



# City of Richmond

## Report to Committee Planning and Development Division

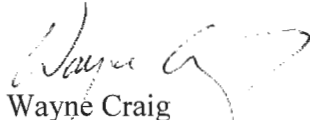
**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

**Date:** August 25, 2017  
**File:** RZ 16-729962

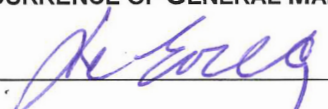
**Re:** Application by Interface Architecture Inc. for Rezoning at 9211 and 9231 Williams Road from "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)"

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9750, for the rezoning of 9211 and 9231 Williams Road from "Single Detached (RS1/E)" zone to "Low Density Townhouses (RTL4)" zone, be introduced and given first reading.

  
Wayne Craig  
Director, Development

WC:el  
Att. 5

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

## Staff Report

### Origin

Interface Architecture Inc. has applied to the City of Richmond for permission to rezone 9211 and 9231 Williams Road (Attachment 1) from “Single Detached (RS1/E)” zone to “Low Density Townhouses (RTL4)” zone in order to permit the development of eight townhouse units with vehicle access directly from Williams Road.

### Project Description

The two properties under this application have a total combined frontage of 40.26 m, and are proposed to be consolidated into one development parcel. The site layout includes four duplex buildings with a proposed density of 0.6 FAR. Two secondary suites are included in this proposal. A preliminary site plan, building elevations, and landscape plan are contained in Attachment 2. The site currently contains two single family homes, which will be demolished.

### Findings of Fact

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

### Surrounding Development

To the North: Existing single family dwellings on lots zoned “Single-Detached (RS1/E)”.

To the South: Across Williams Road, South Arm Park on lands zoned “School & Institutional Use (SI)”.

To the East: Existing single family homes with coach houses on compact lots zoned “Coach Houses (RCH)”, which are identified for townhouse development under the Arterial Road Land Use Policy; and a 20-unit townhouse complex zoned “Medium Density Townhouses (RTM2)”.

To the West: Existing single family dwellings on lots zoned “Single-Detached (RS1/E)”, which are identified for townhouse development under the Arterial Road Land Use Policy.

### Related Policies & Studies

#### Official Community Plan

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject site is “Neighbourhood Residential”. This redevelopment proposal is consistent with this designation.

#### Arterial Road Policy

The Arterial Road Land Use Policy in the City’s 2041 OCP (Bylaw 9000), directs appropriate townhouse development onto certain arterial roads outside the City Centre. The subject site is identified for “Arterial Road Townhouse” on the Arterial Road Housing Development Map and

the proposal is in compliance with the Townhouse Development Requirements under the Arterial Road Policy.

### **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 Art**

In response to the City's Public Art Program (Policy 8703), the applicant will provide a voluntary contribution at a rate of \$0.81 per buildable square foot (2016 rate) to the City's Public Art Reserve fund; for a total contribution in the amount of \$8,726.62.

### **Public Consultation**

A rezoning sign has been installed on the subject property. Staff received a request from the property owners of the adjacent property to the north (9291 Pinewell Crescent) not to allow the entry driveway to the proposed townhouse development to be located along the west property line of the development site due to potential headlight glare and privacy concerns. The proposed entry driveway will be located in the middle of the site's Williams Road frontage to allow for a more efficient site layout and address the neighbours' concerns. Transportation staff have reviewed the design and have no concerns.

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.

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

### **Analysis**

#### **Built Form and Architectural Character**

The applicant proposes to consolidate the two properties into one development parcel with a total area of 1,668.2 m<sup>2</sup>, and construct eight townhouse units. The layout of the townhouse units is oriented around a single driveway providing access to the site from Williams Road and an east-west internal manoeuvring aisle providing access to the unit garages. The outdoor amenity area will be situated in a central open courtyard at the rear (north) of the site.

The proposal consists of a mix of two-storey and three-storey townhouse units, all with side-by-side double car garages. Two ground level secondary suites are proposed to be included in this development proposal. These suites will be contained in two of the three-storey units (unit type C) proposed on site, located on either side of the main entry driveway (see Attachment 2). The total floor area of each of these C units is approximately 148 m<sup>2</sup> (1,591 ft<sup>2</sup>) and the size of each secondary suite is approximately 23 m<sup>2</sup> (250 ft<sup>2</sup>). Each secondary suite contains a sleeping area, a living/dining area, a kitchenette and a bathroom. A surface parking stall will be assigned to each of the secondary units.

To ensure that the secondary suites are built, registration of a legal agreement on Title, stating that no final Building Permit inspection will be granted until the secondary suites are constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw, is required prior to final adoption of the rezoning bylaw.

To ensure that the parking stalls assigned to the secondary suites are for the sole use of each of the secondary suites, registration of a legal agreement on Title, or other measures, as determined to the satisfaction of the Director of Development, is required prior to final adoption of the rezoning bylaw.

A Development Permit processed to a satisfactory level is a requirement of zoning approval. Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines for multiple family projects in the 2041 Official Community Plan.
- Refinement of the proposed building form to achieve sufficient variety in design and setbacks to create an interesting streetscape along Williams Road and along the internal drive aisles, to reduce visual massing of the three-storey units along Williams Road, and to address potential adjacency issues.
- Review of size and species of on-site replacement trees to ensure bylaw compliance and to achieve an acceptable mix of conifer and deciduous trees on site.
- Refinement of the outdoor amenity area design, including the choice of play equipment, to create a safe and vibrant environment for children's play and social interaction.
- Opportunities to maximize planting areas along internal drive aisles, to maximize permeable surface areas, and to better articulate hard surface treatments on site.
- Review of aging-in-place features in all units and the provision of convertible units.
- Review of a sustainability strategy for the development proposal, including measures to achieve an EnerGuide Rating System (ERS) score of 82.

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 along the north property line of the site for the existing sanitary sewer. The developer is aware that no construction is permitted in this area.

### **Transportation and Site Access**

One driveway from Williams Road is proposed. The long-term objective is for the driveway access established on Williams Road to be utilized by adjacent properties to the east and west if they apply to redevelop. A Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW) over the entire area of the proposed driveway and the internal manoeuvring aisle will be secured as a condition of rezoning.

## Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report, which assesses the structure and condition of on-site tree species, and provides recommendations on tree retention and removal. The Report assesses one bylaw-sized trees on the subject site, three trees on neighbouring property, and three trees on City property. The City's Tree Preservation Coordinator and Parks Operation staff have reviewed the Arborist's Report and accepted the proposed tree retention scheme (Attachment 4):

- One 39 cm calliper Cherry tree (tag# 754) located on the development site is infected with Fungal Blight, exhibits structural defects including cavities at the secondary branch unions and co-dominant stems with inclusions. As a result, this tree is not a good candidate for retention and should be replaced. Two replacement trees are required. According to the Preliminary Landscape Plan (Attachment 2), the developer is proposing to plant 16 new trees on-site. The size and species of replacement trees will be reviewed in detail through Development Permit and overall landscape design.
- Three Cottonwood trees located on neighbouring property to the north at 9291 Pinewell Crescent were removed by the neighbouring property owners under Tree Permit (T2 16-722068).
- Two street trees (tag# A & C) located on City property should be protected as per City of Richmond Tree Protection Information Bulletin Tree-03. 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 is required.
- One Flowering Cherry tree (tag# B) located on City property is required to relocate to a location in South Arm Park. Developer is required to contact Parks Division four business days prior to the relocation to finalize the details and allow for proper signage to be posted. Prior to final adoption of the rezoning bylaw, proof of a contract with a company specializing in tree relocation to undertake the transplant of these trees is required.

## VariANCES Requested

The proposed development is generally in compliance with the "Low Density Townhouses (RTL4)" zone other than the variances noted below. Based on the review of the current plans for the project, the following variances are being requested:

- Increase the maximum lot coverage from 40% to 41% to accommodate the ground floor secondary suites;
- Reduce the ground floor front yard setback from 6.0 m to 4.5 m for the units with a secondary suite and reduce the overall front yard setback from 6.0 m to 5.4 m for all other units;
- Allow one small car parking stall in each of the side-by-side garages (eight small car stalls in total) and small car parking stalls for the secondary suite units.

Staff support the requested variances recognizing that a 0.6 m road dedication is required along the entire Williams Road frontage and that additional floor spaces are preferred for the two secondary units proposed in the front buildings, on the ground floor. These variances will be reviewed in the context of the overall detailed design of the project, including architectural form, site design and landscaping at the Development Permit stage

### **Affordable Housing Strategy**

The applicant is required to make a cash contribution to the affordable housing reserve fund in accordance to the City's Affordable Housing Strategy. As the proposal is for townhouses, the applicant will make a cash contribution of \$4.00 per buildable square foot as per the Strategy, for a contribution of \$43,094.40.

### **Townhouse Energy Efficiency and Renewable Energy**

The applicant has committed to achieving an EnerGuide Rating System (ERS) score of 82 and all units will be pre-ducted for solar hot water for the proposed development. A Restrictive Covenant to ensure that all units are built and maintained to this commitment is required prior to rezoning bylaw adoption. As part of the Development Permit Application review process, the developer will be required to retain a certified energy advisor (CEA) to complete an Evaluation Report to confirm details of construction requirements needed to achieve the rating.

### **Amenity Space**

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on site. Council's Policy 5041 (Cash in Lieu of Indoor Amenity Space) requires that a cash contribution of \$1,000 per unit for development up to 19 units. The total cash contribution required for this eight unit townhouse development is \$8,000.00.

Outdoor amenity space will be provided on site. Based on the preliminary design, the size of the proposed outdoor amenity space complies with the Official Community Plan (OCP) requirements of 6 m<sup>2</sup> per unit. Staff will work with the applicant at the Development Permit stage to ensure the configuration and design of the outdoor amenity space meets the Development Permit Guidelines in the OCP.

### **Site Servicing and Frontage Improvements**

Prior to final adoption of the rezoning bylaw, the developer is required to dedicate an approximately 0.6 m wide road across the entire Williams Road frontage to accommodate the required frontage improvements including a new sidewalk and grass and treed boulevard. The developer is also required to enter into the City's standard Servicing Agreement to design and construct frontage beautification along the site frontage, storm upgrades, as well as service connections (see Attachment 5 for details). All works are at the client's sole cost (i.e., no credits apply). The developer is also required to pay DCC's (City & GVS & DD), School Site Acquisition Charge and Address Assignment Fee.

**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 proposed eight unit townhouse development is consistent with the Official Community Plan (OCP) and the Arterial Road Policy in the OCP. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process. The list of rezoning considerations is included as Attachment 5, which has been agreed to by the applicants (signed concurrence on file). On this basis, staff recommend support of the application.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9750 be introduced and given first reading.



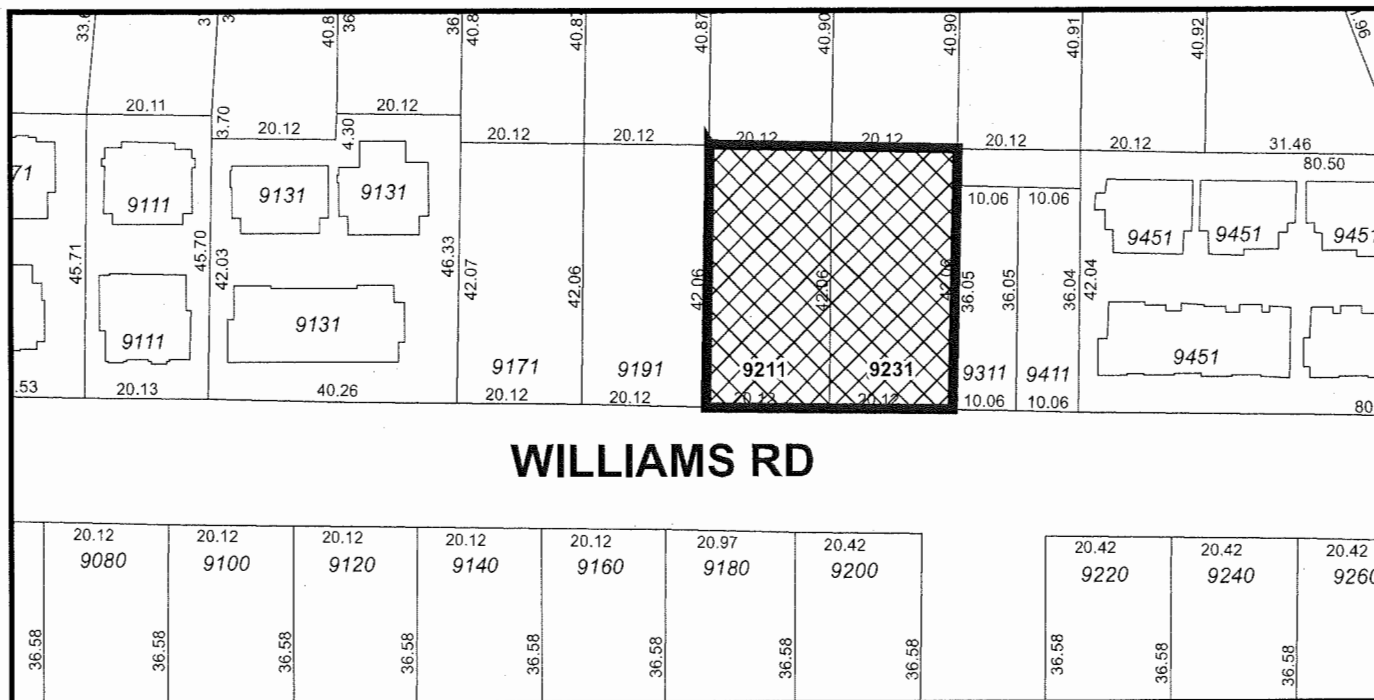
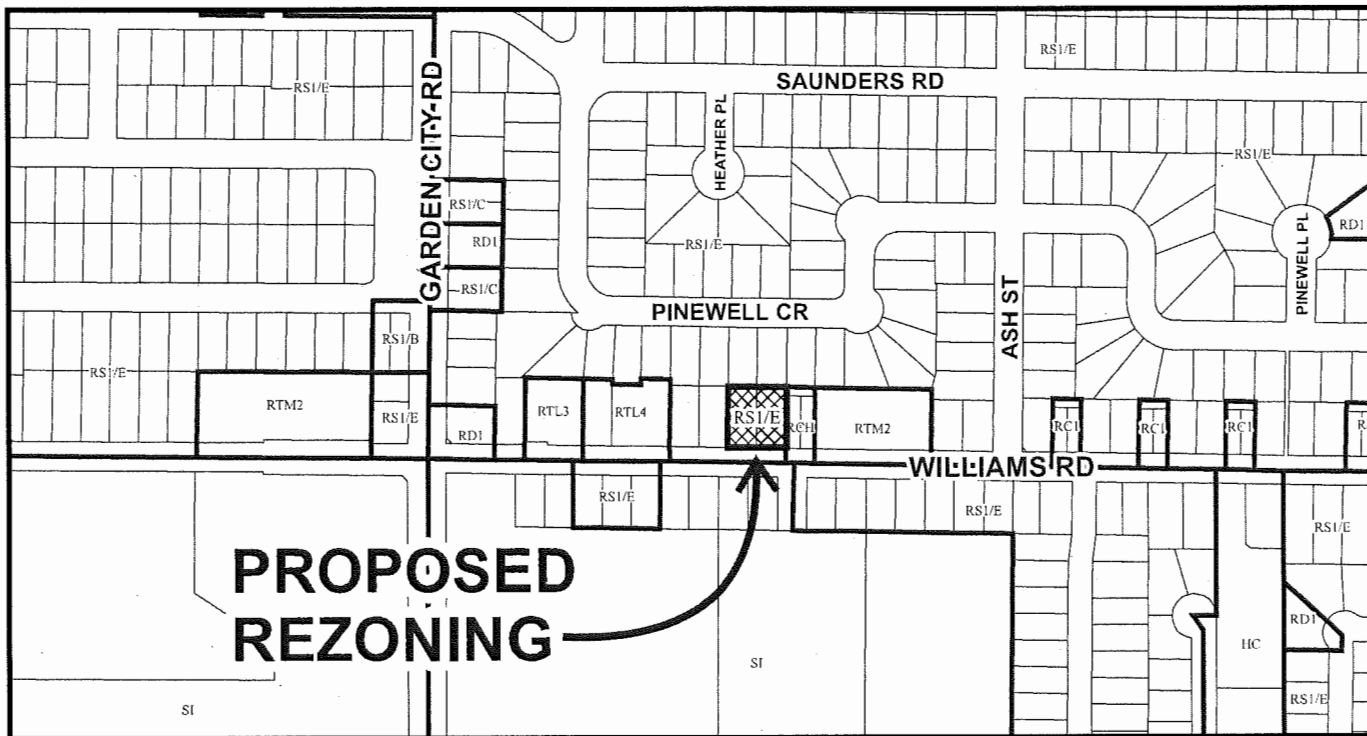
Edwin Lee  
Planner 1  
(604-276-4121)

EL:rg

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



City of  
Richmond



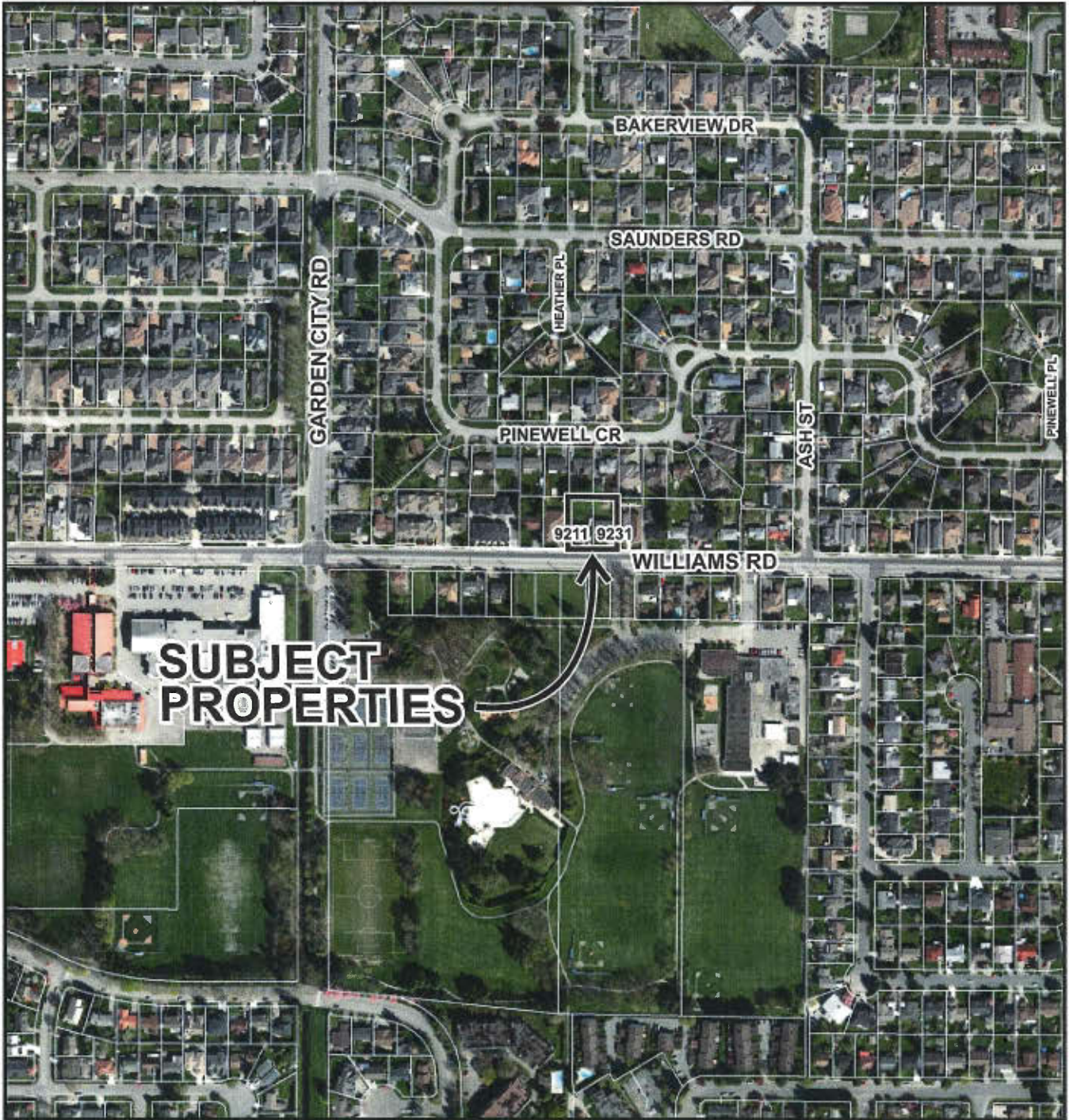
RZ 16-729962


Original Date: 05/05/16  
 Revision Date:  
 Note: Dimensions are in METRES





City of  
Richmond



	<p>RZ 16-729962</p>	<p>Original Date: 05/05/16 Revision Date: Note: Dimensions are in METRES</p>
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REVISIONS			
JUL 26, 2017	RC RESUBMISSION		
AUG 14, 2017	RC RESUBMISSION		
NOV 31, 2017	RC RESUBMISSION		
MAR 03, 2017	RC RESUBMISSION		
OCT 11, 2016	RC RESUBMISSION		
SEP 09, 2016	CLIENT REVIEW		
APR 22, 2016	RE APPLICATION		
CONSULTANTS			

**REZONING PERMIT APPLICATION**  
**PROPOSED 8-UNIT TOWNHOUSE DEVELOPMENT**  
 9211, 9213 WILLIAMS ROAD, RICHMOND BC

**PROJECT ID:** 1917  
**DATE:** 08/14/2017

**PARCEL ID:** 004155-011  
**LEGAL:** LOT 2 SECTION 8 BLOCK 4 NORTH RANGE 8 WEST PLAN 1918

**PARCEL ID:** 004155-011  
**LEGAL:** LOT 1 SECTION 8 BLOCK 4 NORTH RANGE 8 WEST PLAN 1918

**PROJECT DESCRIPTION**

A REZONING TO R3 LOW DENSITY TOWNHOUSES IS PROPOSED TO PERMIT THE DEVELOPMENT OF AN 8-UNIT TOWNHOUSE PROJECT FOR THIS 1982 SQ. M. LOT. THIS PROJECT IS LOCATED ALONG WILLIAMS ROAD, RICHMOND, BC. THE PROPOSED DEVELOPMENT CONSISTS OF 8 TOWNHOUSE UNITS, 4 ON EACH SIDE OF A 24.00 M. WIDE ROW. THE UNITS ARE 13.50 M. WIDE AND 10.50 M. DEEP. THE UNITS ARE TO BE BUILT ON 3.75 M. WIDE LOTS. THE PROPOSED DEVELOPMENT IS TO BE COMPLETED IN 2018. THE DEVELOPER IS REQUESTING A REZONING TO R3 LOW DENSITY TOWNHOUSES TO ACCOMMODATE THE PROPOSED DEVELOPMENT. THE DEVELOPER IS REQUESTING A REZONING TO R3 LOW DENSITY TOWNHOUSES TO ACCOMMODATE THE PROPOSED DEVELOPMENT. THE DEVELOPER IS REQUESTING A REZONING TO R3 LOW DENSITY TOWNHOUSES TO ACCOMMODATE THE PROPOSED DEVELOPMENT.

FAIR AREA BREAKDOWN (SQ BY UNIT TYPE)			NO. UNITS	TOTAL
UNIT TYPE	GROSS AREA (SQM)	NET AREA (SQM)		
UNIT A	1,718	357	4	6012
UNIT B	1,811	360	10	2576
UNIT C	2,122	378	2	3182
				10,770

**CONSULTANTS**

**ARCHITECT:** INTERFACE ARCHITECTURE (MERCURY)  
**INTERFACER:** HENRIETT MC NEIL BCLS  
**ARBITRATOR:** ARBITRATOR CONSULTING (MERCURY)  
**LANDSCAPE:** JOYNTOWN LANDSCAPE LTD

DRAWING LIST		
PROJECT DATA AND SITE PLAN	A1.1	
FLOOR PLANS BUILDING 1 (8 UNITS)	A2.1	
FLOOR PLANS BUILDING 2 (10 UNITS)	A2.2	
ELEVATIONS BUILDING 2 (A&B)	A2.3	
STREETSCAPES WILLIAMS ROAD & NEAR PROP. ARE	A3.1	
LANDSCAPE PLAN	L1	



**ZONING SUMMARY**  
 Richmond Zoning and Development Bylaw No. 8500

**LOT SIZE:** GROSS AREA 18278 SQ = 0.42 ACRES 11,092.5 SQ. M.  
**DEDICATION:** AREA OF 0.66 ACRES 423.2 SQ. M.  
**NET AREA:** 17614.8 SQ = 0.41 ACRES 10662.8 SQ. M.  
**LOT COVERG:** 47.4% (17.6%)

**LOT COVERG:** 47.4% (17.6%)  
**USE:** LOW DENSITY TOWNHOUSES

**PROPOSED ZONING VARIANCE**

MINIMUM LOT SIZE	40 M WIDTH BY 30 M DEPTH
MINIMUM LOT SIZE	40 M WIDTH BY 30 M DEPTH
DENSITY:	16 UNITS PER LOT
LOT COVERG:	45.0% TO 50.0%
LOT W/IDEN:	45.0% TO 50.0%
REAR YARD:	3.0 M MIN. W/IDEN
REAR YARD LEV 2:	4.5 M MIN. W/IDEN
REAR YARD LEV 3:	6.0 M MIN. W/IDEN
REAR YARD LEV 4:	7.5 M MIN. W/IDEN
REAR YARD LEV 5:	9.0 M MIN. W/IDEN
REAR YARD LEV 6:	10.5 M MIN. W/IDEN
REAR YARD LEV 7:	12.0 M MIN. W/IDEN
REAR YARD LEV 8:	13.5 M MIN. W/IDEN
REAR YARD LEV 9:	15.0 M MIN. W/IDEN
REAR YARD LEV 10:	16.5 M MIN. W/IDEN
REAR YARD LEV 11:	18.0 M MIN. W/IDEN
REAR YARD LEV 12:	19.5 M MIN. W/IDEN
REAR YARD LEV 13:	21.0 M MIN. W/IDEN
REAR YARD LEV 14:	22.5 M MIN. W/IDEN
REAR YARD LEV 15:	24.0 M MIN. W/IDEN
REAR YARD LEV 16:	25.5 M MIN. W/IDEN
REAR YARD LEV 17:	27.0 M MIN. W/IDEN
REAR YARD LEV 18:	28.5 M MIN. W/IDEN
REAR YARD LEV 19:	30.0 M MIN. W/IDEN

**PROPOSED ZONING VARIANCE**

**MINIMUM LOT SIZE:** 40 M WIDTH BY 30 M DEPTH

**DENSITY:** 16 UNITS PER LOT

**LOT COVERG:** 45.0% TO 50.0%

**LOT W/IDEN:** 45.0% TO 50.0%

**REAR YARD:** 3.0 M MIN. W/IDEN

**REAR YARD LEV 2:** 4.5 M MIN. W/IDEN

**REAR YARD LEV 3:** 6.0 M MIN. W/IDEN

**REAR YARD LEV 4:** 7.5 M MIN. W/IDEN

**REAR YARD LEV 5:** 9.0 M MIN. W/IDEN

**REAR YARD LEV 6:** 10.5 M MIN. W/IDEN

**REAR YARD LEV 7:** 12.0 M MIN. W/IDEN

**REAR YARD LEV 8:** 13.5 M MIN. W/IDEN

**REAR YARD LEV 9:** 15.0 M MIN. W/IDEN

**REAR YARD LEV 10:** 16.5 M MIN. W/IDEN

**REAR YARD LEV 11:** 18.0 M MIN. W/IDEN

**REAR YARD LEV 12:** 19.5 M MIN. W/IDEN

**REAR YARD LEV 13:** 21.0 M MIN. W/IDEN

**REAR YARD LEV 14:** 22.5 M MIN. W/IDEN

**REAR YARD LEV 15:** 24.0 M MIN. W/IDEN

**REAR YARD LEV 16:** 25.5 M MIN. W/IDEN

**REAR YARD LEV 17:** 27.0 M MIN. W/IDEN

**REAR YARD LEV 18:** 28.5 M MIN. W/IDEN

**REAR YARD LEV 19:** 30.0 M MIN. W/IDEN

**PROPOSED 8-UNIT TOWNHOUSE DEVELOPMENT**

**PROJECT NO.:** 1917  
**DATE:** 08/14/2017

**PROJECT:** Proposed 8-Unit Townhouse Development  
 9211, 9213 Williams Road  
 Richmond, BC

**PROJECT NO.:** 1917  
**SCALE:** As Noted

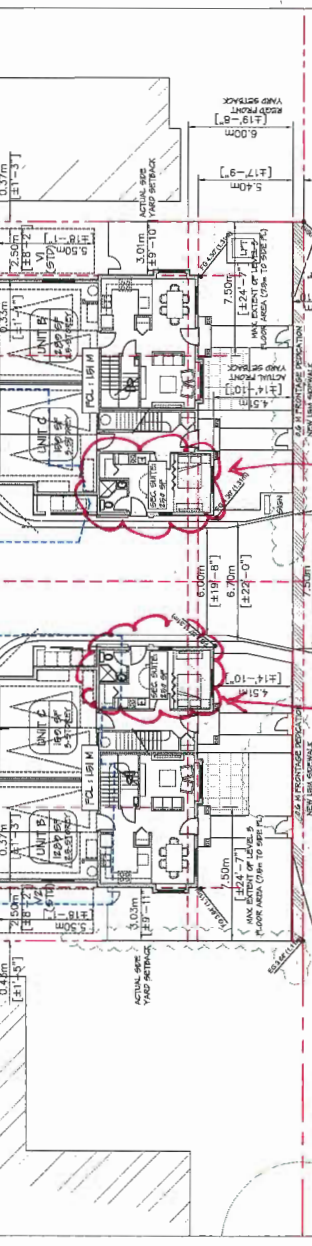
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**CHECKED BY:** HENRIETT MC NEIL

**PROJECT NO.:** 1917  
**SCALE:** As Noted

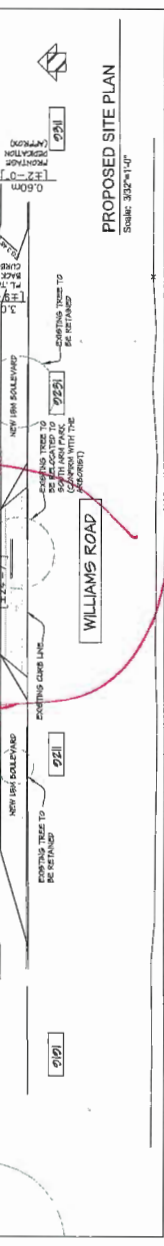
**DATE:** 08/14/2017

**DRAWN BY:** HENRIETT MC NEIL  
**CHECKED BY:** HENRIETT MC NEIL



**SUMMARY - ON-SITE PARKING PROVIDED**

VEHICLE CLASS	VEHICLE CLASS 1	VEHICLE CLASS 2	VEHICLE CLASS 3	VEHICLE CLASS 4	VEHICLE CLASS 5	VEHICLE CLASS 6	VEHICLE CLASS 7
Small Truck	1	1	1	1	1	1	1
Medium Truck	1	1	1	1	1	1	1
Large Truck	1	1	1	1	1	1	1
Local Unit 1	1	1	1	1	1	1	1
Local Unit 2	1	1	1	1	1	1	1
Local Unit 3	1	1	1	1	1	1	1
Local Unit 4	1	1	1	1	1	1	1
Local Unit 5	1	1	1	1	1	1	1



A1.1

REVISIONS	
AL 02 2017	R2 RESUBMISSION
JUN 14 2017	R2 RESUBMISSION
MAY 31 2017	R2 RESUBMISSION
MAR 03 2017	R2 RESUBMISSION
OCT 11 2016	R2 RESUBMISSION
SEP 16 2016	CLIENT REVIEW
APR 22 2016	R2 APPLICATION
CONSULTANTS	

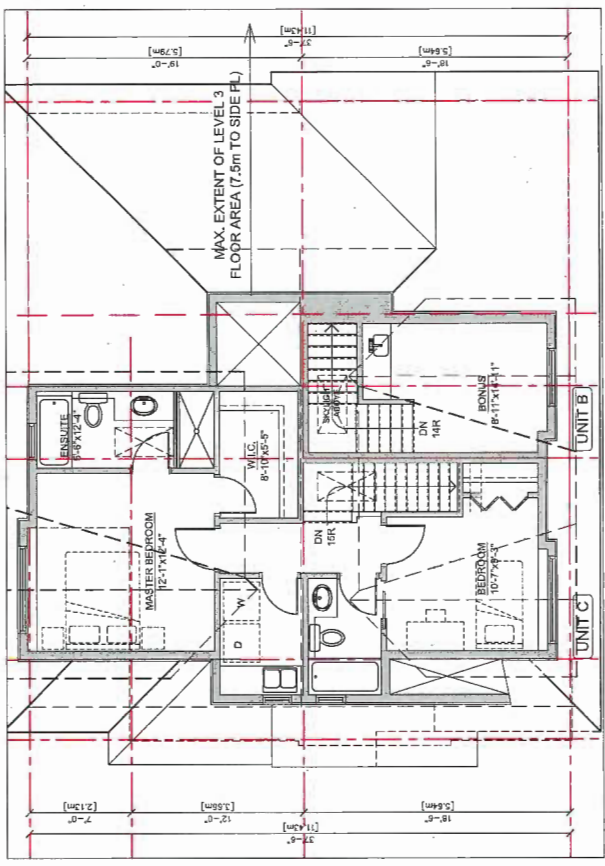
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 F 604 851 1148  
 www.interfacearchitects.com

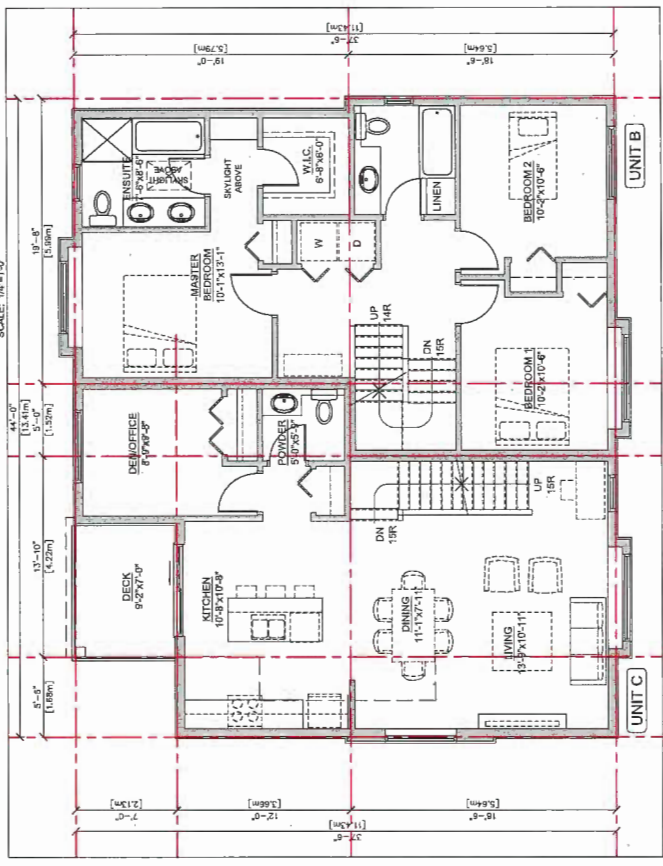
PROJECT  
 Proposed 6-Unit  
 Townhouse Development  
 Richmond, B.C.

PROJECT NO. 100745  
 SCALE: As Shown  
 DATE: APR 1, 2015  
 DRAWN BY: KTC, BSL, AL  
 CHECKED BY: KTC  
 SHEET TITLE  
 FLOOR PLANS:  
 LEVEL 1, 2, 3  
 (BUILDING 4 SHK)

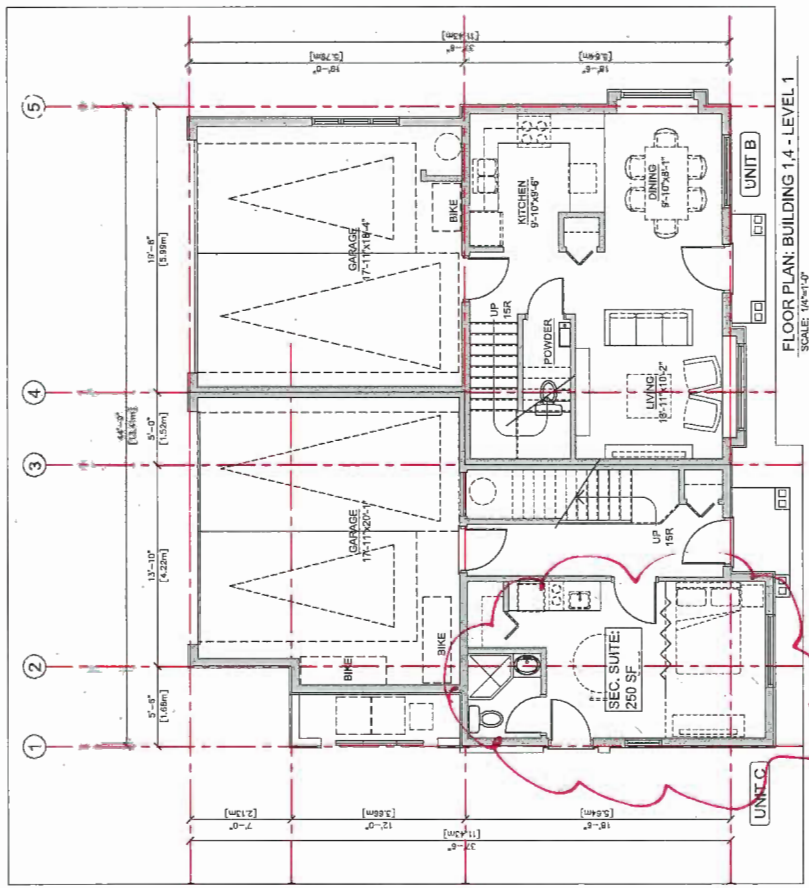
DRAWING  
**A2.1**



FLOOR PLAN: BUILDING 1.4 - LEVEL 3  
 SCALE: 1/4"=1'-0"



FLOOR PLAN: BUILDING 1.4 - LEVEL 2  
 SCALE: 1/4"=1'-0"



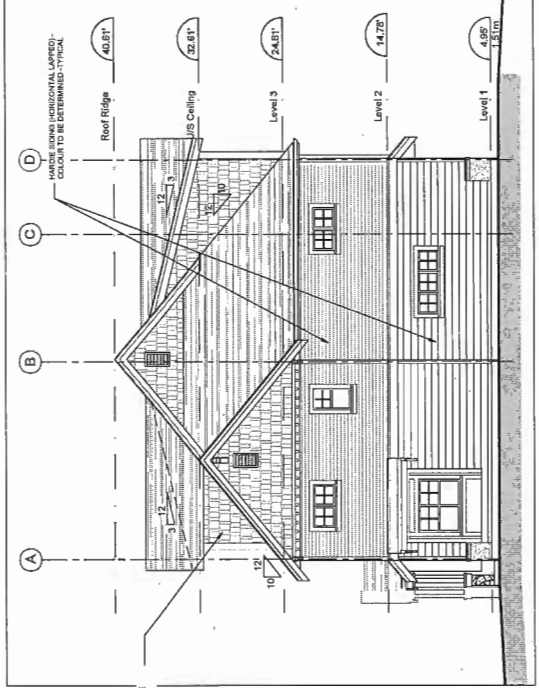
FLOOR PLAN: BUILDING 1.4 - LEVEL 1  
 SCALE: 1/4"=1'-0"

SECONDARY SUITE

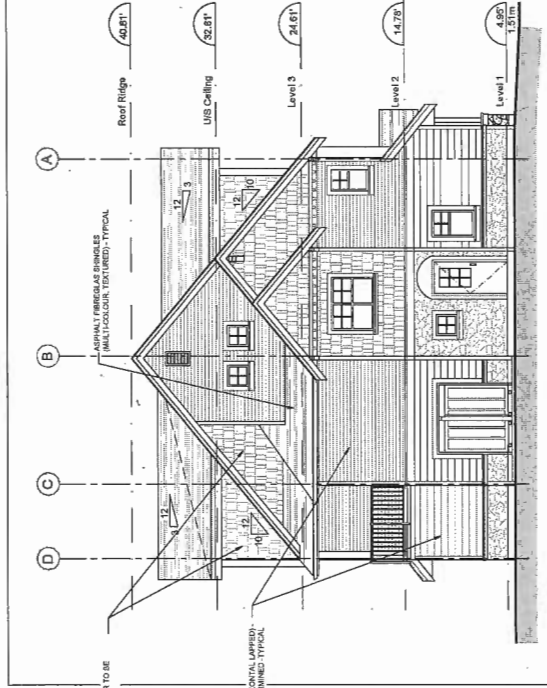
REVISIONS	
JUL 26, 2017	RE SUBMISSION
JUN 14, 2017	RE SUBMISSION
MAR 31, 2017	RE SUBMISSION
MAY 03, 2017	RE SUBMISSION
OCT 11, 2016	RE SUBMISSION
SEP 09, 2016	CLIENT REVIEW
APR 22, 2016	RE APPLICATION
	CONSULTANTS

**INTERFACE:**  
 Suite 330,  
 11500 Cantel Road  
 Calgary, AB T2C 1A8  
 T: 403.241.1103  
 F: 403.241.1106  
 www.interface.ca

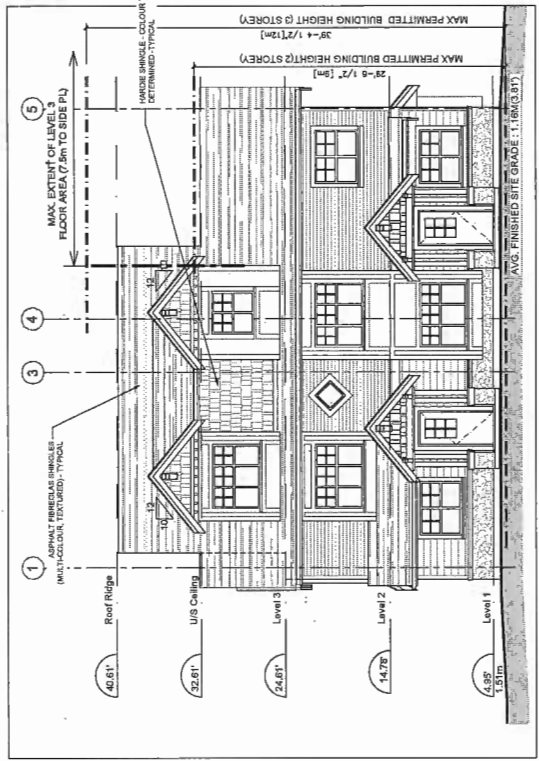
PROJECT	Project 8 Light Townhouse Development 5211 52nd Avenue Road, Richmond, B.C.
PROJECT NO.	TOWN16G
SCALE	A4 (1/4" = 1'-0")
DATE	APR. 1, 2016
DRAWN BY	KYC, SMC, AL
CHECKED BY	KYC
SHEET TITLE	ELEVATIONS: BUILDING 1 (BUILDING 4 SH)
DRAWING	A3.1



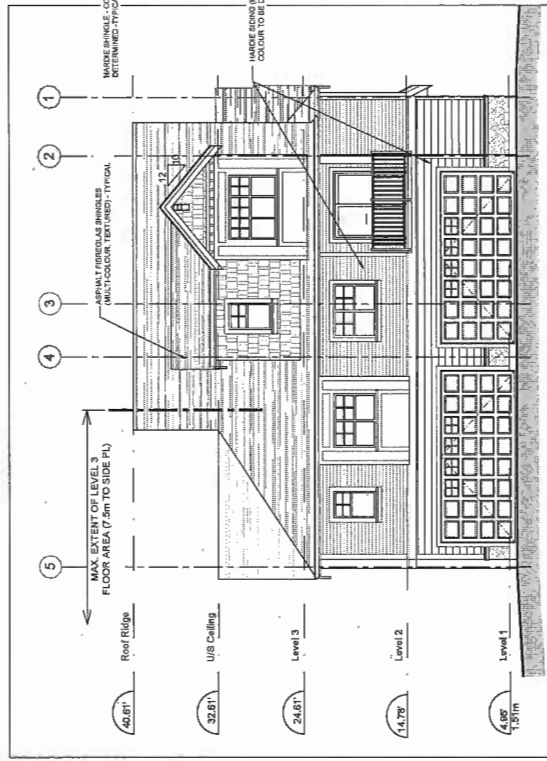
ELEVATION: BUILDING 1 - EAST  
 Scale: 3/16"=1'-0"



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



ELEVATION: BUILDING 1 - WILLIAMS ROAD (SOUTH)  
 Scale: 3/16"=1'-0"

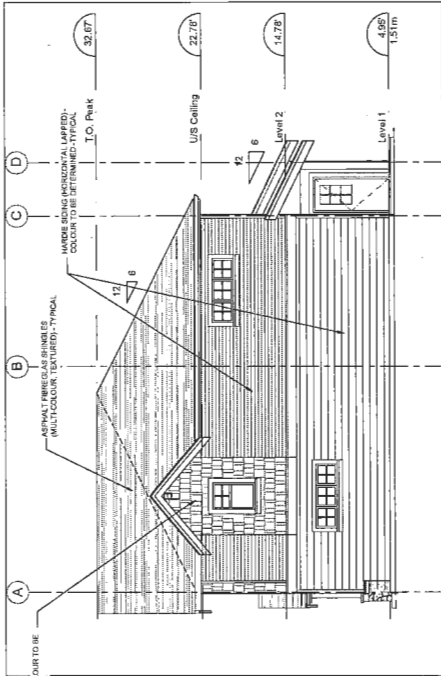


ELEVATION: BUILDING 1 - DRIVE AISLE (NORTH)  
 Scale: 3/16"=1'-0"

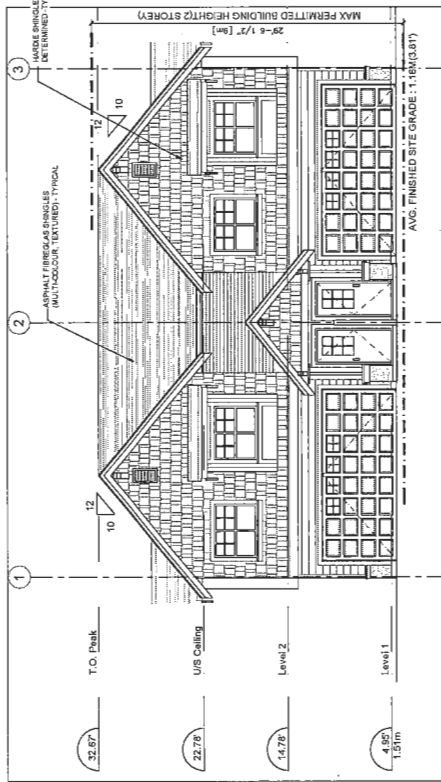
REVISIONS	DATE	DESCRIPTION
	APR 22, 2018	REVISION
	OCT 11, 2018	REVISION
	SEP 10, 2018	CLIENT REVIEW
	APR 22, 2018	REVISION
		CONSENT

INTERFACÉ  
 296, 320,  
 1888 Grande Road  
 Channahoix, WI 53245  
 T 604.821.1182  
 F 604.821.1180  
 WWW.INTERFACÉ.COM

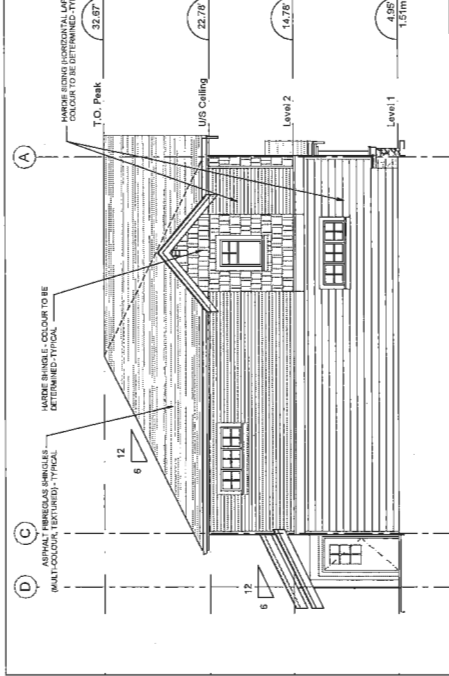
PROJECT	Proposed Multi- Townhouse Development Relevant, B.C.
PROJECT NO.	RECORDED
SCALE	AS SHOWN
DATE	APR 1, 2018
DRAWN BY	KYC, IRE, A
CHECKED BY	KYC
SHEET TITLE	ELEVATIONS: BUILDING 2,3
DRAWING	A3.2



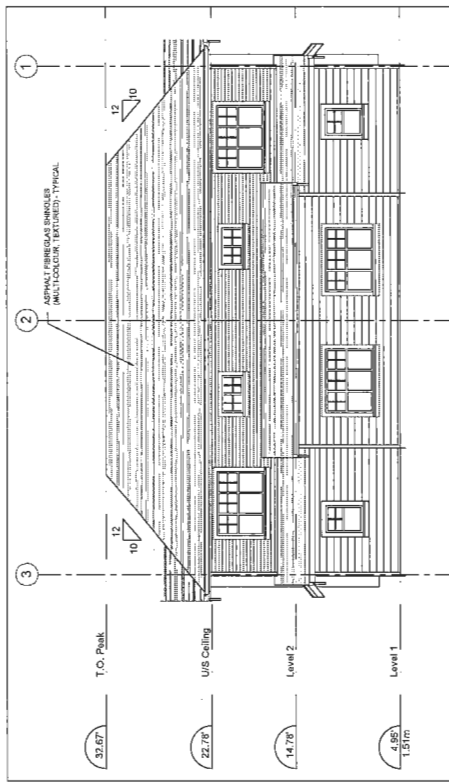
ELEVATION: BUILDING 2 & 3 - EAST  
 Scale: 3/16\"/>



ELEVATION: BUILDING 2 & 3 - DRIVE ASLE (SOUTH)  
 Scale: 3/16\"/>

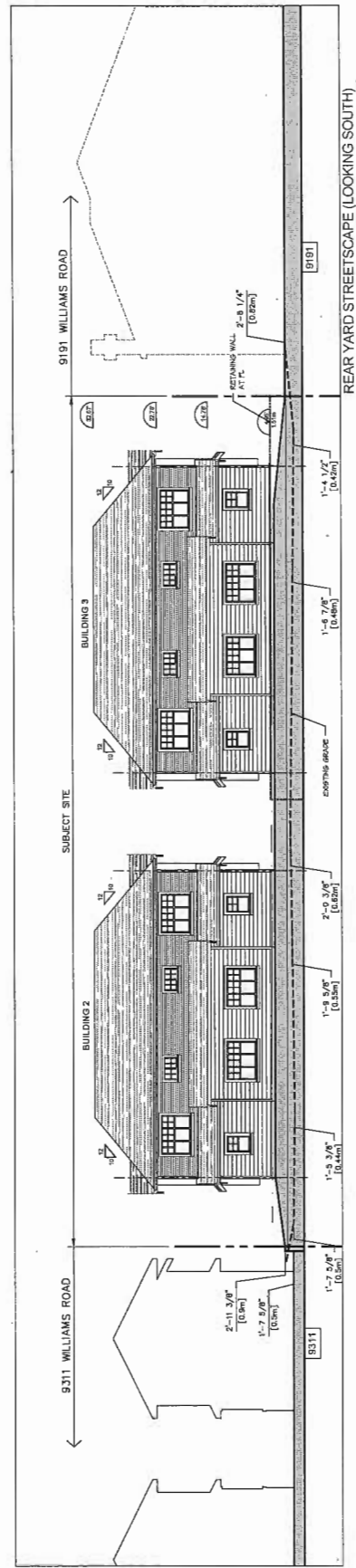
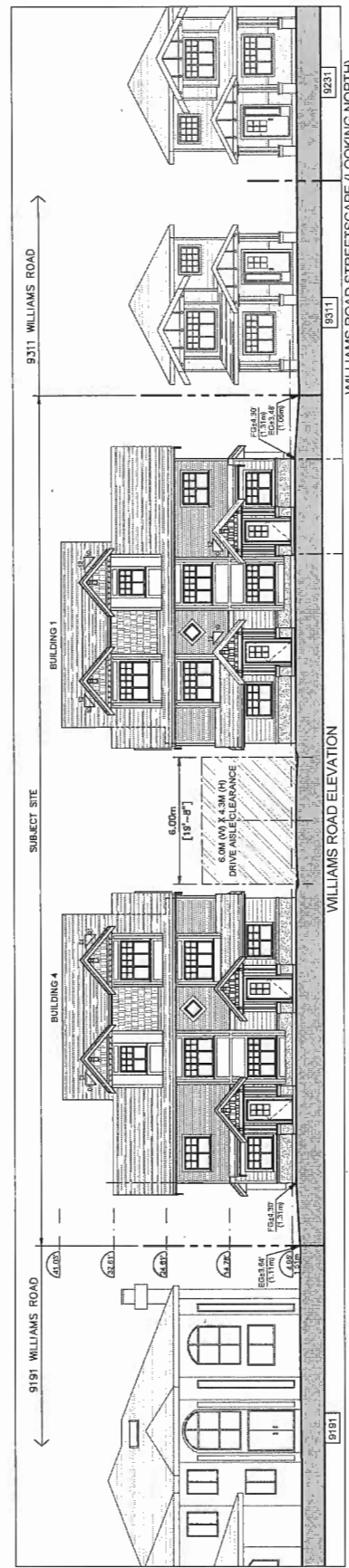


ELEVATION: BUILDING 2 & 3 - WEST  
 Scale: 3/16\"/>



ELEVATION: BUILDING 2 & 3 - NORTH  
 Scale: 3/16\"/>

Lot	1.11	1.06	0.50	0.90	3.57
BLDG 1	1.31	1.31	1.31	1.31	5.24
BLDG 2	1.31	1.31	1.21	1.11	4.94
BLDG 3	1.11	1.31	1.11	1.11	4.64
BLDG 4	1.11	1.31	1.31	1.11	4.84
AVERAGE FINISHED SITE GRADE	1.16				
CALCULATION	[3.91]				



NOVEMBER 2017	REVISION
JULY 2017	REVISION
JAN 14 2017	REVISION
MAR 31 2017	REVISION
JUN 30 2017	REVISION
OCT 13 2017	REVISION
JAN 26 2018	REVISION
JAN 17 2018	REVISION
CONSULTANTS	

**INTERPACE**  
 14800 Canfield Road  
 Gaithersburg, MD 20878  
 T 301 821 1182  
 F 301 821 1188  
 www.interpaceinc.com

PROJECT NO.	10200001
SCALE	AS SHOWN
DATE	APR 1, 2018
DRAWN BY	KYC, HNS
CHECKED BY	KYC
SHEET TITLE	STREETSCAPE VIEWS
DRAWING	A8.1





**RZ 16-729962**

**Attachment 3**

Address: 9211 and 9231 Williams Road

Applicant: Interface Architecture Inc.

Planning Area(s): Broadmoor

	Existing	Proposed
<b>Owner:</b>	Chia Shu Chen & 7878 Holding Ltd.	No Change
<b>Site Size (m<sup>2</sup>):</b>	1,692.5 m <sup>2</sup>	1,668.5 m <sup>2</sup> (after road dedication)
<b>Land Uses:</b>	Single-Family Residential	Multiple-Family Residential
<b>OCP Designation:</b>	Low-Density Residential	No Change
<b>Area Plan Designation:</b>	N/A	No Change
<b>702 Policy Designation:</b>	N/A	No Change
<b>Zoning:</b>	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
<b>Number of Units:</b>	2	8
<b>Other Designations:</b>	N/A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60 Max.	none permitted
Lot Coverage – Building:	Max. 40%	41% Max.	<b>variance required</b>
Lot Coverage – Non-porous Surfaces:	Max. 65%	65% Max.	none
Lot Coverage – Landscaping:	Min. 25%	25% Min.	none
Setback – Front Yard (m):	Min. 6.0 m	5.4 m , except 4.5 m to secondary suites	<b>variance required</b>
Setback – East Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – West Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – Rear Yard (m):	Min. 3.0 m	4.5 m Min.	none
Height (m):	Max. 12.0 m (3 storeys)	<ul style="list-style-type: none"> <li>12.0 m (3 storeys) Max. along Williams Road</li> <li>9.0 m (2 storeys) Max. along north property line</li> </ul>	none
Lot Width:	Min. 40.0 m	40.3 m	none
Lot Depth:	Min. 35.0 m	42.0 m	none



<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit + 1 (R) per secondary suite	2 (R) and 0.25 (V) per unit + 1 (R) per secondary suite	none
Off-street Parking Spaces – Total:	18 (R) and 2 (V)	18 (R) and 2 (V)	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (16 x Max. 50% = 8)	0	none
Small Car Parking Spaces	None when fewer than 31 spaces are provided on site	10	<b>variance required</b>
Handicap Parking Spaces:	None when fewer than 3 visitor stalls are required	0	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.25 (Class 1) and 0.25 (Class 2) per unit	none
Off-street Parking Spaces – Total:	15 (Class 1) and 2 (Class 2)	15 (Class 1) and 2 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m <sup>2</sup> or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> x 8 units = 48 m <sup>2</sup>	48 m <sup>2</sup> Min.	none

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

**Notes:**

Tag # denotes the tag affixed to the tree for reference in report and on drawing. See drawing or figure for locations.  
 Class denotes the structural class of a tree growing in a forest stand environment; SUPP = suppressed, SUB = subdominant, COD = codominant and DON = dominant.  
 DBH denotes the diameter of the trunk measured at 1.4 m above grade or as per arboricultural standards (i.e. for multi stem trees).  
 Cond denotes health and structural rating using Visual Tree Assessment (VTA) procedures. U denotes unsuitable, M denotes marginal, S denotes suit.  
 Loc denotes the ownership of Off-Site trees; City, Off-Site (private), or Park (includes ESA), based on the survey provided.  
 Action denotes the proposed treatment of the tree within the current development design. See report and drawing for details.

Tag #	Class	Dbh (cm)	Tree Type	Cond	Loc	Action
754		39	Flowering cherry	U		Remove
A		15	Flowering cherry	G	CITY	PROTECT
B		14	Flowering cherry	G	CITY	TRANSPLANT
C		8	Red maple	G	CITY	PROTECT

**Additional Observations (based on VTA only)**

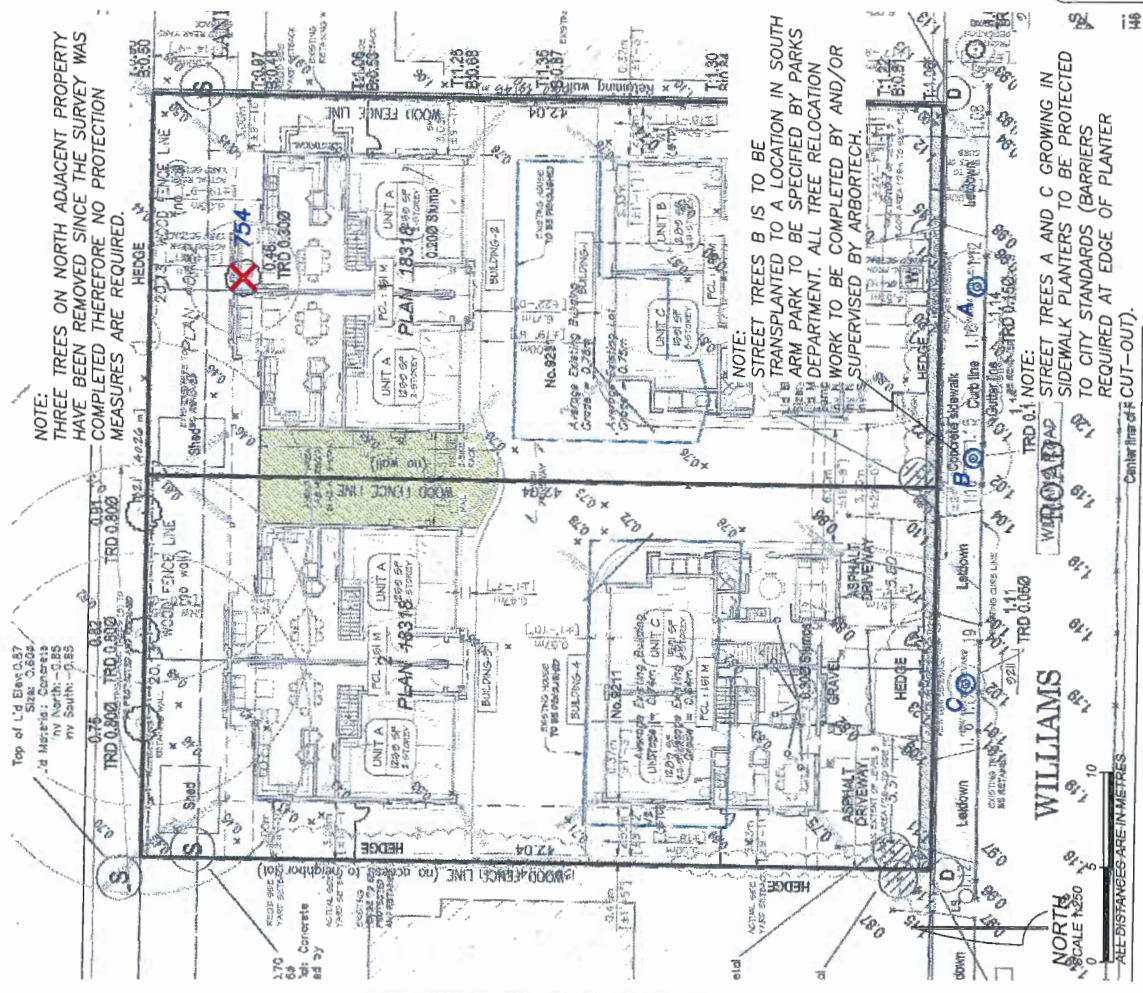
- This tree has weak structural form related to the scaffold unions being headed in their past and large weakly attached replacement leaders growing from near the old heading cuts that exhibit presence of decay.
- History of improper pruning with pruning wounds up to 20cm in diameter and it is infected with cankers from disease infection.
- This tree species does not compartmentalise wood decay fungus and its life expectancy is significantly reduced due to historical improper pruning practices.

No defects.  
 Parks Department to be contacted 4 days in advance. Tree moving to be performed and/or supervised by ArborTech.  
 No defects.

**LEGEND:**

- denotes TAG NUMBER or ID REFERENCE.
- denotes ALDER or COTTONWOOD TREE (untagged below stand).
- denotes DRIFTLINE (spread of the branches and foliage) of the tree.
- denotes RETENTION tree (proposed).
- denotes REMOVAL tree (proposed).
- denotes HIGH RISK REMOVAL tree (proposed).
- denotes OFF-SITE tree (to be protected and/or owner contacted as noted).
- denotes NON-BY-LAW undersize tree (as measured by project arborist).
- denotes SITE or STUDY AREA BOUNDARY.
- denotes TREE PROTECTION ZONE (TPZ) setback alignment as specified by project arborist.

**NOTE:**  
 THREE TREES ON NORTH ADJACENT PROPERTY HAVE BEEN REMOVED SINCE THE SURVEY WAS COMPLETED THEREFORE NO PROTECTION MEASURES ARE REQUIRED.



**NOTE:**  
 STREET TREES B IS TO BE TRANSPLANTED TO A LOCATION IN SOUTH 14 B ARM PARK TO BE SPECIFIED BY PARKS DEPARTMENT. ALL TREE RELOCATION WORK TO BE COMPLETED BY AND/OR SUPERVISED BY ARBORTECH.

**NOTE:**  
 STREET TREES A AND C GROWING IN SIDEWALK PLANTERS TO BE PROTECTED TO CITY STANDARDS (BARRIERS REQUIRED AT EDGE OF PLANTER REQUIRED AT CUT-OFF).

**PLAN NOTES:**  
 All dimensions are in metres unless otherwise specified.  
 Professional and approved as per the requirements of the Planning and Development Act.  
 All work to be completed by and/or supervised by ArborTech.

REV #	DATE	COMMENTS
1	JUL 5, 2017	TREE TO BE TRANSPLANTED
0	APR 2, 2017	INITIAL SUBMISSION

**ARBORTECH CONSULTING**  
 SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 P. 604-275-3484

**WILLIAMS**  
 NORTH SCALE 1:250  
 ALL DISTANCES ARE IN METRES  
 CENTER LINE OF CUT-OFF



**Address:** 9211 and 9231 Williams Road

**File No.:** RZ 16-729962

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9750, the developer is required to complete the following:**

1. Consolidation of all the lots into one development parcel (which will require the demolition of all existing dwellings on site).
2. Approximately 0.6 m wide road dedication along the entire Williams Road frontage to accommodate a new 1.5 m wide treed/grassed boulevard and a new 1.5 m wide concrete sidewalk; exact width is to be confirmed with survey information to be submitted by the applicant.
3. Registration of a flood indemnity covenant on Title.
4. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until two secondary suites are constructed on site, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
5. Registration of a legal agreements on Title or other measures, as determined to the satisfaction of the Director of Development, to ensure one surface parking stall is assigned to each of the units with a secondary suite, and that the parking stall will be for the sole use of the secondary suite.
6. Registration of a cross-access easement, statutory right-of-way (SRW), and/or other legal agreements or measures; as determined to the satisfaction of the Director of Development, over the full width and extent of the entry driveway from Williams Road and the main east-west internal drive aisle on site in favour of the future residential developments to the east and west. Language should be included in the SRW document that the City will not be responsible for maintenance or liability within the SRW, that utility SRW under the drive aisle is not required, and that no permanent structures, including concrete curbs, are to be constructed at the east and west ends of the on-site east-west drive aisle.
7. Registration of a legal agreement on Title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
8. Submission of a Contract entered into between the applicant and a company specializing in tree relocation to undertake the transplant of the Flowering Cherry tree (tag #B), from the city's boulevard in front of the site to a location in South Arm Park, 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.

Note: Developer/contractor must contact the Parks Division (604-244-1208 ext. 1342) four (4) business days prior to the work commencing in order to finalize the details and allow for proper signage to be posted. All costs of relocation are the responsibility borne by the applicant.

9. City acceptance of the developer's offer to voluntarily contribute \$0.81 per buildable square foot (e.g. \$8,726.62) to the City's Public Art fund.
10. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot (e.g. \$43,094.40) to the City's affordable housing fund.
11. Contribution of \$8,000.00 in-lieu of on-site indoor amenity space.

12. Enter into a Servicing Agreement\* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to:

Water Works

- a. Using the OCP Model, there is 611 L/s of water available at a 20 psi residual at the Williams Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b. 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.
- c. At the Developer's cost, the City will:
  - Install 1 new water service connection, off of the existing 300mm PVC watermain on Williams Road. Meter will be placed on site (i.e. mechanical room).
  - Cut and cap at main, the 2 existing water service connections along the Williams Road frontage.

Storm Sewer Works

- a. The Developer is required to:
  - Upgrade approximately 60m of the existing 300mm storm sewer to 600mm, along the north side of Williams Road, from the east property line of 9411 Williams Road to the west property line of 9211 Williams Road. The City will fund approximately 20m of sewer upgrade, subject to funding approval.
  - Install a new storm service connection off of the new proposed storm sewer complete with inspection chamber.
  - Cut, cap and remove the existing service connection and inspection chamber STIC54620 at the Williams Road frontage.
  - Cut and cap at inspection chamber the existing storm lead at the southwest corner of Lot 9211.

Sanitary Sewer Works

- a. The Developer is required to:
  - Install a new sanitary service connection off of the existing 200mm AC sewer along the north property line of the development site complete with inspection chamber.
  - Cut and cap at inspection chamber, the existing sanitary leads at the northeast and northwest corners of the development site.

Frontage Improvements

- a. The Developer is required to:
  - Remove the existing sidewalk next to the curb and backfill the area to provide a minimum 1.5 m wide grass/treed boulevard (width of the boulevard is exclusive of the 0.15 m wide top of curb).
  - Construct a new 1.5 m wide concrete sidewalk behind the new boulevard. The new sidewalk is to connect to the existing sidewalk east and west of the site.
  - The existing driveways to provide access to the site from Williams Road are to be closed permanently. Remove the existing driveway crossings and replace with barrier curb/gutter, boulevard and sidewalk per standards described above. The applicant is responsible for the design and construction of curb/gutter, sidewalk and boulevard as part of the driveway closure works in addition to other required frontage improvements.
  - Coordinate with BC Hydro, Telus and other private communication service providers:

Initial: \_\_\_\_\_

- i. To underground Hydro service lines.
- ii. When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
- iii. To determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc). These should be located onsite.

General Items

a. 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.
- Provide, prior to soil densification and preload installation, a geotechnical assessment of preload and soil densification impacts on the existing utilities surrounding the development site and provide mitigation recommendations.

13. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.

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

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

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

1. Submission of a Landscaping Security based on 100% of the cost estimate provided by the landscape architect.

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

1. Installation of appropriate tree protection fencing around all hedges 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 and submit landscaping security (i.e. \$1,000 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 energy efficiency, CPTED, sustainability, and 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 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.

Initial: \_\_\_\_\_

**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.

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Signed

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Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9750 (RZ 16-729962)
9211 and 9231 Williams Road

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

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "LOW DENSITY TOWNHOUSES (RTL4)".

P.I.D. 003-970-001

Lot 2 Section 27 Block 4 North Range 6 West New Westminster District Plan 18318
and

P.I.D. 004-183-541

Lot 1 Section 27 Block 4 North Range 6 West New Westminster District Plan 18318

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9750".

FIRST READING

SEP 11 2017

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by EL
APPROVED by Director or Solicitor BK

MAYOR

CORPORATE OFFICER