



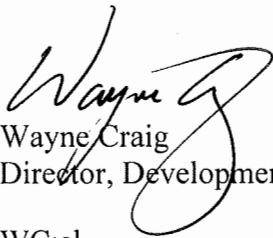
To: Planning Committee
From: Wayne Craig
Director, Development

Date: January 15, 2019
File: RZ 17-768134

Re: **Application by Landcraft Homes Ltd. for Rezoning at 4226 Williams Road from Single Detached (RS1/E) to Arterial Road Two-Unit Dwellings (RDA)**

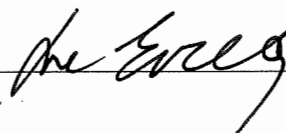
Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9975 to create the “Arterial Road Two-Unit Dwellings (RDA)” zone, be introduced and given first reading.
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9973, for the rezoning of 4226 Williams Road from “Single Detached (RS1/E)” to “Arterial Road Two-Unit Dwellings (RDA)”, be introduced and given first reading.



Wayne Craig
Director, Development

WC:el
Att. 9

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

Staff Report

Origin

Landcraft Homes Ltd. has applied to the City of Richmond for permission to rezone 4226 Williams Road (Attachment 1) from the “Single Detached (RS1/E)” zone to the “Arterial Road Two-Unit Dwellings (RDA)” zone in order to permit the property to be subdivided to create two duplex lots (Attachment 2) with a shared access from Williams Road. A Development Permit application is required and has been received to address the form and character of the proposed duplexes. A preliminary site plan, streetscape elevation and landscape plan are provided for reference in Attachment 3.

A Service Agreement (SA) for frontage improvements and site service connections is required as a consideration of rezoning. A Letter of Credit for the Service Agreement will be required prior to adoption of the rezoning bylaw.

A new “Arterial Road Two-Unit Dwellings (RDA)” zone is also being introduced to support the development of Arterial Road Duplexes envisioned in the Arterial Road Land Use Policy.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 4).

Subject Site Existing Housing Profile

There is an existing single-family dwelling on the property, which will be demolished. The applicant has indicated that the dwelling is currently rented, and that it does not contain a secondary suite.

Surrounding Development

To the North: Across Williams Road, single family homes on lots zoned “Single Detached (RS1/C)”. There is also a 13-unit townhouse development on a lot zoned “Low Density Townhouses (RTL3)” across Williams Road to the northeast.

To the South: Fronting Grander Place, single family homes on lots zoned “Single Detached (RS1/B)”.

To the East: Congregation of Jehovah’s Witnesses on a lot zoned “Assembly (ASY)”.

To the West: Single family homes on lots zoned “Single Detached (RS1/C)”.

Related Policies & Studies

Official Community Plan/Steveston Area Plan

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject site is “Neighbourhood Residential”. The Steveston Area Land Use Map designation for the subject site is “Single-Detached/Duplex/Triplex” (Attachment 5). The development proposal for two duplex lots is consistent with these designations.

Arterial Road Policy

The Arterial Road Land Use Policy in the City’s 2041 Official Community Plan Bylaw 9000 directs appropriate duplex and triplex developments onto certain minor arterial roads outside the City Centre. The subject site is identified for “Arterial Road Duplex/Triplex” on the Arterial Road Housing Development Map and the proposal is in compliance with the Arterial Road Duplex Development Requirements under the Arterial Road Policy.

Single Family Lot Size Policy 5426

The subject site is located within Single Family Lot Size Policy Area 5426 (Attachment 6), adopted was adopted by Council on December 18, 1989. The Single Family Lot Size Policy provides direction on the size of single family lots that may be created through rezoning and subdivision. The Policy permits those properties along Williams Road without lane or internal road access to be rezoned and subdivided as per Single Detached (R2/C) Zone; where the minimum lot size is 360 m² and minimum lot width is 13.5 m.

As per Section 2.3 of the Zoning Bylaw 8500, the proposed rezoning application is not subjected to this Lot Size Policy 5426 since the subject site is located along an arterial road where the Lot Size Policy has been adopted more than five years ago, and is located within an Area Plan which designates the site for “Single-Detached/Duplex/Triplex” uses.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant 1st reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Built Form and Architectural Character

The applicant proposes one duplex on each of the two lots to be created through rezoning and subdivision, for a total of four dwelling units. The duplexes will be in a “front-back” configuration; with one dwelling unit at the front of the property and the second dwelling unit at the back. The front and back units will be connected by individual attached garages. In keeping with the architectural character of the neighbourhood, the duplexes will be two storeys and will feature a peaked roof.

A Development Permit application will be required to address the form and character of the proposed duplexes. Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines for duplex projects in the 2041 Official Community Plan (OCP);
- Review of the architectural character, scale and massing to ensure that the proposed duplexes are well designed, fit well into the neighbourhood, and do not adversely impact adjacent homes;
- Refinement of the proposed east elevation, which is exposed to the parking area of the adjacent assembly site;
- Review of aging-in-place features in all units and the provision of a convertible unit;
- Refinement of the proposed site grading to ensure survival of the protected tree, and to provide appropriate transition between the proposed development and adjacent existing developments; and
- Refinement of landscape design, including the location and type of fence proposed along the front property line within the required Statutory Right of Way (SRW), the provision of a holding area for garbage/recycling material collection, and the size and species of on-site replacement trees to achieve an acceptable mix of conifer and deciduous trees on-site.

Additional issues may be identified as part of the Development Permit application review process.

Existing Legal Encumbrances

There is an existing 3.0 m wide utility Right-of-Way (ROW) along the south property line of the subject site for an existing sanitary sewer line. The developer is aware that no construction is permitted in these areas.

Accessible Housing

The developer has agreed that aging in place features will be provided in all units (e.g., inclusion of blocking to bathrooms for installation of grab-bars, provision of blocking to stair walls to accommodate lift installation at a future date, and provision of lever door handles). In addition, at least one convertible unit will be provided in this duplex cluster of four units sharing one driveway (i.e., Unit Type A and/or Type C). Details of the accessible housing features will be reviewed at the future Development Permit stage.

Transportation and Site Access

Williams Road is a minor arterial road with a bike lane in this location. Vehicle access to the proposed two duplex lots will be limited to one shared driveway crossings from Williams Road. The shared driveway will be centred at the common property line between the proposed lots. As the lot access currently serving one single family dwelling, to address the increased traffic impacts, the following mitigation measures are required as part of the frontage upgrades for the development:

- The first 6 m of each driveway from the back of the sidewalk is to be maintained as a 6 m wide to allow for two vehicles in opposing directions to pass, and then tapered at a 5:1 transition to a minimum width of 4 m;
- The driveway is to be constructed to City design standards with 0.9 m flares at the curb and 45° offsets to meet the grade of sidewalk/boulevard; and
- Special stamped/tinted concrete treatment for the sidewalk is to be provided across each driveway and green bike lane paint for the bike lane is to be provided at the crossings to better highlight the driveway points on Williams Road for cyclists and pedestrians.

Each unit will have two parking stalls in a private garage and one visitor parking stall will be provided at the end of the common drive aisle for the shared use between the two duplex lots.

Prior to rezoning, the applicant is required to register a restrictive covenant on Title to ensure that, upon subdivision of the property:

- Vehicle access to the two duplex lots is via a single shared driveway crossing, to be centered on the proposed shared property line;
- The buildings and driveway on the proposed lots to be designed to accommodate on-site vehicle turn-around capability to prevent vehicles from reversing onto Williams Road; and
- A cross-access easement for the shared driveway access, common drive aisle, and the shared visitor parking stall is to be registered on Titles of the each property.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses nine bylaw-sized trees on the subject property. There are no trees located on neighbouring properties, within 2 m of the property line or has a crown (dripline) encroaching on the property, or street trees located on City property in front of the site.

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

- one Pear tree (tag# 80) located at the southeast corner of the site is identified in good condition and to be retained and protected.
- one tree (tag #76 Deodar Cedar) is identified in good condition but cannot be retained due to building conflicts; the sizes of the proposed replacement trees should be increased to a min 8 cm caliper for deciduous and 3.5 m high for Coniferous trees.
- seven trees (tag# 72, 73, 74, 75, 77, 78 and 79) located on the development site either dead, dying (sparse canopy foliage), have been previously topped or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be replaced.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove eight on-site trees. The 2:1 replacement ratio would require a total of 16 replacement trees. According to the Preliminary Landscape Plan provided by the applicant (Attachment 3), the developer is proposing to plant five trees on each lot proposed; for a total of ten trees. The size and species of replacement trees will be reviewed in detail through Development Permit and overall landscape design. To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$3,000 to the City's Tree Compensation Fund in lieu of the remaining six trees that cannot be accommodated on the subject property after redevelopment.

Tree Protection

One tree on site is to be retained and protected. The applicant has submitted a tree protection plan showing the tree to be retained and the measures taken to protect them during development stage (Attachment 7). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- 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.

Affordable Housing Strategy

Currently there is no policy or contribution rate for duplexes identified in the Affordable Housing Strategy. However, staff recommend that a cash-in-lieu contribution using the current townhouse rate of \$8.50 per buildable square foot (i.e., for a contribution of \$30,600) be considered for this development, as townhouse and duplex are similar in built forms (i.e., both building forms have party walls, whereas a single-family dwelling does not). The proposed RDA zone and associated zoning bylaw amendments will secure affordable housing contribution in keeping with standard density bousing approach.

Energy Step Code

The applicant has committed to design the subject development to meet the City's Step Code requirements (Attachment 8). Details on how all units are to be built and maintained to this commitment will be reviewed at Building Permit stage.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the developer is required to dedicate a 0.6 m wide road across the Williams Road frontage to accommodate the required frontage improvements. The exact road dedication is to be determined based on legal surveys.

Prior to approval of subdivision, the developer is required to enter into a standard Servicing Agreement for the design and construction of frontage improvements and service connections. Works include, but are not limited to, construction of a new 2.0 m wide concrete sidewalk at the property line and provide a minimum 1.5 m wide treed and landscaped boulevard. The developer is also required to provide a 1.5 m wide SRW along the north property line for the storm service connections and water service connections. The scope of the Servicing Agreement works can be found in Attachment 9.

At future subdivision stage, the developer will be required to pay Development Cost Charges (DCC's) (City & GVS&DD), School Site Acquisition Charge, and Address Assignment Fee. Servicing connections are to be determined at Servicing Agreement stage.

Proposed “Arterial Road Two-Unit Dwellings (RDA)” zone

An amendment to the Richmond Zoning Bylaw 8500 is proposed to create the new “Arterial Road Two-Unit Dwellings (RDA)” zone in order to allow front to back duplexes be developed along minor arterial road, as supported by the Arterial Road Land Use Policy.

The proposed RDA zone is drafted based on the Arterial Road Duplex/Triplex Development Requirements under the Arterial Road Land Use Policy and the “Single Detached (RS)” zone. Provisions related to density, minimum lot size and lot width are based on the arterial road duplex development requirements as approved by Council; provisions related to the lot coverage, building setbacks and building heights are drafted based on the “Single Detached (RS)” zone in order to ensure that the form and character of duplexes along arterial road is compatible with the adjacent single family dwellings.

Permitted Density

Maximum permitted density is proposed to be the lesser of 0.6 floor area ratio (FAR) or 334.5 m² (3,600 ft²). The size of all duplex units must also be within the range of 125.4 m² (1,350 ft²) to 183.9 m² (1,980 ft²). These limitations in unit size are proposed:

- i. in response to public request for smaller ground-oriented housing units for young families and seniors who cannot afford large single-family homes; and
- ii. to allow flexibility on individual unit sizes in response to site specific considerations.

The maximum floor area of 334.5 m² (3,600 ft²) in a duplex development would yield an average unit size of 167.2 m² (1,800 ft²); this is also the maximum unit size allowed in the first arterial road duplex development (under the “Two-Unit Dwelling (ZD5) – Steveston/Williams” zone) reviewed and given Third Reading by Council in 2016. The range of unit sizes proposed would encourage a variety of unit types (i.e., number of bedrooms, convertible units, etc.) and architectural diversity be provided in each duplex development.

Lot Coverage of Landscaping

The lot coverage of landscaping with live plant materials requirement in the current “Single Detached (RS)” zone is based on a tier system. The minimum requirement is 20% for the smaller/narrow lots (such as RS1/A lots with a minimum lot width of 9 m wide; and the requirement escalates to up to 30% minimum for larger/wider lots (such as RS1/D lots with a minimum lot width of 15 m wide). A similar tier system is proposed for the RDA zone where the minimum lot coverage of landscaping with live plant materials requirement is:

- 20% for lots less than 12.0 m wide;
- 25% for lots of 12.0 m or more but less than 15.0 m in width; and
- 30% for lots of 15.0 m or more in width.

