



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee **Date:** May 6, 2016
From: Wayne Craig **File:** RZ 15-693220
Director of Development
Re: **Application by Sandhill Developments Ltd. for Rezoning at 5660, 5680 and 5700 Williams Road from Single Detached (RS1/E) to Two-Unit Dwelling (ZD5) – Steveston/Williams**

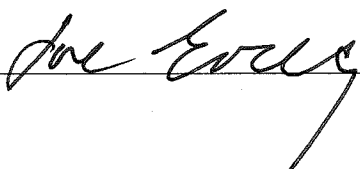
Staff Recommendation

1. That Official Community Plan Amendment Bylaw 9553, to redesignate 5660, 5680 and 5700 Williams Road from "Single-Family" to "Duplex" on the Steveston Area Land Use Map attached to Schedule 2.4 of Official Community Plan Bylaw 7100 (Steveston Area Plan), be introduced and given first reading.
2. That Bylaw 9553, having been considered in conjunction with:
 - The City's Financial Plan and Capital Program; and
 - The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby found to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.
3. That Bylaw 9553, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.
4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9551 to create the "Two-Unit Dwelling (ZD5) – Steveston/Williams" zone, and to rezone 5660, 5680 and 5700 Williams Road from "Single Detached (RS1/E)" and "Land Use Contract 149" to "Two-Unit Dwelling (ZD5) – Steveston/Williams", be introduced and given first reading.
5. That Richmond Land Use Contract 149 Discharge Bylaw No. 9562, to discharge "Land Use Contract 149" from the title of 5700 Williams Road, be introduced and given first reading.


Wayne Craig
Director of Development

EL:blg

Att.
4971655

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

Staff Report

Origin

Sandhill Developments Ltd. has applied to the City of Richmond for permission to rezone 5660, 5680 and 5700 Williams Road (Attachment 1) from "Single Detached (RS1/E)" and "Land Use Contract 149" to a new site specific "Two-Unit Dwelling (ZD5) – Steveston/Williams" zone, in order to permit the development of 12 duplex units on six (6) lots; with three (3) shared accesses from Williams Road. A preliminary site plan, streetscape elevation and landscape plan are provided for reference in Attachment 2.

The project requires:

- an amendment to the Official Community Plan (OCP) Bylaw 7100 Schedule 2.4, the Steveston Area Plan, to amend the Steveston Area Land Use Map to redesignate the site as duplex;
- a formal discharge of Land Use Contract 149, by a bylaw adopted by Council; and
- a Development Permit application to address the form and character of the proposed duplexes.

The site currently contains one (1) single-family dwelling located at 5660 Williams Road; which will be demolished. The remaining properties are vacant.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).

Surrounding Development

Development surrounding the subject site is as follows:

- To the north, across Williams Road, single-family homes on large lots in the "Single Detached (RS1/E)" and "Single Detached (RS1/C)" zones. There is also a townhouse development with eight (8) buildings on a single lot zoned "Low Density Townhouses (RTL1)" across Williams Road to the northeast.
- To the south, fronting Lawson Drive, single-family homes on smaller lots subject to Land Use Contract 149, which will be zoned "Single Detached (RS1/B)" as per Bylaw 9470, adopted by Council on November 24, 2015 as part of the city-wide discharge of Land Use Contract for single-family lots.
- To the east, fronting Williams Road, a utility station owned by Telus on lots zoned "School & Institutional Use (SI)".
- To the west, fronting Williams Road, single-family homes on lots zoned "Single Detached (RS1/E)".

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation for the subject properties is “Neighbourhood Residential.” The proposed duplex development would be consistent with the “Neighbourhood Residential” designation. The Steveston Area Plan identifies the properties as “Single-Family Residential” (Attachment 4). An OCP Amendment is proposed to redesignate the subject site from “Single-Family” to “Duplex” in the Steveston Area Plan to facilitate the proposed duplex development.

Arterial Road Policy

The Arterial Road Policy directs appropriate development to certain areas along arterial roads outside the city centre. While the current iteration of the Policy does not identify the subject properties for redevelopment, staff is undertaking an Arterial Road Policy Update as directed by Planning Committee. In response to a Planning Committee’s referral, one of the aspects of the Policy Update is to explore additional housing typologies, including duplex developments similar to the subject proposal. The draft amendments presented to Planning Committee on February 16, 2016 propose duplex development along some minor arterial roads, including the subject site. If the Policy Update is adopted by Council, the subject properties and adjacent properties on the south side of Williams Road would be designated “Arterial Road Duplex/Triplex,” and this application would be consistent with the Policy Update; but in the interim, the application is being considered on its own merits.

Single Family Lot Size Policy 5420

The subject site is located within Single Family Lot Size Policy Area 5420 (Attachment 5). 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 Lot Size Policy applies only to “rezoning applications to transfer the land from one subdivision area to another subdivision area within the zone” (i.e., RS1/E to RS2/A), and does not apply to lands located within an Area Plan (i.e., Steveston Area Plan) of the Official Community Plan (OCP), or for applications from single family zone to a multiple-family zone.

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. Two (2) neighbouring property owners on Lawson Drive met with staff to discuss the development proposal and voice their specific concerns regarding potential rear-yard overlook, proposed landscaping, and site drainage. These two (2) neighbouring property owners also met with the developer and subsequently advised staff that they are in agreement to the development proposal; as the developer has addressed their concerns by removing the proposed balconies on the second floor, proposing to plant new trees within the rear yards of the future duplex lots, and confirming that the development will meet the City’s requirements for on-site perimeter drainage. No other comments or inquiries have been received.

Should the Planning Committee endorse this application and Council grant first 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.

Staff have reviewed the proposed OCP and zoning amendments, with respect to the BC Local Government Act and the City’s OCP Consultation Policy No. 5043 requirements, and recommend that this report does not require referral to external stakeholders.

The table below clarifies this recommendation as it relates to the proposed OCP.

OCP Consultation Summary

Stakeholder	Referral Comment (No Referral necessary)
BC Land Reserve Co.	No referral necessary, as the Agricultural Land Reserve is not affected.
Richmond School Board	No referral necessary as this proposed development complies with the existing OCP land use designation of "Neighbourhood Residential". Only minor land use change is proposed to redesignate the subject site from "Single-Family" to "Duplex" in the Steveston Area Plan. The on-going Arterial Road Policy Update has been referred to the Richmond School Board for comments.
The Board of the Greater Vancouver Regional District (GVRD)	No referral necessary, as only minor land use change is proposed.
The Councils of adjacent Municipalities	No referral necessary, as adjacent municipalities are not affected and only minor land use change is proposed.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary, as only minor land use change is proposed.
TransLink	No referral necessary, as no transportation road network changes are proposed.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary, as the ports are not affected.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary, as the airport is not affected.
Richmond Coastal Health Authority	No referral necessary, as the health authority is not affected.

Stakeholder	Referral Comment (No Referral necessary)
Community Groups and Neighbours	No referral necessary as this proposed development complies with the existing OCP land use designation of "Neighbourhood Residential". Only minor land use change is proposed to redesignate the subject site from "Single-Family" to "Duplex" in the Steveston Area Plan. The on-going Arterial Road Policy Update has been referred to the Urban Development Institute, Greater Vancouver Home Builders' Association and the Small Builders' Group for comments.
All relevant Federal and Provincial Government Agencies	No referral necessary, as only minor land use change is proposed.

Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9553, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found to not require further consultation. The public will have an opportunity to comment further on all of the proposed amendments at the Public Hearing.

Analysis

Built Form and Architectural Character

The applicant proposes one (1) two-unit dwelling on each of the six (6) lots to be created through rezoning and subdivision, for a total of 12 dwelling units. The two-unit dwellings will be in a "front-back" configuration; with one (1) dwelling unit at the front of the property and the second attached dwelling unit at the back. The units will be connected by garages. The maximum density will be 0.6 floor area ratio (FAR) and the maximum lot coverage for buildings will be 45%.

Each two-unit dwelling will be two (2) storeys; with the primary living space on the ground floor and bedrooms located above. Each building will feature a peaked roof, in keeping with the architectural character of the neighbourhood.

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:

- Demonstrate compliance with applicable Development Permit Guidelines;
- 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;
- Address potential privacy concerns for adjacent properties through landscaping and building form;
- Significant revision of building design and unit layout to achieve sufficient variety between duplex clusters as well as between individual duplex units within a cluster; each unit should be individually designed to achieve distinctive identity;
- Provision of one (1) convertible unit per four (4) dwelling units proposed and accessibility/aging-in-place features in all units;

- Refinement of the proposed landscaping design and provision of appropriate replacement tree sizes and species; and
- Provision of paved areas in the front yards for placement of the garbage and recyclable collection bins on collection days.

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

Land Use Contract 149

On November 24, 2015, City Council adopted a number of bylaws that:

- Terminated 93 separate Land Use Contracts (LUCs) that affect single-family properties, which will be effective one-year from the date of adoption.
- Established new zoning designations in their place.

The 93 LUCs that are subject to the early termination bylaws will remain on land title records until November 24, 2016. Should the rezoning bylaw for the subject application be ready for final adoption prior to November 24, 2016, Land Use Contract 149 will need to be discharged from 5700 Williams Road, as per Land Use Contract Discharge Bylaw 9652 attached to this report. Should the project not be completed prior to November 24, 2016, LUC 149 will be discharged with the other Single Family Land Use Contracts.

Proposed Site Specific “Two-Unit Dwelling (ZD5) – Steveston/Williams” Zone

An amendment to the Richmond Zoning Bylaw 8500 is proposed to create the new site specific “Two-Unit Dwelling (ZD5) – Steveston/Williams” zone and to rezone the subject site to the new zone. The proposed zone has been prepared to regulate the proposed duplex development on the subject site and future similar duplex developments along the south side of Williams Road.

The new “Two-Unit Dwelling (ZD5) – Steveston/Williams” zone has been drafted to allow:

- A maximum density of 0.6 FAR (with affordable housing contribution); this proposed density matches the maximum density allowed on compact lots and the base density allowed on townhouse developments along arterial roads;
- One (1) duplex (i.e., two (2) attached units) per lot, with a maximum floor area of 167.2 m² (1,800 ft²) per dwelling unit, excluding the garage (maximum 37.5 m² or 404 ft²) per dwelling unit;
- An Affordable Housing density bonus to secure a voluntary contribution (\$2 per buildable square foot) towards Affordable Housing;
- A maximum lot coverage for buildings at 45%;
- A maximum building height of two-storeys (maximum 9 m) to roof peak;
- A minimum lot width of 13.5 m and a minimum lot area of 464.5 m²; and
- Opportunity for reduced lot width of 10.5 m (instead of the minimum of 13.5 m); where the vehicle access is shared with a neighboring site along the common property line, and secured through a registered vehicle access easement.

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, one (1) convertible unit shall be provided in each duplex cluster of four (4) units sharing one (1) driveway. 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 six (6) lots will be limited to three (3) driveway crossings from Williams Road. Each driveway will service two (2) of the lots (i.e., 4 dwelling units) and will be located on 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 as part of the frontage upgrades for the development are required:

- 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 (2) 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 (2) parking stalls in a private garage and one (1) visitor parking stall will be provided at the end of the common drive aisle for each pair of 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 each pair of two (2) 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.

Existing Legal Encumbrances

There is an existing 3 m statutory right-of-way for utilities, registered on title for each of the three (3) subject properties located in the rear yard, which will not be impacted by the proposed zoning and subdivision. The applicant is aware that encroachment into the right-of-way is not permitted.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on and off-site tree species, assesses their structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 13 bylaw-sized trees on the subject site.

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

- Two (2) Sawara Cypress trees (Trees #8 and #9) located along Williams Road will be removed due to site access issues with driveway alignment and required grade changes. The City's Tree Preservation Coordinator has agreed to the removal of these two (2) trees. To compensate for these trees, the applicant is required to plant two (2) new large (i.e., at least 5.5 m tall) specimen replacement conifers (i.e., Western Red Cedar, Douglas Fir or Sitka Spruce) along the Williams Road frontage, on private property.
- One (1) Monkey Puzzle tree (Tree #10) is identified in good condition and should be moved to a new location on site.
- 10 trees (Trees #1-7, #11-13) identified in poor condition are dead, dying, 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 removed and replaced.
- Replacement trees will be provided at the 2:1 ratio as per the OCP.

Tree Protection and Relocation

The applicant has committed to relocate the existing Monkey Puzzle tree to another location on-site. As a condition to rezoning, a proof of a contract with a company specializing in tree relocation to undertake the transplant of this tree and a Tree Survival Security to the City in the amount of \$2,000 will be required.

Following construction, and all required Building Permit Inspections on the lot where the Monkey Puzzle tree will be located, an acceptable post-construction impact assessment report must be submitted to confirm the tree has survived. The City will then release 50% of the security; and the remaining 50% of the security will be released one year later, subject to inspection.

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; including the demolition of the existing dwellings, and must remain in place until construction and landscaping on-site is completed.

Tree Replacement

The proposed Tree Retention Plan is shown in Attachment 6. A total of 12 trees are proposed to be removed. The OCP tree replacement ratio of 2:1 requires that 24 replacement trees be planted and maintained on the subject site. According to the Preliminary Landscape Plan (Attachment 2), the developer is proposing to plant 26 new trees on-site including the specimen-

sized conifers along Williams Road. The size and species of replacement trees will be reviewed in detail through Development Permit and overall landscape design.

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, install tree protection around trees/hedge rows to be retained, and submit a landscape security in the amount of \$13,000 to ensure the replacement planting will be provided.

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 \$2 per buildable square foot 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).

New cash-in-lieu rates for affordable housing were adopted by Council on September 14, 2015. The new rates will be applied to all new rezoning applications received effective September 15, 2015. Existing in-stream applications are to be processed under the existing rates, provide that the application is presented to Council for consideration before September 14, 2016. Therefore, the Affordable Housing contribution for this application will be \$2 per buildable square foot (i.e., \$41,141.00) if the application is presented to Council for consideration before September 14, 2016; otherwise, it will be \$4 per buildable square foot.

Energy Efficiency and Renewable Energy

Currently there is no policy in energy efficiency for duplexes identified in the OCP. Staff recommend that all new arterial road duplexes be designed to be solar hot water-ready, and to score 82 or higher on the EnerGuide Rating System (ERS), or to meet the Energy Star New Homes Standard. Registration of a legal agreement on title of the proposed lots to secure this standard is required prior to rezoning bylaw adoption. As part of the Development Permit Application review process, the developer is also required to retain a certified energy advisor (CEA) to complete an Evaluation Report to confirm details of construction requirements needed to achieve the rating.

Site Servicing and Frontage Improvements

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 scope of the Servicing Agreement works can be found in Attachment 7.

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.

Financial 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 5660, 5680 and 5700 Williams Road from the "Single Detached (RS1/E)" zone to a new site specific "Two-Unit Dwelling (ZD5) – Steveston/Williams" zone, in order to permit the development of 12 duplex units on six (6) lots; with three (3) shared accesses from Williams Road. Concurrent with this rezoning application, an amendment to the Steveston Area Plan is required to designate the site from "Single-Family" to "Duplex" and "Land Use Contract 149" is required to be discharged from the title of 5700 Williams Road.

Staff support the proposed OCP amendment and rezoning application to facilitate development of 12 duplexes on the subject site, as it provides for additional housing option along arterial roads. The proposed new "Two-Unit Dwelling (ZD5) – Steveston/Williams" zoning district has been developed to accommodate duplex developments within a predominately single-family residential area. The list of rezoning considerations is included in Attachment 7; which has been agreed to by the applicant (signed concurrence on file).

On this basis, it is recommended that Official Community Plan Bylaw 7100, Amendment Bylaw 9553 be introduced and given first reading.

In addition, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9551 be introduced and given first reading.

It is further recommended that Richmond Land Use Contract 149 Discharge Bylaw No. 9562 be introduced and given first reading.



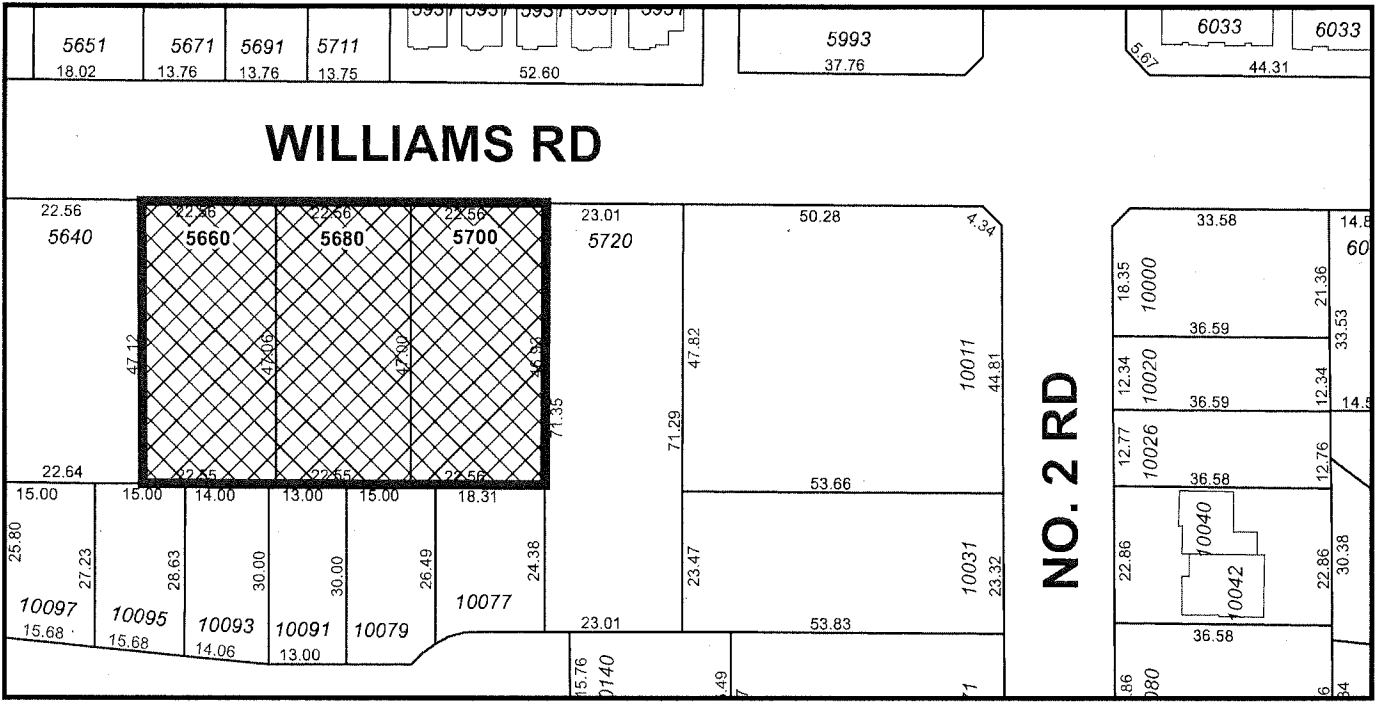
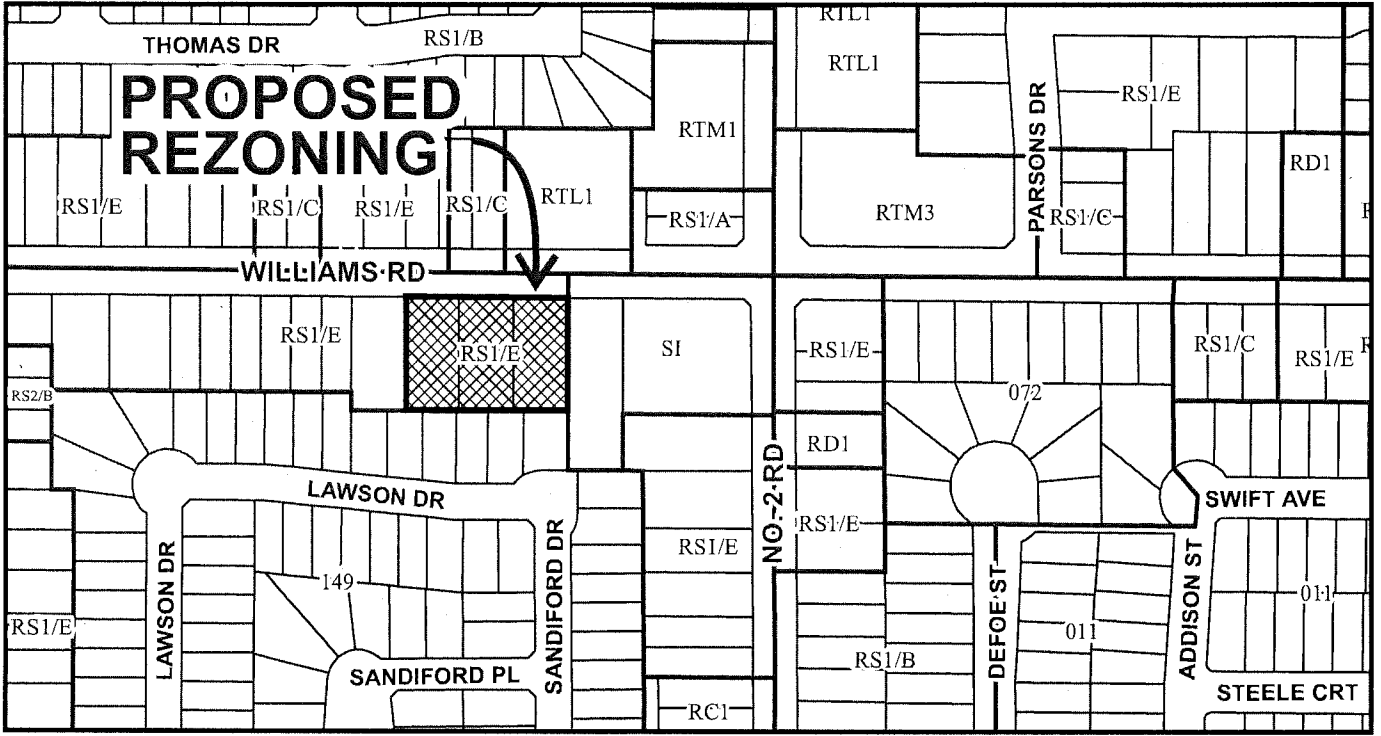
Edwin Lee
Planner 1
(604-276-4121)

