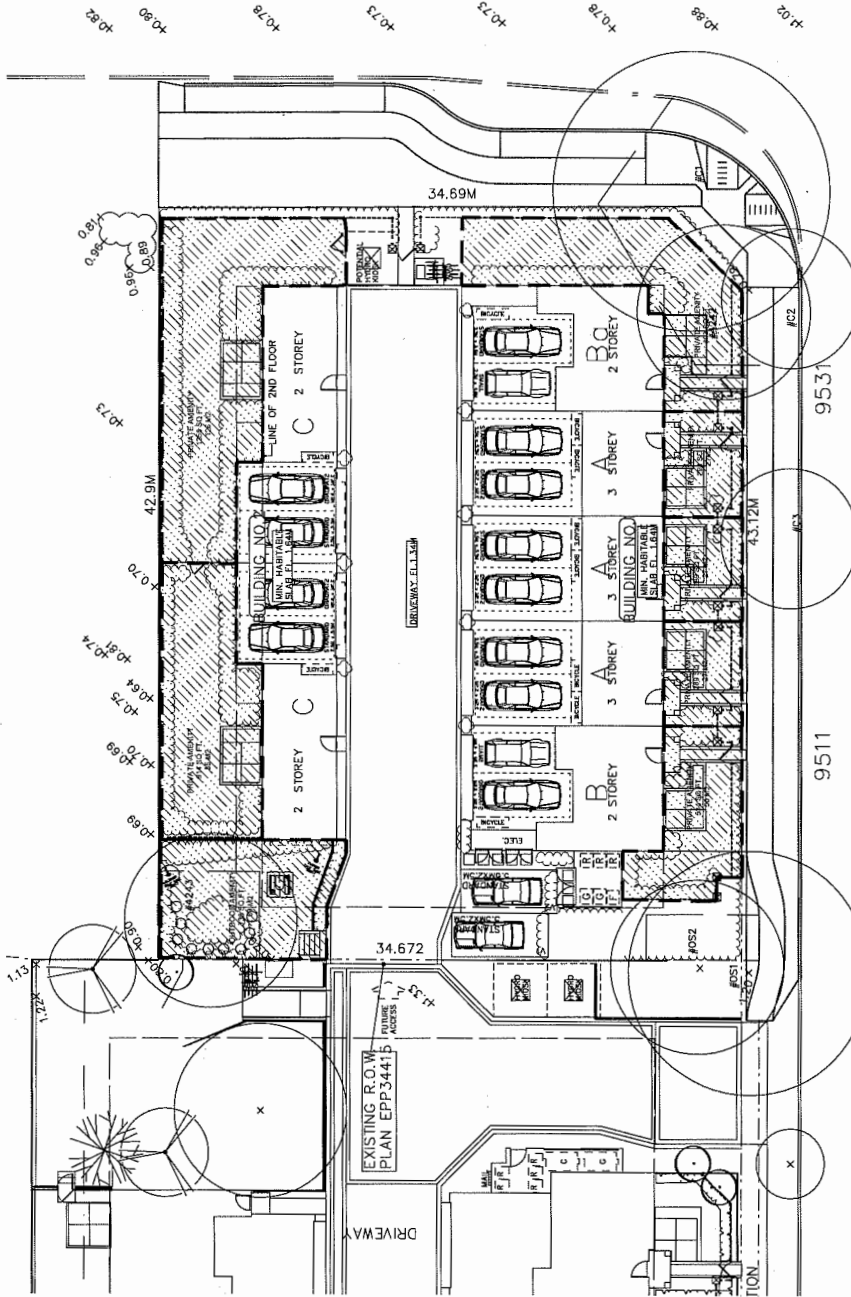
TOWNHOUSE DEVELOPMENT
9511 & 9531 WILLIAMS ROAD
RICHMOND, B.C.

DRAWING TITLE:
**OUTDOOR AMENITY AREA
CALCULATION**

DRAWING NUMBER: 3E
DATE: 16 MAY 2018
SCALE: 300P=100'
DRAWN: MM
DESIGN: MM
CHECK: _____
OF 5

P.L.S. PROJECT NUMBER: 1E-008

1586437P





City of Richmond

Rezoning Considerations
Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 9511 and 9531 Williams Road

File No.: RZ 15-703334

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9740, the developer is required to complete the following:

1. 1.0 wide road dedication along the entire Williams Road frontage is required and a dedicated 4 m x 4 m corner cut at the northwest corner of the Williams Road at Ash Street intersection (i.e. southeast corner of the development site) is also required.
2. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security to the City in the amount of \$14,690 (\$1,000 per tree for four trees on private lands and \$10,690 for two trees in City road ways) for the six (6) trees to be retained.
5. Registration of a flood indemnity covenant on title.
6. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
7. Contribution of \$1,000 per dwelling unit (e.g. \$7,000) in-lieu of on-site indoor amenity space.
8. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot (e.g. \$40,356) to the City's affordable housing fund.
9. 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.

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 better), in compliance with the City's Official Community Plan.