On-Site Parking

Currently, no visitor parking is required for duplex developments on arterial roads in the Zoning Bylaw. However, since the Arterial Road Land Use Policy allows for higher density in duplexes and two adjacent duplex lots to share one driveway, the new zone proposes specific visitor parking requirements to address parking concerns with this type of duplex developments. Visitor parking will be required where a driveway is serving three or more units. Typically, a pair of duplex lots will provide a visitor parking at the end of the share driveway between the two duplex buildings. This configuration/site layout was included in the presentation materials of the Arterial Road Land Use Policy Updates and was well received.

Housekeeping Amendments

In addition to the creation of a new zoning district, a number of housekeeping amendments to the Zoning Bylaw 8500 are required to accommodate the new arterial road duplex developments. The amendments include adding references to two-unit dwellings in Section 4.14 (Accessory Buildings and Accessory Structures) and Section 6.4 (Landscape Requirements in Residential Zones), so that the those provisions which only applies to single family developments will also be applied to duplex developments. These changes would shape the duplex developments to be more compatible with the adjacent existing and future single family homes.

Financial Impact or Economic Impact


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

Conclusion

The purpose of this rezoning application is to rezone 4226 Williams Road from the "Single Detached (RS1/E)" zone to the new "Arterial Road Two-Unit Dwellings (RDA)" zone, in order to permit the development of four duplex units on two lots with a shared access from Williams Road. The proposed new "Arterial Road Two-Unit Dwellings (RDA)" zoning district has been developed to accommodate duplex developments on minor arterial road within a predominately single-family residential area.

The list of rezoning considerations is included in Attachment 9; which has been agreed to by the applicant (signed concurrence on file).

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9975 and Amendment Bylaw 9973 be introduced and given first reading.



Edwin Lee
Planner 1

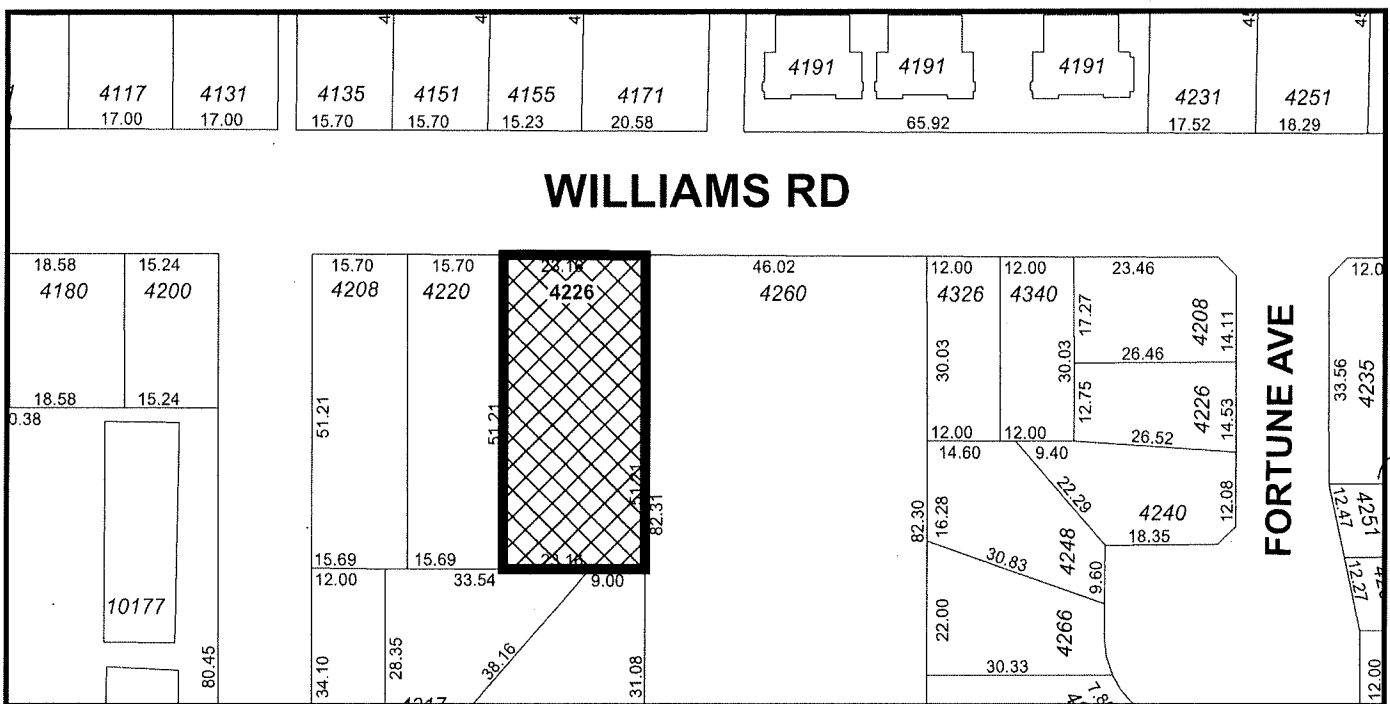
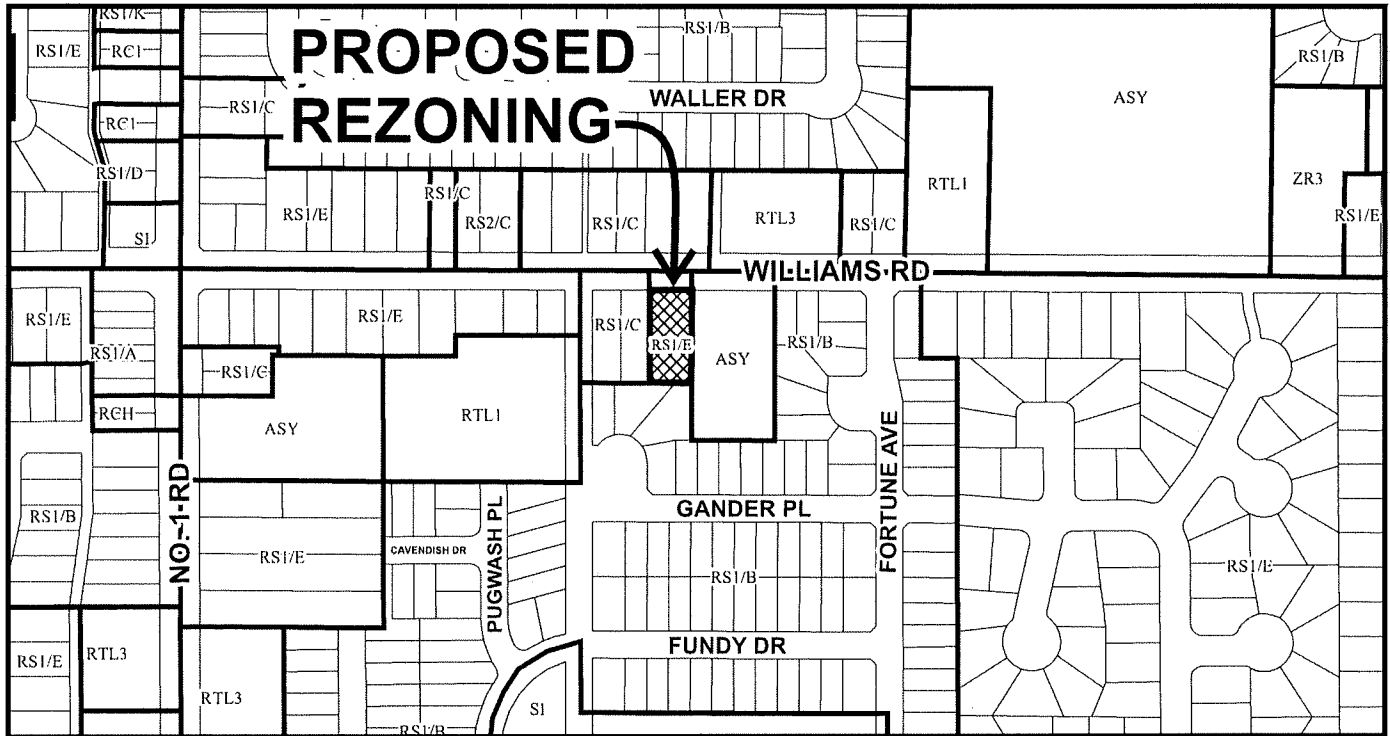
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PLN - 113

- Attachment 1: Location Map
- Attachment 2: Subdivision Layout
- Attachment 3: Conceptual Development Plans
- Attachment 4: Development Application Data Sheet
- Attachment 5: Steveston Area Land Use Map
- Attachment 6: Lot Size Policy 5426
- Attachment 7: Tree Management Plan
- Attachment 8: Letter from Developer
- Attachment 9: Rezoning Considerations



City of
Richmond



RZ 17-768134

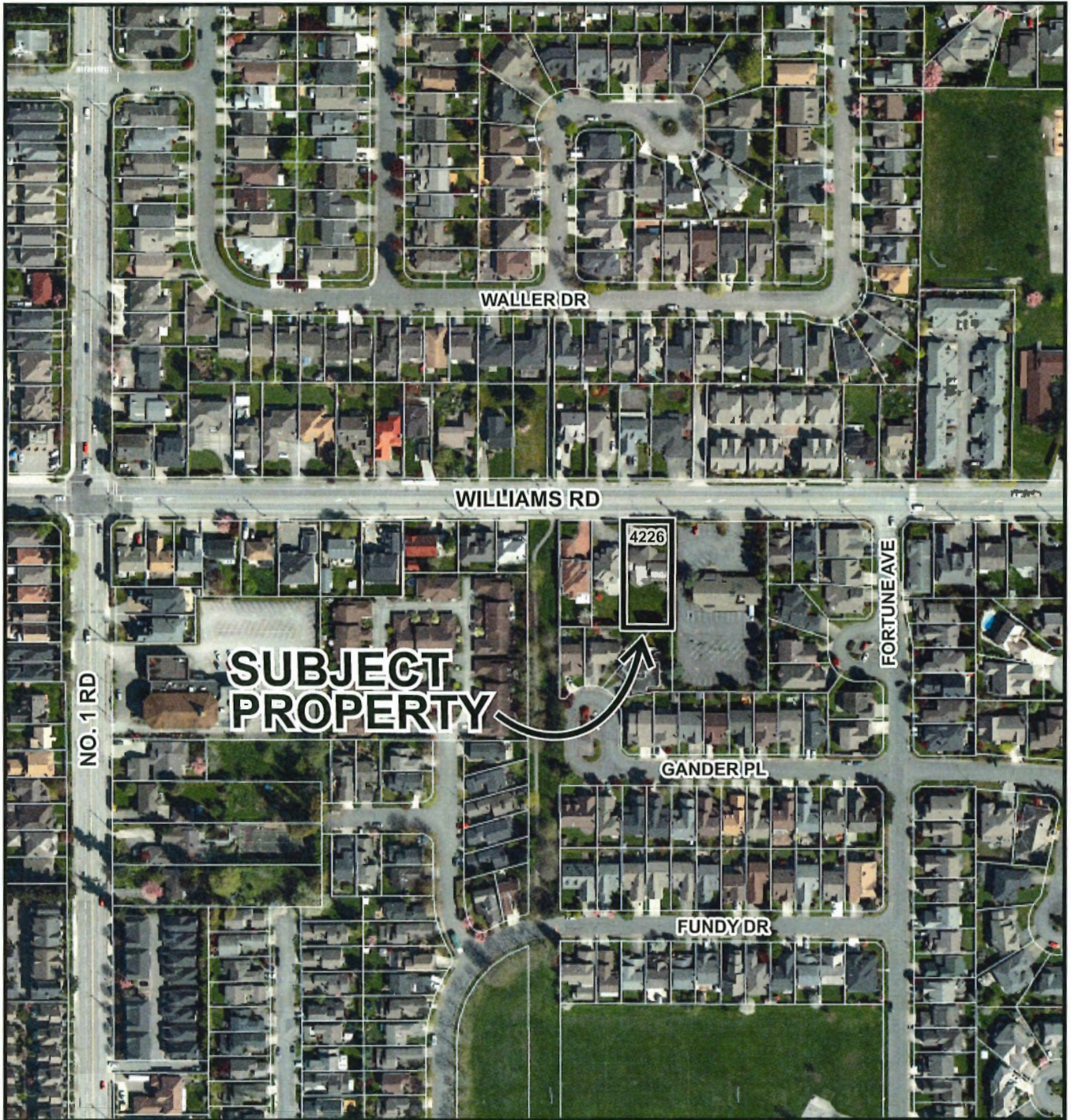
Original Date: 04/20/17

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 17-768134

Original Date: 04/20/17

Revision Date:

