



City of Richmond

Report to Committee

To: Planning Committee

Date: January 9, 2017

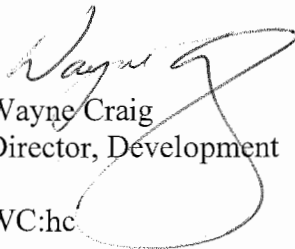
From: Wayne Craig
Director, Development

File: RZ 15-700431

Re: Application by Urban Era Builders & Developers Ltd. for Rezoning 9700, 9720, 9800 Williams Road from Single Detached (RS1/C) and Single Detached (RS1/E) to Town Housing (ZT81) – Williams Road

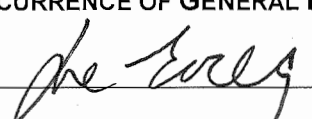
Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9667 to create the “Town Housing (ZT81) – Williams Road” Zone, and to rezone 9700, 9720 and 9800 Williams Road from “Single Detached (RS1/C)” and “Single Detached (RS1/E)” to “Town Housing (ZT81) – Williams Road”, be introduced and given first reading.


Wayne Craig
Director, Development

WC:hc

Att: 5

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

Staff Report

Origin

Urban Era Builders & Developers Ltd. has applied to the City of Richmond for permission to rezone 9700, 9720, 9800 Williams Road (Attachment 1) from “Single Detached (RS1/C)” and “Single Detached (RS1/E)” to a site-specific zone in order to develop a 18-unit townhouse project with access from Williams Road. The development would include three (3) affordable housing units that combined have not less than 15% of the total floor area. The subject site consists of three (3) lots each of which currently contains one (1) 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/K)”, “Single Detached (RS1/E)” and “Compact Single Detached (RC1)” along Williams Road.
- To the South are single-family dwellings on lots zoned “Single Detached (RS1/E)” along Swansea Drive with north-south access along a walkway that connects to Williams Road.
- To the East are single-family dwellings on lots zoned “Single Detached (RS1/E)”, which front Williams Road.
- To the West are single-family dwellings on lots zoned “Single Detached (RS1/E)”, which front Williams Road. The properties at 9620, 9640, 9660 and 9680 Williams Road are subject to an active rezoning application (RZ 15-715406) for townhouses. A staff report will be presented to Planning Committee for this project upon completion of staff review.

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 for townhouse use in the new Arterial Road Development Map.

The proposal is further consistent with the Arterial Road Policy for the siting of townhouse developments as follows:

- The townhouse development would have a frontage of greater than 50 m along a minor arterial road (i.e. Williams Road);
- Shared vehicle access to the east of the subject site for future townhouse developments will be secured through a legal agreement registered on title prior to rezoning approval;
- Vehicle access points to the townhouse development would be located at a distance of more than 50 m from the intersection of a minor arterial road (Williams Road) with a major arterial road (No. 4 Road).

The amended Arterial Road Policy allows additional density along arterial roads to be considered subject to provision of Low End Market Rental (LEMR) housing units, as per the below conditions:

- Bonus density is used to provide built LEMR units secured through a Housing Agreement;
- Built LEMR units comply with the City's Affordable Housing Strategy with respect to the housing unit sizes, tenant eligibility criteria and maximum monthly rental rates; and
- The overall design of the development complies with the Development Permit Area design guidelines for arterial road townhouse developments.

The proposed development under this application is generally consistent with this new policy.

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 9667.

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 9667, 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

Density, Form, and Affordable Housing

The Arterial Road Policy specifies a typical density of 0.60 FAR (Floor Area Ratio) for townhouse developments along arterial roads, subject to the applicant providing a cash-in-lieu contributions to the City’s Affordable Housing Reserve Fund in the amount of \$4.00 per buildable square foot, prior to Council approval of any rezoning application.

This policy further provides for the consideration of additional density for townhouse development if the proposal includes built affordable housing units, secured by the City’s standard Housing Agreement. The applicant is proposing medium density townhouses with 0.73 FAR including three (3) affordable housing units with a combined floor area of not less than 15% of the total floor area. These units would be secured through a restrictive covenant and Housing Agreement registered on property title prior to Council approval of the rezoning.

Conceptual development plans are contained in Attachment 3. The three (3) affordable housing units are proposed to be located in the easterly building fronting Williams Road in close proximity to the outdoor amenity space. Each unit would also have a private front yard.

Consistent with the OCP policies for a variety of housing, the proposed affordable housing units would be ground-oriented in design, and family-oriented in type and size as detailed below:

Number of Units	Unit Type	Minimum Unit Area as per Affordable Housing Strategy	Proposed Unit Size
3	3 Bdrm	91 m ² (980 ft ²)	120.87 m ² (1301 ft ²)
Total: 3			Total: 362.60 m ² (3,903 ft ²) (approx. 15% of total floor area proposed)

Staff recommend that Council support this proposal as the community benefit is significant and the proposed form and massing of the triplex buildings is generally consistent with the Arterial Road Policy, as detailed below. Accordingly, a new site-specific zone “Town Housing (RT81) – Williams Road” is proposed to accommodate this townhouse development with a maximum base density of 0.60 FAR, and bonus density of 0.13 FAR, up to a total maximum of 0.73 FAR. The bonus density is conditional upon the provision of three (3) affordable housing units with a combined floor area of not less than 15% of total floor area. These units would be secured through a restrictive covenant and a Housing Agreement to be registered on title, prior to rezoning approval.

The ZT81 zone also reflects the applicant’s proposal to allow:

- A maximum lot coverage for buildings of 44%;
- A maximum projection of 0.52 m into the front yard setback for columns only; and
- A minimum 4.5 m front yard setback in favour of a minimum 6.0 m rear yard setback for a building above first storey to transition to existing single detached housing to the south.

Site Planning, Access, and Parking

The subject site of consolidated lots is 3,154 m² (33, 949 ft²) in total area, located on the south side of Williams Road, between Severn Drive and No. 4 Road, in the Broadmoor neighbourhood.

The proposed site plan has a total of 18 units. Seven (7) units in one (1) building fronting Williams Road and six (6) units in two (2) triplex buildings fronting the walkway to the west. Two (2) units in one (1) duplex front the internal north/south drive aisle, but are sited near to the outdoor amenity space, and three (3) units in one (1) triplex front the internal east/west drive aisle but each have private rear yard patios.

The buildings at the rear have a setback of 4.52 m at ground level, and 6.0 m above the first storey. As this application was in-stream prior to Council adoption of the new Arterial Road Policy for townhouses, this does not conform with the new guideline for not more than 50% of the first storey to have a rear yard setback of less than 6 m. However, it is consistent with the intent of the guidelines and the policy in place at the date of application to ensure a visual transition to single detached housing to the south, as envisioned in the Arterial Road design guidelines for townhouse development.

Outdoor amenity space is well-sited for direct access for pedestrians from the walkway to the west. The proposal also includes a Statutory Right-of-Way for public passage along the west property line of the subject site to accommodate expanded sidewalk and grass boulevard improvements to the north/south walkway from Williams Road to Swansea Drive.

The point of vehicle access is a new driveway entrance from Williams Road and each townhouse garage door entry is sited along the internal east-west or north/south drive aisles. A Statutory Right-of-Way for public passage is required to be registered on title, prior to Council approval of the proposed rezoning, for access to future development adjacent to the east.

As per Richmond Zoning Bylaw 8500, the proposal requires a total of 37 spaces including 33 spaces for resident parking (30 for strata townhouses, 3 for affordable housing units) and four (4) spaces for visitor parking. The proposal exceeds this amount with a total of 36 spaces for residents of which 18 spaces are tandem in arrangement. Another 18 resident spaces are side-by-side stalls and include nine (9) standard spaces and nine (9) small sized spaces. Four (4) visitor spaces are proposed in total, including one (1) for disabled parking. Registration of a legal agreement that prohibits conversion of tandem parking spaces into habitable area is included in the rezoning conditions (Attachment 4).

The plan also includes a total of 27 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.

Amenity Space

Consistent with the OCP and Council Policy 5041, the applicant would provide a contribution in the amount of \$18,000 (\$1,000/unit), prior to Council approval of Richmond Zoning Bylaw Amendment Bylaw 9667, in-lieu of the provision of an on-site indoor amenity space.

Outdoor amenity space is proposed, and would be located on the west side of the subject site between the two (2) triplex buildings. In the preliminary plan, the proposed outdoor amenity space is 109.9 m² exceeding the OCP requirement of 6 m² per unit (108 m²). Staff will continue to work with the applicant at the Development Permit application review stage to ensure that the design of this outdoor amenity space does comply with applicable design guidelines in the OCP.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist Report (Attachment 5), which identifies on-site and off-site tree species, assesses their condition and provides recommendations on tree retention and removal in relation to the proposed development. The Report assesses nine (9) trees on the subject site, six (6) trees on adjacent properties (9931 and 9951 Swansea Drive), two (2) trees on a shared property line (9800 Williams Road and 9951 Swansea Drive), and one (1) hedgerow on an adjacent property (9931 Swansea Drive).

The City's Tree Preservation Coordinator and Parks Department Arborist have reviewed the Arborist Report, conducted visual tree assessments and provide the following comments:

- Six (6) trees (tags #A, #B, #C, #D, #E, #F) located on adjacent properties (9931 and 9951 Swansea Drive) and one (1) hedgerow located on an adjacent property (9931 Swansea Drive) must be retained and protected.
- Two (2) trees (tags #12, #133) located on a shared property line between the subject site (9800 Williams Road) and an adjacent property (9951 Swansea Drive) should be removed due to existing poor condition, subject to written consent of the adjacent property owner, prior to issuance of the Development Permit. Should consent not be achieved, the trees must be retained.
- Nine (9) trees (tags #135, #136, #137, #138, #139, #140, #141, #142, #143) on the subject site should be removed due to existing poor condition.

Tree Retention

Six (6) trees (tags #A, #B, #C, #D, #E, #F) on the subject site must be retained and protected as per the Tree Retention and Removal Plan in the Certified Arborist Report.

To ensure the protection of these trees, the applicant must complete the following items prior to the final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9667:

- Submit a contract with a Certified Arborist for supervision of all works conducted within close proximity to the tree protection zone. The contract must include the scope of work, including the number of monitoring inspections at specified stages of construction, and specific measures to ensure tree protection, and a provision for the Arborist to submit a post-construction impact assessment to the City for Review.

Additionally, two trees (tags #12, #133) on shared property lines must be retained and protected unless the adjacent property owner provides written consent to remove them prior to the issuance of the Development Permit.

Prior to the demolition of the existing buildings on the subject site, the applicant must install tree protection fencing to City standards in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on site. Protection fencing must remain in place until such time as the construction and on-site landscaping works are completed.

Tree Replacement

The Arborist report recommends the removal of nine (9) trees from the subject site and two (2) trees located on a shared property line between the subject site (9800 Williams Road) and an adjacent property (9951 Swansea Drive). City staff have reviewed the proposal this report and concur with the recommendations. The OCP tree replacement ratio of 2:1 requires that 22 replacement trees be planted and retained on the site. As per the preliminary Landscape Plan, the applicant is committed to plant a total of 22 replacement trees including one (1) in the front yard of each townhouse unit fronting Williams Road and fronting the walkway to the west and two (2) trees in the outdoor amenity area.

As part of the future Development Permit application, the applicant is required to submit a final proposed Landscape Plan. A Registered Landscape Architect must prepare the Landscape Plan, and the Cost Estimate for the works provided, and 10% contingency, for fencing, hard surfaces, trees, soft landscaping and installation, and the applicant must provide a Landscape Security for 100% of the Cost Estimate. The Landscape Plan, Cost Estimate and Landscape Security must be submitted prior to issuance of the Development Permit.

Public Art

In response to the City's Public Art Program (Policy 8703), the applicant proposes a voluntary contribution to the City's Public Art Reserve Fund at a rate of \$0.79 per buildable square foot (not including the affordable housing units) and a total contribution in the amount of \$16,491.

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 9667, the applicant is required to meet the complete the following as rezoning conditions:

- 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; and
- 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.

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 (Attachment 4). These works include, but are not limited to: review of street lighting levels along frontages of the development site for any additional street lighting requirements or upgrades: widening and upgrading of the existing north-south walkway along the entire west property line; removal of the existing driveways from Williams Road; and installation of new sidewalk, curb and gutter on 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.
- Perimeter fencing along Williams Road and the pedestrian path to the west.
- A detailed landscape design including trees, shrubs and plantings and hard surface treatments.
- Architectural expression and proposed 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.

Further items may be identified as part of the Development Permit application review process, which must proceed to an acceptable stage prior to Council adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9667.

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 9700, 9720 and 9800 Williams Road from “Single Detached (RS1/C)” Zone and “Single Detached (RS1/E)” Zone to a new site-specific zone, “Town Housing (ZT81) – Williams Road”, to permit the development of 18 townhouses including three (3) affordable housing units.

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 would be further refined in the Development Permit application review process.

The application includes the significant benefit of three (3) three-bedroom affordable housing units, which will be secured through a restrictive covenant and a Housing Agreement at the Development Permit stage.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9667 be introduced and given first reading.

Helen Cain

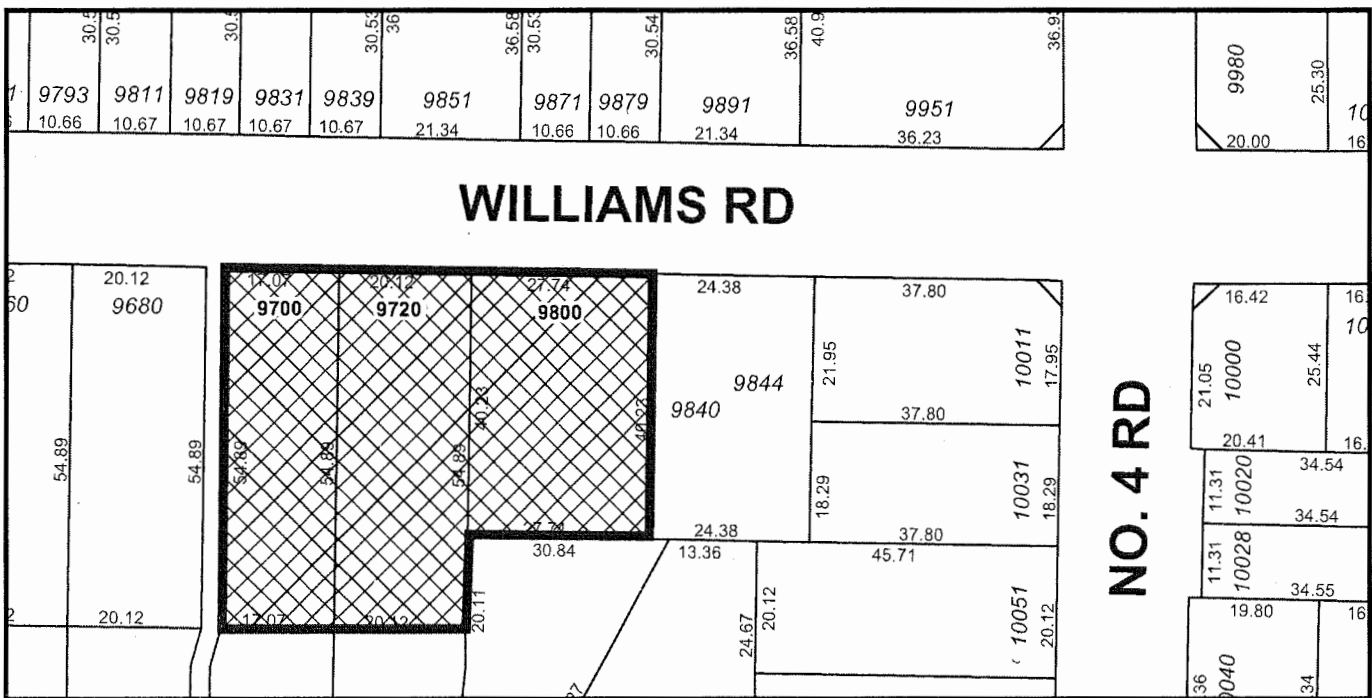
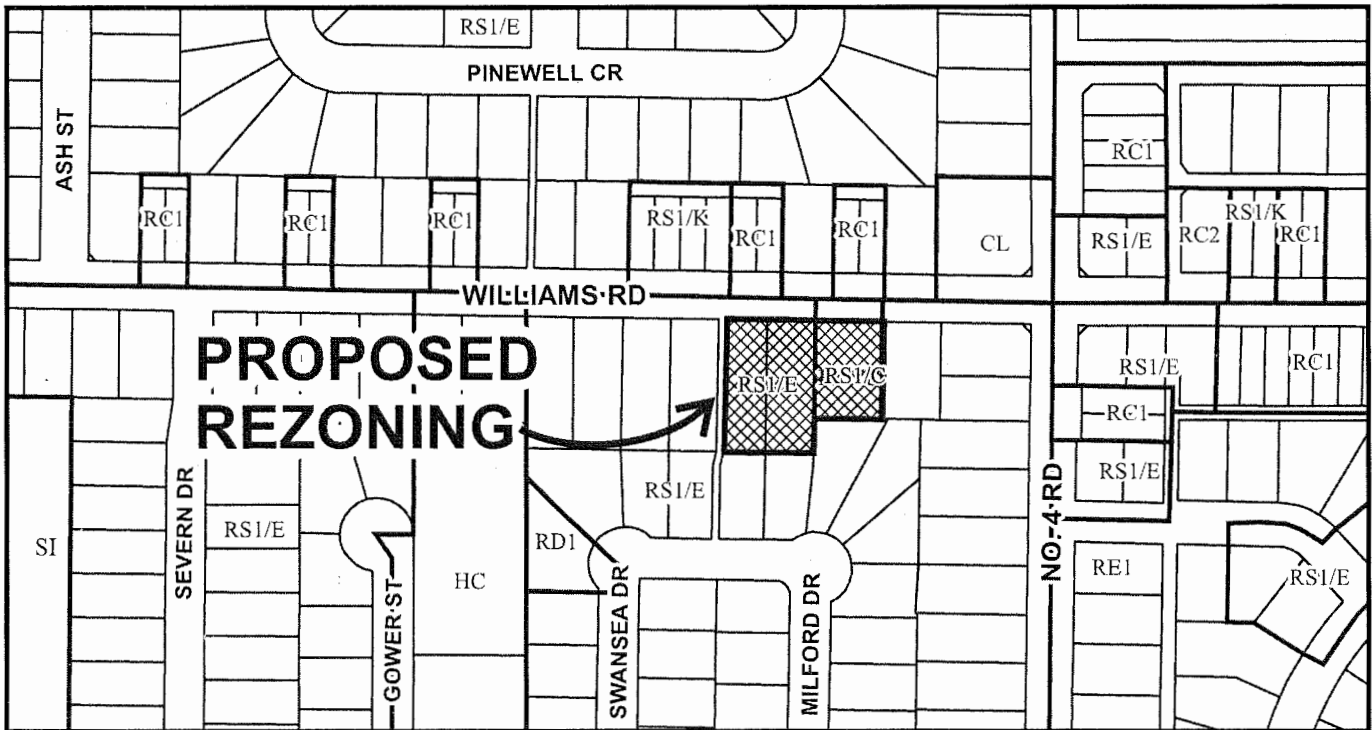
Helen Cain
Planner 2, Heritage, Policy Planning

HC:cas

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Conceptual Development Plans
- Attachment 4: Rezoning Considerations
- Attachment 5: Proposed Tree Management Plan



City of
Richmond



RZ 15-700431

Original Date: 07/08/15
 Revision Date:
 Note: Dimensions are in METRES



City of
Richmond



RZ 15-700431

Original Date: 07/08/15

Revision Date:

Note: Dimensions are in METRES



RZ 15-700431

Attachment 2

Address: 9700, 9720 and 9800 Williams Road

Applicant: Urban Era Builders & Developers Inc.

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	Urban Era Builders & Development, Inc.	No change
Site Size (m²):	3,154 m ² (33,949 ft ²)	3,154 m ² (33,949 ft ²)
Land Uses:	Single-detached dwelling	18 townhouse units
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E, RS1/C)	Town Housing (ZT81) – Williams Road
Number of Units:	3	18
Other Designations:	The 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. 0.73		0.73		none permitted
Lot Coverage – Buildings:	Max. 44%		44%		none
Lot Coverage – Buildings, Structures, and Non-Porous Surfaces:	Max. 65%		58.6%		none
Lot Coverage – Live Plant Material:	Min. 25%		27.8 %		none
Lot Size (min. dimensions):	N/A		N/A		none
Lot Width (min. dimension):	40 m		65 m		none
Setback – Front Yard (m):	Min. 4.5 m		4.52 m		none
Setback – Rear Yard (m):	Min. 3.0 m		4.50 m for 1 st storey 6.00 m above 1 st storey		none
Setback – Side Yard (m):	Min. 3.0 m		West - 4.01 m East - 3.14 m		none
Height (m):	12 m		11.98 m		none
On-Site Vehicle Parking Spaces – Regular (R):	Market housing	2 (R)/unit	Market housing	30 spaces (2 R x 15)	none

On Future Subdivided Lots	Bylaw Requirement		Proposed		Variance
	Affordable housing	1 (R)/unit	Affordable housing	6 spaces (1 R x 3 + 3 surplus)	
On-Site Vehicle Parking Spaces – Regular (V):	0.2 (V) per unit = 4 spaces		4 spaces		none
On-Site Vehicle Parking Spaces – Total:	37 spaces		40 spaces		none
On-Site Vehicle Parking Spaces – Handicapped:	0.02 of required visitor spaces (4) = 1 space		1 space		none
Tandem Parking Spaces:	Permitted (max 50%) = 18 spaces		18 spaces		none
Small Car Parking Spaces:	Permitted (max 50%) = 9 spaces		9 spaces		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 (108 m ²)		109.9 m ² (1,183 ft ²)		none

REZONING FOR PROPOSED TOWNHOUSE AT 9700, 9720, 9800 WILLIAMS ROAD, RICHMOND, BC



FOR THE YEAR 2018, THE FOLLOWING IS A LIST OF THE PROJECTS COMPLETED BY ERIC LAW ARCHITECT:

- 1. PRELIMINARY FOR REZONING APPLICATION
- 2. PRELIMINARY FOR REZONING DOCUMENT
- 3. PRELIMINARY FOR REZONING DOCUMENT
- 4. PRELIMINARY FOR REZONING DOCUMENT
- 5. PRELIMINARY FOR REZONING DOCUMENT
- 6. PRELIMINARY FOR REZONING DOCUMENT



DEVELOPMENT DATA
 (A) CIVIC ADDRESS: 9700, 9720, 9800 WILLIAMS ROAD, RICHMOND, BC
 (B) LEGAL DESCRIPTION: LOT 8 & LOT 9 PLAN 11494, LOT 170 PLAN 36305 ALL SECTION 34, BLOCK 4 NORTH, RANGE 6 WEST W2D
 3154 SM (33.9495F)
 (C) LOT AREA:
 (D) ZONING USE: CURRENT: RS1/F, (PROPOSED: SITE SPECIFIC)

CURRENT ZONING (UNDER RS1 ZONING) PROPOSED ZONING (SITE SPECIFIC)

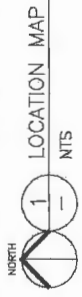
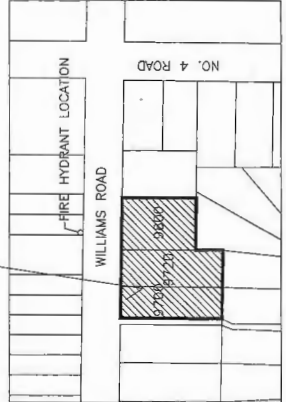
(E) FLOOR AREA RATIO: 0.55 TO 454.5 SM 0.3 TO REST OF SITE AREA
 0.73 TOTAL FLOOR AREA
 0.73 X3154 SM = 2302 SM.
 (24,778 SF)
 2302 SM (24,778 SF) FLOOR AREA
 18 UNITS
 [INCLUDING 3 RENTAL UNITS (TYPE A1 1301 SQ. FT.)
 TOTAL AFFORDABLE RENTAL AREA:
 3903 SQ. FT. (15%)] SEE DWG. A5]

(F) NUMBER OF UNIT: .1 PER LOT
 (G) BUILDING COVERAGE: MAX - 45%
 43.6% 14786 SQ. FT. (VARIANCE REQ)
 TOTAL NON POROUS AREA: 18899 SQ. FT. / 33949 SQ. FT = 55.68%
 LIVE PLANT AREA: 9439 SQ. FT. / 33949 SQ. FT = 27.8%
 PERMEABLE PAVERS: 4607 SQ. FT. / 33949 SQ. FT = 13.6%

(H) BUILDING HEIGHT: MAX HEIGHT - 9M
 FRONTYARD - 6M
 SIDEYARD - 2M
 REARYARD - 6M
 BUILDING HEIGHT - 11.98M (39'4")
 FRONTYARD FACING WILLIAMS - 4.52M (14'10")
 EAST AND WEST SIDEYARD - 3M
 REAR YARD - 4.5M

(I) SETBACK:
 (J) OUTDOOR AMENITY: 6.0 SM (64.58 SF) PER UNIT
 6SM X18 = 108 SM (1163 SF)

(K) PARKING: 2 PER DWELLING UNIT
 RESIDENTIAL PARKING: 9 REGULAR
 9 SMALL
 9 TANDEM (18 REGULAR) (50%)
 VISITOR PARKING: 1 DISABLED
 3 REGULAR
 BICYCLE VISITOR BIKE RACK 4
 RESIDENTIAL 27 (INSIDE GARAGE)



PROPOSED TOWNHOUSE
 AT
 9700, 9720, 9800
 WILLIAMS RD RICHMOND
 DEVELOPMENT SUMMARY

PROJECT NUMBER: 2-26
 ISSUED: 10/21/2018
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 12-24-WR-19193-02.DWG

A1

REZONING

ERIC LAW ARCHITECT

1117 THE WEST PALM BEACH BOULEVARD, SUITE 200
 WEST PALM BEACH, FL 33411
 TEL: (561) 885-2888
 FAX: (561) 885-2889

CONTRACT NO. 12-25-NWR-101021-RE-002
 PROJECT NO. 12-25-NWR-101021-RE-002
 DATE: 10/21/2016

1. PREPARED FOR RECORD APPLICATION
2. PREPARED FOR RECORD COMMENT
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5. PREPARED FOR RECORD COMMENT
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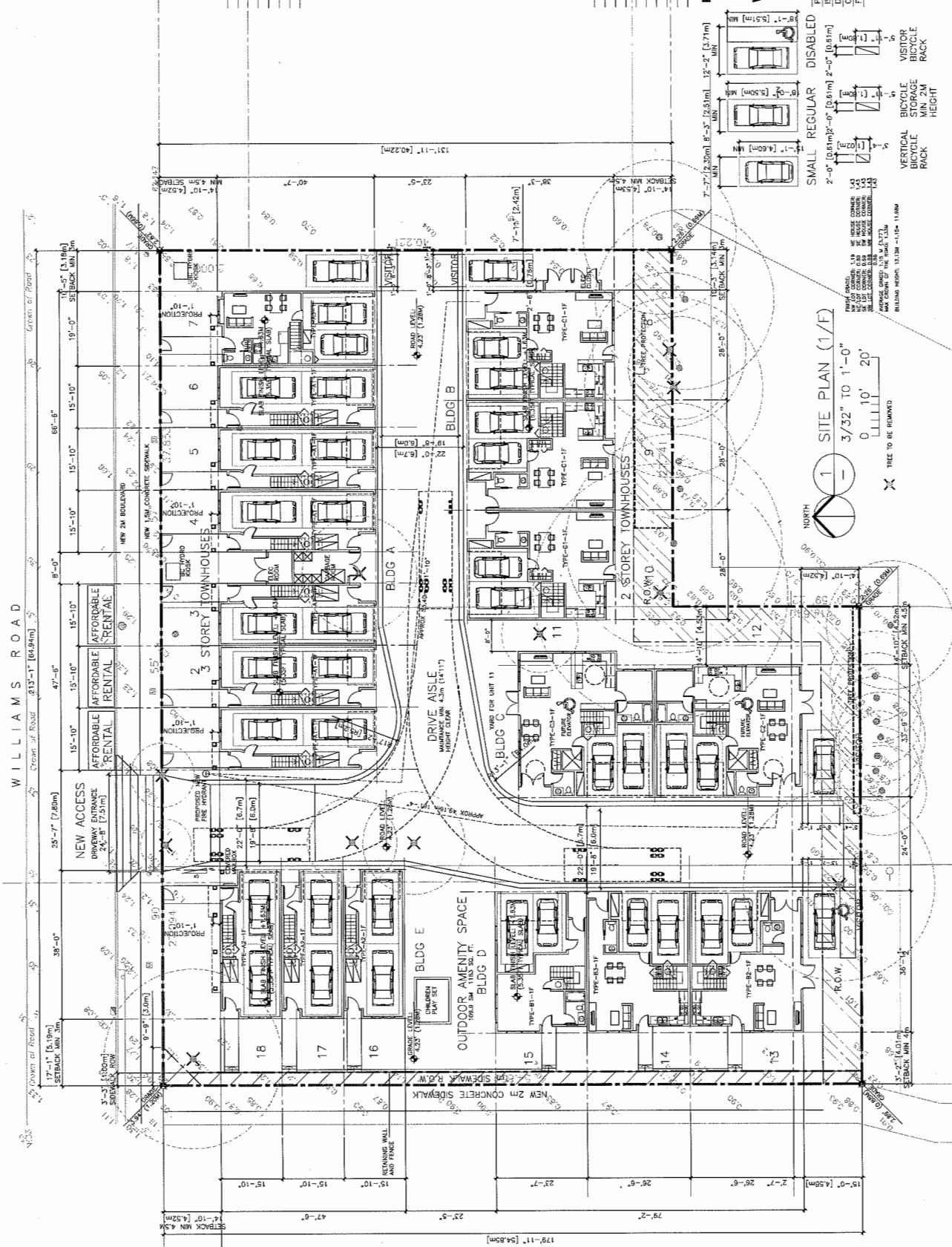
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6. APPROVED FOR RECORD COMMENT

PROPOSED TOWNHOUSE
 AT
9700, 9720, 9800
WILLIAMS RD RICHMOND
SITE PLAN (1/F)

PROJECT NUMBER: 12-25
 ISSUED: 10/21/2016
 DRAWN BY: EL
 CHECKED BY: EL
 FILE NAME: 12-25-NWR-101021-RE-002

A2

REZONING



1 SITE PLAN (1/F)
 3/32" TO 1'-0"
 0 10' 20'



SEE TO BE REMOVED

NEW 2M CONCRETE SIDEWALK

NEW 2M CONCRETE SIDEWALK

NEW 2M CONCRETE SIDEWALK

NEW 2M CONCRETE SIDEWALK

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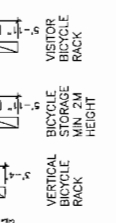
NEW 2M CONCRETE SIDEWALK

NEW 2M CONCRETE SIDEWALK

NEW 2M CONCRETE SIDEWALK

NEW 2M CONCRETE SIDEWALK

NEW 2M CONCRETE SIDEWALK



FRAME HEIGHTS: 1.8
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NEW 2M CONCRETE SIDEWALK

- 1. SUBMIT FOR REVIEW APPLICATION
- 2. PERMITS FOR REVIEW COMMENT
- 3. PERMITS FOR REVIEW COMMENT
- 4. PERMITS FOR REVIEW COMMENT
- 5. PERMITS FOR REVIEW COMMENT
- 6. PERMITS FOR REVIEW COMMENT
- 7. PERMITS FOR REVIEW COMMENT

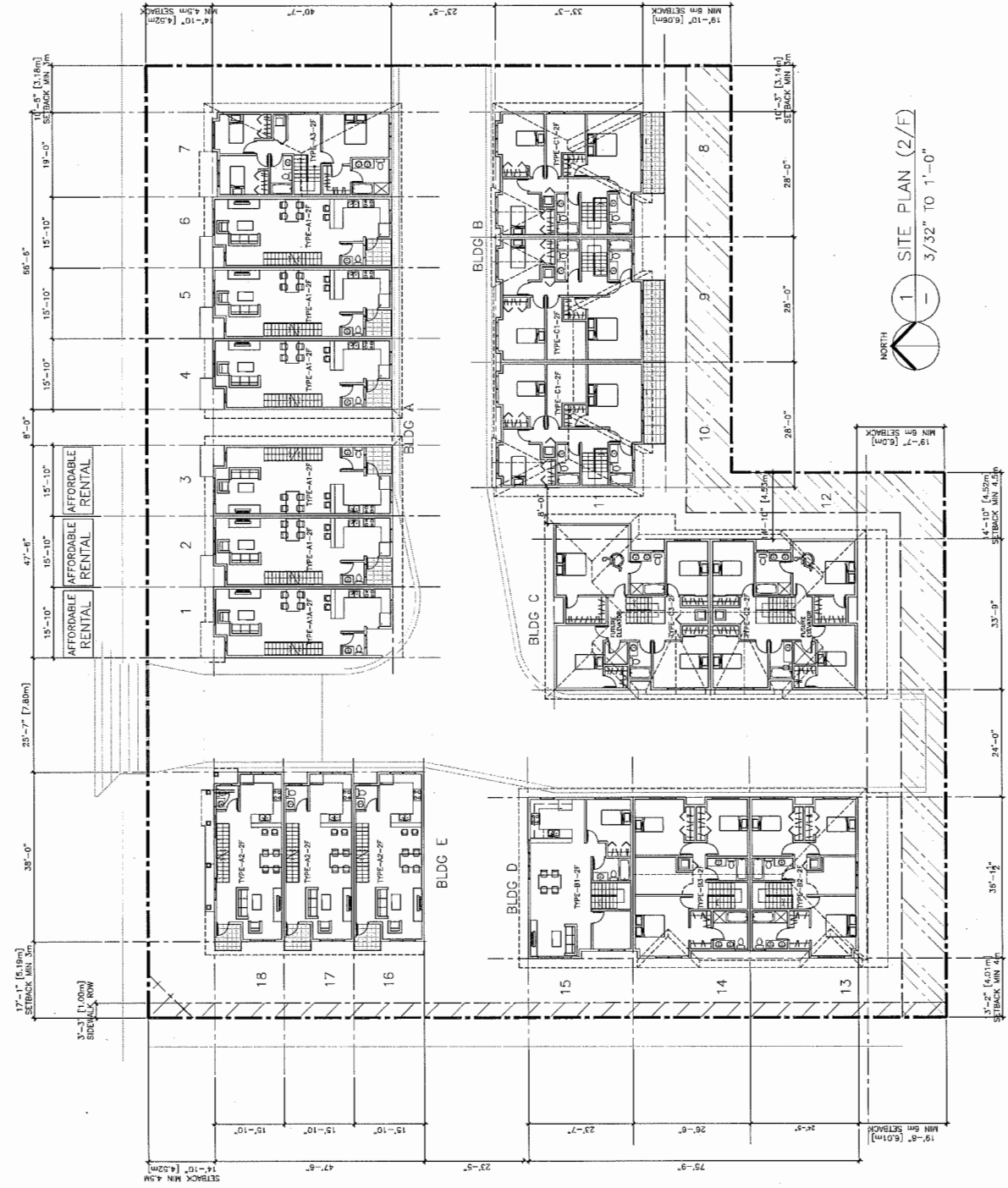
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- 7. INTERPRET ALL DIMENSIONS TO CENTER UNLESS OTHERWISE NOTED

PROPOSED TOWNHOUSE AT
9700, 9720, 9800 WILLIAMS RD RICHMOND
SITE PLAN (2/F)

PROJECT NUMBER: 12-25
 ISSUED: 10/21/2016
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 12-25-NR-161021-R2.DWG

A3

REZONING



1 SITE PLAN (2/F)
 3/32" TO 1'-0"

ERIC LAW ARCHITECT

2110 WEST WYOMING AVENUE, SUITE 200
 DENVER, CO 80202
 TEL: (303) 733-2329
 FAX: (303) 733-2327

OWNER: WILLIAMS TOWNHOUSE DEVELOPMENT, LLC
 PROJECT: WILLIAMS TOWNHOUSE DEVELOPMENT, LLC
 ADDRESS: 9700 WILLIAMS ROAD, RICHMOND, CO 80441
 COUNTY: ADAMS COUNTY, COLORADO
 PROJECT NO.: 12-25-AMR-10121-RZ.DWG
 DATE: 10/21/2015

- 1. DEVELOPER FOR REZONING APPLICATION
- 2. QUALIFY FOR REZONING DISTRICT
- 3. PREPARE FOR REZONING COMMENT
- 4. PREPARE FOR REZONING COMMENT
- 5. PREPARE FOR REZONING COMMENT
- 6. PREPARE FOR REZONING COMMENT

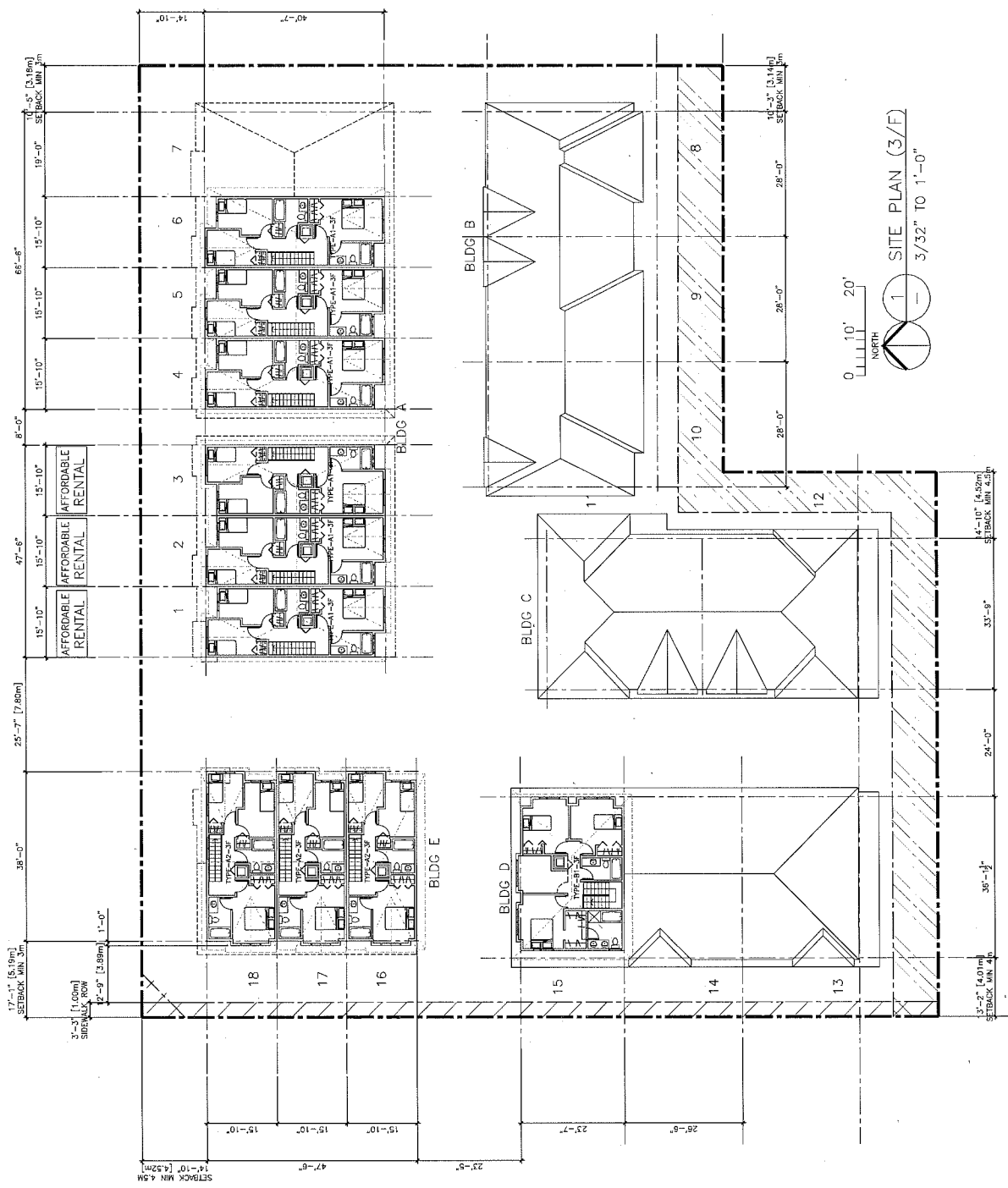
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- 2. 2015 ILLINOIS ZONING MAP REVISIONS
- 3. 2015 ILLINOIS ZONING MAP REVISIONS
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- 49. 2015 ILLINOIS ZONING MAP REVISIONS
- 50. 2015 ILLINOIS ZONING MAP REVISIONS

PROPOSED TOWNHOUSE AT
9700, 9720, 9800 WILLIAMS RD RICHMOND
SITE PLAN (3/F)

PROJECT NUMBER: 12-25-AMR-10121-RZ.DWG
 ISSUED: 10/21/2015
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 12-25-AMR-10121-RZ.DWG

A4

REZONING

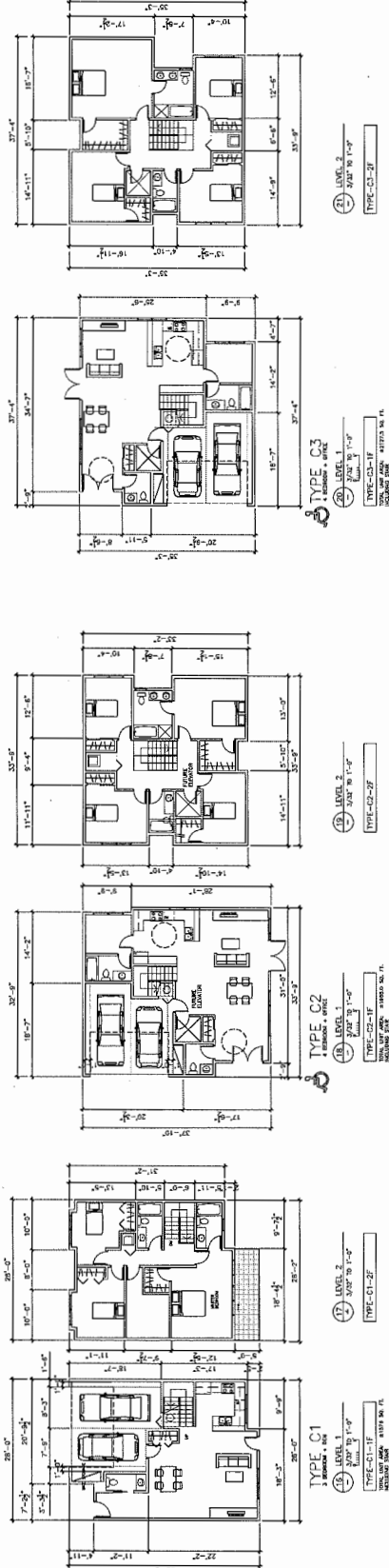
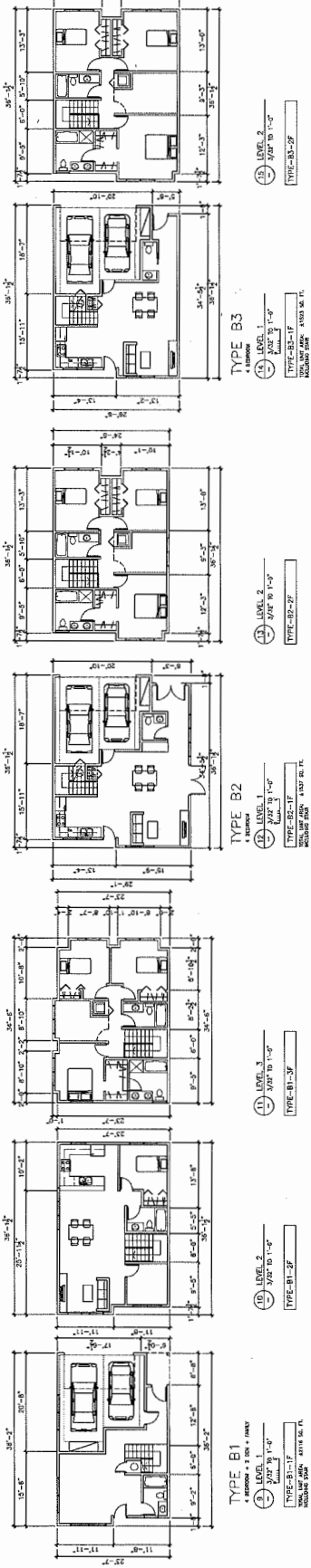
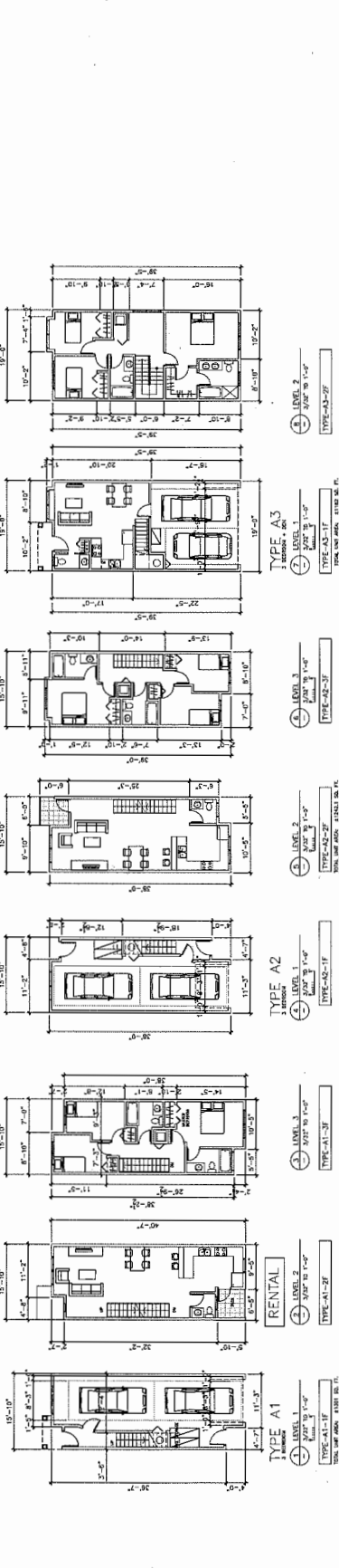


ERIC LAW ARCHITECT

215 WEST WYOMING AVENUE SUITE 200
DENVER, CO 80202
TEL: (303) 733-2339
FAX: (303) 733-2337
WWW.ERICLAWARCHITECT.COM

CONTRACT NO. 19-001-001
PROJECT NO. 19-001-001
DATE: 10/21/2016

1. SPECIALISTS FOR RECORDING APPLICATIONS
2. SPECIALISTS FOR RECORDING DOCUMENT
3. SPECIALISTS FOR RECORDING DOCUMENT
4. SPECIALISTS FOR RECORDING DOCUMENT
5. SPECIALISTS FOR RECORDING DOCUMENT



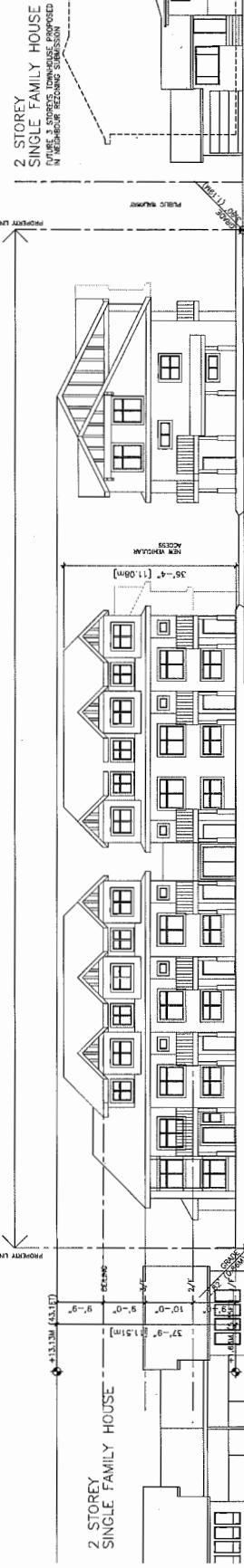
**PROPOSED TOWNHOUSE
AT
9700, 9720, 9800
WILLIAMS RD RICHMOND
UNIT PLANS**

PROJECT NUMBER: 19-25
ISSUED: 10/21/2016
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 19-25-WRP-101021-RZPNG

A5

REZONING

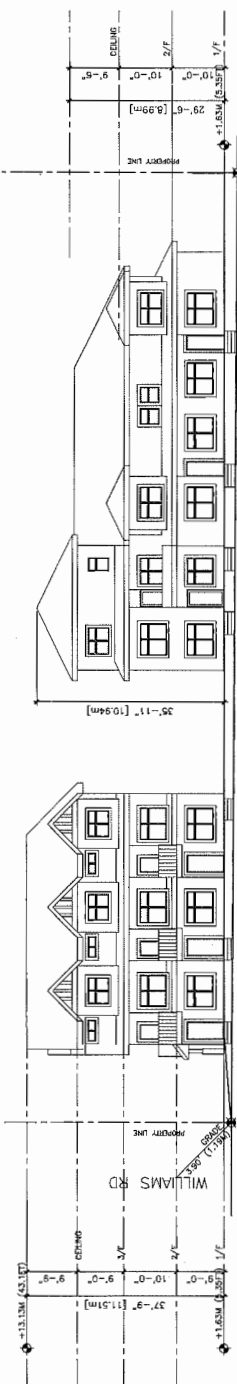
PROPOSED TOWNHOUSE PROJECT



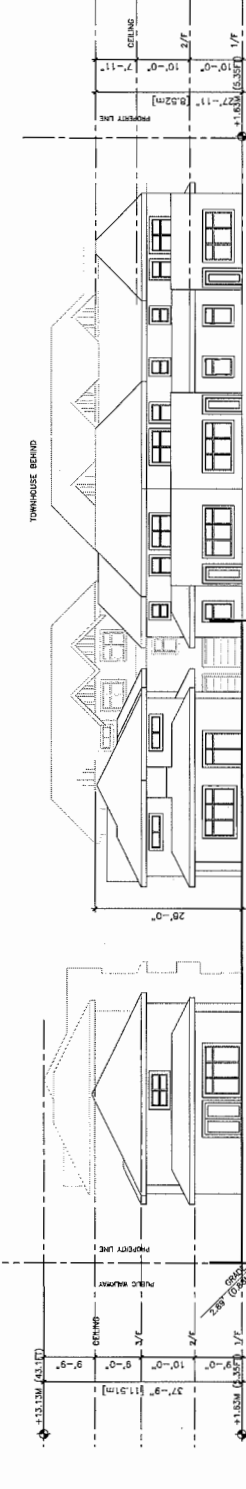
ERIC LAW ARCHITECT
 207 THE VILLAGE "MILL" BUILDING SUITE 202
 1000 WEST 10TH AVENUE
 VAN COV, BC V6H 3B9
 TEL: (604) 681-2887
 FAX: (604) 681-2888

CONTRACT NUMBER: 100-100-100-100
 PROJECT NAME: 2 STOREY SINGLE FAMILY HOUSE
 PROJECT ADDRESS: 9720 WILLIAMS ROAD
 PROJECT CITY: RICHMOND, BC
 PROJECT PROVINCE: BC
 PROJECT COUNTRY: CANADA
 PROJECT DATE: 10/21/2018
 PROJECT STATUS: PRELIMINARY DESIGN

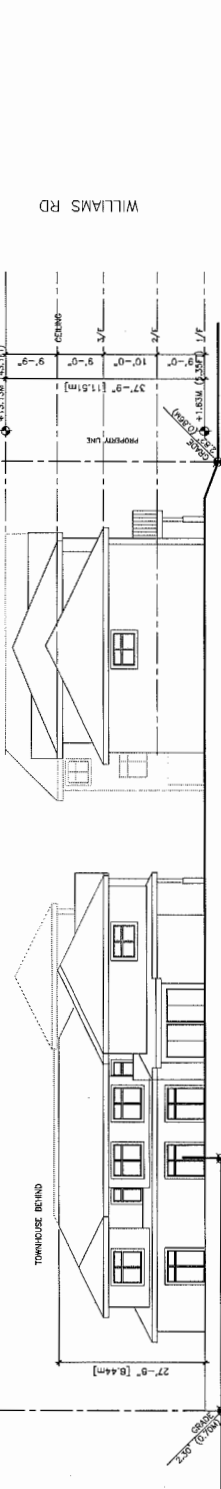
1 STREET ELEVATION FACING WILLIAMS ROAD
 3/32" TO 1'-0"



2 WEST ELEVATION
 3/32" TO 1'-0"



3 SOUTH ELEVATION
 3/32" TO 1'-0"



4 EAST ELEVATION
 3/32" TO 1'-0"



PROPOSED TOWNHOUSE AT
9700, 9720, 9800 WILLIAMS RD RICHMOND ELEVATIONS

PROJECT NUMBER: 12-25-25
 ISSUED: 10/21/2018
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 12-25-IMP-101221-02-280

A6

REZONING

- REVISIONS
1. PRELIMINARY FOR REZONING APPLICATION
 2. 2018.11.17 FOR REZONING CHANGE
 3. 2018.11.17 FOR REZONING CHANGE
 4. 2018.11.17 FOR REZONING CHANGE
 5. 2018.11.17 FOR REZONING CHANGE
 6. 2018.11.17 FOR REZONING CHANGE
 7. 2018.11.17 FOR REZONING CHANGE

- NOTES
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED
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ERIC LAW ARCHITECT

212 272 WEST WATKINS TOWERWAY #2
 NEW YORK, NY 10014
 TEL: (212) 512-2299
 FAX: (212) 512-2297

CONTRACT NO. 100-100-0000
 PROJECT NO. 100-100-0000
 SHEET NO. 100-100-0000

DATE: 10/21/2016

PROJECT: PROPOSED TOWNHOUSE AT 9700, 9720, 9800 WILLIAMS RD RICHMOND, NY 11251

DESIGNED BY: EL
 CHECKED BY: EL
 FILE NUMBER: 12-25-2016-111021-12-25-2016

1. 2016.10.21 FOR ARCHITECTURAL APPLICATION
2. 2016.10.21 FOR ARCHITECTURAL COMMENT
3. 2016.10.21 FOR ARCHITECTURAL COMMENT
4. 2016.10.21 FOR ARCHITECTURAL COMMENT
5. 2016.10.21 FOR ARCHITECTURAL COMMENT
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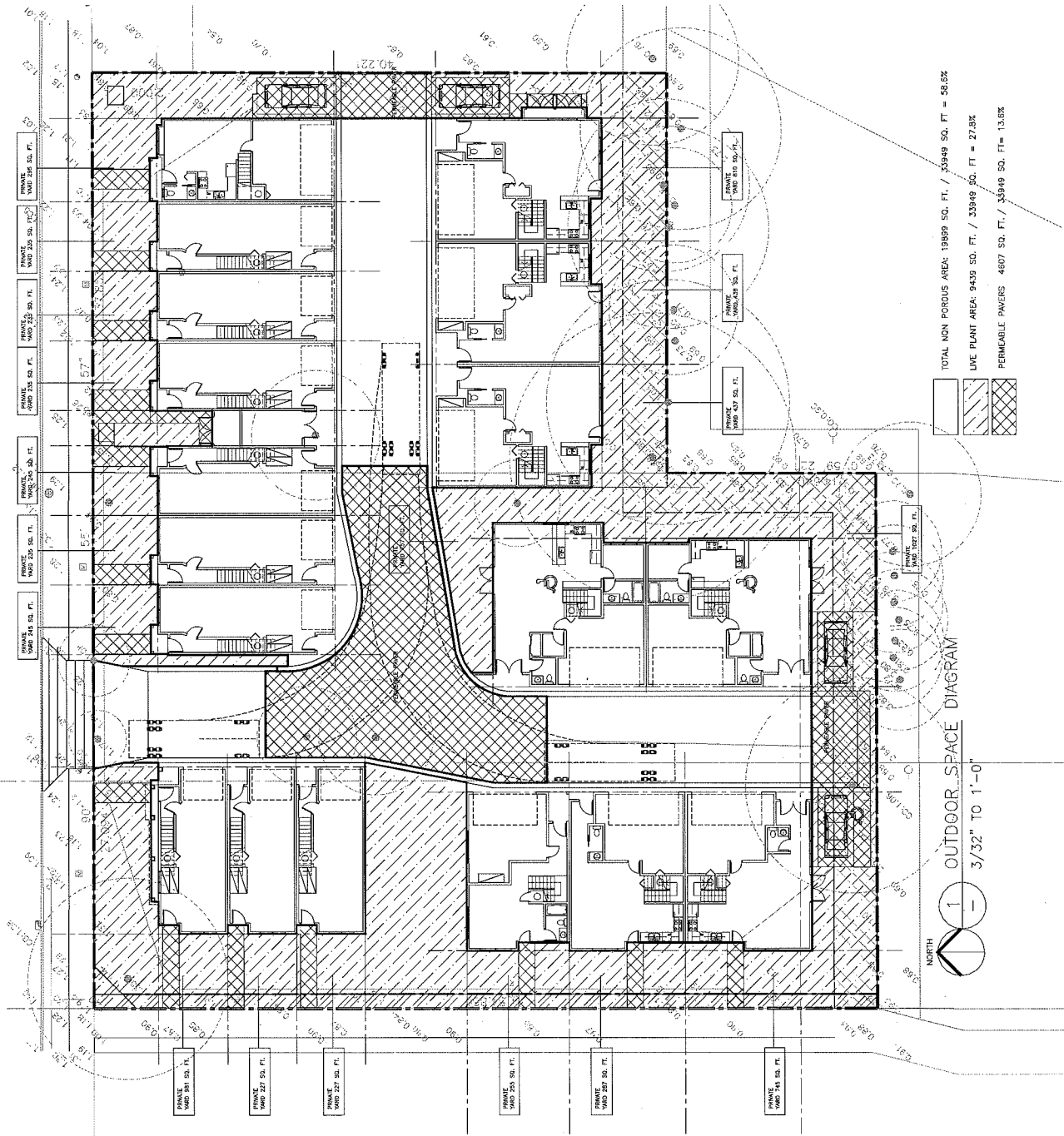
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4. 2016.10.21 FOR ARCHITECTURAL COMMENT
5. 2016.10.21 FOR ARCHITECTURAL COMMENT
6. 2016.10.21 FOR ARCHITECTURAL COMMENT

PROPOSED TOWNHOUSE AT 9700, 9720, 9800 WILLIAMS RD RICHMOND LANDSCAPE AREA DIAGRAM

PROJECT NUMBER: 12-25
 ISSUED: 10/21/2016
 DRAWN BY: EL
 CHECKED BY: EL
 FILE NUMBER: 12-25-2016-111021-12-25-2016

A7

REVISIONS



PLANT LIST	Quantity/Symbol/Botanical Name	Common Name	Size	Spacing
Trees				
A	Comus florida Cherokee Chief	Red Flowering Dogwood	5cm cal B&B	as shown
B	Betula Jacquemontii	Whitebarked Himalayan Birch	6cm cal B&B	as shown
C	Cercidiphyllum japonica	Katsura	7cm cal B&B	as shown
D	Styrax japonica	Japanese Snowbell	5cm cal B&B	as shown
E	Gleditsia biacanthos 'Normis Hallii'	Thornless Halkia Honeylocust	6cm cal B&B	as shown
F	Prunus yubonensis 'Akebono'	Akebono Cherry	7cm cal B&B	as shown
G	Pinus nigra	Austrian Black Pine	3m High, B&B	as shown
Shrubs, Perennials & Grasses				
a	Azalea japonica 'Hino Crimson'	Evergreen Azalea	# 2 pot	as shown
b	Azalea japonica 'Diamond Red'	Evergreen Azalea	# 2 pot	as shown
c	Azalea japonica 'Ward's Ruby'	Evergreen Azalea	# 2 pot	as shown
d	Azalea japonica 'Diamond Lachs'	Evergreen Azalea	# 2 pot	as shown
e	Calamagrostis x acutiflora 'Karl Foerster'	Fountain Reed Grass	# 3 pot	as shown
f	Festuca idahoensis	Idaho Blue Fescue	# 1 pot	as shown
g	Erica x darleyensis 'Mediteranean Pink'	Mediterranean Pink Heather	# 1 pot	as shown
h	Erica x darleyensis 'Siberschnitzelz'	White Bell	# 1 pot	as shown
i	Palear meridionalis 'Auroraengelata'	Arctic Angel	# 3 pot	as shown
j	Polystichum acrostichum	Waxtail Sword Fern	# 1 pot	as shown
k	Polystichum acrostichum	Waxtail Sword Fern	# 1 pot	as shown
l	Hieracium robustum x serotinum	Blue Bell Grass	# 2 pot	as shown
m	Hemerocallis 'Black-eyed Stella'	Starburst Iris	# 1 pot	as shown
n	Hemerocallis arandae	Daisy Day Lily	# 1 pot	as shown
o	Prunus lusitana	Evergreen Clematis	# 3 pot	as shown
p	Rhododendron 'Elizabeth'	Portugal Laurel	# 3 pot	as shown
q	Rhododendron 'Mary Fleming'	Rhododendron	# 3 pot	as shown
r	Rose 'Meliland La Sevilla'	Rhododendron	# 2 pot	as shown
s	Skimmia japonica 'Rocosa'	Rose	# 2 pot	as shown
t	Skimmia japonica 'Rocosa'	Skimmia Fortunei	# 2 pot	as shown
u	Taxus x media 'Dickens'	Hack's Yew	4' high	as shown
v	Tuja occidentalis 'Smaragd'	Emerald Green Cedar	6' high, B & B, trim top flat	as shown
w	Actinostaphylos uva ursi 'Yankouner Jade'	Kimkimick	10cm pot	18" O.C.

TOTAL 22 PROPOSED REPLACEMENT TREES

1. Maintain min. 2% slope away from building.
2. All plants and landscape installation to conform to BCCLA Landscape Standards Label Edition.
3. All growing medium to be tested by F&M (604-279-3229) and amended accordingly if necessary, and to be tested again at completion.
4. Minimum planting medium depths:
 - golf-87/150mm, 8' on slab
 - golf-87/200mm, 18" on slab
 - tee-42/250mm, all around the rootball, 24" small trees on slab, 30" medium sized trees on slab
5. For detailed tree see specifications
6. Growing medium shall conform to Level 1, Low Traffic Lawn Area, Trees and Large Shrubs (ZU Table 6-3, 2012 BCLUC Standards).
7. All plant material shall meet minimum size requirements as indicated in plant list.
8. Trees planted in lawn areas to have 1 m dia. mulched ring.
9. Make sure wires around rootballs to be cut and removed to prevent girdling.
10. All proposed trees should be planted min. 3 m away from building foundation or face of building or existing walls.
11. Install min. 2" of composted bark mulch on all shrub beds after planting and rake smooth. Mulch to be "30mm screened composted bark mulch".
12. Contractor to ensure all plant material delivered to site is from nurseries certified to be free from the Phytophthora ramorum virus (Spuler Oak Death).
13. Contractor to report any discrepancies in plant numbers immediately to Landscape Architect.
14. All on-site landscape to be irrigated with an automatic irrigation system.

L-1

PROJECT TITLE
NOTES/ PLANT LIST

PROJECT SITE
TOWNHOUSE DEVELOPMENT
6700-5800 WILLIAM STREET
RICHMOND, BC

SCALE
DATE: 01.18
JOB NO: 1804
JOB NO: 1804

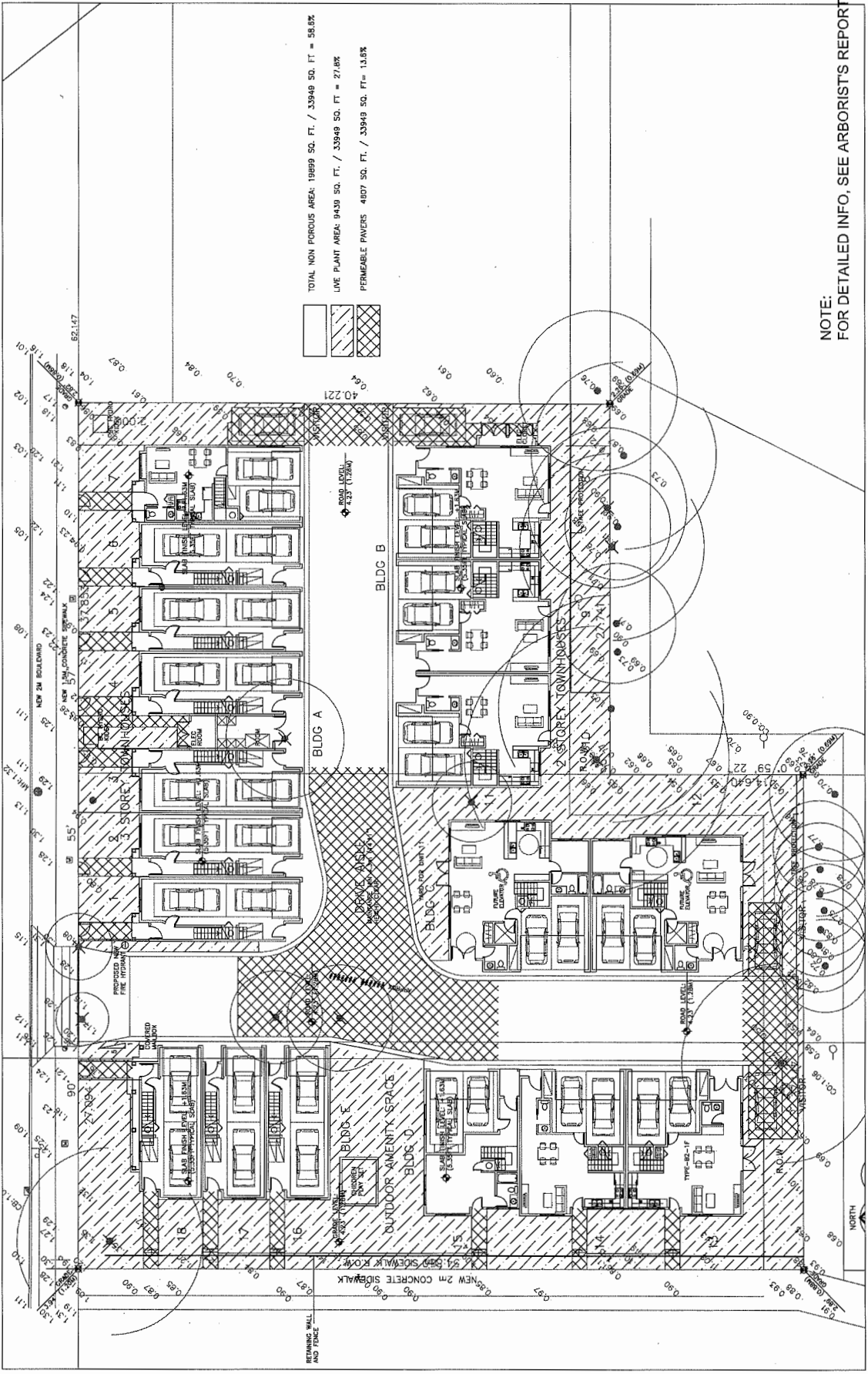
40% Night View, Minimum 85%
Tree: 85-100-203
File: 1-88-207-204
Date: 2018-01-18

JHL Design Group Inc.
Landscape Architecture + Urban Design

DATE: 01.18
SCALE: 1:50
JOB NO: 1804



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DRAWING TITLE
 TREE REMOVAL AND
 RETENTION PLAN

PROJECT TITLE
 TOWNHOUSE DEVELOPMENT
 1500 JAMES STREET
 RICHMOND, BC

SCALE: 1/4" = 1'-0"
 DATE: Oct. 18
 DRAWN:
 JOB NO.

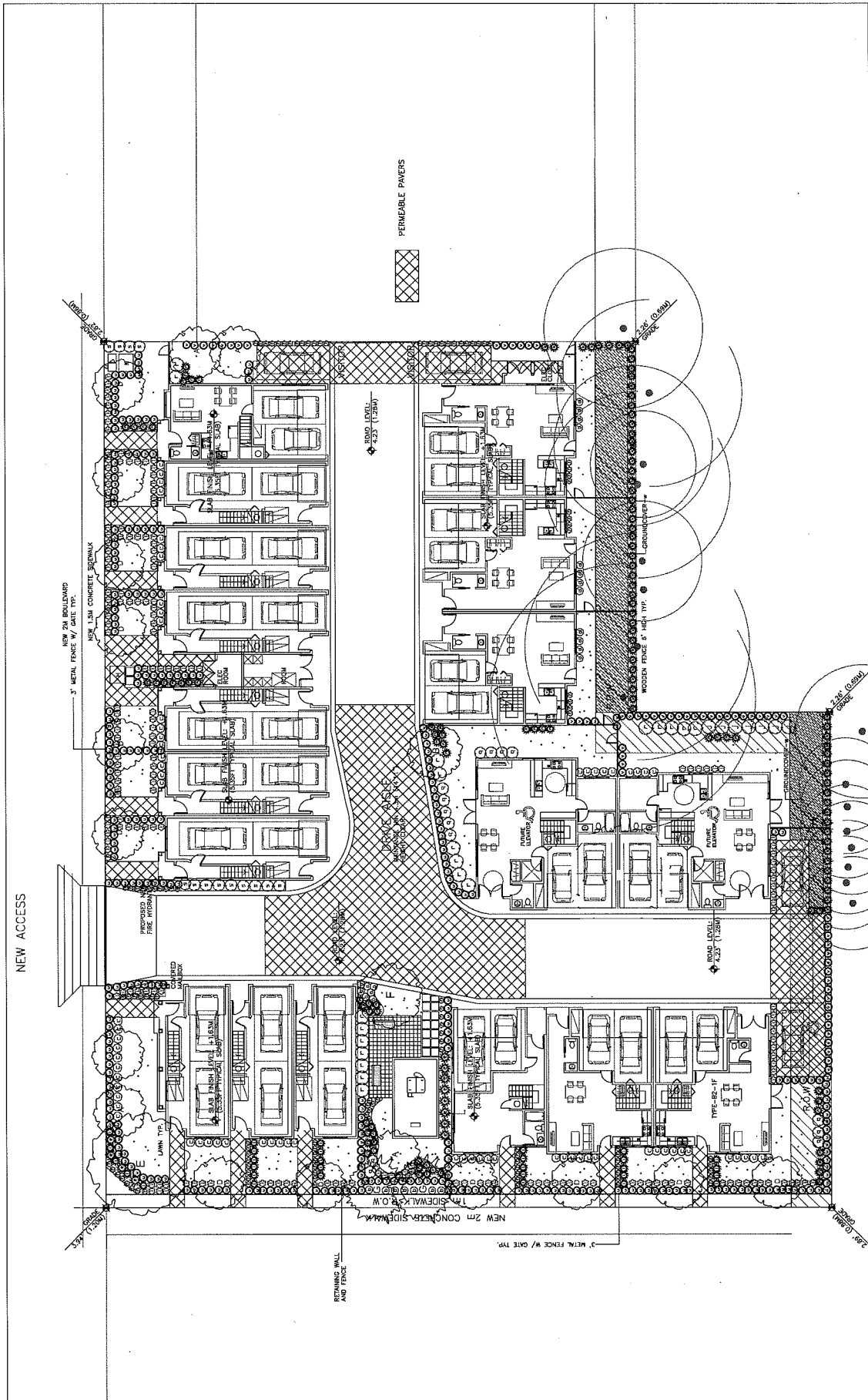
JHL Design Group Inc.
 6750 McMillan Avenue, BC
 Vancouver, BC V6N 1M3
 For: 1-800-777-7824
 Email: info@jhl.com

JHL Design Group Inc.
 Landscape Architecture + Urban Design

DATE: 18
 REVISIONS: 1
 DRAWN BY: [Name]
 CHECKED BY: [Name]



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 Design Group Inc. and cannot be used without the
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DRAWING TITLE
LANDSCAPE PLAN

PROJECT TITLE
TOWNHOUSE DEVELOPMENT
9750-9800 WILLIAM STREET
RICHMOND, VA

SCALE	3/4" = 1'-0"
DATE	02.15
DESIGNER	ADAM
DATE	02.15

JHL Design Group Inc.
4370 Maple Street, Richmond, VA
Tel: 804-271-2244
Fax: 804-271-2244
Email: jhl@jhlgroup.com

JHL Design Group Inc.
Landscape Architecture + Urban Design

DATE	REVISION
02.15	Revising Submittal



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City of Richmond

Rezoning Considerations

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

Address: 9700, 9720, 9800 Williams Road

File No.: RZ 15-700431

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9667, the applicant is required to complete the following:

1. 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 (at specified stages of construction), and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
2. City acceptance of the developer's offer to voluntarily contribute \$0.79 per buildable square foot (e.g. \$16,491) to the City's Public Art Reserve Fund.
3. City acceptance of the applicant's voluntary contribution in the amount of \$18,000 (\$1,000/unit) in-lieu of providing on-site indoor amenity space.
4. The granting of a 1 m wide x 55 m long Statutory Right-of-Way (SRW) for public right-of-passage along the west property line to accommodate widened sidewalk and grass boulevard on the east side of the existing City walkway.
5. The granting of a Statutory Right-of-Way (SRW) for public-right-of-passage over the entire north-south and east-west internal drive aisle to provide legal means of public/vehicular access to future developments located east of the subject site. The drive aisle is to be constructed by the developer and to be maintained by the strata.
6. Registration of a flood indemnity covenant on title.
8. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
9. Registration of a legal agreement on title identifying that the proposed townhouse development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all units will meet the BC Solar Hot Water Ready Regulations.
10. Registration of the City's standard Housing Agreement to secure three (3) affordable housing units, the combined habitable floor area of which shall comprise not less than 15% of the subject development's total residential building area. Occupants of the affordable housing units subject to the Housing Agreement shall enjoy full and unlimited access to and use of the outdoor amenity space. The terms of the Housing Agreements shall indicate that they apply in perpetuity and provide for the following:

Unit Type	Number of Units	Minimum Unit Area	Maximum Monthly Unit Rent**	Total Maximum Household Income**
3 Bdrm	3	90 m ² (980 ft ²)	\$1,437	\$57,500 or less

** May be adjusted periodically as provided for under adopted City policy.

11. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
12. Enter into a Servicing Agreement* for the design and construction of servicing connections/upgrades and frontage improvements. Works include, but may not be limited to the following:

Water Works

- Using the OCP Model, there is 675.0 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. At Building Permit stage, the developer is required to submit fire flow calculations signed and sealed by a Professional

Initial:

Engineer as per the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) to confirm that there is adequate available flow for onsite fire protection.

- At the developer's cost, the City is to:
 - Cut and cap the existing water service connection on Williams Road.
 - Install a new water connection complete with meter and meter box to be placed on-site.

Storm Sewer Works

- Install drainage along upgraded walkway of approximately 55 m in length.
- At the developer's cost, the City is to;
 - Cut and cap the existing storm service connections and remove the existing inspection chamber along the 9800 Williams Road frontage.
 - Upgrade the existing storm service connection and inspection chamber located along 9700 Williams Road frontage. Utilize the existing core into the existing box culvert.

Sanitary Sewer Works

- At the developer's cost, the City is to:
 - Cut and cap the existing sanitary service connections and remove the existing inspection chamber along the south property line.
 - Install one (1) new sanitary service connection complete with new inspection chamber within the existing SRW at the southwest corner of the development site, tie-in new service to existing manhole (SMH2161). All sanitary works to be completed prior to any onsite building construction.

Frontage Improvements

- Review street lighting levels along the north and west frontages of the development site for any additional street lighting requirements or upgrades to LED fixtures.
- Widening and upgrading of the existing north-south walkway along the entire west property line through the provision of a 1m x 1m corner cut at the access from Williams Road and a 2.0 m wide sidewalk and 1.0 wide grassed boulevard on the east side of the walkway. The exact width of the new grass strip at all points along the walkway is to be determined in consultation with the Parks Department through the review processes for the Development Permit application and Servicing Agreement.
- Removal of the existing driveways providing access to the subject site from Williams Road and replacement with barrier/curb gutter, 1.5 m wide concrete sidewalk and 2.0 m wide grassed boulevard between the new sidewalk and the new road curb. The sidewalk must connect to the existing sidewalk east and west of the subject site along the Williams Road frontage.
- The developer is to coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground the service lines for the proposed development.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc). All above ground structures to be located on the development site. Architects to coordinate with private utility companies to determine location prior to Development Permit application. Proposed locations to be included on the Development Permit plans.

General Items

- 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.

Initial:

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

- Written consent of the adjacent property owners to remove two (2) trees on shared property lines. If written consent is not provided, the trees must be retained and protected through inclusion in the contract between the developer and a Certified Arborist that is outlined in rezoning condition #1 as per above.
- Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or higher), in compliance with the City's Official Community Plan.

Prior to Building Permit* issuance, the following must be completed:

- Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- Incorporation of three (3) affordable housing units, the combined habitable floor area of which shall comprise approximately 15% of the subject development's total residential building area, and which are to comply with all of the terms of the Housing Agreement that is required to be registered on title prior to Development Permit issuance.
- 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.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.
All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Initial:

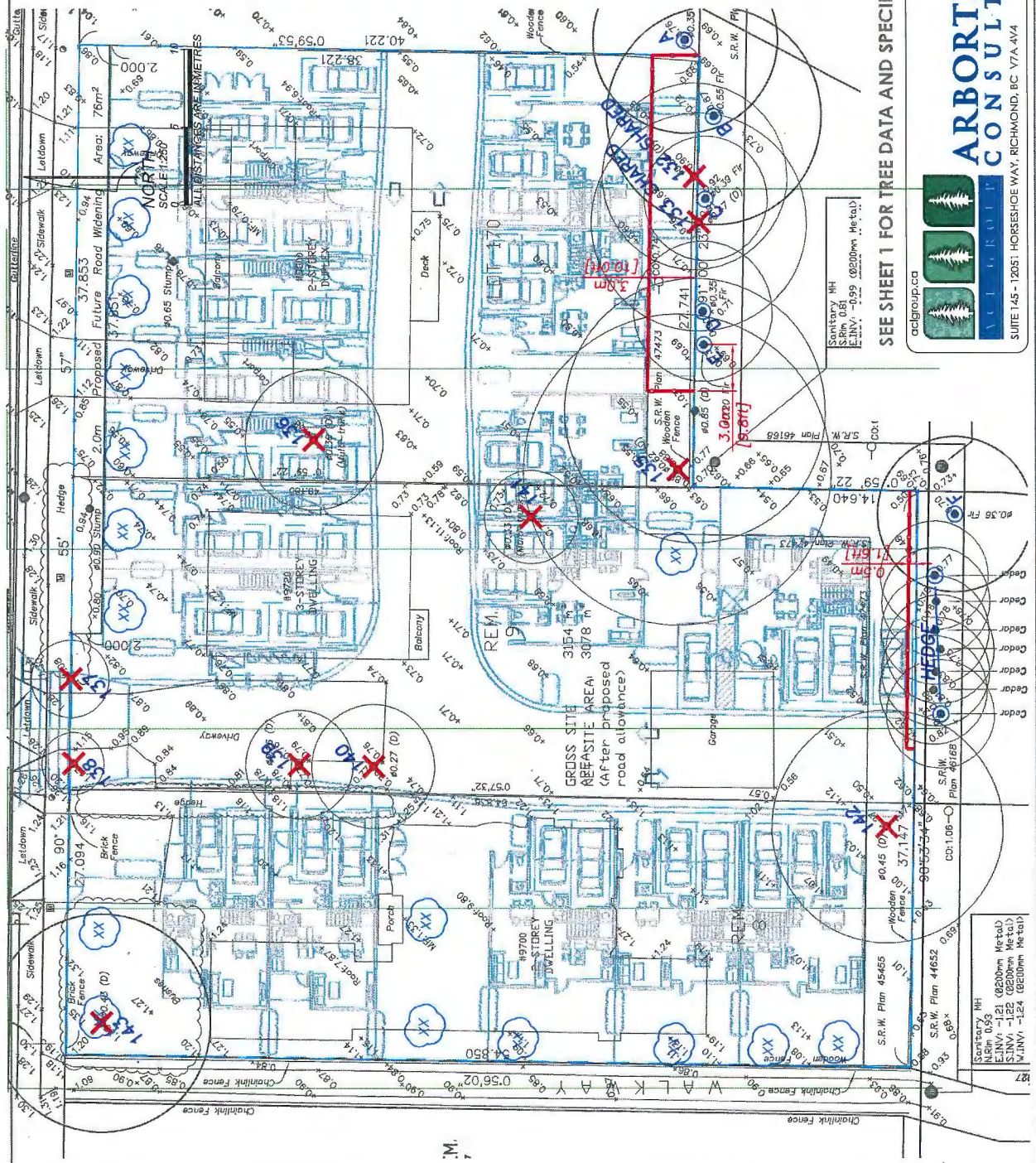
(signed concurrence on file)

Signed

Date

PLAN NOTE: All dimensions are in meters unless otherwise indicated. The information on this drawing is intended to be used in conjunction with the information on the accompanying drawings and specifications. It is the responsibility of the user to verify the information on this drawing against the information on the accompanying drawings and specifications.

NOTE: THE ARBORIST REPORT WAS BASED ON AN EARLIER SITE PLAN. THE PROPOSED SITE PLAN IS PROVIDED IN ATTACHMENT 3. THERE IS NO CHANGE IN THE IMPACT OF DEVELOPMENT ON ANY EXISTING TREES ON-SITE OR OFF-SITE.



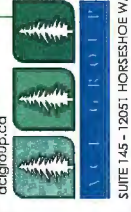
LEGEND:

- (X) M denotes TAG NUMBER or ID REFERENCE
- (X) denotes RETENTION (ignores of the branches and foliage of the tree)
- (M) denotes REMOVAL tree (proposed)
- (X) denotes HIGH RISK REMOVAL tree (proposed)
- (M) denotes OFF-SITE tree (to be protected and/or owner contacted as relevant)
- (X) denotes NON-STAY uncertain tree (as measured by project arborist)
- (M) denotes SITE OF STUDY AREA BOUNDARY
- (X) denotes TREE PROTECTION ZONE (TPZ) setback alignment as specified by project arborist

SEE SHEET 1 FOR TREE DATA AND SPECIFICATIONS

REV #	DATE	COMMENTS
0	MAR 24, 2015	INITIAL SUBMISSION

TREE MANAGEMENT DRAWING
 PROJECT: PROPOSED TOWNHOUSE DEVELOPMENT
 ADDRESS: 9700, 9720 & 9800 WILLIAMS RD, RMD
 CLIENT: URBAN ERA BUILDERS & DEV LTD
 ACL FILE: 14399



SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 P. 604.275.3484
 acdgroup.ca

Sanitary MH
 1.5m x 0.9m (600mm Metd)
 1.5m x 1.2m (600mm Metd)
 1.5m x 1.2m (600mm Metd)



Richmond Zoning Bylaw 8500
Amendment Bylaw 9667 (RZ 15-700431)
9700, 9720 and 9800 Williams Road

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

- 1. Richmond Zoning Bylaw 8500, as amended, is further amended by:
a. Inserting the following into the end of the table contained in Section 5.15.1 regarding affordable housing density bonusing provisions:

Table with 2 columns: Zone, Sum Per Buildable Square Foot of Permitted Principal Building. Row 1: ZT81, \$4.00

- b. Inserting as Section 17.81 thereof the following:

17.81 Town Housing (ZT81) – Williams Road

17.81.1 Purpose

The zone provides for town housing and other compatible uses.

17.81.2 Permitted Uses

- child care
housing, town

Secondary Uses

- boarding and lodging
home business
community care facility, minor

17.81.3 Permitted Density

- 1. The maximum floor area ratio (FAR) is 0.40, together with an additional 0.1 floor area ratio provided that it is entirely used to accommodate amenity space.
2. Notwithstanding Section 17.81.3.1, the reference to "0.4" is increased to a higher density of "0.60" if the owner, at the time Council adopts a zoning amendment bylaw to include the owner's lot in the ZT81 zone, pays into the affordable housing reserve the sum specified in Section 5.15 of this bylaw.

3. Notwithstanding Section 17.81.3.1, the reference to "0.4" is increased to a higher **density** of "0.73", if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the ZT81 zone, and provided that prior to the first occupancy of the **building** the **owner**:
 - a) provides in the **building** not less than 3 **affordable housing units** and the combined **habitable space** of the total number of **affordable housing units** comprises not less than 15% of total **floor area** that is **habitable space**; and
 - b) enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against the title to the **lot**. ✓

17.81.4 Permitted Lot Coverage

1. The maximum **lot coverage** is 44% for **buildings**.
2. No more than 65% of the **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 25% of the **lot area** is restricted to **landscaping** with live plant material.

17.81.5 Yards & Setbacks

1. The minimum **front yard** is 4.5 m, except for the projection of building columns for a maximum of 0.52 m.
2. The minimum **interior side yard** is 3.0 m.
3. The minimum **rear yard** is 6.0 m, except for the projection of the first **storey** for a maximum of 1.5 m.

17.81.6 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m (3 **storeys**).
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.81.7 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** on minor **arterial roads** is 40.0 m.
2. The minimum **lot depth** is 35.0 m.
3. There is no minimum **lot area**.

17.81.8 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

17.81.9 On-Site Parking and Loading

- 1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

17.81.10 Other Regulations

- 1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. "
- 2. 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 areas and by designating them "**TOWN HOUSING (ZT81) – WILLIAMS ROAD**".

P.I.D. 003-606-333

Lot 8 Except: Part Subdivided by Plan 44427, Section 34 Block 4 North Range 6 West New Westminster District Plan 11454

P.I.D. 004-870-620

Lot 9 Except: Part Subdivided by Plan 45409, Section 34 Block 4 North Range 6 West New Westminster District Plan 11454

P.I.D. 003-798-798

Lot 170 Section 34 Block 4 North Range 6 West New Westminster District Plan 36305

- 3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9667**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

JAN 23 2017



MAYOR

CORPORATE OFFICER