



City of Richmond

Report to Committee Planning and Development Division

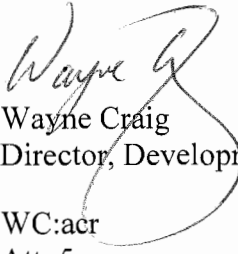
To: Planning Committee
From: Wayne Craig
Director, Development

Date: March 30, 2017
File: RZ 16-743741

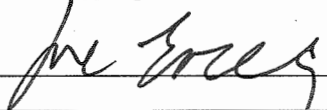
Re: Application by Zhao XD Architect Ltd. for Rezoning at 7000, 7002 and 7020 Williams Road & 10060 Gilbert Road from Two-Unit Dwellings (RD1) and Single Detached (RS1/E) to Medium Density Townhouses (RTM2)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9688, for the rezoning of 7000, 7002 and 7020 Williams Road & 10060 Gilbert Road from “Two-Unit Dwellings (RD1)” zone and “Single Detached (RS1/E)” zone to “Medium Density Townhouses (RTM2)” zone, be introduced and given first reading.


Wayne Craig
Director, Development

WC:acr
Att. 5

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

Staff Report

Origin

Zhao XD Architect Ltd. has applied to rezone 7000, 7002 and 7020 Williams Road and 10060 Gilbert Road from “Two-Unit Dwellings (RD1)” zone and “Single Detached (RS1/E)” zone to the “Medium Density Townhouses (RTM2)” zone to develop 15 two- and three-storey townhouse units on the assembled site. A location map is provided in Attachment 1.

Project Overview

The proposed development would feature 15 townhouse units in five buildings and a 94 m² (1,010 ft²) outdoor amenity space at the westerly portion of the site. The proposed development consists of two-, three-, and four-bedroom units. Conceptual development plans provided by the applicant are shown in Attachment 2.

Findings of Fact

The proposed development site is approximately 2,500 m² after required dedications along Williams Road and Gilbert Road, and is located in the Broadmoor Area. A single detached house currently exists at 7020 Williams Road and another at 10060 Gilbert Road. A duplex currently exists at 7000 and 7002 Williams Road. All dwellings will be demolished. A Development Application Data Sheet providing details about the development proposal is in Attachment 3.

Surrounding Development

The subject property is located on the southeast corner of Williams Road and Gilbert Road and is surrounded by the following uses:

To the North: Across from Williams Road is a townhouse development zoned “Low-Density Townhouses (RTL4)”

To the South: Single detached dwellings zoned “Single Detached (RS1/E)”

To the East: Townhouse development zoned “Low-Density Townhouses (RTL1)”

To the West: Across from Gilbert Road are single detached dwellings zoned “Single Detached (RS1/E)”. Further west is a townhouse development zoned “Low-Density Townhouses (RTL1)” and the Steveston-London Secondary School.

Related Policies & Studies

Official Community Plan/Broadmoor Area Plan

The Official Community Plan (OCP) land use designation for the subject property is “Neighbourhood Residential”. The proposed rezoning would comply with this designation.

Arterial Road Policy

The subject property is identified on the Arterial Road Development Map for Arterial Road Townhouse Development. The proposed development meets the Arterial Road Policy objectives to add densification along arterial roads (Williams Road and Gilbert Road). The site is within walkable distance of Steveston-London Secondary school (within 200 m) and is located within 600 m of the Broadmoor Shopping Centre.

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

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.

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

A four-unit townhouse and a three-unit townhouse is proposed along the Williams Road frontage at the north, two duplexes are proposed along the Gilbert Road frontage at the west and two additional duplexes are proposed at the southeast corner of the site.

The proposed building elevations demonstrate variation of the roofline and provide windows and deck openings to add visual interest to the design. The units at the south end of the proposed site are two-storeys high to transition to the adjacent two-storey single family houses to the south. The units closest at the east step down to two-storeys within 7.5 m of the property line to transition to the adjacent two-storey townhouses to the east.

Main pedestrian entrances to the housing units will front onto Gilbert Road and Williams Road providing direct street access for each unit, strengthening the connection to public streets and internal roadways. The pedestrian entry for the end unit (D) of the building on the corner of Gilbert Road and Williams Road is designed to face the street on Gilbert Road. Vehicular access is provided at the northeast corner of the site from Williams Road.

Four duplexes will provide a smaller scale housing option with two of the units having at-grade access to living areas. The three-unit and four-unit townhouse clusters front onto the arterial

road (Williams Road). The massing of the three-storey townhouse units will be reduced by stepping back the top storey from the street.

Requested Variance

The proposed development is generally in compliance with the “Medium Density Townhouses (RTM2)” zone. Based on the review of the current site plan for the project, the reduction of the exterior side yard setback from 6.0 m to 4.5 m is requested for buildings 1 and 2. The Arterial Road Guidelines for Townhouses in the OCP support reduced front yard setbacks, provided that there is an appropriate interface with neighbouring properties. The exterior side yard at Gilbert Road functions as a front yard for buildings 1 and 2. The proposed rear yard setback to the adjacent townhouse site is a minimum 4.5 m at the ground floor and second floor with a minimum 7.5 m setback at the third floor. The variance will be reviewed in the context of the overall detailed design of the project at the Development Permit stage.

Existing Legal Encumbrances

An existing registered Statutory Right of Way #G54759, which was previously used for city servicing, is no longer required by the City of Richmond and must be discharged prior to rezoning approval.

An existing registered covenant # BF353030 requiring the property to be used only as a two-family dwelling must also be discharged prior to rezoning approval.

Transportation and Site Access

All four existing driveways along the Williams Road and Gilbert Road frontages are to be removed. Vehicle access to the development is to be provided by a single driveway located on Williams Road at the easterly end of the site. A concrete walkway is provided from to connect the site from the community mailbox to the sidewalk along Gilbert Road.

The applicant is required to register a Statutory Right-of-Way (SRW) Public Right-of-Passage (PROP) on title to provide legal means of public and vehicular access to future development located south of the subject development. The SRW is to be registered over the entire length of the north south drive aisle. At the south end of the easterly north-south aisle, no permanent structure is to be placed, to ensure that future access can be achieved.

Vehicle and bicycle parking proposed meet Zoning Bylaw 8500 requirements. Fourteen residential parking stalls are arranged in tandem while the remaining sixteen residential parking stalls are arranged side by side. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area of each unit into habitable space is required prior to rezoning approval.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist’s Report, which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree

retention and removal relative to the proposed development. The report assesses: 10 bylaw-sized trees on the subject property and one tree on neighbouring properties.

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

- Four (4) trees (#2, 3, 4, 13) are in fair condition but are in conflict with the development. These trees should be removed and replaced.
- Five (5) trees (#5, 6, 7, 8, 10) are either dead, dying (sparse canopy foliage), are infected with Fungal Blight or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be replaced.
- One (1) Norway Maple tree (#15) located on the subject property is identified to be retained and protected. The tree is 80 cm in caliper and is in good health. The proposed outdoor amenity area was designed around retaining this Maple tree. The developer should provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- One (1) tree (#1) located on the adjacent neighbouring property to the east is identified to be retained and protected. The developer should provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant is required to plant 18 trees. They propose to plant 21 trees. The size and species of replacements trees, and overall landscape design will be reviewed in detail through the Development Permit process.

Tree Protection

One (1) tree on the subject property and one (1) on the neighbouring property are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 4). A tree survival security of \$10,000 will be submitted by the applicant for the retention of the Norway Maple on site.

To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwellings on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to

any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Affordable Housing Strategy

The applicant is required to comply with the City's Affordable Housing Strategy. In accordance with the Strategy, prior to rezoning bylaw adoption, a cash contribution of \$4.00 per buildable square foot is required, or \$70,890.40 (i.e., 17,722.6 sq. ft. X \$4.00/sq. ft).

Public Art Contribution

In accordance with the Public Art Program Policy, the Developer will provide a public art contribution based on the proposed maximum developable floor area (FAR) at \$0.81/sq. ft. or \$14,355.31 (i.e., 17,722.6 sq. ft. X \$0.81/sq. ft).

For public art project contributions that are less than \$40,000, a cash contribution is to be made to the City's Public Art Reserve, for city-wide art programs preferably in the Broadmoor Area.

Townhouse Energy Efficiency and Renewable Energy

Each proposed townhouse unit will be designed and built to that it scores 82 or higher on the Energuide Rating System (ERS) and Solar Hot Water Ready will be incorporated in the building design to meet energy policy requirements. A legal agreement specifying all units are to be built and maintained to the ERS 82 or higher, and that all units are to be solar-hot-water-ready, is required prior to rezoning bylaw adoption.

Prior to the submission of a Development Permit application, the applicant is required to 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.

Amenity Space

The proposal does not include indoor amenity space. The applicant is proposing to provide cash-in-lieu contribution in the amount of \$1,000 per unit for a total of \$15,000, consistent with the Richmond Official Community Plan.

The required outdoor amenity space area is a minimum of 6 m² per unit for a total of 90 m². The applicant proposes a total area of 94 m² for the outdoor amenity space. The outdoor amenity space is located around an existing mature Norway Maple tree. A children's play area separated by low shrubs from Gilbert Road will be provided with a children's rock climbing structure and toad stool stepping pods. A bench is located for residents to sit and observe children at play. Adjacent units also have windows that look out onto the community amenity area for natural surveillance. The landscape plan will be further refined during the Development Permit process. The applicant will provide a deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect.

Private outdoor amenity area for each unit meets the minimum requirement of 30 m² area and a minimum depth of 4.5 m. Units that front onto Williams Road or Gilbert Road have amenity areas at the front and an additional private deck facing the internal site, except for Unit J, which has a portion of the private outdoor amenity area within the side yard.

Accessible Units

As per Section 3.4 of the OCP Bylaw 9000, the City of Richmond encourages the provision of convertible units. The design of the convertible unit will be reviewed at Development Permit stage. Units G and J are convertible units that provides blocking to stair walls to accommodate elevator installation in the future. These units also have common living areas that are accessed at grade.

Further Development Permit Considerations

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 and the Broadmoor Area Plan.
- Refine the character and form of rooflines, and interplay of materials of building elevations to create an interesting streetscape along Williams Road and Gilbert Road.
- Review size and species of replacement trees to ensure bylaw compliance and to achieve a mix of conifer and deciduous trees on site and along both frontages.
- Refinement of the outdoor amenity area design including the choice of play equipment.
- Review of a sustainability strategy for the development proposal including measures to achieve an EnerGuide Rating System (ERS) score of 82.
- Review information for tree retention and pruning of the Norway Maple from the project arborist.

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

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the developer is required to provide a 2.0 m wide road dedication across the entire Williams Road frontage and a 2.0 m wide road dedication across the entire Gilbert Road frontage; including a 4m x 4m corner cut at the northwest corner of the site.

Then, prior to issuance of the Building Permit, the applicant is required to enter into the City's standard Servicing Agreement to design and construct frontage beautification along the Williams Road and Gilbert Road frontages, as well as storm upgrades as described in Attachment 5. The developer is also required to pay DCC's (City & GVS & DD), Address Assignment Fee, and other required fees.

Other Improvements

The applicant agrees to construct a 3 x 9 m concrete bus pad at the existing eastbound bus stop of Williams Road far-side of Gilbert Road. The bus pad works is to include conduit pre-ducting for electrical connections and is to be constructed in accordance with TransLink's 'Universal Accessible Bus Stop Design Guidelines'. The location of the bus pad will be determined as part of the Servicing Agreement process.

The applicant also agrees to provide a \$25,000 cash contribution towards the purchase and installation of a City standard bus shelter and an \$8,800 cash contribution towards the purchase and installation of illuminated street name signs for the Gilbert Road/Williams Road intersection.

Financial Impact or Economic Impact

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

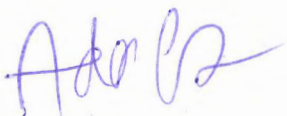
Conclusion

The purpose of this rezoning application is to rezone the property at 7000, 7002 and 7020 Williams Road and 10060 Gilbert Road from the "Two-Unit Dwellings (RD1)" zone and the "Single Detached (RS1/E)" zone to the "Medium Density Townhouses (RTM2)" zone, to permit the development of townhouses.

The rezoning application complies with the land use designation and applicable policies contained within the OCP and Broadmoor Area Plan for the subject site.

The list of rezoning considerations is included in Attachment 6; which has been agreed to by the applicant (signed concurrence on file).

Based on the submitted information, staff recommend that Richmond Zoning Bylaw 8500, Amendment Bylaw 9688 be introduced and given first reading.



Ada Chan Russell
Planner 1

ACR:cas

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



City of Richmond



RZ 16-743741

Original Date: 09/26/16

Revision Date:

Note: Dimensions are in METRES



**ZHAO XD
ARCHITECT
LTD.**

855-1145, Yonge St.,
Richmond Hill, ON L4B 1N2
Tel: (905) 709-8800
Fax: (905) 709-1150
Email: info@zhaoxd.com
Web: zhaoxd.com

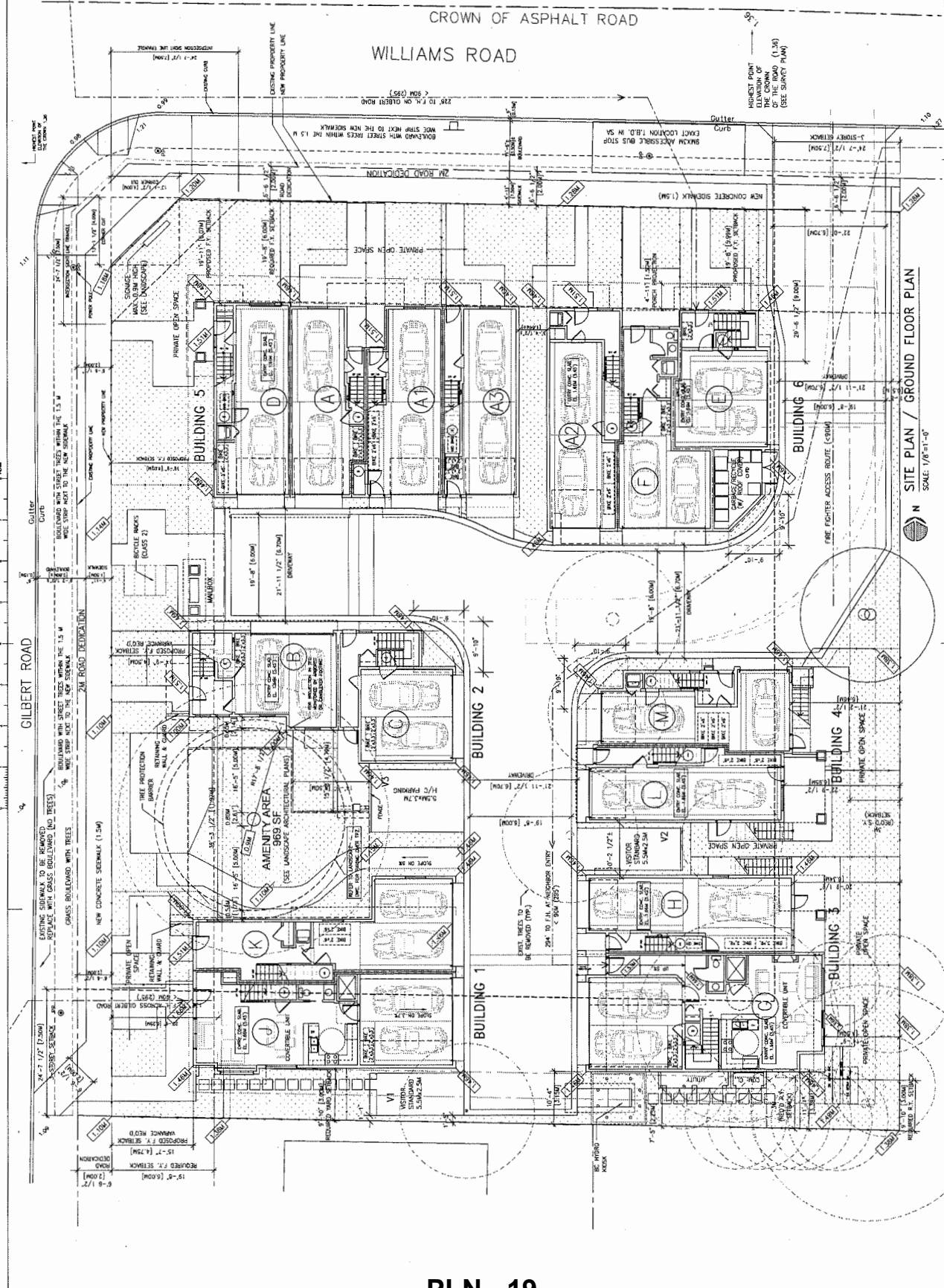
THIS PLAN IS VALID FOR THE PERIOD OF 12 MONTHS FROM THE DATE OF ISSUANCE.

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**TOWNHOUSE
REVISION
AT WILLIAMS RD. &
GILBERT RD.**

2020-03-10
Drawing Title:
**SITE PLAN, DATA &
CONTEXT PLAN**

Date:
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Drawn By:
Checked By:
Project No.:
Drawing No.:
A1



PLN - 19



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ARCHITECT
LTD.**

250-1111 Victoria Bldg.
Esplanade St. Vancouver
BC V6C 2K6
Tel: (604) 275-8882
Fax: (604) 275-1732
Email: info@zhaoxd.com
Web: zhaoxd.com

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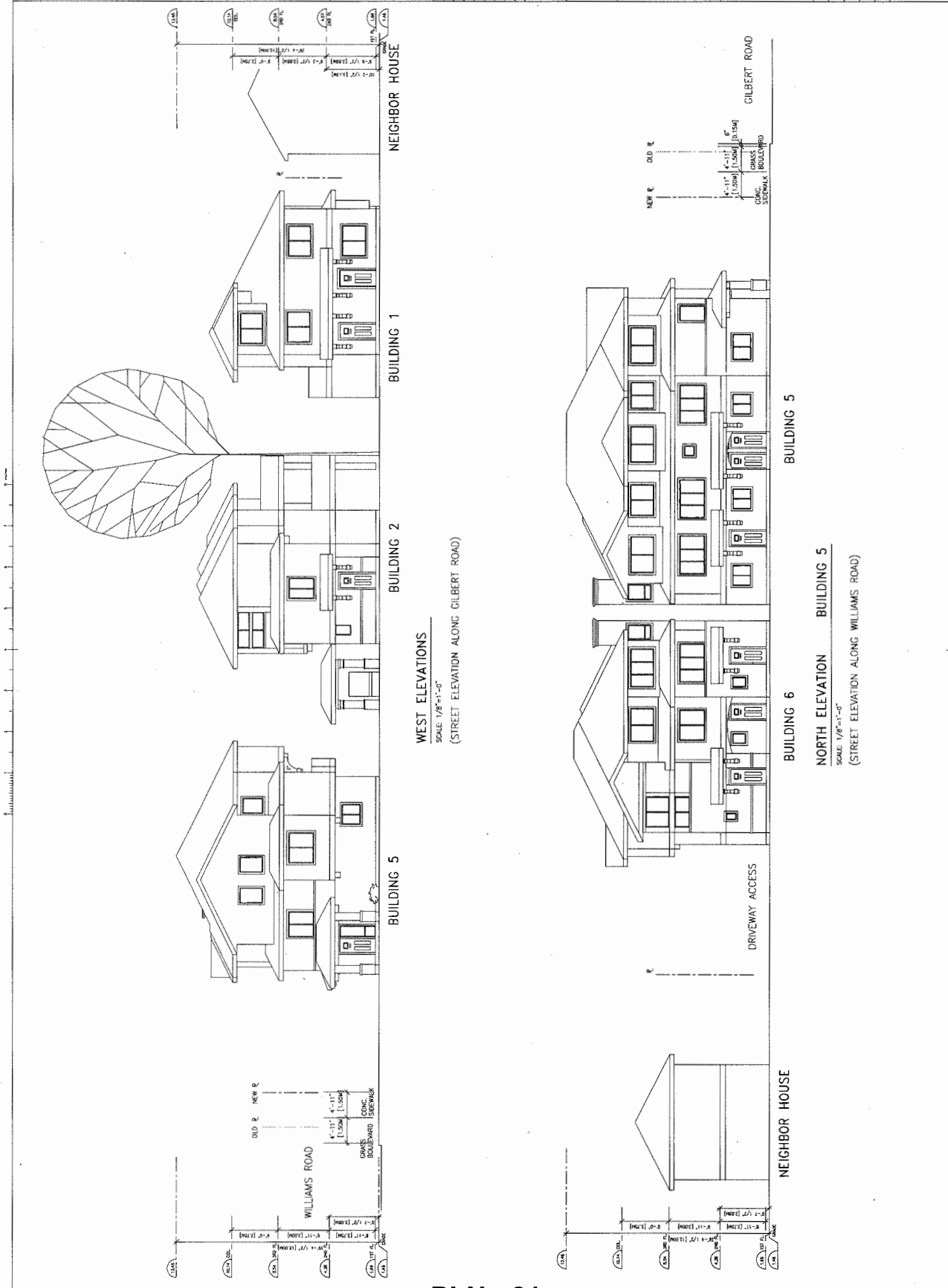
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CHECKED BY: J. WANG
PROJECT NO.: 2000-20

PROJECT: TOWNHOUSE DEVELOPMENT AT WILLIAMS RD. & GILBERT RD.

2000-20 Williams-0030 GRAY ARCHITECTS, BC
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WEST ELEVATIONS
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(STREET ELEVATION ALONG GILBERT ROAD)

NORTH ELEVATION BUILDING 5
SCALE: 1/8"=1'-0"
(STREET ELEVATION ALONG WILLIAMS ROAD)



**ZHAO XD
ARCHITECT
LTD.**

1525 S. 114th, Vancouver, B.C.
 Richmond, B.C. V6V 2K9
 Tel: (604) 275-8822
 Fax: (604) 903-1732
 Email: info@zhaoxd.com
 Web: zhaoxd.com

DATE	DESCRIPTION

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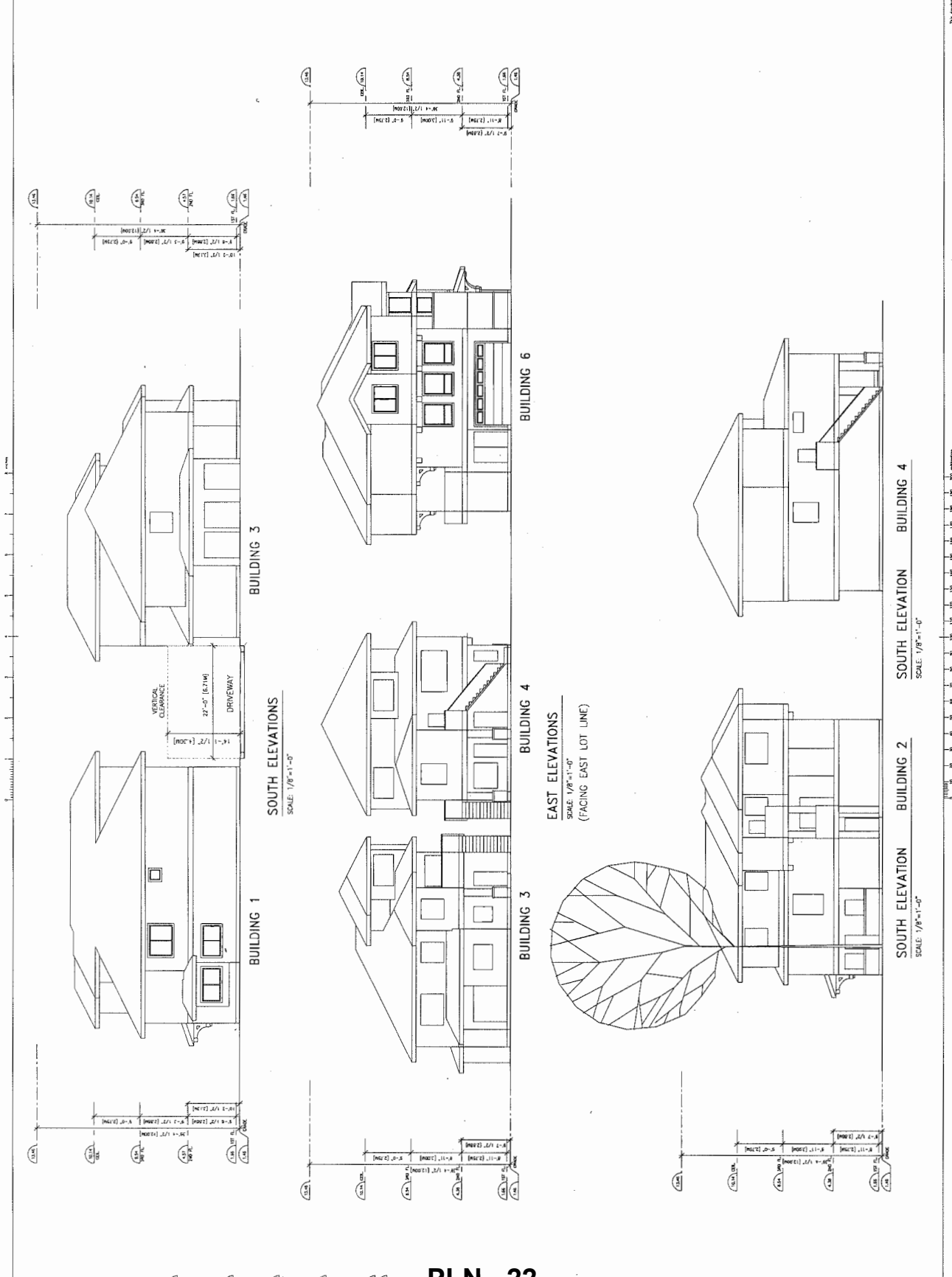
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 DEVELOPMENT
 AT WILLIAMS RD. &
 GILBERT RD.**

7200-20 Williams-10000 Cabot
 RICHMOND, BC

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ARCHITECT
LTD.**

1155-1157 Westmore Rd.,
Rockville, MD 20850
Tel: (301) 276-8882
Fax: (301) 508-1738
E-mail: info@zhaoxd.com
Web: zhaoxd.com

DATE: 08/11/11
DRAWN BY: [Redacted]
CHECKED BY: [Redacted]
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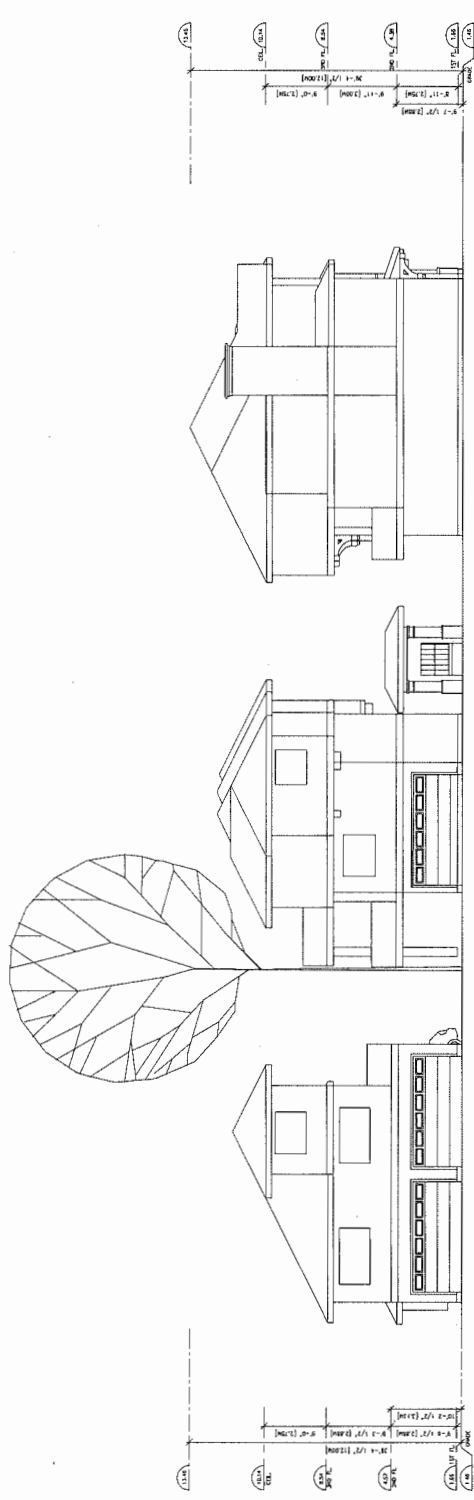
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10/18/11 GEOMETRIC APP
DATE: 10/18/11

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B/C DETAIL SHEET

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7000-20 Wilson - 10560 GIBERT
ROCKVILLE, MD

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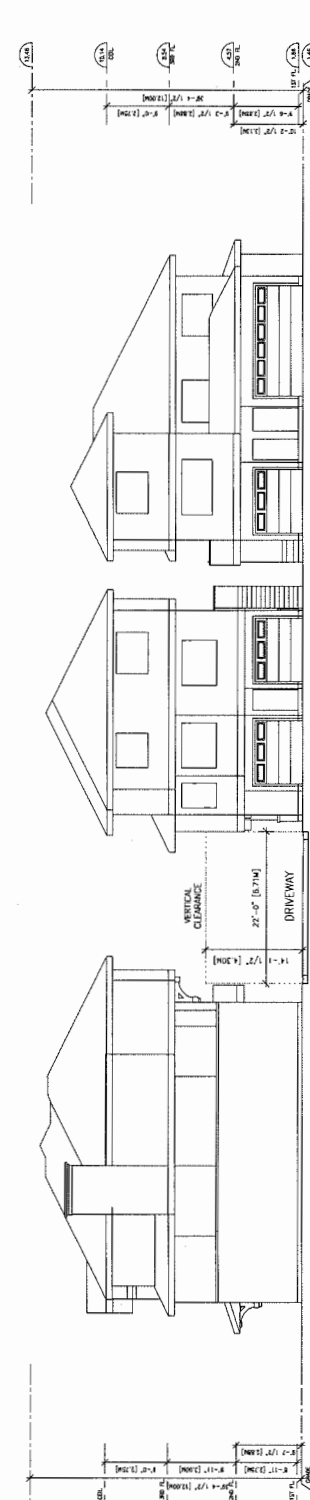


BUILDING 5

BUILDING 2

BUILDING 1

EAST ELEVATIONS
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BUILDING 3

BUILDING 4

BUILDING 6

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



**ZHAO XD
ARCHITECT
LTD.**

8255-11181 Yonge Street,
Richmond Hill, Ontario L4B 1Z7
Tel: (905) 709-8888
Fax: (905) 888-1736
Email: info@zhaxd.com
Web: zhaxd.com

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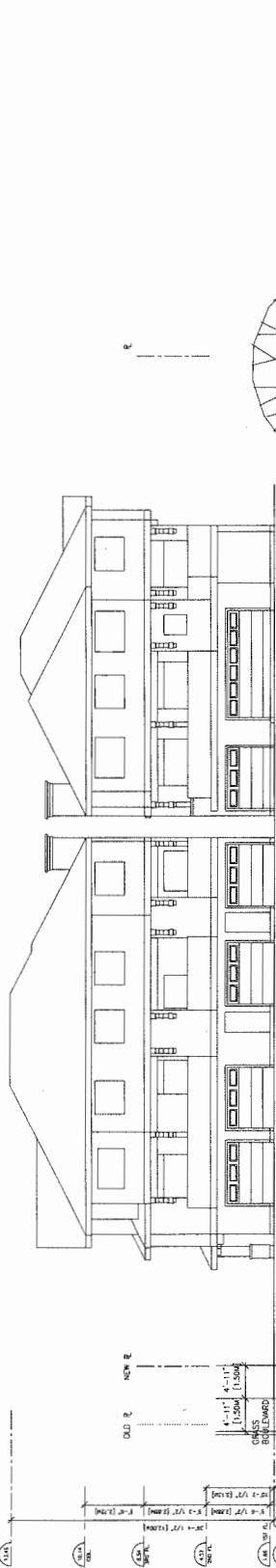
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DEVELOPMENT
AT WILLIAMS RD. &
GILBERT RD.**

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RICHMOND, BC

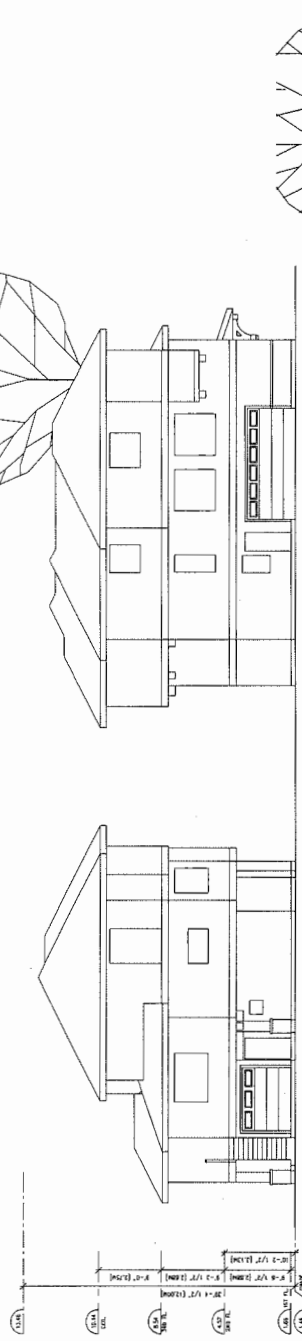
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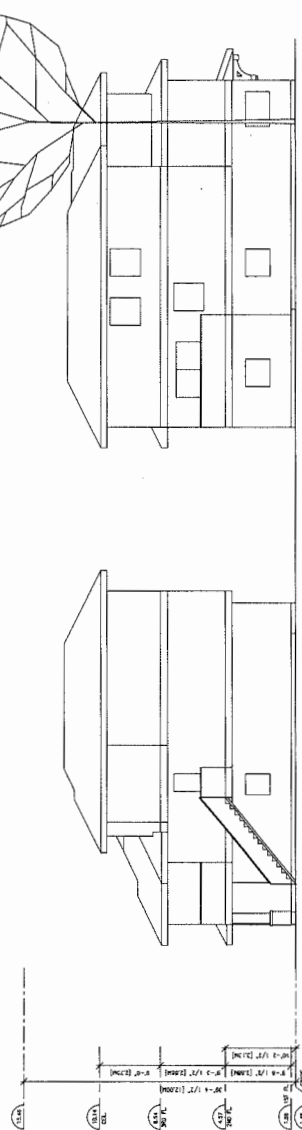
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BUILDING 5
BUILDING 6
SOUTH ELEVATION
SCALE: 1/8"=1'-0"



BUILDING 2
BUILDING 4
NORTH ELEVATION
SCALE: 1/8"=1'-0"



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

NO.	DATE	REVISION/DESCRIPTION	BY
1	2018.08.13	ISSUED FOR PERMIT	DK
2	2018.08.13	ISSUED FOR PERMIT	DK
3	2018.08.13	ISSUED FOR PERMIT	DK
4	2018.08.13	ISSUED FOR PERMIT	DK
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48	2018.08.13	ISSUED FOR PERMIT	DK
49	2018.08.13	ISSUED FOR PERMIT	DK
50	2018.08.13	ISSUED FOR PERMIT	DK

PROJECT: 15 UNIT TOWNHOUSE DEVELOPMENT
7000-20 WILLIAMS ROAD
RICHMOND

CLIENT: DANIELIAN CRETE CONSTRUCTION DEVELOPMENTS LTD.

DRAWING TITLE: LANDSCAPE PLAN

DATE: August 13, 2018
SCALE: 3/32"=1'-0"
DRAWN: JDD
DESIGN: DD
CHECK: PCM
PROJECT NUMBER: 16-153

L1

OF 4

PLANT SCHEDULE	COMMON NAME	PLANT SIZE / COMMENTS
1	RED BANQUET WATTLE	500 CAL. 1 1/2" DB
2	BRONS BERRYBUSH	2 1/2" DB
3	BRONS BERRYBUSH	3 1/2" DB
4	BRONS BERRYBUSH	4 1/2" DB
5	BRONS BERRYBUSH	5 1/2" DB
6	BRONS BERRYBUSH	6 1/2" DB
7	BRONS BERRYBUSH	7 1/2" DB
8	BRONS BERRYBUSH	8 1/2" DB
9	BRONS BERRYBUSH	9 1/2" DB
10	BRONS BERRYBUSH	10 1/2" DB
11	BRONS BERRYBUSH	11 1/2" DB
12	BRONS BERRYBUSH	12 1/2" DB
13	BRONS BERRYBUSH	13 1/2" DB
14	BRONS BERRYBUSH	14 1/2" DB
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31	BRONS BERRYBUSH	31 1/2" DB
32	BRONS BERRYBUSH	32 1/2" DB
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48	BRONS BERRYBUSH	48 1/2" DB
49	BRONS BERRYBUSH	49 1/2" DB
50	BRONS BERRYBUSH	50 1/2" DB

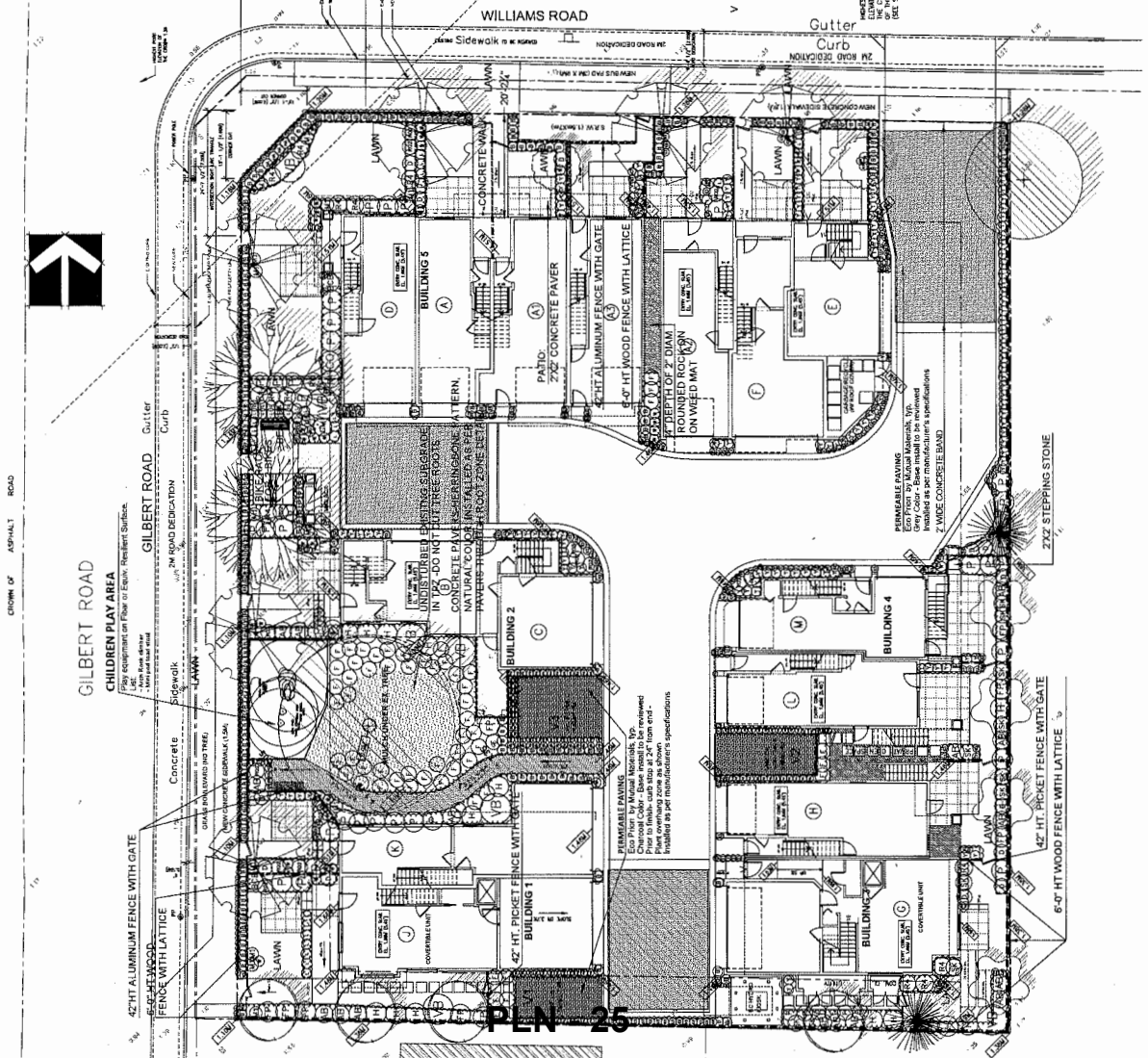
NOTE: PROVISION OF A DESIGN BUILD IRRIGATION SYSTEM TO BE PROVIDED.



SFER-3
Surf Bike Bench Model Number: SFER-3
Black Color
BY WESBONE SITE FURNISHINGS
PH: 604.626.0476

WESBONE SITE FURNISHINGS
Medlow Park Bench Model Number: NWB-5
BY WESBONE SITE FURNISHINGS
UltraLight™ Polypropylene Plastic: Silver-Richwood
Frame: 100% Recycled Steel Hardware
PH: 604.626.0476
All dimensions are made to be installed in 100% CONCRETE ONLY.
PERFORMANCES PER 100% CONCRETE ONLY.

Min 100mm lead slope @ 1:4
BY GreenTree & SUTELLE RECREATION
Per GreenTree & SUTELLE RECREATION



PLAN 25



RZ 16-743741

Attachment 3

Address: 7000, 7002 and 7020 Williams Road & 10060 Gilbert Road

Applicant: Zhao XD Architect Ltd.

Planning Area(s): Broadmoor Area Plan

	Existing	Proposed
Owner:	Yao Chang Mao and Guo Qing Luo	No Change
Site Size (m²):	2,744 m ²	2,534.3 m ² (after road dedication)
Land Uses:	Single detached dwellings	Townhouse units and duplexes
OCP/Area Plan Designation:	Neighbourhood Residential	Neighbourhood Residential
Zoning:	Two-Unit Dwellings (RD1) and Single Detached (RS1/E)	Medium Density Townhouses (RTM2)
Number of Units:	3	15

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max 0.65	Max 0.65	none permitted
Buildable Floor Area (m ²):*	1647.3 m ²	Max. 1646.5 m ²	none permitted
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 65% Landscaping: Max. 25%	Building: Max. 40% Non-porous Surfaces: Max. 64% Landscaping: Max. 26%	none
Lot Dimensions (m):	Min. Width: 40 m Min. Depth: 35 m	Width: 54.2 m Depth: 46.6 m	none
Setbacks – Front yard (m):	Min. 6.0 m	6.0 m	none
Setbacks – South Rear yard (m):	Min. 3.0 m	3.0 m	none
Setbacks – East Side yard (m):	Min. 3.0 m	4.5 m	none
Setbacks – Ext. Side yard (m):	Min. 6.0 m	4.5 m	Requested
Height (m):	Max. 12.0 m (3 storeys)	12.0 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	33	33	none
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	14 (42%)	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Bicycle Parking Spaces	Class 1: 1.25/unit (19) Class 2: 0.2/unit (3)	Class1: 30 Class 2: 3	
Amenity Space – Indoor:	Minimum of 50 m ² or Cash in lieu (\$1000/unit)	Cash in lieu (15 x \$1000= \$15,000)	none
Amenity Space – Outdoor:	Private: Min. 30 m ² Public: 6 m ² /unit (90 m ²)	Private: Min 30 m ² Public: 94 m ²	none

Other: Tree replacement compensation required for loss of significant trees.

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

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pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4195 Bill Crane Drive
Richmond, BC V6X 2K6
P: (604) 274-0011 F: (604) 274-0022

BSA

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CLIENT: CAMERON HANCOCK CONSTRUCTION DEVELOPMENT LTD.

PROJECT: 15 UNIT TOWNHOUSE DEVELOPMENT
7000-20 WILLIAMS ROAD
RICHMOND

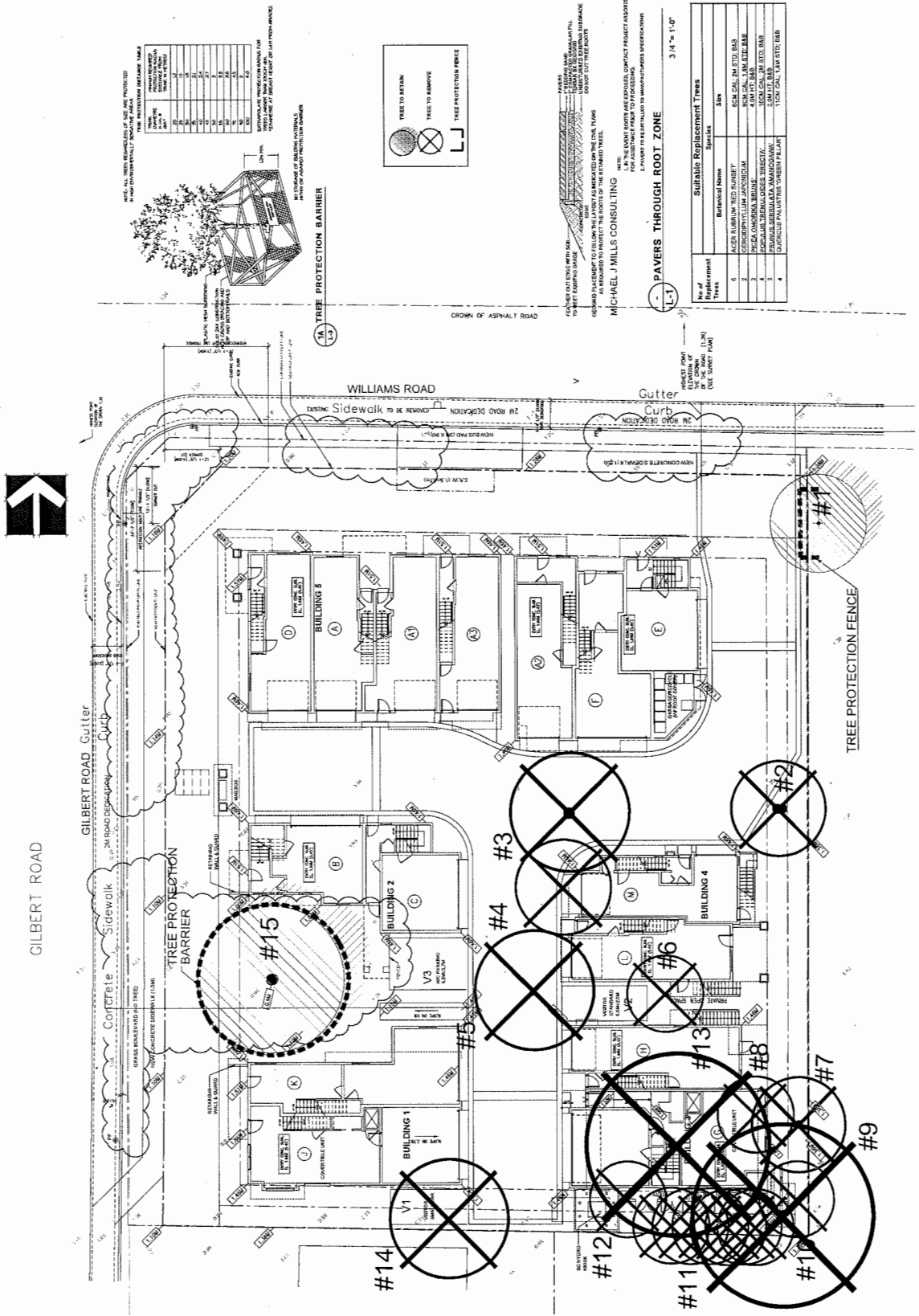
WITH: ZIMCO ARCHITECT LTD.
DRAWING TITLE: TREE MANAGEMENT PLAN

DATE: AUGUST 23, 2018
SCALE: 1/4" = 1'-0"
DRAWING NO: DESIGN 00
CHECKED: PCM
PMO PROJECT NUMBER: 161-153

DRAWING NUMBER: L3

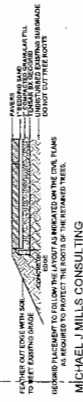
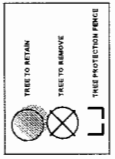
OF 4

16153-22P



NOTE: ALL TREES RECORDED AS SHOWN AND PROTECTED IN THIS DEVELOPMENTALLY APPROVED PLAN.

TREE NUMBER	DATE	REVISION	BY
1			
2			
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3/4" = 1'-0"

No. of Replacement Trees	Species	Size
6	JACK PINE	10 FT. DBH
2	CELESTIAL LUM. JUNCHEM	4 CM DBH
2	SPREA OMBIFLORA BRUNN	4 CM DBH
2	SPREA OMBIFLORA BRUNN	4 CM DBH
2	SPREA OMBIFLORA BRUNN	4 CM DBH
4	QUERCUS PALMATA GREEN PALM	10 CM DBH



Address: 7000, 7002 and 7020 Williams Road & 10060 Gilbert Road

File No.: RZ 16-743741

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9688, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development. The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - include the 18 required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
4	11 cm		6 m
4	10 cm		5.5 m
2	9 cm		5 m
2	8 cm		4 m
6	6 cm		3.5 m

3. 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 trees 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.
4. Submission of a Tree Survival Security to the City in the amount of \$10,000.00 for the one (1) tree to be retained.
5. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
6. Registration of a flood indemnity covenant on title.
7. City acceptance of the developer's offer to voluntarily contribute \$0.81 per buildable square foot (e.g. \$14,355.31) to the City's public art fund.
8. Contribution of \$1,000.00 per dwelling unit (e.g. \$15,000) in-lieu of on-site indoor amenity space.
9. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot (e.g. \$70,890.40) to the City's affordable housing fund.
10. Contribution of \$25,000.00 to go towards the purchase and installation of a City standard bus shelter
11. Contribution of \$8,800.00 to go towards the purchase and installation of illuminated street name signs at the Williams Road/Gilbert Road intersection.
12. Road dedications: (i) 2.0 m wide road dedication along the entire Williams Road development frontage; (ii) 2.0 m wide road dedication along the entire Gilbert Road development frontage; and (iii) 4.0 m x 4.0 m corner cut road dedication at the northwest corner of the site.
13. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
14. 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.

15. Registration of a Statutory Right-of-Way (SRW) Property Right-of-Passage (PROP) on title to provide legal means of public and vehicular access to future developments located south of the subject development. The SRW PROP is to cover the development driveway on Williams Road and the entire length of the north south drive aisle. At the south end of the easterly north-south aisle, no permanent structures are to be placed.
16. Discharge of existing covenant registered on Title of the subject property (i.e., G54759), which is no longer required by the City of Richmond for services.
17. Discharge of existing covenant registered on Title of the subject property (i.e., BF353030) which restricts the use of the property to a duplex.
18. The submission 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 to the City of Richmond based on 100% of the cost estimates provided by the landscape architect. The security will not be released until an acceptable impact assessment report by the Certified Arborist is submitted and a landscaping inspection has been passed by city staff. The City may retain a portion of the security for a one-year maintenance period.

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. Incorporation of accessibility, CPTED and sustainability measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Enter into a Servicing Agreement* for the design and construction of servicing works and off-site improvements to the satisfaction of the Director of Engineering. Works include, but may not be limited to;

Water Works:

- a. Using the OCP Model, there is 551.0 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 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.
 - Install a new water service connection, complete with meter and meter box, off of the existing 250 mm AC water main along Williams Rd.
- c. At Developer's cost, the City is to:
 - Cut and cap the three (3) existing water service connections.
 - Install a new fire hydrant at the Williams Rd frontage.
 - Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

- d. The Developer is required to:

PLN - 30

Initial: _____

- Upgrade approximately 65 m of existing 300 mm diameter storm sewer along the Williams Rd frontage to 600 mm. Upgrades are typically manhole to manhole.
 - Cut and cap the three (3) existing storm service connections, and remove inspection chambers.
 - Install a new storm service connection off of the proposed storm sewer along the Williams Rd frontage, complete with inspection chamber.
- e. At Developer's cost, the City is to:
- Complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

- f. The Developer is required to:
- Cut, cap, and remove the existing 150 mm FRP sanitary main within the development site and along the Gilbert Road frontage, as well as all manholes, service laterals, and inspection chambers, and discharge right-of-way.
 - Install a new manhole at the southwest corner of the development site and tie-in to existing 150 mm FRP sanitary main.
 - Install a new sanitary service connection off of the proposed manhole. The manhole shall serve as an inspection chamber.
- g. At Developer's cost, the City is to:
- Complete all tie-ins for the proposed works to existing City infrastructure.

Frontage Improvements:

- h. The Developer is required to:
- Coordinate with BC Hydro, Telus and other private communication service providers
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To underground overhead service lines.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc). These shall be located onsite, as described below.
 - Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the Rezoning staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the right of ways dimensions and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:
 1. BC Hydro PMT – 4mW X 5m (deep)
 2. BC Hydro LPT – 3.5mW X 3.5m (deep)
 3. Street light kiosk – 1.5mW X 1.5m (deep)
 4. Traffic signal kiosk – 1mW X 1m (deep)
 5. Traffic signal UPS – 2mW X 1.5m (deep)
 6. Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
 7. Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan
 - Review street lighting levels on all frontages and upgrade as required.

The Developer is required to design and construct frontage improvements along the Williams Road and Gilbert Road frontages. Works include, but may not be limited to:

- a) Williams Road frontage:
- (1) Construct a new 1.5 m wide concrete sidewalk at the new property line and grass boulevard with street trees behind the existing curb; and

- (2) Construct a 3.0 m wide x 9.0 m long concrete bus pad with conduit pre-ducting for electrical connection at the existing eastbound bus stop on Williams Road far-side of Gilbert Road (in accordance with TransLink's 'Universal Accessible Bus Stop Design Guidelines').
- b) Gilbert Road frontage: Construct a new 1.5 m wide concrete sidewalk at the new property line and grass boulevard with street trees behind the existing curb.
- c) Vehicle access is to be provided by a single driveway located at the eastern edge of the Williams Road development frontage. All existing driveways along the Williams Road and Gilbert Road development frontages are to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, grass/tree boulevard and concrete sidewalk per standards described in these Rezoning Considerations.
- d) The Developer is responsible for the cost of any traffic signal related works that are required as a result of conflict/impact of frontage improvements works and/or utility installations. The required traffic signal works may include: replacement of traffic signal poles and bases; replacement of vehicle detector loops; and traffic signal cabinet. The details of the traffic signal works will be defined as part of the Servicing Agreement detailed site design process.

General Items:

1. The Developer is required to:
 - Provide, within the first SA submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
 - 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.
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.

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

Initial: _____

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 9688 (RZ 16-743741)
7000/7002/7020 Williams Road & 10060 Gilbert 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 "MEDIUM DENSITY TOWNHOUSES (RTM2)".

P.I.D. 004-514-572

Lot 84 Section 32 Block 4 North Range 6 West New Westminster District Plan 31625

P.I.D. 000-896-748

Lot 85 Section 32 Block 4 North Range 6 West New Westminster District Plan 31625

P.I.D. 003-986-055

Lot 87 Section 32 Block 4 North Range 6 West New Westminster District Plan 31625

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9688".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Horizontal lines for recording readings and conditions.

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

MAYOR

CORPORATE OFFICER