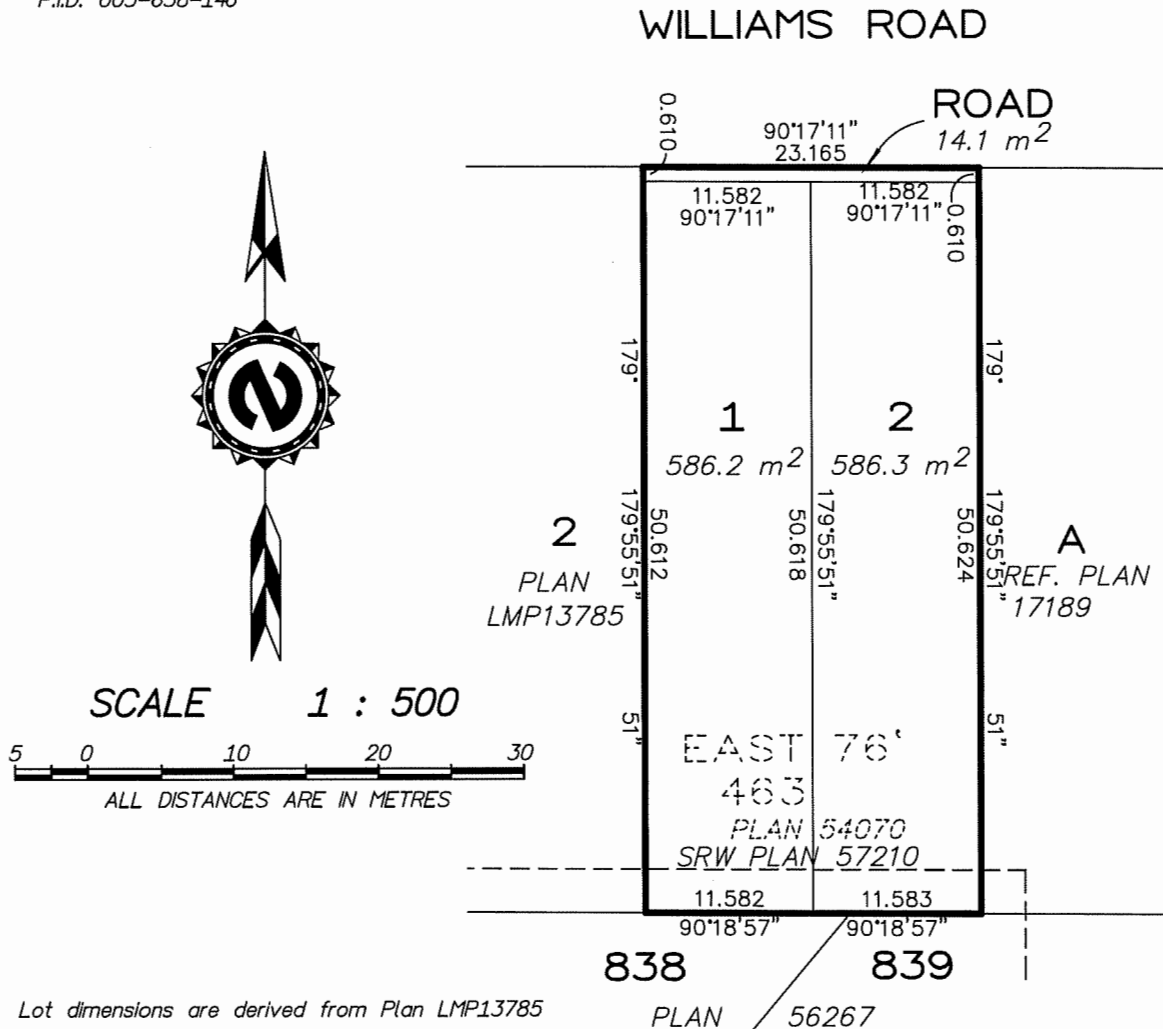
Note: Dimensions are in METRES

PLN - 116

PROPOSED SUBDIVISION PLAN OF THE EASTERLY 76 FEET LOT 463 SEC 35 BLK 4 N R 7 WEST BEING MEASURED PARALLEL TO AND PERPENDICULARY DISTANT 76 FEET FROM THE WESTERLY BOUNDARY NWD PLAN 54070

CIVIC ADDRESS:

4226 Williams Road., Richmond
P.I.D. 003-638-146



Lot dimensions are derived from Plan LMP13785

Lot dimensions and areas are subject to field survey and may vary.

Subject to review and approval by the city of Richmond.

Not to be used for legal transactions.

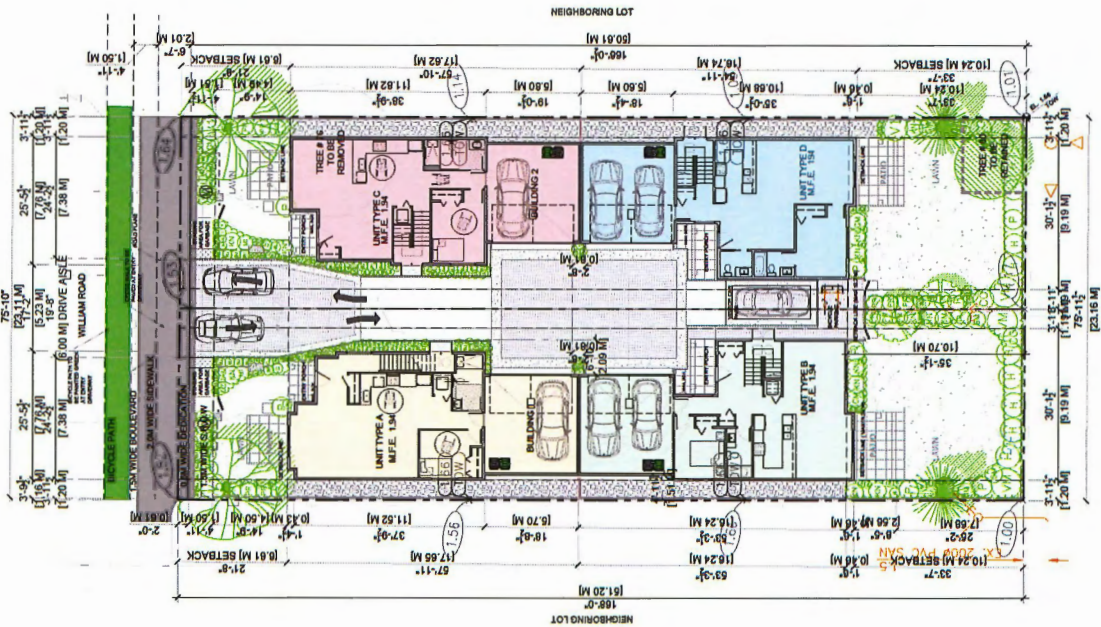
This Plan was prepared for informational purposes only, and is for the exclusive use of our client. Target Land Surveying accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document.

DRAWING DATE: JUNE 7 2018



FILE: 7663-SUB2018

NOTES:



1 SITE PLAN
3/27/18

SITE LAYOUT

DATE: 3/27/18
SCALE: 1/8" = 1'-0"
DRAWN BY: J. J. [unreadable]
CHECKED BY: [unreadable]
PROJECT NO: [unreadable]

NO.	DESCRIPTION	DATE	BY
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2	ISSUED FOR PERMITTING	3/27/18	J. J. [unreadable]
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df ARCHITECTURE INC.

1025-671 S WALL ROAD
RICHMOND BRITISH COLUMBIA
T 604-273-1111
11418 FAYERSVILLE AVE
RICHMOND, B.C.

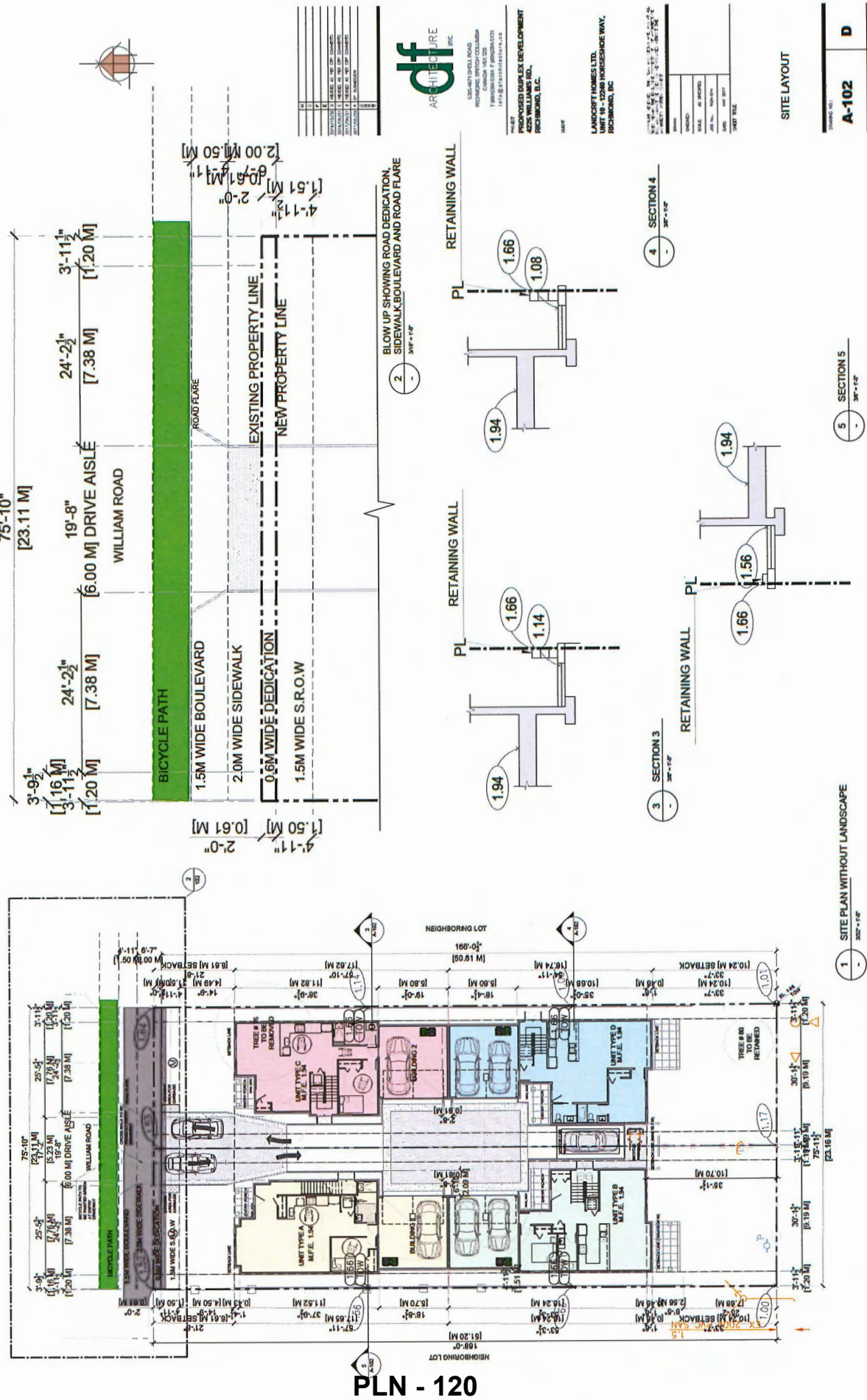
PROJECT: PROPOSED MULTI-UNIT DEVELOPMENT
4225 WILLIAMS RD.
RICHMOND, B.C.

DRAWN BY

LANDCRAFT HOMES LTD.
11408 BRIDGEWAY
RICHMOND, B.C.