EL:blg

Attachment 1: Location Map
Attachment 2: Conceptual Development Plans
Attachment 3: Development Application Data Sheet
Attachment 4: Steveston Area Land Use Map
Attachment 5: Single Family Lot Size Policy 5420
Attachment 6: Tree Retention Plan
Attachment 7: Rezoning Considerations



City of Richmond



RZ 15-693220

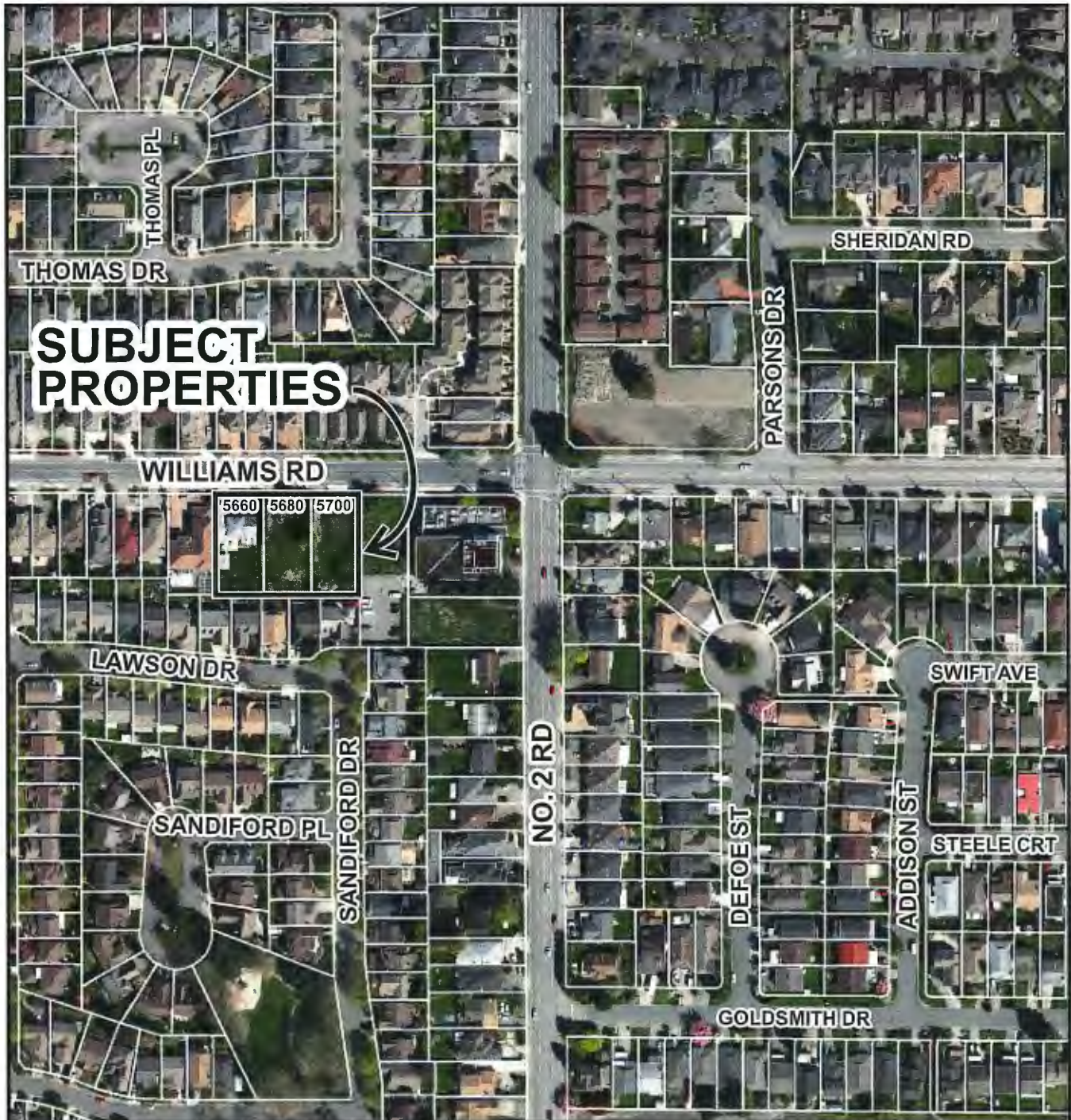
Original Date: 03/12/15

Revision Date: 04/25/16

Note: Dimensions are in METRES



City of Richmond



**SUBJECT
PROPERTIES**

5660 5680 5700



RZ 15-693220

Original Date: 03/12/15

Revision Date: 04/25/16

Note: Dimensions are in METRES

NOTES:



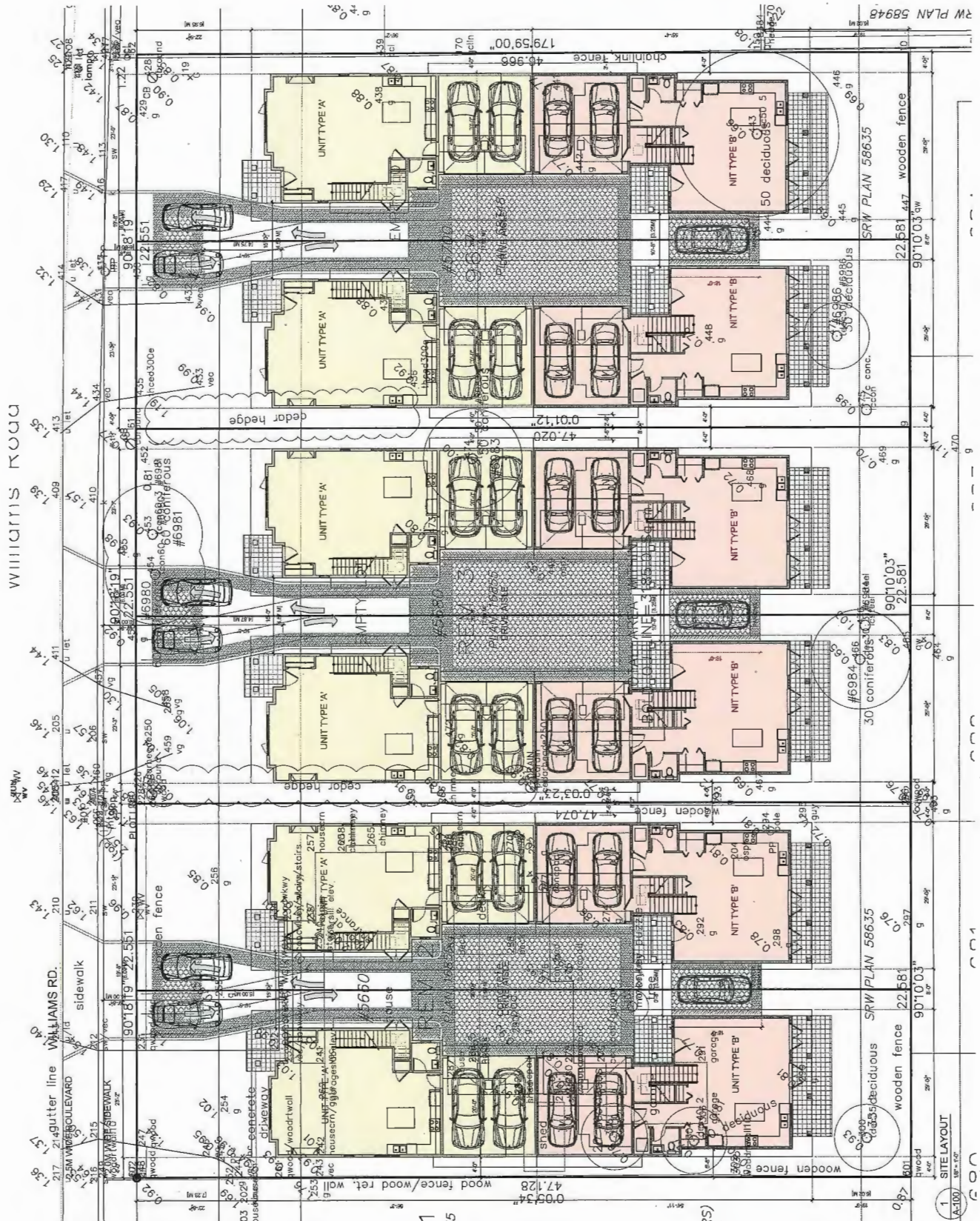
150-101 SHELL ROAD
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WWW.DFAARCHITECTURE.COM

PROJECT: SANDHILL DEVELOPMENT
5800, 5850 & 5700 WILLIAMS RD.,
RICHMOND, B.C.

SANDHILL DEV. LTD.
228-11020 MCLEOD ROAD,
VANCOUVER, B.C.
V7A 4E7

SITE PLAN

A-100 B



1 SITE LAYOUT
A-100

NOTES:

DEVELOPMENT DATA

SITE AREA	31.00 ACRES (212,000 SQ FT)
NET AREA	1,372,330 SQ FT (125,321 SQ M)
TOTAL LOT AREA	1,510,115 SQ FT (139,347 SQ M)
EXCLUDING UNIMPROVED AREAS	337,785 SQ FT (31,059 SQ M)
NET IMPROVEMENT AREA	1,034,545 SQ FT (94,288 SQ M)

NO.	DESCRIPTION	UNIT TYPE	UNIT 1	UNIT 2	TOTAL
1	APARTMENT	SUITE	52	52	104
2	APARTMENT	STUDIO	52	52	104
3	APARTMENT	1 BR	52	52	104
4	APARTMENT	2 BR	52	52	104
5	APARTMENT	3 BR	52	52	104
6	APARTMENT	4 BR	52	52	104
7	APARTMENT	5 BR	52	52	104
8	APARTMENT	6 BR	52	52	104
9	APARTMENT	7 BR	52	52	104
10	APARTMENT	8 BR	52	52	104
11	APARTMENT	9 BR	52	52	104
12	APARTMENT	10 BR	52	52	104
13	APARTMENT	11 BR	52	52	104
14	APARTMENT	12 BR	52	52	104

PROPOSED

- CLUSTER @ 3 UNITS/SUITE (AVG)
- APARTMENT TYPE
- CLUSTER TYPE
- CLUSTER COUNT
- CLUSTER AREA
- CLUSTER PERCENTAGE
- CLUSTER DENSITY
- CLUSTER COEFFICIENT
- CLUSTER EFFICIENCY
- CLUSTER INDEX
- CLUSTER RATIO
- CLUSTER SPEED
- CLUSTER VOLUME
- CLUSTER WEIGHT
- CLUSTER ZONING
- CLUSTER DISTANCE
- CLUSTER HEIGHT
- CLUSTER TYPING
- CLUSTER UTILIZATION
- CLUSTER VARIATION
- CLUSTER WIDTH
- CLUSTER YIELD
- CLUSTER ZONING
- CLUSTER DISTANCE
- CLUSTER HEIGHT
- CLUSTER TYPING
- CLUSTER UTILIZATION
- CLUSTER VARIATION
- CLUSTER WIDTH
- CLUSTER YIELD
- CLUSTER ZONING

EXISTING

- CLUSTER @ 3 UNITS/SUITE (AVG)
- APARTMENT TYPE
- CLUSTER TYPE
- CLUSTER COUNT
- CLUSTER AREA
- CLUSTER PERCENTAGE
- CLUSTER DENSITY
- CLUSTER COEFFICIENT
- CLUSTER EFFICIENCY
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- CLUSTER ZONING

ARCHITECTURE INC.

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PROGRESS DUPLEX DEVELOPMENT
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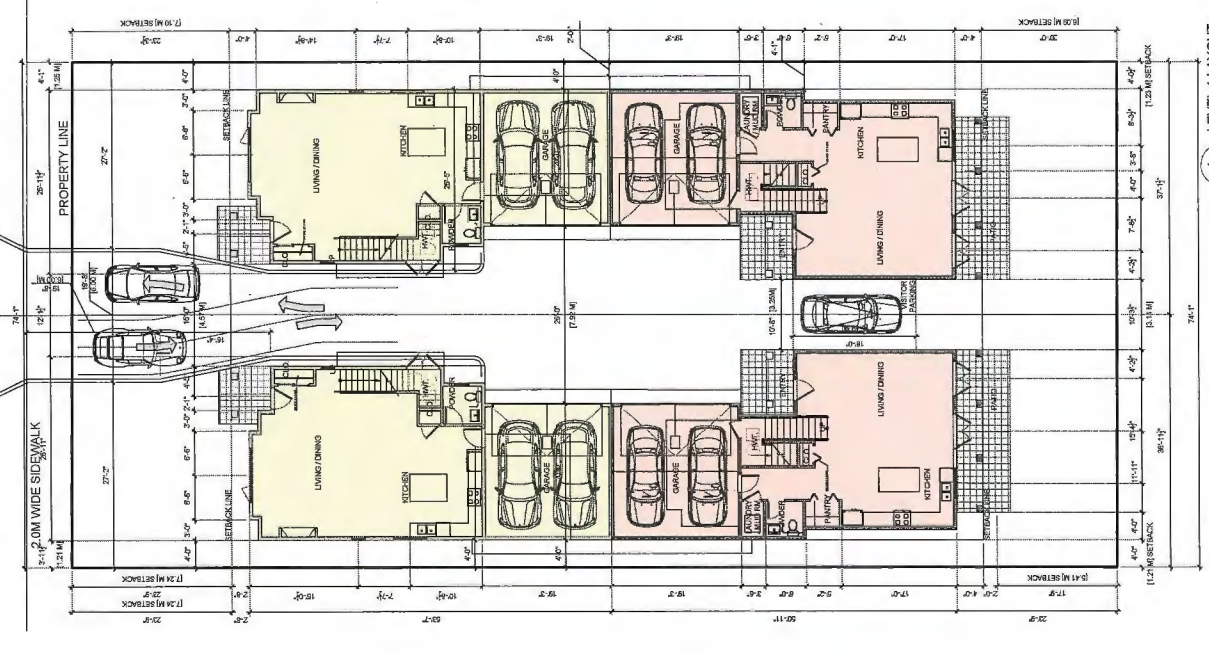
CONTRACT INFORMATION: THIS PLAN AND SPECIFICATIONS ARE THE PROPERTY OF SANDHILL DEVELOPMENT LTD. AND ARE NOT TO BE REPRODUCED, COPIED, OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF SANDHILL DEVELOPMENT LTD.

DATE: 20 09 2014
SHEET NO.: 001

FLOOR LAYOUTS

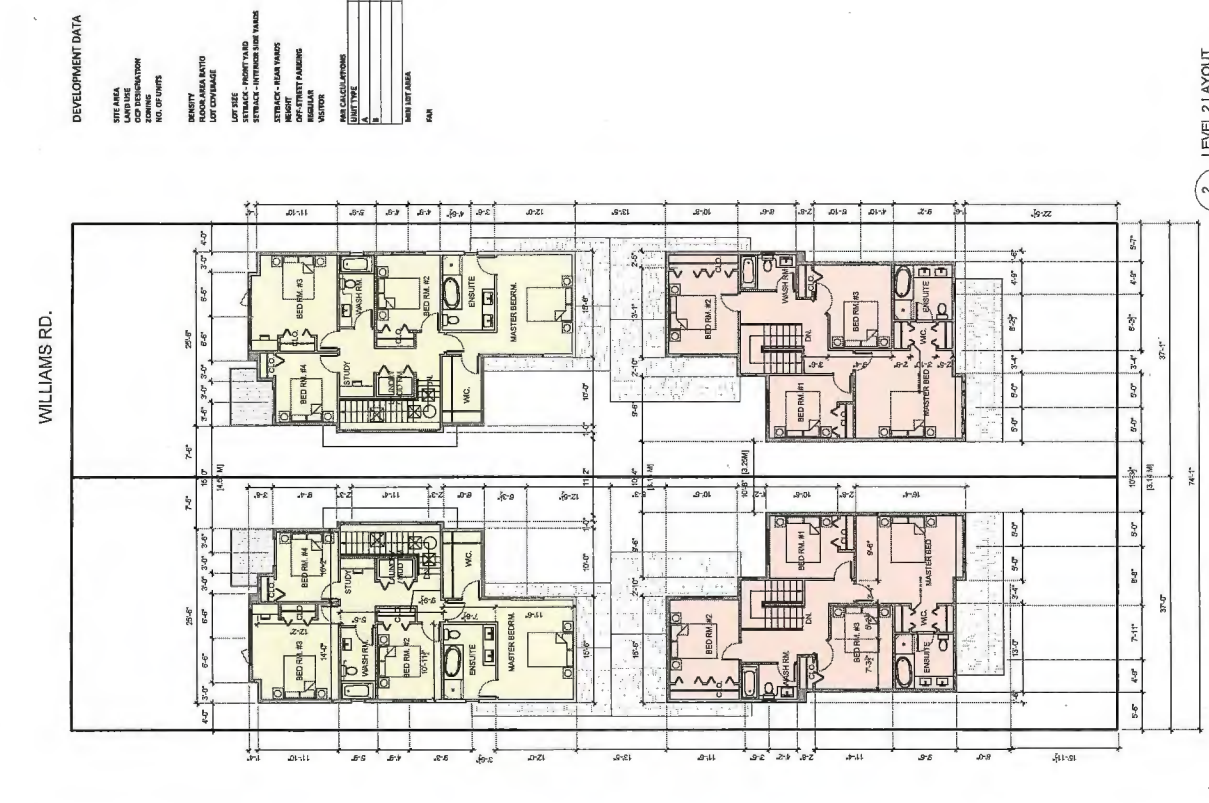
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WILLIAMS RD.



1 LEVEL 1 LAYOUT
 1/8" = 1' = 0"

WILLIAMS RD.



2 LEVEL 2 LAYOUT
 1/8" = 1' = 0"

NOTES:

NOTES:



1 STREET ELEVATION ALONG WILLIAMS RD.
1/8" = 1'-0"

SCHEDULE OF FINISHES

1. Asphalt Shingle roof ITC Cambridge Dual Bk
2. Limestone Edging
3. Wood Trim/ Casing and Fascia
4. Stucco Plaster
5. Vinyl Windows
6. Hardie Shakes
7. Hardie Siding - 4" Exposure
8. Hardie Siding - 6" Exposure
9. Hardie Siding - 8" Exposure
10. Hardie Board & Batten
11. Stone Cladding IXL Dutch Stone Prestige Drystack

df ARCHITECTURE INC.
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RICHMOND BETHEL COLUMBIA
TOWNSHIP, ALABAMA 35894
HARDING@DFARCHITECTURE.COM

PROPOSED DUPLEX DUPLEX
8800, 8800 & 8700 WILLIAMS RD.,
RICHMOND, B.C.

DATE: _____

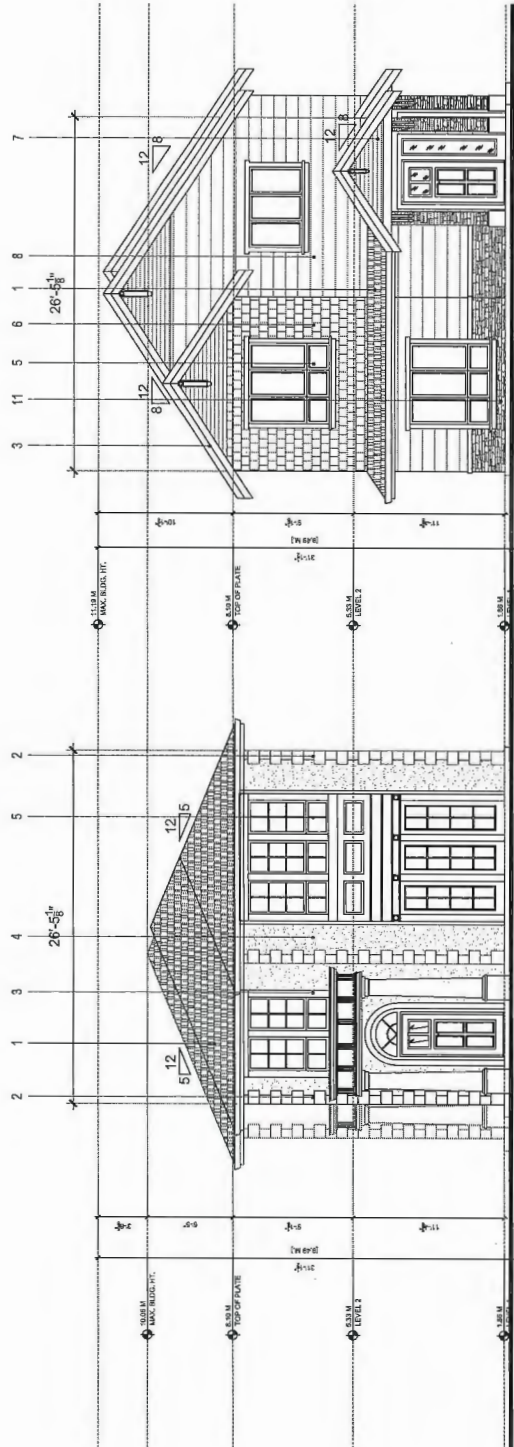
BANDHILL DESIGN LTD.
8800, 8800 & 8700 WILLIAMS RD.,
RICHMOND, B.C.
V7A 4E7

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	10/20/2023
2	REVISED PER COMMENTS	11/01/2023
3	REVISED PER COMMENTS	11/01/2023
4	REVISED PER COMMENTS	11/01/2023
5	REVISED PER COMMENTS	11/01/2023
6	REVISED PER COMMENTS	11/01/2023
7	REVISED PER COMMENTS	11/01/2023
8	REVISED PER COMMENTS	11/01/2023
9	REVISED PER COMMENTS	11/01/2023
10	REVISED PER COMMENTS	11/01/2023
11	REVISED PER COMMENTS	11/01/2023

SITE PLAN

SCALE: 1/8" = 1'-0"
DATE: 10/20/2023
DRAWN BY: [Name]
CHECKED BY: [Name]

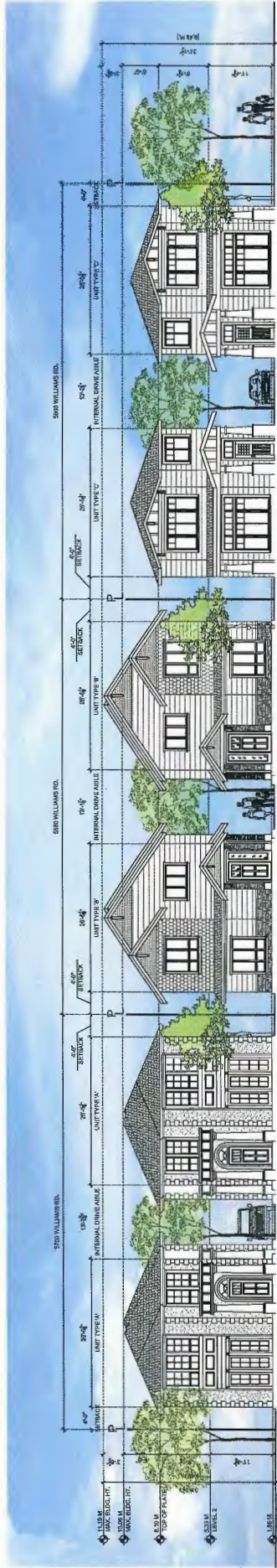
3 UNIT TYPE 'B'
1/8" = 1'-0"



2 UNIT TYPE 'A'
1/8" = 1'-0"

3 UNIT TYPE 'B'
1/8" = 1'-0"

NOTES:



1 STREET ELEVATION ALONG WILLIAMS RD.
1/8" = 1'-0"

SCHEDULE OF FINISHES

1. Asphalt Shingle Roof IKO Cambridge Dual Bk
2. Limestone Edging
3. Wood Trim/ Ceiling and Fascia
4. Stucco Plaster
5. Vinyl Windows
6. Hardie Slatex
7. Hardie Siding - 4" Exposure
8. Hardie Siding - 8" Exposure
9. Hardie Siding - 8" Exposure
10. Hardie Board & Batten
11. Stone Chidding IXL Dutch Stone Prestige Drystack



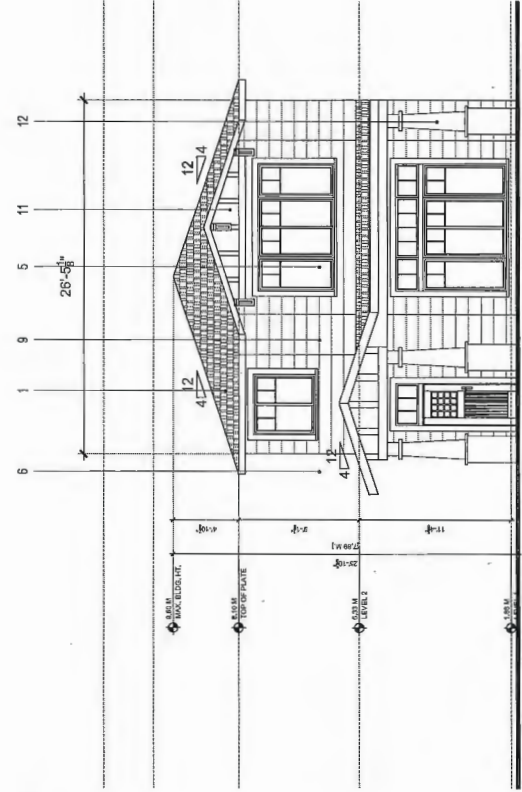
PROPOSED DUPLEX DEVP.
8800, 8800 & 8700 WILLIAMS RD.,
RICHMOND, I.C.

OWNER:
BANKSILL GROUP, LTD.
228 - HIGDONO, S ROAD,
RICHMOND, I.C.
V7A 4E7

DATE:	10/11/11
PROJECT:	PROPOSED DUPLEX DEVP.
SCALE:	1/8" = 1'-0"
JOB NO.:	100-000
DATE:	08 MAY 2011
PROJECT:	100-000

SITE PLAN

DATE: 10/11/11
PROJECT: PROPOSED DUPLEX DEVP.
SCALE: 1/8" = 1'-0"
JOB NO.: 100-000
DATE: 08 MAY 2011
PROJECT: 100-000

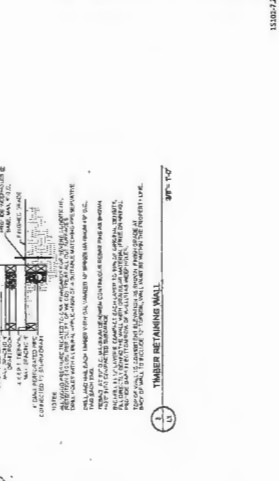
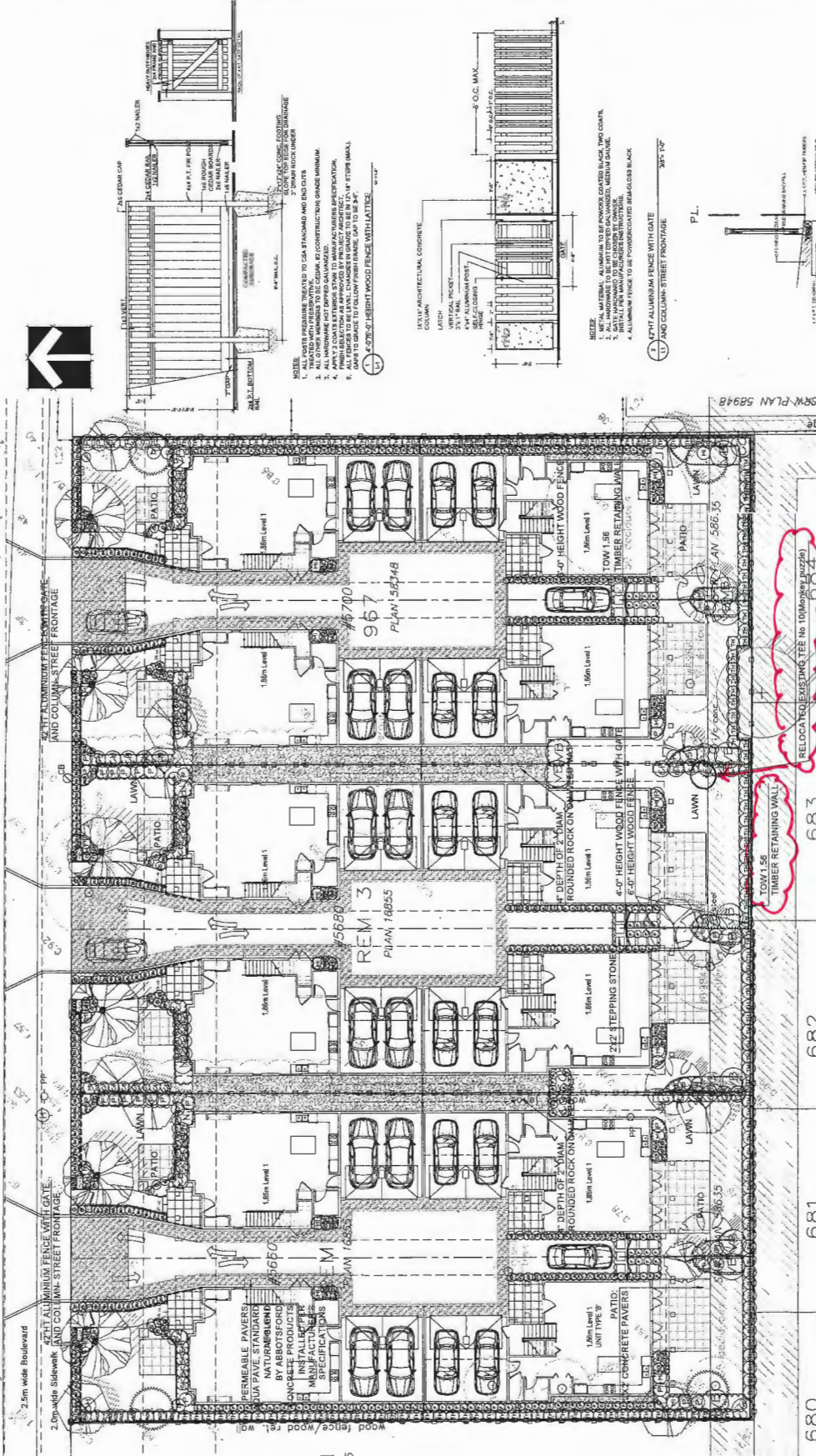


2 UNIT TYPE C
1/8" = 1'-0"

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pmg
LANDSCAPE ARCHITECTS
5806 C/O - 4105 8th Creek Drive
Richmond, BC V6X 2A6
P: 604.274.9011 F: 604.294.0022

SEAL



PLANT SCHEDULE

NO.	SYM.	PLANT NAME	COMMON NAME	PLANT HEIGHT / SPREAD	PLANT TYPE
1	RELOCATED USTING TREE	RELOCATED USTING TREE	RELOCATED USTING TREE	10M HIGHER (R228)	DECIDUOUS TREE
2	RELOCATED USTING TREE	RELOCATED USTING TREE	RELOCATED USTING TREE	10M HIGHER (R228)	DECIDUOUS TREE
3	RELOCATED USTING TREE	RELOCATED USTING TREE	RELOCATED USTING TREE	10M HIGHER (R228)	DECIDUOUS TREE
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NOTES

1. ALL PORTS REQUIRE TREATMENT TO S&P FINISH AND END COATS
2. ALL OTHER FINISHES TO BE COMPLY WITH MINIMUM
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50. ALL FINISHES TO BE COMPLY WITH MINIMUM

CLIENT: SANDHILL HOMELIFE LTD.
PROJECT: 12 UNIT DUPLEX DEVELOPMENT
5660, 5680, 5700 WILLIAMS AVENUE
RICHMOND
WFL OF ARCHITECTURE INC.
DRAWN TITLE: LANDSCAPE PLAN
DATE: JUNE 23, 2018
SCALE: 3/8"=1'-0"
DESIGN: DD
CHECK: PCM
PROJECT NUMBER: 15102-238
DRAWING NUMBER: L1
OF 3



RZ 15-693220

Attachment 3

Address: 5660, 5680 and 5700 Williams Road

Applicant: Sandhill Developments Ltd.

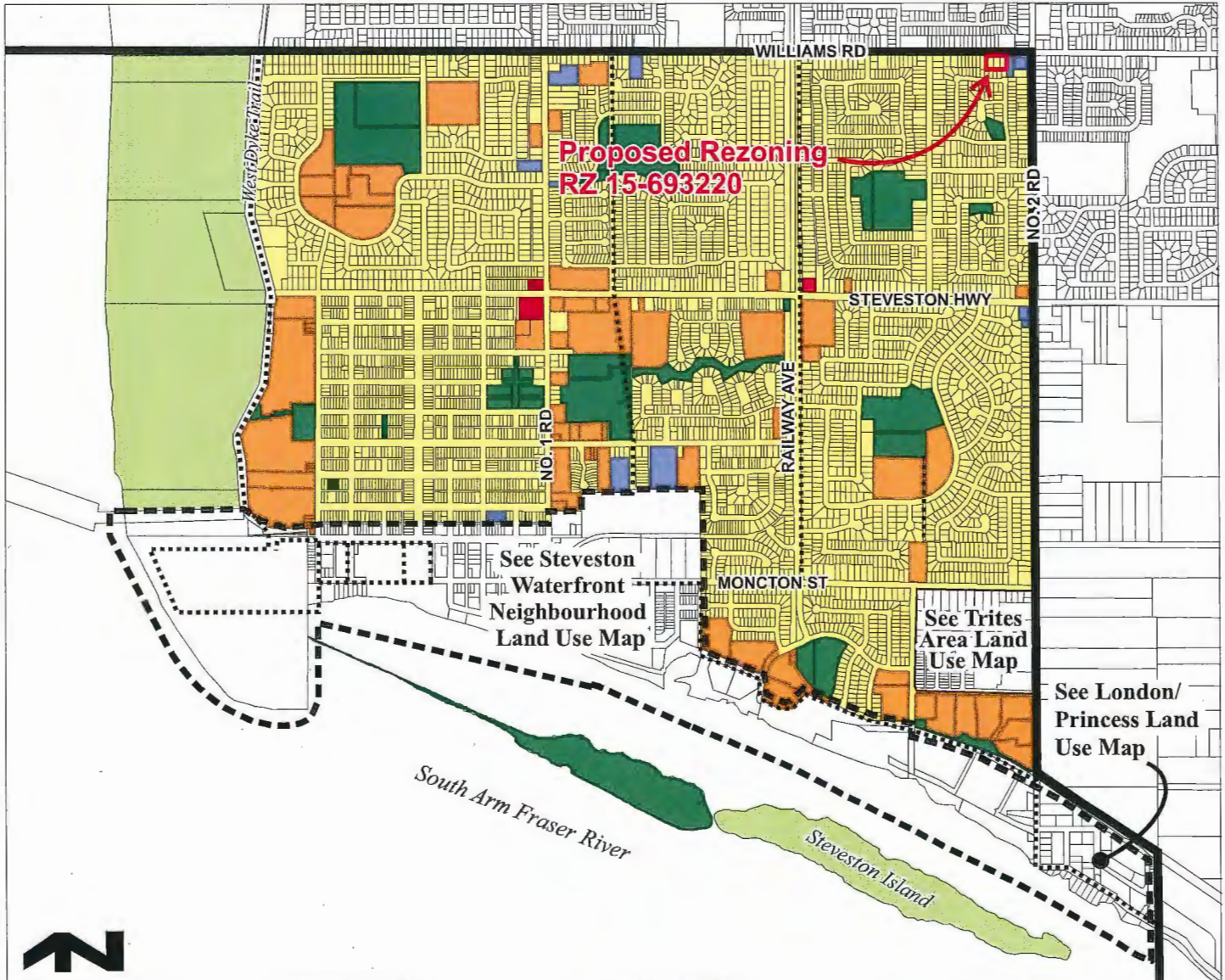
Planning Area(s): Steveston










	Existing	Proposed
Owner:	5660 Williams Road - Harjt Sandhu 5680 and 5700 Williams Road - Sandhill Development (Richmond) Ltd.	To be determined
Site Size (m²):	3,185 m ²	Six (6) lots averaging 530.55 m ²
Land Uses:	Single-family dwelling	Two-unit dwellings
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Steveston Area Plan: Single-Family Residential	Duplex
702 Policy Designation:	Policy 5420 – Single Detached (RS2/C)	No Change
Zoning:	Single-Detached (RS1/E)	Two-Unit Dwelling (ZD5) – Steveston/Williams
Number of Units:	3	12

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60	none permitted
Lot Coverage – Building:	Max. 45%	41.64%	none
Lot Size (min. dimensions):	Min. 464.5 m ²	530.55 m ²	none
Setback – Front Yard (m):	Min. 6 m	6.95 m	none
Setback – Read Yard (m):	Min. 6 m	6.02 m	none
Setback – Side Yard (m):	Min. 1.2 m	1.2 m	none
Height:	2 Storeys	2 Storeys	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) per unit and 0.25 (V) per unit	2 (R) and 0.25 (V) per unit	none
Off-street Parking Spaces – Total:	27	27	none

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

Steveston Area Land Use Map



- | | | | |
|---|-------------------|---|---|
|  | Single-Family |  | Institutional |
|  | Multiple-Family |  | Conservation Area |
|  | Commercial |  | Trail |
|  | Public Open Space |  | Steveston Area Boundary |
| | |  | Steveston Waterfront Neighbourhood Boundary |



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: October 16, 1989
 Amended by Council: August 17, 1992
 Lassam Rd. Adopted by Council: August 21, 1995

POLICY 5420

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-7

POLICY 5420:

The following policy establishes lot sizes for the area, bounded by **Steveston Highway, Railway Avenue, Williams Road and the rear of the properties located along No. 2 Rd.** in Section 36-4-7:

That properties within the area bounded by Steveston Highway, Railway Avenue, Williams Road and the rear property lines of the properties located along No. 2 Rd. (Section 36-4-7), 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:

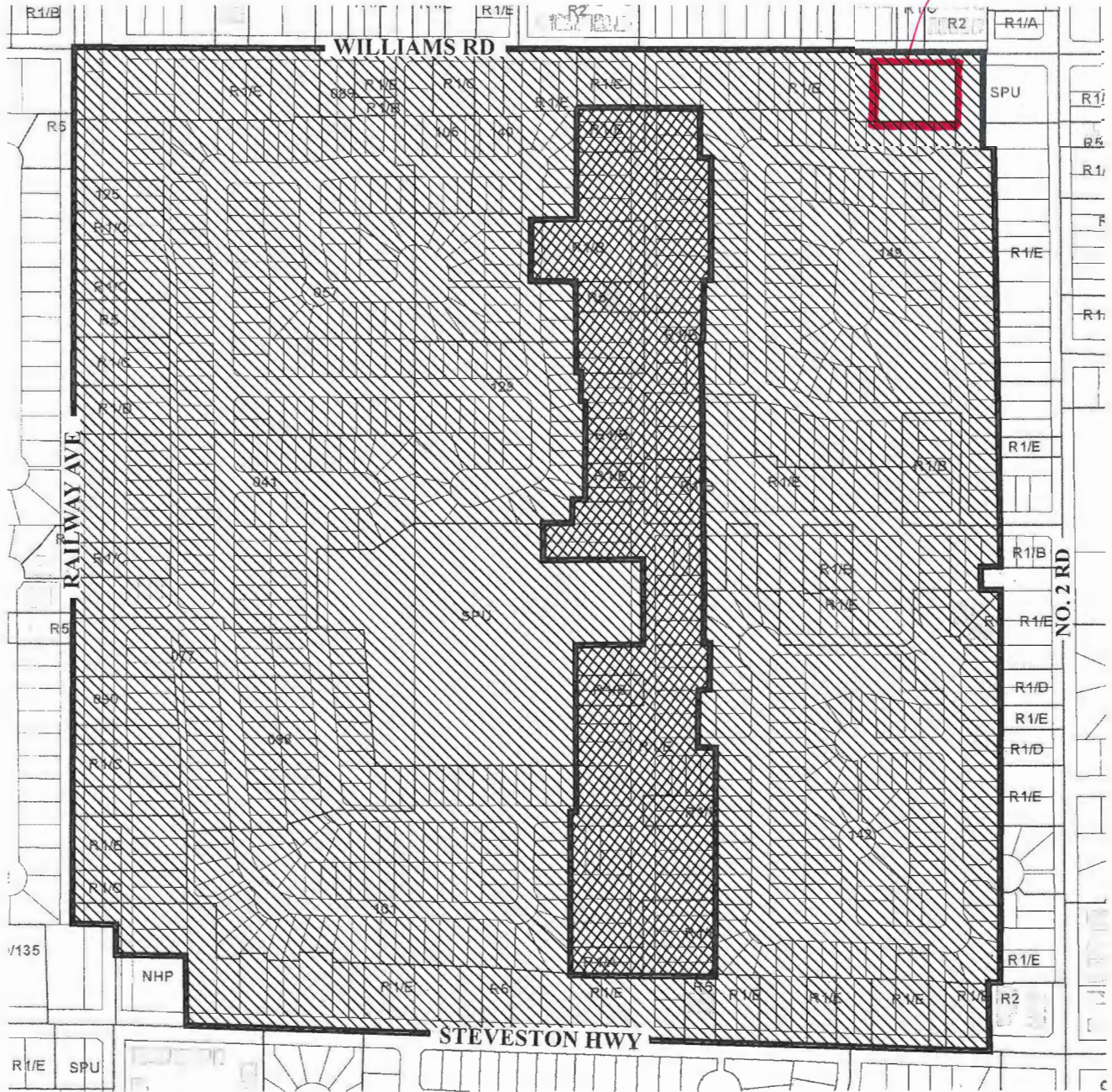
- (a) If there is no lane or internal road access, then properties along Railway Avenue and Steveston Highway will be restricted to Single-Family Housing District (R1/E);
- (b) Properties along Williams Road will be permitted Single-Family Housing District (R1/C) unless there is lane or internal road access in which case Single-Family Housing District (R1/B) will be allowed;
- (c) The Policy for the properties along Lassam Rd. (as cross-hatched on the attached map) was adopted on August 21, 1995;

and that this policy, as shown on the accompanying plan, be used to determine the disposition of future single-family 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.

Note: Council adopted the above noted Single-Family Lot Size Policy, with an amendment clarifying that the western boundary of the policy area is the middle of Railway Avenue.

Note: There are two adoption dates for two separate portions of Policy 5420.

SUBJECT SITE



Subdivision permitted as per **R1/B** (date of adoption 08/21/95).



Subdivision permitted as per **R1/B** (date of adoption 10/16/89).

1. Williams Road - R1/C unless there is a lane or internal access then R1/B
2. Railway Avenue & Steveston Highway - R1/E unless there is lane or internal access then R1/B.



Policy 5420

Section 36-4-7

Adopted Date: 10/16/89
 Amended Date: 08/17/92
 Lassam Rd.
 Adopted Date: 08/21/95
 Note: Dimensions are in METRES

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 Burnaby, British Columbia, V5C 2S9
 P: 604-294-0111 • F: 604-294-0222

REF:

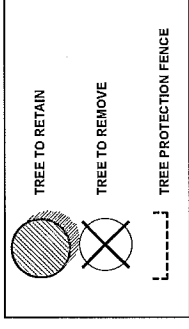
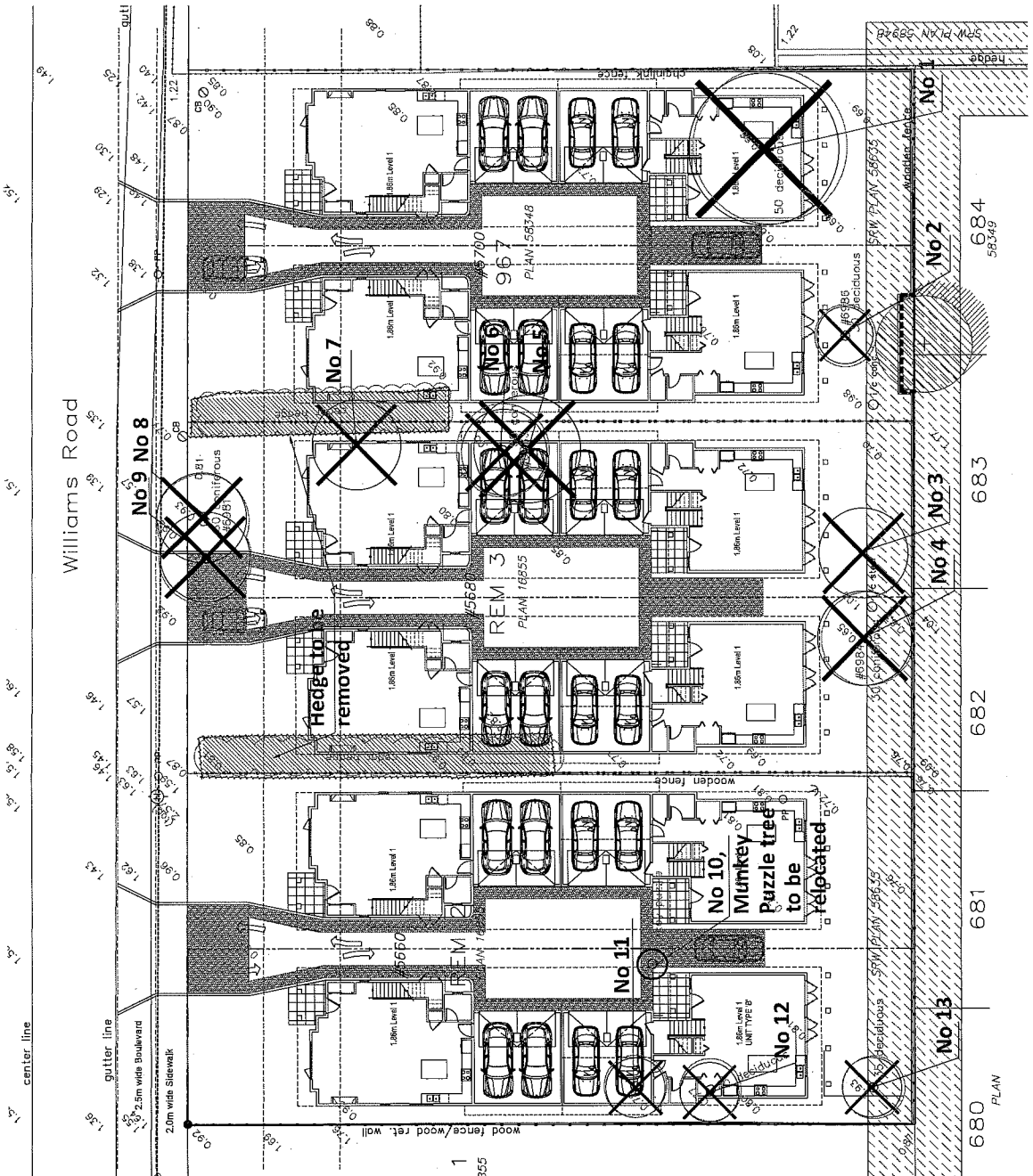
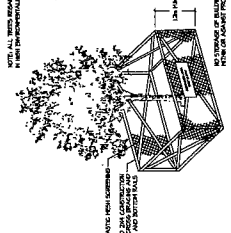


Table of Trees		
Tree No.	Species	Size
No.1	Apple	mully
No.2	Apple	40
No.3	Apple	20
No.4	Apple	30
No.5	Cypress	28
No.6	western Red cedar	65
No.7	English Holly	
No.8	Sawara Cypress	mully
No.9	Sawara Cypress	mully
No.10	Munkey Puzzle Tree	12
No.11	Trees in the rear yard of western lot	
No.12		(5660)
No.13		



WITH ALL BEST MANAGEMENT OF SOIL AND NUTRIENTS AND TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.

Tree No.	Species	Size	Retention
1	Apple	mully	Remove
2	Apple	40	Remove
3	Apple	20	Remove
4	Apple	30	Remove
5	Cypress	28	Remove
6	western Red cedar	65	Remove
7	English Holly		Remove
8	Sawara Cypress	mully	Remove
9	Sawara Cypress	mully	Remove
10	Munkey Puzzle Tree	12	Relocate
11	Trees in the rear yard of western lot		Relocate
12		(5660)	Relocate
13			Relocate



TREE PROTECTION BARRIER

PROJECT:
12 UNIT DUPLEX DEVELOPMENT
 5650, 5660, 5700 WILLIAMS AVENUE
 RICHMOND

CLIENT: SANDHILL HOMES LTD.
 WITH: UP ARCHITECTURE INC.
 DRAWING TITLE:
TREE MANAGEMENT PLAN

DATE: JUN 22, 2016
 SCALE: 3/8"=1'-0"
 DRAWING NO: L2
 DESIGN ID: OFF 3
 CHECK: FCM

PMG PROJECT NUMBER: 15-102



Address: 5660, 5680 and 5700 Williams Road

File No.: RZ 15-693220

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9551, the applicant is required to complete the following:

1. Final Adoption of OCP Bylaw 7100 Amendment Bylaw 9553.
2. Registration of a legal agreement on Title to ensure that, upon subdivision of the property:
 - a) Vehicle access to the every two (2) 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.
3. 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.
4. Registration of a flood indemnity covenant on title.
5. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency or to meet the Energy Star New Homes Standard, and that all dwellings are pre-ducted for solar hot water heating.
6. Submission of a Contract entered into between the applicant and a company specializing in tree relocation to undertake the transplant of the Monkey Puzzle tree onsite with proper removal, storage, and replanting techniques. The Contract should include the scope of work to be undertaken and a provision for the Arborist to submit a post-construction assessment report to the City for review.
7. Submission of a Tree Survival Security to the City in the amount of \$2,000 for the Monkey Puzzle tree to be transplanted on site. The City will release 50% of the security after construction and landscaping on the proposed duplex development on the future lot, where the Monkey Puzzle tree will be located, are completed, inspections are approved, and an acceptable post-construction impact assessment report is received. The remaining 50% of the security would be released one (1) year later subject to inspection.
8. 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.

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, install tree protection around trees to be retained/transplanted, and submit a landscape security in the amount of \$13,000 to ensure the replacement planting will be provided.
10. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
11. City acceptance of the developer's offer to voluntarily contribute \$2 per buildable square foot (e.g. \$41,141.00) to the City's Affordable Housing Reserve Fund.

Initial: _____

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

1. Complete a proposed building energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), or meet the Energy Star New Homes Standard, in compliance with the City's Official Community Plan.

Prior to a Development Permit* issuance, the developer is required to complete the following:

1. Submission of a Landscaping Security to the City of Richmond based on 100% of the cost estimates provided by the landscape architect.

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

1. Pay Single Family Development Cost Charges (City & GVS&DD) per each additional lot created, School Site Acquisition Charge, and Address Assignment Fee. Servicing connections are to be determined at Servicing Agreement stage.
2. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to, the following service works and off-site improvements:

Water Works:

- Using the OCP Model, there is 637.9 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 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 and Building designs.
- At the Developers cost, the City is to:
 - Cut and cap the existing water service connections at the watermain along Williams Road frontage.
 - Install 12 new water service connections complete with meter and meter box along Williams Road frontage.

Storm Sewer Works:

- At the Developers cost, the City is to:
 - Cut and cap the existing storm service connections and remove the existing storm sewer inspection chambers fronting Williams Road.
 - Install 3 new storm service connections complete with a new inspection chamber and dual service leads, and tie-in to existing 600mm storm sewer on the south side of Williams Road.

Sanitary Sewer Works:

- At the Developers cost, the City is to:
 - Cut and cap the existing service lead to 5660 Williams Road in the southwest corner of the lot.
 - Cut and cap the existing sanitary service connections and remove the existing sanitary sewer inspection chamber for 5680 and 5700 Williams Road.
 - Install three (3) new service connections complete with inspection chambers and dual service leads along the south end of the property line.
- All sanitary works to be completed prior to any onsite building construction.

Initial: _____

Frontage Improvements:

- The Developer is required to:
 - 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 site.
 - Remove the existing sidewalk and backfill the area between the curb and the new sidewalk to provide a minimum 1.5 m wide treed and landscaped boulevard (width of the boulevard is exclusive of the 0.15 m wide top of curb).
 - Construct the driveways to City design standards with 0.9 m flares at the curb and 45° offsets to meet the grade of sidewalk/boulevard.
 - Provide special stamped/tinted concrete treatment for the sidewalk across each driveway and green bike lane paint for the bike lane at the crossing.
 - Consult Parks on the requirements for tree protection/placement including tree species and spacing as part of the frontage works.
 - Consult Engineering on lighting and other utility requirements as part of the frontage works.
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground Hydro service lines.
 - 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. LPT, Shaw cabinets, Telus Kiosks, etc.).

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.

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

1. Incorporation of accessibility, CPTED, and sustainability features/measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
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. 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 9551 (RZ 15-693220)
5660, 5680 and 5700 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: ZD5, \$2.00

- b. Inserting the following into Section 16 (Site Specific Residential (Two-Unit Dwelling) Zones), in numerical order:

16.5 Two-Unit Dwelling (ZD5) – Steveston/Williams

16.5.1 Purpose

The zone provides for two-unit housing and other compatible uses on properties along minor arterial roads within the Steveston Area.

16.5.2 Permitted Uses

- housing, two-unit

16.5.3 Secondary Uses

- boarding and lodging
community care facility, minor
home business

16.5.4 Permitted Density

- 1. The maximum density is one two-unit housing unit per lot.
2. The maximum floor area ratio is 0.40, together with an additional 37.5 m2 per dwelling unit for use only as accessory buildings and on-site parking, which cannot be used for habitable space.
3. Notwithstanding Section 16.5.4.2, the reference to "0.4" is increased to a higher density of "0.60" if the owner, at the earliest time Council adopts a zoning

amendment bylaw to include the **owner's lot** in the ZD5 zone, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.

4. Notwithstanding Section 16.5.4.2 and Section 16.5.4.3, the maximum **floor area per dwelling unit** is 167.22 m².

16.5.5 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 surface**.
3. 25% of the **lot area** is restricted to **landscaping** with live plant material.

16.5.6 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; or
 - c) 1.2 m for **lots** less than 18.0 m wide.
3. The minimum **exterior side yard** is 3.0 m, except it is 6.0 m on an arterial **road**.
4. The minimum **rear yard** is 6.0 m. For a **corner lot** where the **exterior side yard** is 6.0 m, the **rear yard** is reduced to 1.2 m.
5. The minimum **setbacks** for **accessory buildings, carports, garages** and parking pads are:
 - a) 12.0 m for the **front yard**;
 - b) 3.0 m for the **exterior side yard**;
 - 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.
6. **Bay windows, hutches**, fireplaces and chimneys, whether enclosed or unenclosed, which form part of the **principal building** may project for a distance of:
 - a) 1.0 m into the **front yard**;
 - b) 0.6 m into the **exterior side yard**; and
 - c) 0.6 m into the **rear yard**.
7. **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 1.5 m into the **front yard** and **exterior side yard**.

8. **Balconies** which form part of the **principal building** may project a distance of:
 - a) 0.6 m into the **front yard**;
 - b) 0.6 m into the **exterior side yard**; and
 - c) 0.6 m into the **rear yard**.
9. 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:
 - a) 3.0 m of a public **road**;
 - b) 6.0 m of an arterial **road**; and
 - c) 1.2 m of the **rear lot line**.
10. No portion of a **two-unit housing building, garage or carport** shall be located further than 50.0 m from the **front lot line**, and in the case of **corner lot** or a **double fronting lot**, the **lot line** from which the **lot** is addressed and is principally **accessed**.

16.5.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 **storeys**, 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**.
4. The maximum **height** for detached **accessory buildings** less than 10 m² is 3.0 m measured from **finished site grade** to the roof ridge for a detached **accessory building** with a pitched roof, and 2.5 m for a detached **accessory building** with a flat roof.
5. The maximum **height** for detached **accessory buildings** greater than 10 m² is 4.0 m measured from **finished grade** to the roof ridge for an **accessory building** with a pitched roof, and 3.0 m for an **accessory building** with a flat roof.
6. The maximum **height** for **accessory structures** is 5.0 m.

16.5.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 13.5 m, except where a vehicular access easement between the **front lot line** and the **carports, garages** and parking pads is secured on the neighbouring property, in which case the minimum **lot width** may be reduced to 10.5 m.
2. The width of the vehicular access easement in Section 16.5.8.1 must be least 50% the ultimate width of the required driveway.

4. The minimum **lot depth** is 45.0 m.
5. The minimum **lot area** is 464.5.0 m².

16.5.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.
2. The **owner** shall plant and maintain within 3.0 m of the **front lot line** one new or replacement tree of a minimum size of 6.0 cm on every **lot**.
3. In the case of a **corner lot**, an additional new or replacement tree shall be planted within 3.0 m of the **side lot line** which **abuts a road**.
4. **Fences**, when located within 3.0 m of a **side lot line abutting** a public road, shall not exceed 1.2 m in **height**.

16.5.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0.
2. Where a driveway access is on an arterial road, the driveway width shall be 6.0 m for a driveway access servicing 2 or more units.
3. Where a shared driveway access is servicing 3 or more units, one visitor **parking space** shall be provided.
4. Visitor parking 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 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.

16.5.11 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."

- 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 area and by designating it **“TWO-UNIT DWELLING (ZD5) – STEVESTON/WILLIAMS”**.

P.I.D. 003-781-569

Lot 2 Except Part Subdivided by Plan 55424 Section 36 Block 4 North Range 7 West New Westminster District Plan 16855

P.I.D. 003-905-292

Lot 3 Except: Part Subdivided by Plan 55424 Section 36 Block 4 North Range 7 West New Westminster District Plan 16855

P.I.D. 003-935-906

Lot 967 Section 36 Block 4 North Range 7 West New Westminster District Plan 58348

- 3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9551”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 9553 (RZ 15-693220)
5660, 5680 and 5700 Williams Road

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

- 1. Richmond Official Community Plan Bylaw OCP Bylaw 7100 is amended by repealing the existing land use designation on the Steveston Area Land Use Map in Schedule 2.4 (Steveston Area Plan) thereof of the following area and by designating it "Duplex".

P.I.D. 003-781-569

Lot 2 Except Part Subdivided by Plan 55424 Section 36 Block 4 North Range 7 West New Westminster District Plan 16855

P.I.D. 003-905-292

Lot 3 Except: Part Subdivided by Plan 55424 Section 36 Block 4 North Range 7 West New Westminster District Plan 16855

P.I.D. 003-935-906

Lot 967 Section 36 Block 4 North Range 7 West New Westminster District Plan 58348

- 2. This Bylaw may be cited as "Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9553".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Horizontal lines for recording readings and conditions.

CITY OF RICHMOND APPROVED by [Signature] APPROVED by Manager or Solicitor [Signature]

MAYOR

CORPORATE OFFICER



Richmond Land Use Contract
Discharge Bylaw No. 9562 (RZ 15-693220)
5700 Williams Road

Whereas "Land Use Contract", having Charge Number RD86149, charges the following land:

P.I.D. 003-935-906
Lot 967 Section 36 Block 4 North Range 7 West New Westminster District Plan 58348
(the "Land Use Contract")

Whereas the Land Use Contract was entered into with the City of Richmond as a party and filed in the Land Title Office, New Westminster, British Columbia; and,

Whereas the owners of said land which is subject to the Land Use Contract have requested and agreed with the City that the "Land Use Contract" be discharged as against its property title;

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

- 1. That the Land Use Contract be discharged as against:
P.I.D. 003-935-906
Lot 967 Section 36 Block 4 North Range 7 West New Westminster District Plan 58348
2. That the Mayor and Corporate Officer are hereby authorized to execute any documents necessary to discharge the Land Use Contract from said land.
3. This Bylaw may be cited as "Richmond Land Use Contract Discharge Bylaw No. 9562".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

Five horizontal lines for recording readings and adoption.

CITY OF RICHMOND
APPROVED by [Signature]
APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER