



City of Richmond

Minutes

Development Permit Panel Thursday, October 17, 2019

Time: 3:30 p.m.

Place: Council Chambers
Richmond City Hall

Present: Joe Erceg, Chair
Cecilia Achiam, General Manager, Community Safety
John Irving, Acting General Manager, Engineering and Public Works

The meeting was called to order at 3:30 p.m.

Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on September 25, 2019 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 18-820689 (REDMS No. 6235708)

APPLICANT: Integrated Construction

PROPERTY LOCATION: 1600 Savage Road

INTENT OF PERMIT:

Issuance of an Environmentally Sensitive Area (ESA) Development Permit at 1600 Savage Road in order to allow construction of a warehouse building on a site partially designated as an ESA.

Applicant's Comments

Braden Smith, representing the applicant, referenced his submission (attached to and forming part of these Minutes as Schedule 1) and provided an overview of the application, highlighting the following:

- a warehouse building is proposed to be constructed on the subject site;

Development Permit Panel

Thursday, October 17, 2019

- the two distinct ESAs on the site consist of a 788-square meter northern ESA located along the north property line and a 198-square meter central ESA which is proposed to be removed to allow for the construction of the warehouse building;
- the proposed ESA compensation plan includes the establishment of two new ESAs on the site: a 305-square meter new ESA contiguous to the existing northern ESA and a 109 square-meter discontinuous ESA along the west property line adjacent to Savage Road;
- the establishment of two new ESAs will result in a total ESA net gain over the site of 414 square meters;
- the proposed ESA compensation and enhancement scheme includes planting of new native trees, shrubs and plants and removal of invasive species in the new ESAs and in the existing northern ESA; and
- the proposed ESA restoration and enhancement is intended to improve the ecological function of the site.

Panel Discussion

In reply to queries from the Panel, Mr. Smith noted that (i) the existing central ESA to be removed is isolated, has an understorey dominated by invasive species, and is not well established, (ii) an annual monitoring for a period of three years by a Qualified Environmental Professional (QEP) will be conducted to ensure survivability of new planting and provide necessary replacements, and (iii) trees in the central ESA will be removed and existing trees in good condition in the northern ESA will be retained and protected.

In reply to queries from the Panel, Wayne Craig, Director, Development, advised that (i) majority of the ESA enhancements will be done in the new ESA contiguous to the existing northern ESA, (ii) the proposed new ESA along Savage Road enables the site to exceed the City's objective for a 2:1 ESA replacement ratio, (iii) the proposed native planting in the new ESAs would enhance their ecological value, and (iv) a landscape bond will be required to ensure compliance with the applicant's planting plan.

In reply to further queries from the Panel, Mr. Smith acknowledged that (i) the size of replacement trees to be planted will be enhanced, (ii) the removal of invasive species in the existing and new ESAs and replanting with native species will improve the habitat value and ecological function of the ESAs, and (iii) the applicant had considered the potential for retaining the central ESA; however, it was found to have low habitat value and use of the area was necessary for the construction of the warehouse building.

Staff Comments

Mr. Craig noted that a Work Order for frontage improvements and site service connections along Savage Road is associated with the project and a new Statutory Right-of-Way will be secured along the River Road frontage to allow for future dike improvements should these be needed.

Development Permit Panel

Thursday, October 17, 2019

Gallery Comments

None.

Correspondence

None.

Panel Discussion

The Panel expressed support for the project, noting that the new ESA contiguous to the existing northern ESA would provide a higher habitat value and ecological function as opposed to the new ESA planting strip along Savage Road.

Panel Decision

It was moved and seconded

That an Environmentally Sensitive Area (ESA) Development Permit be issued at 1600 Savage Road in order to allow construction of a warehouse building on a site partially designated as an ESA.

CARRIED

2. DEVELOPMENT PERMIT 18-829234

(REDMS No. 6186767)

APPLICANT: Interface Architecture Inc,

PROPERTY LOCATION: 5631, 5635, 5651, 5691, 5711, 5731 and 5751 Steveston Highway

INTENT OF PERMIT:

1. Permit the construction of 28 townhouse units at 5631, 5635, 5651, 5691, 5711, 5731 and 5751 Steveston Highway on a site zoned “Medium Density Townhouses (RTM2)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the front yard setback to Steveston Highway from 6.0 m to 4.5 m for proposed Buildings #1 and #2 on the eastern half of the site, and from 6.0 m to 5.6 m for proposed Buildings #9 and #10 on the western half of the site.

Applicant's Comments

Kenneth Chow, Interface Architecture Inc., with the aid of a PowerPoint presentation (attached to and forming part of these Minutes as Schedule 2) provided an overview of the proposed development and highlighted the following:

Development Permit Panel

Thursday, October 17, 2019

- design objectives for the 28-unit townhouse development include the creation of a visually interesting residential development with simple massing compatible with the neighbourhood;
- proposed setback variances for the front yards will allow more trees to be retained in the rear yards and provide an appropriate buffer to adjacent single-family homes;
- a centrally located site entry with a T-shaped drive aisle is proposed to provide adequate manoeuvring space for large trucks;
- a right-in/right-out vehicle access is proposed;
- the buildings are oriented east-west to optimize solar benefits; and
- the north-south orientation of major living spaces will minimize overlook to neighbouring developments.

Mr. Chow further noted that (i) two secondary suites and three convertible units will be provided, (ii) a heritage interpretive sign will be installed at the site entry, (iii) side-by-side parking is proposed for all townhouse units, (iv) electric vehicle charging will be provided for all residential parking spaces, including the dedicated outdoor parking spaces for the secondary suites, and (v) four solar panels will be installed for each townhouse unit.

Denitsa Dimitrova, PMG Landscape Architects, briefed the Panel on the main landscape features of the project, noting that (i) a significant number of trees along the rear property line will be retained, (ii) each unit will be provided with a private yard with an outdoor patio and small lawn/landscaped area, (iii) the backyard and ground floor of convertible units have the same elevation to provide accessibility, (iv) the proposed outdoor amenity area includes passive and active spaces, (v) a 1.8 meter wood fence is proposed along the rear property line to provide privacy to neighbouring single-family homes, (vi) low transparent aluminum fencing will be installed along the streetscape, and (vii) permeable pavers are proposed at the site entry, at the ends of drive aisles and on outdoor parking spaces.

Panel Discussion

In reply to queries from the Panel, the design team noted that (i) majority of trees to be retained are along and close to the north property line, (ii) some replacement trees could not be accommodated on-site due to lack of space, (iii) the developer had consulted with owners of adjacent single-family homes to the north regarding the project's proposed interface with their properties, (iv) there is a Statutory Right-of-Way allowing access to/from the future redevelopment of adjacent properties to the west through the subject site, (v) the proposed development will fit in with the neighbourhood, (vi) the proposed secondary suites are livable, and (vii) the solar panels will be directly connected to the energy system of the proposed development.

Development Permit Panel

Thursday, October 17, 2019

Staff Comments

Mr. Craig noted that (i) the proposed front yard setback variance on the eastern side of the site is driven by the two-meter wide road dedication along the eastern edge of the site for future road widening, (ii) all rear yard units will have a minimum of six-meter setback to maximize tree retention at the rear of the site, and (iii) as per the acoustical report provided by the applicant, the project will achieve the interior noise standards of Canada Mortgage and Housing Corporation (CMHC) with respect to traffic generated from Steveston Highway.

Mr. Craig further noted that (i) there is currently no plan for road widening of Steveston Highway, (ii) a physical barrier will be constructed through the Servicing Agreement to enforce the right-in/right-out vehicle movement on the site, and (iii) the interpretive heritage signage is proposed to commemorate the former Martianoff Residence on the development site at 5731 Steveston Highway as a social gathering place in the early 19th century.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

Panel expressed support for the project, noting that it is well executed and has positive features including the provision of side-by-side residential parking and installation of solar panels for all townhouse units.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of 28 townhouse units at 5631, 5635, 5651, 5691, 5711, 5731 and 5751 Steveston Highway on a site zoned “Medium Density Townhouses (RTM2)”; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to reduce the front yard setback to Steveston Highway from 6.0 m to 4.5 m for proposed Buildings #1 and #2 on the eastern half of the site, and from 6.0 m to 5.6 m for proposed Buildings #9 and #10 on the western half of the site.*

CARRIED

Development Permit Panel

Thursday, October 17, 2019

3. DEVELOPMENT PERMIT 19-850320

(REDMS No. 6271057)

APPLICANT: Greater Vancouver Sewerage and Drainage District

PROPERTY LOCATION: 1000 Ferguson Road

INTENT OF PERMIT:

Allow the construction of a concrete dewatering pad and associated uses on a site designated as an Environmentally Sensitive Area.

Applicant's Comments

Andreea Irimia, AECOM, representing the applicant, briefed the Panel regarding the application with the aid of a PowerPoint presentation (attached to and forming part of these Minutes as Schedule 3), and highlighted the following:

- the existing Iona Island Wastewater Treatment Plant (IIWWTP) operated by Greater Vancouver Sewerage and Drainage District, will be upgraded from primary to secondary sewage treatment by 2030;
- as part of the upgrade, a new dewatering facility will be constructed and the site's existing sludge lagoons and stockpiles will be decommissioned;
- the subject application will allow for the development of a 2,745-square meter area designated as an Environmentally Sensitive Area (ESA) within the IIWWTP site to construct a temporary concrete pad and gravel area for dewatering equipment;
- two previous ESA Development Permits have been issued for the subject site;
- 26 trees on the site will be protected and two on-site trees will be removed and replaced on-site with a 2:1 ratio; and
- a bald eagle nest on the site will be protected and a no construction boundary and noise buffer will be delineated to mitigate impacts.

Ms. Irimia further noted that (i) off-site ESA compensation for the project's ESA impacts is proposed at the Iona Island Regional Park on Canfor Point, (ii) the ESA compensation plan includes invasive species removal and enhancement of 3,000 square meters within the park through planting of native species of trees and shrubs, (iii) the proposed ESA compensation area is adjacent to the ESA compensation area for a recently issued Development Permit, and (iv) there will be an annual monitoring and reporting by a Qualified Environmental Professional (QEP) for a period of five years.

Development Permit Panel

Thursday, October 17, 2019

Panel Discussion

In reply to queries from the Panel, Ms. Irimia acknowledged that (i) there are no odour issues on the site as the bio-solids are removed and transported off-site on a regular basis, (ii) the temporary dewatering pad is operational for six months a year for a period of five years, (iii) a green hedge is proposed for the dewatering pad to provide landscape screening, and (iv) the proposed ESA compensation area for the subject application is part of the overall compensation plan for all IIWWTP upgrades.

Gallery Comments

None.

Correspondence

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued at 1000 Ferguson Road in order to allow construction of a concrete dewatering pad and associated uses on a site designated as an Environmentally Sensitive Area.

CARRIED

4. Date of Next Meeting: October 30, 2019

5. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:45 p.m.

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Thursday, October 17, 2019.

Joe Erceg
Chair

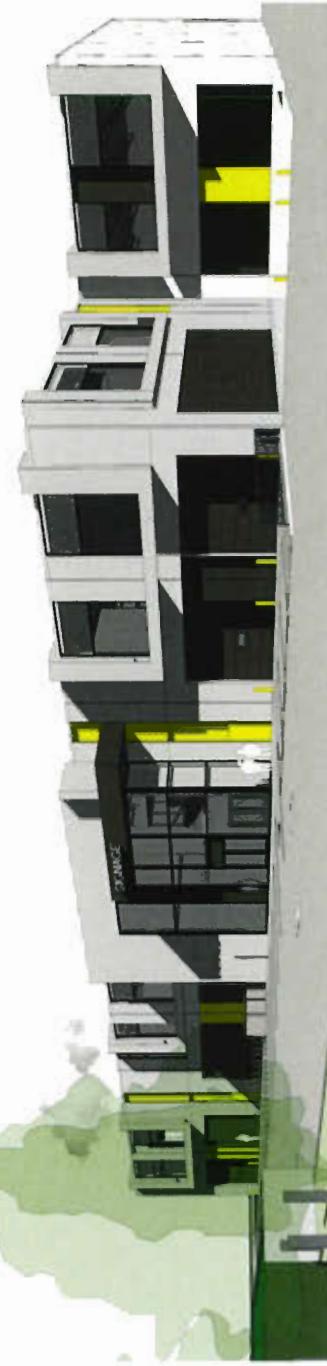
Rustico Agawin
Committee Clerk

Schedule 1 to the Minutes of the
Development Permit Panel
meeting held on Thursday,
October 17, 2019.



1600 Savage Road Open Windows

DPP Presentation for ESA
Development Permit



Project Overview

DP Plan 3

- The subject property is 1.3 acres and zoned light industrial (IL)
- Existing site is currently utilized as an asphalt paved parking lot
- Proposed building is a 31,415 sq.ft. warehouse for Open Windows
- Open Windows is a company that supplies vinyl and aluminum windows

Project Overview

DP Plan 3

- Proposed warehouse will be constructed by way of a concrete tilt up building, which includes a concrete slab on grade, insulated concrete exterior wall panels, a structural steel superstructure, and a ballasted EPDM roof system
- Height of building is proposed at 11.1m / 36.5ft
- Two vehicle driveways are proposed to serve each end of the building, which is required for the company's operations (vinyl & aluminum windows)

ESA Overview – Existing

Attachment 3

- (2) distinct existing ESA areas on site
- (1) Northern ESA (788m² / 8,482sq.ft.) located along the northern property line
 - Predominantly ‘Upland Forest’ with a small sliver of ‘Shoreline’ furthest north
- (1) Southern ESA (198m² / 2,131sq.ft.) located central on the site
 - Entirely classified as ‘Upland Forest’

Existing ESA - Northern

Attachment 3 & 5

- Predominately 'Upland Forest' with a sliver of 'Shoreline' furthest north of the site
- Contiguous with additional ESA east of the site, which form a 'hub' in the Ecological Network Management Strategy
- No removal of ESA is proposed in the northern ESA location
- Invasive species have established throughout the northern ESA, which will be removed during the proposed ESA compensation plan

Existing ESA - Northern

Attachment 3 & 5

- Trees located in the northern ESA consist of western red cedar, western red pine, Norway maple, black cottonwood, lodgepole pine & red alder
- These trees provide cover and habitat for terrestrial species (birds/small mammals)
- Existing understorey dominated by invasive species (himalayan blackberry)

Existing ESA – Central

Attachment 3

- Designated as 'Upland Forest'

- Isolated from balance of ESA located on or adjacent to the subject site
- Invasive species have established throughout the central ESA
- Proposed for removal to allow for the development of the site

Existing ESA – Central

Attachment 3

- 15 trees located in the central ESA location proposed for removal include western red pine, western red cedar & lodgepole pine
- Understorey includes large cleared areas dominated by invasive species

ESA Overview – Compensation

DP Plan 1 & 2

- Proposal to remove the existing central ‘Upland Forest’ ESA (198m² / 2,131sq.ft.) to allow for development of the site
- Proposed compensation includes:
 - Establish (2) new ESA areas on site
 - New ESA area (305m² / 3,283sq.ft.) contiguous to the northern portion of the existing ‘Upland Forest’ ESA
 - New ESA area (109m² / 1,173sq.ft.) discontinuous along the western property line next to Savage Road
 - Additional compensation includes removal of invasive species & replanting of native species within the existing northern ESA
- Total ESA net gain of 216m² / 2,325sq.ft. (2:1 ratio)

Compensation – Northern ESA - New

DP Plan 4a

- 305m² / 3,283sq.ft. of new ESA contiguous with the existing Northern ESA
 - Includes 14 new trees (western red cedar & douglas fir)
 - Includes native shrubs consisting of salal, dull Oregon-grape, baldhip rose, ocean spray, salmonberry & common snowberry
 - Includes perennials consisting of vanilla leaf, pacific bleeding heart, sword fern, small-flowered alumroot, large leaved lupine & pink fawn lily
 - Proposed plant density to be 1.3 plants/m²

Compensation – Northern ESA - Existing

DP Plan 4a

- In addition to expanding the northern ESA, we are proposing to enhance the existing northern ESA which will include:
 - Removal of all invasive species located within the existing northern ESA
 - Enhance the existing northern ESA with additional native shrubs and perennials

Compensation – Southern ESA

DP Plan 4b

- 109m² / 1,1173sq.ft of new ESA located along the western property line next to Savage Road

- Includes 11 new trees consisting of western red cedar & douglas fir
- Includes native shrubs consisting of salal, dull orange-grape, baldhip rose, salmonberry & common snowberry
- Proposed plant density to be 0.9 plants/m²

Trees

Attachment 4

- Trees that were assessed as part of this development include:

- 54 bylaw-sized trees on site
- 4 trees on the neighbouring site
- 5 trees on City of Richmond property
- Tree species include Norway maple, lodgepole pine, western red cedar, freemans maple, maple, douglas fir, black cottonwood, red alder & big leaf maple

- Trees proposed for removal include:

- 30 on site trees
- 1 on City of Richmond property

Trees

Attachment 4

- Trees proposed to be retained include:
 - 24 on site trees
 - 4 on the neighbouring site
 - 4 on City of Richmond property
- Total replacement trees proposed is 26

ESA Balance Sheet

Restoration Objectives

- The restoration objectives for the site consist of:
 - Improving habitat function and utilization of the ESA on site by a variety of terrestrial species including:
 - Small and medium size mammals
 - Birds
 - Invertebrates
 - Offsetting the habitat loss associated with the removal of the isolated 'upland forest' ESA in the center of the site via expansion of the existing ESA along the northern site boundary including:
 - Removal of the existing invasive species
 - Soil amendments
 - Native vegetation planting
 - Expanding and enhancing the northern ESA are anticipated to improve:
 - foraging potential
 - Cover
 - Nesting
 - Direct and indirect utilization as contiguous habitat home range for resident and migratory species

END OF PRESENTATION

Schedule 2 to the Minutes of the
Development Permit Panel
meeting held on Thursday,
October 17, 2019.

DEVELOPMENT PERMIT APPLICATION - SEPT 06, 2019

28-UNIT TOWNHOUSE DEVELOPMENT
5631, 5635, 5651, 5691, 5711, 5731, 5751
STEVESTON HWY, RICHMOND BC

REVISIONS	
APRIL 06, 2019	DP Preliminary
JULY 15, 2019	DP Preliminary
APRIL 12, 2019	APN Submission
APRIL 05, 2019	DP Preliminary
MAY 11, 2019	DP Preliminary
JULY 16, 2019	DP Submission
APRIL 04, 2019	PE Application
CONSULTANTS	



VIEW ALONG STEVESTON HWY LOOKING NORTH-EAST



CONTEXTUAL IMAGES

EXAMPLE OF HERITAGE INTERPRETIVE SIGNAGE
(SEE SITE PLAN ON A1.1 FOR PROPOSED LOCATION)

A1.0

BIRD'S EYE VIEW LOOKING NORTH-WEST



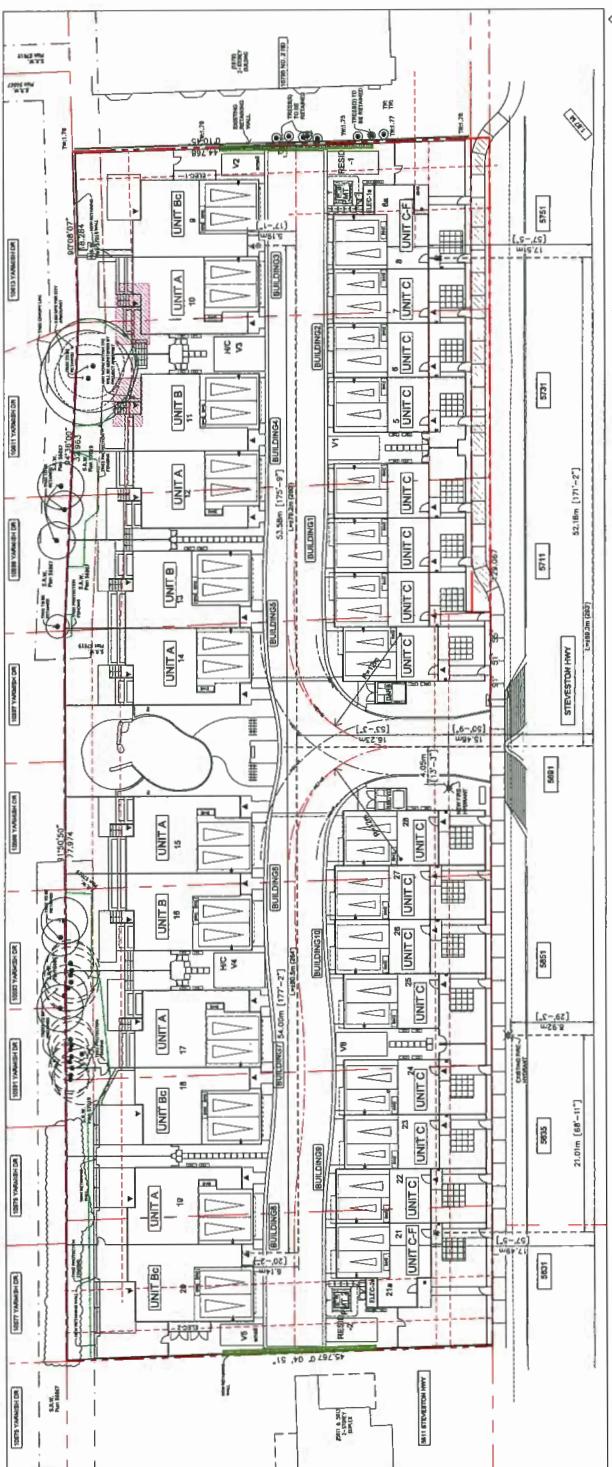
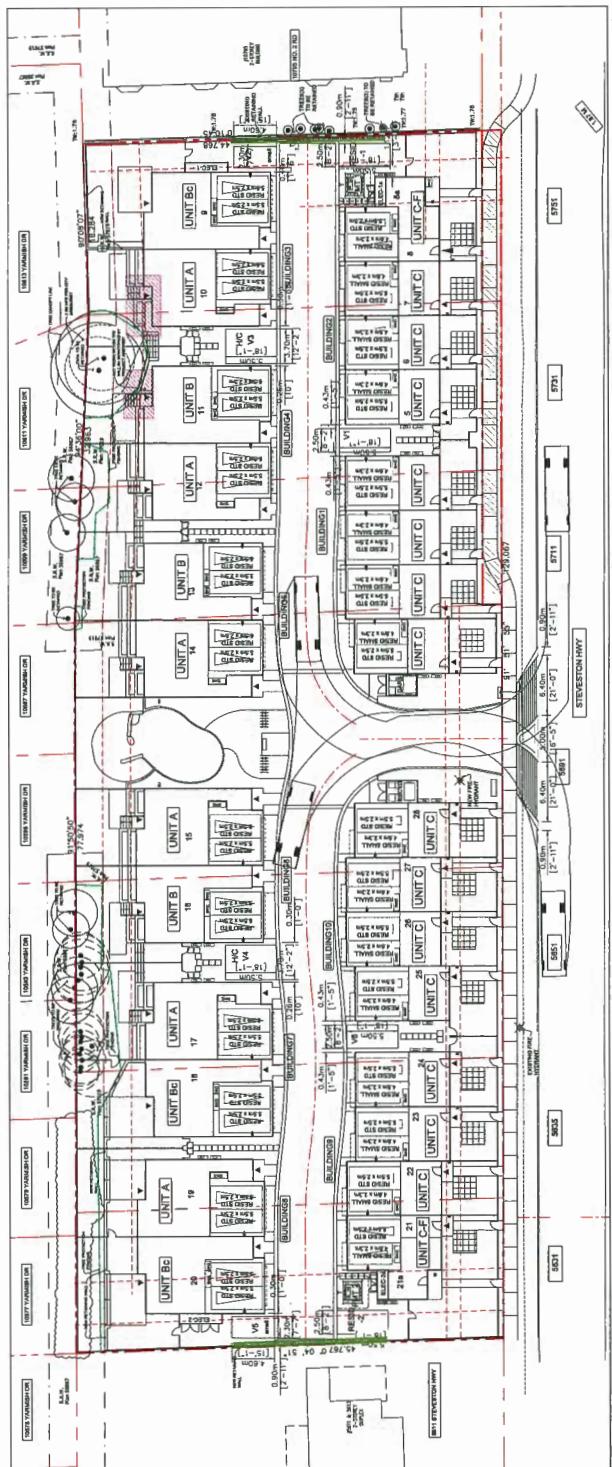
ENTRY VIEW LOOKING NORTH-EAST



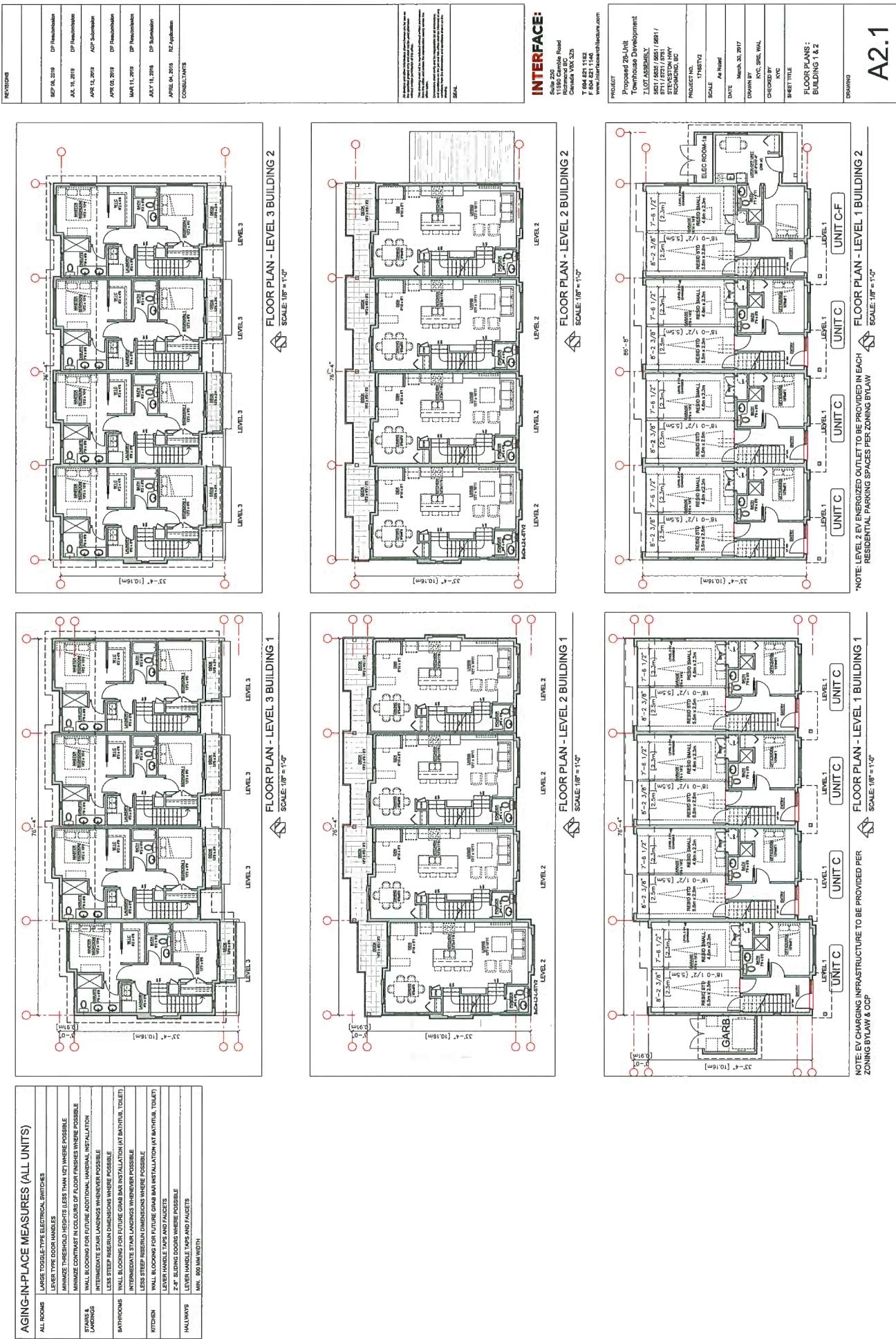
REVISIONS	
REF ID: 2019	DP Preliminary
AUG 16, 2019	DP Preliminary
APR 15, 2019	APD Submittal
APR 16, 2019	DP Preliminary
JULY 17, 2019	DP Submittal
APRIL 04, 2019	FEZ Application
CONTRACTOR/CLIENT	

INTERFACE:

Suite 220
1000 Columbia Road
Richmond BC
Canada V6C 3C5
T 604.821.1152
F 604.821.1148
www.interfacearchitects.com



A1.2





REVISIONS

APR 26, 2018

DPR Finalization

JUL 15, 2019

DPR Finalization

APR 12, 2019

ADP Submittal

APR 06, 2019

DPR Finalization

APR 06, 2019

RZ Application

CONSULTANTS

MAR 11, 2019

DPR Finalization

APR 14, 2019

DPR Submittal

APR 06, 2019

RZ Application

CONSULTANTS

INTERFACE:

APR 26, 2018

DPR Finalization

JUL 15, 2019

DPR Finalization

APR 12, 2019

ADP Submittal

APR 06, 2019

DPR Finalization

APR 06, 2019

RZ Application

CONSULTANTS

MAR 11, 2019

DPR Finalization

APR 14, 2019

DPR Submittal

APR 06, 2019

RZ Application

CONSULTANTS

APR 06, 2019

DPR Finalization

JUL 15, 2019

DPR Finalization

APR 12, 2019

ADP Submittal

APR 06, 2019

DPR Finalization

APR 06, 2019

RZ Application

CONSULTANTS

MAR 11, 2019

DPR Finalization

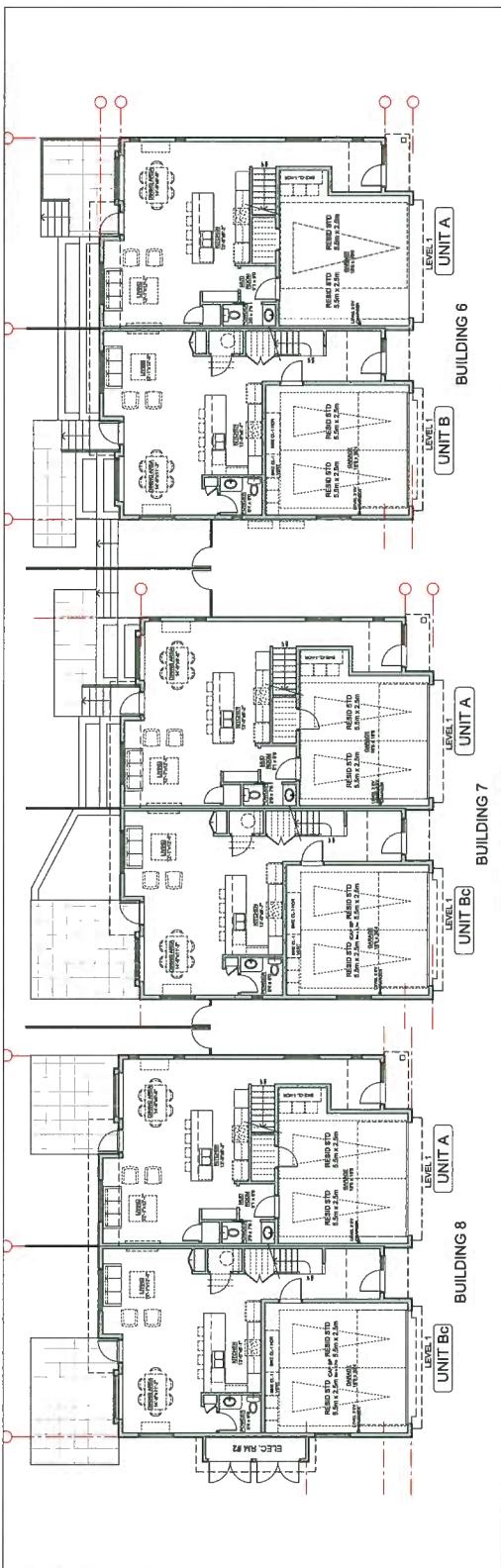
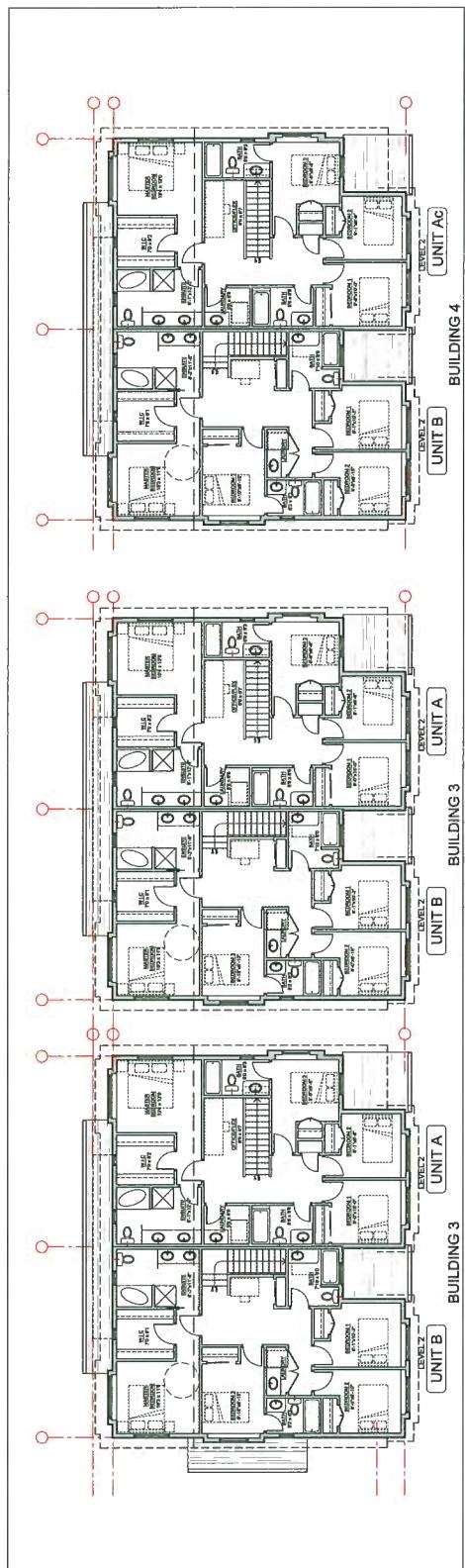
APR 14, 2019

DPR Submittal

APR 06, 2019

RZ Application

CONSULTANTS



*NOTE: LEVEL 2 EV ENERGIZED OUTLET TO BE PROVIDED IN EACH RESIDENTIAL PARKING SPACES PER ZONING BY LAW

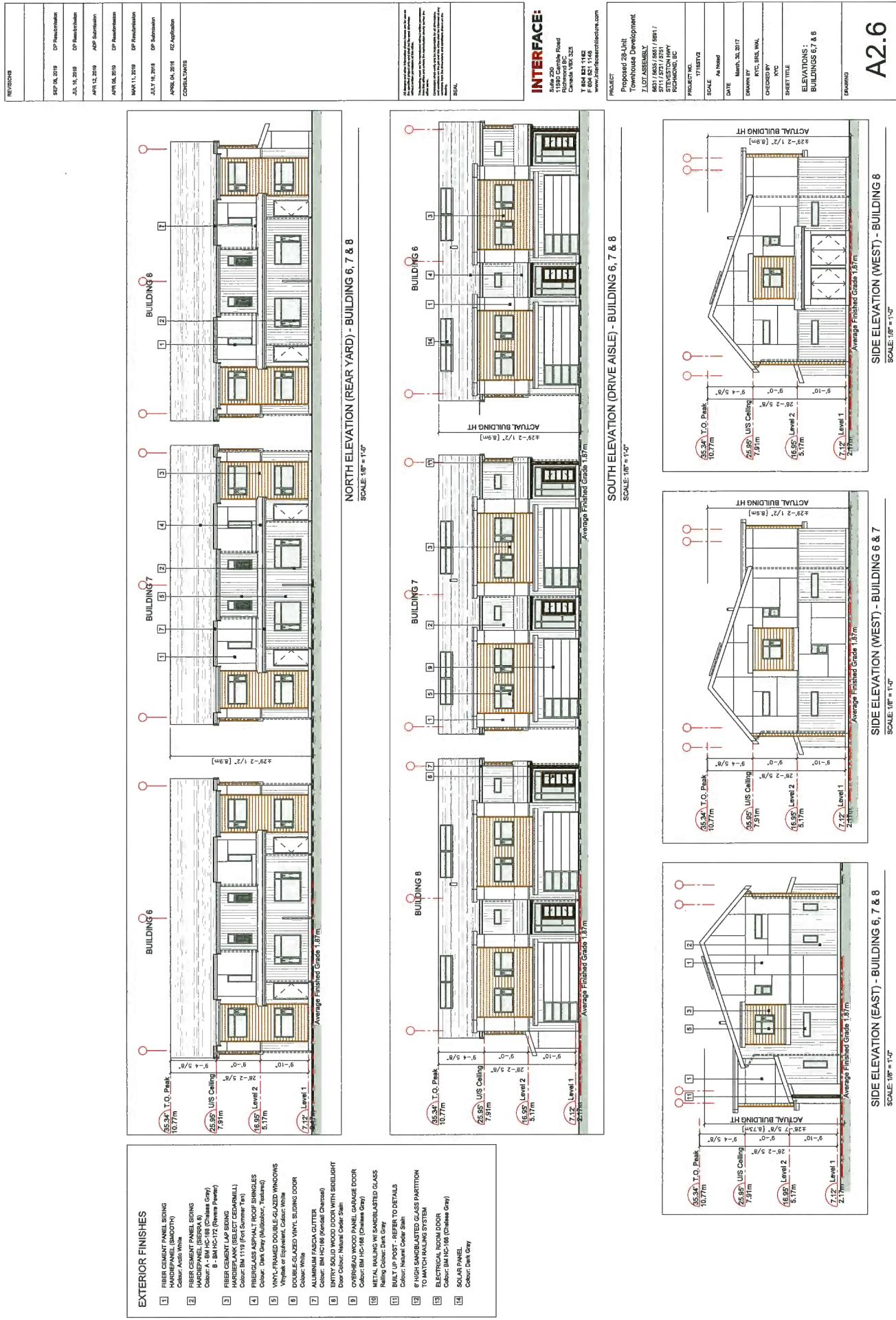
SCALE: 1'0" = 1'-0"

FLOOR PLANS : BUILDINGS 6 & 8

SHEET TITLE: BUILDINGS 6 & 8

DRAWING NUMBER: 111857v2

A.5



A2.6

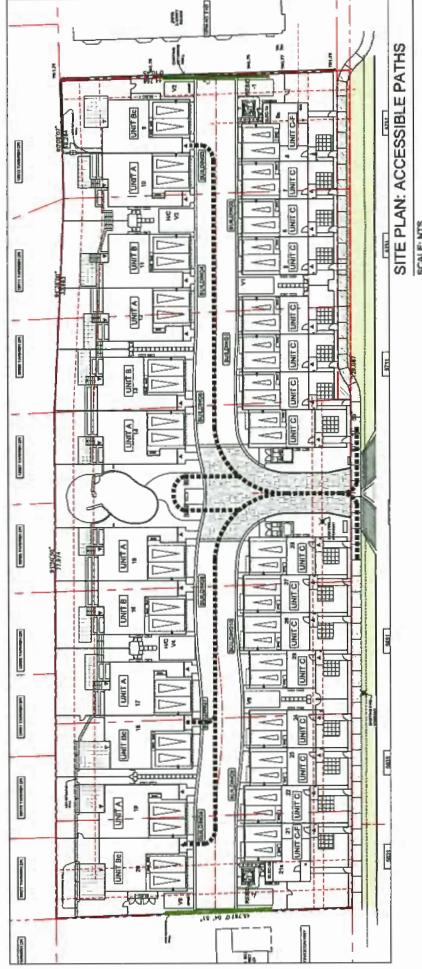
REVISIONS	
REF ID:	
ED 16, 2018	DP Residential
JL, 16, 2019	DP Residential
APR 16, 2019	DP Residential
APR 05, 2019	DP Residential
INTERFACe:	
MAP 16, 2018	DP Residential
JULY 16, 2018	DP Residential
APR 04, 2019	RZ Architects
CONSULTANTS	
BATHROOMS	TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SITE AND IN FRONT WALL BODGINGS FOR TOILET GRAB RAILS AT TOILET TUB AND SHOWER, NOT FORGED WITH 2X2 SOLID UBLERS IN ALL ANTIVALE, SHOWER, AND LEVER-TYPE HANDLES FOR PLUMMING FIXTURES.
KITCHEN	PRESSURE AND TEMPERATURE CONTROLLING VALVES ARE INSTALLED ON WALL, SHOWERS FAUCETS. CABINETS UNDERNEATH SINK ARE EASILY REMOVED.
DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (AYOUT OR FUTURE PLACEMENT).	CLEAR AREA NEEDS UNDER SINK WORKFACE, PLUMBING AND CLOSET PIPES IN WALL AND FLOOR LOCATED CLEAR OF UNDER COUNTER AREA OF SINK. CLOSET DOOR IS OPENED TO ALLOW ACCESS TO UNDER COUNTER PIPE BRUGS IN NO HIGHER THAN 300 MM TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL.
WALK-IN CLOSET	CABINETS UNDERNEATH SINK ARE EASILY REMOVED.
WALK-IN CLOSET	1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM.
WALK-IN CLOSET	LEVER-TYPE HANDLES FOR PLUMMING FIXTURES.
WALK-IN CLOSET	MIRROR THAT CAN BE OPENED WITH A SINGLE HAND BATHROOM, WALK-IN CLOSET DOOR.
WALK-IN CLOSET	DATA ENTRY SWITCHES
WALK-IN CLOSET	WALK-IN CLOSET THAT CAN ACCESSTO THE ANCHOR COUNTER IN BATHROOM INSIDE, ON FRONT FACE OF PATCH COUNTER, WITHIN PROXIMITY OF CENTRE FOR SAME LINE OPTIONS.
WALK-IN CLOSET	UPGRADE TO GURDRAWS CUTLED IN MAJOR BATHROOM, HOME OFFICE, LAUNDRY, AND KITCHEN ROOM.

A2.9

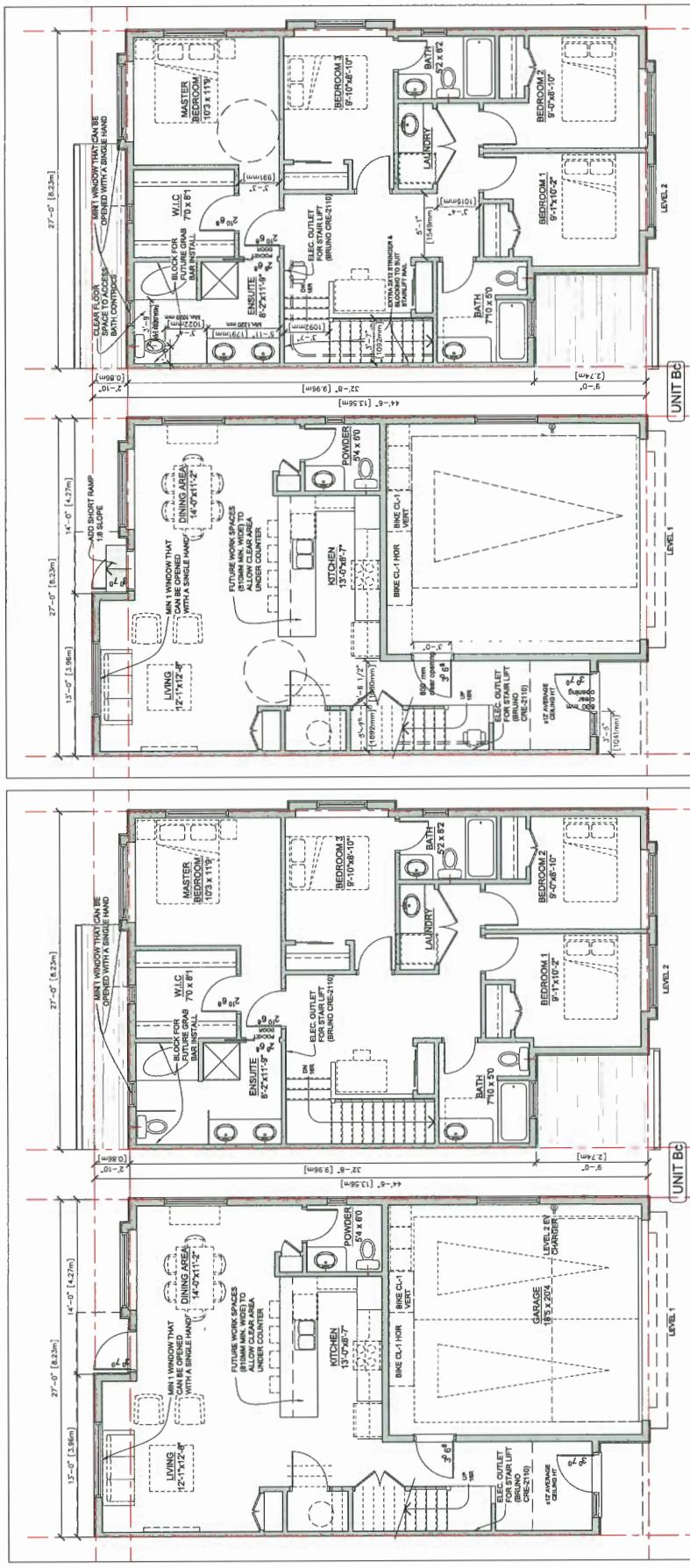
FLOOR PLAN: CONVERTIBLE UNIT Bc (AFTER CONVERSION)
SCALE: 1"=1'-0"

NOTE: LEVEL 2 EV ENERGIZED OUTLET TO BE PROVIDED IN EACH
RESIDENTIAL PARKING SPACES PER ZONING BY LAW
SCALE: 1"=1'-0"

CONVERTIBLE UNIT FEATURES CHECKLIST	
DOORS & DOORWAYS	ENTRANCE DOORS MIN. 930 MM DEPTHLY PIANA AND HAVE CLEAR ACCESS WITHOUT SWING EXTERIOR DOOR, LIDOR, SPACE MIN 1020 MM DEPTH BY DOOR FOR AUTOMATIC DOORS (INSTALLED IF DUG IN WIRING PROVIDED)
INTERIOR DOORS	INTERIOR DOORS TO MAIN LIVING AREA, 1 BATHROOM, AND MEDICINA MIN DEACTIVATION MECHANISM ACCESSTO OTHER HALLWAY AND ROADS AND PATIO/HALCYON MIN. 930 MM CLEAR OPENING. ACCESSED FROM REAR DOOR AT GROUND FLOOR.
ALL INTERIOR THRESHOLDS	ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BODC.
STAIR LIFT	SPEC. NOTE: BRIDGE STAIR LIFT (LEUTTE CURVE CHE-210) MAX. LOAD: 1800 KG. MAX. SWING CLEARANCE 2.7 M. MAX. SWING CLEARANCE 2.7 M. SWING CLEARANCE 2.7 M. MAX. SWING CLEARANCE 2.7 M.
VENTILATION	VENTILATION SYSTEMS ARE REINFORCED IN ALL AREA, AND LAUNDRIES AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPEC. FRAMING TO ACCOMMODATE SHANT CONSTRUCTION WITHOUT IMPACT TO MANUFACTURER SPEC.
CIRCULATION	AT THE TOP OF ALL STAIRWALLS, WALLS ARE REINFORCED WITH 2X12 + SOLID LUMBER AT LEAST 4" X 12".
HALLWAYS	MIN. 900 MM WIDTH
GARAGE	MIN. ACCESSIBLE PARKING SPACES WITH MIN. 900 MM CLEAR OPENING ACCES FROM GARAGE TO LIVING AREA MIN. 900 MM CLEAR OPENING.

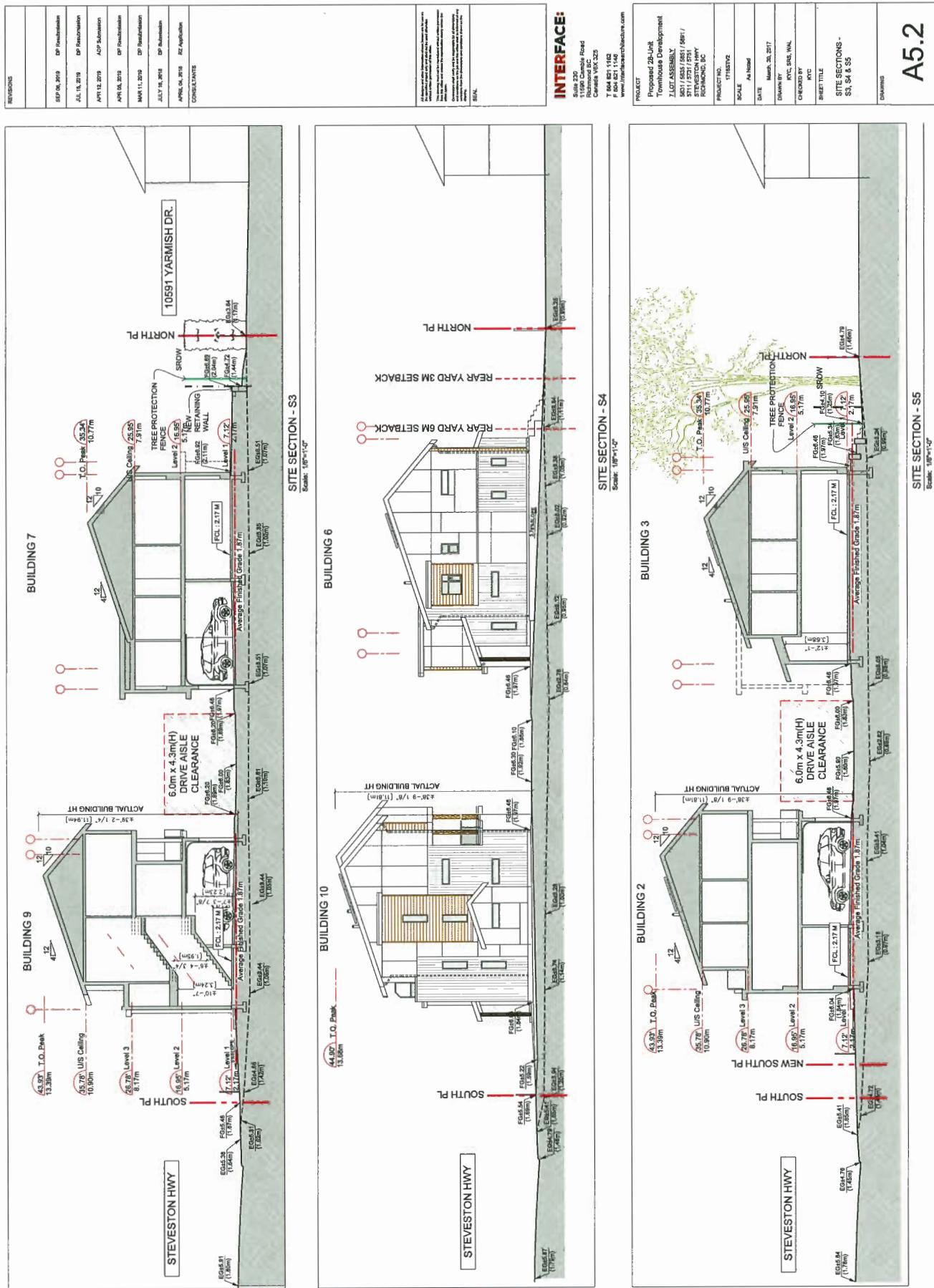


SITE PLAN: ACCESSIBLE PATHS
SCALE: HTS



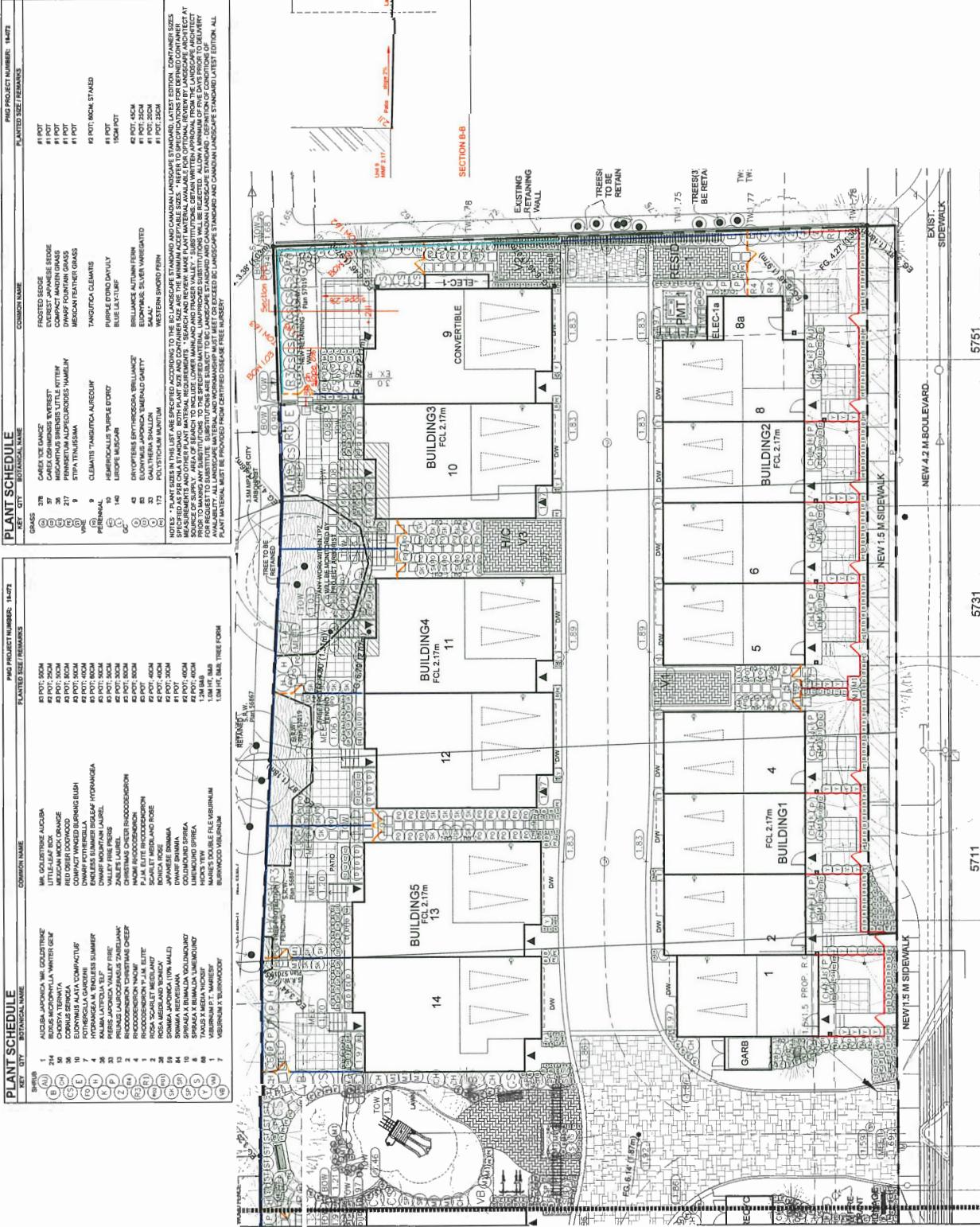
FLOOR PLAN: CONVERTIBLE UNIT Bc (BEFORE CONVERSION)
SCALE: 1"=1'-0"

NOTE: LEVEL 2 EV ENERGIZED OUTLET TO BE PROVIDED IN EACH
RESIDENTIAL PARKING SPACES PER ZONING BY LAW
SCALE: 1"=1'-0"







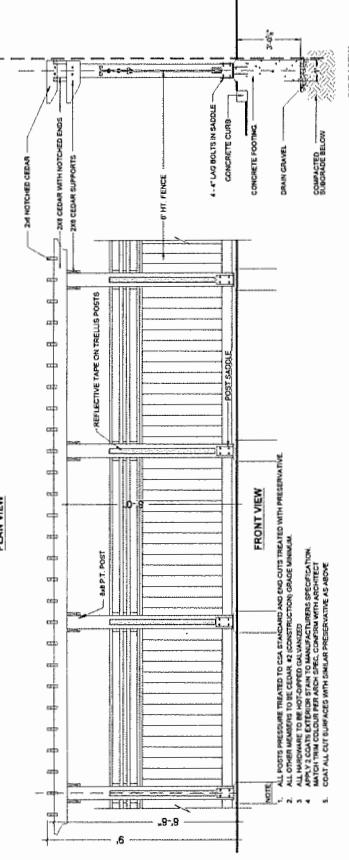


PROJECT: 28 UNIT TOWNHOUSE DEVELOPMENT
DRAWING NUMBER: L3
5631-5731 STEVESTON HIGHWAY
RICHMOND
CMB: MONEY
OFS: DODD
DATE: April 07, 2017
SCALE: N 1" = 20'-0"
DRAWING: DODD
DESIGN: DODD
NO. DATE: Revision Description
CR: Client: Enrich Properties (Richmond) Ltd.
DRAWING TITLE: LANDSCAPE SHRUB PLAN
PHOTO PROJECT NUMBER: 184-072
PHOTO NUMBER: 160724A320

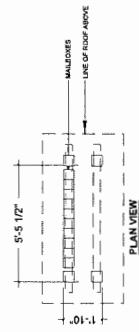
16-072



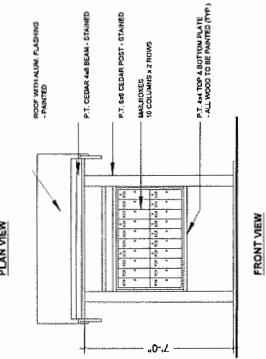
PLAN VIEW



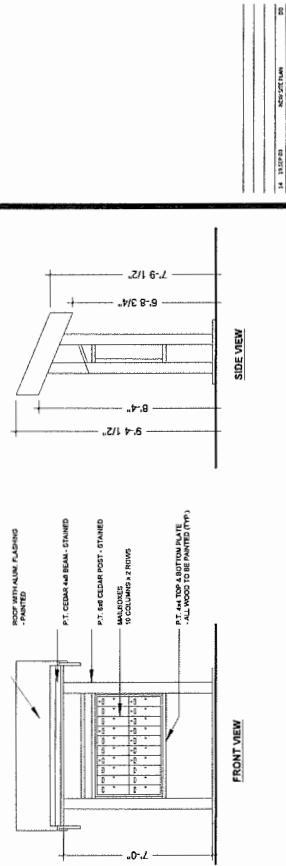
FRONT VIEW



PLAN VIEW



FRONT VIEW



SIDE VIEW

9 TRELLIS STRUCTURE
L:2

3/8" = 1'-0"

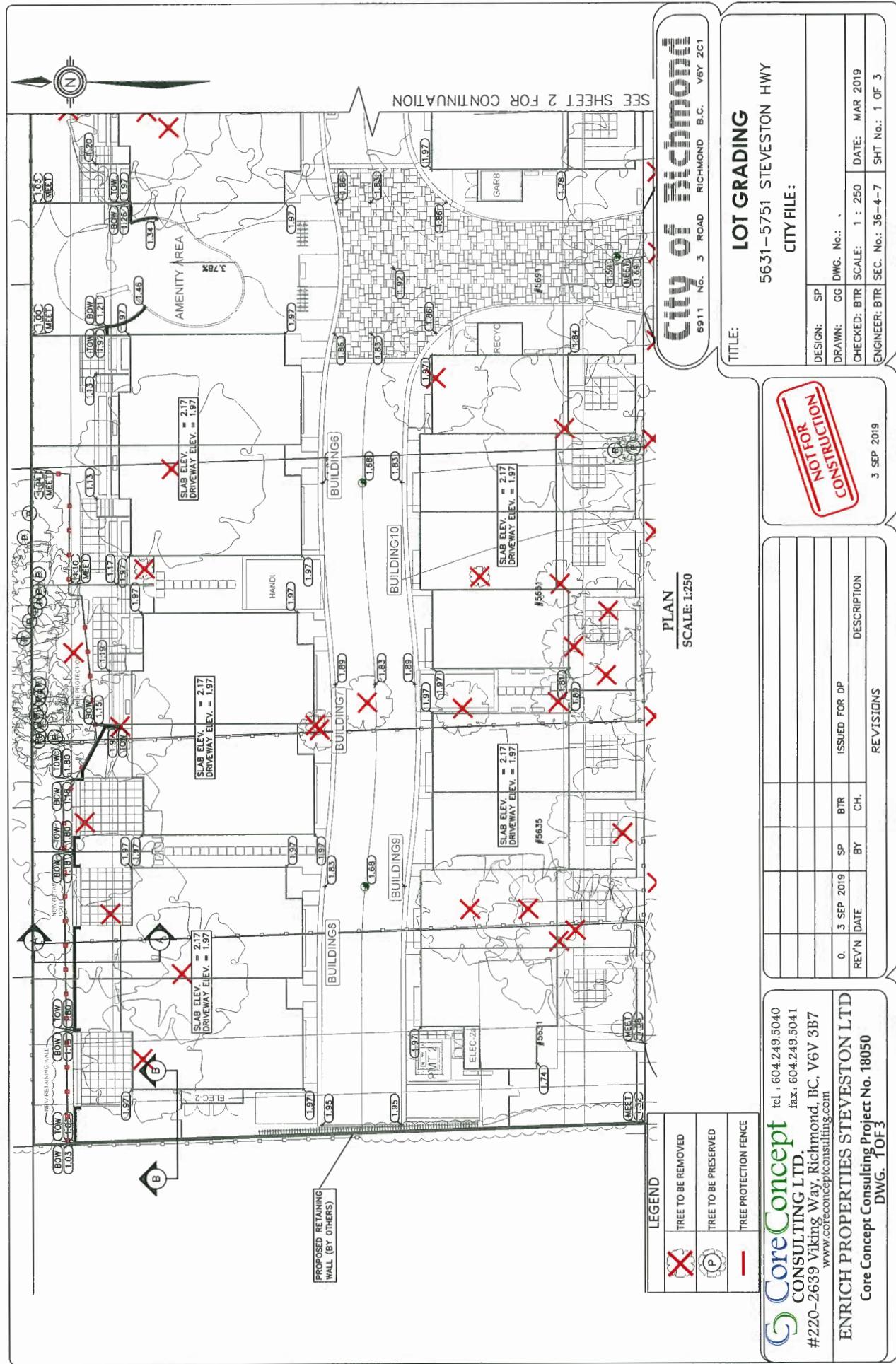
NOTES:

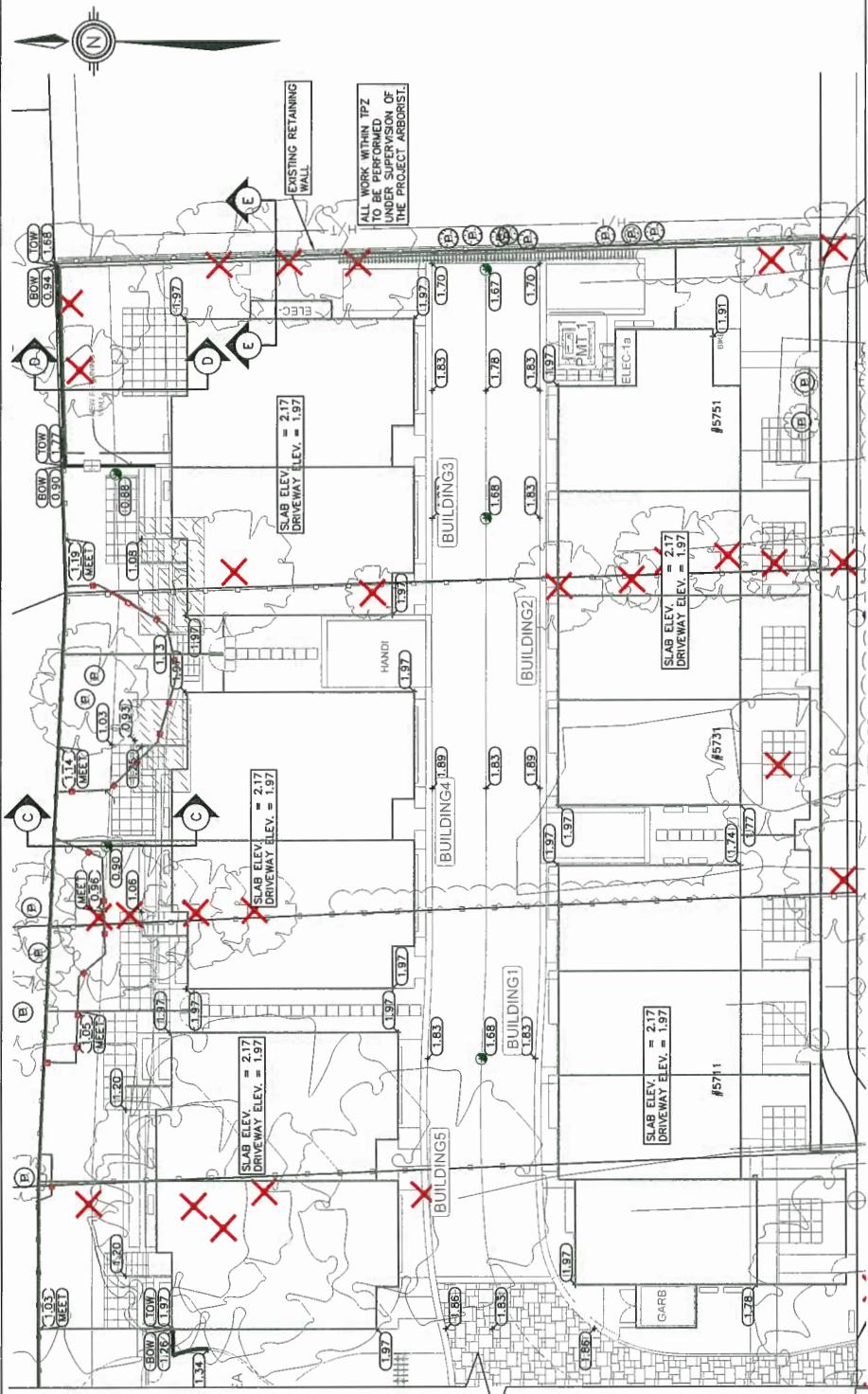
1. ALL POSTS REINFORCED WITH 1/2" EPOXYCOATED AND GALVANIZED TREATED WOOD PRESERVATIVE.
2. ALL CEDAR TO BE NOT CUT GALVANIZED.
3. ALL HANGAR TO BE NOT CUT GALVANIZED.
4. ALL CEDAR TO BE NOT CUT GALVANIZED.
5. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE.

PROJECT:
28 UNIT TOWNHOUSE
DEVELOPMENT
5631-5751 STEVETON HIGHWAY
RICHMOND

DRAWING TITLE:
LANDSCAPE
DETAILS
5631-5751 STEVETON HIGHWAY
RICHMOND

DATE: April 27, 2017 DRAWING NUMBER: L5
SCALE: 1:50' DESIGN: DD
DRAWN: O/S
DESIGNED: DD
CHECKED: MCY





CITY of Richmond

6911 No. 3 ROAD RICHMOND B.C. V6Y 2C1

LOT GRADING

5631-5751 STEVESTON HWY

CITY FILE:

DESIGN: SP
DRAWN: GG DWG. No.: -
CHECKED: BTR SCALE: 1 : 250 DATE: MAR 2019
ENGINEER: BTR SEC. No.: 36-4-7 SHT No.: 2 OF 3

NOT FOR CONSTRUCTION

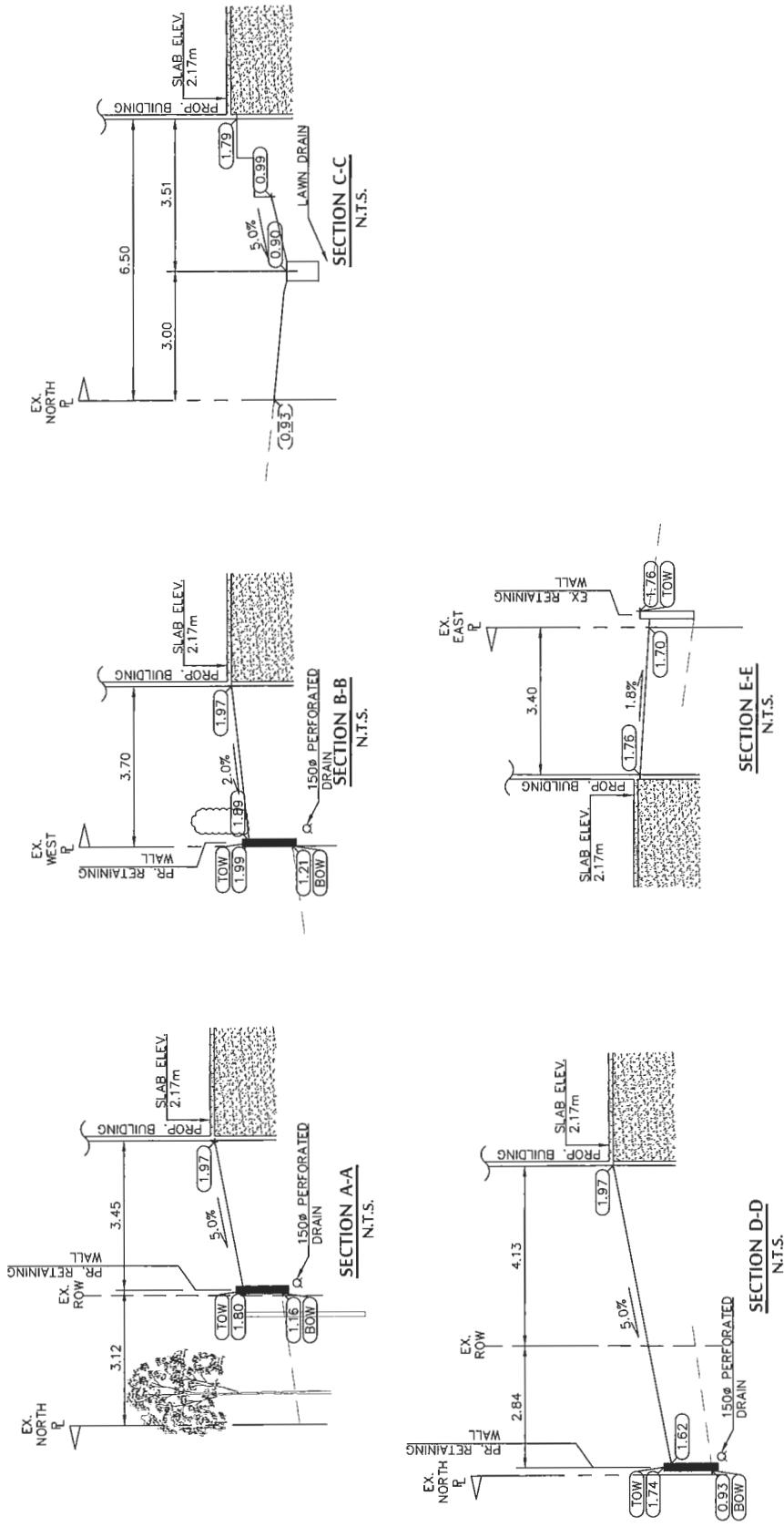
3 SEP 2019

REVISIONS

	TREE TO BE REMOVED
	TREE TO BE PRESERVED
	TREE PROTECTION FENCE

CoreConcept tcl : 604-249-5040
CONSULTING LTD. fax : 604-249-5041
#220-2639 Viking Way, Richmond, BC, V6V 3B7
www.coreconceptconsulting.com

ENRICH PROPERTIES STEVESTON LTD
Core Concept Consulting Project No. 18050
DWG. 2 OF 3



CITY OF RICHMOND	
6811 NO. 3 ROAD RICHMOND B.C. V6Y 2C1	5631-5751 STEVESTON HWY
CITY FILE:	
TITLE: LOT GRADING	
DATE: MAR 2019	
DESIGN: SP	DRAWN: GG DWG. No.: -
CHECKED: BTR SEC. No.: 36-4-7	ENGINEER: BTR SEC. No.: 3 OF 3
REV. DATE BY CH. DESCRIPTION	
3 SEP 2019 ISSUED FOR DP	
REVISIONS	

NOT FOR CONSTRUCTION

CORE CONCEPT CONSULTING LTD.	
#220-2639 Viking Way, Richmond, BC, V6V 3B7	
www.coreconceptconsulting.com	
ENRICH PROPERTIES STEVESTON LTD	
Core Concept Consulting Project No. 18050	
DWG. 3 OF 3	

CoreConcept
CONSULTING LTD.
#220-2639 Viking Way, Richmond, BC, V6V 3B7
www.coreconceptconsulting.com
ENRICH PROPERTIES STEVESTON LTD
Core Concept Consulting Project No. 18050
DWG. 3 OF 3

Schedule 3 to the Minutes of the
Development Permit Panel
meeting held on Thursday,
October 17, 2019.



AΞCOM

Imagine it.
Delivered.

Iona Island WWTP Temporary Dewatering Pad

City of Richmond DP Application: 19-850320

IIWWTP – Temporary Dewatering Pad (DP 19-850320)

IIWWTP – Secondary treatment facility by 2030.

New Biosolids
Dewatering Facility –
removes the need for the
existing biosolids storage
lagoons.

DP 19-850320 – for a
temporary dewatering
pad to facilitate the
dewatering of storage
lagoons.



IWWTP – Temporary Dewatering Pad (DP 19-850320)



Iona Island – Conservation Area

Environmental Assessment
– prepared by Sartori Environmental.

Three ESAs: intertidal,
shoreline and freshwater
wetland.

Dewatering Pad – within
the designated freshwater
wetland ESA.

Compensation Plan: Green.

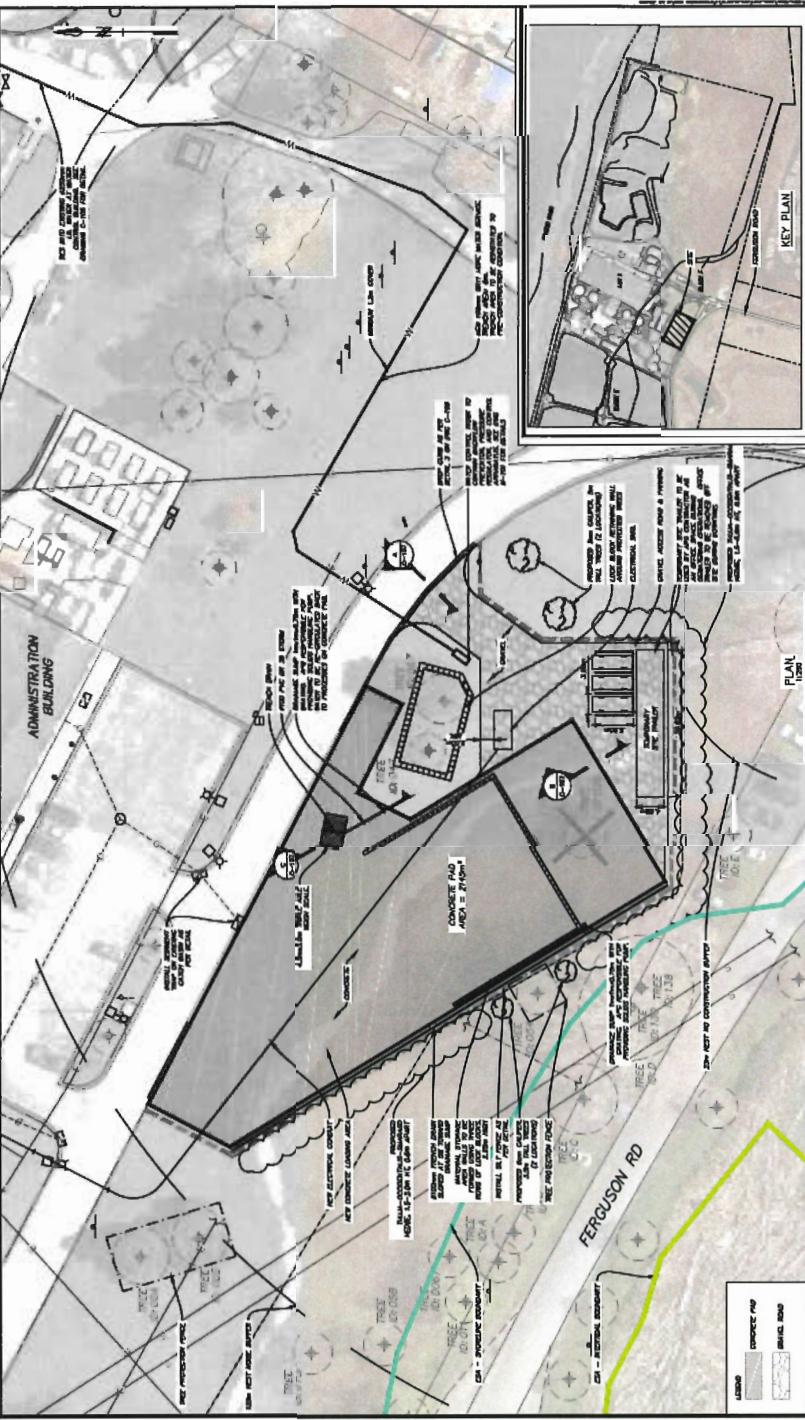


metrovancouver

AECOM

Plan #1B

IIWWTP – Temporary Dewatering Pad (DP 19-850320)



- 2,145 sqm concrete pad;
- 600 sqm gravel pad;
- Water and electrical trench work.

Lagoon Dewatering Work - 6 months /year for 5 years.

Space allowed for 1 trailer, parking and dewatering equipment.

Landscape Screening proposed for the Dewatering Pad

Birch Trees #20, #21 removed – Replaced at a ratio of 2:1 on site.

IWWTP – Temporary Dewatering Pad (DP 19-850320)



Dewatering Pad:
- screening,
centrifugal and other
equipment –
mechanical
dewatering of
Biosolids.

- Lagoon Biosolids –
conveyed by pump
and pipe.

- Dewatered biosolids
will be stockpiled on
the pad and removed
off site every day.

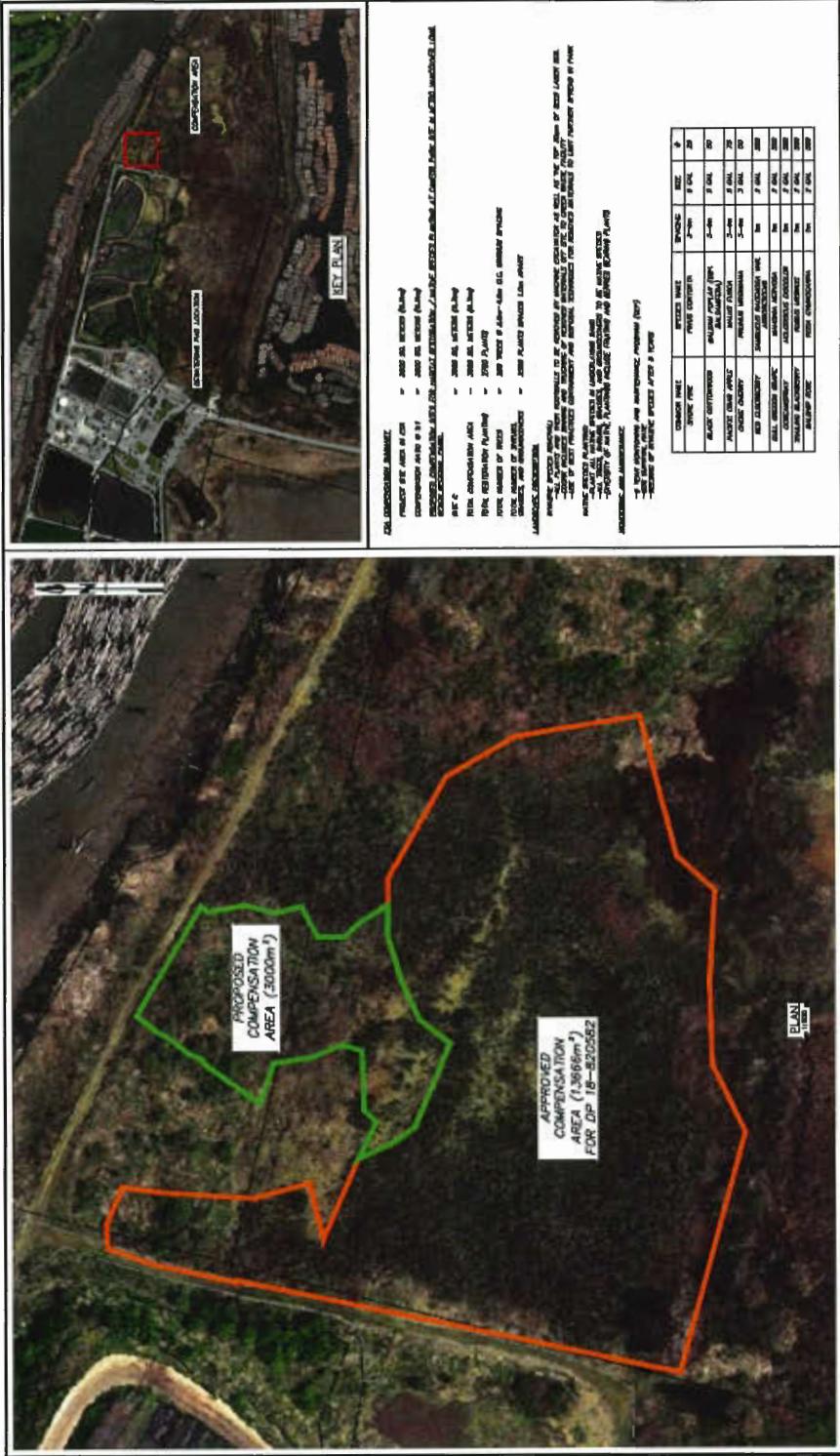


Plan #2B

IWWTP – Temporary Dewatering Pad (DP 19-850320)

Compensation:

- Canfor Point in Iona Beach Regional Park – in Green
- Area 3000 sqm
 - 200 trees
 - 2500 shrubs
- Success Criteria
 - 80% survival
 - Removal of invasive species



AECOM

Plan #3

Questions

Iona Island WWTP
Temporary Dewatering Pad
City of Richmond DP Application: 19-850320