



To: Planning Committee

Date: July 3, 2015

From: Wayne Craig
Director of Development

File: RZ 14-674749

Re: **Application by AM-PRI Developments (2013) Ltd. for Rezoning at 5460, 5480, 5500, 5520, 5540 and 5560 Moncton Street from the "Single Detached (RS1/C & RS1/E)" zones to a new " Single Detached (ZS23) – Steveston " zone**

Staff Recommendation

1. That Official Community Plan Bylaw 7100, Amendment Bylaw 9274, to replace the Trites Area Land Use Map in Schedule 2.4 (Steveston Area Plan) thereof, be introduced and given first reading.
2. That Bylaw 9274, having been considered in conjunction with:
 - the City's Financial Plan and Capital Program;
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

is hereby found to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.

3. That Bylaw 9274 and this report, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; however, out of courtesy, they be sent to the Richmond School Board for information purposes and the Richmond School Board may provide comments at the Public Hearing.

- 4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9275, to create the “Single Detached (ZS23) – Steveston” zone, and to rezone 5460, 5480, 5500, 5520, 5540 and 5560 Moncton Street from the “Single Detached (RS1/C & RS1/E)” zones to the “Single Detached (ZS23) – Steveston” zone, be introduced and given first reading.

Wayne Craig
 Wayne Craig
 Director of Development

WC:sb
 Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	<i>de Greg</i>
Engineering	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	

Staff Report

Origin

AM-PRI Developments (2013) Ltd. has applied to the City of Richmond to rezone 5460, 5480, 5500, 5520, 5540 & 5560 Moncton Street (Attachment 1) from the “Single Detached (RS1/C & RS1/E)” zones to a new site specific single-family residential zone, the “Single Detached (ZS23) – Steveston” zone to permit subdivision into thirty (30) smaller residential lots, including the creation of two (2) new roads, a new rear lane system and a new pedestrian walkway (Attachments 2 & 3). Five (5) existing dwellings will be demolished.

This report also includes a proposed amendment to the Official Community Plan (OCP) Bylaw 7100 Schedule 2.4, the Steveston Area Plan, to amend the Trites Area Land Use Map to revise the proposed road network to accommodate the subject application and future potential development to the south of the subject site and a housekeeping amendment to better indicate the existing townhouse complex to the east of the subject site located at 5580 Moncton Street (Attachments 4 & 5).

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 6).

Surrounding Development

Surrounding development is as follows:

- To the North: across Moncton Street are a seniors assisted living complex, zoned “Congregate Housing (ZR4) – Steveston” and single-family homes, zoned “Single-Detached (RS1/C & RS1/E)”.
- To the South: fronting onto Trites Road is an older multi-unit light industrial warehouse development, zoned “Light Industrial (IL)”.
- To the East: across a public walkway and fronting onto Moncton Street is a newer 28-unit two-storey townhouse development, zoned “Low Density Townhouses (RTL4)”.
- To the West: fronting onto Moncton Street and Trites Road is a recent 3-lot single-family subdivision, zoned “Single-Detached (RS2/A)” and a single-family home, zoned “Single-Detached (RS1/E)”.

Related Policies & Studies

The rezoning application has been reviewed in relation to the 2041 Official Community Plan (OCP) and the Steveston Area Plan, Flood Plain Designation and Protection Bylaw 8204, Noise Regulation Bylaw No. 8856, Affordable Housing Strategy and the Public Art Program.

Official Community Plan (OCP)/Steveston Area Plan – Proposed Amendment

The site is located in the Trites Area of the Steveston planning area and is subject to the 2041 Official Community Plan (OCP) and the Steveston Area Plan (Schedule 2.4 of the OCP). The

2041 OCP Land Use Map identifies the site as “Neighbourhood Residential”. The Trites Area Land Use Map in the Steveston Area Plan identifies the site as “Single-Family Housing” (Attachment 4). The proposed development of single-family lots is consistent with the OCP and the Steveston Area Plan.

The Trites Area Land Use Map in the Steveston Area Plan is proposed to be amended to revise the proposed road network based on the proposed development and future potential development to the south of the subject site (Attachment 5).

The proposed subdivision is adjacent to existing interim industrial activities located on the adjacent property to the south. The industrial use on the adjacent property to the south is identified as an interim use in the Trites Area Land Use Map in the Steveston Area Plan and identifies the adjacent site as “Single-Family Housing”. The 2041 OCP Land Use Map identifies the adjacent site as “Neighbourhood Residential”. Registration of an Industrial Noise Sensitive Use Restrictive Covenant is a consideration of rezoning approval to ensure that the future residents are aware of the potential impacts of adjacent industrial activities, and to ensure that appropriate indoor sound level mitigation is provided in the single-family homes. The covenant requires that a professional engineer confirm that the design and construction of the homes meet appropriate specified standards.

In addition, a housekeeping amendment to the Trites Area Land Use Map is proposed to better indicate the existing townhouse complex located at 5580 Moncton Street (formerly 5580, 5600 and 5620 Moncton Street). The front portion of this existing townhouse complex is currently designated to allow both Single-Family Housing and Two-Level Townhouses (Attachment 4). The proposed housekeeping amendment is to reflect the existing townhouse complex and the existing property lines (Attachment 5).

The proposed amendment Bylaw 9274 is provided for Council consideration.

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 a consideration of rezoning approval.

Affordable Housing Strategy

For single-family rezoning applications, Richmond’s Affordable Housing Strategy requires a secondary suite within a dwelling on 50% of new lots created through rezoning and subdivision, or a cash-in-lieu contribution of \$1.00/ft² of total building area towards the City’s Affordable Housing Reserve Fund.

The applicant has agreed to provide a voluntary cash-in-lieu contribution to the City’s Affordable Housing Reserve Fund as a consideration of rezoning approval (i.e., \$ 56,517).

Staff have discussed opportunities to provide secondary suites in the proposal, but the developer advises that this is not feasible on these compact lots which will have modest sized homes, averaging 1,884 square feet in size.

Public Art Program

The developer has agreed to participate in the City’s public art program through a voluntary contribution as a consideration of rezoning approval. The contribution rate for residential uses with 10 or more units is \$0.79 per buildable square foot (for a total contribution of \$ 44,648).

The developer is investigating opportunities for the funds to be used to install public art on City lands associated with the development. Subsequent to adoption of the rezoning bylaw, the developer has indicated he will be submitting a Public Art Terms of Reference for review by the Public Art Advisory Committee and City approval.

Heritage Inventory – Japanese Gardens

The City’s Heritage Inventory identifies the privately owned “Japanese Gardens” in the front yards of homes at 4600 to 5500 Moncton Street as a landscape heritage resource (Attachment 7). The gardens express the character of a traditional Japanese garden style and are a visible reminder of the importance which Japanese culture has played in the development of Steveston and Richmond.

In recognition of this history, the applicant is proposing to install a Japanese themed garden beside the sidewalk along the Moncton Street frontage of the site (Attachment 8). Registration of a legal agreement to secure the 2.5 m wide landscaping area is a consideration of rezoning approval.

Consultation

The applicant has confirmed that information signage describing the proposed rezoning has been installed on the subject site and the statutory Public Hearing will provide local property owners and other interested parties with an opportunity to comment. Public notification for the Public Hearing will be provided as per the Local Government Act.

At the time of writing this staff report, staff have not received any public input regarding the subject rezoning application.

Staff have reviewed the proposal, with respect to the BC Local Government Act and the City’s OCP Consultation Policy No. 5043 requirements, and recommend that this report does not require referral to outside stakeholders. Nevertheless, for informational purposes, staff recommend the report be referred to the Richmond School Board for informational purposes only. The Richmond School Board may provide comments at the Public Hearing.

Table 1 below clarifies this recommendation.

Table 1: OCP Consultation Summary	
Stakeholder	Referral Comment (No Referral necessary)
BC Land Reserve Commission	No referral necessary, as the Agricultural Land Reserve is not affected.

Stakeholder	Referral Comment (No Referral necessary)
Richmond School Board	No referral necessary as this proposed 30-lot single family lot application complies with the existing OCP single-family development designation. Only minor land use and road network changes are proposed and the proposed land use change reflects existing development. Nevertheless, for informational purposes, staff recommend that the report be referred to the Richmond School Board for informational purposes only. The Richmond School Board may provide comments at the Public Hearing.
The Board of the Greater Vancouver Regional District (GVRD)	No referral necessary, as only minor land use and road network changes are proposed.
The Councils of adjacent Municipalities	No referral necessary, as adjacent municipalities are not affected and only minor land use and road network changes are proposed.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary, as only minor land use and road network changes are proposed.
TransLink	No referral necessary, as only minor road network and land use changes are proposed.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary, as the ports are not affected.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary, as the airport is not affected.
Richmond Coastal Health Authority	No referral necessary, as the health authority is not affected.
Community Groups and Neighbours	No referral necessary, as this proposed 30-lot single-family lot application complies with the existing OCP single-family development designation. Only minor land use and road network changes are proposed and the proposed land use change reflects existing development.
Other relevant Federal and Provincial Government Agencies	No referral necessary, as only minor land use and road network changes are proposed.

Richmond Heritage Commission

The development proposal was presented to the Richmond Heritage Commission at their meeting on April 15, 2015 (Attachment 9). The Commission supported the proposal and approved of the incorporation of the heritage-inspired Japanese landscape features.

Richmond Public Art Advisory Committee

The development proposal was presented to the Richmond Public Art Committee at their meeting on April 21, 2015 (Attachment 10). The Committee discussed different potential locations for Public Art and the challenges of locating public art on single-family lots.

Subsequent to the meeting, due to constraints with single-family lot ownership, the applicant has agreed to the Public Art being located on City lands for this project. Public Art details will be reviewed and finalized through the City's Public Art program process.

Analysis

The proposed rezoning would allow for the redevelopment of six (6) large single-family lots into thirty (30) new compact single-family lots. The lot layout includes two new roads, a rear lane

system and a temporary emergency access to Moncton Street, which will be maintained until future redevelopment to the south provides a second road access.

a) Proposed Site Specific “Single Detached (ZS23) – Steveston” Zone

Amendments to the Richmond Zoning Bylaw 8500 are proposed to create the new site specific “Single Detached (ZS23) – Steveston” zone and to rezone the subject site to the new zone. The proposed zone has been prepared to manage development on the subject site and future potential development on adjacent Trites Road sites to the south, taking into consideration the established development pattern in the Trites area, the City’s Affordable Housing Strategy, and the City’s Flood Plain Designation and Protection Bylaw 8204.

The general pattern of compact lots and rear lanes was established in the Trites area with the Council adoption of bylaws for the rezoning to create twenty-nine (29) lots at the corner of Trites Road and Andrews Road (RZ 97-121285), approved by Council on June 9, 2003. The subdivision included five (5) lots with road access fronting onto Andrews Road and Westcott Street zoned “Single Detached (RS1/K)” and twenty-four (24) lots with rear lane access fronting onto Westcott Street, Buchanan Street and Trites Road, zoned “Single Detached (ZS8) – Steveston, West Cambie and Hamilton”. Associated roads and rear lanes were dedicated and constructed.

Subsequent to the Westcott Street and Buchanan Street subdivision, the City created an Affordable Housing Strategy and the Flood Plain Designation and Protection Bylaw 8204.

A new zone is proposed for the subject site to:

- Allow compact lots (Min. 9 m lot width);
- Include an Affordable Housing density bonus to secure either a voluntary contribution towards Affordable Housing, or construction of a secondary suite;
- Limit building height to two-storey (Max. 9 m) and measure residential vertical envelopes from the required Flood Construction Level instead of the average finished grade to accommodate the higher required level for the area (Min. 2.9 m GSC);
- Allow roof elements to project above the residential vertical envelopes to a maximum of 1.0 m for side dormers and 2.5 m for a gable facing a road to allow home design that appropriately controls height and massing and allows homes to be designed with roof elements similar to what is permitted in the single-family subdivision further to the south and on compact lots elsewhere in the City; and
- Provide front yard setbacks to accommodate grade transition.

The subject rezoning application is consistent with the envisioned pattern of redevelopment in the Trites area as it is a proposal to create thirty (30) compact lots involving land dedication, design and construction for a new road and lane network that is intended to extend with future development on the lots fronting onto Trites Road south of the subject lot. To complement the existing streetscape, the proposed zone requires a 6 m setback along Moncton Street and Trites Road (for future potential development fronting onto Trites Road). To enhance all streetscapes, registration of a legal agreement is a consideration of rezoning approval to ensure lane access only for all lots that abut a lane. As noted above, the existing single-family Westcott Street and Buchanan Street subdivision further to the south is zoned ZS8, which allows a reduced 4.3 m front yard setback along internal streetscapes. These

homes were constructed at the previous flood construction level (2.6 m GSC). The proposed zone allows for a reduced 5.3 m front yard setback along internal streetscapes to accommodate grade transition to the current higher flood construction level (2.9 m GSC).

There is a significant grade difference between the lower Moncton Street sidewalk (approximately 1.13 to 1.33 m GSC) and higher required flood construction level for the homes (min. 2.9 m GSC). The front yards are proposed to be tiered, with a lower Japanese themed garden edge along the Moncton Street sidewalk, a row of boulders or stone slabs, upper semi-private yards with low fencing and stair access to a veranda and front door.

Zoning amendment Bylaw 9275 to create the new zone and to rezone the subject site is provided for Council consideration.

b) Proposed Architectural and Landscape Form and Character

To address the treatment of the proposed corner lot interface on the minor arterial Moncton Street for proposed lots 12 & 13 (Attachment 2), the applicant has submitted preliminary architectural plans for proposed building elevations on the two (2) future Moncton Street corner lots (Attachment 11). Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on title to ensure that the final building design for the proposed corner lots is generally consistent with the attached plans. Future Building Permit plans must also comply with City regulations and Staff will ensure that plans are generally consistent with the registered legal agreement for building design.

The applicant has also submitted a preliminary landscape plan (Attachment 12) to address: the landscape treatment of the proposed interface on the minor arterial Moncton Street for proposed lots 1 to 13; the interface on the new internal road for proposed corner lots 12 & 13; and the interface on the Trites Area pedestrian walkway system for lots 13 to 19 (Attachment 2). Prior to final adoption of the rezoning bylaw, the applicant is required to submit a final landscape plan for the thirteen (13) proposed Moncton Street lots, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, along with a landscaping security based on 100% of the cost estimate provided by the Landscape Architect (including all fencing, hard surfaces, tree planting, landscaping materials, installation costs and 10% contingency).

As noted above, the applicant has submitted a preliminary landscape plan for a Japanese themed garden edge and front yards along the minor arterial Moncton Street (Attachment 8). Entering into a legal agreement for the construction and maintenance of a 2.5 m wide Japanese themed garden edge along Moncton Street on each of the thirteen (13) proposed lots fronting onto Moncton Street is a consideration of rezoning approval.

The applicant has provided preliminary site grading information demonstrating that the higher required 2.9 m GSC Flood Construction Level can be accommodated on the proposed lots in a manner that provides appropriate interfaces to Moncton Street, internal roads and the public walkways. Submission of final site grading plans for the proposed lots to the satisfaction of the Director of Development is a consideration of rezoning approval.

c) Site Servicing, Vehicle and Pedestrian Access

Vehicle access to twenty-three (23) of the thirty (30) proposed lots will be to the proposed dedicated abutting rear lane. Vehicle access to the other seven (7) proposed lots along the

east edge of the development will be to the proposed dedicated fronting road. A restrictive covenant is to be registered on Title prior to final adoption of the rezoning bylaw to ensure that there is no vehicle access to Moncton Street and that all lots abutting a rear lane have vehicle access to the rear lane only.

Secondary access to the single-family subdivision is required for emergency vehicles. As a consideration of rezoning approval, the applicant is required to register a public rights of passage right of way over proposed lot 1 (Attachment 2) for the use of emergency vehicles only and providing access from Moncton Street to the proposed north-south laneway. This is an interim measure and the right of way may be discharged in the future when a permanent road connection is provided through future development to the south. When the right of way is discharged in the future the lot may be developed with a new home.

The proposed lots along the east edge of the development will back onto an existing pedestrian walkway along the east edge of the development site. A new proposed interim pedestrian walkway will connect to the existing Trites Area walkway system and will be widened through future development to the south. As noted above, the applicant has submitted a preliminary landscape plan (Attachment 12) to address the proposed interface.

As a consideration of rezoning approval, the applicant is required to dedicate a new laneway system, new ultimate roadway connecting to Moncton Street, new interim roadway along the south edge of the development and a new interim pedestrian walkway in the southeast corner of the development. The interim roadway and pedestrian walkway will be widened through future development to the south. The applicant will also be required to enter into a standard Servicing Agreement for the design and construction of infrastructure and frontage upgrades along Moncton Street and the proposed laneways, roadways and both pedestrian walkways. Works will include water service works, storm sewer works, sanitary sewer works, road works and walkway works. The developer will also be required to negotiate and install private utilities.

d) Existing Bus Stop

A Coast Mountain Bus Company (CMBC) bus stop currently exists along the south side of Moncton Street, at the west edge of the subject site's Moncton Street frontage. As a consideration of rezoning approval, the applicant is required to provide: a 3 m x 9 m accessible bus stop concrete pad at the curb; a 1.5 m x 4.5 m bus shelter concrete pad at the property line along Moncton Street; and the applicant has agreed to provide a voluntary contribution of \$30,000 for the provision of a bus shelter.

Tree Retention and Replacement

A Certified Arborist's Report and proposed Tree Retention / Removal Plan (Attachment 3) were submitted by the applicant. The report identifies thirty (30) bylaw-sized trees on-site and two (2) bylaw-sized trees on neighbouring properties.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted an on-site Visual Tree Assessment, and concurs with the Arborist's report as follows:

- Twenty-seven (27) trees located on-site should be removed and replaced due to structural defects, decay or conflict with required roadways and the requirement to raise the site grade to achieve Flood Construction Level requirements as per Bylaw 8204. This includes one (1) Shore Pine tree (Tag #515, 0.32 m dbh), which is not a good candidate for relocation.
- Two (2) Japanese maple trees located on-site near the north property line of the subject site (Tags #525 & 527, 0.23 & 0.28 m dbh) will be retained, but removed and replanted at an off-site location, which will require special measures on the subject site. These trees conflict with the requirement to raise the site grade to achieve Flood Construction Level requirements as per Bylaw 8204, but are good candidates for relocation and the trees are proposed to be relocated a single time to an off-site location to maximize the opportunity for success.
- One (1) Atlas cedar tree located on-site near the north property line of the subject site (Tag #526, 0.61 m dbh) should be protected and retained, which will require special protection measures on the subject site.
- Two (2) trees (Redwood and Cottonwood) located on the neighbouring properties to the west and south of the subject site are to be protected, but require no special protection measures on the subject site. These trees must be protected in accordance with the City's Bulletin TREE-03.

The applicant is proposing to plant sixty-eight (68) new trees on-site, including fifty (50) deciduous trees (Min. 6 cm calliper) and eighteen (18) coniferous trees (Min. 3.5 m height). Japanese maple, Kousa dogwood, Bride cherry and Japanese snowbell small scale deciduous tree species and small scale Serbian Spruce evergreen tree species are proposed. The proposal exceeds the minimum requirement of fifty-eight (58) replacement trees to achieve a 2:1 tree replacement ratio as specified in the OCP for the removal of twenty-six (26) trees and a 6:1 tree replacement ratio with coniferous trees for the removal of the one (1) Shore Pine tree (Tag #515, 0.32 m dbh).

For the proposed lots 1 to 13 fronting onto Moncton Street (Attachment 2), a tree survival security for the twenty-eight (28) trees to be planted and maintained on these lots is to be included as part of the required landscaping security, which must be submitted with the final landscape plan prior to final adoption of the rezoning bylaw. For the proposed lots 14 to 30 that do not front onto Moncton Street, a tree landscape security for the forty (40) trees to be planted and maintained on these lots (e.g., \$500/tree for a total of \$20,000) is required to be submitted prior to final adoption of the rezoning bylaw and is to be retained until the trees are planted on-site.

Financial Impact or Economic Impact

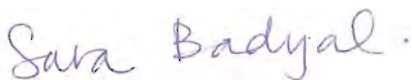
As a result of the proposed development, the City will take ownership of developer contributed assets such as roadworks, waterworks, storm sewers, sanitary sewers, street lights and street trees. The anticipated operating budget impact for the ongoing maintenance of these assets is estimated to be \$7,090.00. This will be considered as part of the 2017 Operating budget.

Conclusion

This rezoning application to create the new “Single Detached (ZS23) – Steveston” zone and to subdivide six (6) lots into thirty (30) lots under the new zoning is consistent with the applicable policies and land use designations outlined within the Official Community Plan (OCP). An OCP amendment to the Trites Area Land Use Map (Steveston Area Plan) is proposed to reflect existing townhouse development to the east of the subject site and to revise the proposed road layout for clarity and to guide future single-family development to the south.

The applicant has agreed to the list of rezoning considerations (Attachment 13).

It is recommended that OCP Bylaw 7100, Amendment Bylaw 9274 and Zoning Bylaw 8500, Amendment Bylaw 9275, be introduced and given first reading.



