City of Richmond

Report to Committee

Planning and Development Division

To:	Planning Committee	**Date:**	June 24, 2016
From:	Wayne Craig Director, Development	**File:**	RZ 15-701879
Re:	**Application by Sansaar Investments Ltd. for Rezoning at 9460 Williams Road from Single Detached (RS1/E) to Compact Single Detached (RC2)**		

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9582, for the rezoning of 9460 Williams Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.

Wayne Craig
Director, Development

EL:blg
Att.

REPORT CONCURRENCE		
ROUTED TO:	**CONCURRENCE**	**CONCURRENCE OF GENERAL MANAGER**
Affordable Housing	☑	

Staff Report

Origin

Sansaar Investments Ltd. has applied to the City of Richmond to rezone the properties at 9460 Williams Road (Attachment 1) from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)" zone in order to permit the property to be subdivided into two (2) compact single-family lots with vehicle access from a new rear lane from Severn Drive (see Attachment 2). There is currently an existing single family dwelling on the subject site, which will be demolished.

Findings of Fact

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

Surrounding Development

The subject site is located on the south side of Williams Road in close proximity to the James Whiteside Elementary School and the South Arm Park.

To the North: Across Williams Road, east of Ash Street; a mix of newer and older homes on single-family lots zoned "Single Detached (RS1/E)" with vehicle access from Williams Road and single-family homes on lots zoned "Compact Single Detached (RC1)" with temporary shared vehicle accesses from Williams Road; east of Ash Street, an 8-unit townhouse development proposal at the corner of Ash Street and Williams Road (RZ 15-703334).

To the East: Across Severn Drive, existing single-family dwellings on lots zoned "Single Detached (RS1/E)" along Williams Road.

To the South: Existing single-family dwellings on large lots zoned "Single Detached (RS1/E)" fronting Severn Drive.

To the West: Three (3) existing single-family dwellings on large lots zoned "Single Detached (RS1/E) on the same block as the subject site and then a road right-of-way to James Whiteside Elementary School.

Related Policies & Studies

Official Community Plan

The 2041 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 Policy directs appropriate development to certain areas along arterial roads outside the city centre. The subject site is identified for "Arterial Road Town House Development" on the Arterial Road Development Map included in the Official Community Plan (OCP) Bylaw 9000.

While staff are undertaking an Arterial Road Policy Update, no change in land use designation on the subject site is being proposed. The land use designation on subject property is intended to remain as "Arterial Road Townhouse". The final recommendations regarding amendments to the Arterial Road Policy will be forwarded to Planning Committee before the end of 2016.

While the proposed development to rezone and subdivide 9460 Williams Road is in contrary to the Arterial Road Policy, staff support this redevelopment proposal based on its own merits:

1. The applicant and their realtor confirmed in writing that they have made attempts to acquire the adjacent property to the west, but the adjacent property owners are not interested in selling their land at this time (Attachment 4);

2. A petition (Attachment 5) with 11 signatures from 10 households in the immediate area opposing townhouse development on the subject site was received; and

3. Compact lot development is a good alternative development option for the subject lot, which would provide two (2) smaller single-family homes, each with a secondary suite.

Based on the applicant's advice that they are unable to acquire the adjacent property, there are three (3) potential options for the subject site:

1. Build a Large Single Family House Under the Existing (RS1/E) Zone:
   - This option would likely complicate the City's long term objectives for townhouse development in this area. The new single-family home would be approximately 3,800 ft^2 plus garage; with access from Severn Drive. Any future townhouse development for the remainder of this this block of Williams Road would result in the subject property becoming an orphan site.

2. Townhouse Application on Single Lot:
   - Based on staff experience, single lot townhouse development on a relatively small lot with multiple road frontages tends to yield compromised built form. Small development sites usually lack the flexibility to accommodate functional outdoor amenity and adequate truck maneuvering space on-site, as well as to achieve high quality architectural and landscaping design. The minimum assembly requirement under the Townhouse Development Requirements in the Arterial Road Policy is intended to avoid this situation by specifying a minimum assembly site width.

3. Compact Lot Subdivision With Lane Access:

   - This option allows for compact lot single-family development with lane access for the subject site, and the remainder of the block to the west would address the City's objective of limiting access to arterial roads (Attachment 6). The average size of the new homes on the compact lots would be approximately 2,200 ft^2 plus garage.

   The applicant has applied for this 3rd option.

Floodplain Management Implementation Strategy

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

Public Consultation

A rezoning sign has been installed on the subject property. Staff received a petition with 11 signatures from 10 households in the immediate area in support to the 2-lot subdivision proposal (Attachment 5).

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 proposal includes two (2) compact single-family dwellings; each with a secondary suite. To illustrate how the future corner lot interfaces will be treated, the applicant has submitted proposed building elevations (Attachment 7) for the corner lot (Site B). Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on Title to ensure that the building design is generally consistent with the attached building design. Future Building Permit plans must comply with all City regulations and staff will ensure that Building Permit plans are generally consistent with the registered legal agreement for building design.

The applicant has also submitted a preliminary landscape plan for future lots (Attachment 8). In order to ensure that this landscaping work is undertaken, the applicant has agreed to provide a landscape security in the amount of $19,249.56; based on 100% of the cost estimates, including installation cost, provided by the Landscape Architect, prior to final adoption of the rezoning bylaw.

Existing Legal Encumbrances

There is an existing 3 m statutory right-of-way registered on Title of the subject property within the rear yard of the site; which is located within the proposed lane dedication area, and will not be impacted by the proposed rezoning and subdivision.

Tree Retention and Replacement

A Tree Survey and a Certified Arborist's Report were submitted in support of the application. The City's Tree Preservation Coordinator has reviewed the Arborist Report and has provided the following comments:

- Five (5) trees (tag# 4128, 4129, 4130, 4131 and 4133) located on the development site all exhibit poor form from historically topping and as a result, these trees are not good candidates for retention. Remove and replace.
- One (1) tree (tag# 4132) is in fair condition, but is located within the proposed rear lane right-of-way and needs to be removed. To compensate for the loss, the applicant is proposing to plant two (2) replacement trees (Maple tree and Beech tree; each at 10 cm calliper) on site.

Tree Replacement

A Tree Management Plan can be found in Attachment 9. A total of six (6) trees are proposed to be removed. Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 12 replacement trees are required. Based on the size requirements for replacement tree in the Tree Protection Bylaw No. 8057, replacement trees with the following minimum calliper sizes are required:

# Trees to be removed	dbh	# trees of replacement tree required	Min. calliper of deciduous tree	or	Min. height of coniferous tree
3	20-30 cm	6	6 cm		3.5 m
2	31-40 cm	4	8 cm		4.0 m
1	41-50 cm	2	9 cm		5.0 m

The developer is proposing to plant 10 new replacement trees on-site; in a mix of deciduous and coniferous trees, ranging in size from 6 cm calliper/3.5 m tall to 10 cm calliper/5.5 m tall (see preliminary landscape plan in Attachment 8), and provide a voluntary contribution of $1,000 to the City's Tree Compensation Fund in-lieu of planting the remaining two (2) replacement trees.

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, the applicant will be required to obtain a Tree Permit, install tree protection around trees to be retained, and submit a landscape security in the amount of $6,000 to ensure the replacement planting will be provided.

Affordable Housing Strategy

The Affordable Housing Strategy for single-family rezoning applications received prior to September 14, 2015, requires a secondary suite or coach house on 50% of new lots, or a cash-in-lieu contribution of $1.00/ft^2$ of total buildable area towards the City's Affordable Housing Reserve Fund.

Although the application was received prior to September 14, 2015, the applicant proposes to provide a legal secondary suite on both lots proposed at the subject site. To ensure that the secondary suite is built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to a legal agreement registered 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. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw.

Transportation and Site Access

No direct vehicle access is permitted to Williams Road as per the compact lot development requirements under the Arterial Road Policy and the Residential Lot (Vehicular) Access Regulation Bylaw 7222; access is to be from the new rear lane only. Prior to final adoption, the developer is required to dedicate a 6 m wide public lane along the entire south property line. A restrictive covenant is also required to ensure that vehicular access to the future corner lot will be from the proposed lane only; with no direct vehicle access will be permitted to Severn Drive.

Site Servicing and Frontage Improvements

Prior to final adoption, the developer is required to provide a 4 m x 4 m corner cut at the southwest corner of Williams Road and Severn Drive. The developer is also required to enter into a City's standard Servicing Agreement to design and construct the required site servicing and frontage improvements (see Attachment 10). Works include but are not limited to, construction of a new 1.5 m concrete sidewalk at the property line and a minimum 1.5 m grass and treed boulevard between the existing curb and the new sidewalk along Williams Road, widening the pavement on Severn Drive to 5.6 m from the centre lone of the existing road, and installing a new curb and gutter, a minimum 1.5 m landscaped boulevard and 1.5 m new concrete sidewalk at property line, and construction of the new rear lane. All works are at the developer's sole cost.

The developer is also required to pay Development Cost Charges (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

This rezoning application to permit the subdivision of the subject site into two (2) lots zoned "Compact Single Detached (RC2)" is consistent with the Official Community Plan (OCP)'s "Neighbourhood Residential" land use designation. While the proposal is in contrary to the Arterial Road Policy under the OCP, the proposal is the best option for a single lot development at this location.

The applicant has agreed to the list of rezoning considerations (signed concurrence on file) outlined in Attachment 10.

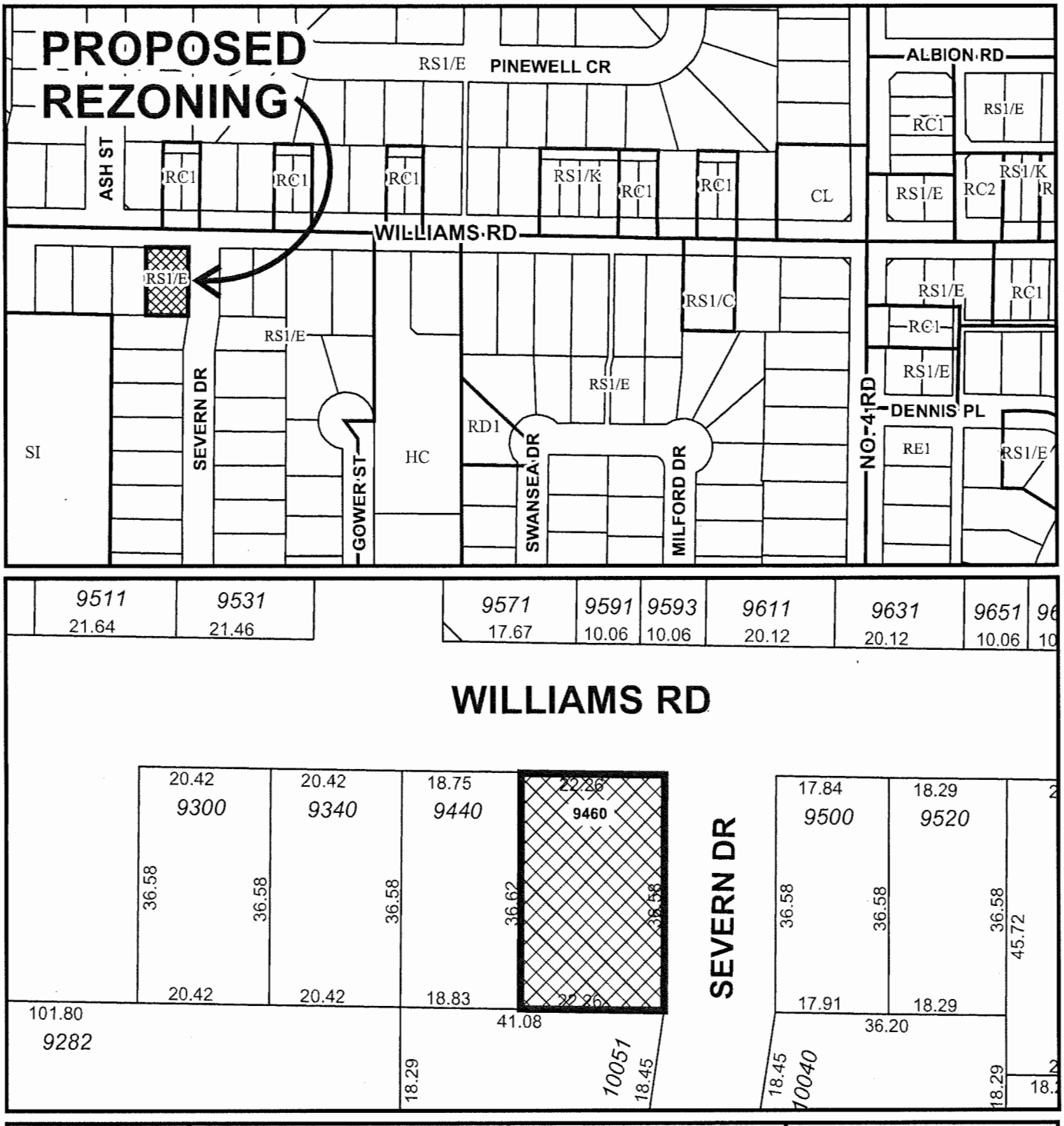
On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9582 be introduced and given first reading.

Edwin Lee
Planner 1
(604-276-4121)

EL:blg

Attachment 1: Location Map
Attachment 2: Conceptual Development Plan
Attachment 3: Development Application Data Sheet
Attachment 4: Letters Regarding Land Acquisition
Attachment 5: Petition in Support of the Proposal
Attachment 6: Conceptual Subdivision Plan for the Block
Attachment 7: Building Elevations
Attachment 8: Landscape Plan
Attachment 9: Tree Management Plan
Attachment 10: Rezoning Considerations

City of Richmond



RZ 15-701879

Original Date: 07/15/15

Revision Date:

Note: Dimensions are in METRES

City of Richmond

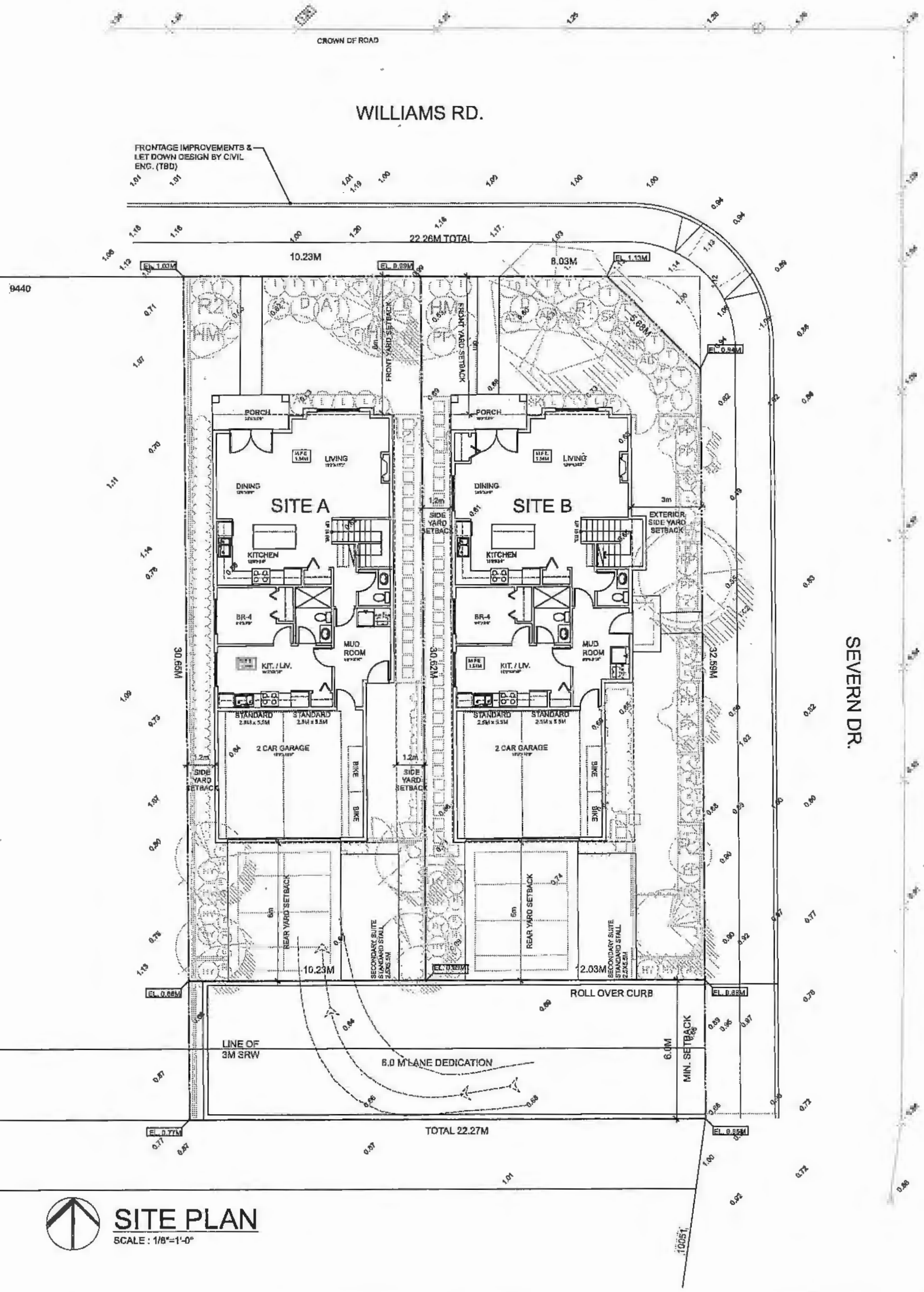
RZ 15-701879

Original Date: 07/15/15

Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 2



SITE PLAN

SCALE : 1/8"=1'-0"

CONTEXT PLAN

SCALE : N.T.S.

STATISTICS - SITE A:

CIVIC ADDRESS: 9460 WILLIAMS ROAD
LEGAL DESCRIPTION: 189 SEC 34 BLK4N RG6W PL 41287

PROPOSED ZONING: RC2
SITE AREA: 3,375 SQ.FT.
LOT DIMENSIONS: 10.23M x 30.62M

FLOOR AREA:
ALLOWED: 2,025 SQ.FT. (60.0%)

PROPOSED:
PRINCIPAL: 1,725 SQ.FT.
SECONDARY: 295 SQ.FT.
ACCESSORY (E 400 SQ.FT.
TOTAL: 2020 SQ.FT. (59.8%)

LOT COVERAGE:
ALLOWED: 1,687 SQ.FT. (50.0%)

PROPOSED:
BUILDING: 1,038 SQ.FT. (30.8%)
COVERED ARE 54 SQ.FT. (1.6%)
TOTAL: 1,092 SQ.FT. (32.4%)

PERMEABILITY CALC.:
NON-POUROUS 516 SQ.FT. (15.3%)
LIVE PLANT (MI 1,354 SQ.FT. (40.1%)
TOTAL: 1870 SQ.FT. (55.4%)

TOTAL BUILDING & NON-PORO(47.6%)

MAX HEIGHT:
ALLOWED: PRINCIPAL: 2.5 STOREYS
ACCESSORY: 9.0 M

PROPOSED: PRINCIPAL: ~~2.5 STOREYS~~ 2 storeys
ACCESSORY: 6.2 M

PRIVATE OUTDOOR SPACE:
MIN. REQUIREI 674 SQ.FT. (20%)

PROPOSED: 674 SQ.FT. (20%)

STATISTICS - SITE B:

CIVIC ADDRESS: 9460 WILLIAMS ROAD
LEGAL DESCRIPTION: 189 SEC 34 BLK4N RG6W PL 41287

PROPOSED ZONING: RC2
SITE AREA: 3,878 SQ.FT.
LOT DIMENSIONS: 10.23M x 30.62M

FLOOR AREA:
ALLOWED: 2,327 SQ.FT. (60.0%)

PROPOSED:
PRINCIPAL: 2,012 SQ.FT.
SECONDARY: 295 SQ.FT.
ACCESSORY (EXCL.) 400 SQ.FT.
TOTAL: 2308 SQ.FT. (59.5%)

LOT COVERAGE:
ALLOWED: 1,939 SQ.FT. (50.0%)

PROPOSED:
BUILDING: 1,176 SQ.FT. (30%)
COVERED AREA: 117 SQ.FT. (3%)
TOTAL: 1294 SQ.FT. (33%)

NON-POUROUS: 498 SQ.FT. (21%)
LIVE PLANT (MIN. 201 1,821 SQ.FT. (78%)
TOTAL: 2319 SQ.FT. (60%)

TOTAL BUILDING & NON-POROUS: (52%)

MAX HEIGHT:
ALLOWED: PRINCIPAL: 2.5 STOREYS
ACCESSORY: 9.0 M

PROPOSED: PRINCIPAL: ~~2.5 STOREYS~~ 2 storeys
ACCESSORY: ~~6.2 M~~

PRIVATE OUTDOOR SPACE:
MIN. REQUIRED: 776 SQ.FT. (20%)

PROPOSED: 776 SQ.FT. (20%)

NO –	DATE –	ISSUE –
2	JUNE 10, 2016	RZ RESUBMISSION
1	APRIL 22, 2016	RZ RESUBMISSION

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YAMAMOTO ARCHITECTURE
–
202 – 33 East 8th Avenue
Vancouver, BC V5T 1R5
T – 604 731 1127 F – 604 731 1327

PROJECT –
COMPACT SINGLE FAMILY SUBDIVISION
–
9460 WILLIAMS RD.
RICHMOND, BC

DRAWING TITLE – SITE PLAN STATISTICS
SCALE – 1/8"=1'-0"
DATE – DEC. 23, 2016
DRAWN – KP
CHECKED –
SHEET NO. – a1.0
PROJ NO – 150

City of Richmond

Development Application Data Sheet

Development Applications Department

RZ 15-701879 **Attachment 3**

Address: 9460 Williams Road

Applicant: Sansaar Investments Ltd.

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	Rajwant Khaira	To be determined
Site Size (m^2):	814 m^2	314 m^2 and 360 m^2 (after lane dedication)
Land Uses:	Single-Family Residential	No change
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	N/A	No change
702 Policy Designation:	N/A	No change
Zoning:	Single Detached (RS1/E)	Compact Single Detached (RC2)
Number of Units:	One (1)	Two (2)
Other Designations:	N/A	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.6 Max.	none permitted
Buildable Floor Area:	Max. 188.4 m^2 (1,856 ft^2) and 216 m^2 (2,325 ft^2)*	Max. 188.4 m^2 (1,856 ft^2) and 216 m^2 (2,325 ft^2)*	none
Lot Coverage – Building:	Max. 50%	50% Max.	none
Lot Coverage – Building, structures, non-porous surfaces:	Max. 70%	70% Max.	none
Lot Coverage – Landscaping with live plant material:	Min. 20%	20% Min.	none
Setback – Front & Rear Yards (m):	Min. 6.0 m	6.0 m	none
Setback – Interior Side Yards (m):	Min. 1.2 m	1.2 m	none
Setback – Exterior Side Yard (m):	Min. 3.0 m	3.0 m	none
Height:	Max. 2½ storeys	2 storeys	none
Lot Size (m^2):	Min. 270m^2	314m^2 / 360m^2	none
Lot Width (m):	Min. 9 m / 11 m	10.235 m / 12.033 m	none
Lot Depth (m):	Min. 24 m	30.65 m	none

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

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

ATTACHMENT 4

Richmond, June 16, 2016

Rajwant Khaira
9460 Williams Rd
Richmond BC

Sir Edwin Lee
Planning & Development Dpt.
Richmond City Hall
6911 No. 3 Rd
Richmond BC

RE: Rezoning application for RZ-15-701879, 9460 Williams Rd.