DATE: 3/27/18
SCALE: 1/8" = 1'-0"
DRAWN BY: J. J. [unreadable]
CHECKED BY: [unreadable]
PROJECT NO: [unreadable]

NOTES:



PLN - 120

df ARCHITECTURE INC.
 1255-470 SHELL ROAD
 RICHMOND BRUNSWICK
 11800 HIGHWAY 7 #3000
 RICHMOND, B.C. V6X 1K6
 TEL: 604-271-1111
 WWW.DFAARCHITECTURE.COM

LANDSCAPE ARCHITECTURE
 4225 WILLIAMS RD.
 RICHMOND, B.C.
 V6X 1Y7
 TEL: 604-271-1111

NO.	DATE	DESCRIPTION
1	2023-10-10	ISSUED FOR PERMIT
2	2023-10-10	REVISED PER COMMENTS
3	2023-10-10	REVISED PER COMMENTS
4	2023-10-10	REVISED PER COMMENTS
5	2023-10-10	REVISED PER COMMENTS

SITE LAYOUT

DATE: 2023-10-10
 DRAWING NO: **A-102**
 SHEET: **D**

1 SITE PLAN WITHOUT LANDSCAPE
 300' x 150'

5 SECTION 5
 30' x 150'

4 SECTION 4
 30' x 150'

3 SECTION 3
 30' x 150'

NOTES:
 FOR CONVERTIBLE UNITS BLOCKING TO
 PROVIDE IN WASHROOM WALLS IN
 CONVERSION UNITS
 8/26/2012 - SECTION 3.8

1	FOUNDATION
2	CONCRETE
3	BRICK
4	WOOD
5	GLASS
6	STEEL
7	MECHANICAL
8	ELECTRICAL
9	PLUMBING
10	PAINT
11	FINISHES
12	LANDSCAPE
13	EXTERIOR LIGHTING
14	EXTERIOR FURNITURE
15	EXTERIOR SCREENS
16	EXTERIOR WALLS
17	EXTERIOR ROOFING
18	EXTERIOR CLADDING
19	EXTERIOR PAINT
20	EXTERIOR ACCESSORIES

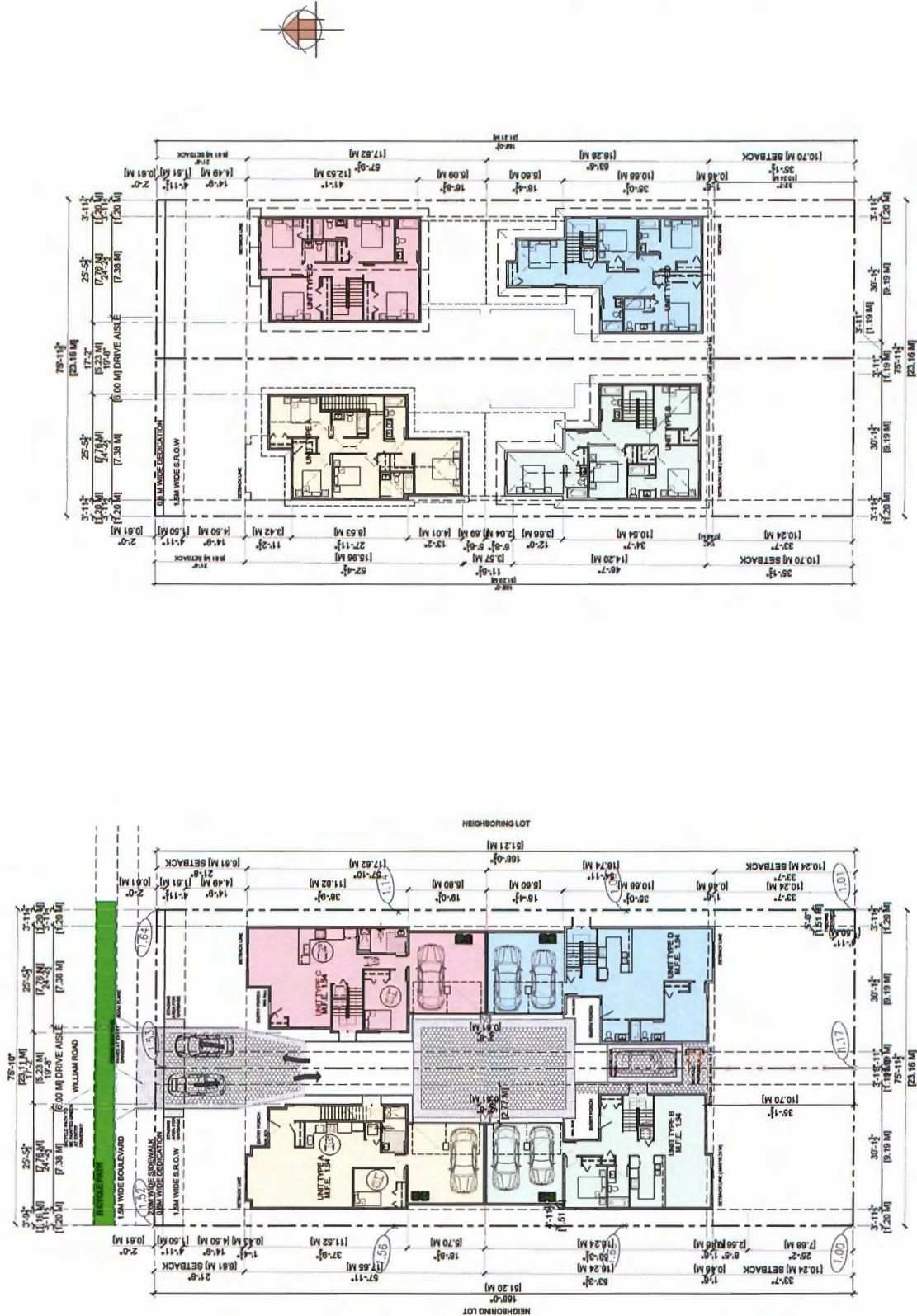
df
 ARCHITECTURE INC.
 624-4711 SHELBY ROAD
 RICHMOND BRIDGE COLLEGE
 TERRYBOROUGH / RICHMOND
 114 BIRCHMOUNT AVENUE
 RICHMOND, B.C.

PROJECT:
 PROPOSED BAYVIEW DEVELOPMENT
 4225 WILLIAMS RD.
 RICHMOND, B.C.

CLIENT:
 LANDCRAFT HOMES LTD.
 1100 HORSBURGH WAY,
 RICHMOND, B.C.

DATE: 08/27/12
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 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"
 SHEET NO.: 102
 SHEET TITLE: 2 SECOND FLOOR PLAN

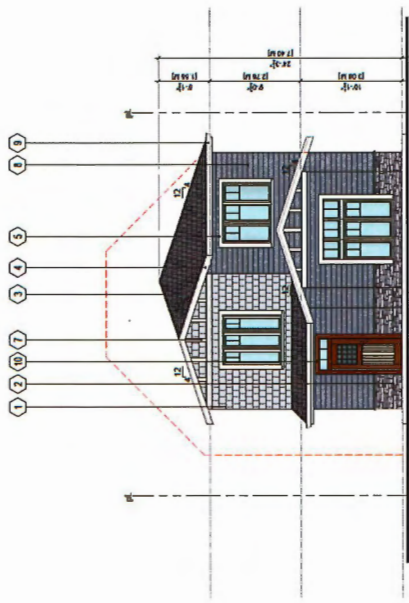
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 SECTION: **D**



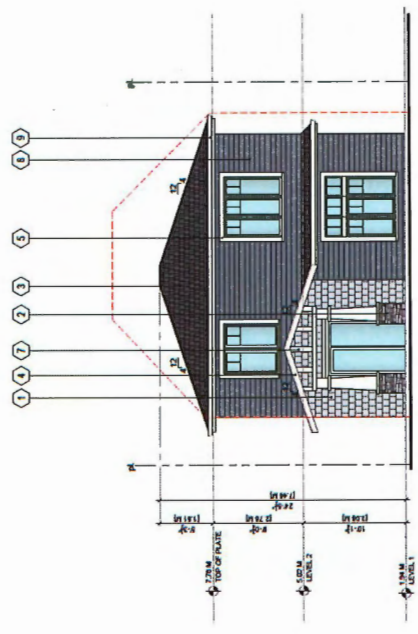
1 MAIN FLOOR PLAN
 2 SECOND FLOOR PLAN

NOTES:

- SCHEDULE OF FINISHES BUILDING 1**
1. HARDIE SHINGLES (LEWISTON 2, BEVEL 4-7) LIGHT MIST
 2. STONE CLADDING DL DUTCH STONE PRESTIGE DRystack
 3. ASPHALT SHINGLE ROOF RO CAMBRIDGE DUAL BLACK
 4. WOOD TRIMCASING AND FASCIA BENJAMIN MOORE TWILIGHT ZONE 2152-60
 5. VINYL WINDOWS WHITE
 6. BOARD & BATTEN SHERWIN WILLIAMS BIG CHILL SW/648
 7. PAINTED BRACKETS BENJAMIN MOORE TWILIGHT ZONE 2127-10
 8. HARDIE CLADDING (PEXP) EVENING BLUE
 9. GUTTERS KAYCAN BLACK
 10. DOWNSPOUTS KAYCAN BLACK
 11. FRONT DOOR SIKENS DETOL MAHOGANY D45
 12. GARAGE DOOR SHERWIN WILLIAMS BIG CHILL SW/648



1 BUILDING 2 NORTH ELEVATION
3/8" = 1'-0"



2 BUILDING 2 SOUTH ELEVATION
3/8" = 1'-0"

NO.	DATE	DESCRIPTION
1	10/20/20	ISSUED FOR PERMIT
2	11/10/20	REVISIONS
3	11/10/20	REVISIONS
4	11/10/20	REVISIONS
5	11/10/20	REVISIONS
6	11/10/20	REVISIONS
7	11/10/20	REVISIONS
8	11/10/20	REVISIONS
9	11/10/20	REVISIONS
10	11/10/20	REVISIONS

df
ARCHITECTURE
INC.

1025-4771 SWELL ROAD
RICHMOND BRUSH COLUMBIA
TERRACEWAY # 100
14168 FARMERSVILLE PL. B.
RICHMOND, B.C.

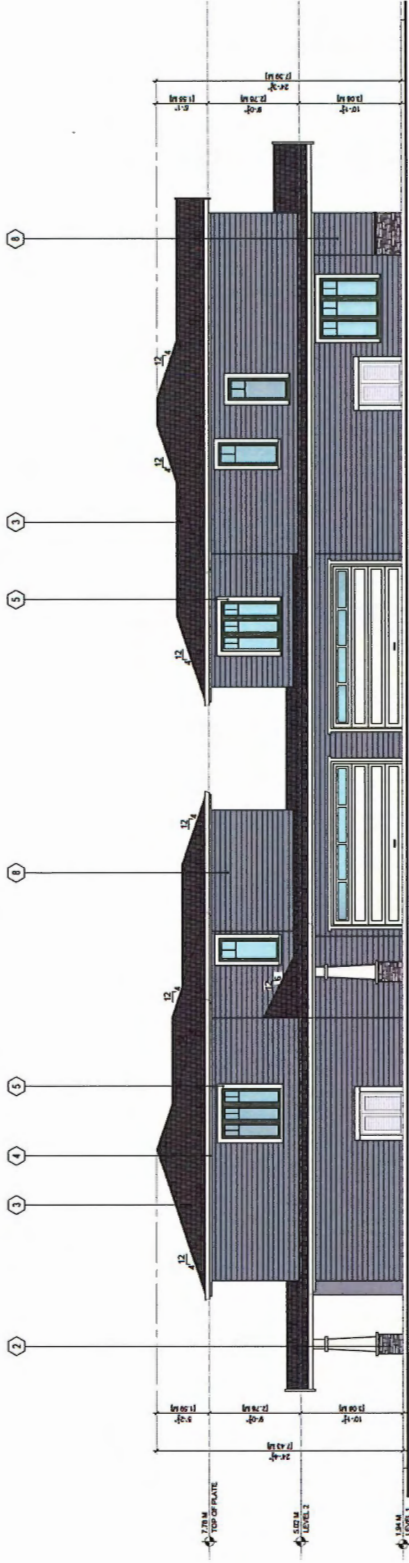
LANDSCAPE HOMES LTD.
1000 BRIDGEWAY
RICHMOND, B.C.

PROJECT	LANDSCAPE HOMES DEVELOPMENT
NO.	A-301
DATE	NOV 10 2020
DRAWN BY	DF
CHECKED BY	DF
SCALE	3/8" = 1'-0"
DATE	NOV 10 2020
SHEET NO.	01
TOTAL SHEETS	01

ELEVATIONS
BUILDING 1

DATE: 11/10/20
DRAWN BY: DF
CHECKED BY: DF
SCALE: 3/8" = 1'-0"
SHEET NO.: 01
TOTAL SHEETS: 01

NOTES:



1 BUILDING 2 EAST ELEVATION
200'-10"

PLN - 123

NO.	REVISION
1	ISSUED FOR PERMIT
2	REVISED PER COMMENTS
3	REVISED PER COMMENTS
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8	REVISED PER COMMENTS

df
ARCHITECTURE
B.C.

205-477 SPALL ROAD
RICHMOND, BRITISH COLUMBIA
V7B 4N9
TEL: 604-273-1571
WWW.DFAARCHITECTURE.COM

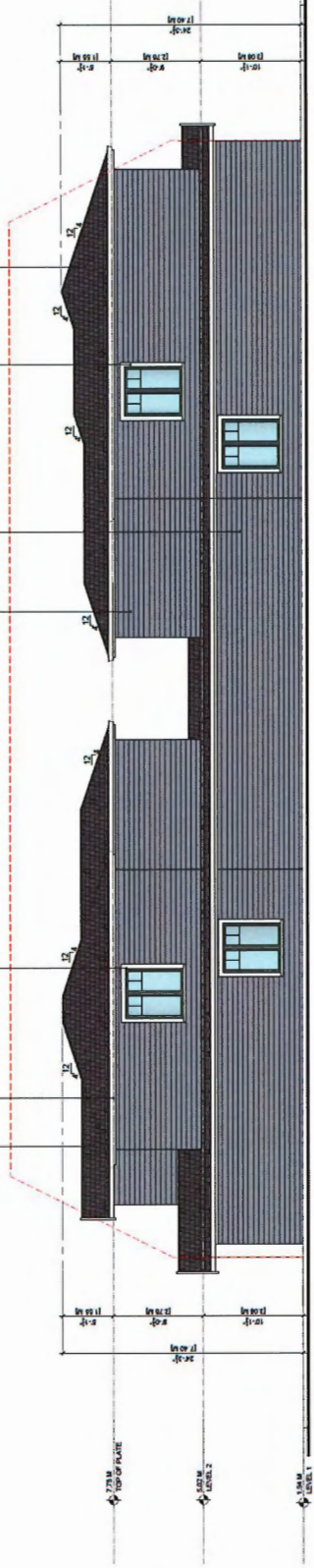
PROJECT: PROPOSED PARK EX DEVELOPMENT
4225 WILLIAMS RD.
RICHMOND, B.C.

CLIENT:
LANDCRAFT HOMES LTD.
111 HORSESHOE WAY,
RICHMOND, B.C.

DATE:	2017-11-17
SCALE:	1/4" = 1'-0"
PROJECT:	PROPOSED PARK EX DEVELOPMENT
CLIENT:	LANDCRAFT HOMES LTD.
ARCHITECT:	DF ARCHITECTURE B.C.
DATE:	2017-11-17
SCALE:	1/4" = 1'-0"
PROJECT:	PROPOSED PARK EX DEVELOPMENT
CLIENT:	LANDCRAFT HOMES LTD.
ARCHITECT:	DF ARCHITECTURE B.C.

ELEVATIONS
BUILDING 2

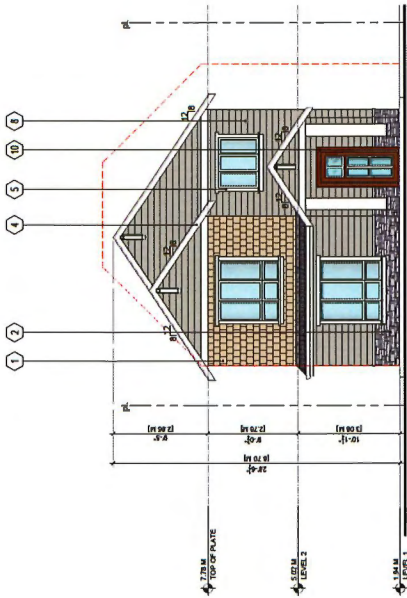
DATE: 2017-11-17
SCALE: 1/4" = 1'-0"
PROJECT: PROPOSED PARK EX DEVELOPMENT
CLIENT: LANDCRAFT HOMES LTD.
ARCHITECT: DF ARCHITECTURE B.C.



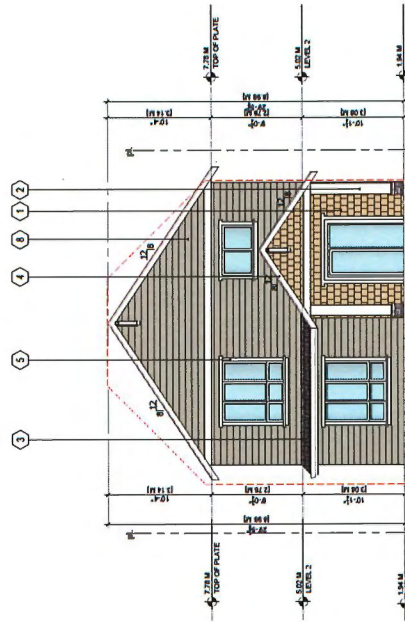
2 BUILDING 2 WEST ELEVATION
200'-10"

NOTES:

- SCHEDULE OF FINISHES FOR BUILDING 2
1. HARDIE SHINGLES (LEWISTON 1, BEVEL 4 & 7)
BENJAMIN MOORE 2159-50 CORRE
 2. STONE CLADDING DAL DUTCH STONE PRESTIGE
DIRTSTACK
 3. ASPHALT SHINGLE ROOF IKO CAMBRIDGE DUAL
BLACK
 4. WOOD TRIM/CASING AND FASCIA BENJAMIN MOORE
MANNEQUIN CREAM 2152-50
 5. VINYL WINDOWS WHITE
 6. BOARD & BATTEN BENJAMIN MOORE 2143-30
MOUNTAIN MOSS
 7. PAINTED BRICKETS BENJAMIN MOORE MANNEQUIN
CREAM 2152-50
 8. HARDIE CLADDING (F&P) MOUNTAIN SAGE
 9. GUTTERS KAYCAN WHITE 25
 10. DOWNSPOUTS KAYCAN WHITE
 11. FRONT DOOR SIGGENS CETOL MAHOGANY 045
 12. GARAGE DOOR BENJAMIN MOORE 2150-50
MANNEQUIN CREAM



1 BUILDING 2 NORTH ELEVATION
3/8" = 1'-0"



2 BUILDING 2 SOUTH ELEVATION
3/8" = 1'-0"

NO.	DATE	DESCRIPTION
1	12/15/2021	ISSUED FOR PERMIT
2	12/15/2021	ISSUED FOR PERMIT
3	12/15/2021	ISSUED FOR PERMIT
4	12/15/2021	ISSUED FOR PERMIT
5	12/15/2021	ISSUED FOR PERMIT
6	12/15/2021	ISSUED FOR PERMIT



1205-671 SPILL ROAD
RICHMOND BRISTOL COLUMBIA
T 803-941-5348 F 803-941-5379
INFO@DFARCHITECTURE.COM

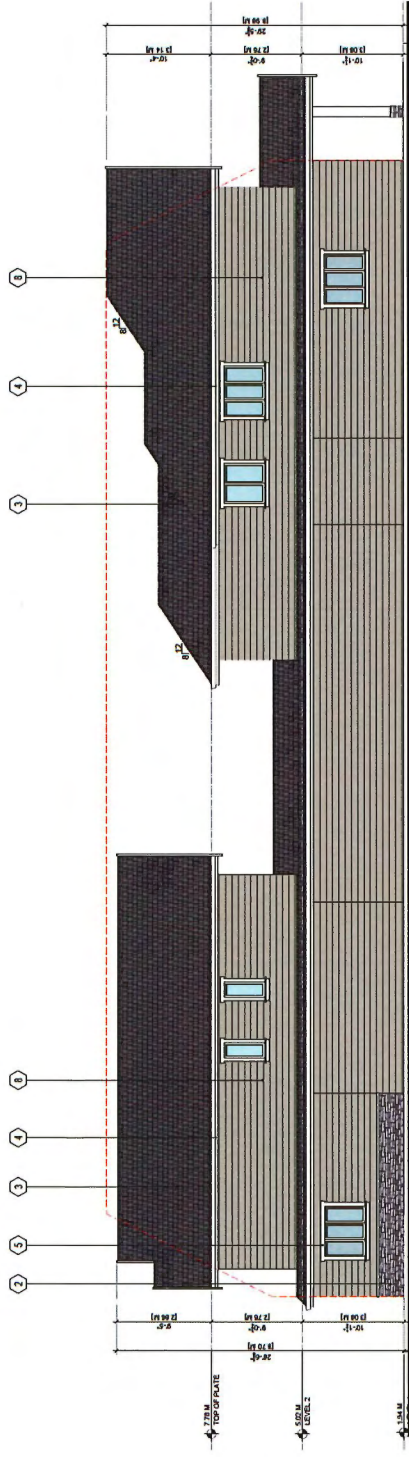
PROPOSED RUILEY DEVELOPMENT
4235 WILLIAMS RD.
RICHMOND, B.C.

PROJECT	PROPOSED RUILEY DEVELOPMENT
CLIENT	LANCASTER HOMES, LTD.
ADDRESS	UNIT 10 - 12240 HORSESHOE WAY, RICHMOND, BC
DATE	SEP 2021
SCALE	3/8" = 1'-0"
JOB NO.	2021-011
DATE	SEP 2021
SHEET TITLE	

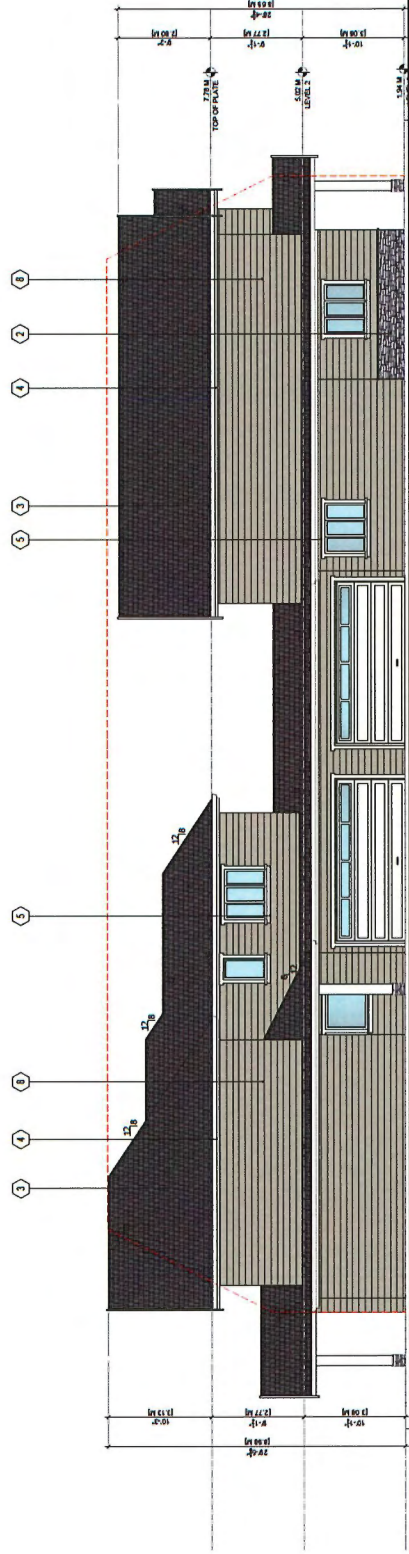
ELEVATIONS
BUILDING 2

DATE: 09/2021
A-303
D

NOTES:



1 BUILDING 2 EAST ELEVATION
3/16" = 1'-0"



2 BUILDING 2 WEST ELEVATION
3/16" = 1'-0"

NO.	DATE	DESCRIPTION
1	12/15/11	ISSUED FOR PERMIT
2	01/10/12	REVISED PER COMMENTS
3	01/10/12	REVISED PER COMMENTS
4	01/10/12	REVISED PER COMMENTS
5	01/10/12	REVISED PER COMMENTS
6	01/10/12	REVISED PER COMMENTS
7	01/10/12	REVISED PER COMMENTS
8	01/10/12	REVISED PER COMMENTS

df
ARCHITECTURE
INC.

1325-4771 SWELL ROAD
RICHMOND, BRITISH COLUMBIA
V6X 3K9
TEL: 604.273.4154 F: 604.273.4157
WWW.DFAARCHITECTURE.COM

PROJECT: PROPOSED DUNE EX. DEVELOPMENT
4228 WILLIAMS RD.,
RICHMOND, B.C.

CLIENT:

LANDSCAPE ARCHITECTS LTD.
UNIT 10 - 12044 HORSBURGH WAY,
RICHMOND, B.C.

DATE: 01/10/12
SCALE: 3/16" = 1'-0"
JOB NO.: 102-012
SHEET NO.: 012
SHEET TITLE:

ELEVATIONS
BUILDING 2

DATE: 01/10/12
A-304
D

NOTES:



KINGDOM HALL
OF JEHOVAH'S WITNESSES

SITE
(4226 WILLIAMS ROAD)

NEIGHBORING LOTS

1	DATE	DESCRIPTION
2	10/15/2024	ISSUED FOR PERMITTING
3	10/15/2024	ISSUED FOR CONSTRUCTION
4	10/15/2024	ISSUED FOR OCCUPANCY
5	10/15/2024	ISSUED FOR FINISHING
6	10/15/2024	ISSUED FOR FINAL INSPECTION
7	10/15/2024	ISSUED FOR COMPLETION
8	10/15/2024	ISSUED FOR CLOSING
9	10/15/2024	ISSUED FOR RECORDING
10	10/15/2024	ISSUED FOR ARCHIVE



KINGDOM HALL
OF JEHOVAH'S WITNESSES



NEIGHBORS PROPERTY



WILLIAMS ROAD

df
ARCHITECTURE
INC.

055-4571 SWELL ROAD
RICHMOND BRITISH COLUMBIA
V6X 2K6
TEL: 604-273-1111
WWW.DFAARCHITECTURE.COM

PROPOSED HOME DEVELOPMENT
4226 WILLIAMS ROAD
RICHMOND, B.C.

02/27/2024

LANDCRAFT HOMES LTD.
11111 HORSESHOE WAY.
RICHMOND, BC

DATE	10/15/2024
TIME	10:00 AM
BY	DF ARCHITECTURE
FOR	LANDCRAFT HOMES LTD.
PROJECT	4226 WILLIAMS ROAD
DATE	10/15/2024
TIME	10:00 AM
BY	DF ARCHITECTURE
FOR	LANDCRAFT HOMES LTD.
PROJECT	4226 WILLIAMS ROAD

STREETSCAPE

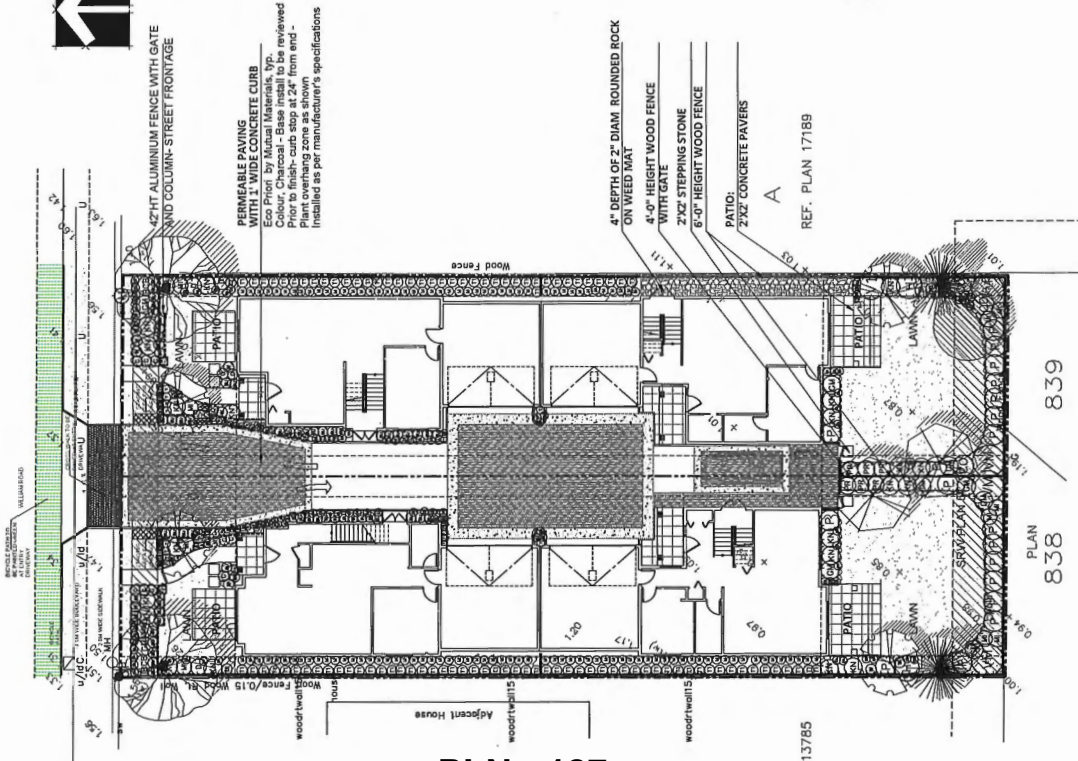
DATE: 10/15/2024

A-305 **D**

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pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4155 88th Creek Drive
Richmond, BC V6X 2E6
P: 604.274.0371 F: 604.264.0022

BSAL

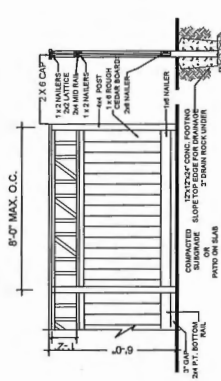


PLN - 127

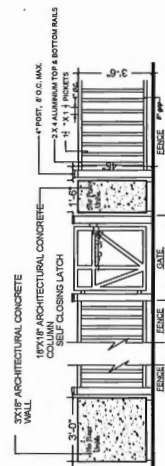
213785

4'x7' ALUMINUM FENCE WITH GATE AND COLUMN- STREET FRONTAGE

PERMEABLE PAVING WITH 1" WIDE CONCRETE CURB
Colour: Charcoal - Base install to be reviewed
Prior to finish- curb stop at 24" from end -
Plant overhanging zone as shown
Installed as per manufacturer's specifications



- NOTES:
1. ALL JOISTS PRESERVE UNLESS TO CSA STANDARD AND END CUTS
 2. ALL OTHER MEMBERS TO BE CEDAR, @ CONSTRUCTION GRADE MINIMUM.
 3. ALL HARDWARE NOT DIPPED GALVANIZED.
 4. FENCE TO MATCH TRIM COLUMN. CONFORM WITH ARCHITECT
 5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 1/2\"/>



- NOTES:
1. METAL MATERIAL ALUMINUM TO BE POWDER COATED BLACK TWO COATS.
 2. GATE HARDWARE TO BE CHERRY BLY CONNER.
 3. INSTALL PER MANUFACTURERS INSTRUCTIONS.
 4. ALUMINUM FENCE TO BE POWDER COATED SEMI-GLOSS BLACK.

4\"/>

4\"/>

6\"/>

PATIO:
2\"/>

REF. PLAN 17189

WISHBONE BIKE RACK
MODEL SFBR-3, BLACK COLOUR



PLANT SCHEDULE	PLANT SCHEDULE NUMBER	PLANT SCHEDULE NAME	PLANT SCHEDULE QUANTITY
1	1	RED SUNSET MAPLE	1
2	2	ACER RUBRUM RED SUNSET	1
3	3	PRUNUS SPINOSA	1
4	4	STYRAX JAPONICA	1
5	5	BERBERIS THUNBERGII MONROE	1
6	6	HYDRANGEA N. TERRESTRIS SUMMER	1
7	7	CONYZEA ALBA VILLET	1
8	8	PERSE JAPONICA VALLIS FERTIS	1
9	9	ROSA 'NOCKOUT' MAJAZZ	1
10	10	SPHALIA S. BAMBALA GOLDENHORN	1
11	11	THALIA OCCIDENTALIS 'SHARAD'	1
12	12	VERONICA L. BLOODWIND	1
13	13	POGONIA 'SUNSHINE' FISH	1
14	14	MACROSTACHYUM 'VALLEY JAY'	1
15	15	PHLOX 'MIDNIGHT' BLOSSOM	1
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148	148	POGONIA 'SUNSHINE' FISH	1
149	149	MACROSTACHYUM 'VALLEY JAY'	1
150	150	PHLOX 'MIDNIGHT' BLOSSOM	1

DATE: January 25, 2017
SCALE: 1/8"=1'-0"
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT NUMBER: 15-235

L1

OF 4

15-235

LANDSCAPE PLAN

4-UNIT DUPLEX DEVELOPMENT
4235 WILLIAMS ROAD
RICHMOND

CLIENT: LANDSCAPE GROUP

NO.	DATE	REVISION DESCRIPTION	BY
1		ISSUE FOR PERMIT	
2		REVISED PERMANENT FIXTURES	
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93			



RZ 17-768134

Attachment 4

Address: 4226 Williams Road

Applicant: Landcraft Homes Ltd.

Planning Area(s): Steveston

	Existing	Proposed
Owner:	Terjinder Singh Chung	No change
Site Size (m²):	1,185.65 m ²	586.2 m ² per lot
Land Uses:	Single-family dwelling	Two-unit dwellings
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Steveston Area Plan: Single-Detached/Duplex/Triplex	Duplex
702 Policy Designation:	Policy 5426 – Single Detached (RS2/C)	No Change
Zoning:	Single-Detached (RS1/E)	Arterial Road Two-Unit Dwellings (RDA)
Number of Units:	1	4
Other Designations:	n/a	No change

On Future Subdivided Lots	Bylaw Requirement (new RDA zone)	Proposed	Variance
Density (Net Floor Area):	The lesser of 0.6 FAR or 334.5 m ² per lot	334.5 m ² per lot Max.	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 20%	Building: 45% Max. Non-porous Surfaces: 70% Max. Landscaping: 20% Min.	none
Lot Size:	Min. 464.5 m ²	586.2 m ²	none
Lot Dimensions (m):	Width: Min. 10.35 m w/ shared access Depth: Min. 30 m	Width: 11.58 m w/ shared access Depth: 50.62 m	none
Setbacks (m):	Front: Min. 6 m Rear - Ground: Min. 10.12 m Rear – 2 nd floor: Min. 10.70 m Side: Min. 1.2 m	Front: 6 m Min. Rear - Ground: 10.24m Min. Rear – 2 nd floor: 10.70 m Min. Side: 1.2 m Min.	none
Height (m):	Max. 9.0 m (2 storeys)	9.0 m (2 storeys) Max.	none
Off-street Parking – Regular (R):	2 per unit	2 per unit	none

On Future Subdivided Lots	Bylaw Requirement (new RDA zone)	Proposed	Variance
Off-street Parking – Visitor (V):	0.2 per unit when 3 or more units share one access (0.2 x 4) = 1	1	none
Off-street Parking – Total for 2 lots:	9	9	none
Tandem Parking Spaces:	Permitted	0	none

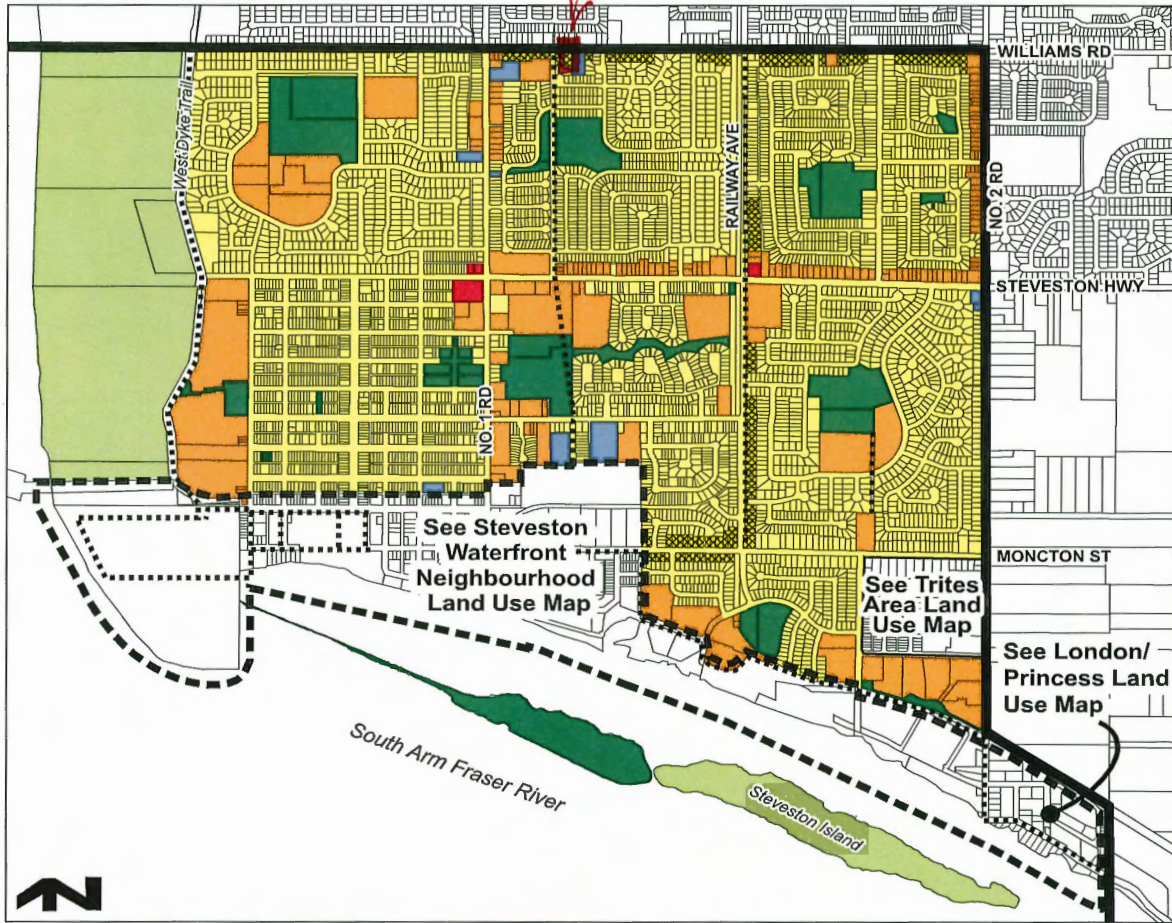
Other: Tree replacement compensation required for removal of bylaw-sized trees.











City of Richmond

Steveston Area Land Use Map

Bylaw 9604
2016/12/19

SUBJECT SITE



	Single-Family		Institutional
	Single-Detached/Duplex/Triplex		Conservation Area
	Multiple-Family		Trail
	Commercial		Steveston Area Boundary
	Public Open Space		Steveston Waterfront Neighbourhood Boundary



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: December 18, 1989

POLICY 5426

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 26-4-7/35-4-7

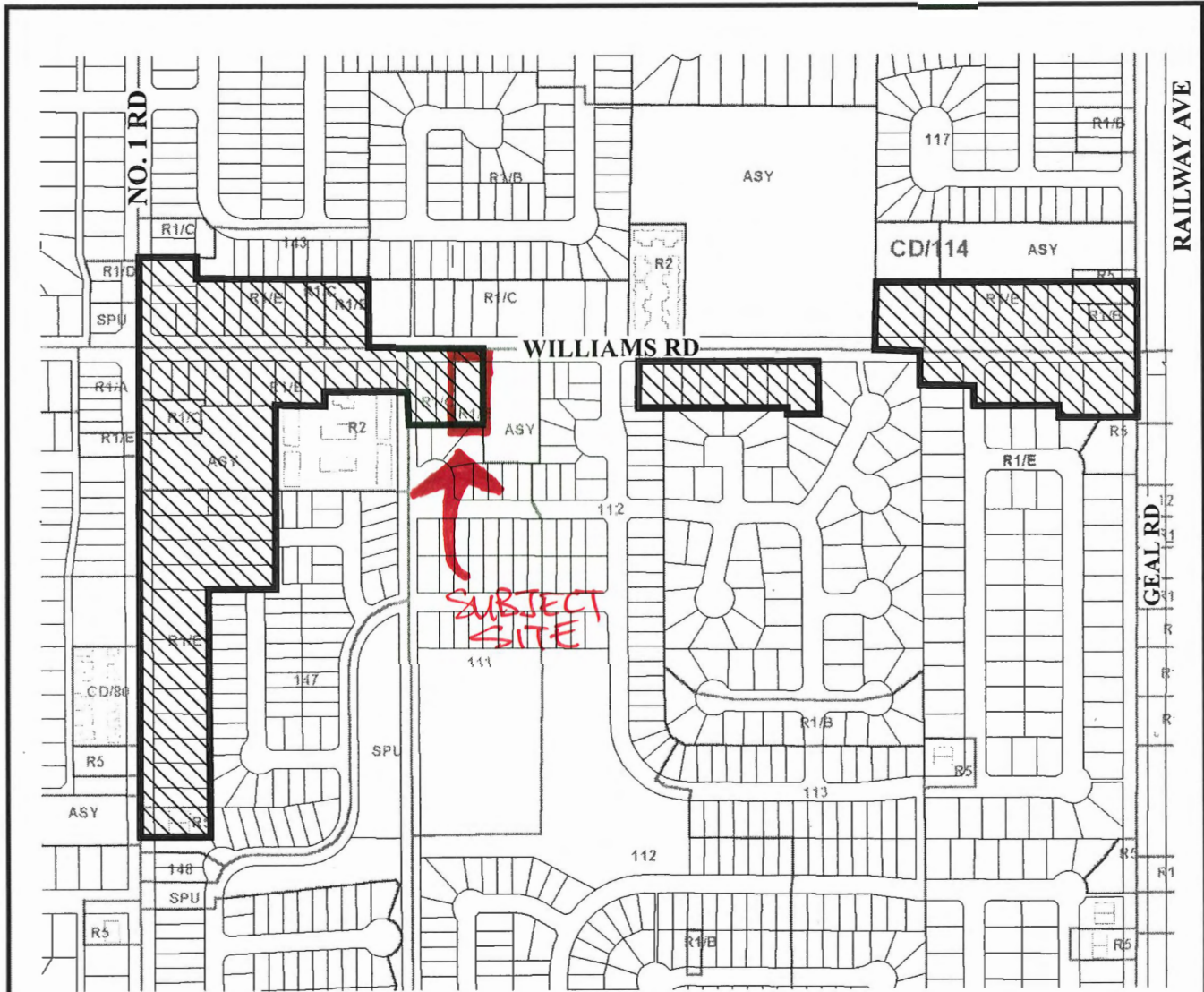
POLICY 5426:

The following policy establishes lot sizes for properties within the area located on **Williams Road, No. 1 Road and Geal Road**, in a portion of Section 26-4-7/35-4-7:

That properties within the area located on Williams Road, No. 1 Road and Geal Road, in a portion of Section 26-4-7/35-4-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300, with the following provisions:

- (a) If there is no lane or internal road access, then properties along No. 1 Road would be restricted to Single-Family Housing District (R1/E).
- (b) Properties along Williams Road will be permitted Single-Family Housing District (R1/C) zoning unless there is lane or internal road access in which case Single-Family Housing District (R1/B) would be allowed.

and that this policy, as shown on the accompanying plan, be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



Subdivision permitted as per **R1/B** except

1. Williams Road - **R1/C** unless there is a lane or internal road access then **R1/B**
2. No. 1 Road - **R1/G** unless there is a lane or internal road access then **R1/B**.



POLICY 5426
SECTION 26 & 35, 4-7

Adopted Date: 12/18/89

Amended Date:

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pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4155 Bell Creek Drive
Richmond, BC V6X 2C5
P: 604.273.8001 F: 604.273.4022

SCALE

DRAWING TITLE
TREE MANAGEMENT PLAN

DATE: JANUARY 20, 2017
DRAWING NUMBER: **L2**
SCALE: 3/32"=1'-0"
DESIGNER: DD
DESIGN: DD
CHECKED: PCM
OF 4
16-236

CLIENT: LANDSCAPE GROUP
WITH: OF ARCHITECTURE INC.
PROJECT:
4-UNIT DUPLEX DEVELOPMENT
4226 WILLIAMS ROAD
RICHMOND

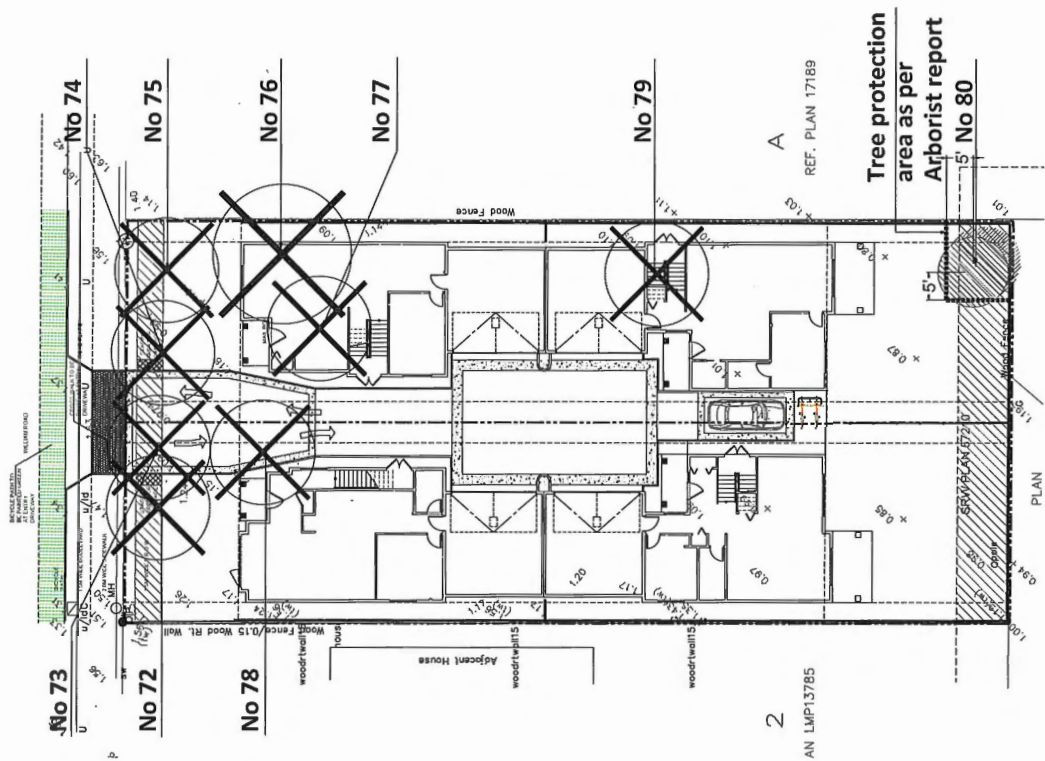
NO.	DATE	REVISION DESCRIPTION	DR.
1		ISSUED FOR PERMIT	DD
2		ISSUED FOR PERMIT	DD
3		ISSUED FOR PERMIT	DD
4		ISSUED FOR PERMIT	DD
5		ISSUED FOR PERMIT	DD
6		ISSUED FOR PERMIT	DD
7		ISSUED FOR PERMIT	DD
8		ISSUED FOR PERMIT	DD
9		ISSUED FOR PERMIT	DD
10		ISSUED FOR PERMIT	DD
11		ISSUED FOR PERMIT	DD
12		ISSUED FOR PERMIT	DD
13		ISSUED FOR PERMIT	DD
14		ISSUED FOR PERMIT	DD
15		ISSUED FOR PERMIT	DD
16		ISSUED FOR PERMIT	DD
17		ISSUED FOR PERMIT	DD
18		ISSUED FOR PERMIT	DD
19		ISSUED FOR PERMIT	DD
20		ISSUED FOR PERMIT	DD

TREE CONDITION AND INFORMATION TABLE

Legend: Trees to be removed, trees to be retained, trees to be retained with a canopy protection fence, trees to be retained with a tree protection fence, trees to be retained with a tree protection fence and a canopy protection fence.

Notes: Trees to be removed are shown with a diagonal hatching pattern. Trees to be retained are shown with a solid fill pattern. Trees to be retained with a canopy protection fence are shown with a diagonal hatching pattern and a dashed line. Trees to be retained with a tree protection fence are shown with a solid fill pattern and a dashed line. Trees to be retained with a tree protection fence and a canopy protection fence are shown with a diagonal hatching pattern, a dashed line, and a solid fill pattern.

Tree No.	Tree Type	Trunk Diameter (DBH)	Health	Retention	Notes
72	Walnut	14"	NA	NO	Not listed in species, or correct line
73	Maple	14"	NA	NO	LOW VISCOS
74	Maple	12"	NA	NO	Affiliate with Cherry leaf beetle, high growth, moderate canopy, moderate trunk
75	Maple	12"	NA	NO	LOW VISCOS
76	Maple	12"	NA	NO	LOW VISCOS
77	Maple	12"	NA	NO	LOW VISCOS
78	Maple	12"	NA	NO	LOW VISCOS
79	Maple	12"	NA	NO	LOW VISCOS
80	Maple	12"	NA	NO	LOW VISCOS





10-12240 Horseshoe Way
Richmond B.C v7a-4x9
604-771-0299 harj@landcraftgroup.ca

Re: 4 unit duplex
4226 Williams road, Richmond B.C
RZ 17-768134

Hi To whom it may concern

The developer Landcraft homes is committed to design the proposed development (4226 Williams road file RZ 17-768134) such that it will meet the energy efficiency requirements (i.e., Step Code) expected to be in place at the time of the proposed project's Building Permit application.

A handwritten signature in black ink, appearing to read 'Harjit Sandhu', is written over a horizontal line.

Harjit Sandhu



Address: 4226 Williams Road

File No.: RZ 17-768134

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9973, the developer is required to complete the following:

1. Final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9975.
2. 0.6 m wide road dedication along the entire Williams Road frontage to accommodate the required frontage improvements; exact width is to be confirmed with survey information to be submitted by the applicant.
3. Registration of a legal agreement on Title to ensure that, upon subdivision of the property:
 - a) Vehicle access to the two duplex lot is via a single shared driveway crossing centered on the proposed shared property line.
 - b) The buildings and driveway on the proposed lots be designed to accommodate on-site vehicle turn-around capability to prevent vehicles from reversing onto Williams Road.
4. Registration of a legal agreement on Title to ensure that, upon subdivision of the property, a cross-access easement for the shared driveway access, common drive aisle, and the shared visitor parking stall will be registered on titles of the new lots.
5. Registration of a flood indemnity covenant on title.
6. Submission of a Contract entered into between the applicants and a Certified Arborist for supervision of any on-site works conducted within/near the tree protection zone of the tree to be retained on site. 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.
7. City acceptance of the developer's offer to voluntarily contribute \$8.5 per buildable square foot (e.g. \$64,362.11.00) to the City's Affordable Housing Reserve Fund.
8. City acceptance of the developer's offer to voluntarily contribute \$3,000.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City. If additional replacement trees (over and beyond the ten replacement trees as proposed at the Rezoning stage) could be accommodated on-site (as determined at Development Permit stage), the above cash-in-lieu contribution would be reduced in the rate of \$500 per additional replacement trees to be planted on site.
9. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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

1. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to:
 - a) Water Works:
 - Using the OCP Model, there is 359 L/s of water available at a 20 psi residual along Williams Road. Based on your proposed development, your site requires a minimum fire flow of 95 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 Building designs.