Sara Badyal, MCIP, RPP
Planner 2



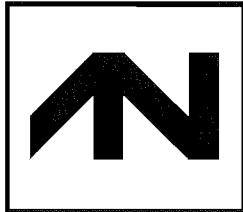
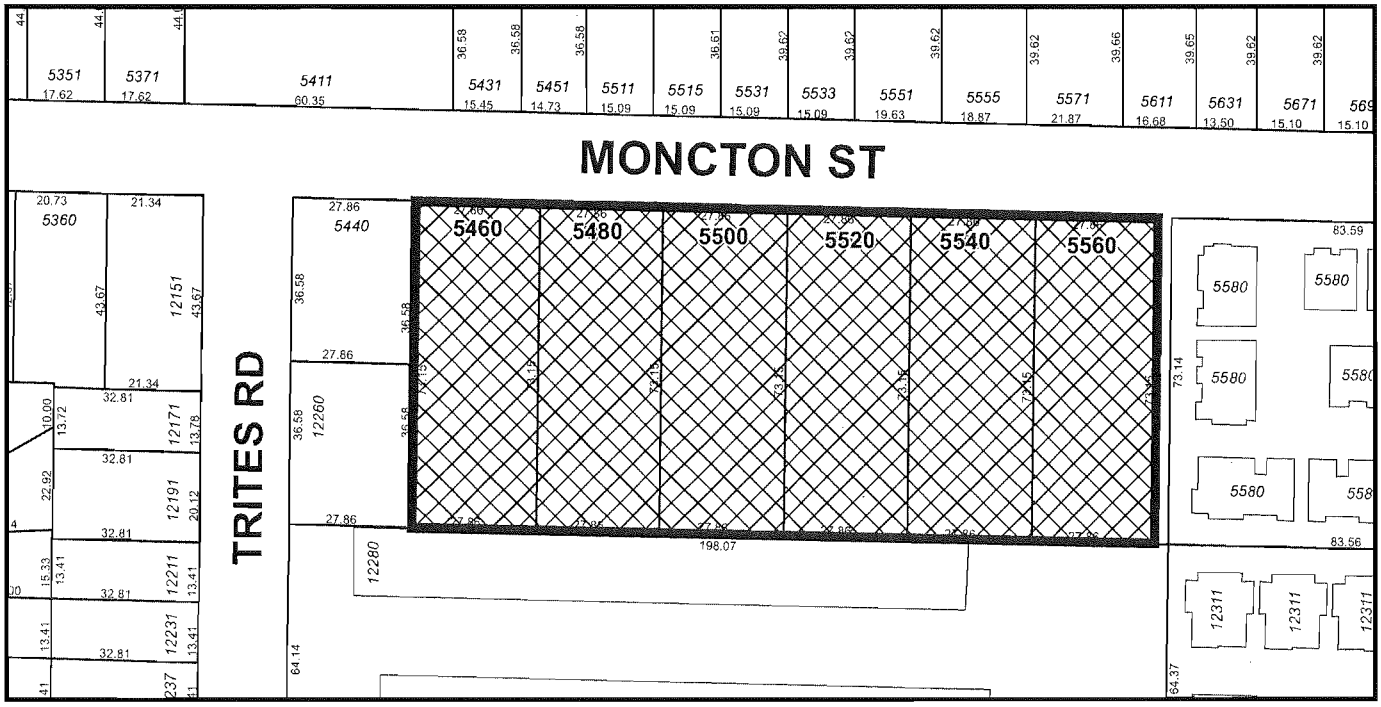
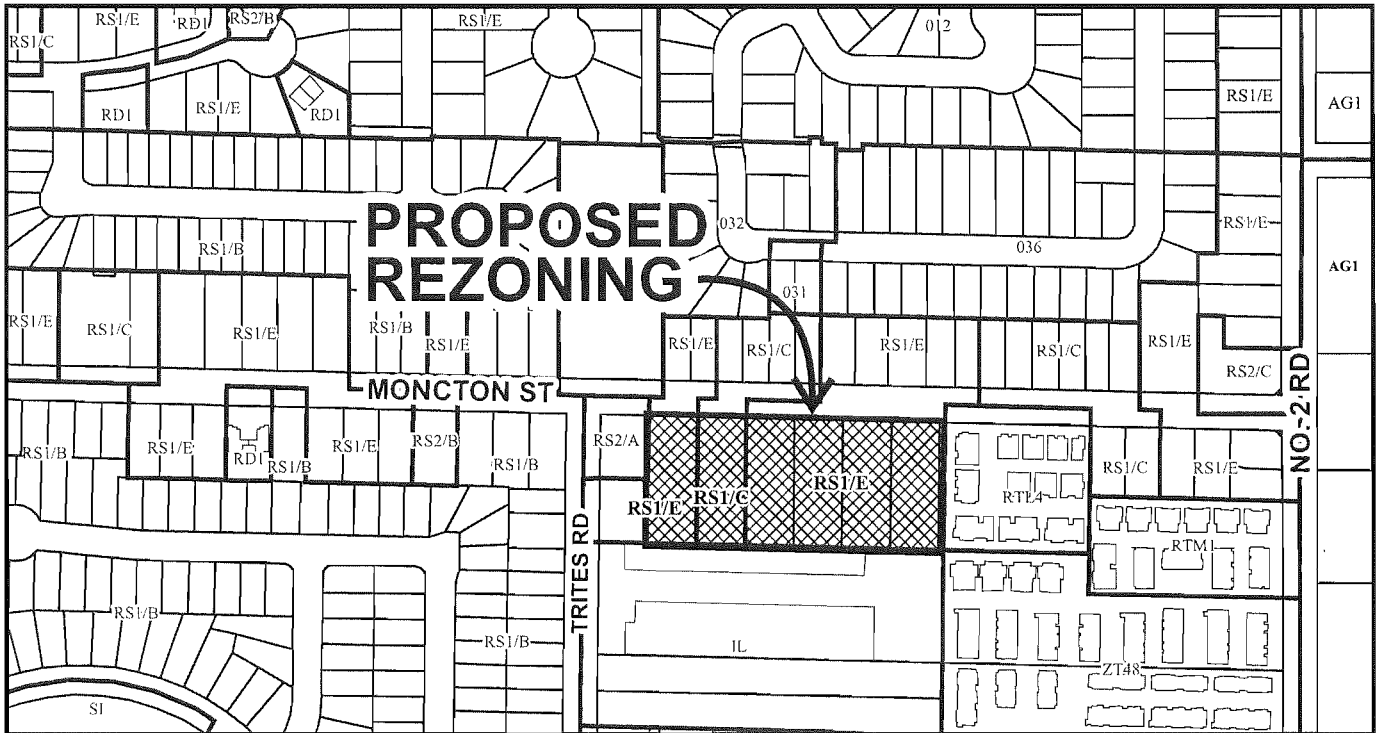
Terry Crowe
Manager, Policy Planning

SB:rg

- Attachment 1: Location Map & Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Tree Retention / Removal Plan
- Attachment 4: Context Land Use Map – Steveston Area Plan Trites Area Land Use Map
- Attachment 5: Proposed Amended Steveston Area Plan Trites Area Land Use Map
- Attachment 6: Development Application Data Sheet
- Attachment 7: Heritage Inventory – Japanese Gardens
- Attachment 8: Landscape Plans for Japanese Themed Garden Along Moncton Street
- Attachment 9: Richmond Heritage Commission Minutes Excerpt (April 15, 2015)
- Attachment 10: Richmond Public Art Advisory Committee Minutes Excerpt (April 21, 2015)
- Attachment 11: Development Plans for corner lots on Moncton Street
- Attachment 12: Landscape Plans for corner lots on Moncton Street
- Attachment 13: Rezoning Considerations & Functional Road Plan



City of
Richmond

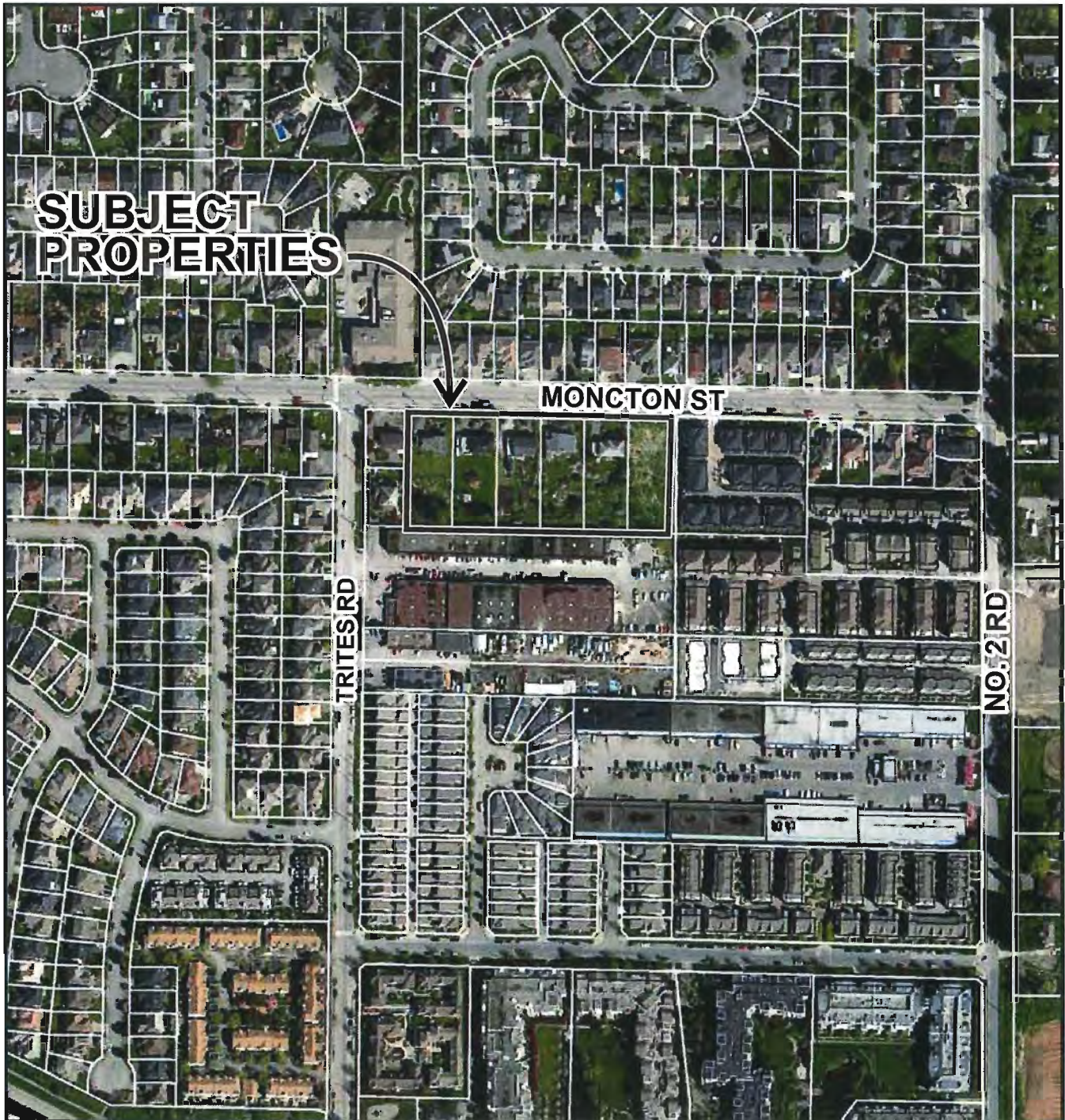


RZ 14-674749

Original Date: 10/20/14
Revision Date: 06/05/15
Note: Dimensions are in METRES



City of
Richmond

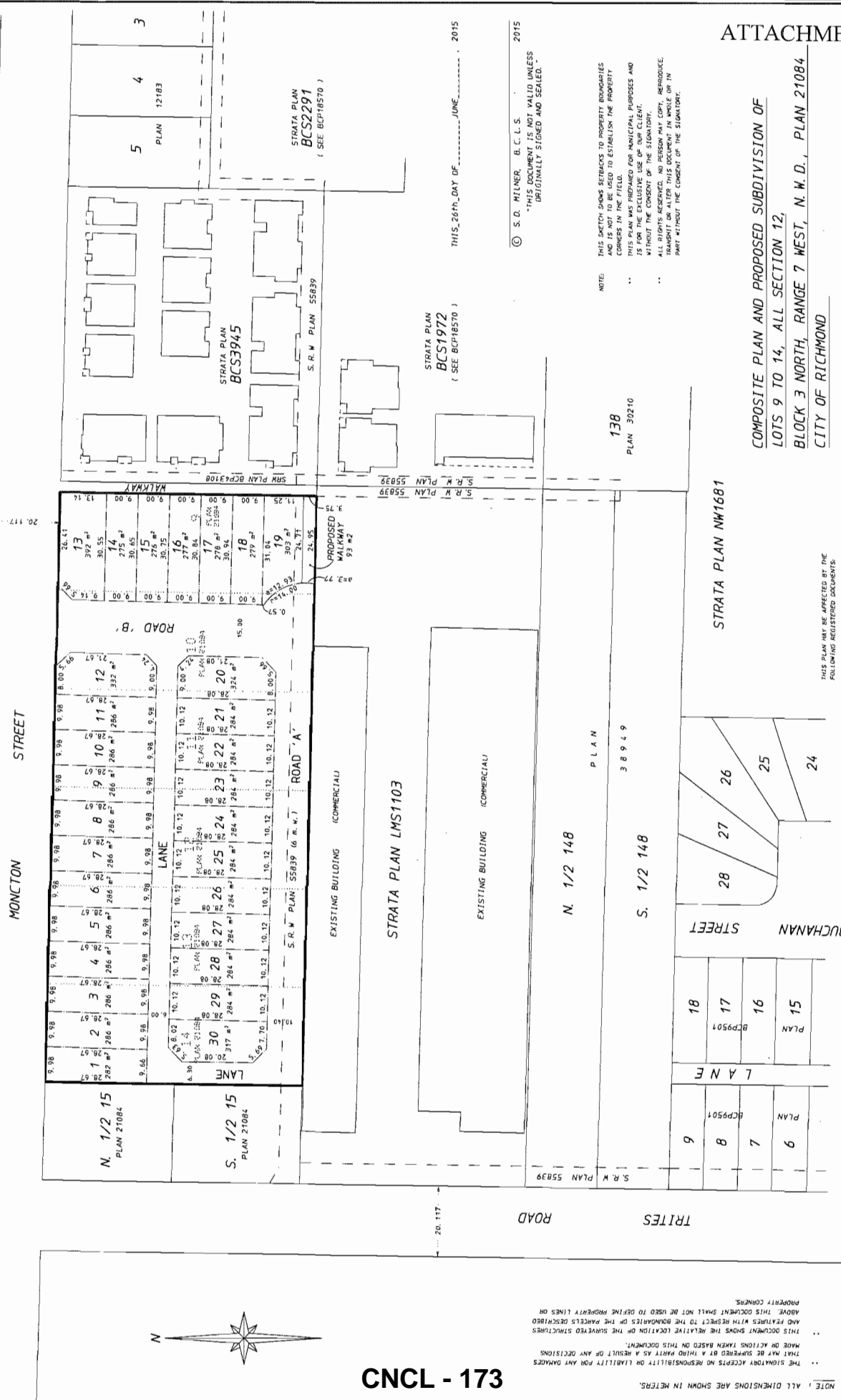


RZ 14-674749

Original Date: 10/20/14

Revision Date:

Note: Dimensions are in METRES



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ORIGINALLY SIGNED AND SEALED.

NOTE: THIS SKETCH SHOWS SETBACKS TO PROPERTY BOUNDARIES AND IS NOT TO BE USED TO ESTABLISH THE PROPERTY CORNERS IN THE FIELD.
THIS PLAN WAS PREPARED FOR MUNICIPAL PURPOSES AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE CONSENT OF THE CLIENT.
ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE, TRANSMIT OR ALTER THIS DOCUMENT IN WHOLE OR IN PART WITHOUT THE CONSENT OF THE SIGNATORY.

COMPOSITE PLAN AND PROPOSED SUBDIVISION OF
LOTS 9 TO 14, ALL SECTION 12,
BLOCK 3 NORTH, RANGE 7 WEST, N. W. D., PLAN 21084
CITY OF RICHMOND

SCALE: 1:750

CIVIC ADDRESS: 5460, 5480, 5500, 5520, 5540 & 5560 - MONCTON STREET, RICHMOND, B. C.

THIS PLAN MAY BE AFFECTED BY THE FOLLOWING REGISTERED DOCUMENTS:

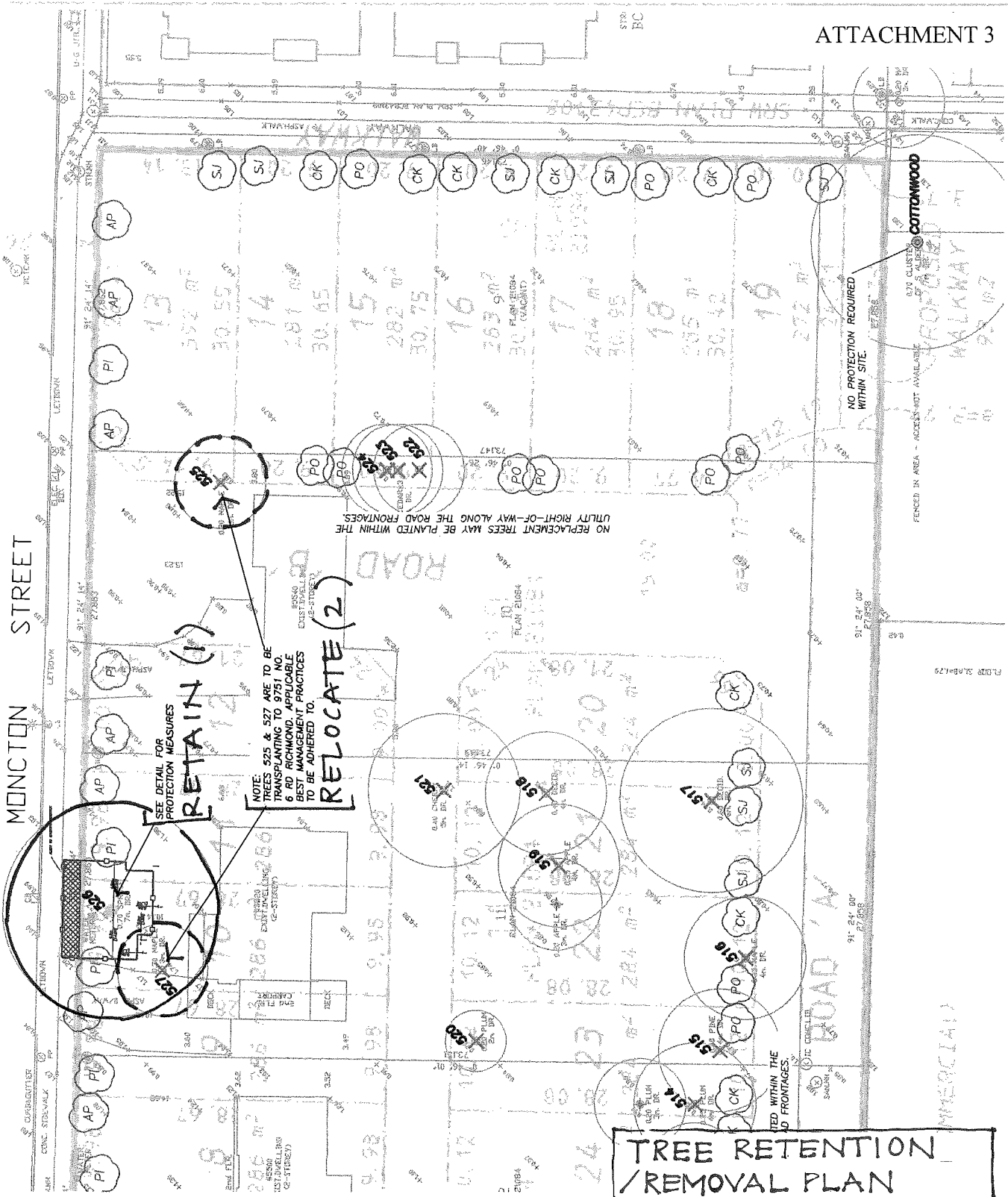
LOTS 9 TO 14
RIGHT-OF-WAY, R084670

CLIENT REFERENCE:
AN-PRI DEVELOPMENT

CNCL - 173

NOTE: ALL DIMENSIONS ARE SHOWN IN METERS.
THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE OR ACTIONS TAKEN BASED ON THIS DOCUMENT.
THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED POINTS AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PLOTS DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.

STEPHEN D. MILNER - B. C. LAND SURVEYOR TEL.: 946-1788
#102-5007-474 AVENUE, DELTA, B. C. V4K 1T9 FAX.: 946-1789



TREE RETENTION /REMOVAL PLAN

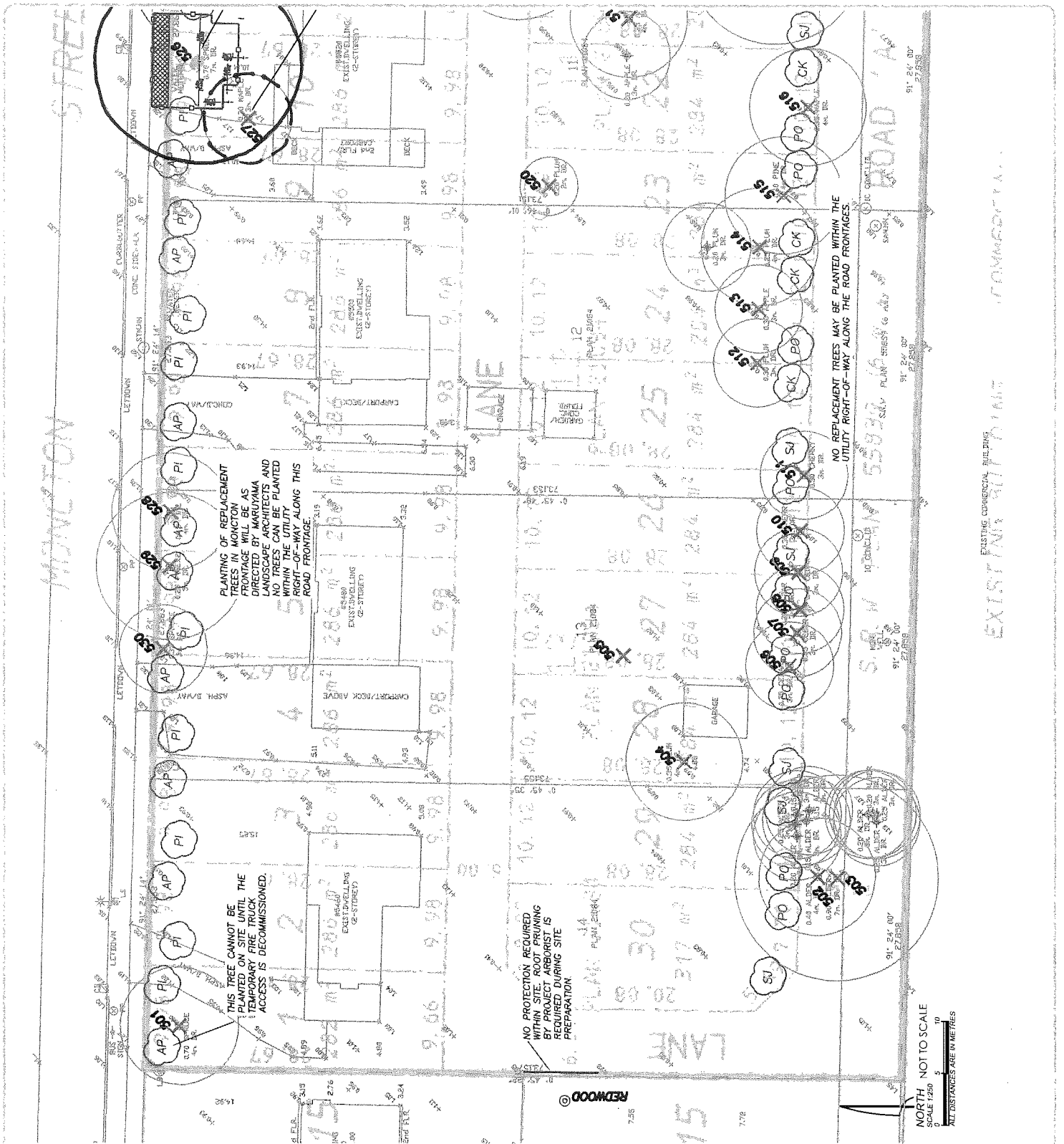
2	JUN 17, 2015	COORDINATED WITH REVISED LANDSCAPE AND CIVIL
0	JAN 21, 2014	INITIAL SUBMISSION
REV #	DATE	COMMENTS

aclgroup.ca

ARBORTECH CONSULTING

a division of: **ACL GROUP**

TMD DETAIL 5: EAST	
PROJECT:	PROPOSED SINGLE FAMILY SUBDIVISION
ADDRESS:	5460 to 5560 MONCTON ST, RICHMOND
CLIENT:	AM-PRI CONSTRUCTION LTD
ACL FILE:	15107
SHEET: 1 OF 1	



2	JUN 17, 2015	COORDINATED WITH REVISED LANDSCAPE AND CIVIL
0	JAN 21, 2014	INITIAL SUBMISSION
REV #	DATE	COMMENTS

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CONSULTING

a division of:



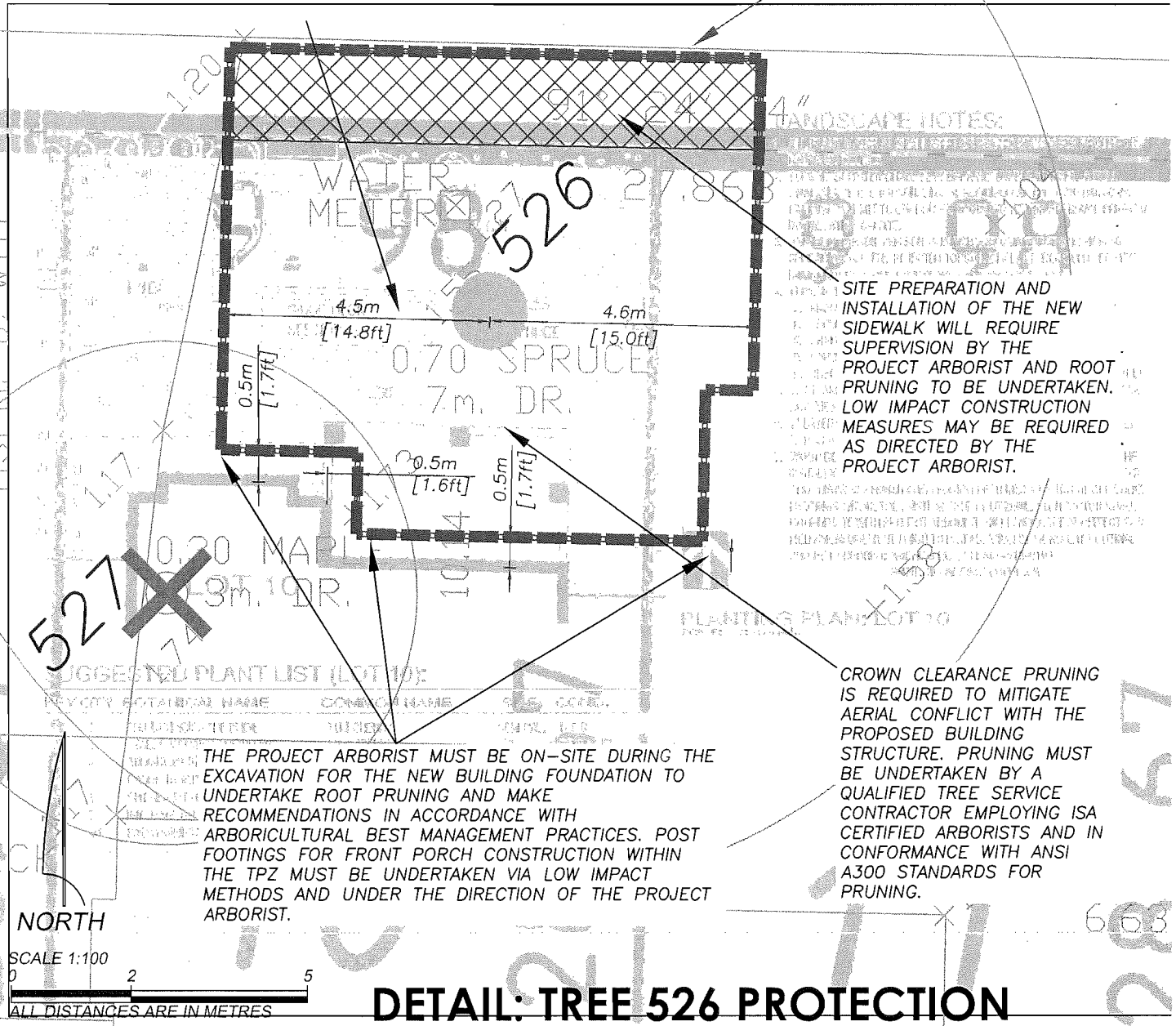
SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4

CLNCL - 176

TMD DETAIL 4: WEST	
PROJECT:	PROPOSED SINGLE FAMILY SUBDIVISION
ADDRESS:	5460 to 5560 MONCTON ST, RICHMOND
CLIENT:	AM-PRI CONSTRUCTION LTD
ACL FILE:	15107
SHEET: 1 OF 1	

COORDINATE WITH THIS OFFICE FOR ON-SITE SUPERVISION AND DIRECTION OF LOW IMPACT PREPARATION AND INSTALLATION OF THE POSTS FOR THE SUSPENDED WALKWAY OVER THE ROOT ZONE.

ALIGN TO EXISTING SIDEWALK



PLAN NOTES:

This plan is based on drawings supplied by the project Surveyor (BCLS), Engineer (P.ENG) and/or Design Professionals and is provided for context only as it relates to the planning and implementing the management of existing trees. This plan does not warrant or certify the accuracy of locations of features or dimensions hereof. Refer to the original drawings from those professionals for those purposes.

2	JUN 17, 2015	COORDINATED WITH REVISED LANDSCAPE AND CIVIL
0	JAN 21, 2014	INITIAL SUBMISSION
REV #	DATE	COMMENTS

aclgroup.ca

ARBORTECH
CONSULTING



a division of:

SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4

CNCL - 177











DETAIL 1: TREE 526 PROTECTION

PROJECT:	PROPOSED SINGLE FAMILY SUBDIVISION
ADDRESS:	5460 to 5560 MONCTON ST, RICHMOND
CLIENT:	AM-PRI CONSTRUCTION LTD

ACL FILE: 15107

SHEET: 1 OF 1

LEGEND:

-  denotes **TAG NUMBER** or **ID REFERENCE**.
-  denotes **DRIPLINE** (spread of the branches and foliage) of the tree.
-  denotes **RETENTION** tree (proposed).
-  denotes **REMOVAL** tree (proposed).
-  denotes **HIGH RISK REMOVAL** tree (proposed).
-  denotes **OFF-SITE** tree (to be protected and/or owner contacted as noted).
-  denotes **NON-BYLAW** undersize tree (as measured by project arborist).
-  denotes **SITE** or **STUDY AREA BOUNDARY**.
-  denotes **TREE PROTECTION ZONE (TPZ)** setback alignment as specified by project arborist.
-  denotes **REPLACEMENT TREE** proposed (conceptual location - see plant list for details).

SUGGESTED PLANT LIST: REPLACEMENT TREES

Please use botanical name when ordering.

Size: H denotes height and C denotes calliper.

Current arboricultural best management practices and BCSLA/BCLNA standards apply to; quality, root ball, health, form, handling, planting, guying/staking and establishment care.

CODE	QTY	SIZE	BOTANICAL NAME	COMMON NAME
DECIDUOUS - SMALL SCALE:				
AP	14	6cm C	Acer palmatum	Japanese maple
CK	10	6cm C	Cornus kousa	Kousa dogwood
PI	13	6cm C	Prunus Incisa 'The Bride'	Bride cherry
SJ	13	6cm C	Styrax japonicus	Japanese snowbell
EVERGREEN - SMALL SCALE:				
PO	18	3.5m H	Picea omorika	Serbian spruce
TOTAL	68			

2	JUN 17, 2015	COORDINATED WITH REVISED LANDSCAPE AND CIVIL
0	JAN 21, 2014	INITIAL SUBMISSION
REV #	DATE	COMMENTS

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CONSULTING

a division of: **ACL GROUP**



TMD DETAIL 2: LEGEND

PROJECT: **PROPOSED SINGLE FAMILY SUBDIVISION**

ADDRESS: **5460 to 5560 MONCTON ST, RICHMOND**

CLIENT: **AM-PRI CONSTRUCTION LTD**

ACL FILE: **15107** SHEET: **1 OF 1**

TREE INVENTORY AND ASSESSMENT LIST:

- **Tag #** denotes the tag affixed to the tree for reference in report and on drawings.
- **Dbh** denotes the diameter of the trunk measured at 1.4 m above grade or as per arboricultural standards (i.e. For multi stem trees).
- **Cond** denotes health and structural rating using Visual Tree Assessment (VTA) procedures.
U denotes Unsuitable = a tree in very poor condition that is deemed not viable for retention in active land use areas due to pre-existing advanced health decline or significant structural defects.
M denotes Marginal = a tree in poor to fair condition that has a pre-existing moderate rated defect that may affect its viability considering the proposed land use but is considered for retention conditional to certain special measures,
S denotes Suitable = a tree in good or excellent condition with no overt or identifiable significant defects, and is well suited for consideration of retention if the project design can accommodate it.
- **Action** denotes the proposed treatment of the tree within the current development design. See report and drawing for more details.

Tag #	Dbh (cm)	Tree Type	Cond	Observations	Action
501	64	Atlas cedar	M	Previously topped and sheared into topiary under utility service lines. The elevation in the root zone is approximately 0.4m below finished yard grades. The root system and crown will be severely impacted from construction and it is not likely to survive.	Remove
502	37	Cottonwood	U	A volunteer native tree that has developed subdominant form due to competition from adjacent tree.	Remove
503	76	Cottonwood	U	A volunteer native tree that has two main stems near the base with a very weak union that is prone to failure (breakage), and a wound at the base of the trunk is decayed and increases the risk of failure.	Remove
504	24	Cherry	M	Topped by heading cuts and left to grow weak replacement leaders. In conflict with construction.	Remove
505	Multi	Saucer magnolia	S	In conflict with the construction footprint. Not suitable to be transplanted due to the very weak multiple stem arrangement.	Remove
506	34	Lawson cypress	S	In conflict with the construction footprint.	Remove
507	31	Lawson cypress	S	In conflict with the construction footprint.	Remove
508	28	Lawson cypress	S	In conflict with the construction footprint.	Remove
509	28	Lawson cypress	S	In conflict with the construction footprint.	Remove
510	26	Lawson cypress	S	In conflict with the construction footprint.	Remove
511	29	Cherry	U	Topped by heading cuts and decay is observed in scaffold limbs.	Remove
512	26	Apple	U	Severe decay in trunk and weak scaffold limb structure.	Remove
513	26	Apple	U	Severe decay in trunk and weak scaffold limb structure.	Remove
514	25	Apple	U	Severe decay in trunk and weak scaffold limb structure.	Remove
515	32	Shore pine	M	Decay at the base of the trunk and infected with Western gall rust – cankers observed throughout the crown. In conflict with the construction footprint.	Remove
516	Multi	Plum	U	Severe decay in trunk and weak scaffold limb structure.	
517	Multi	Plum	U	Severe decay in trunk and weak scaffold limb structure.	
518	34	Apple	U	Severe decay in trunk and weak scaffold limb structure.	Remove
519	32	Apple	U	Severe decay in trunk and weak scaffold limb structure.	Remove
520	24	Cherry	U	90% Dead	Remove
521	33	Cherry	U	Severely infected with disease and canker infection, as well as decay in the main stems.	Remove
522	26	Sawara cypress	U	Historically topped with decay evident in the topping wounds. The subsequent growth is weakly formed and prone to failure. This tree will never regain normal form.	Remove
523	30	Sawara cypress	U	Historically topped with decay evident in the topping wounds. The subsequent growth is weakly formed and prone to failure. This tree will never regain normal form.	Remove
524	30	Sawara cypress	U	Historically topped with decay evident in the topping wounds. The subsequent growth is weakly formed and prone to failure. This tree will never regain normal form.	Remove
* 525	23	Japanese maple	M	Some poor pruning cuts and resulting decay, but suitable for rescue via transplant. It could be re-used on another project if the costs for transplant were reasonable.	Remove
526	61	Atlas cedar	M	Previously topped but reasonably structured re-growth was observed. Grade in root zone is equal to the expected finished grading of the new lots, however the crown and roots would suffer significant damage from construction.	Retain
* 527	28	Japanese maple	M	Some poor pruning cuts and resulting decay, but suitable for rescue via transplant. It could be re-used on another project if the costs for transplant were reasonable.	Remove
528	43	Austrian pine	U	Previously topped under the BC Hydro power lines and the very weak structural form makes the replacement leaders highly prone to breakage.	Remove
529	62	Austrian pine	U	Previously topped under the BC Hydro power lines and the very weak structural form makes the replacement leaders highly prone to breakage.	Remove
530	29	Colorado spruce	U	Previously topped under the BC Hydro power lines and the very weak structural form makes the replacement leaders highly prone to breakage.	Remove

* 2 TREES TO BE RELOCATED OFF-SITE

2	JUN 17, 2015	COORDINATED WITH REVISED LANDSCAPE AND CIVIL
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a division of:

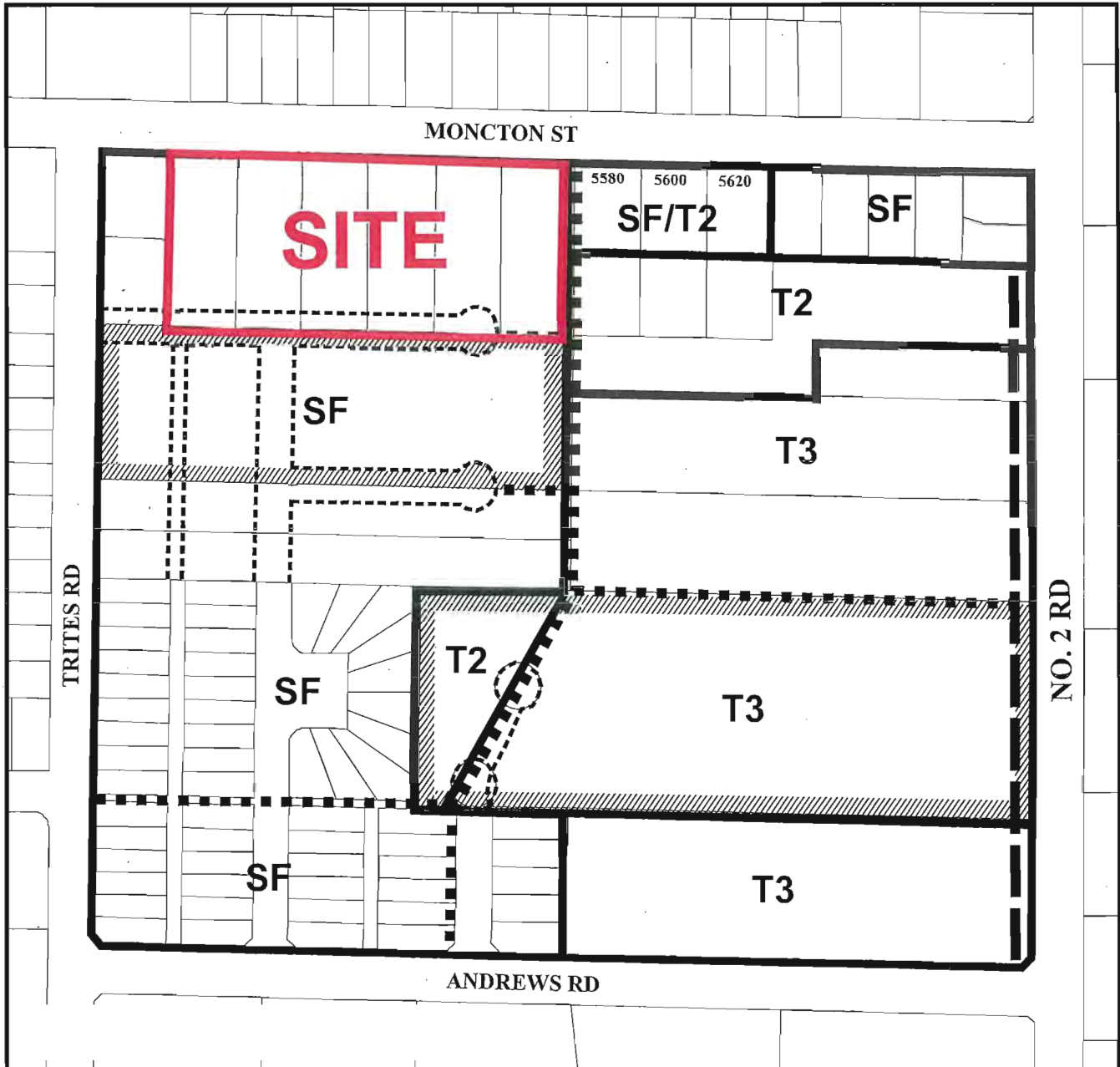


SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4

CNCL - 179

TMD DETAIL 3: TREE LIST

PROJECT:	PROPOSED SINGLE FAMILY SUBDIVISION
ADDRESS:	5460 to 5560 MONCTON ST, RICHMOND
CLIENT:	AM-PRI CONSTRUCTION LTD
ACL FILE:	15107
SHEET: 1 OF 1	



- | | |
|----------------------------------|---|
| SF Single-Family Housing | ■■■■■ Pedestrian Links |
| T2 Two-Level Townhouses | ———— Urban/Rural Buffer |
| T3 Three-Level Townhouses | Possible road and lane alignments (others may be permitted) |
| | /////// Interim Industrial Use |



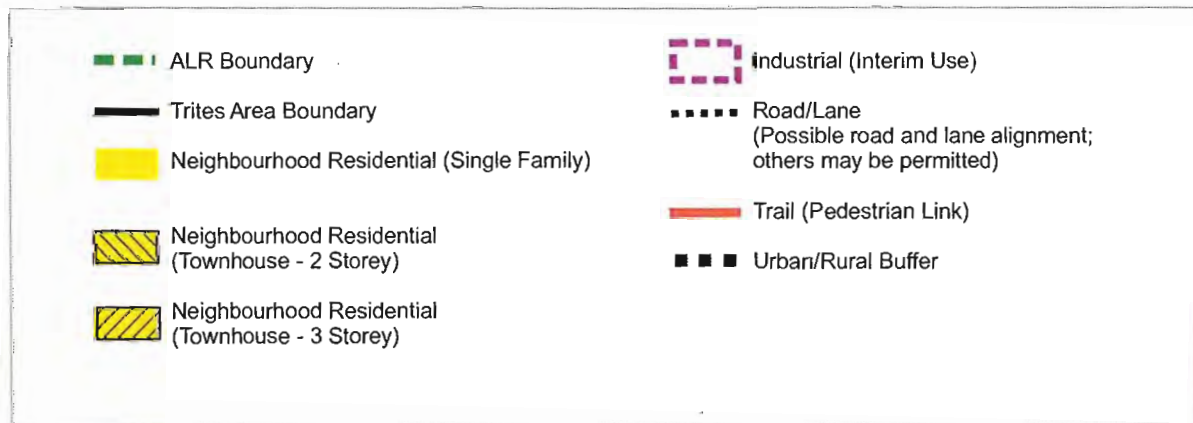
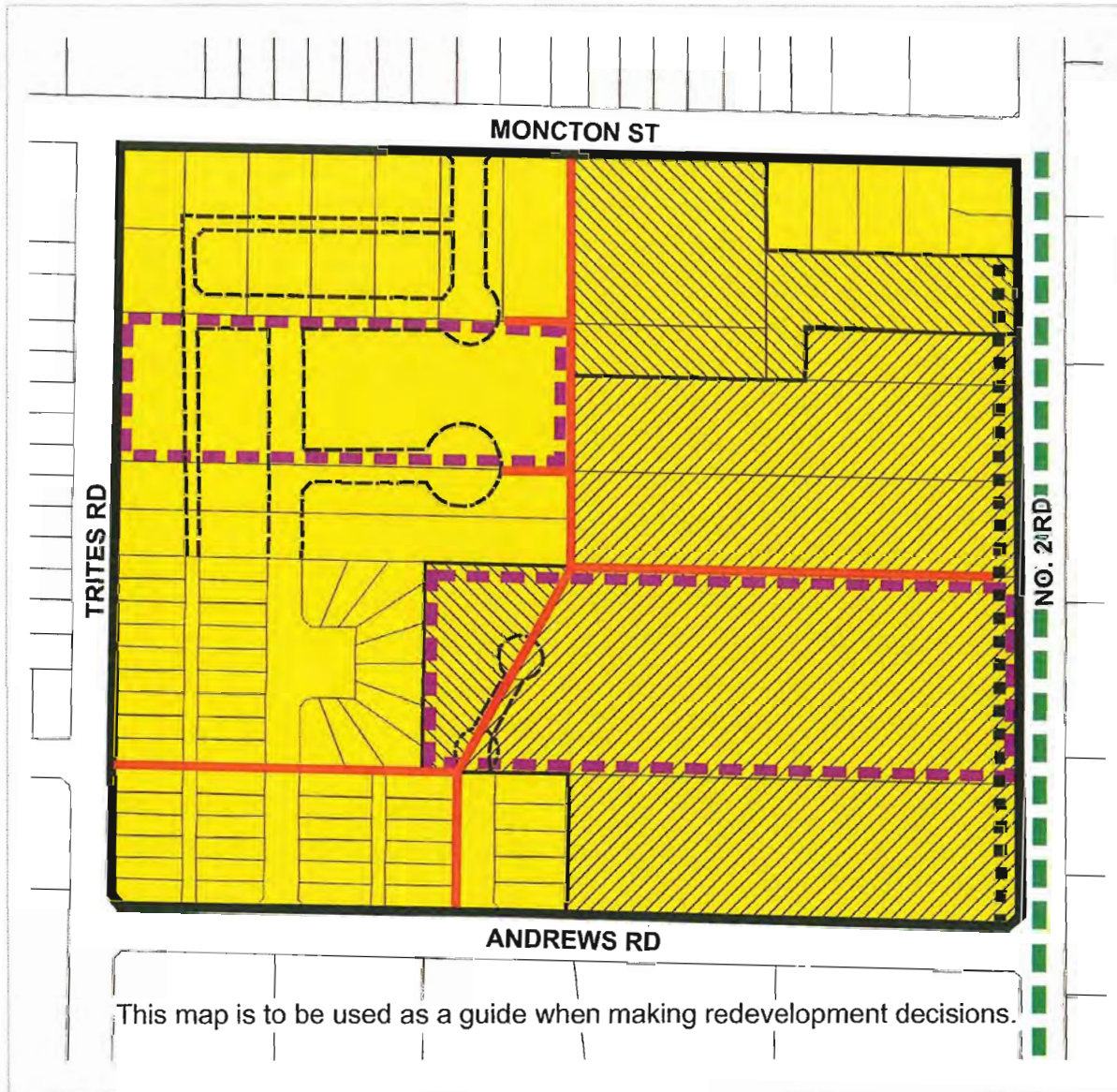
Context Land Use Map
 Steveston Area Plan
 Trites Area Land Use Map
 (RZ 14-67479)

Adopted Date: 06/25/15

Amended Date:

Note: Dimensions are in METRES

Proposed Amended Trites Area Land Use Map





RZ 14-674749

Attachment 6

Address: 5460, 5480, 5500, 5520, 5540 and 5560 Moncton Street

Applicant: AM-PRI Developments (2013) Ltd.

Planning Area(s): Trites Area (Steveston)

	Existing	Proposed
Owner:	AM-PRI Developments (2013) Ltd.	No change
Site Size (m²):	12,216 m ²	Net site 8,751 m ² Road Dedication 3,372 m ² Pedestrian Walkway 93 m ² Total 12,216 m ²
Land Uses:	Single family residential and vacant lot	Single family residential
OCP Designation:	Neighbourhood Residential	Neighbourhood Residential
Area Plan Designation:	Single-Family	Complies
Zoning:	Single Detached (RS1/C & RS1/E)	Single Detached (ZS23) – Steveston
Number of Units:	6 lots	30 lots

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Complies	None permitted
Lot Coverage: Building Non-Porous Planting	Max. 50% Max. 70% Min. 20%	Complies	None
Lot Size: Width Width, corner lot Depth Area	Min. 9 m Min. 11 m Min. 24 m Min. 270 m ²	Complies	None
Setbacks: Moncton Street Other roads Rear Yard Interior Side Yard Exterior Side Yard	Min. 6.0 m Min. 5.3 m Min. 6.0 m Min. 1.2 m Min. 6.0 m	Complies	None
Height:	Max. two-storey & 9 m Measured from 2.9 m GSC	Complies	None

Japanese Gardens

General Information

Type of Resource: Landscape
Also Known As:
Address: 4600-5500 Moncton Street
Neighbourhood (Planning Area Name): Steveston
Construction Date: 1950's
Current Owner: Private
Designated: No



Statement of Significance

Description of Heritage Site: Moncton Street's Japanese gardens are small-scale, elegant, and simple plantings located in the front yards of a row of modest residential homes along a two-block length of Moncton Street. Consisting mainly of foliage plants, with some flowering species and the occasional annual, the gardens express the character of traditional Japanese garden style.

Statement of Heritage Values: These gardens have heritage value as a visible reminder of the importance that the Japanese and their culture have played in the development of Steveston and Richmond. The gardens along Moncton Street belong predominantly to Japanese-Canadians whose families have lived in Steveston and often in the same homes, for generations. They have cultural significance, as gardening is an integral part of Japanese culture. This strong historical and community tradition came to Canada with new migrants to the area, who came to work in the fishing and cannery industries in Steveston.

These gardens enhance the built environment of Moncton Street, creating a unique cultural enclave and strong sense of place. They have symbolic connections to Japanese culture and speak to traditional Japanese garden style while reflecting local climate, available plant species, and individual taste.

Character Defining Elements: Key elements that define the heritage character of the site include:

- The overall design and effect of the gardens which adapt a number the elements of traditional Japanese garden design principles at a small scale, including enclosure, continuity, balance and scale, texture and contrast
- The use of materials other than plants, including small-scale elements such as stone lanterns, boulders, and gravel used to symbolize dry ponds and streams between islands of planted areas
- The continuity of the gardens along the street edge
- Their overall similarity in design and materials, punctuated by differences in each garden which express the individual owner.

History

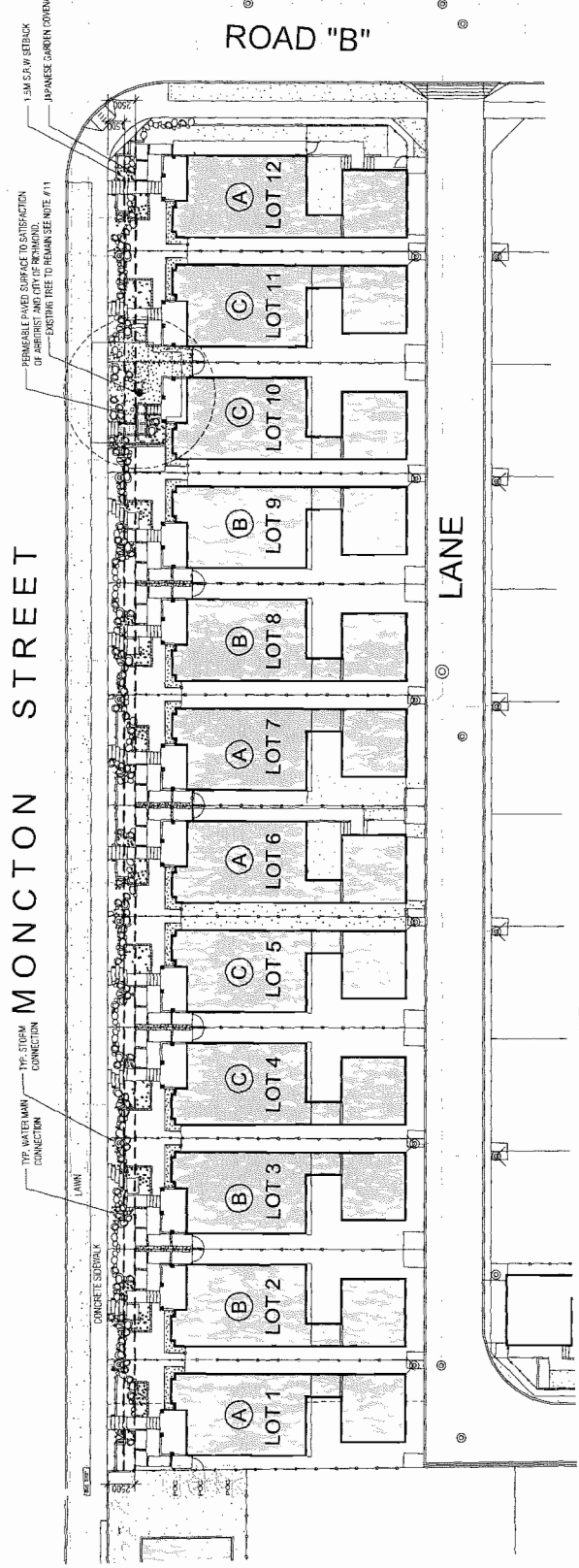
History: The gardens along Moncton Street belong predominantly to Japanese-Canadians whose families have lived in Steveston for generations. In most cases, these families have lived at the same address for generations. Gardening is an integral part of Japanese culture and has an honoured tradition and a strong historical base.

The gardens included in this study use elements of traditional Japanese garden design principles; however, none formally follow the traditional guidelines. Most of the gardens are small and at the front of the house, a condition which restricts design decisions. For example, enclosure is a very important element in formal Japanese gardens; however, very few of the gardens employ the use of total enclosure. Some use aspects of it, such as shrubbery and walls and overhangs of the dwelling to give a sense of enclosure. The principles of borrowed scenery and hidden viewpoints are not used either, most likely because of the location and openness of most of the gardens.

The gardens do, however, use the design principles of continuity, balance and scale by grouping plant and decorative elements in odd numbers and often in the triangular form. Most of the gardens are successful at incorporating the design principle of controlling scale and space, particularly those gardens without front hedging. The creation of the illusion of space in these gardens is certainly a challenge, which is cleverly met by a number of them. The successful ones use texture and shape and also situate larger elements at the front and smaller elements at the back of the

garden. Very few use paths to manipulate space and none have streams to do so. (One garden has a small water element.) What is most effective in these gardens is the traditional use of contrast, change and light. Textures are beautifully manipulated in each garden. The choice of plant materials also ensures a lovely series of colour and foliage change throughout the seasons.

MONCTON STREET



SITE PLAN: LANDSCAPE TREATMENT ALONG MONCTON STREET
SCALE: 1:200 metric

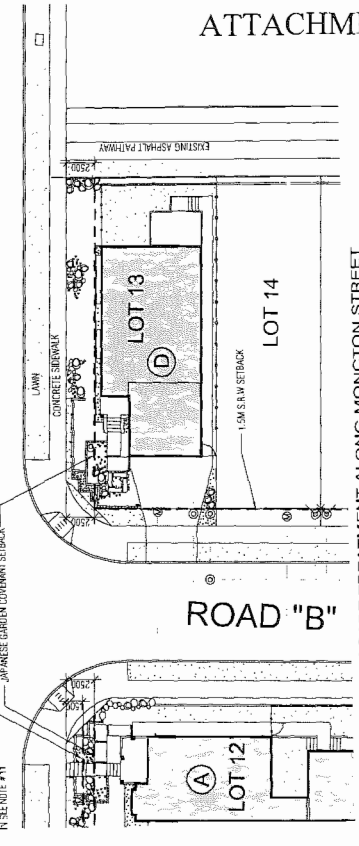
DESIGN RATIONALE:

1. THE OBJECTIVE OF THE LANDSCAPE TREATMENT ALONG THE MONCTON STREET FRONTAGE IS TO RECREATE THE TRADITIONAL JAPANESE GARDEN DESIGN REQUIREMENTS TO BENEFIT THE THEME OF A JAPANESE STYLE LANDSCAPE WHICH REFLECTS THE PAST USERS AND THE PREVIOUS LANDSCAPE COMPLIANCE WITH THE TRADITIONAL JAPANESE GARDEN DESIGN AND MATERIALS.
2. THE PROPOSED LANDSCAPE TREATMENT ALONG THE MONCTON STREET FRONTAGE IS TO RECREATE THE TRADITIONAL JAPANESE GARDEN DESIGN REFLECTING ITS PAST USAGE.
3. ROCK WALLS, USUALLY 60 CM HIGH, ARE PROPOSED ALONG MONCTON STREET TO PREVENT THE AREAS BEHIND THEM FROM COLLAPSE.
4. PLANT MATERIALS PROPOSED ARE CONSISTENT WITH TRADITIONALLY PLANTED GARDENS FROM THE HERIAGE PLAN.
5. STREET TREES FOR THE CITY BULLEWARD ARE PROPOSED TO BE JAPANESE KAISUJI TO FURTHER STRENGTHEN THE "JAPANESE CHARACTER AND THEME".
6. JAPANESE MAPLES AND JAPANESE CHERRY TREES HAVE BEEN INTRODUCED IN THE SINGLE FAMILY LOTS TO REINFORCE THE JAPANESE THEMED PLANNING.

LANDSCAPE NOTES:

1. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCMA GUIDELINES.
2. TOPSOIL SUPPLIES SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL PRIOR TO INSTALLATION ON SITE.
3. ANALYSIS OF SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REFLECT TOPSOIL TO BE USED FOR PLANTING AS FOLLOWS:
 - A. GRASSES AREAS: 150MM
 - B. BOUND COVERS: 300MM
 - C. SHRUBS: 400MM
 - D. TREE PITS: 1000MM WITH 500MM BELOW ROOT BALL
 - E. TREE PITS: 600MM
4. PLANTING OF JAPANESE MAPLES SHALL BE INSTALLED IN ALL SPRING PLANTING AREAS.
5. CONCRETE SURFACES SHALL BE CAST IN PLACE STANDARD CONC. WITH BROWN FINISH AND TRIMMED TO MATCH SURROUNDING PAVING.
6. GRANITE STONE PAVING 75X150MM.
7. BROWN FINISH CONCRETE PAVING 30X30X100MM.
8. BULLEWARD TREES SHALL BE 100MM DIA. (DBH) AT 1.37M. JAPANESE KAISUJI TO BE PROVIDED AS JAPANESE KAISUJI. TREE TRUNKS SHALL BE SMOOTH FINISH SMOOTHED FROM WINTER OR HELL. TO NOT SUPPLY STRAIGHT OR SPLIT FACED STONE. THEY WILL BE REJECTED. PROVIDE JEG PHOTO OF STONE TO LANDSCAPE ARCHITECT FOR APPROVAL. BULLEWARD TREES TO BE EMERGED INTO BRIDGE DO NOT REST ON SURFACE. SIZES:
 - A. 1.5 TO 2.5' DIAMETER
 - B. 1.5 TO 2.5' DIAMETER
9. TWO EXISTING JAPANESE MAPLES CAN BE SALVAGED IF AVAILABLE AFTER HOME OWNERS HAVE VACATED THE SITE. SEE ARBIST'S REPORT.
10. STREET TREES FOR MONCTON STREET BULLEWARD ARE PROPOSED AS JAPANESE KAISUJI TREES. PINK BLOSSOMING CHERRY TREES SHALL BE PROVIDED AS JAPANESE CHERRY TREES. PINK BLOSSOMING CHERRY TREES SHALL BE PROVIDED AS JAPANESE CHERRY TREES. REFER TO ARBIST'S REPORT BY ARBIST CONSULTING. TREE REFLECTION ASSESSMENT REPORT - REV. 1 - DATED MAY 31, 2015. FOR PROPOSED TREATMENT OF SUBJECT TREE.

MONCTON STREET



SITE PLAN: LANDSCAPE TREATMENT ALONG MONCTON STREET
SCALE: 1:200 metric

SUGGESTED PLANT LIST:

KEY BOTANICAL NAME	COMMON NAME	SIZE	COND.
AKI NO YAMATO	B & B MULTI-STEM	2.5M HT.	B & B
AKI NO YAMATO	Japanese Maple	60CM CAL.	B & B
AKI NO YAMATO	Fuji Cherry	60CM CAL.	B & B
AKI NO YAMATO	Katsura Tree	#3	CONTAINER
AKI NO YAMATO	Pink Azalea	#3	CONTAINER
AKI NO YAMATO	Moribishi Bamboo	#3	CONTAINER
AKI NO YAMATO	Japanese Barberry	#3	CONTAINER
AKI NO YAMATO	Western Sword Fern	#2	CONTAINER
AKI NO YAMATO	Sky Fern Liliex	#2	CONTAINER
AKI NO YAMATO	Madon Bay Heavenly Bamboo	#2	CONTAINER
AKI NO YAMATO	Japanese Phlox	#2	CONTAINER
AKI NO YAMATO	Royal Palm Bioidol	#5	CONTAINER
AKI NO YAMATO	Undine Phidol	#3	CONTAINER
AKI NO YAMATO	Japanese Skunkia	#3	CONTAINER
AKI NO YAMATO	Little Princess Spirea	#3	CONTAINER
AKI NO YAMATO	Japanese Blood Grass	100CM POT	CONTAINER
AKI NO YAMATO	Japanese Spurge	100CM POT	CONTAINER
AKI NO YAMATO	Japanese Spurge	100CM POT	CONTAINER
AKI NO YAMATO	Professional Terminalis		

SHEET TITLE
**LANDSCAPE PLAN
STREET FRONTAGE**

SHEET NO.
L-1

DATE: MAY 21, 2015

DESIGN: [Signature]

DRAWN: [Signature]

CHECKED: [Signature]

SCALE: 1:200

JOB NO.: 1509



PROJECT

30 UNIT SINGLE FAMILY LOT SUB-DIVISION - REZONING APPLICATION

5460 TO 5560 MONCTON ST. RICHMOND, B.C.

FOR: AM-PAI DEVELOPMENT CORP. LTD.

CONCL. 185

REVISIONS/SUBD.

1. APPROVED FOR SUBMITTED FOR RE-ZONING

2. MAY 2015

DESCRIPTION OF LANDSCAPE COMPONENTS

- 1 HOUSE PORCH - COVERED ENTRY/LANING
- 2 GRANITE STEPS - 5" WIDER OR PAVEN
- 3 CONCRETE WALKWAY - 5" GEP. MPH+PEBBLES
- 4 SMOOTH FACED BOLLIDERS - LOW RETAINING WALL
- 5 1" - 2" DIA. RIVER ROCK BORDER - BELOW ROOF OVERHANG
- 6 STONE SPHER
- 7 GRANITE STONE GUIDE - ENTRY MARKER
- 8 GRANITE STONE WALL - LOW RETAINER
- 9 RIVER ROCK - GROUND COVER
- 10 WOOD FRACTION FENCE - 6FT. HI.
- 11 WOOD - ALUM. FRONT YARD FENCE - 30" FT.
- 12 PERMEABLE PAVED SURFACE, AS DESIGNED BY ARCHITECT CONSULTING FIRM # 202

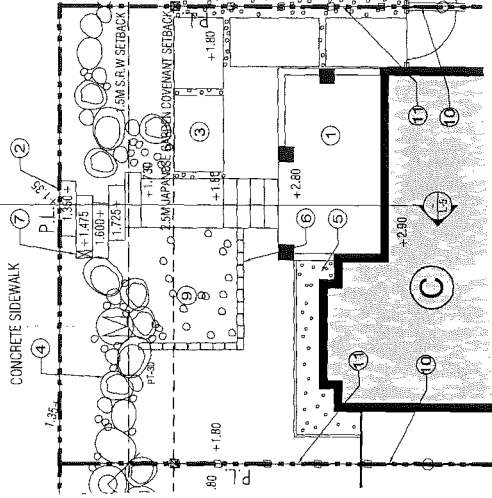
KEY

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12



MONCTON STREET

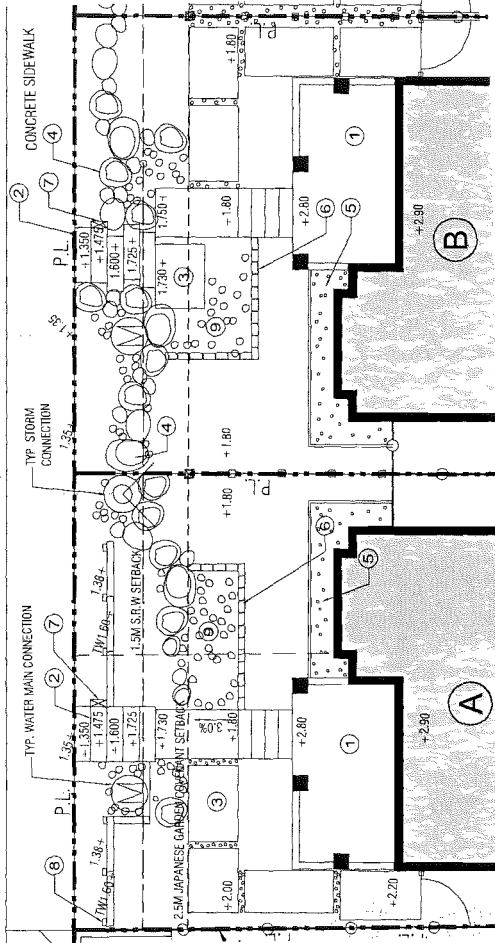
LAWN



SITE PLAN: TYPE C
SCALE: 1" = 30' HORIZ.

MONCTON STREET

LAWN

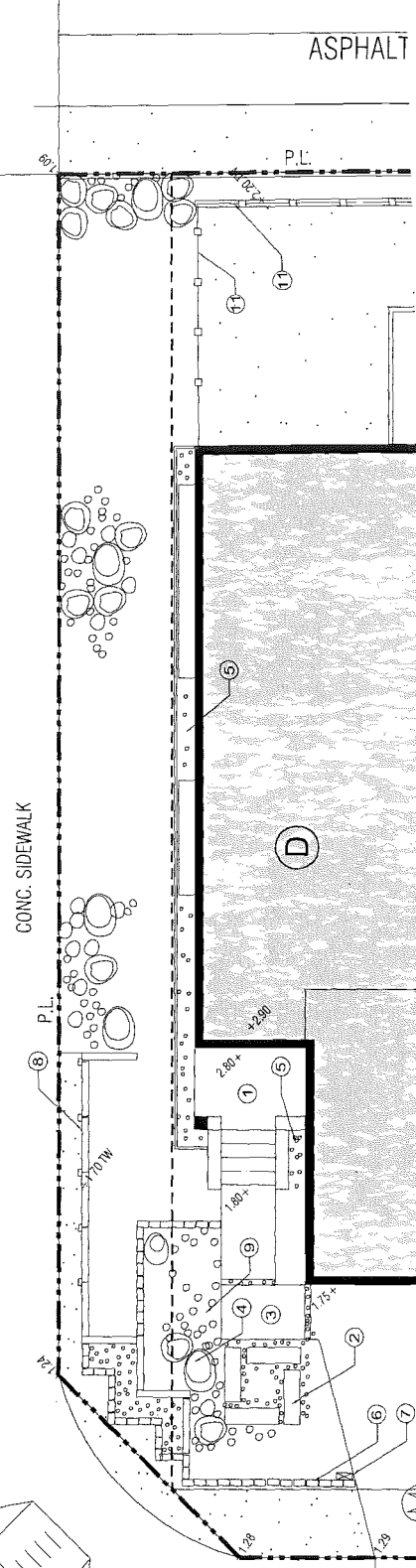


SITE PLAN: TYPE A & B
SCALE: 1" = 30' HORIZ.

MONCTON ST

LAWN

CONC. SIDEWALK



SITE PLAN: TYPE D
SCALE: 1" = 30' HORIZ.

SHEET TITLE
LANDSCAPE ENLARGEMENT

SHEET NO.
L-2

DATE: MAR. 27, 2014
DESIGN: [initials]
DRAWN: [initials]
CHECKED: [initials]
SCALE: 1/8" = 1'-0"
JOB NO.: 14150



PROJECT
30 UNIT SINGLE FAMILY LOT SUB-DIVISION - REZONING APPLICATION
5460 TO 5560 MONCTON ST., RICHMOND, B.C.
FOR: AM-PR DEVELOPMENT LTD. # 186

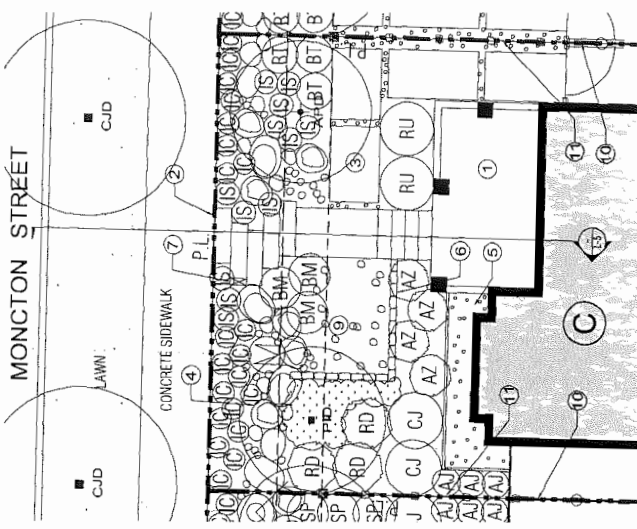
REVISIONS/REVISED
1. AREA CORRECTED FROM RE-ZONING
2. NEW BOLLIDERS PROVIDED, RE-DESIGNED FOR RE-ZONING

DATE: 03/27/14 10:30 AM
BY: [initials]
CHECKED: [initials]

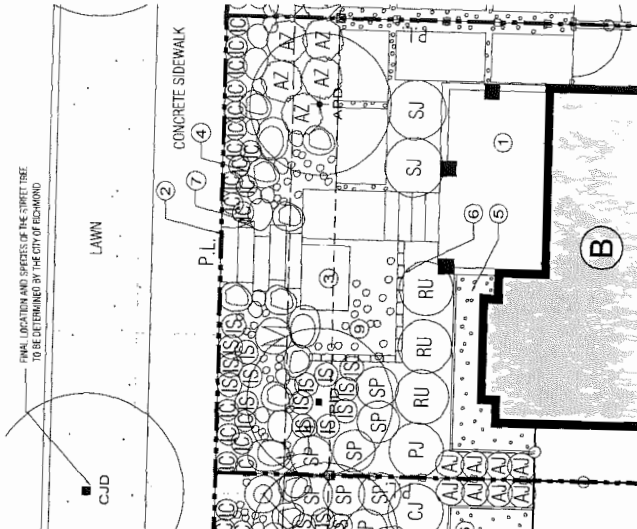
KEY

- DESCRIPTION OF LANDSCAPE COMPONENTS**
- 1 HOUSE PORCH - COATED ENTRY LANDING
 - 2 GRANITE STEPS - 5" RISER OF PAVER
 - 3 CONCRETE WALKWAY - 3" GAP WITH PEBBLES
 - 4 SMOOTH FACED BOLLARDS - LOW RETAINING WALL
 - 5 1" - 9" DIA. RIVER ROCK BOLLARDS - BELOW ROAD OVERWING
 - 6 STONE BORDER
 - 7 GRANITE STONE QUERCY - ENTRY MARCH
 - 8 GRANITE STONE WALL - LOW RETAINER
 - 9 RIVER ROCK - GROUND COVER
 - 10 WOOD PRIORITY FENCE - 8FT HT.
 - 11 WOOD - ALUM. FRONT YARD FENCE - 30" HT.
 - 12 FISHSCALE PAVED SURFACE AS REQUESTED BY APPLICANT FOR EXISTING TREE #205

NOTE: REFER TO LANDSCAPE PLAN L'S FOR SUGGESTED PLANT LIST



SITE PLAN: TYPE C
SCALE: 1:50 METRIC



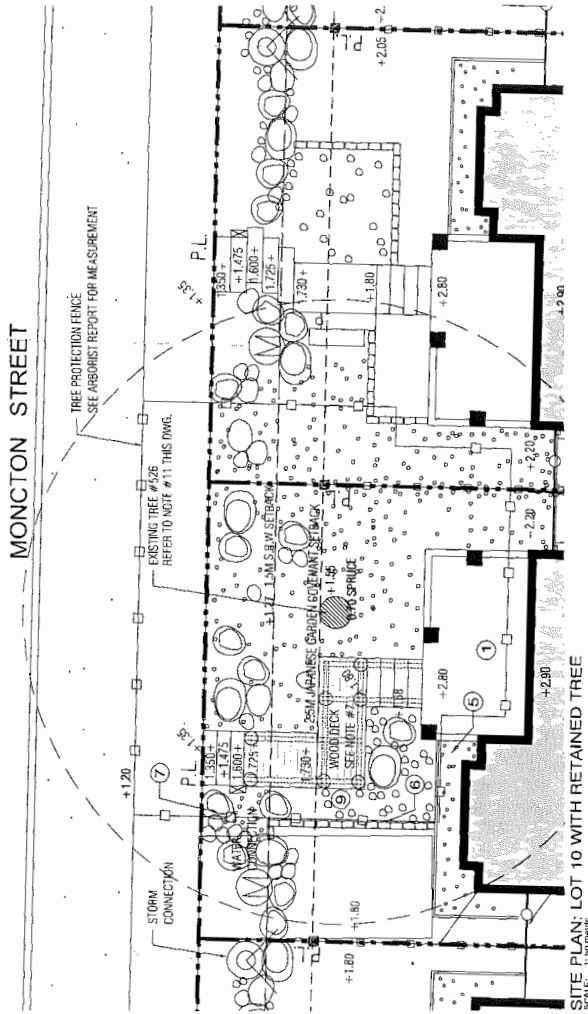
DESCRIPTION OF LANDSCAPE COMPONENTS

- 1 HOUSE POOR - COVERED ENTRY LANDING
- 2 GRANITE STEPS - 5' WIDE OR PAVER
- 3 CONCRETE WALKWAY - 5' GAP WITH PEBBLES
- 4 SMOOTH FACED BOLLARDS - LOW RETAINING WALL
- 5 4" - 6" DIA. RIVER ROCK BOLLARDS - BELOW GRADE OPENING
- 6 STONE BORDER
- 7 GRANITE STONE GUIDE - ENTRY MARKER
- 8 GRANITE STONE WALL - LOW RETAINING
- 9 RIVER ROCK - GROUND COVER
- 10 WOOD PRIVACY FENCE - 6FT HI.
- 11 4000 - ALUM. FRONT YARD FENCE - 30" HI.
- 12 PERIMETER PAVED SURFACE AS DESIGNED BY ARCHITECT FOR EXISTING TREE POSE

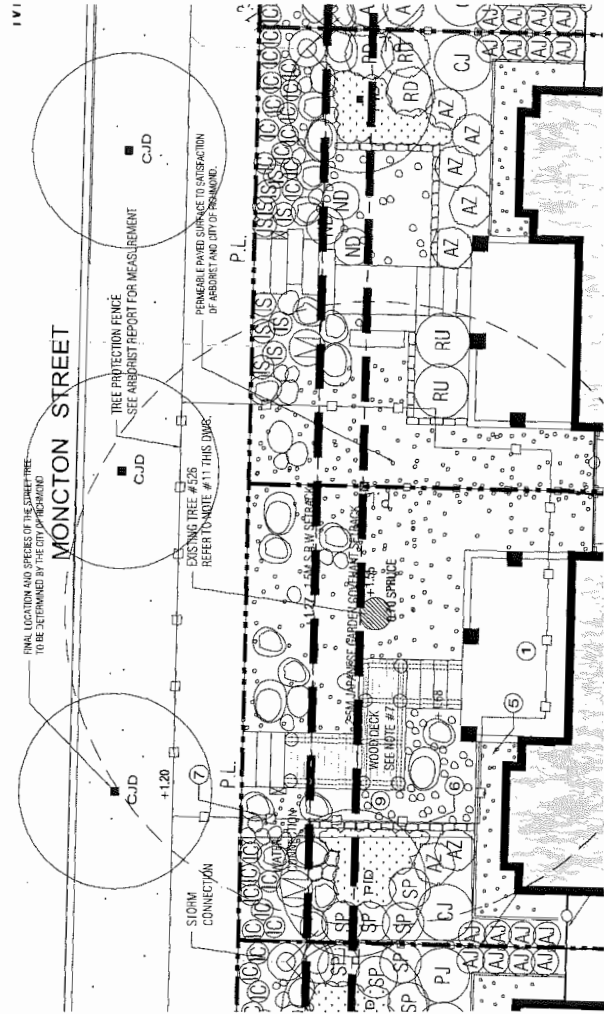
LANDSCAPE NOTES:

1. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCMA GUIDELINES.
2. ALL PLANT MATERIAL SHALL BE INSTALLED AND MAINTAINED AS SHOWN ON THIS DRAWING. ALL PLANTS WILL BE INSTALLED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL PRIOR TO INSTALLATION ON SITE.
3. AMEND TOPSOIL FOR SOIL ANALYSIS RECOMMENDATIONS FOR TOP SPREADINGS ON SITE. REJECTIVE TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
4. TOPSOIL TYPES FOR PLANTING AS FOLLOWS:
 - A. CRASSULA
 - B. GROUND COVERS
 - C. SHRUBS
 - D. GRASSES
 - E. TREES
5. LAWN AREAS SHALL BE SOILED WITH #1 PREMIUM REDWOOD SOD. 4000 MESH SOD.
6. 2" LAYER OF 20/40 GRANULAR COMPOST BARK MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
7. SURFACE:
 - A. CONCRETE SURFACES SHALL BE CAST IN PLACE STANDARD CONC. WITH IRONOM FINISH AND TROWEL ED.
 - B. GRANITE STONE PAVING 2" MAX. SPACINGS.
 - C. SOLID YARD LOSE GRANULAR PAVING 3/4" CLEAR CRUSH.
 - D. BOLLARDS/ROCK FEATURE.
8. ALL BOLLARDS SHALL BE SMOOTH FINISH SMOOTHED FROM RIVER OR FIELD.
9. LANDSCAPE ARCHITECT FOR APPROVAL. BOLLARDS TO BE EMBEDDED INTO GRADE DO NOT REST ON SURFACE.
10. TWO EXISTING TREES TO BE SALVAGED IF AVAILABLE AFTER HOME OWNERS HAVE VIEWED THE SITE. SEE ARCHITECT'S REPORT.
11. DECISION TO BE MADE BY THE CITY OF RICHMOND ENGINEERING DEPT. OR CITY OF RICHMOND PARKS DEPT. REGARDING TREE POSSE TO EXISTING TREE. NEED TO ADDRESS ARCHITECT'S REPORT AND LANDSCAPE ARCHITECT'S REPORT THROUGH APPROVAL REPORT - MAY 11 - 2018 MAY 11. 2018 FOR PROPOSED TREATMENT OF SUBJECT TREE.

NOTE: REFER TO LANDSCAPE PLAN 14 FOR SUGGESTED PLANT LIST



SITE PLAN: LOT 10 WITH RETAINED TREE
SCALE: 1/8"=1'-0"



SITE PLAN: PLANTING FOR LOT 10 WITH RETAINED TREE
SCALE: 1/8"=1'-0"

SHEET TITLE
LANDSCAPE ENLARGEMENT

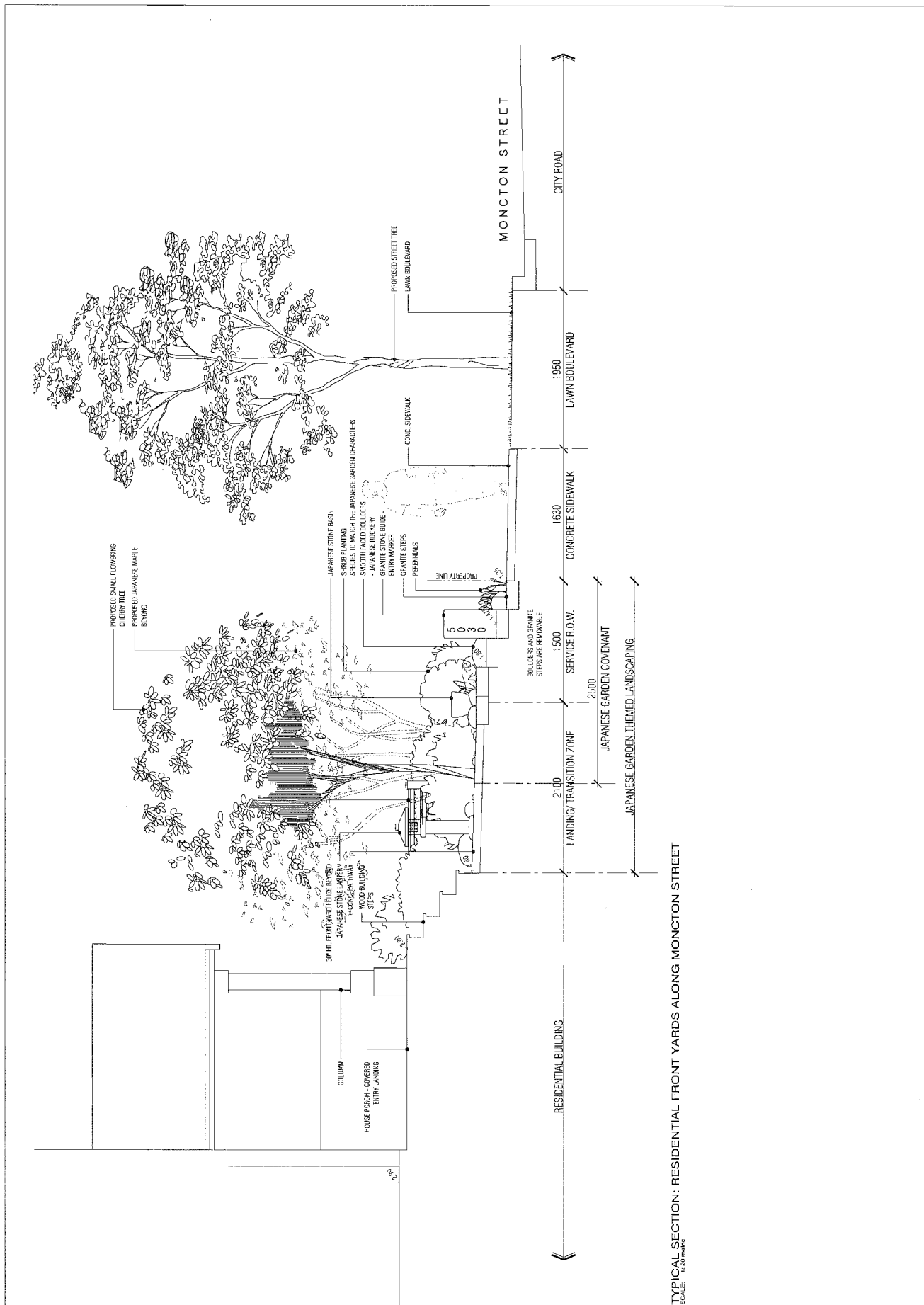
SHEET NO.
L-4

DATE: MAR 28 2018
DESIGN: [Signature]
DRAWN: [Signature]
CHECKED: [Signature]
SCALE: [Signature]
JOB NO.: 1138

PROJECT
30 UNIT SINGLE FAMILY LOT SUB-DIVISION - REZONING APPLICATION
5460 TO 5560 MONCTON STREET, RICHMOND, B.C.
FOR: AM-PRI DEVELOPMENT LTD.

CNCL-188

REVISIONS ISSUED
1. [Signature] 03/28/18
2. [Signature] 03/28/18



TYPICAL SECTION: RESIDENTIAL FRONT YARDS ALONG MONCTON STREET
SCALE: 1/8"=1'-0"

SHEET TITLE
TYPICAL SECTION

SHEET NO.
L-5

DATE: MAR 25 2015

DESIGN: ANNA

DRAWN: JZ

CHECKED: ANNA

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

JOB NO.: M1506

LANDSCAPE ARCHITECTS

PROJECT

30 UNIT SINGLE FAMILY LOT SUB-DIVISION - REZONING APPLICATION

5460 TO 5560 MONCTON STREET, RICHMOND B.C.

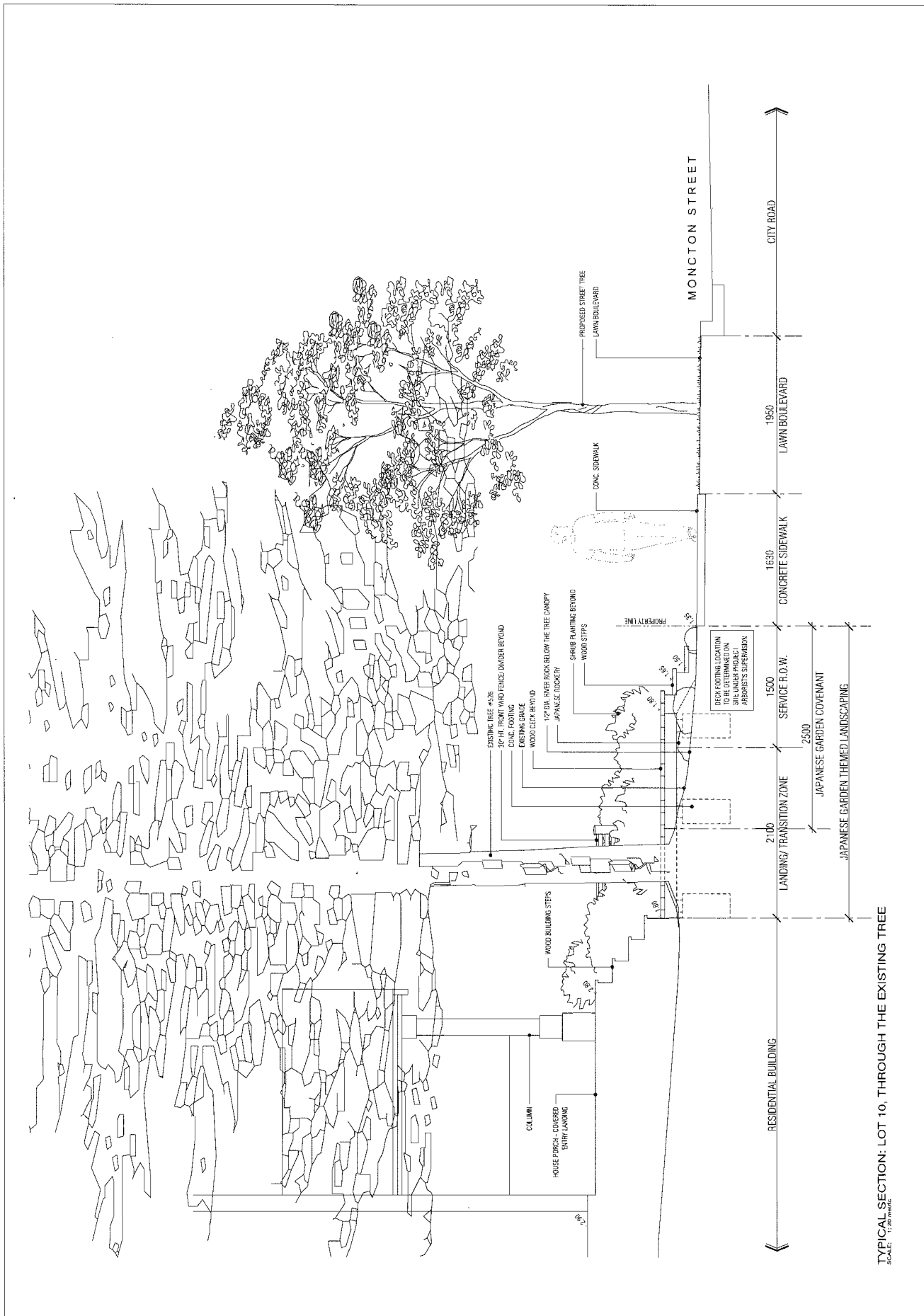
FOR: AM-PMI DEVELOPMENT LTD.

CNCL - 189

REVISIONS ISSUED

1. FINAL REVISIONS ISSUED FOR THE ZONING
2. MAY BE REQUIRED, REVISIONS FOR RE-ZONING

DESIGN: ANNA, 100 BRIDGE AVENUE, RICHMOND B.C. V6X 1S5
 LANDSCAPE ARCHITECTS



TYPICAL SECTION: LOT 10, THROUGH THE EXISTING TREE
SCALE: 1/8" = 1'-0"

SHEET TITLE
TYPICAL SECTION

SHEET NO.
L-6

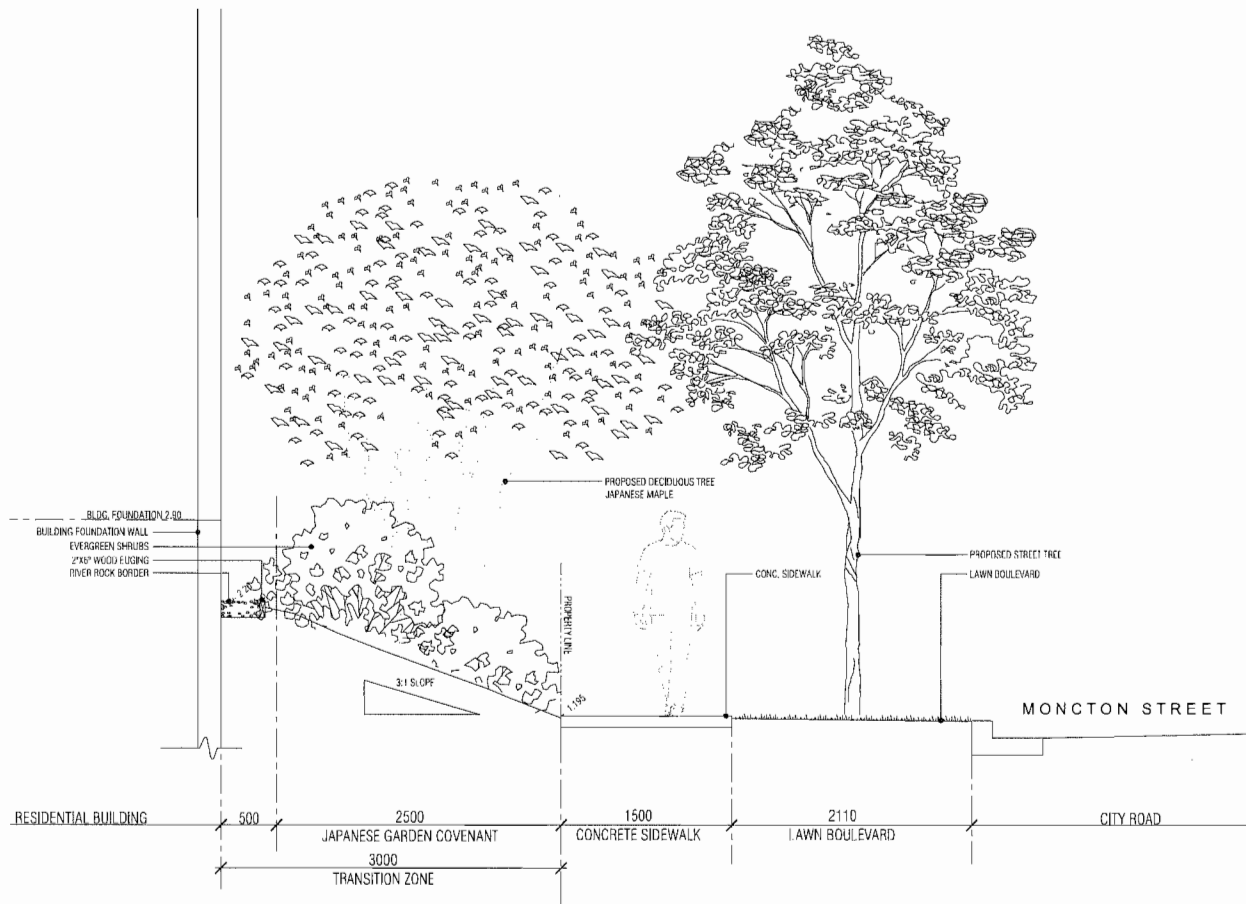
DATE MAR 25, 2015
DESIGN JMM
DRAWN AC
CHECKED JMM
SCALE 1/8" = 1'-0"
JOB NO. M1054

ARCHITECT
LANDSCAPE ARCHITECTURE

PROJECT
30 UNIT SINGLE FAMILY LOT SUB-DIVISION - REZONING APPLICATION
5460 TO 5560 MONCTON STREET, RICHMOND P.C.
FOR: AM-PR1 DEVELOPMENT
CNCL - 190

REVISIONS/ISSUED
1. APPRO. REVISED FOR RE-ZONING
2. NEW QUANTITIES, REVISIONS FOR THE ZONING

OWNER: [unreadable]
DATE: [unreadable]



TYP SECTION: LOT 13, CUT THROUGH MONCTON STREET

SCALE: 1:20 metric

SHEET TITLE
SECTION
LOT 13

RHPPT NO.
L-S-1

DATE MAR. 11, 2011
DESIGN RMW
DRAWN JZ
CHECKED RMW
SCALE 1/8" = 1'-0"
JOB NO. M158



PROJECT

30 UNIT SINGLE FAMILY LOT SUB-DIVISION - REZONING APPLICATION
5460 TO 5560 MONCTON STREET, RICHMOND B.C.
FOR: AM-PRI DEVELOPMENT

CNCL - 191

REVISIONS/ISSUED
1. APPROVED FOR RE-ZONING
2. APPROVED FOR RE-ZONING
3. APPROVED FOR RE-ZONING

OWNER: AM-PRI DEVELOPMENT
DATE: 03/11/2011
SCALE: 1/8" = 1'-0"
JOB NO. M158

SHEET TITLE
 PLANTING PLAN
 LOT 6
 SHEET NO.
 L-12

DATE MAR. 24, 2014
 DESIGNED RHM
 DRAWN JZ
 CHECKED RHM
 SCALE 1/8" = 1'-0"
 JOB NO. M1504

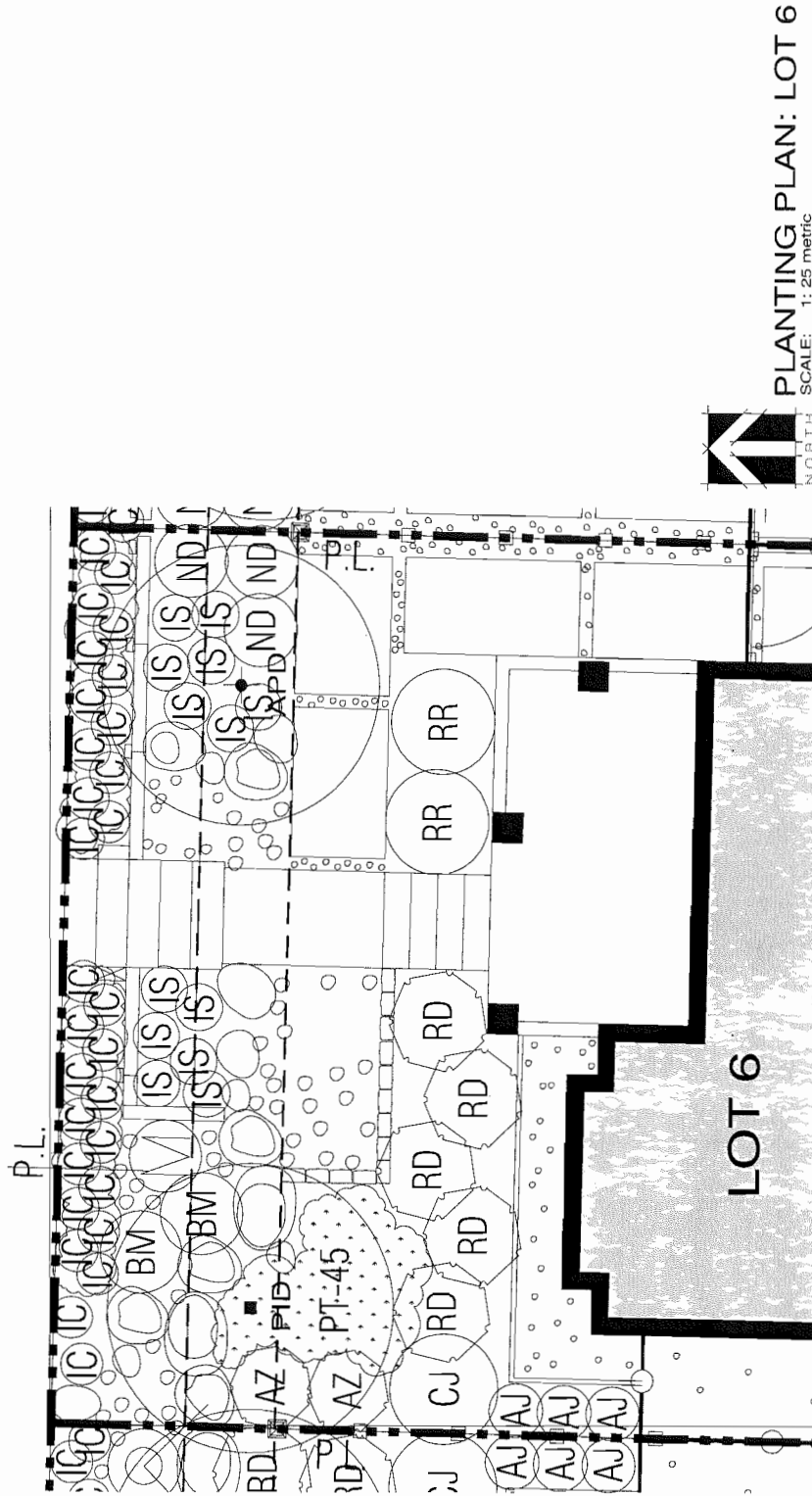


PROJECT
 30 UNIT SINGLE FAMILY LOT SUB-DIVISION - REZONING APPLICATION
 5460 TO 5560 MCGEE BLVD., RICHMOND, B.C.
 FOR: AM-PRI DEVELOPMENT INC.

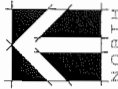
CONCL - 192

REVISIONS/ISSUED
 1. AFTER 50% PERMITS REQUIRED FOR RE-ZONING
 2. ANY OTHER REVISIONS, RELEVANT FOR RE-ZONING

DESIGNER: [unreadable] ARCHITECTURE INC. 1000 WEST 14TH AVENUE, SUITE 100, VANCOUVER, BC V6H 2T6
 604-273-8888 FAX: 604-273-8889



PLANTING PLAN: LOT 6
 SCALE: 1:25 metric



SUGGESTED PLANT LIST (LOT 6):

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
APD	1	ACER PALMATUM	JAPANESE MAPLE	2.5M HT.	B & B MULTI-STEM
PID	1	PRUNUS INCISA THE BRIDE	FUJI CHERRY	6CM CAL.	B & B
AZ	1	AZALEA JAPONICA GUMPO PINK	PINK AZALEA	#3	CONTAINER
AJ	3	ARDISIA JAPONICA	MARIBERRY	#3	CONTAINER
BM	2	BUXUS MICROPHYLLA WINTER GEM	WINTER GEM BOXWOOD	#3	CONTAINER
CJ	1	CAMELLIA JAPONICA MOSHIO FLAME	JAPANESE CAMELLIA	#3	CONTAINER
ND	3	MANDINA DOMESTICA 'MOON BAY'	MOON BAY HEAVENLY BAMBOO	#2	CONTAINER
RD	5	RHODODENDRON DORA AMETEIS	DORA AMETEIS RHODO.	#3	CONTAINER
RR	2	RHODO. ROYAL PINK	ROYAL PINK RHODO.	#3	CONTAINER
IC	29	IMPERATA CYLINDRICA RED BARON	JAPANESE BLOOD GRASS	10CM POT	CONTAINER
IS	13	IRIS ENSATA	JAPANESE IRIS	10CM POT	CONTAINER
PT	45	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	10CM POT	CONTAINER



City of Richmond

Excerpt from Minutes Heritage Commission

Wednesday, April 15, 2015

4a. *Developmental Proposal (Information Purposes) – 5460 to 5560 Moncton Street Proposed Single-Family Rezoning and Subdivision Japanese Gardens – Richmond Heritage Inventory*

Amit Sandhu (Ampri) and Rod Maruyama (Landscape architect) joined the Commission to present this project. It was noted that this project is not in the Steveston Village Conservation Area and is currently zoned single-family. The current subdivision plan will create 30 new single-family lots and conforms with the Trites sub-area plan.

It was noted that the developer has undertaken archival photographs of the area and have conducted a field investigation to look at the lots and take inventory of the heritage landscape. It was noted that an arborist determined that there are two significant Japanese maple trees on these lots worth saving if the owners do not take them.

The landscape design along the Moncton Street frontage was noted with respect to traditional Japanese character, design features, and materials. The importance was noted of incorporating the character and landscapes of the past into the proposed plan.

Discussion also ensued on the public art contribution which will be worked out with the Public Art Advisory Committee in the coming weeks.

It was noted that the Japanese garden theme will be for all units facing Moncton street and the corner lot.

It was moved and seconded

That Richmond Heritage Commission support this development moving forward and approve of the heritage landscape features incorporated into it.

CARRIED



City of Richmond

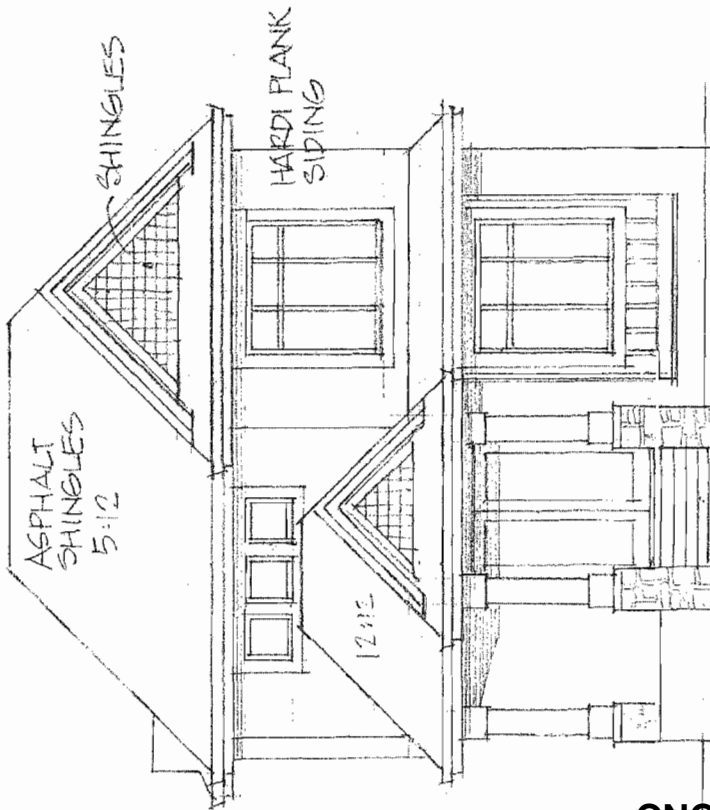
**Excerpt from Minutes
Public Art Advisory Committee**

Tuesday, April 21, 2015**5a. 5460 – 5560 Moncton Street Japanese Heritage Streetscape Art Plan**

Discussion ensued on this Am-Pri Development which is aiming to have the theme of a Japanese Heritage garden. It was noted that the developer is looking into purchasing stone landscape elements as the public art contribution. Staff noted that this would not qualify as a contribution and this project would need to go through the public art process which could be publicized with the “Japanese Heritage Garden” theme. Discussion ensued on different areas where art could be incorporated into this development such as on the fence, archways or some sort of connecting theme between the buildings. It was noted that the art budget for this project is relatively low and Committee members noted that there needs to be some sort of protection in place since these are freehold properties and not governed by a strata. Discussion ensued regarding rules about art on private properties. Staff will pass along the Commission’s feedback before a Public Art Call is made.

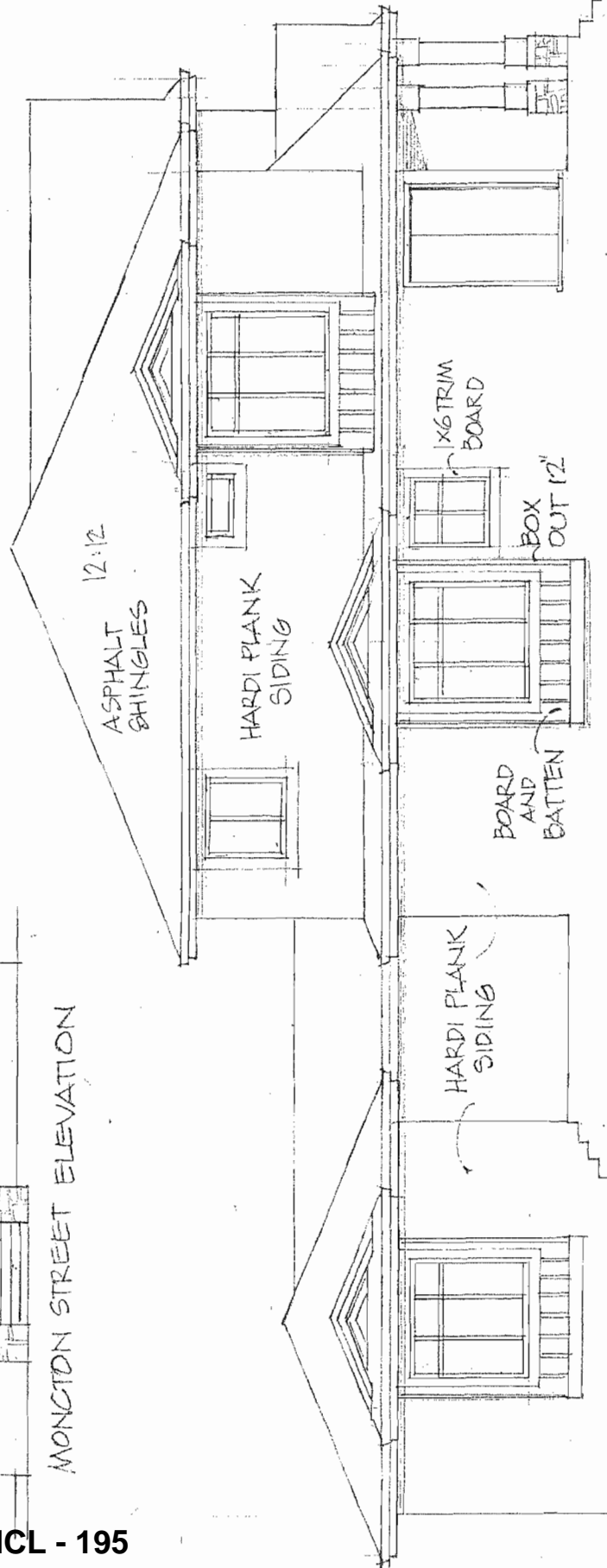
Subsequent to the meeting, the applicant was advised that City recommends that art be located on City lands for this project due to constraints with single family lot ownership.

AMPRI GROUP 2013
MONCTON STREET
SUBDIVISION, RICHMOND
LOT 12 ELEVATIONS



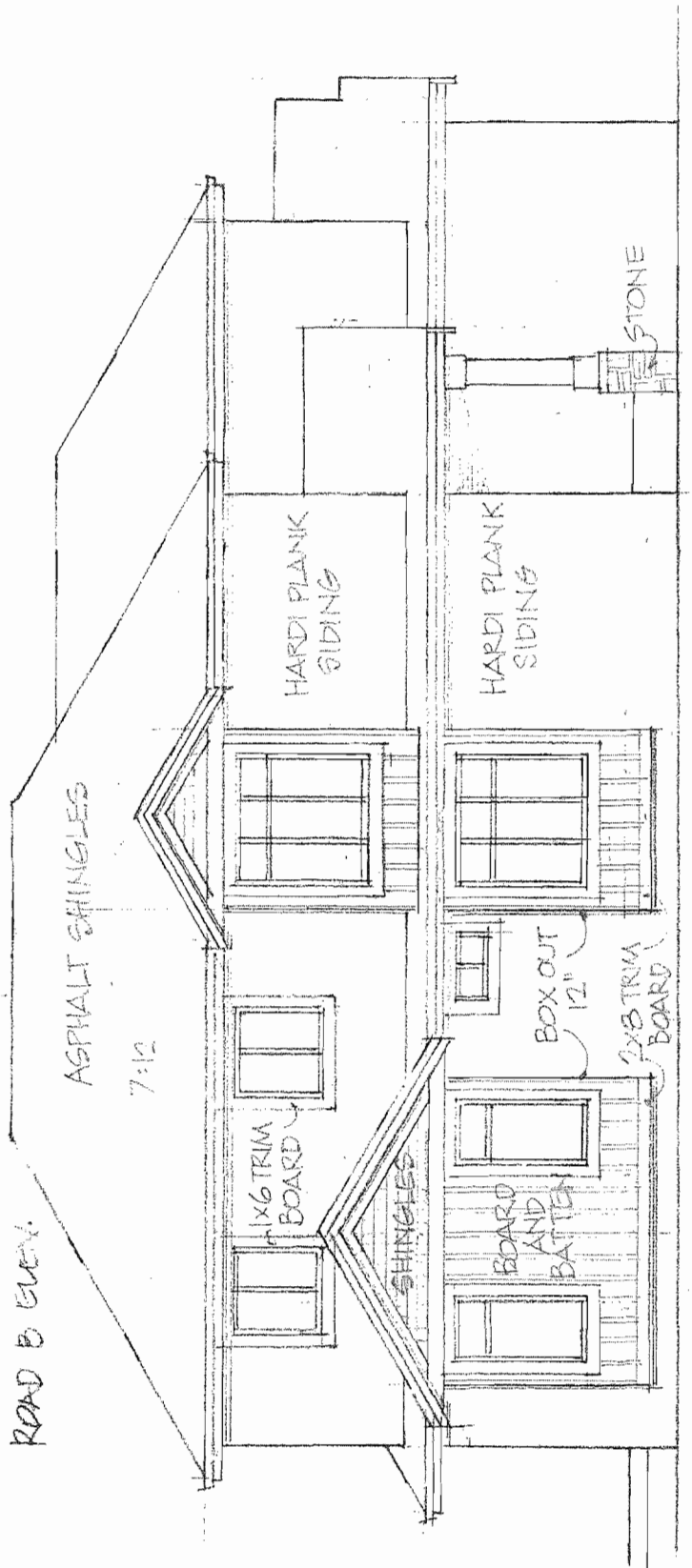
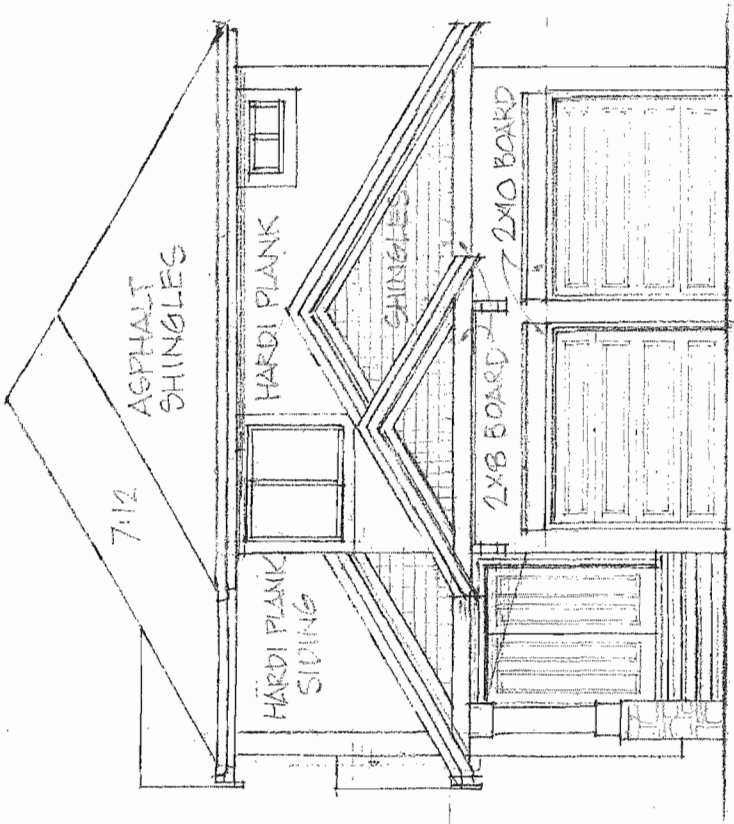
MONCTON STREET ELEVATION

CNCL - 195



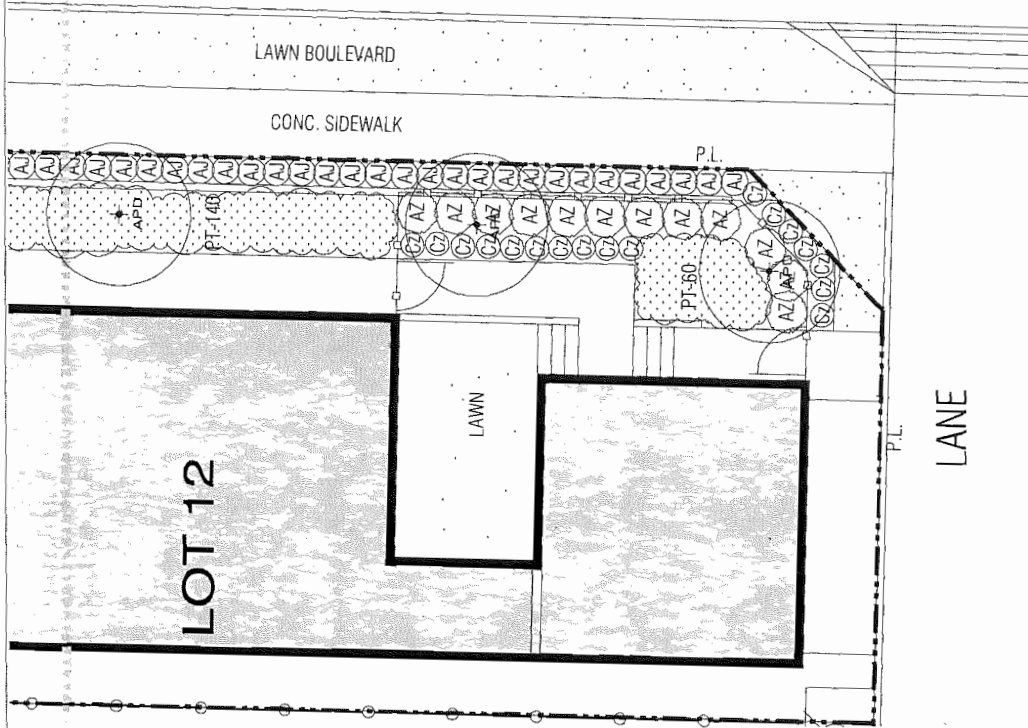
ROAD B ELEVATION

AMPRI GROUP 2013
 MONCTON STREET
 SUBDIVISION, RICHMOND
 LOT 13 ELEVATIONS

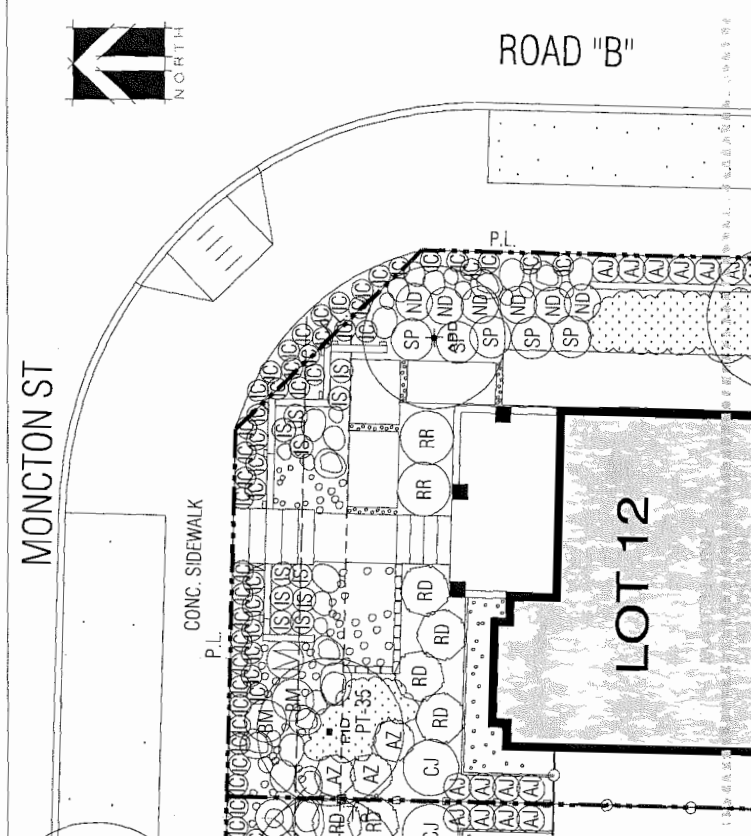


ROAD B ELEV.

MONCTON ST. ELEVATION



PLANTING PLAN: LOT 12 (SOUTH)
SCALE: 1: 50 metric



PLANTING PLAN: LOT 12 (NORTH)
SCALE: 1: 50 metric

SUGGESTED PLANT LIST (LOT 12):

KEY QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
APD 2	ACER PALMATUM	JAPANESE MAPLE	2.5M HT.	B & B MULTI-STEM
PID 1	PRUNUS INDICA THE BRIDE	FUJI CHERRY	6CM CAL.	B & B
AZ 15	AZALEA JAPONICA GUMPO PINK	PINK AZALEA	#3	CONTAINER
AJ 36	ARDISIA JAPONICA	MARLBERRY	#3	CONTAINER
BM 2	BUXUS MICROPHYLLA WINTER GEM	WINTER GEM BOXWOOD	#3	CONTAINER
CJ 1	CAMELLIA JAPONICA MOSHIO FLAME	JAPANESE CAMELLIA	#3	CONTAINER
ND 6	NANDINA DOMESTICA 'MOON BAY'	MOON BAY HEAVENLY BAMBOO	#2	CONTAINER
RD 4	RHODODENDRON DORA AMETEIS	DORA AMETEIS RHODO.	#3	CONTAINER
RR 2	RHODO. ROYAL PINK	ROYAL PINK RHODO.	#3	CONTAINER
SP 5	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA	#3	CONTAINER
CZ 17	COREOPSIS VERTICILLATA ZAGREB	ZAGREB TICKSEED	10CM POT	CONTAINER
IC 49	IMPERATA CYLINDRICA RED BARON	JAPANESE BLOOD GRASS	10CM POT	CONTAINER
IS 11	IRIS ENSATA	JAPANESE IRIS	10CM POT	CONTAINER
PT 235	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	10CM POT	CONTAINER

MONCTON ST

ASPHALT WALKWAY

CONC. SIDEWALK

LOT 13

ROAD "B"

SUGGESTED PLANT LIST (LOT 13):

KEY QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
4	ACER PALMATUM	JAPANESE MAPLE	2.5M HT.	B & B MULTI-STEM
1	PRUNUS INCISA THE BRIDE	FUJI CHERRY	6CM CAL.	B & B
27	AZALEA JAPONICA GUMPO PINK	PINK AZALEA	#3	CONTAINER
13	BUXUS MICROPHYLLA WINTER GEM	WINTER GEM BOXWOOD	#3	CONTAINER
17	BERBERIS THUNBERGII	JAPANESE BARBERRY	#3	CONTAINER
3	CAMELLIA JAPONICA MOSHIO FLAME	JAPANESE CAMELLIA	#3	CONTAINER
3	NANDINA DOMESTICA 'MOON BAY'	MOON BAY HEAVENLY BAMBOO	#2	CONTAINER
5	PIERIS JAPONICA FOREST FLAME	JAPANESE PIERIS	#3	CONTAINER
4	SKIMMIA JAPONICA REEVESIANA	JAPANESE SKIMMIA	#3	CONTAINER
19	IMPERATA CYLINDRICA RED BARON	JAPANESE BLOOD GRASS	10CM POT	CONTAINER
5	IRIS ENSATA	JAPANESE IRIS	10CM POT	CONTAINER
55	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	10CM POT	CONTAINER

PLANTING PLAN: LOT 13 (WEST)

SCALE: 1:50 metric



SHEET TITLE
PLANTING PLAN
 LOT 13
 SHEET NO.
L-19

DATE: MAR 24 2011
 DESIGN: MBZ
 DRAWN: JZ
 CHECKED: MBZ
 SCALE: 1:50
 JOB NO. 110104



PROJECT
 30 UNIT SINGLE FAMILY LOT SUB-DIVISION - REZONING APPLICATION
 5460 TO 5560 ROAD "B" N. RICHMOND, B.C.
 FOR: AM-PRI DEVELOPMENTS LTD.

CONCL. 198

REVISIONS/ISSUED
 1. REVISED PER COMMENTS FOR REZONING
 2. MAY BE USED FOR REZONING PURPOSES ONLY

CONC. SIDEWALK
 ASPHALT WALKWAY
 ROAD "B"



Address: 5460, 5480, 5500, 5520, 5540 and 5560 Moncton Street

File No.: RZ 14-674749

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9275, the developer is required to complete the following:

1. Final adoption of OCP Bylaw 7100, Amendment Bylaw 9274
2. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
3. Road dedication:
 - a) Moncton Street - road dedication to complete required frontage improvements if required.
 - b) Road A – 10.4 m wide along the southerly limit of the site.
 - c) Road B – 15.0 m wide in a north-south orientation located west of the lots along the easterly limit of the site.
 - d) Lanes – 6.0 m wide connecting to both Road A and Road B and providing rear access to individual lots.
 - e) Corner Cuts – (i) 4.0 m x 4.0 m at intersections of Moncton Street/Road B and Road A/Road B; (ii) 3.0 m x 3.0 m at intersections of Road B/lane, Road A/lane and east-west lane/north-south lane; and (iii) 4.0 m x 4.0 m at intersection of Road A/lane is acceptable if needed.
 - f) Walkways: (i) as needed to complete 6.0 m wide north-south walkway and (ii) 3.75 m wide east-west walkway.
4. The granting of the following statutory rights-of-ways (SRWs):
 - a) Moncton Street – 1.5 m wide utility right-of-way on the north edge of the lots fronting onto the south side of Moncton Street.
 - b) Road A – 1.5 m wide utility right-of-way on the south edge of the lots fronting onto the north side of Road A. Owner to construct via required Servicing Agreement and City to maintain City works in the future.
 - c) Road B – 1.5 m wide utility right-of-way on the west edge of the lots fronting onto the east side of Road B. Owner to construct via required Servicing Agreement and City to maintain City works in the future.
 - d) Lanes – abutting 1.5 m x 1.5 m wide utility right-of-ways on the south edge of the lots fronting onto the south side of Moncton Street and the north edge of the lots fronting onto the north side of Road A. Owner to construct via required Servicing Agreement and City to maintain City works in the future.
 - e) Emergency vehicle access lane – 6.0 m wide temporary public rights of passage right-of-way at the northwest limit of the site over proposed lot 1, which may be discharged in the future when secondary road access is provided to the south. Owner to construct via required Servicing Agreement and City to maintain until SRW discharged in the future.
5. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.9 m GSC.
6. Registration of a legal agreement on title ensuring that there be no vehicle access to Moncton Street and that the only means of vehicle access is to an abutting rear lane for all lots that abut a rear lane.
7. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed in a manner that mitigates potential industrial noise from the adjacent property to the south to the proposed dwelling units. Dwelling units must be designed and constructed to achieve:

a) CMHC guidelines for interior noise levels as indicated in the chart below:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

- b) the ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standard for interior living spaces.
8. Registration of a legal agreement on title identifying that the final building design for the proposed two (2) corner lots fronting Moncton Street must be generally consistent with the plans attached to the rezoning staff report.

- 9. Registration of a legal agreement on title ensuring that the 2.5 m wide Japanese themed garden adjacent to the Moncton street sidewalk be constructed and maintained by the owner. The agreement is to include a final landscape plan for the Japanese themed garden area for all thirteen (13) proposed lots on Moncton Street.
- 10. Voluntary contribution of \$30,000 to go towards the supply and installation of a city-approved bus shelter.
- 11. City acceptance of the developer’s offer to voluntarily contribute \$0.79 per buildable square foot (e.g., \$44,648) to the City’s public art program.
- 12. The City’s acceptance of the applicant’s voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e., \$56,517) to the City’s Affordable Housing Reserve Fund.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a proposal to build a secondary suite on fifteen (15) of the thirty (30) future lots at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City’s Zoning Bylaw.

- 13. Submission of a tree landscape security to the City in the amount of \$20,000 for forty (40) required replacement trees to be planted on all seventeen (17) proposed lots that do not front onto Moncton Street, which is to be retained until the new trees are planted on-site.
- 14. Submission of a final landscape plan for all thirteen (13) proposed lots on Moncton Street, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a landscaping security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. 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 the 2.5 m wide Japanese themed garden along the Moncton Street sidewalk and a complementary landscape design for the remainder of front and exterior side yard areas;
- include a mix of coniferous and deciduous trees;
- include the one (1) tree to be retained, with dimensions of tree protection fencing as illustrated on the Tree Retention / Removal Plan attached to this report; and
- include twenty-eight (28) required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
28	6 cm		3.5 m

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City’s Tree Compensation Fund for off-site planting is required.

- 15. 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.
- 16. 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.
- 17. Grading Plan to the satisfaction of the Director of Development
- 18. Enter into a Servicing Agreement* for the design and construction of road works, frontage improvements and infrastructure. Works include, but may not be limited to:
 - a) Road works to the satisfaction of the Director of Transportation, in accordance with the attached Road Functional Plan, including but not limited to the following:
 - i. Moncton Street frontage improvements:
 - Cross-section (measurements shown are from the property line towards the south curb of Moncton Street): new 1.5 m wide concrete sidewalk and a minimum 1.5 m wide grass boulevard with street trees not including the 0.15 m wide top of curb (the width of the boulevard will take up the remaining space between the sidewalk and the curb). The frontage works are to provide a transition to the existing frontage treatments east and west of the subject site.

- All existing driveways are to be closed and replaced with sidewalk/boulevard treatments.
 - Upgrade street lighting as needed.
 - Construct a 3 m x 9 m accessible bus stop concrete pad (next to the curb) and a 1.5 m x 4.5 m bus shelter concrete pad (next to the property line). Both concrete pads are to be located just to the west of the emergency access lane at the west end of the development.
- ii. Road A – Roadway with an east-west orientation located along the southerly limit of the site:
- The cross-section of this roadway is as follows (measurements shown are from north to south): 1.5 m wide concrete sidewalk at property line, 1.5 m wide grass boulevard with street trees and street lighting, 0.15 m wide top of curb, 6.0 m wide pavement, 0.5 m wide shoulder/retaining wall buffer and 0.75 m wide retaining wall allowance along the south edge of the site (with guard rail to be installed per MMCD/TAC standards).
 - On-street parking is to be restricted over the entire length of Road A (complete with no parking signage) until the full width of the road is built when the property to the south is redeveloped.
 - At the intersection of Road A/Road B, a ‘No Exit’ sign is required for westbound traffic.
 - At the west end of Road A, a ‘No Exit’ and checker board signs are required.
- iii. Road B – Roadway with a north-south orientation located west of the lots along the easterly limit of the site:
- Construction of a new internal roadway with a north-south orientation located west of the last row of lots along the easterly limit of the site. The cross-section of this roadway is as follows (measurements shown are from east to west): 1.5 m wide concrete sidewalk at property line, 1.6 m wide grass boulevard with street trees and street lighting, 0.15 m wide top of curb, 8.5 m wide pavement with, 0.15 m top of curb, 1.6 m wide grass boulevard with street trees and 1.5 m wide sidewalk at property line.
 - At the south end of the road, a checker board right sign is required.
 - At the Moncton Street end of the road, a ‘No Exit’ sign is required for southbound traffic.
 - Northbound traffic exiting the subdivision at Moncton Street is to be controlled by a stop sign complete with pavement marking, crosswalk and stop bar.
- iv. Lanes – Lane system to connect Road A and Road B and to provide rear access to individual lots:
- Cross-section of the lanes is as follows: 0.15 m wide roll over curbs on both sides, 5.1 m wide pavement and street lighting in 0.6 m wide lighting strip on one side.
- v. Walkways
- Complete the existing north-south oriented walkway located east of the east property line of the site to a full 6.0 m wide standard.
 - Construct a new east-west oriented concrete walkway connecting Road A to the north-south walkway described above. The walkway is to be 3.0 m wide (1.4 m wide grass surface, 1.5 m hard surface walkway and 0.1 m offset) plus a 0.75 m wide retaining wall allowance (with guard rail to be installed per MMCD/TAC standards).
 - Provide walkway sign and removable bollards (1.5 m spacing) at the Road A end of the walkway.
- vi. Temporary emergency vehicle access lane (in temporary SRW area)
- The emergency access lane is to be located along the west property line of the site connecting Moncton Street to the site’s internal road system.
 - The emergency access lane is to have a width of 6.0 m, hard surface construction, roll over curb on Moncton Street and removable bollards (2.0 m spacing) at both ends of the emergency access lane.
 - BC Building Code requirements for 3.2.5.6 Fire Department Access Route Design must be met.
- b) Water Works improvements by the Developer:
- i. Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit building designs. Using the OCP Model, there is 90.1 L/s of water available at a 20 psi residual at the Moncton Street frontage (150 mm dia watermain on north side of Monkton). Based on your proposed development, your site requires a minimum fire flow of 95 L/s.

- ii. Install a new 150mm diameter watermain, fire hydrants and service connections within proposed roads A and B tying into the existing 600mm diameter watermain on Moncton Street and the 300mm diameter watermain on Trites Road. The watermain will pass through the existing utility SRW on 12260 Trites Road. SRW's for water meter boxes shall be finalized through the SA.
- iii. Install a new hydrant along the Moncton frontage to accommodate spacing requirements.
- c) Water Works improvements by the City at the Developers cost:
 - i. Cut and cap all existing water service connections at main, along Moncton Street frontage.
 - ii. Install 12 new water service connections tied-in to the existing 600mm watermain on Moncton St. complete with meter & meter box along Moncton Street frontage. Additional 1.5m SRW along the north property line of the development site is required to accommodate new meter boxes.
 - iii. Complete all live watermain and hydrant connections to existing mains.
- d) Storm Sewer Works improvements by the Developer:
 - i. Install a storm sewer (min 600 mm) complete with MH's, service connections and IC's within proposed roads A and B and tie-in the proposed storm sewer to the existing 900 mm storm main along Moncton Street. SRW's for service connections shall be finalized via the SA.
 - ii. Install a 200mm storm sewer complete with MH's within the proposed lane. (No service connections permitted)
 - iii. Install service connections complete with IC's along the north property line of the development site to service the new lots created along the Moncton St frontage. SRW's for IC's will be finalized via SA.
 - iv. Identify and complete drainage IC upgrades related to modification of the existing walkway along the east PL of the development site as well as the installation of a new over build MH at the existing 200mm storm sewer connection on Moncton Street.
 - v. Provide a Sediment and Erosion Control Plan.
- e) Storm Sewer Works improvements by the City at the Developers cost: Cut & cap the existing service connection at the northwest corner of the development site and cut, cap and remove all remaining IC's along the Moncton Street frontage.
- f) Sanitary Sewer Works improvements by the Developer: Install a 200mm sanitary sewer complete with MH's, service connections and IC's within the proposed Road B and Lane tying into the existing 200mm sanitary sewer along the south PL of the development site using a new MH. No service connections are permitted to the existing sanitary main. SRW's for service connections shall be finalized via SA.
- g) Sanitary Sewer Works improvements by the City at the Developers cost: Cut & cap all existing sanitary service connections and remove all existing IC's servicing Lots 5460-5560 Moncton St along the development sites south property line.
- h) Frontage Improvements: The Developer is required to coordinate with BC Hydro, Telus and other private communication service providers: to underground the Hydro service lines; when relocating/modifying any of the existing power poles and/or guy wires within the property frontages; and to determine if above ground structures are required and coordinate their on-site locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
- i) General Items: The Developer is required to:
 - i. Provide, within the first SA submission, a geotechnical assessment of pre-load construction impacts on the existing utilities fronting or within the development site.
 - ii. Provide, within the first SA submission, a geotechnical report for the construction of the new Road A and B within the development site.
 - iii. 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.

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

1. Submission of acoustical and mechanical reports and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the legal agreement noted above and Noise Bylaw requirements and incorporation of measures in the Building Permit.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
4. 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.

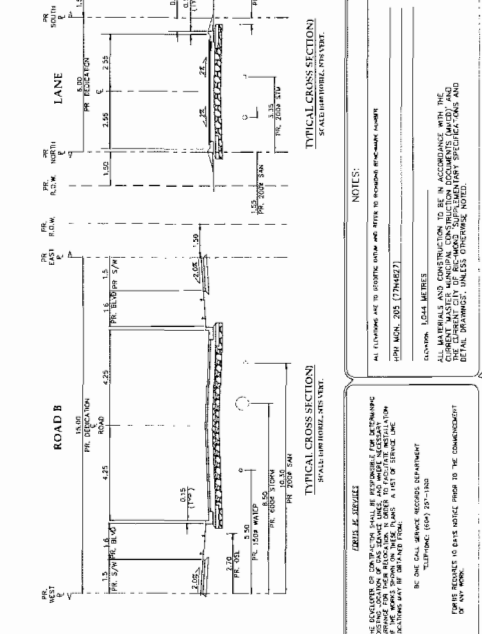
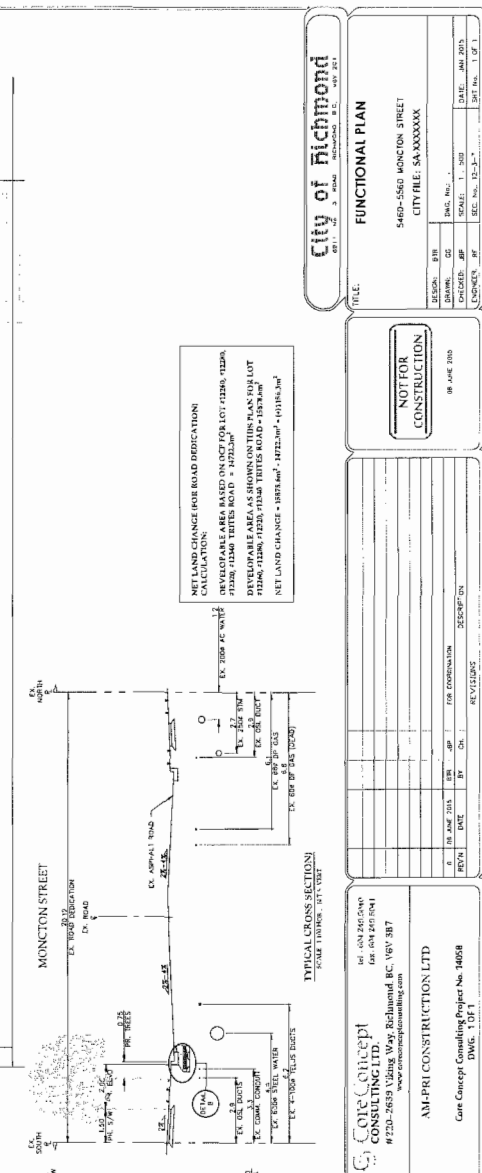
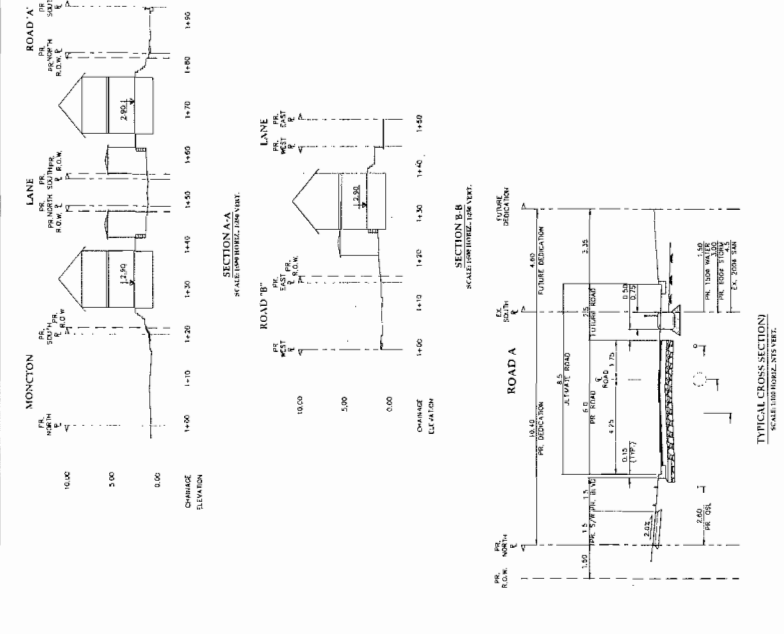
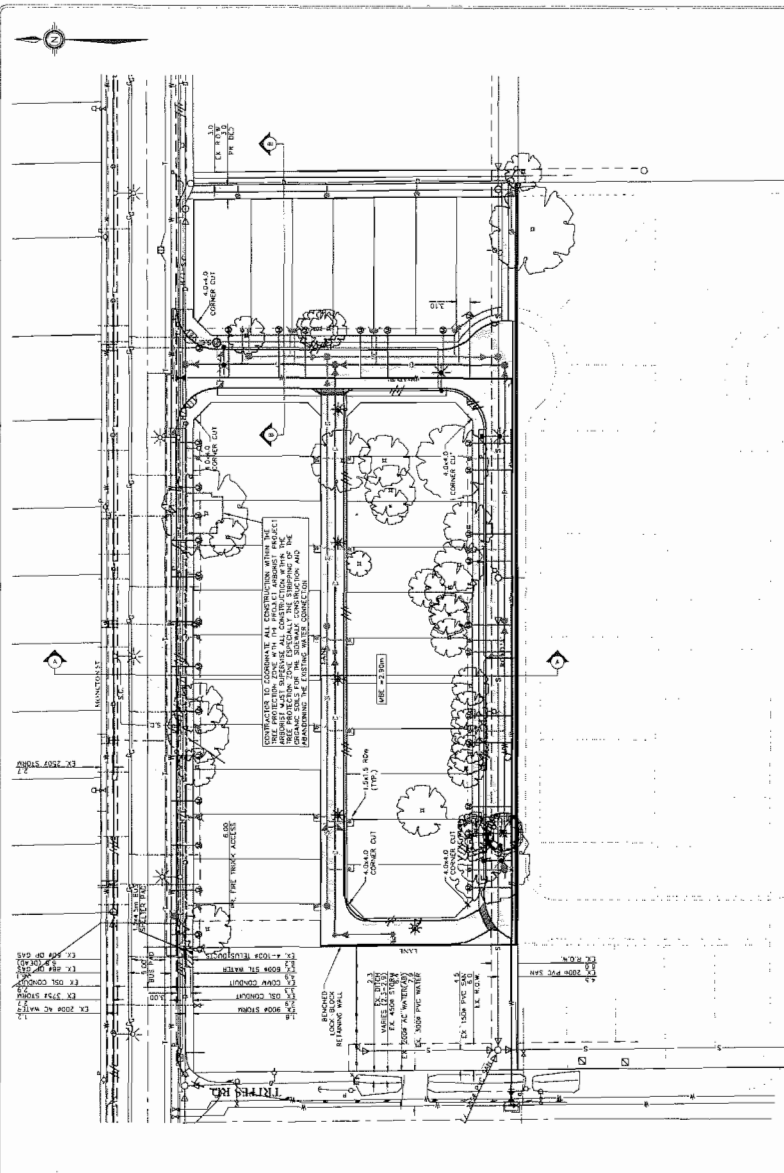
All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, 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 that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



City of Richmond
 8711 127 St. Richmond, B.C. V6V 1G7

FUNCTIONAL PLAN
 5469-5560 MONKTON STREET
 CITY FILE: SA XXXXXX

DESIGN: PH
 DRAWING: 02
 CHECKED: JZ
 APPROVED: JZ

DATE: JUN 2015
 SHEET NO.: 1 OF 1

NOT FOR CONSTRUCTION
 08-JUN-2015

REVISIONS

NO.	DATE	BY	FOR COMPLETION	DESCRIPTION
1	08-JUN-2015	JZ		REVISED

AM-PRI CONSULTING LTD.
 230-2639 VEYING WAY, RICHMOND, BC, V6V 3R7
 www.am-priconsulting.com

AM-PRI CONSTRUCTION LTD.
 Gate Concept Consulting Project No. 14058
 DWG: 1071

NOTES:

1. ALL DIMENSIONS ARE TO FINISH UNLESS OTHERWISE NOTED.

2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RICHMOND SPECIFICATIONS FOR ROADWAY AND UTILITIES, UNLESS OTHERWISE NOTED.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RICHMOND AND THE PROVINCE OF BRITISH COLUMBIA.



Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 9274 (RZ 14-674749)
5460, 5480, 5500, 5520, 5540 and 5560 Moncton Street

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

- 1. Richmond Official Community Plan Bylaw 7100 is amended in Schedule 2.4 (Steveston Area Plan) by deleting the Trites Area Land Use Map and replacing it as per Schedule A.
2. This Bylaw may be cited as "Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9274".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Horizontal lines for signature and date entry.

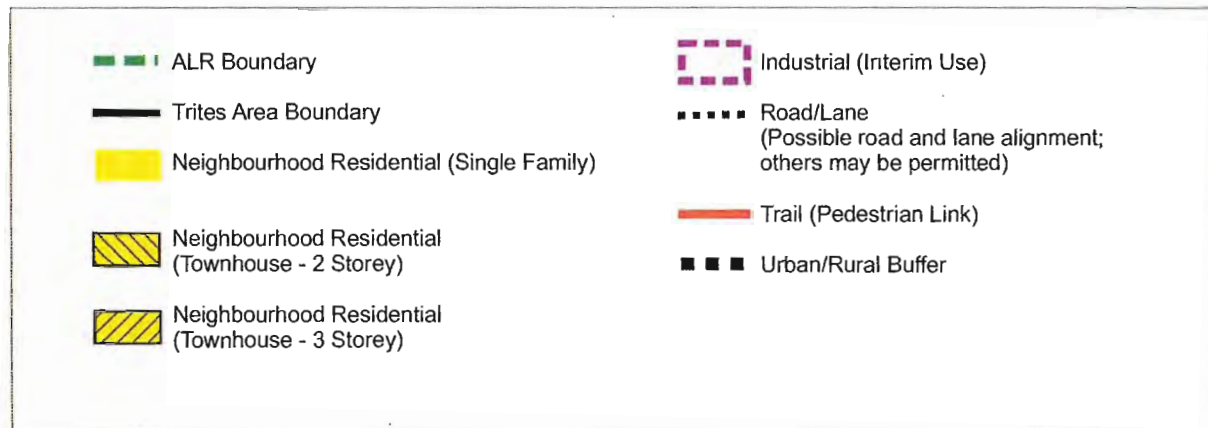
CITY OF RICHMOND
APPROVED by
APPROVED by Manager or Solicitor

MAYOR

CORPORATE OFFICER

Schedule A to Bylaw 9274: Trites Area Land Use Map

Trites Area Land Use Map





**Richmond Zoning Bylaw 8500
Amendment Bylaw 9275 (RZ 14-674749)
5460, 5480, 5500, 5520, 5540 and 5560 Moncton Street**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by:
 - a. Inserting the following into the end of the table contained in Section 5.15.1 regarding Affordable Housing density bonusing provisions:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
"ZS23	\$1.00"

- b. Inserting the following into Section 15 (Site Specific Residential (Single Detached) Zones), in numerical order:

"15.23 Single Detached (ZS23) – Steveston

15.23.1 Purpose

The zone provides for compact single detached housing with a range of compatible secondary uses and provides for a density bonus that would be used for rezoning applications in order to help achieve the City's affordable housing objectives.

15.23.2 Permitted Uses

- housing, single detached

15.23.3 Secondary Uses

- bed and breakfast
- boarding and lodging
- community care facility, minor
- home business
- secondary suite

15.23.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit** per lot.
2. The **maximum floor area ratio** is 0.40 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m².
3. Notwithstanding Section 15.23.4.2, the reference to "0.4" is increased to a higher **density** of "0.6" if:
 - a) the **building** contains a **secondary suite**; or
 - b) the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the ZS23 zone, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.
4. Further to Section 15.23.4.3, the reference to "0.4" in Section 15.23.4.2 is increased to a higher **density** of "0.6" if:
 - a) an **owner** subdivides bare land to create new **lots** for **single detached housing**; and
 - b) at least 50% of the **lots** contain **secondary suites**.
5. For the purposes of this **zone** only, up to 10% of the **floor area** total calculated for the **lot** in question is not included in the calculation of maximum **floor area ratio**, provided the **floor area**:
 - a) is used exclusively for covered areas of the **principal building** and the covered areas are always open on two or more sides;
 - b) is never enclosed; and
 - c) is not located more than 0.6 m above the lowest horizontal floor.

15.23.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.
2. No more than 70% of a lot may be occupied by **buildings, structures and non-porous surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

15.23.6 Yards & Setbacks

1. The minimum **front yard** is 5.3 m, except that along Moncton Street and Trites Road the required minimum **front yard** shall be 6.0 m.
2. The minimum **interior side yard** is 1.2 m.

3. The minimum **exterior side yard** is 3.0 m.
4. The minimum **rear yard** is 6.0 m. For a **corner lot** where the **exterior side yard** is 6.0 m, the **rear yard** is reduced to 1.2 m.
5. A detached **accessory building** of more than 10.0 m² may be located in the **rear yard** but no closer than 3.0 m to a **lot line abutting** a public **road** or 1.2 m to any other **lot line**.
6. A detached **accessory building** of more than 10.0 m² located in the **rear yard** that is used exclusively for on-site parking purposes may be linked to the **principal building** by an enclosed area, provided that:
 - a) the width of the enclosed area that links the **accessory building** to the **principal building** does not exceed the lesser of:
 - i) 50% of the width of the **principal building**; or
 - ii) 3.6 m; and
 - b) the building height of the **accessory building** and the enclosed area that links the **accessory building** to the **principal building** is limited to a single **storey** no greater than 5.0 m.
7. **Bay windows** which form part of the **principal building** may project into the **rear yard setback** for a distance of 1.0 m or one-half of the **rear yard**, whichever is the lesser.
8. The minimum **building separation space** is 3.0 m, except that an enclosed area, as described in Section 15.23.6.6, may be located within the **building separation space**.

15.23.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum height is 7.5 m.
2. For the purpose of this **zone** only, the **residential vertical lot width envelope** and the **residential vertical lot depth envelope** shall be calculated from the required **flood plain construction level**.
3. Uninhabitable roof elements may project through the envelopes to a maximum of 1.0 m measured vertically for roof dormers and 2.5 m for a roof gable facing a **road**.
4. The maximum **height** for **accessory buildings** is 5.0 m.
5. The maximum **height** for **accessory structures** is 9.0 m.
6. The maximum **height** for a **garage** is 6.1 m.

15.23.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows, except that the minimum **lot width** for **corner lots** is an additional 2.0 m.

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
9.0 m	9.0 m	24.0 m	270.0 m ²

15.23.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0, except that:
 - a) **fences**, when located within 3.0 m of a **side lot line abutting** a public **road** or within 6.0 m of a **front lot line abutting** a public **road**, shall not exceed 1.2 m in **height**; and
 - b) **fences**, when located elsewhere within a required **yard**, shall not exceed 1.83 m in **height**.
2. A private outdoor space with a minimum area of 20.0 m² and a minimum width and depth of 3.0 m shall be provided on the **lot** outside of the **front yard** unoccupied and unobstructed by any **buildings, structures**, projections and on-site parking, except for **cantilevered roofs** and **balconies** which may project into private outdoor space for a distance of not more than 0.6 m.

15.23.10 On-Site Parking

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except that the maximum driveway width shall be 6.0 m.
2. For the purpose of this **zone** only, a driveway is defined as any **non-porous surface** of the **lot** that is used to provide space for **vehicle** parking or **vehicle access** to or from a public **road** or **lane**.

15.23.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.”
2. 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 “SINGLE DETACHED (ZS23) – STEVESTON”.

P.I.D. 010-249-311

Lot 14 Section 12 Block 3 North Range 7 West New Westminster District Plan 21084

P.I.D. 003-887-111

Lot 13 Section 12 Block 3 North Range 7 West New Westminster District Plan 21084

P.I.D. 010-249-303
Lot 12 Section 12 Block 3 North Range 7 West New Westminster District Plan 21084

P.I.D. 010-249-281
Lot 11 Section 12 Block 3 North Range 7 West New Westminster District Plan 21084

P.I.D. 010-249-273
Lot 10 Section 12 Block 3 North Range 7 West New Westminster District Plan 21084

P.I.D. 010-249-265
Lot 9 Section 12 Block 3 North Range 7 West New Westminster District Plan 21084

3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9275”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by <i>al</i>
APPROVED by Director or Solicitor <i>D-102</i>