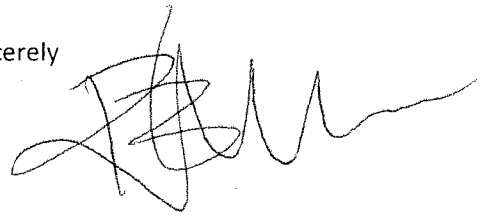
Dear Sir,

I am the owner of 9460 Williams Road, also speaking on behalf of Sansaar Investments, the applicant for this rezoning. I would like to express to you my efforts of purchasing the adjacent lots, 9440 and 9340 Williams Road. Since May 2013 my realtor and I have approached the owners more than a handful of times. They are not interested in looking at any written contracts or verbal deal.

I am also aware that 9440 Williams Road did go up for sale for one day. My realtor had verbally offered more than asking however he quickly changed his mind due to family dynamics changing.

Both owners of 9440 and 9340 Williams Road are aware of my rezoning application and have no opposing views to this movement.

Sincerely



Rajwant Khaira

ATTACHMENT 4

Rajwant Khaira
9460 Williams Rd.
Richmond BC

11/18/2015

Dear Sir,

I would like to express to you and anyone else that would be interested in the neighborhood of your property, specifically address directly adjacent to your property 9440 and 9340 Williams Rd. Richmond. I have attempted to see and have seen the owners to ask them to sell the properties at 5 different times since May 2013 till last approach November 01,2015. I did express to "Terry" (owner of directly adjacent property to yours) that he could get much more money than the market at the time, but he said always the same to me "they are not interested to sell".
In some cases owners have the property set up that money cannot buy till family scenario is changing. Here we are dealing with owners that i know will not sell for a long time, years.
I had development property in South surrey for 33 townhouse project at 15151-26 ave, developer was trying to buy neighbors, well that was in 1991, Today the neighbors are still there, but the project was done without them.
This block where your property is located is dealing with similar problems, Terry the owner of directly adjacent property to yours is not willing sell, as his set up here is offering comfort for his family and business.

Sincerely,

Robert W Kowalewski
Sutton Group West Coast Realty Ltd.
604 328 7250

Rajwant Khaira
9460 Williams Rd.
Richmond BC

4/18/2016

Dear Sir,

I have made one more visit on April 18,2016 to the owners directly neighboring to your property at 9460 Williams Rd Richmond BC . This was a total of 6 attempts to help you to buy the neighboring properties. I would like to express to you and anyone else that neighbors at 9440 and 9340 would like the development you propose to be approved without any objection as it was expressed to me on April 18,2016

Owners of 9440 and 9340 are not interested to sell, but they wish you get approval for the two lot subdivision and build new homes, as it was said "better for the neighborhood".

Robert W Kowalewski
Sutton Group West Coast Realty Ltd.
604 328 7250

ATTACHMENT 5

Rajwant Khaira
9460 Williams Rd
Richmond BC
V6A 1H1

Edwin Lee
Planning & Development Dpt.
Richmond City Hall
6911 No. 3 Rd.
Richmond BC
V6Y 2C1

June 9, 2016

RE: Rezoning application 9460 Williams Rd.

Dear Sir,

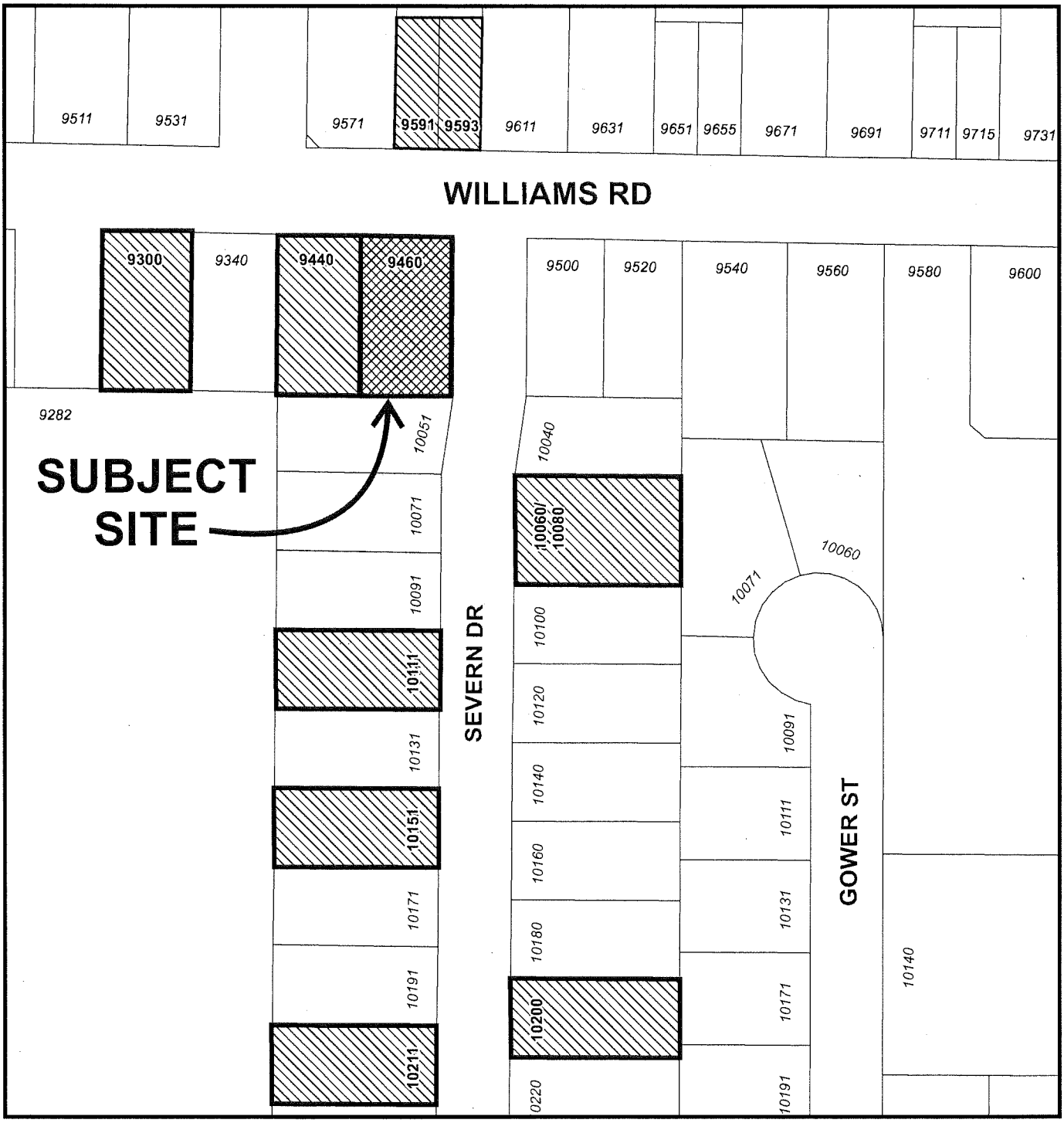
We, and the undersigned below, are writing to you today to express our opposition to the current OCP for this area. Currently the OCP for this whole block is suggesting townhome development. We are fully aware that the applicant for 9460 Williams, Sansaar Investments, is trying to rezone this land for two homes just like across the street for this lot. We fully support the subdivision of the property into two lots.

Sincerely,

Rajwant Khaira

	NAME	ADDRESS	SIGNATURE	DATE
1	Nancy Lu	9591 WILLIAMS RD.		June. 9th, 2016
2	Emily L: [redacted]	9593 Williams Rd.		Jun 9th 2016.
3	Ving, MA	9300 William Rd		June 9, 2016
4	Susan Nixon	9440 Williams Rd		June 9, 2016
5	C Sinha	10111 Severn Dr		June 9th
6	G. Lee	10211 Severn Dr		Jun. 9/16
7	D Brodie	10151 Severn	D Brodie	June 9/16
8	K Brodie	10151 SEVERN	K. Brodie	June 9/16
9	L Mendoza	10060 SEVERN		June 9/16
10	T. Buller-Taylor	10080 Severn Dr.	T. Buller-Taylor	June 9/16
11	Mei Wang	10211 Severn Dr		June 9/2016
12				
13				
14				
15				

City of Richmond

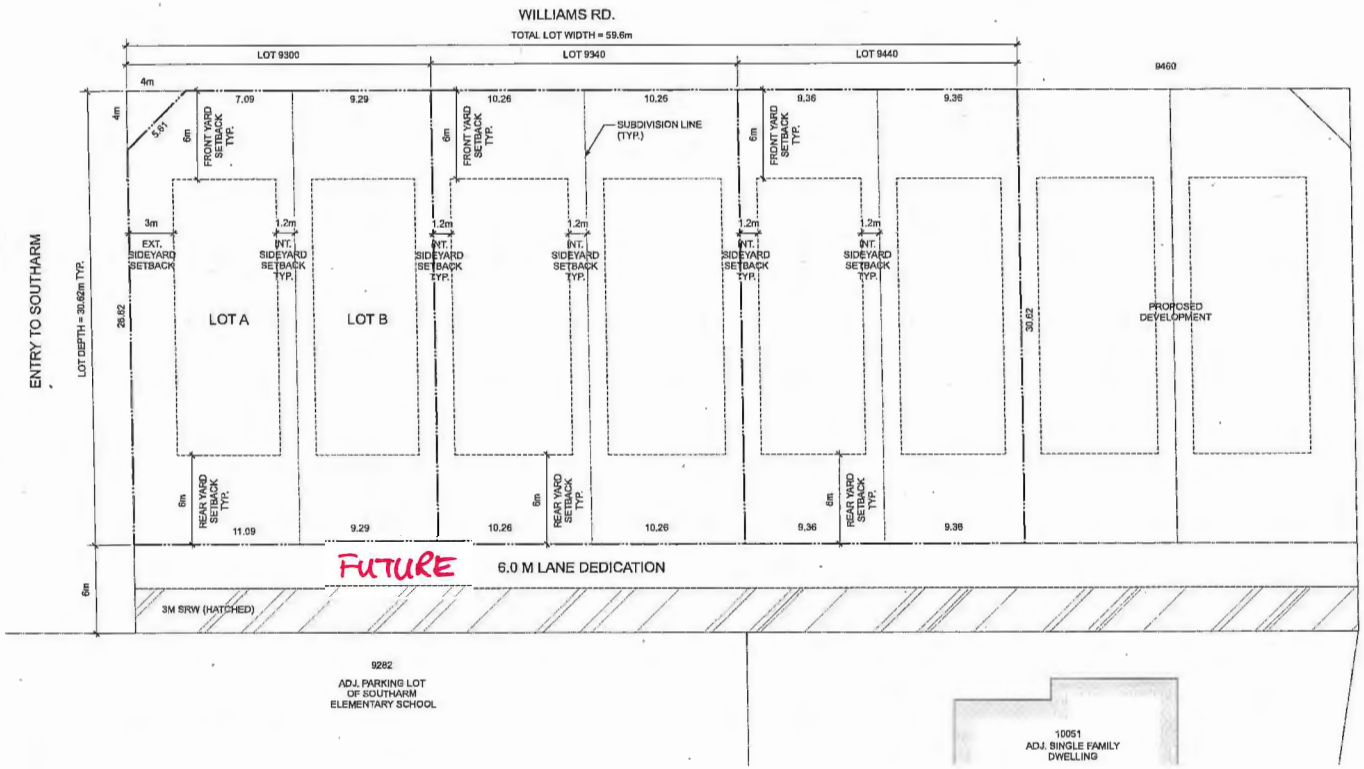


Mapping of Petition in Support of the Proposal
RZ 15-701879 - 9460 Williams Road

Original Date: 06/16/16

Revision Date:

Note: Dimensions are in METRES



CONTEXT PLAN

SCALE : N.T.S.

CONCEPT PLAN

SCALE : 1/16"=1'-0"

NOTES:

- ALL DIMENSIONS ARE APPROXIMATE
- ALL DIMENSIONS ARE IN METRES (M)

LOT 9300:

ADDRESS :	9300 WILLIAMS RD., RICHMOND
SUBDIVISION LOT A:	
SITE AREA : PROPOSED ZONING:	3,557 SQFT (331 SQM) RC2
MAX. HEIGHT ALLOWED : PROPOSED BUILDING HEIGHT :	2.5 STOREYS 2.5 STOREYS
SITE COVERAGE ALLOWED : SITE COVERAGE PROPOSED :	50% (1,784 SQFT) (166 SQM) 50% (1,784 SQFT) (166 SQM)
MAX. ALLOWED FLOOR AREA: PROPOSED FLOOR AREA:	3,576 SQFT x 0.60 = 2,146 SQFT (199 SQM) 2,146 SQFT (199 SQM)
MAX. ALLOWED COVERED AREA: PROPOSED COVERED AREA:	2,146 SQFT X 0.10 = 215 SQFT (20 SQM) 2,146 SQFT X 0.10 = 215 SQFT (20 SQM)
SUBDIVISION LOT B:	
SITE AREA : PROPOSED ZONING:	3,060 SQFT (284 SQM) RC2
MAX. HEIGHT ALLOWED : PROPOSED BUILDING HEIGHT :	2.5 STOREYS 2.5 STOREYS
SITE COVERAGE ALLOWED : SITE COVERAGE PROPOSED :	50% (1,530 SQFT) (142 SQM) 50% (1,530 SQFT) (142 SQM)
MAX. ALLOWED FLOOR AREA: PROPOSED FLOOR AREA:	3,060 SQFT x 0.60 = 1,836 SQFT (171 SQM) 1,836 SQFT (171 SQM)
MAX. ALLOWED COVERED AREA: PROPOSED COVERED AREA:	1,836 SQFT X 0.10 = 184 SQFT (17 SQM) 1,836 SQFT X 0.10 = 184 SQFT (17 SQM)

LOT 9340:

ADDRESS :	9340 WILLIAMS RD., RICHMOND
SITE AREA : PROPOSED ZONING:	3,380 SQFT (314 SQM) RC2
MAX. HEIGHT ALLOWED : PROPOSED BUILDING HEIGHT :	2.5 STOREYS 2.5 STOREYS
SITE COVERAGE ALLOWED : SITE COVERAGE PROPOSED :	50% (1,690 SQFT) (157 SQM) 50% (1,690 SQFT) (157 SQM)
MAX. ALLOWED FLOOR AREA: PROPOSED FLOOR AREA:	3,380 SQFT x 0.60 = 2,028 SQFT (188 SQM) 2,028 SQFT (188 SQM)
MAX. ALLOWED COVERED AREA: PROPOSED COVERED AREA:	2,028 SQFT X 0.10 = 203 SQFT (19 SQM) 2,028 SQFT X 0.10 = 203 SQFT (19 SQM)

LOT 9440:

ADDRESS :	9440 WILLIAMS RD., RICHMOND
SITE AREA : PROPOSED ZONING:	3,085 SQFT (287 SQM) RC2
MAX. HEIGHT ALLOWED : PROPOSED BUILDING HEIGHT :	2.5 STOREYS 2.5 STOREYS
SITE COVERAGE ALLOWED : SITE COVERAGE PROPOSED :	50% (1,543 SQFT) (143 SQM) 50% (1,543 SQFT) (143 SQM)
MAX. ALLOWED FLOOR AREA: PROPOSED FLOOR AREA:	3,085 SQFT x 0.60 = 1,851 SQFT (172 SQM) 1,851 SQFT (172 SQM)
MAX. ALLOWED COVERED AREA: PROPOSED COVERED AREA:	1,851 SQFT X 0.10 = 185 SQFT (17 SQM) 1,851 SQFT X 0.10 = 185 SQFT (17 SQM)

NO	DATE	ISSUE
2	JUNE 10, 2016	RZ RESUBMISSION
1	APRIL 22, 2016	RZ RESUBMISSION

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YAMAMOTO ARCHITECTURE
202 – 33 East 8th Avenue
Vancouver, BC V5T 1R5
T – 604 731 1127 F – 604 731 1327

PROJECT –
COMPACT SINGLE FAMILY SUBDIVISION
–
9460 WILLIAMS RD.
RICHMOND, BC

DRAWING TITLE –
CONCEPT PLAN

SCALE – 1/16"=1'-0"
DATE – DEC. 28, 2016
DRAWN – KP
CHECKED –
SHEET NO. – a1.1
PROJ NO – 1608

ATTACHMENT 6

STREETSCAPE - WILLIAMS RD.
SCALE: 1" = 1'-0"

STREETSCAPE - LANE
SCALE: 1" = 1'-0"

STREETSCAPE - SEVERN DR.
SCALE: 1" = 1'-0"

NO	DATE	ISSUE
2	JUNE 10, 2016	RZ RESUBMISSION
1	APRIL 22, 2016	RZ RESUBMISSION

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Vancouver, BC V5T 1R5
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PROJECT –
COMPACT SINGLE FAMILY SUBDIVISION
–
9460 WILLIAMS RD.
RICHMOND, BC

DRAWING TITLE –
STREETSCAPES

SCALE – 1"=1'-0"	SHEET NO. – a2.0
DATE – DEC. 23, 2016	
DRAWN – KP	
CHECKED –	PROJ NO – 1509

ATTACHMENT 7

SITE B - NORTH ELEVATION (WILLIAMS RD.)
SCALE: 1/4" = 1'-0"

SITE B - EAST ELEVATION (ASH ST.)
SCALE: 1/4" = 1'-0"

NO	DATE	ISSUE
2	JUNE 10, 2016	RZ RESUBMISSION
1	APRIL 22, 2016	RZ RESUBMISSION

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202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T - 604.731.1127 F - 604.731.1327

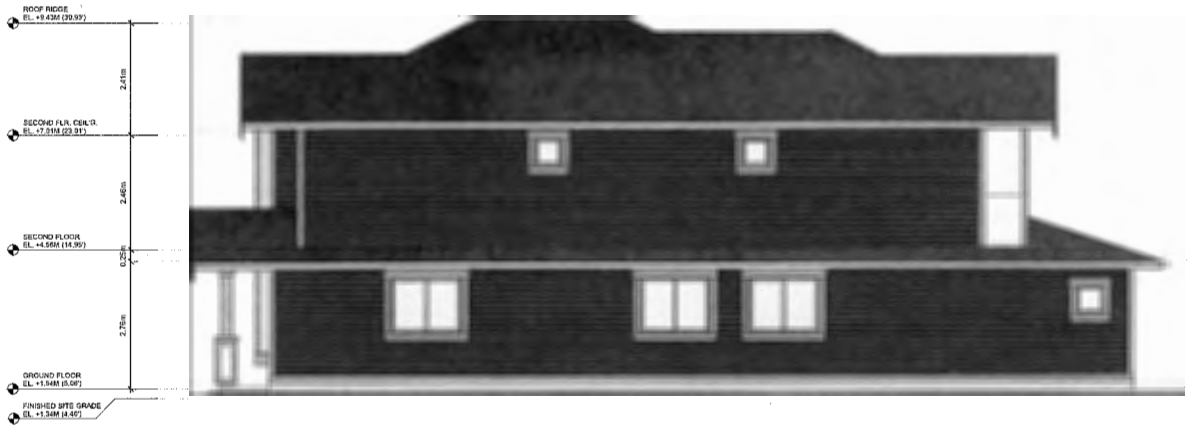
PROJECT
COMPACT SINGLE FAMILY SUBDIVISION
9460 WILLIAMS RD.
RICHMOND, BC

DRAWING TITLE
TYP. ELEVATIONS

SCALE - 1/4"=1'-0"	SHEET NO. - a2
DATE - DEC. 23, 2016	
DRAWN - KP	
CHECKED -	PROJ NO. -

ATTACHMENT 7

SITE B - SOUTH ELEVATION (LANE)
SCALE: 1/4" = 1'-0"



SITE B - WEST ELEVATION (SIDE INTERIOR)
SCALE: 1/4" = 1'-0"

NO.	DATE	ISSUE
2	JUNE 10, 2016	RZ RESUBMISSION
1	APRIL 22, 2016	RZ RESUBMISSION

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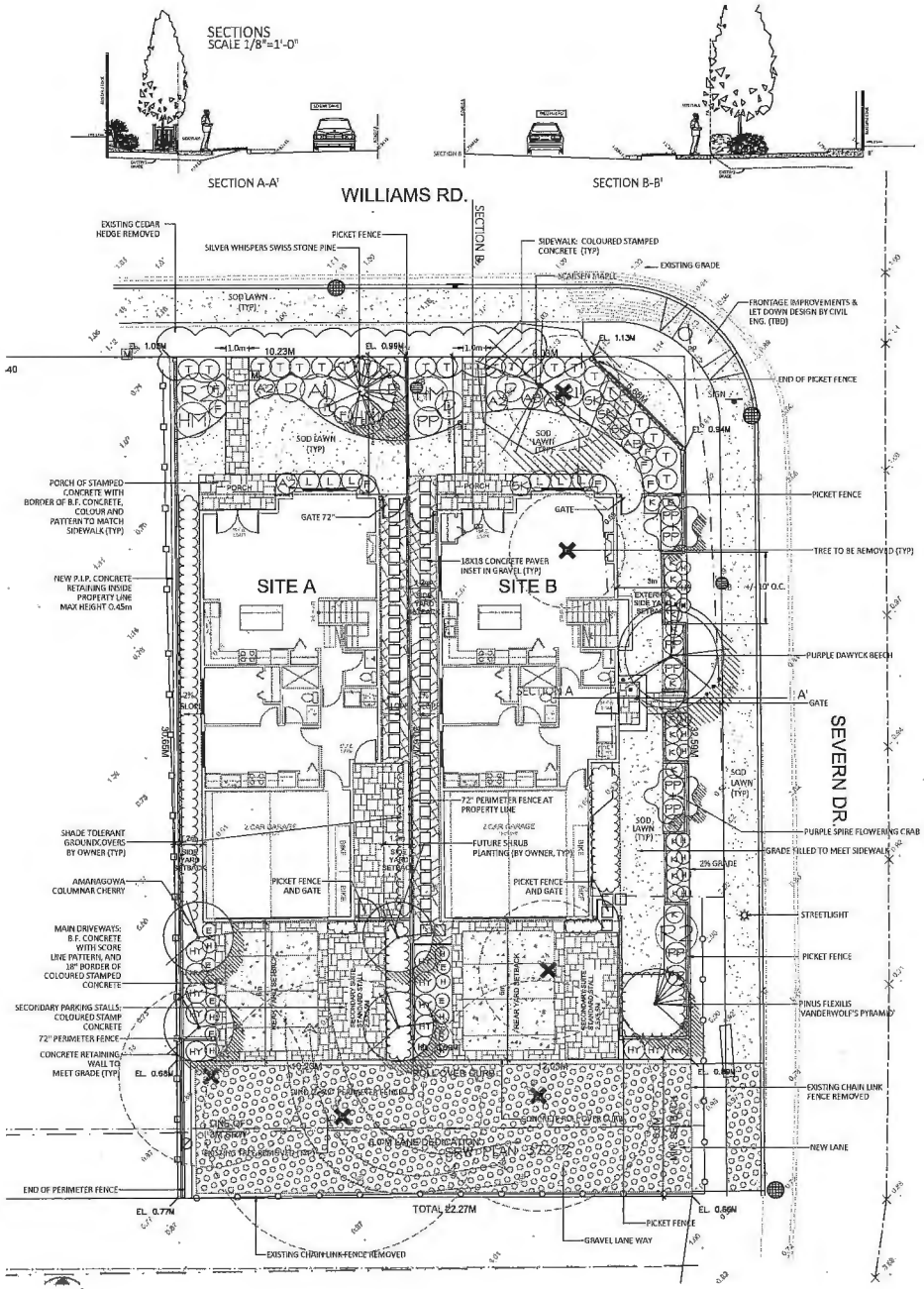
YAMAMOTO ARCHITECTURE
202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T - 604 731 1127 F - 604 731 1127

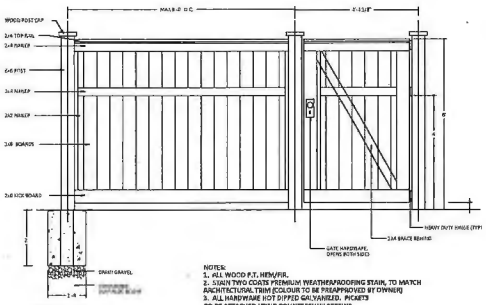
PROJECT -
COMPACT SINGLE FAMILY SUBDIVISION
-
9360 WILLIAMS RD.
RICHMOND, BC

DRAWING TITLE -
TYP. ELEVATIONS

SCALE - 1/4"=1'-0"	SHEET NO. - a2.2
DATE - DEC. 23, 2016	
DRAWN - KP	
CHECKED -	PROJ NO - 1508

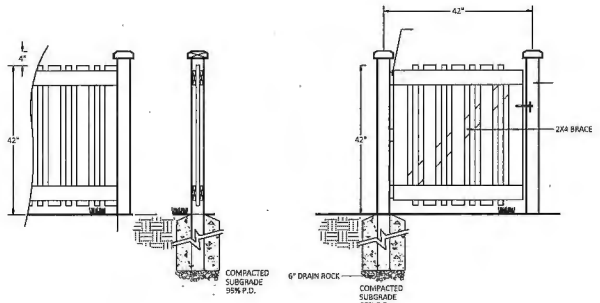
ATTACHMENT 7





NOTES:
1. ALL WOOD P.T. HEM/FIR.
2. STAIN TWO COATS PREMIUM WEATHERPROOFING STAIN, TO MATCH ARCHITECTURAL TRIM (COLOUR TO BE PREAPPROVED BY OWNER)
3. ALL HARDWARE HOT DIPPED GALVANIZED. PICKETS TO BE ATTACHED USING COUNTERSUNK SCREWS.
4. GATE HARDWARE TO BE PREAPPROVED BY OWNER.
5. HARDWARE TO BE HEAVY GAUGE.
6. HINGES, LATCHES TO BE SCREWED INTO PLACE.

1 PERIMETER FENCE AND GATE
SCALE 1/2"=1'-0"



2 PICKET FENCE AND GATE
SCALE 3/4"=1'-0"

PLANT SCHEDULE

PMG JOB NUMBER: 15-181

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREES				
	1	ACER X FREEMANII 'SCARSEN'	SCARLET COLUMNAR SENTINEL MAPLE	10CM CAL; LSM STD; B&B
	1	FAGUS SYLVATICA 'DAWYCKII PURPLE'	PURPLE FASTIGIATE BEECH	10CM CAL; B&B
	2	MALUS X 'JEFSPIRE'	PURPLE SPIRE FLOWERING CRABAPPLE	6CM CAL; LSM STD; B&B
	1	PINUS CEMBRA 'KLEIN'	SILVER WHISPERS SWISS STONE PINE	3.5M HT; B&B
	1	PINUS PARVIFLORA 'TEMPELHOF'	TEMPELHOF WHITE PINE	3.5M HT; B&B
	4	PRUNUS SERRULATA 'AMANOGAWA'	AMANOGAWA CHERRY	6CM CAL; LSM STD; B&B
SHRUBS				
AB	3	ABELIA X 'EDWARD GOUCHER'	PINK ABELIA	#2 POT; 30CM
AI	1	AZALEA 'SCHLIPPENBACHII'	ROYAL KOREAN AZALEA; APRIL	#3 POT; 40CM
A2	3	AZALEA JAPONICA 'CORAL BELLS'	AZALEA; SHELL PINK	#2 POT; 25CM
H	15	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	#1 POT
HM	3	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	ENDLESS SUMMER BIGLEAF HYDRANGEA	#3 POT; 60CM
MP	4	PINUS 'MUGO 'SLOWMOUND''	SLOWMOUND MUGO PINE	#3 POT; 40CM
F	4	POLYSTICHUM MUNITUM	SWORD FERN	#1 POT
L	6	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#2 POT; 30CM
RI	1	RHODODENDRON 'ELIZABETH'	RHODODENDRON, RED	#2 POT; 30CM
R2	2	RHODODENDRON 'VIRGINIA RICHARDS'	RHODODENDRON; PINK/CRIMSON BLOTCH	#3 POT; 50CM
SK	4	SKIMMIA JAPONICA 'MACROPHYLLA'	LARGE LEAF JAPANESE SKIMMIA	#3 POT; 50CM
T	23	TAXUS X MEDIA 'DENSIFORMIS'	DWARF ENGLISH YEW	#3 POT; 50CM
HY	13	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	#3 POT; 80CM
D	5	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
GRASS				
K	16	CALAMAGROSTIS 'KARL FOERSTER'	KARL FOERSTER FEATHERREED GRASS	#2 POT
BG				
E	7	EUONYMUS JAPONICA 'EMERALD 'N GOLD'	EUONYMUS; GOLD VARIEGATED	#1 POT; 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARDS, BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO BE SPECIFIED MATERIAL UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

15181-8.ZIP

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pmg LANDSCAPE ARCHITECTS
Suite C100 – 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
2	18.JUN.21	TREE INSERT PLAN, TREE SIZE	BI
1	18.APR.21	REV. PER CITY COMMENTS	BI

CLIENT:

PROJECT:

RESIDENTIAL REZONING

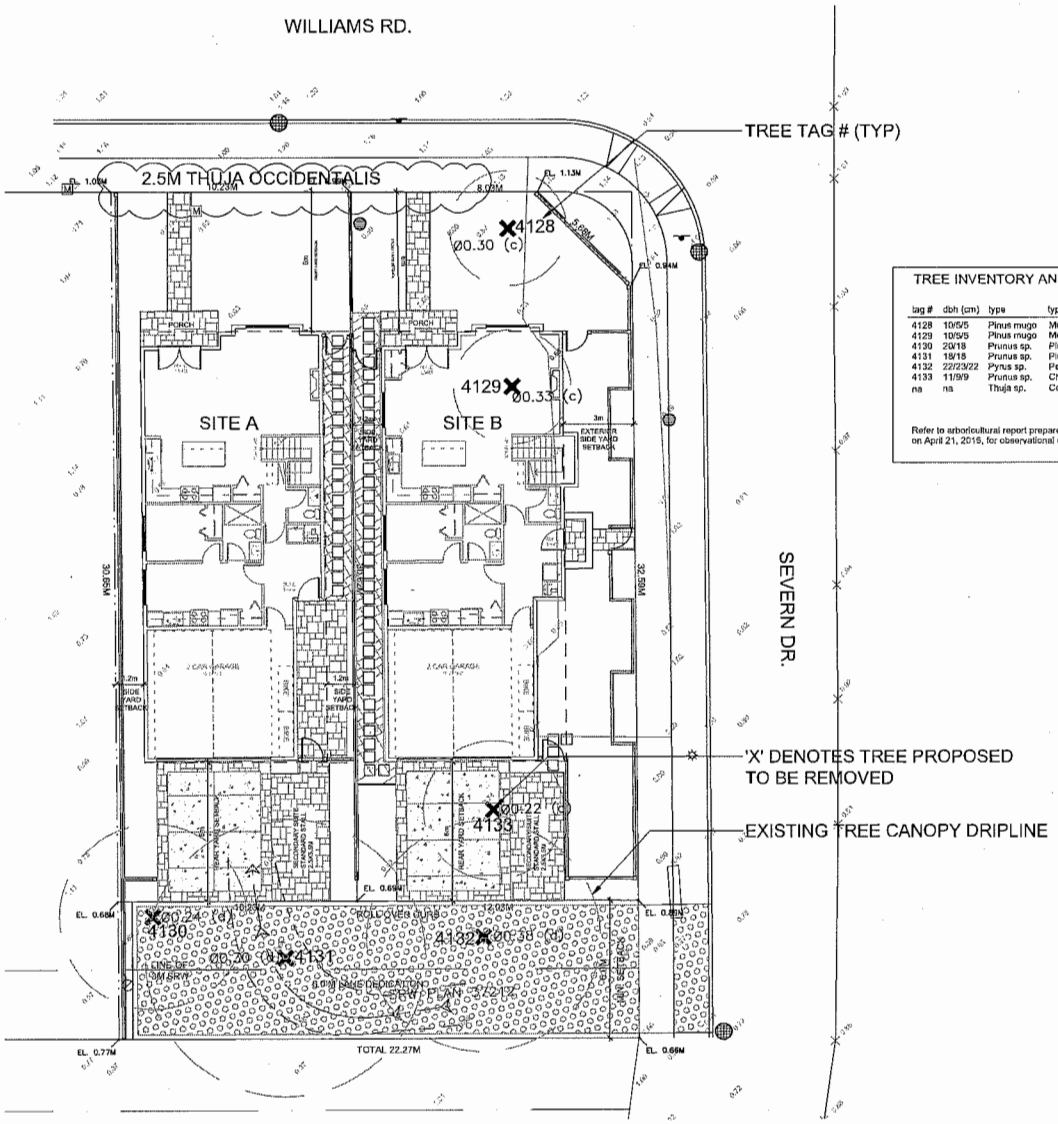
9640 Williams Road
at Severn Drive
RICHMOND, BC

DRAWING TITLE:

LANDSCAPE PLAN & DETAILS

DATE:	18.DEC.04	DRAWING NUMBER:
SCALE:	VARIES	L1
DRAWN:	BJ	OF
DESIGN:		
CHKD:	PCM	
PMG PROJECT NUMBER:		15-181

ATTACHMENT 8



TREE INVENTORY AND ASSESSMENT LIST:

tag #	dbh (cm)	type	type	condition/health	observations	Action
4128	10/5/5	Pinus mugo	Mountain Pine	G/G	3m tall, 3-4m dripline, tree to conflict with required grade raise	remove to accommodate construction
4129	10/5/5	Pinus mugo	Mountain Pine	G/G	3m tall, 3-4m dripline, tree to conflict with bldg. footprint	remove to accommodate construction
4130	20/18	Prunus sp.	Plum	M/M	aggressively pruned, with stubs	remove to accommodate construction
4131	18/15	Prunus sp.	Plum	M/P	excessive black knot, limited live canopy, tree in decline	remove to accommodate construction
4132	22/23/22	Pyrus sp.	Pear	MG/M	dieback in lower canopy, open grown symetrical canopy, decay column within central leader	remove to accommodate construction
4133	11/9/9	Prunus sp.	Cherry	MG/MG	open grown symmetrical canopy, tree to conflict with bldg. footprint	remove to accommodate construction
na	na	Thuja sp.	Cedar hedge	na	2.5m ht	remove to open front yard to street

(P=poor, M=moderate, G=good)

Refer to arboricultural report prepared by Mike Faddum & Associates Ltd. Surrey BC (778-593-0300) on April 21, 2015, for observational details and methodology.

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
2	15.JUN.09	TREE MGMT PLAN, TREE SIZE	BJ
1	15.APR.23	REV. PER CITY COMMENTS	BJ

CLIENT:

PROJECT:

RESIDENTIAL REZONING

9640 Williams Road
at Severn Drive
RICHMOND, BC

DRAWING TITLE:

TREE MANAGEMENT PLAN

DATE: 15.DEC.02
SCALE: 1/8"=1'-0"
DRAWN: BJ
DESIGN:
CHKD:

DRAWING NUMBER: **L2** OF 3

PMG PROJECT NUMBER: 15-181

15181-3.ZIP

ATTACHMENT 9

City of Richmond

Rezoning Considerations

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

Address: 9460 Williams Road **File No.:** RZ 15-701879

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9582, the developer is required to complete the following:

1. 6.0 m lane dedication along the entire south property line and a 4 m x 4 m corner cut dedication at the southwest corner of the intersection between Williams Road and Severn Drive.
2. Registration of a flood indemnity covenant on title.
3. Registration of a legal agreement on title to ensure that the building design on the proposed corner lot at future development stage is generally consistent with the preliminary architectural plans of the proposed building elevations included as Attachment 6 to this report.
4. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on both of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
5. Registration of a legal agreement on title ensuring that the principal dwelling and any secondary suite cannot be stratified.
6. Registration of a legal agreement on title ensuring that the only means of vehicle access to the proposed corner lot is from the proposed rear lane.
7. Registration of a legal agreement on title for the proposed corner lot to ensure that the only means of vehicle access is from the proposed rear lane and that there be no access to Severn Drive.
8. Submission of Landscaping Security in the amount of $19,249.56.
9. City acceptance of the developer's offer to voluntarily contribute $1,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City.

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

1. Enter into a Servicing Agreement* for the design and construction of the proposed rear lane and frontage improvement works. Works include, but may not be limited to,

   Frontage Improvements

   a) Construction of the new rear lane to current City's standards.
   b) Williams Road - New 1.5 m concrete sidewalk at property line, remaining to existing curb to be minimum 1.5 m landscaped boulevard.
   c) Severn Drive - From centre line of existing road: pavement widening to 5.6 m from center line of existing road, new curb and gutter, min. 1.5 m landscaped boulevard, 1.5 m new concrete sidewalk at property line.
   d) Developer to coordinate with BC Hydro, Telus and other private communication service providers:
      (1) To underground Hydro service lines.
      (2) When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
      (3) To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).

Initial: _____

Water Works:

e) 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.

f) At Developers cost, the City is to cut and cap the existing water service connection along the Williams Road frontage and install two (2) new water service connections complete with meters and meter boxes along the Williams Road frontage.

Storm Sewer Works:

g) At Developers cost, the City is to upgrade the existing storm service connection on Williams Road frontage to utilize the existing box culvert connection. New IC and dual connections at the adjoining property line of the newly subdivided lots plus a new ROW will be required to accommodate the new IC.

Sanitary Sewer Works:

h) At Developers cost, the City is to remove the existing IC located at the southwest corner of the development site and replace with a new manhole. Reconnect the existing service to Lot 9440 and existing lead to the sanitary main.

i) Install a new IC with dual service connections at the adjoin property line of the newly subdivided lots, complete with lead to tie-in to the new manhole.

General Items:

j) 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 developer must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
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.

Initial: _____

- 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

City of Richmond

Bylaw 9582

Richmond Zoning Bylaw 8500
Amendment Bylaw 9582 (RZ 15-701879)
9460 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 **"COMPACT SINGLE DETACHED (RC2)".**

   P.I.D. 006-128-904
   Lot 189 Section 34 Block 4 North Range 6 West New Westminster District Plan 41287

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9582".**

FIRST READING	JUL 11 2016
A PUBLIC HEARING WAS HELD ON	
SECOND READING	
THIRD READING	
OTHER CONDITIONS SATISFIED	
ADOPTED	

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

MAYOR

CORPORATE OFFICER

5044758