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. Works include, but may not be limited to:

Initial: _____

Water Works:

- Using the OCP Model, there is 649.0 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 220.0 L/s.
- The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
- At Developer's cost, the City will:
 - Cut and cap all existing water service connections along the Williams Road frontage.
 - Install one (1) new water service connection complete with meter and meter box along the Williams Road frontage.

Storm Sewer Works:

- The Developer is required to:
 - Upgrade the existing storm sewer fronting Ash Street to 600mm pipe diameter from the north property line to STMH2076 on the east side of Ash Street, approximately 34m in length. MH upgrades required.
- At Developer's cost, the City will:
 - Cut and cap all existing service connections and remove all existing IC's along all property frontage of the development site.

Sanitary Sewer Works:

- At Developers cost, the City will:
 - Cut, cap and abandon the existing sanitary service connection at the existing MH (SMH1725) and remove the existing IC along the Ash Street frontage.
 - Install a new sanitary service connection and IC along the Ash Street frontage.

Frontage improvements:

- Prepare a functional road design plan with cross-sections to show the Ash Street road widening and the frontage improvements along the Ash Street and Williams Road frontages.
- Williams Road
 - No direct vehicular access (driveway crossings) to the site is permitted along the Williams Road development frontage.
 - Remove the existing sidewalk next to the curb and backfill the area to provide a minimum 1.5 m wide grass/treed boulevard (width of the boulevard is exclusive of the 0.15 m wide top of curb).
 - Consult Parks on the requirements for tree protection/placement including tree species and spacing as part of the frontage works.
 - Construct a new 1.5 m wide concrete sidewalk behind the new boulevard (connecting to the existing sidewalk west of the site).
 - The existing driveways to provide access to the site from Williams Road are to be closed permanently. Remove the existing driveway crossings and replace with barrier curb/gutter, boulevard and sidewalk. The applicant is responsible for the design and construction of curb/gutter, sidewalk and boulevard as per City standards, as part of the driveway closure works, in addition to all other Williams Road frontage improvements.
 - Review street lighting levels along the frontage of the development site and upgrade lighting to meet City standards.
- Ash Street
 - No direct vehicular access (driveway crossings) to the site is permitted along the Ash Street development frontage.
 - Widen Ash Street (west side of the road) along the development frontage from the existing 5.9 m wide pavement to 8.5 m. At the Williams Road/Ash Street intersection, widen the north leg of the

- intersection to provide a 11.2 m wide pavement to accommodate two departure lanes (southbound right turn and southbound left turn) and a northbound receiving lane.
- Construct new curb/gutter at the edge of the new pavement (west side of the road) along the development frontage (connecting to the existing curb/gutter on Williams Road).
 - Remove the existing asphalt walkway and bollards and construct a minimum 1.5 m wide grass/treed boulevard (width of the boulevard is exclusive of the 0.15 m wide top of curb) behind the new curb and gutter.
 - Consult Parks on the requirements for tree protection/placement including tree species and spacing as part of the frontage works.
 - Construct a new 1.5 m wide concrete sidewalk behind the new boulevard with connection to the existing asphalt walkway to the north of the site.
 - The existing driveway to provide access to the site from Ash Street is to be closed permanently. Remove the existing driveway crossing and replace with barrier curb/gutter, boulevard and sidewalk per standards described above. The applicant is responsible for the design and construction of curb/gutter, sidewalk and boulevard as per City standards, as part of the driveway closure works, in addition to all other required Ash Street frontage improvements.
 - Review street lighting levels along the frontage of the development site and upgrade lighting to meet City standards.
- The Developer is also required to coordinate with BC Hydro, Telus and other private communication service providers:
- Underground Hydro service lines.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - Determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).

General Comments:

- Discharge the existing Statutory Right-of-Way (40482) for City access to underground utilities along the south property line of the development site. Discharge is only permitted once the existing infrastructure is removed or abandoned using flowable concrete and a signed letter of confirmation shall be submitted to the City.
 - Registration on title of a new Statutory Right-of-Way for City access to underground utilities to accommodate the proposed service connections. Details to be determined during the SA process.
 - 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

Initial: _____

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

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pmg
LANDSCAPE ARCHITECTS
 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000

SCALE:

NO.	DATE	REVISION DESCRIPTION	DEL.
1	15/01/20	ISSUE FOR PERMIT	DEL
2	15/01/20	ISSUE FOR PERMIT	DEL
3	15/01/20	ISSUE FOR PERMIT	DEL
4	15/01/20	ISSUE FOR PERMIT	DEL
5	15/01/20	ISSUE FOR PERMIT	DEL
6	15/01/20	ISSUE FOR PERMIT	DEL
7	15/01/20	ISSUE FOR PERMIT	DEL
8	15/01/20	ISSUE FOR PERMIT	DEL
9	15/01/20	ISSUE FOR PERMIT	DEL
10	15/01/20	ISSUE FOR PERMIT	DEL

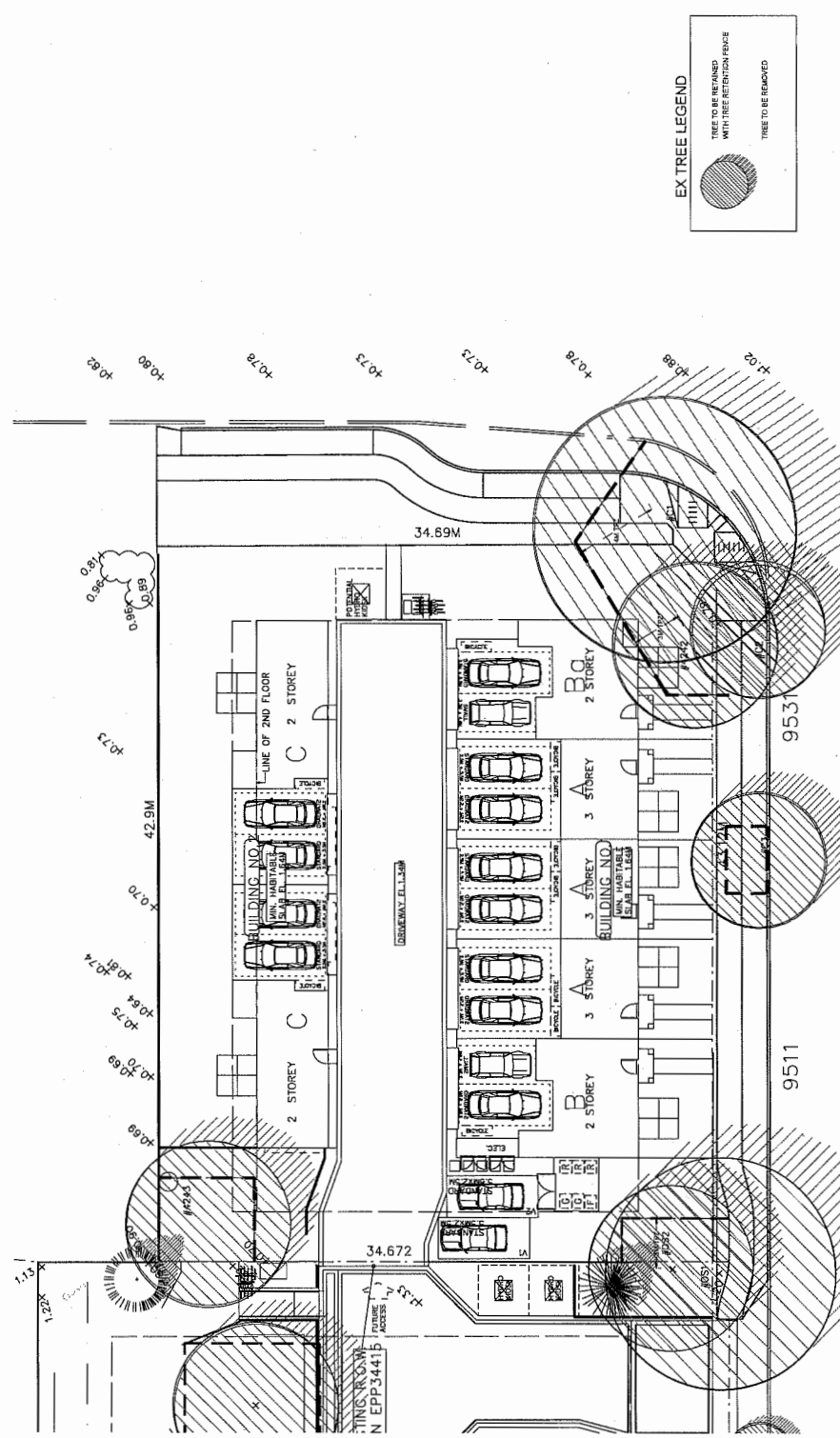
CLIENT:

PROJECT:
TOWNHOUSE DEVELOPMENT
 9511 & 9531 WILLIAMS ROAD
 RICHMOND, P.C.

DRAWING TITLE:
TREE MANAGEMENT PLAN

DRAWING NUMBER:
3B
 DATE: 15/01/20
 SCALE: 1:100
 DRAWN: MK
 CHECKED: MK
 CLIENT: PMLC
 PMLC PROJECT NUMBER: 1E-006

1004-429



EX TREE LEGEND





Richmond Zoning Bylaw 8500
Amendment Bylaw 9740 (RZ 15-703334)
9511 and 9531 Williams Road

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "MEDIUM DENSITY TOWNHOUSES (RTM2)".

P.I.D. 010-341-234

Lot 15 Block "G" Section 27 Block 4 North Range 6 West New Westminster District Plan 18110

and

P.I.D. 010-341-242

Lot 16 Block "G" Section 27 Block 4 North Range 6 West New Westminster District Plan 18110

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9740".

FIRST READING

JUL 24 2017

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Approval stamp box with fields for City of Richmond, Approved by (HC), and Approved by Director or Solicitor (BK).

MAYOR

CORPORATE OFFICER