PLN - 135

Initial: _____

- Provide a 1.5m wide SRW along the north end of the property line for the storm service connection and water service connections at Developer's cost.
 - At Developer's cost, the City is to:
 - Cap at main existing water service connection.
 - Install two new water service connections, complete with meter and meter box, off of the existing 300 mm AC water main on Williams Rd frontage for the east side lot and for the west side lot.
 - Both newly installed water meters shall be placed in the proposed SRW alongside the north property line.
- b) Storm Sewer Works:
- At Developer's cost, the City is to:
 - Cut and cap the service connection at main and remove existing inspection chamber along the frontage of Williams Road.
 - Install a new storm service connection of the existing 1050mm main on Williams Road complete with inspection chamber and dual service leads, at the adjoining property line of the newly subdivided lots off
 - The Developer is required to provide a 1.5m wide SRW along the north property line for the storm service connection and water service connections at Developer's cost.
- c) Sanitary Sewer Works:
- At Developer's cost, the City is to install a new sanitary service connection complete with inspection chamber and dual service leads, at the adjoining property line of the new subdivided lots off of the existing 200mm PVC sanitary main along the south property line.
 - Developer is required to not start onsite excavation and/or foundation works until the City has completed the proposed rear yard sanitary connections. Also indicate this as a note on the site plan and sanitary service connection design plans.
- d) Frontage Improvements:
- Construct a new 2.0 m wide concrete sidewalk at the property line. The new sidewalk is to connect to the existing sidewalk east and west of the subject site.
 - Remove the existing sidewalk and backfill the area between the curb and the new sidewalk to provide a minimum 1.5 m wide grass boulevard with street trees. The boulevard width is exclusive of the 0.15 m wide curb.
 - All existing driveways along the Williams Road development frontage are to be closed permanently. The developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, boulevard and concrete sidewalk.
 - Construct a new shared driveway to City design standards: 6.0 m wide at the property line with 0.9 m flares at the curb and 45° offsets to meet the grade of sidewalk/boulevard. The driveway width is to be kept at 6.0 m for a distance of 6.0 m from the back of the sidewalk to allow for two vehicles in opposite directions to pass. The driveway can be tapered at a 5:1 transition to a minimum width of 4.0 m (wider if garbage and recycling collection is provided door to door).
 - Provide special stamped/tinted concrete treatment for the sidewalk across the driveway and green bike lane paint at the crossing to better highlight the driveway for cyclists and pedestrians.
 - Due to the utility service connections, road restoration as per road restoration bylaw (Bylaw 7869) will be required on Williams Road. Restoration of existing sidewalk curb and gutter will be required due to the proposed service connections.
 - Developer to relocate streetlight if necessary at Developer's cost.
 - To underground service lines and overhead utility lines for the proposed development along Williams Road, at the Developer's cost.
 - An LPT box may be required for this development to facilitate underground service. Developer is required to locate LPT box that may be required to service the proposed development within the developments site (see list below for examples). Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements and the locations for the above ground

structures. If a private utility company does not require an above ground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:

- BC Hydro PMT – 4mW X 5m (deep)
- BC Hydro LPT – 3.5mW X 3.5m (deep)
- Street light kiosk – 1.5mW X 1.5m (deep)
- Traffic signal kiosk – 2mW X 1.5m (deep)
- Traffic signal UPS – 1mW X 1m (deep)
- Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
- Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan

e) General Items:

- The Developer is required to enter into, if required, 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, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

Note: Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit and submit landscaping security (i.e. \$8,000 in total) to ensure the replacement planting will be provided.
2. 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.
3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9973 (RZ 17-768134)
4226 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 "ARTERIAL ROAD TWO-UNIT DWELLINGS (RDA)".

P.I.D. 003-638-146

Easterly 76 Feet Lot 463 Section 35 Block 4 North Range 7 West Being Measured Parallel to and Perpendicularly Distant 76 Feet from the Westerly Boundary New Westminster District Plan 54070

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9973".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Horizontal lines for recording readings and conditions.

CITY OF RICHMOND APPROVED by E.L. APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER



Richmond Zoning Bylaw 8500
Amendment Bylaw 9975
(Arterial Road Land Use Policy/Arterial Road Duplex)

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

- 1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 4.14 [Accessory Buildings and Accessory Structures] by inserting "two-unit housing" following "single detached housing" in Section 4.14.4.
2. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 5.15 [Affordable Housing] by inserting the following into the table contained in Section 5.15.1(c) regarding Affordable Housing density bonusing provisions after the line for RTP4:

Table with 2 columns: Zone, Sum Per Buildable Square Foot of Permitted Principal Building. Row 1: "RDA", \$8.50

- 3. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 8 (Residential Zones), in numerical order:

8.16 Arterial Road Two-Unit Dwellings (RDA)

8.16.1 Purpose

The zone provides for two dwelling units on a single lot fronting an arterial road, plus other compatible uses.

8.16.2 Permitted Uses

- housing, two-unit

8.16.3 Secondary Uses

- boarding and lodging
community care facility, minor
home business
secondary suite

8.16.4 Permitted Density

- 1. The maximum density is one two-unit housing unit per lot.
2. The maximum floor area is the lesser of:
a) the floor area calculated using the floor area ratio of 0.4; and
b) 334.5 m^2.

3. Notwithstanding Section 8.16.4.2(a), the reference to “0.4” is increased to a higher **density** of “0.6” if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the **RDA zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.
4. Each **two-unit housing dwelling unit** must have a minimum **floor area** of 125.4 m² and must not exceed a maximum **floor area** of 183.9 m².
5. Notwithstanding Sections 4.2.2 and 4.3, the following items are not included in the calculation of maximum **floor area**:
 - a) up to 37.5 m² of the attached **accessory buildings** per **two-unit housing dwelling unit** used for on-site parking purposes, which cannot be used for **habitable space**;
 - b) up to 10% of the **floor area** total calculated for the **lot** in question which must be used exclusively for covered areas of the **principal building**, provided that the covered areas are:
 - i) always open on two or more sides;
 - ii) never enclosed; and
 - iii) not located more than 0.6 m above the lowest horizontal floor;
 - c) one **accessory building** which is less than 10.0 m²; and
 - d) up to a maximum of 2.35 m² per **two-unit housing dwelling unit** for **floor area** occupied by those components of a **green building system** constructed or installed within the **principal building**.
6. Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density**, except that a maximum of 10 m² of **floor area**, per **two-unit housing dwelling unit**, with a **ceiling height** which exceeds 5.0 m, provided such **floor area** is exclusively for interior entry and staircase purposes, are considered to comprise one floor.

8.16.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. The following percentages of the **lot area** is restricted to **landscaping** with live plant material:
 - a) 20% for **lots** less than 12.0 m wide;
 - b) 25% for **lots** of 12.0 m or more but less than 15.0 m in width; and
 - c) 30% for **lots** of 15.0 m or more in width.
 - d) any **side yard** area is excluded from the calculation of percentages of the **lot area** which is restricted to **landscaping** with live plant material.

8.16.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.

2. The minimum **interior side yard** is:
 - a) 2.0 m for **lots** of 20.0 m or more in width;
 - b) 1.8 m for **lots** of 18.0 m or more but less than 20.0 m in width; and
 - c) 1.2 m for **lots** less than 18.0 m wide.
3. The minimum **exterior side yard** is 3.0 m, except where the **exterior side yard** is on an **arterial road** it is 6.0 m.
4. The minimum **rear yard** is the greater of 6.0 m or 20% of the total **lot depth**, for a maximum width of 60% of the rear wall of the **first storey**; and 25% of the total **lot depth**, for the remaining 40% of the rear wall of the **first storey** and any second **storey**, or **half (½) storey** above, up to maximum required **setback** of 10.7 m.
5. Notwithstanding Section 8.16.6.4 above:
 - a) the minimum **rear yard** may be reduced to 6.0 m, as specified in a Development Permit approved by the City; and
 - b) for a **corner lot** where the **exterior side yard** is 6.0 m, the minimum **rear yard** is reduced to 1.2 m.
6. The minimum **setbacks** for **accessory buildings, carports and garages** are:
 - a) 12.0 m for the **front yard**;
 - b) 3.0 m for the **exterior side yard**, except on an **arterial road** it is 6.0 m;
 - c) 1.2 m for the **interior side yard**; and
 - d) 6.0 m for the **rear yard**, except that for a **corner lot** where the **exterior side yard** is 6.0 m, the **rear yard setback** is reduced to 1.2 m.
7. Detached **accessory buildings** up to 10.0 m² may be located within the **interior side yard** and **rear yard** but no closer than 6.0 m of an **arterial road** and 3.0 m of a local **road**.
8. Notwithstanding Section 4.8 [Projections into Yards in Two-Unit Housing Zones], for this **zone** only, the following projections shall be permitted, subject to the *Building Code*:
 - a) **balconies** and **bay windows** which form part of the **principal building**, may project into **front yard, rear yard** and **exterior side yard** no more than 0.6 m;
 - b) fireplaces and chimneys, whether enclosed or unenclosed, which form part of the **principal building**, may project for a distance of:
 - i) 1.0 m into the **front yard**;
 - ii) 0.6 m into the **side yard**, limited to one exterior wall of the **principal building**, for the purposes of a chimney or fireplace assembly only, and shall not exceed 1.8 m in horizontal length. No masonry footing is permitted for the chimney or fireplace assembly; and
 - iii) 0.6 m into the **rear yard**;

- c) **porches** which form part of the **principal building**, that are less than 5.0 m in **height** and open on those sides which face a public **road** may project for a distance of:
 - i) 1.5 m into the **front yard**;
 - ii) 0.6 m into the **exterior side yard**; and
 - iii) 1.5 m into the **exterior side yard**, where the **exterior side yard** is 6.0 m.
 - d) **building** elements in the **principal building** that promote sustainability objectives such as solar panels, solar hot water heating systems and rainwater collection systems may project into the **side yard** and **rear yard** no more than 0.6 m;
 - e) other portions of the **principal building** which are less than 2.0 m in **height** may be located within the **rear yard** but no closer than:
 - i) 3.0 m of a public **road**.
 - ii) 6.0 m of an **arterial road**; and
 - iii) 1.2 m of the **rear lot line** or a **side lot line**; and
 - f) where a **lot** has a **lot width** of 18.0 m or more, portions of the **principal building** which do not exceed 5.0 m in **height** (chimneys excepted) may project into the required **side yard** but in no event closer than 1.2 m to a **side lot line** (See **residential vertical lot width envelope** illustration in the definitions).
9. The minimum **building separation space** is 1.2 m, except that cantilevered roofs, **balconies**, unenclosed fireplaces and chimneys may project into the minimum **building separation space** for a distance of 0.6 m.

8.16.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 storeys or 9.0 m, whichever is less, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.
2. The ridge line of a front roof dormer may project horizontally up to 0.915 m beyond the **residential vertical lot depth envelope** but no further than the **setback** required for the **front yard**.
3. The ridge line of a side roof dormer may project horizontally up to 0.915 m beyond the **residential vertical lot width envelope** but no further than the **setback** required for the **interior side yard** or the **exterior side yard**.

8.16.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 464.5 m².
2. The minimum **lot width** is 13.4 m, except that:
 - a) the minimum **lot width** for **interior lots** that share a **vehicle access** with an **adjacent lot** on an **arterial road** is 10.35 m;
 - b) the minimum **lot width** for **corner lots** flanking an **arterial road** is 15.0 m;

- c) the minimum **lot width** for **corner lots** flanking a local **road** with **vehicle access** from the local **road** is 10.35 m; and
 - d) the minimum **lot width** for **corner lots** flanking a local **road** and share a **vehicle access** with an **adjacent lot** on **arterial road** is 12.35 m.
3. The minimum **lot depth** is 30.0 m.

8.16.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

8.16.10 On-Site Parking

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except:
 - a) at least 50% of the required residential **use parking spaces** shall be standard spaces;
 - b) at least 50% of the residential **use parking spaces** provided in a side-by-side arrangement within an enclosed **garage** shall be standard spaces;
 - c) where residents of a single **two-unit housing dwelling unit** intend to use two **parking spaces**, the two **parking spaces** may be provided in a **tandem arrangement** with one standard **parking space** located behind another one standard **parking space** and both standard **parking spaces** may be set perpendicular to the **adjacent** manoeuvring aisle;
 - d) the visitor parking requirement shall be 0.2 **parking spaces** per **dwelling unit** where **vehicle access** to the **lot** is from an **arterial road** and the same **vehicle access** is servicing more than two **dwelling units**;
 - e) for the purpose of this **zone** only, a standard space must have a minimum length of 5.5 m and a minimum width of 2.5 m and a small space must have a minimum length of 4.6 m and a minimum width of 2.3 m; and
 - f) for the purpose of this **zone** only, visitor **parking spaces** may be used collectively by two adjacent **lots** sharing a **vehicle access** from an **arterial road**, as specified in a Development Permit approved by the City.
2. Visitor **parking spaces** shall be:
 - a) marked with a clearly visible sign a minimum size of 300 mm by 450 mm with the words "VISITORS ONLY" in capital letters identifying the **parking spaces**; and
 - b) marked on the parking surface with the words "VISITORS ONLY" in capital letters a minimum 30 cm high and 1.65 m in length.

8.16.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply."

4. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9975”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER