



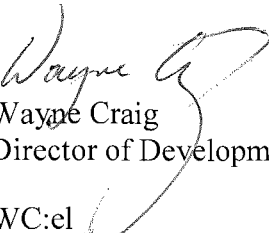
To: Planning Committee
From: Wayne Craig
Director of Development

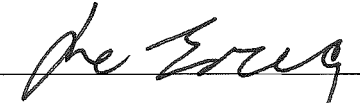
Date: April 10, 2015
File: RZ 14-673732

Re: Application by Casa Mia Projects Ltd. for Rezoning at 8491 Williams Road from Single Detached (RS1/E) to Low Density Townhouses (RTL4)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9242, for the rezoning of 8491 Williams Road from "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)", be introduced and given first reading.


Wayne Craig
Director of Development
WC:el
Att.

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

Staff Report

Origin

Casa Mia Projects Ltd. has applied to the City of Richmond for permission to rezone 8491 Williams Road (Attachment 1) from “Single Detached (RS1/E)” zone to “Low Density Townhouses (RTL4)” zone in order to permit the development of four (4) townhouse units with vehicle accesses from 8391 Williams Road and 8531 Williams Road. A preliminary site plan, building elevations, and landscape plan are contained in Attachment 2.

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 homes on lots zoned “Single Detached (RS1/E)”.

To the East: A 10-unit townhouse complex with access from Williams Road. A Public Rights of Passage Statutory Rights-of-Way is registered on title of this property (8531 Williams Road) to provide vehicle access to the subject site. 8531 Williams Road is zoned “Low Density Townhouses (RTL4)”.

To the South: Across Williams Road, the Church of Jesus Christ of Latter-Day Saints on a lot zoned “Assembly (ASY)”.

To the West: A 15-unit townhouse complex with access from Williams Road. A Cross-Access Easement is registered on title of this property (8391 Williams Road) to provide vehicle access to the subject site. 8391 Williams Road is zoned “Medium Density Townhouses (RTM1)”.

Related Policies & Studies

Official Community Plan

The subject property is designated “Neighbourhood Residential (NRES)” in the Official Community Plan (OCP). This land use designation allows single-family, two-family and multiple family housing (specifically townhouses). This proposal would be consistent with the OCP.

Arterial Road Redevelopment and Lane Establishment Policies

The Arterial Road Policy in the 2041 OCP, Bylaw 9000, directs appropriate townhouse development onto certain arterial roads outside the City Centre. The subject site is identified for “Arterial Road Town House Development” on the Arterial Road Development Map. The subject development site meets all of the Townhouse Development Requirements under the Arterial Road Policy except for the site width. Since the subject site is an orphaned lot landlocked by the

adjacent developments and a cross access easement / public-rights-of-passage are provided from both 8391 Williams Road and 8531 Williams Road, the proposed development can be considered as an extension of the adjacent townhouse developments. A high quality pedestrian environment along the fronting street will be created as no driveway access will be required.

Floodplain Management Implementation Strategy

The developer is required to comply with the requirement of Richmond Flood Plain Designation and Protection Bylaw 8204. A Flood Indemnity Restrictive Covenant is required prior to rezoning bylaw adoption.

Townhouse Energy Efficiency and Renewable Energy Policy

The applicant has committed to achieving an EnerGuide Rating System (ERS) score of 82 and providing pre-ducting for solar hot water for the proposed development. A Restrictive Covenant specifying all units are to be built and maintained to the ERS 82 or higher, and all units are to be solar-hot-water-ready, 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.

Public Consultation

The applicant has forwarded confirmation that a development sign has been posted on the site. Staff did not receive any written correspondence expressing concerns in association with the subject application.

The applicant advised that he has approached the Strata Council of the townhouse development to the west (at 8391 Williams Road) and that they are in support of the subject proposal including the utilization of the access easement on 8391 Williams Road. The applicant has also approached the Strata Council of the townhouse development to the east (at 8531 Williams Road) and the property owner to the north (at 8480 Pigott Road) with the preliminary site layout showing accesses to the site through both 8391 Williams Road and 8531 Williams Road; and there were no concerns raised.

Analysis

Official Community Plan (OCP) Compliance – Arterial Road Developments

The proposed development is generally consistent with the Development Permit Guidelines for multiple-family projects contained in the Official Community Plan (OCP). The proposed height, siting and orientation of the buildings respect the massing of the existing single-family homes to the north and the townhouse developments to the east and west. The front units are 2½ storeys in height and the rear units are two (2) storeys in height; this massing will be further developed and controlled through the Development Permit process.

Built Form and Architectural Character

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:

- Demonstrate compliance with Development Permit Guidelines for multiple-family projects in the 2041 Official Community Plan Bylaw 9000.
- Refinement of the proposed building form.
- Address potential privacy concerns through landscaping and built form.
- Site grading plans to ensure the survival of protected hedgerow.
- Refinement of the outdoor amenity area design.
- Review of a sustainability strategy for the development proposal.
- Provision of a convertible unit and other accessibility/aging-in-place features.

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

Variance Requested

Based on the review of the current site plan for the project, the following variances are being requested:

1. Reduce the minimum lot width on local arterial road from 40.0 m to 20.12 m.
2. Allow one (1) small car parking stall in each of the side-by-side garages (four (4) small car stalls in total).

Staff support the first variance since the subject site is an orphan lot located between two (2) recently developed townhouse complexes. Transportation staff support the second variance to allow one (1) small car stall in each of the side-by-side double car garages.

Tree Retention

A Topographic Survey was submitted in support of the application. No tree within the property lines, on neighbouring properties within 2 m of the property line or has a crown (dripline) encroaching on the property was identified. An existing hedgerow located along the rear (north) property line is proposed to be protected and retained. Tree protection fencing will be installed around the hedge prior to any construction activities (including demolition) occurring on-site. In addition, proof that the owner has entered into a contract with a Certified Arborist to monitor all works to be done near or within the protection zone will be required prior to final adoption of the rezoning bylaw.

In order to ensure that the protected hedgerow will not be damaged during construction, a Tree Survival Security will be required as part of the Landscape Letter of Credit at Development Permit stage. No Landscape Letter of Credit will be returned until the post-construction assessment report, prepared by the Arborist, confirming the protected hedgerow survived the construction, is reviewed by staff.

Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$4,000 as per the Official Community Plan (OCP) and Council Policy.

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 m² 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.

Transportation and Site Access

No direct vehicular access is permitted to Williams Road. Main vehicular access to this new townhouse project is to be from Williams Road through the existing Access Easements (BB4000608 and BB4000609) on the adjacent property to the west (at 8391 Williams Road). This access arrangement was envisioned when the original Rezoning and Development Permit applications for the adjacent townhouse development at 8391 Williams Road were approved by Council in 2011 to facilitate on site trunk turning at 8391 Williams Road and 8491 Williams Road. This access point is required to be widened to meet current City's standards (i.e., 7.5 m at the property line and taper from the property line at 5:1 to a minimum width of 6.7 m within the site). A Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW) over the entire area of the widened driveway on the subject site and the internal manoeuvring aisle will be secured as a condition of rezoning.

A Public Rights of Passage (PROP) Statutory Rights-of-Way (SRW) BB3003951 (Plan BCP51723) providing access to the subject site through the townhouse development to the east is also registered on title of 8531 Williams Road. The developer is proposing to utilize this PROP SRW as a secondary access to the subject development site.

Registration of a legal agreement on title ensuring vehicle access is from either the Access Easement on 8391 Williams Road or the PROP SRW on 8531 Williams Road will be required prior to final adoption of the rezoning bylaw.

Site Servicing and Frontage Improvements

No servicing concerns. The developer is required to pay DCC's (City & GVS & DD), School Site Acquisition Charge, Address Assignment Fee and Servicing Cost.

Removal of the existing sidewalk crossing and reinstatement of the side walk will be done through a City Work Order at the developer's cost prior to issuance of a Building Permit.

Affordable Housing Strategy

Consistent with the Affordable Housing Strategy, the applicant proposes to make a cash contribution to the Affordable Housing Reserve Fund at \$2.00 per buildable square foot; for a contribution of \$12,000.00.

Financial Impact or Economic Impact

None.

Conclusion

The proposed four (4) unit townhouse development is consistent with the Official Community Plan (OCP) regarding developments on arterial road. The proposal would be consistent with the form and character of the surrounding area. 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.

On this basis, it is recommended that Richmond Zoning Bylaw 8500 Amendment Bylaw 9242 be introduced and given first reading.



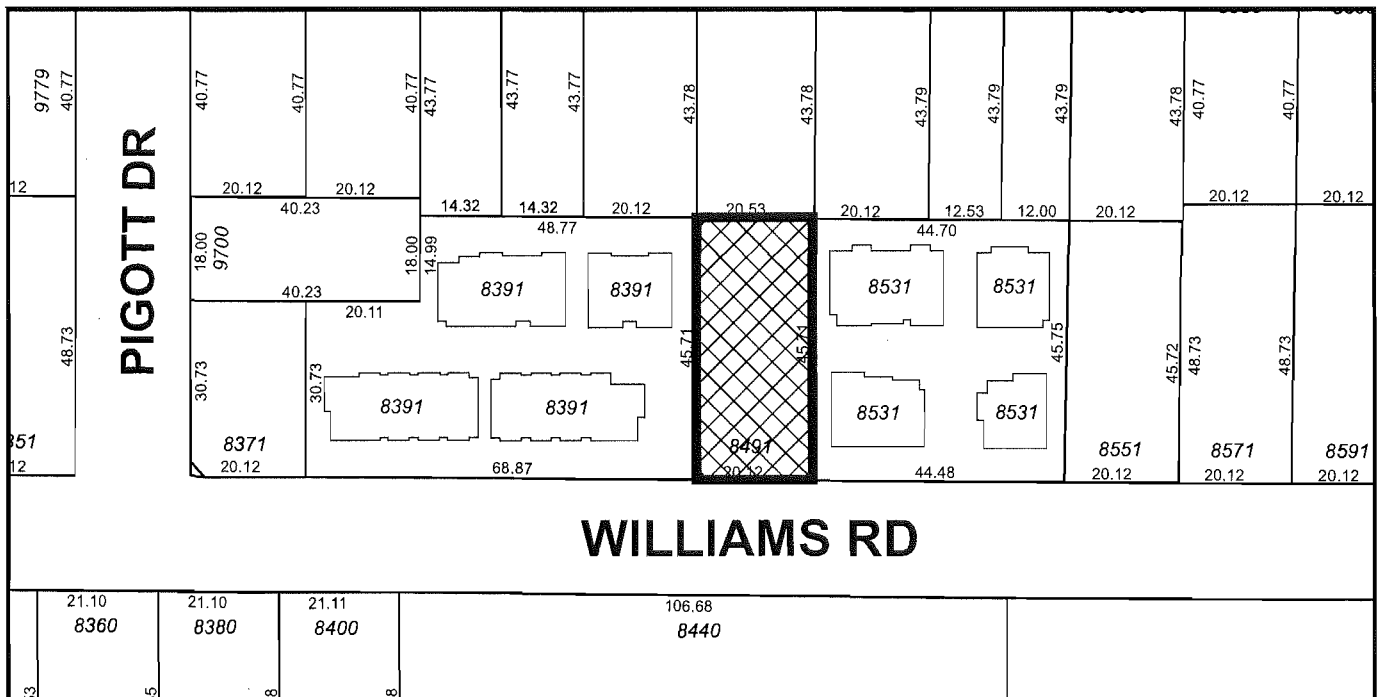
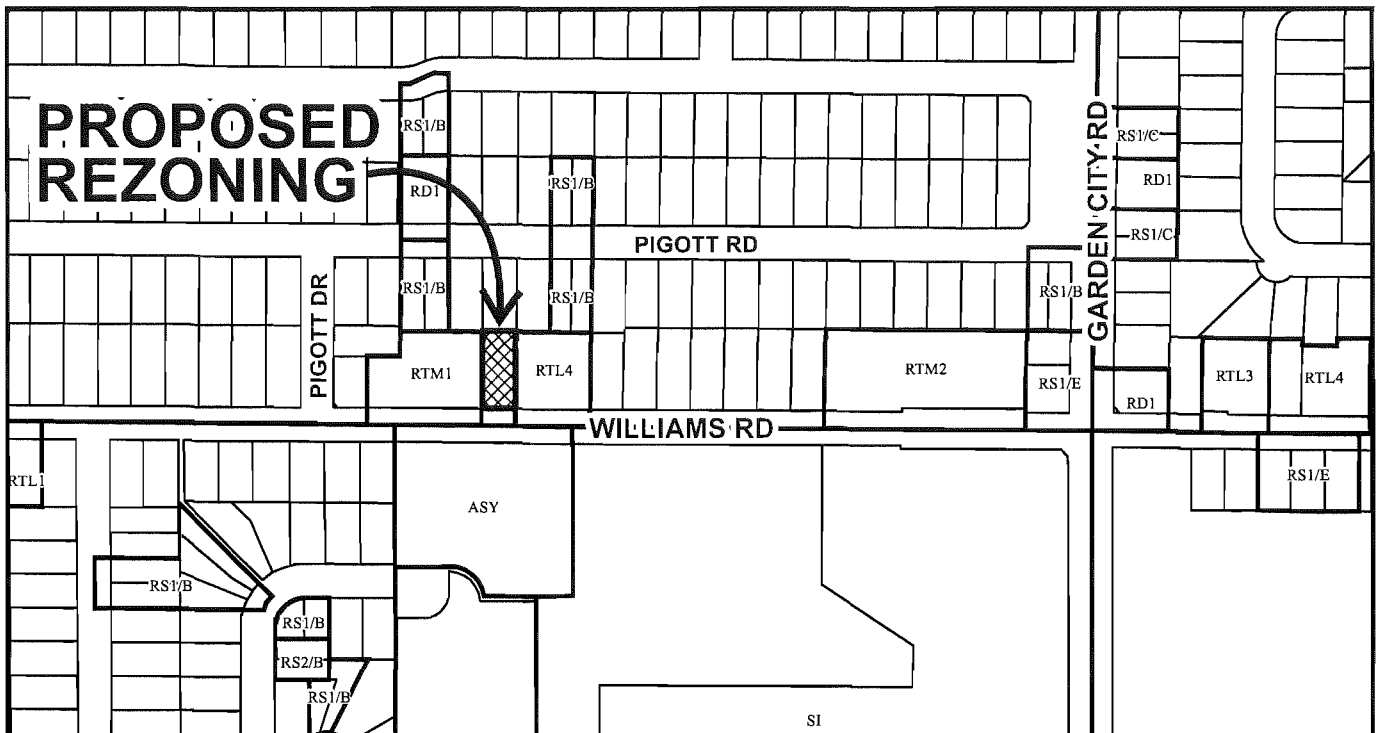
Edwin Lee
Planner 1

EL:rg

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



City of
Richmond



RZ 14-673732

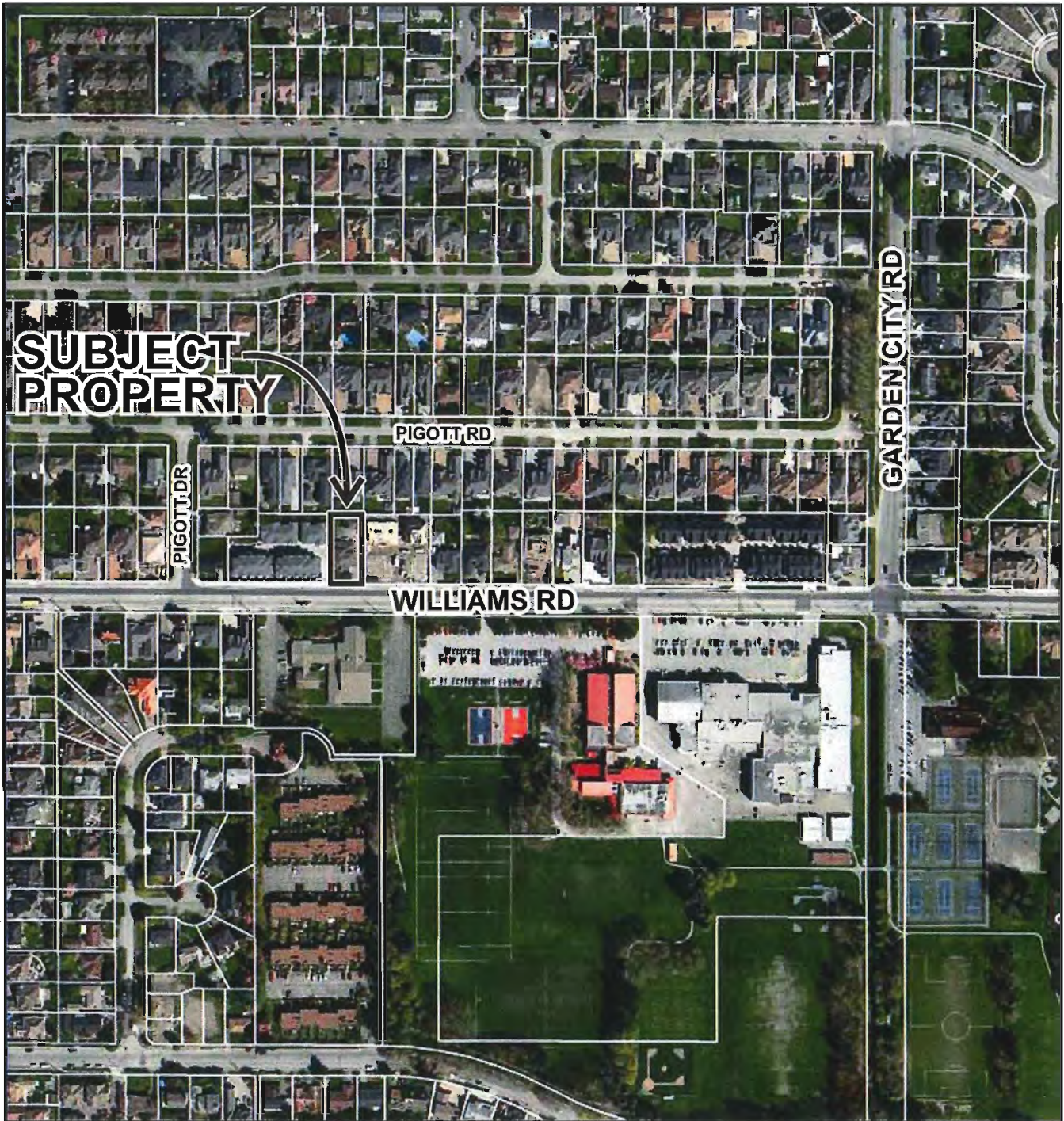
Original Date: 10/06/14

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 14-673732

Original Date: 10/06/14

Revision Date:

Note: Dimensions are in METRES

1	HORIZONTAL RAIL OR PLANK CROWN MOULDING	2	CEILING STRAP HOOKS
3	Make wall and Ceiling Crown Moulding 1/2" x 1/2" x 1/2" (Wood or PVC)	4	CEILING STRAP HOOKS
5	CEILING STRAP HOOKS	6	CEILING STRAP HOOKS
7	CEILING STRAP HOOKS	8	CEILING STRAP HOOKS
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99	CEILING STRAP HOOKS	100	CEILING STRAP HOOKS

Loc.	1.56	1.64	1.02	1.20	5.51 m.
BLOG 1	1.72	1.72	1.80	1.72	6.30 m.
BLOG 2	1.72	1.60	1.72	1.6	6.34 m.
					19.15 m.
AVERAGE FINISHED SITE GRADE					1.61 m. 15.34 m.

[illegible]

INTERFACE:

Suite 230
11990 Cambridge Road
Richmond, BC
Canada V6X 3Z5
T: 604 821 1162
F: 604 821 1146
www.internationalbusiness.com

JOHN D. HALL

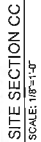
Proposed 4-Unit
Townhouse Development
8450 Williams Road

PROJECT NO.	1421
SCALE	As Shown
DATE	Sept. 05, 2014
DRAWN BY	KYC, SRS
CHECKED BY	KYC
SHEET TITLE	ELEVATIONS: BUILDING 1, 2

A2.3

INTERFACE:
Suite 230
11590 Cambie Road
Richmond BC
Canada V6X 3Z5
T 604 821 1182
F 604 821 1146
www.interfacearchitecture.com

A3.1





RZ 14-673732

Attachment 3

Address: 8491 Williams Road

Applicant: Casa Mia Projects Ltd.

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	Casa Mia Projects Ltd.	No Change
Site Size (m²):	929 m ²	929 m ²
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Area Plan Designation:	N/A	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	1	4
Other Designations:	N/A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60	none permitted
Lot Coverage – Building:	Max. 40%	40%	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	63%	none
Lot Coverage – Landscaping:	Min. 25%	35%	none
Setback – Front Yard (m):	Min. 6.0 m	6.0 m	none
Setback – East Side Yard (m):	Min. 3.0 m	3.0 m	none
Setback – West Side Yard (m):	Min. 3.0 m	3.0 m	none
Setback – Rear Yard (m):	Min. 3.0 m	Ground Floor 4.5 m Min. Second Floor 6.0 m Min.	none
Height (m):	Max. 12.0 m (3 storeys)	2½ storeys (12.0 m max.)	none
Lot Width:	Min. 40.0 m	20.32 m	variance required
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.25 (V) per unit	none
Off-street Parking Spaces – Total:	9	9	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (4 x Max. 50% = 2)	0	none
Small Car Parking Spaces	None when fewer than 31 spaces are provided on site	4	variance required
Handicap Parking Spaces:	None when fewer than 3 visitor parking spaces are required	none	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 4 units = 24 m ²	28 m ²	none

Other: No bylaw-sized trees on site.



Rezoning Considerations

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

Address: 8491 Williams Road

File No.: RZ 14-673732

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9242, the developer is required to complete the following:

1. Registration of a flood indemnity covenant on title.
2. Registration of a restrictive covenant and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to have the proposed development achieving Energuide 82 requirements and pre-ducted for solar hot water. This covenant and/or legal agreement(s) will include, at minimum, that no building permit will be issued for a building on the subject site unless the building is designed to achieve Energuide 82 requirements and pre-ducted for solar hot water; and that the owner has provided a professional report by a Certified Energy Advisor (CEA), to the satisfactory to the Director of Development.
3. Registration of a statutory public-rights-of-passage right-of-way, 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 internal drive-aisle with or without vehicles, in favour of the adjacent 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 this SRW. The Owner shall be responsible for constructing and maintaining the SRW Area.
4. Registration of a legal agreement or measures, as determined to the satisfaction of the Director of Development, ensuring that the only means of vehicle access to and from 8491 Williams Road is from the access easements (BB4000608 and BB4000609) burdening the adjacent west property (8391 Williams Road) and the existing statutory public-right-of-passage registered under number BB3003951 (Plan BCP51723) on the adjacent east property (8531 Williams Road); and that there be no direct vehicle access to or from Williams Road.
5. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot (e.g. \$12,000.00) to the City's affordable housing fund.
6. Contribution of \$1,000 per dwelling unit (e.g. \$4,000) in-lieu of on-site indoor amenity space.
7. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the hedges to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
8. 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.
9. 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. Include notations on the Development Permit Plans that all residential units will be designed to meet Energuide 82 requirements and be pre-ducted for solar hot water with design specifications to be included on the building permit plans.

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.
2. Submission of a Tree Survival Security to the City as part of the Landscape Letter of Credit to ensure that the hedge rows identified for retention will be protected. No Landscape Letter of Credit will be returned until the post-

Initial: _____

construction assessment report confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.

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

1. Removal of the existing sidewalk crossing and reinstatement of the sidewalk to be done at the developer's sole cost via City Work Order.
2. Submission of DCC's (City & GVS&DD), School site acquisition charges, Address Assignment Fee, and servicing charges, etc.
3. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. 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.
4. Incorporation of all accessibility and sustainability features in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
5. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
6. 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 Division 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 9242 (RZ 14-673732)
8491 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. 001-477-595

Lot 3 Section 28 Block 4 North Range 6 West New Westminster District Plan 18218

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9242"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

APR 27 2015



MAYOR

CORPORATE OFFICER