



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: January 9, 2018

From: Wayne Craig
Director, Development

File: DP 16-735007

Re: Application by Alex Sartori for a Development Permit at 6020 No. 4 Road

Staff Recommendation

That a Development Permit be issued which would permit the construction of a Single-Family Residential Dwelling at 6020 No. 4 Road on a site zoned "Agriculture (AG1)" and designated as an Environmentally Sensitive Area (ESA).


Wayne Craig
Director, Development
(604-247-4625)

WC:dcb
Att. 4

Staff Report

Origin

Alex Sartori has applied to the City of Richmond for permission to develop a single detached dwelling at 6020 No. 4 Road on a site zoned “Agriculture (AG1)” and designated as an Environmentally Sensitive Area (ESA) in the Official Community Plan (OCP). The site is currently vacant. A rezoning is not required, as the proposed uses are consistent with the “Agriculture (AG1)” zone.

Background

This application was initially reviewed by the Development Permit Panel at the meeting on April 12, 2017 (Attachment AA), but was referred back to staff. The application was again reviewed by the Panel on September 27, 2017 (Attachment AA), but was again referred back to staff, under the following referral motion:

“That Development Permit application 16-735007 be referred to, and form part of, the Development Permit Panel agenda at the Panel’s next meeting scheduled for Wednesday, October 11, 2017 at 3:30 p.m. in the Council Chambers at Richmond Hall, for the purpose of further exploration of changes to the design of the proposed development to eliminate or reduce the proposed variance to the City’s maximum farm home plate area”.

At the request of the applicant, the Panel granted the applicant a further deferral at the meeting on October 11, 2017 to allow the proponent more time to adequately respond to the Panel’s concerns.

The applicant has now revised both the site plan and the landscape plans for the site in response to the Panel’s referrals.

This supplemental report is being brought forward to:

- Provide a response to the referral.
- Provide a summary of revisions made to the development proposal.
- Outline how the revised application responds to recent amendments to the “Agriculture (AG1)” zone on May 17, 2017 (re: farm home plate and house size amendments).
- Present the revised plan submission.
- Provide information regarding the revised Development Permit considerations.
- Present the revised Development Permit for DP Panel consideration.

Development Information

Please refer to this report and the revised Development Permit plans that accompany this report for:

- Information regarding the revisions made to the proposal to address the Development Permit Panel’s referral motion for the subject site.

- Compliance with the recently amended “Agriculture (AG1)” zone; specifically with regard to the maximum floor area for a principal dwelling unit and the maximum area of the farm home plate.
- Revised Development Application Data Sheet (Attachment AB).
- Revised Development Permit considerations (Attachment AC).
- Revised Plan Submission.
- Revised Development Permit.

Please refer to the original Staff Report dated March 27, 2017 (Attachment AA) for information pertaining to:

- Surrounding development.
- The Biologist’s Environmental Assessment.
- The Arborist’s Report and Assessment.
- Aircraft Noise Indemnification.
- Flood-Plain Covenant.
- Servicing Requirements.
- Financial Impacts.

The revised Development Application Data Sheet is provided in “Attachment AB” and provides a comparison of the proposed development data to the relevant bylaw requirements.

Staff Comments

The revised scheme attached to this report has satisfactorily addressed the Development Permit Panel’s referral of September 27, 2017 and may now be reconsidered.

Analysis

Summary of the Plan Revisions

The applicant has significantly revised the application to address the concerns raised by the Development Permit Panel. The modifications are as follows:

1. The proposed house size has been reduced from 1,067.21 m² (11,487.35 ft.²) to 955.29 m² (10,282.6 ft.²).
2. The proposed farm home plate area is reduced to 999.73 m² (10,761.00 ft.²).
3. The locations of both the house and the septic field have been shifted westward to minimize the impacts on the Environmentally Sensitive Area (ESA).
4. All structures have been removed from atop the septic field which will now be grass covered.
5. The driveway has been moved slightly northward but is still south of the mid-point of the lot.
6. The grading plan has been adjusted to reflect the reduced fill area.
7. The landscape plan has been revised to increase the area to be planted and strengthen the overall enhancement rationale for the plant/tree selections.
8. The landscape security amounts have been adjusted to reflect the changes in the quantity of ESA and non-ESA plant selections.

The "Agriculture (AG1)" zone indicates that the maximum house size and the maximum farm home plate for a property the size of the subject site is 1,000 m². Both the proposed house size and farm home plate are now in full compliance with the "Agriculture (AG1)" zone and a house size/farm plate size variance is no longer required to accommodate the proposed development. This response fully addresses the Panel's request to eliminate or reduce the proposed variance to the City's maximum farm home plate area.

Transportation staff have reviewed the proposed driveway location and are satisfied that it will be sufficiently far from the No. 4 Road and Westminster Highway intersection and should not conflict with the No. 4 Road/Westminster Highway east turn lane traffic. They have no concerns with the driveway access as proposed.

The landscape selections have been improved both in terms of quantities and purpose. The biologist has provided the following rationale for the vegetation species selections and their role in providing habitats and benefits for birds and animals:

The biologist has provided a letter (Attachment AD) outlining the rationale for the species selections that will extend the vegetated portion of the site by replanting a mix of native riparian trees, shrubs and ground cover species. The letter also provides an overview of the ESA maintenance plan that incorporates three years of active invasive plant removal and watering. Staff have reviewed and concur with the rationale letter.

A total of 280 trees, 1,032 shrubs and 506 ground cover plants are proposed to be planted on site under the revised landscape plan.

Revised Development Permit Considerations

Based on the revised submission, the Development Permit Considerations were adjusted as follows:

- The required landscape security is increased from \$28,548.52 to \$82,125.66 to reflect the increased area of landscaping. The revised total includes both ESA and non-ESA landscaping costs and a 10% contingency. The total also includes three years of invasive species removal and management within the ESA landscaping area.
- A requirement has been added for the submission of a sketch plan prepared by a registered BC Surveyor that outlines the ESA area. The sketch plan will be used in a legal agreement to be registered on Title to ensure that the ESA landscaping is maintained and not abandoned.
- The Development Considerations also include requirements for frontage improvements and utility servicing. All of the frontage improvements and utility servicing requirements will be addressed at building permit stage via work order agreements.

Conclusions

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.



D. David Brownlee
Planner 2
(604-276-4200)

DCB:blg

List of Attachments:

Attachment AA: Previous Staff Reports to DP Panel (Report Dated September 6, 2017 and Report Dated March 27, 2017)

Attachment AB: Revised Development Application Data Sheet

Attachment AC: Revised Development Permit Considerations

Attachment AD: ESA Landscape Rationale Letter

The revised plans and Development Permit are provided immediately following the attachments.

Attachment AA

Prior Staff Reports to Development Permit Panel

- Report Dated Sept. 6, 2017: Reviewed By DPP Sept. 27, 2017
- Report Dated Mar. 27, 2017: Reviewed By DPP Apr. 12, 2017



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: September 6, 2017

From: Wayne Craig
Director, Development


File: DP 16-735007

Re: Application by Alex Sartori for a Development Permit at 6020 No. 4 Road

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a Single-Family Residential Dwelling at 6020 No. 4 Road on a site zoned "Agriculture (AG1)" and designated as an Environmentally Sensitive Area (ESA); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum area of the farm home plate from 1,000 m² to 1,342 m².


Wayne Craig
Director, Development

DCB:blg
Att. 3

Staff Report

Origin

Alex Sartori has applied to the City of Richmond for permission to develop a single detached dwelling at 6020 No. 4 Road on a site zoned "Agriculture (AG1)" and designated as an Environmentally Sensitive Area (ESA) in the Official Community Plan (OCP). The site is currently vacant. A rezoning is not required as the proposed uses are consistent with the "Agriculture (AG1)" zone.

Background

This application was initially reviewed by the Development Permit Panel at the meeting on April 12, 2017 (Attachment A), but was referred back to staff under the following referral motion:

"That Development Permit application 16-735007 be referred back to staff for further discussions with the applicant to:

- 1. Consider redesigning the proposed development to minimize its encroachment into the ESA;***
- 2. Investigate and address potential impacts of the proposed development to neighbouring properties' drainage;***
- 3. Review and reconcile data provided by staff and the applicant regarding the extent of the proposed development's impacts to the ESA;***
- 4. Clarify the rationale for the proposed location of the septic field; and***
- 5. Further explain how the proposed landscaping would enhance the redefined ESA and mitigate the development's impacts to the ESA."***

This supplemental report is being brought forward to:

- Provide a response to the referral.
- Provide a summary of revisions made to the development proposal.
- Outline how the revised application responds to recent amendments to the "Agriculture (AG1)" zone on May 17, 2017.
- Provide information regarding the revised Development Permit considerations.
- Present the revised Development Permit for DP Panel consideration.

Development Information

Please refer to this report and the revised Development Permit plans that accompany this report for:

- Information regarding the revisions made to the proposal for the subject site to address the Development Permit Panel referral motion.
- Compliance with the recently amended "Agriculture (AG1)" zone; specifically with regard to the maximum floor area for a principal dwelling unit and the maximum area of the farm home plate.

- Revised Development Permit considerations.
- Revised Development Application Data Sheet.

Please refer to the original Staff Report dated March 27, 2017 (Attachment A) for information pertaining to:

- Surrounding development.
- The Biologist's Environmental Assessment.
- The Arborist's Report and Assessment.
- Aircraft Noise Indemnification.
- Flood-Plain Covenant.
- Servicing Requirements.
- Financial Impacts.

A revised Development Application Data Sheet is provided in "Attachment B" for a comparison of the proposed development data with the relevant bylaw requirements.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the "Agriculture (AG1)" zone except for the zoning variances noted below.

Zoning Compliance/Variances (staff comments in bold)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum area of the farm home plate to 1,342 m².

(Staff supports the proposed variance as:

- The application (originally received June 16, 2016) was in-stream at the time that the "Agricultural (AG1)" farm home plate provisions were enacted on May 17, 2017. The owners have undertaken a significant reduction in the size of the proposed residential dwelling to comply with the 1,000 m² (10,763.9 ft²) maximum house size. Achieving compliance with the 1,000 m² farm home plate would require a complete redesign of the home and therefore impose additional hardship on the property owner.***
- At staff's request the entry driveway has been proposed as far south as possible to move it further away from the Westminster Highway and No. 4 Road intersection. Accommodating this location also contributes to the larger farm home plate).***

With exception to the requested farm home plate variance, the proposed development will be in full compliance with the "Agricultural (AG1)" zone, including the newly adopted 1,000 m² maximum house size requirement.

Analysis

Responses to Panel Comments

Panel Comment: ***Consider redesigning the proposed development to minimize its encroachment into the ESA.***

Response: The proponents have reduced the size of the house from 1,067.21 m² (11,487.35 ft.²) to 999.35 m² (10,656.9 ft.²) and eliminated the driveway which was previously planned along the south side of the house. That southern driveway is proposed to be replaced by additional ESA landscaping. In addition, all the structures previously located overtop of the septic field have been removed and replaced with grass.

Panel Comment: ***Investigate and address potential impacts of the proposed development to neighbouring properties' drainage.***

Response: An updated grading plan has been submitted showing transitions to the adjacent properties. The grade differences are confined to the western portion of the lot with no grade changes at the rear of the property where the ESA is to be retained. Along the south side of the house the previous driveway will be replaced with native landscaping, allowing more infiltration into the soil. In addition, perimeter drainage will be required as part of the Building Permit application requirements. Perimeter drainage is required around the area being filled – in this case, at the western portion of the site where the house is proposed to be located. This combination of increased ground infiltration and perimeter drainage represent reasonable measures to address the majority of the storm run-off concerns from the site.

Panel Comment: ***Review and reconcile data provided by staff and the applicant regarding the extent of the proposed development's impacts to the ESA.***

Response: The site plan has been significantly modified by reducing the size of the house and increasing the area proposed to be planted and retained as ESA. The estimated area of the retained and enhanced ESA is approximately 1,934.5 m² (20,822.41 ft²). This is an increase of the ESA of approximately 547.6 m² (5,894 ft²) from the original application submission. The Development Permit Considerations include a requirement for submission of a sketch plan prepared by a surveyor which will be used to prepare a protective covenant for the ESA areas on the subject site.

Panel Comment: ***Clarify the rationale for the proposed location of the septic field.***

Response: The septic field is proposed to be located just to the east of the existing house, but will not encroach into the existing ESA. The sanitary system design was prepared by a professional engineer to meet the requirements of the proposed house. Its size and location are appropriate to the proposed use. The septic field area is not included in the total ESA area calculation, but this area will be grass covered.

Panel Comment: *Further explain how the proposed landscaping would enhance the redefined ESA and mitigate the development's impacts to the ESA.*

Response: Three areas are proposed to be enhanced under the revised site plan:

- a. In and around the existing tree stand at the eastern end of the property, where invasive vegetation will be removed and replaced with native shrubs and trees.
- b. Across the area previously proposed for a driveway along the south side of the house, which is currently grassed with no trees and few native shrubs. The enhancement plan proposes a variety of native shrubs and trees to be installed; which will allow more opportunities for use by birds and small animals.
- c. Within part of the front yard setback adjacent to No. 4 Road.
Although this area is not included in the ESA calculations, it is proposed to be planted with a variety of native shrubs and trees replacing the largely grassed area at the front of the lot helping to increase the area of native planted landscaping.

The proposed vegetation selections are intended to diversify the habitat by broadening the vegetation types, attracting a wider range of birds and animals at the site and providing new foraging opportunities (e.g. by including shrubs with berries in the species mix). These two aspects should increase the overall value for wildlife over the existing situation.

The revised landscape plan will result in approximately 84 more trees and 356 more shrubs than the original submission overall. A total of 282 trees, 977 shrubs and 506 ground cover plants are proposed to be planted on site under the revised landscape plan.

Revised Development Permit Considerations

Based on the revised submission, the Development Permit Considerations were adjusted as follows:

- The required landscape security is increased from \$28,548.52 to \$74,749.06 to reflect the increased area of landscaping. The revised total now includes both ESA and non-ESA landscaping costs.
- A new requirement has been added for the submission of a sketch plan prepared by a registered BC Surveyor that outlines the ESA area. The sketch plan will be used in a legal agreement to be registered on Title to ensure that the ESA landscaping is maintained and not abandoned.

The revised Development Permit Considerations are located in Attachment C.

Conclusions

The proponent for the proposed development has made extensive modifications to the project to address the issues identified by the Advisory Design Panel and staff. Significant reductions have been made to the floor area of the house to comply with the amended "Agriculture (AG1)" zone. At the same time, the overall landscaping areas have been significantly increased and areas of hard surface removed.

As the application was in-stream at the time that the "Agricultural (AG1)" zone farm home plate provisions were enacted for which compliance would impose additional hardship on the property owners, staff recommend that the Development Permit be endorsed with a variance to increase the maximum area of the farm home plate to 1,342 m², and issuance by Council be recommended.



David Brownlee
Planner 2
(604-276-4200)

DCB:blg

List of Attachments:

- Attachment A: Original Staff Report to Development Permit Panel (dated March 27, 2017)
- Attachment B: Development Application Data Sheet
- Attachment C: Development Permit Considerations



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: March 27, 2017

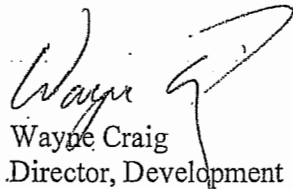
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Re: Application by Alex Sartori for a Development Permit at 6020 No. 4 Road

Staff Recommendation

That a Development Permit be issued which would permit the construction of a Single-Family Residential Dwelling at 6020 No. 4 Road on a site zoned "Agriculture (AG1)" zone and designated as an Environmentally Sensitive Area (ESA).


Wayne Craig
Director, Development

DCB:blg
Att. 3

Staff Report

Origin

Alex Sartori has applied to the City of Richmond for permission to develop a single detached dwelling at 6020 No. 4 Road on a site zoned "Agriculture (AG1)" and designated as an Environmentally Sensitive Area (ESA) in the Official Community Plan. The application was submitted on June 16, 2016. The site is currently vacant.

A rezoning is not required.

Development Information

The development proposal involves the construction of a new single-family dwelling with a new driveway and a new septic field to support the development. The primary proposed residential uses will be within the front 50 m of the lot. A septic field with an outdoor fireplace and wood deck on top of the septic field will be located beyond the 50 m setback.

The subject property is entirely designated as an Environmentally Sensitive Area in Richmond's Official Community Plan however, a ground truthed environmental assessment suggests that the most valuable environmental assets occur in the eastern portion of the site which is proposed to be retained. This is explained further in the "Biologist's Environmental Assessment" section later in this report.

Please refer to the attached Development Application Data Sheet (Attachment 1) for a comparison of the proposed development data with the relevant bylaw requirements.

Background

Development surrounding the subject site is as follows:

To the north: a 0.35 ha (0.87 ac) lot zoned "Agriculture (AG1)" and currently used as a veterinary office.

To the east: a 0.35 ha (0.87 ac) no access lot zoned "Agriculture (AG1)". That lot is fully treed and has no existing structures.

To the south: a 0.18 ha (0.44 ac) lot zoned "Agriculture (AG1)" and containing a single-family dwelling.

On the west side of No. 4 Road is:

- A 0.35 ha (0.86 ac) corner lot zoned "Gas & Service Stations (CG2)". The site is currently vacant and a rezoning application (RZ 16-742722) to allow 19 townhouse units is currently under review by the City.
- A 1.33 ha (3.29 ac) lot zoned "Town Housing (ZT59) – North McLennan (City Centre).
- A 0.39 ha (0.95 ac) lot zoned "Medium Density Townhouses (RTM2)".

Zoning

Single detached housing is a permitted use on a parcel under "Agriculture (AG1)" zoning and as such, structures must be consistent with this use. The proposed use is consistent with the AG1 zoning. The conceptual house plans submitted for this application will be subject to a future Building Permit and will be required to conform to all Bylaws at the time of the Building Permit review.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the Environmentally Sensitive Area issues and other staff comments identified as part of the review of the subject Development Permit application.

Analysis

Site Planning

- The house and driveway are both accommodated within the 50 m maximum setback from No. 4 Road as per the "Agriculture (AG1)" zone.
- The entry driveway has been located as far south as possible due to the proximity to the Westminster Highway/No. 4 Road intersection.
- The proposed site plan does not result in any impacts to bylaw-sized trees on the property.
- The site grading plan indicates that the portion of the property east of the 50 m maximum building setback boundary will be kept at the current existing grade, with the exception that some re-grading is proposed for those areas where invasive vegetation are to be removed.
- The site grading for the portion of the property west of the 50 m maximum building setback boundary will be raised to address the flood construction elevations. Approximately 0.16 ha (17,016 ft²) is proposed to be raised with fill is less than the 0.2 ha (21,528 ft²) Agricultural Land Commission review threshold.
- Permeable pavers are proposed for both the internal drive aisles and the pedestrian walkway to the front entrance.

Proposed House

The applicant is proposing to build a two-storey residential dwelling with an attached three car garage. The house footprint will be approximately 633.76 m² (6,822 ft²) in area.

The house will require a Building Permit and will be required to conform to the City's Bylaws at the time of the application.

Arborist's Report

- Both an Arborist's Report and a Biologist's Report have been submitted and that work in concert with each other. The Arborist's report (dated April 25, 2016), prepared by Mountain Maple Garden & Tree Service Ltd., identifies 24 bylaw-sized trees on-site; at the rear (eastern side) of the property. The majority of the trees are deciduous (Birch, Oak and Alder trees). All 24 trees are to be retained. The submission is also accompanied by a letter stating that "Certified Arborist supervision is required for any works within the vicinity of the roots of the retained trees within the ESA". This will be required as the Biologist's Report recommends removal of invasive plant species from areas around trees and shrubs to

be retained in the eastern portion of the site. Mountain Maple Ltd. has submitted a letter of undertaking to provide site supervision for all on-site works within or adjacent to the ESA.

- The Development Permit Considerations (Attachment 3) include a requirement for the submission of a contract entered into between the applicant and a Certified Arborist for supervision of any on-site works within the vicinity of the roots of the retained trees within the Environmentally Sensitive Area (ESA).
- To ensure that the proposed enhancements have the best chance of survival and that invasive species are controlled, the Development Permit Considerations include a requirement for monitoring and annual reporting by a Qualified Environmental Professional for three years.

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

- 23 trees located on site and in designated ESA are to be retained and protected.
- 1 tree (11 in. Birch – no tag#) located on-site (but outside ESA) to be retained and protected.
- 8 trees located off site to be retained.

Requirements for the installation of protective fencing for retained trees, the ESA and for silt control measures are included in the Development Permit Considerations.

Biologist's Environmental Assessment

As stated previously, the entire subject site is designated as an Environmentally Sensitive Area (ESA) in the Official Community Plan however a ground-truthed Biologist's environmental assessment (report dated June 14, 2016, prepared by Sartori Environmental Services) and subsequent direct communication with the Biologist indicates that the most valuable environmental assets occur in the eastern portion of the site.

The Biologist's key findings are outlined below:

- The Official Community Plan designates the site as "FRWT - Freshwater Wetland" however no evidence was found of hydric (wet/moist) soils, which should be present within a freshwater wetland. Similarly, the lack of aquatic plant communities on the site do not support the designation as a freshwater wetland.
- The western portion of the property is primarily grassed with Himalayan Blackberry along the perimeter and there is no reported evidence of the site being farmed or used for grazing.
- Anthropogenic impacts (e.g. concrete rubble, indications of prior structures and debris, etc.) are evident in the western portion of the property.
- The eastern portion of the site contains a treed area with a dense under-storey in a mix of native and non-native species. The treed area covers approximately 964 m² at the eastern end of the site. The Biologist advises that this portion of the site has a much higher ecological diversity and function than the western portion of the property.
- Himalayan Blackberry dominates the outer 1 – 3 m of the interface area with the treed area (see Landscape Plan L2).
- Small quantities of other invasive species (English Holly, English Laurel) are also found in the periphery of the treed area.

Proposed Environmentally Sensitive Area Enhancement

Based on the site observations, the Biologist's assessment locates and spatially defines the most valuable ecological portion of the site (see Attachment 2) and proposes a prescription for its enhancement as a reasonable trade-off for the impacts of the proposed development in the western portion of the site. Key elements of the proposal include the following:

- All the building and pavement areas will be kept within the first 50 m (164 ft.) of the lot with only the proposed septic field and associated wood deck and seating area being beyond the 50 m mark.
- All the existing trees on the property are to be retained.
- The eastern portion of the site is proposed to be enhanced by carefully removing invasive species and installing native species trees and shrubs to enhance/expand this area and discourage re-establishment of invasive species.
- Temporary protective fencing and silt control measures will be installed outside the redefined ESA area (as proposed in Attachment 2) prior to construction activity.
- Invasive species around the periphery and within the treed area will be carefully removed under the supervision of a Certified Arborist.
- Enhancement planting within the redefined ESA will consist of 48 trees, 130 native shrubs and ground covers over an area of approximately 529 m² (5,694 ft²).
- All of the vegetation planting within the redefined ESA will be native species.
- A landscape security in the amount of \$28,548.52 is included in the Development Permit Considerations for the landscaping within the redefined ESA area.
- A permanent split-rail wood fence will be installed as a physical barrier that the redefined ESA is to be protected.
- Three years of monitoring and annual reporting will be undertaken by a Qualified Environmental Professional.
- A legal agreement is proposed to protect the redefined Environmentally Sensitive Area (Attachment 2); an area of approximately 1,386.9 m² (14,928.5ft²) to ensure that it is retained and not removed. This area encompasses approximately 39.3% of the subject site.

The Biologist indicates that, while there are ecological values provided by the grassland area in the western portion of the site, the ecological values provided by enhancing and permanently protecting the eastern portion of the site will be much higher and will support a greater diversity of both plant and animal species. The overall objective of the proposed compensation and enhancement is for long term maintenance and conservation. The proposed enhancement plans aim to achieve this.

Landscaping Plan – Outside the Redefined ESA

In addition to the landscaping enhancements within the redefined ESA, the applicant has proposed landscaping for area outside the redefined ESA incorporates a high percentage of trees, shrubs and ground cover species considered to be native local species. The area adjacent to No. 4 Road is proposed to contain a row of Western Red Cedar trees; with a Red Alder and a Vine Maple tree flanking the driveway entrance. These same tree species are sprinkled along the internal drive aisle and in front of the house along with Japanese Magnolias, Japanese Black Pine trees, Bitter Cherry and Paper Birch trees.

Shrubs and ground covers include Red Osier Dogwood, Indian Plum, Salmonberry, Red Elderberry, Dwarf English Boxwood, Field Mint, and Rhododendron. The complete list of shrubs and ground covers is shown on the submitted landscape plans. The Development Permit Considerations include a requirement for submission of a separate landscape security for the non-ESA planting to ensure appropriate installation.

The tree and shrub species selections in this area will be complementary to the proposed planting enhancements within the "redefined" Environmentally Sensitive Area (as shown in Attachment 2).

Aircraft Noise Indemnification

The Development Permit Considerations include the registration of an aircraft noise indemnity as the property is located within Richmond's Aircraft Noise Policy Area.

Flood-Plain Covenant

The Development Permit Considerations include the registration of a Flood-Plain Covenant on title identifying a minimum habitable elevation of 2.9 m GSC.

Servicing Requirements

A Servicing Agreement will not be required for this development. Utility connections and frontage improvements will be addressed at Building Permit stage via one or more work orders. These improvements are detailed in the Development Permit Considerations (Attachment 3) and include:

- Water service connections.
- Registration of Statutory Rights-of-Way for storm utilities.
- Only a single driveway access to be located as far south as possible to be permitted.
- Relocation of any existing power poles and/or guy wires within the property boundaries, etc.

Financial Impacts

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

March 27, 2017

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Conclusions

Staff concur that the proposed retention and enhancement of the eastern portion of the subject site should provide greater ecological benefit than is currently afforded by the grassed area in the western portion of the site that would be impacted by the development. On the basis of the environmental assessment and the proposed compensation and enhancement plans staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.



David Brownlee
Planner 2
(604-276-4200)

DCB:blg

Attachments

- Attachment 1: Development Application Data Sheet
- Attachment 2: Sketch Plan of the Redefined ESA (Proposed)
- Attachment 3: Development Permit Considerations



DP 16-735007

Attachment 1

Address: 6020 No. 4 Road

Applicant: Alex Sartori

Owner: Jessica Sun and Qi Ming Wang

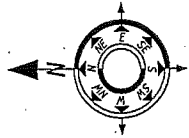
Planning Area(s): East Richmond

Floor Area Gross: 1,067.21 m² (11,487.75 ft²)

	Existing	Proposed
Site Area:	3,529.70 m ² (37,993.4 ft ²) m ²	Same
Land Uses:	Vacant	Single Detached Dwelling
OCP Designation:	Agriculture	Same
Zoning:	Agriculture (AG1)	Same
Number of Units:	None	1

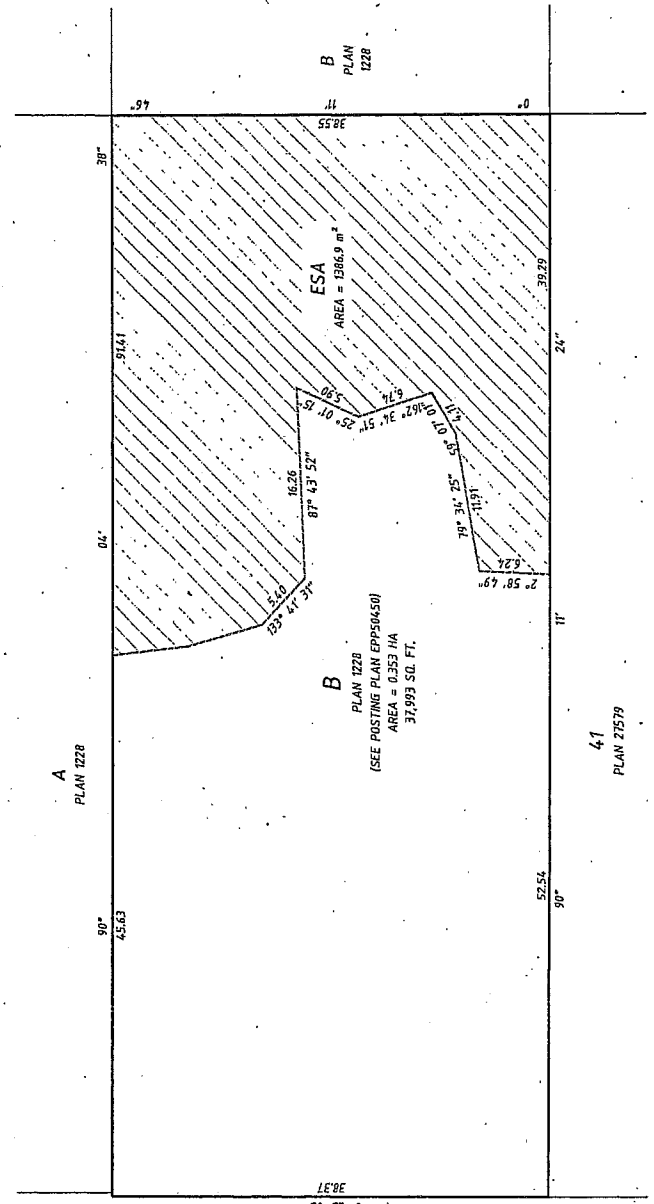
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.6	.031	none permitted
Lot Coverage:	Max. 35%	18%	None
Setback – Front Yard:	Min. 6.0 m	9.35 m	None
Setback – Interior Side Yard (north):	Min. 1.2 m	1.22 m	None
Setback – Interior Side Yard (south):	Min. 3.0 m	11.37 m	None
Setback – Rear Yard:	Min. 6.0 m	45.50 m	None
Height (m):	Max. 10.5 m (no more than 2.5 storeys)	10.0 m (2 storeys)	None
Lot Size:	Min. 828 m ² for Single Detached Housing	3,529.70	None
Total off-street Spaces:	3	5	None
Secondary Suite	Max. 90 m ²	85.42 m ²	None

SKETCH PLAN SHOWING AREA OF PROPOSED COVENANT OVER ENVIRONMENTALLY SENSITIVE AREA ON LOT "B", BLOCK 64, SECTION 11, BLOCK 4 NORTH, RANGE 6 WEST, GROUP ONE, NEW WESTMINSTER DISTRICT, PLAN 1228



BCGS 92G.015

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH (B SIZE) WHEN PLOTTED AT A SCALE OF 1:400.
 INTEGRATED SURVEY AREA NO. 18 (RICHMOND) NADDBECSRS1 4.0.0.BC.1.G.VRD.
 GRID BEARINGS ARE DERIVED FROM DUAL FREQUENCY GNSS RTK OBSERVATIONS REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10.
 THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED.
 TO COMPUTE GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9996034 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENT 87HS19A.
 THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY ACHIEVED ARE DERIVED FROM DUAL FREQUENCY GNSS RTK OBSERVATIONS TO GEODETIC CONTROL MONUMENT 869792, LELU ISLAND (DLU).



LEGEND
 ESA ENVIRONMENTALLY SENSITIVE AREA

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 #202 - 1001 KINGSWAY
 VANCOUVER, BC V5V 3C7
 T. 604-616-4292
 INFO@360SURVEYS.CA
 WWW.360SURVEYS.CA
 JOB: 2015051
 FILE: 2015051DWG



City of
Richmond

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

Address: 6020 No. 4 Road

File No.: DP 16-735007

Prior to approval of the Development Permit, the developer is required to complete the following:

1. Receipt of a landscaping security acceptable to the Director of Development in the amount of \$28,548.52 (based on the costs estimate provided by a CSLA registered landscape Architect including 10% contingency) for Environmentally Sensitive Area landscaping.
2. Submission of a cost estimate and security for the non-Environmentally Sensitive Area landscaping acceptable to the Director of Development and as prepared by a CSLA registered landscape Architect, including 10% contingency.
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the Environmentally Sensitive Area (ESA) as outlined in the Sketch Plan by 360 Land Surveying Ltd or within the tree protection zone of the trees to be retained.
4. Submission of a Contract entered into between the applicant and a Qualified Environmental Professional to monitor and provide annual reporting to the City on the ESA area for three years.
5. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
6. Installation of appropriate Environmentally Sensitive Area protection fencing and silt control fencing at the location indicated on the Landscape plans (dated Dec. 2016) prior to any construction activities, including building demolition, occurring on-site.
7. Registration of an aircraft noise indemnity Covenant on Title.
8. Registration of a flood-plain Covenant on title identifying a minimum habitable elevation of 2.9 m GSC. The site is in East Richmond.
9. Registration of a legal agreement on title to ensure that landscaping retained and planted within the Environmentally Sensitive Area as identified in the ESA Sketch Plan by 360 Land Surveying Ltd is maintained as outlined in the Environmentally Sensitive Area report by Sartori Environmental Services (dated June 14, 2016) and will not be abandoned or removed.

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

1. Enter into a Work Order* for the design and construction of utility connections and frontage improvements. Works include, but may not be limited to the following:

DP 16-735007 – 6020 No.4 Rd - Engineering Servicing Requirements:

Scope: ALEX SARTORI has applied to the City of Richmond for permission to construct an approximately 929 square meters (10,000 square feet) single-family dwelling at 6020 No 4 Road on a site designated as Environmentally Sensitive Area.

A servicing agreement is not required.

a. Water Works:

- Using the OCP Model, there is 867 L/s of water available at a 20 psi residual at the No. 4 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.

- The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
- At the Developers cost, the City is to:
 - Install a new water service connection complete with meter and meter box off of the existing 300 mm AC watermain on No.4 Road.

b. Storm Sewer Works:

- The Developer is required to:
 - Provide a 3.0 m by 3.0 m utility SRW at the west property line for the proposed storm inspection chamber.
 - Provide a 3.0 m by 11.0 m utility SRW at the southwest corner of the lot for the existing storm inspection chamber STIC49676.
- At the Developers cost, the City is to:
 - Install a new storm service connection off of the existing box culvert on No.4 Road complete with inspection chamber.
 - Cut & cap the existing storm service leads at the northwest and southwest corners of the subject site.

c. Sanitary Sewer Works:

As per Policy 7401, properties outside of City sewer boundaries are not permitted to connect to the City sanitary sewer. An on-site sanitary disposal system is required, to be designed by a Professional Engineer.

d. Frontage Improvements:

- The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).
 - Complete other frontage improvements as per Transportation's requirements.

e. General Items:

- a. The Developer is required to:
 - The subject site is located in an environmentally sensitive area (ESA), coordination with the City's Planning and Development Department is required.
 - 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.
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.

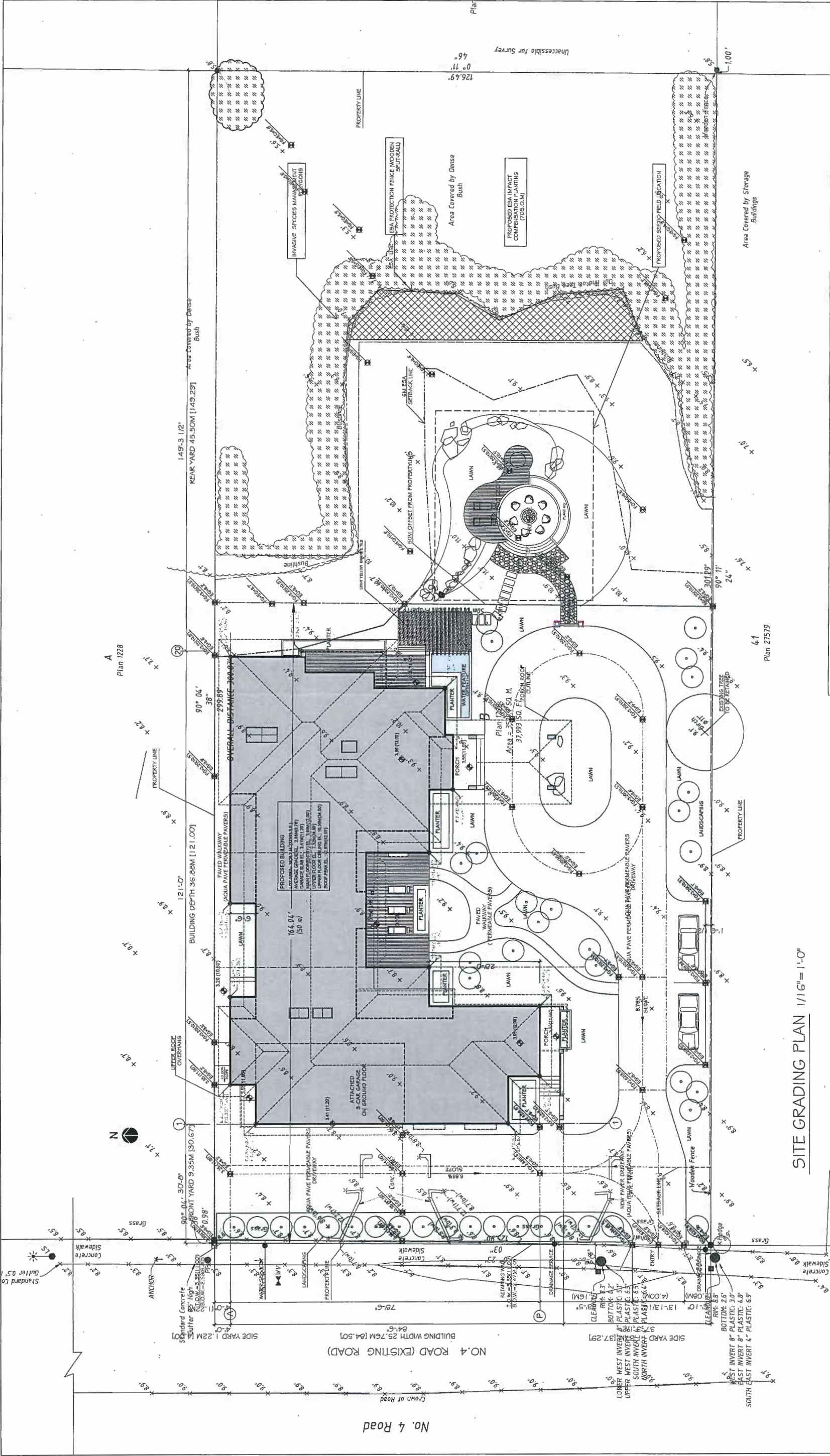
3. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional 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 contains 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 _____



SITE GRADING PLAN 1/16" = 1'-0"

Sheet Name
SITE GRADING PLAN

Project Name
6020 NO.4 RD.
RICHMOND
B.C.

BoutHouse
Design Group Inc.
UNIT 3-3331 VIKING WAY
RICHMOND B.C. V6V 2W1
Phone: 778-287-7223
Fax: 778-287-5501
Email: tony.bouthouse@gmail.com

Date
JAN 2017
Drawn by
GUNNAR LIANG

Plan #1

DP 16-735007

APR 12 2017



No. DP 16-735007

To the Holder: ALEX SARTORI
Property Address: 6020 NO. 4 ROAD
Address: C/O CHLOE LEE
BOUTHOUSE DESIGN GROUP INC.
#1 - 3331 VIKING WAY, RICHMOND BC

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #15 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$28,548.52 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

No. DP 16-735007

To the Holder: ALEX SARTORI
Property Address: 6020 NO. 4 ROAD
Address: C/O CHLOE LEE
BOUTHOUSE DESIGN GROUP INC.
#1 - 3331 VIKING WAY, RICHMOND BC

7. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO:
DAY OF

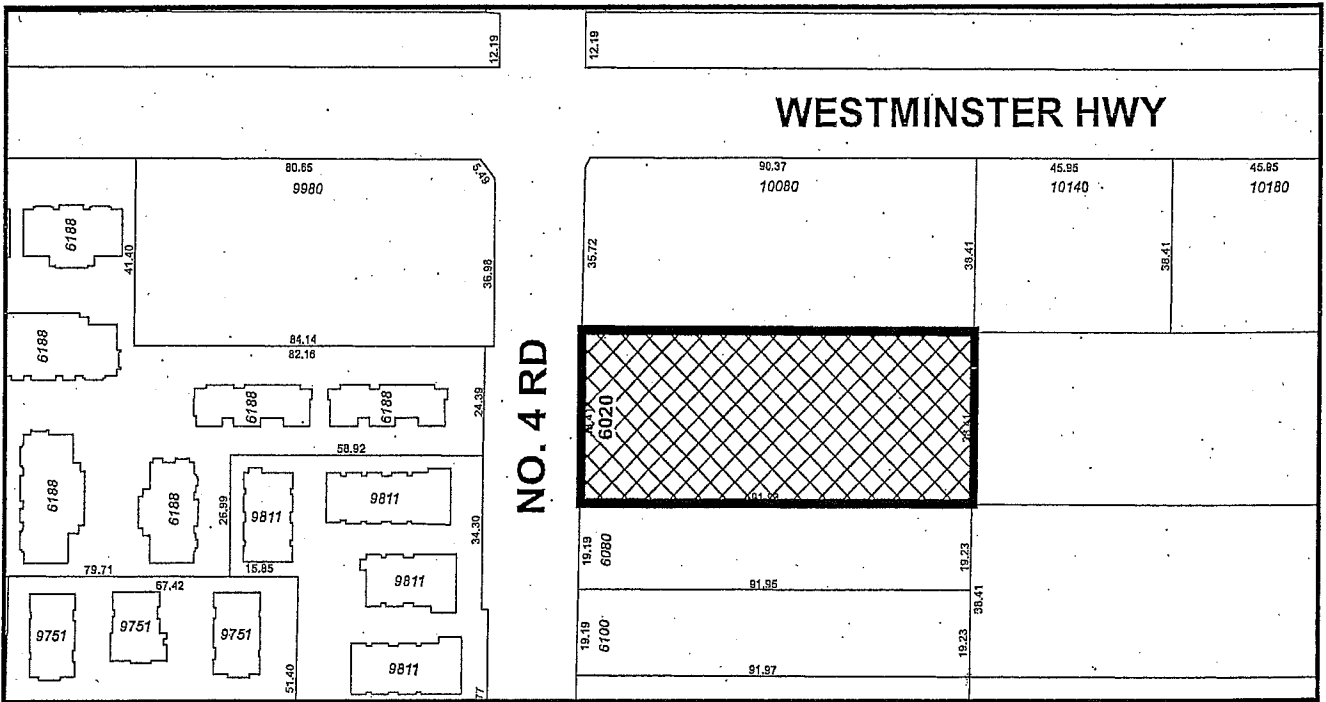
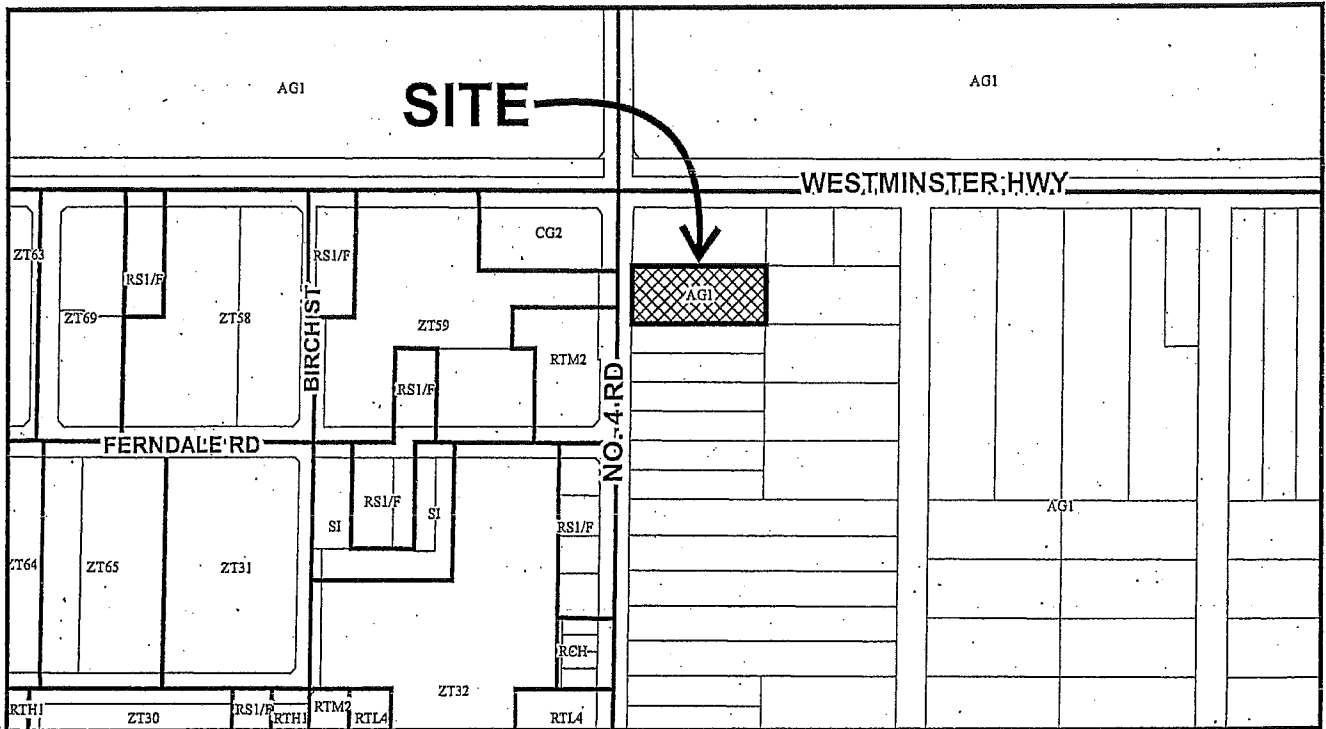
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



DP 16-735007

Original Date: 07/08/16

Revision Date:

Note: Dimensions are in METRES



DP 16-735007

Attachment B

Address: 6020 No. 4 Road

Applicant: Alex Sartori

Owner: Jessica Sun and Qi Ming Wang

Planning Area(s): East Richmond

Floor Area Gross: 999.64 m² (10,760.0 ft.²)

	Existing	Proposed
Site Area:	3,529.70 m ² (37,993.4 ft ²) m ²	Same
Land Uses:	Vacant	Single Detached Dwelling
OCP Designation:	Agriculture	Same
Zoning:	Agriculture (AG1)	Same
Number of Units:	None	1

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.6	0.3	none permitted
Lot Coverage:	Max. 35%	16.87%	None
Setback – Front Yard:	Min. 6.0 m	11.63 m	None
Setback – Interior Side Yard (north):	Min. 1.2 m	1.22 m	None
Setback – Interior Side Yard (south):	Min. 3.0 m	11.37 m	None
Setback – Rear Yard:	Min. 6.0 m	45.5 m	None
Height (m):	Max. 10.5 m (no more than 2.5 storeys)	10.17 m (2 storeys)	None
Lot Size:	Min. 828 m ² for Single Detached Housing	3,529.70 m ²	None
Total off-street Spaces:	3	3	None
House Size:	Max. 1000 m ²	999.35 m ²	None
Farm Home Plate Area:	Max. 1000 m ²	1,342 m ²	Variance



Address: 6020 No. 4 Road

File No.: DP 16-735007

Prior to approval of the Development Permit, the developer is required to complete the following:

1. Receipt of a landscaping security acceptable to the Director of Development in the amount of \$58,332.34 (based on the costs estimate provided by a landscape Architect including 10% contingency) for Environmentally Sensitive Area landscaping.
2. Receipt of a landscaping security acceptable to the Director of Development in the amount of \$16,416.72 (based on the costs estimate provided by a landscape Architect including 10% contingency) for non-Environmentally Sensitive Area landscaping.
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the Environmentally Sensitive Area (ESA) or within the tree protection zone of the trees to be retained.
4. Submission of a Contract entered into between the applicant and a Qualified Environmental Professional to monitor and provide annual reporting to the City on the ESA area for three years.
5. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities; including building demolition, occurring on-site.
6. Installation of appropriate Environmentally Sensitive Area protection fencing and silt control fencing between the development areas of the site and the retained vegetation area of the site prior to any construction activities; including building demolition, occurring on-site.
7. Registration of an aircraft noise indemnity Covenant on Title.
8. Registration of a flood-plain Covenant on Title identifying a minimum habitable elevation of 2.9 m GSC. The site is in East Richmond.
9. Submission of a sketch plan prepared by a registered surveyor, and to the satisfaction of the Director of Development, defining the boundary between the ESA area and non-ESA area.
10. Registration of a legal agreement on Title to ensure that retained and enhanced landscaping within the ESA area as shown in the surveyor's sketch plan described in Condition 9 is maintained as outlined in the Environmentally Sensitive Area report by Sartori Environmental Services (dated June 14, 2016) and will not be abandoned or removed.

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

1. Enter into a Work Order* for the design and construction of utility connections and frontage improvements. Works include, but may not be limited to the following:

DP 16-735007 – 6020 No.4 Rd - Engineering Servicing Requirements:

Scope: ALEX SARTORI has applied to the City of Richmond for permission to construct an approximately 929 square meters (10,000 square feet) single-family dwelling at 6020 No 4 Road on a site designated as Environmentally Sensitive Area.

A servicing agreement is not required.

a. Water Works:

- Using the OCP Model, there is 867 L/s of water available at a 20 psi residual at the No. 4 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for on-site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
- At the Developers cost, the City is to:
 - Install a new water service connection complete with meter and meter box off of the existing 300 mm AC watermain on No.4 Road.

b. Storm Sewer Works:

- The Developer is required to:
 - Provide a 3.0 m by 3.0 m utility Statutory right-of-way (SRW) at the west property line for the proposed storm inspection chamber.
 - Provide a 3.0 m by 11.0 m utility SRW at the southwest corner of the lot for the existing storm inspection chamber STIC49676.
- At the Developers cost, the City is to:
 - Install a new storm service connection off of the existing box culvert on No.4 Road complete with inspection chamber.
 - Cut and cap the existing storm service leads at the northwest and southwest corners of the subject site.

c. Sanitary Sewer Works:

As per Policy 7401, properties outside of City sewer boundaries are not permitted to connect to the City sanitary sewer. An on-site sanitary disposal system is required, to be designed by a Professional Engineer.

d. Frontage Improvements:

- The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).
 - Complete other frontage improvements as per Transportation Department's requirements.

e. General Items:

- a. The Developer is required to:
 - The subject site is located in an environmentally sensitive area (ESA); coordination with the City's Planning and Development Department is required.

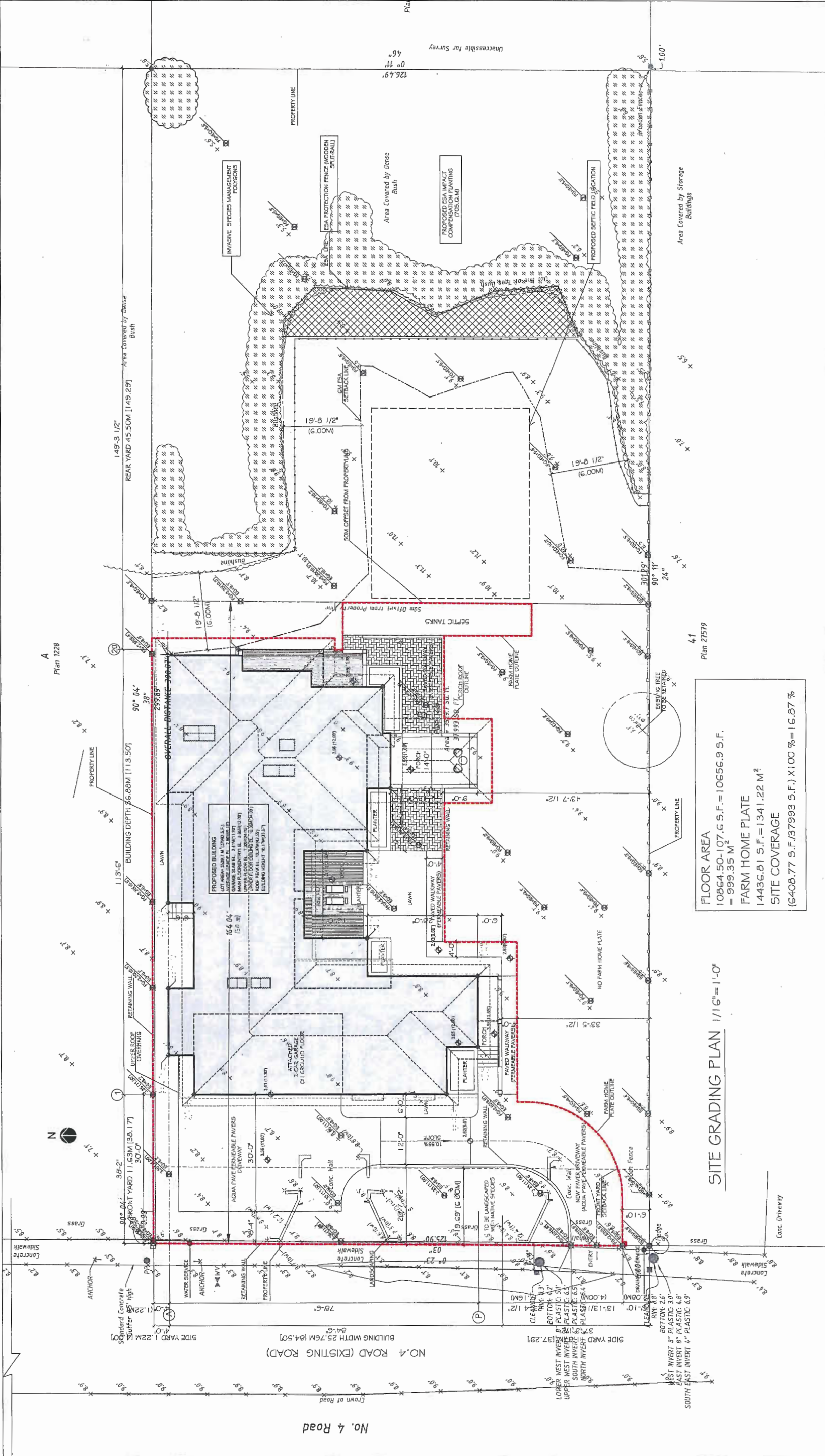
- Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, 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.
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 contains 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 _____



FLOOR AREA
 10864.50-107.6 S.F. = 10656.9 S.F.
 = 999.35 M²
FARM HOME PLATE
 14436.81 S.F. = 1341.22 M²
SITE COVERAGE
 (6408.77 S.F./37993 S.F.) X 100 % = 16.87 %

SITE GRADING PLAN 1/16" = 1'-0"

Sheet Name SITE GRADING PLAN	Project Name 6020 NO.4 RD. RICHMOND B.C.	BoutHouse Design Group Inc. UNIT 34531 VIKINGS WAY RICHMOND B.C. V6X 1Y1 PH: 778-287-7221 FAX: 778-287-5501 Email: tony.bouthouse@gmail.com	Date AUG. 2017 Drawn by GUNNAR LIANG
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Plan #1

THE GENERAL CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH THE CODES AND BY-LAWS AND SHALL ADVISE THE DESIGNER OF ANY DISCREPANCY HE MAY NOTE. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.
DO NOT SCALE THE DRAWING.
THESE DRAWINGS ARE INTENDED FOR ARCHITECTURAL INFORMATION ONLY. THE CONTRACTOR AND ANY OTHER PERSON USING THESE DRAWINGS INFORMATION ARE ADVISED TO REFER TO CIVIL, STRUCTURE, MECHANICAL, ELECTRICAL AND INTERIOR DESIGN RELATING TO THOSE DISCIPLINES.

No.	Revisions	DATE
1	ISSUED FOR DP.	30 Aug 17

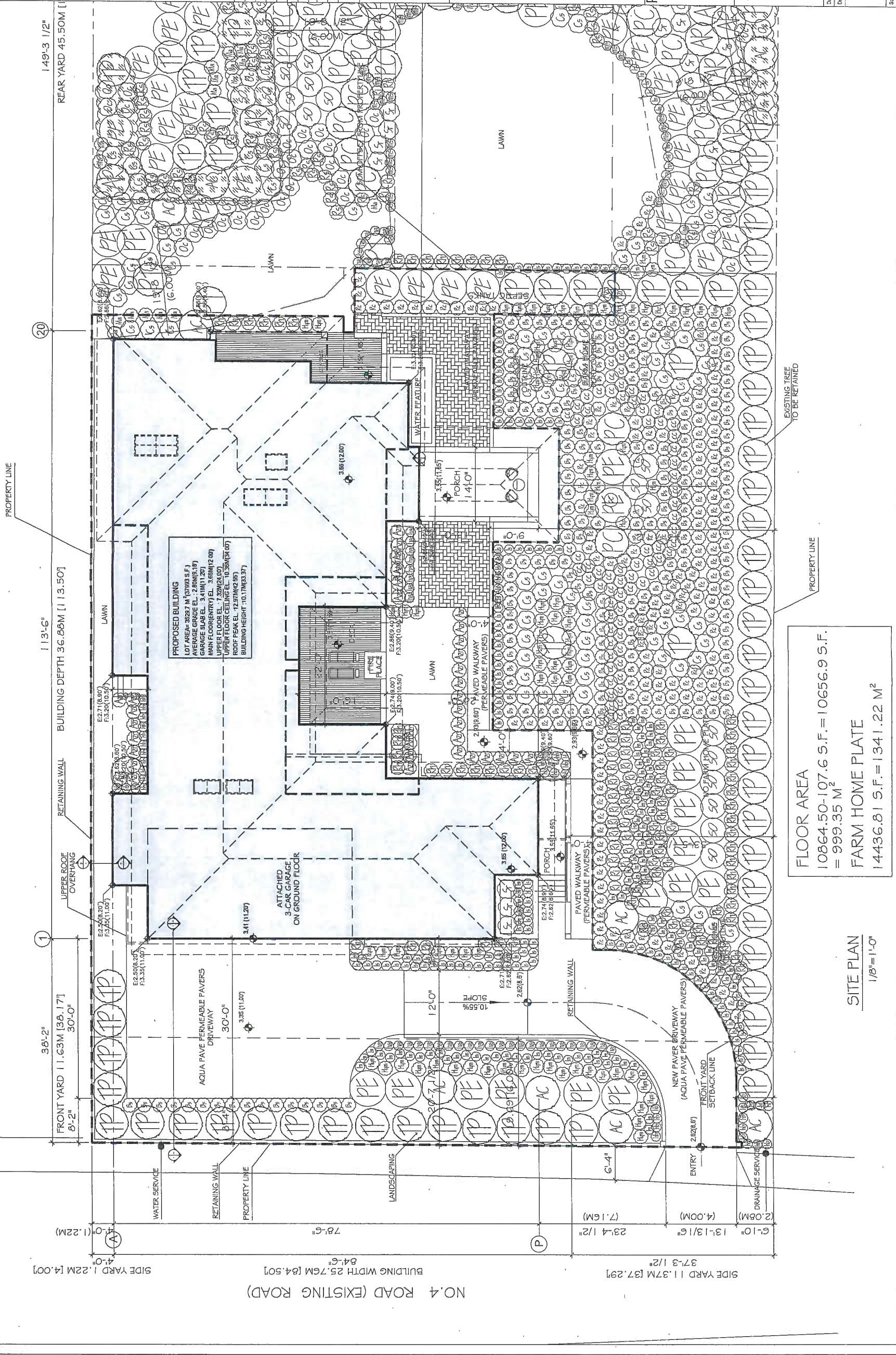
PROJECT NAME
6020
No.4 Road
Richmond B.C.

SHEET NAME
LANDSCAPE PLAN

DATE
Dec. 2016

L1

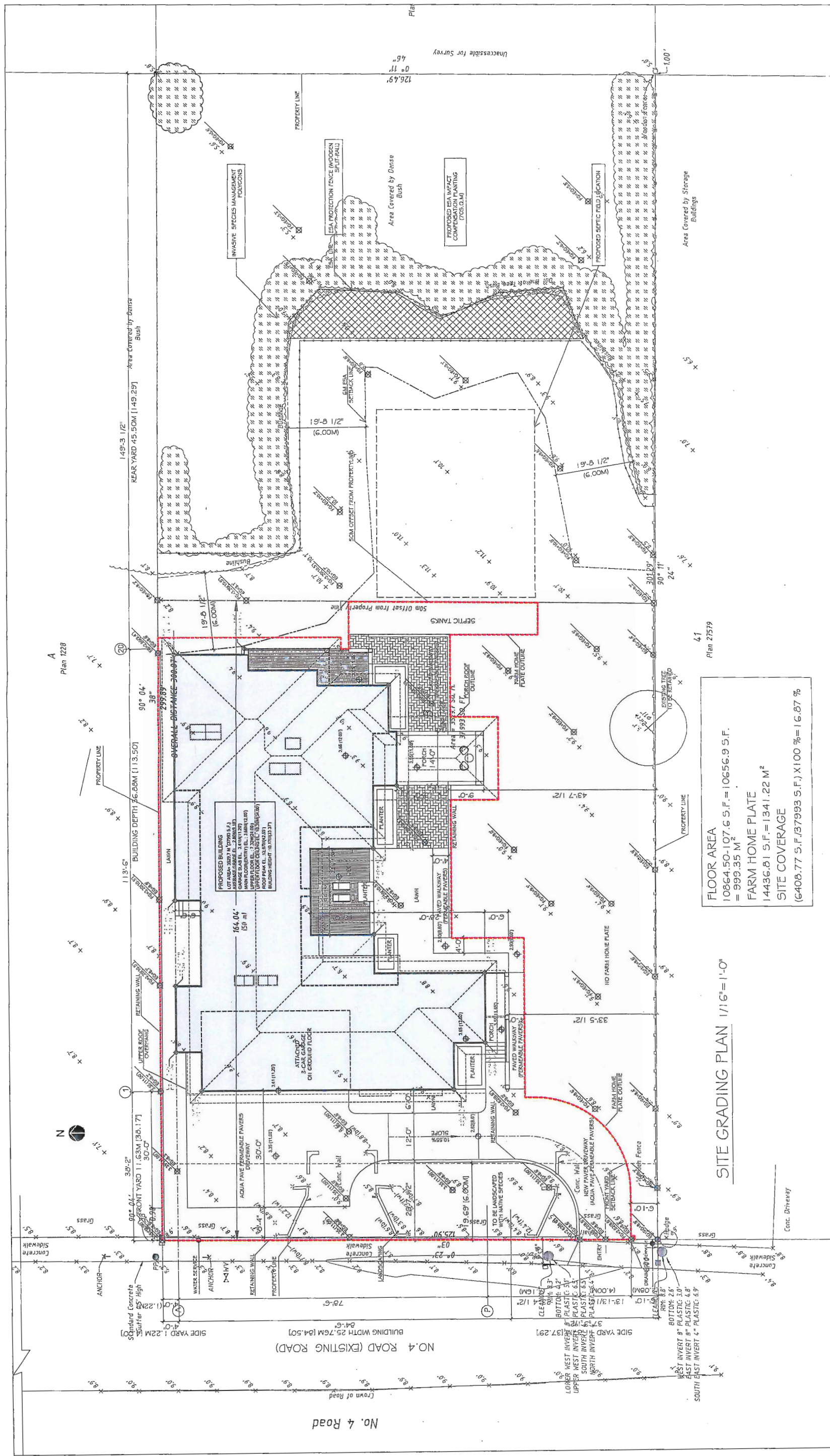
SCALE
1/8" = 1'-0"



FLOOR AREA
10864.50-107.6 S.F. = 10656.9 S.F.
= 999.35 M²
FARM HOME PLATE
14436.81 S.F. = 1341.22 M²

SITE PLAN
1/8" = 1'-0"

Plan #5



FLOOR AREA
 10864.50-107.6 S.F. = 10656.9 S.F.
 = 999.35 M²
FARM HOME PLATE
 14436.81 S.F. = 1341.22 M²
SITE COVERAGE
 (6406.77 S.F./37993 S.F.) X 100 % = 16.87 %

SITE GRADING PLAN 1/16" = 1'-0"

<p>Sheet Name SITE GRADING PLAN</p>	<p>Project Name 6020 NO. 4 RD. RICHMOND B.C.</p>	<p>BoutHouse Design Group Inc. UNIT 3381 VIKING WAY RICHMOND, BC V6V 1W1 Phone: 778.237.2222 Fax: 778.237.2222 Email: lony.bouthouse@gmail.com</p> <p>Date: AUG. 2017 Drawn by: GUNNAR LIANG</p>
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No. DP 16-735007

To the Holder: ALEX SARTORI
Property Address: 6020 NO. 4 ROAD
Address: C/O BOUTHOUSE DESIGN GROUP INC.
#1 - 3331 VIKING WAY
RICHMOND, BC V6V 1W1

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
 - a) The "Richmond Zoning Bylaw 8500" is hereby varied to increase the maximum area of the farm home plate to 1,342 m².
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #5 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$58,332.34 for ESA landscaping and \$16,416.72 for non-ESA landscaping to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived. Note that, post installation, the reduced security for ESA may be held for the duration of the three year monitoring period.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 16-735007

To the Holder: ALEX SARTORI
Property Address: 6020 NO. 4 ROAD
Address: C/O BOUTHOUSE DESIGN GROUP INC.
#1 - 3331 VIKING WAY
RICHMOND, BC V6V 1W1

7. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

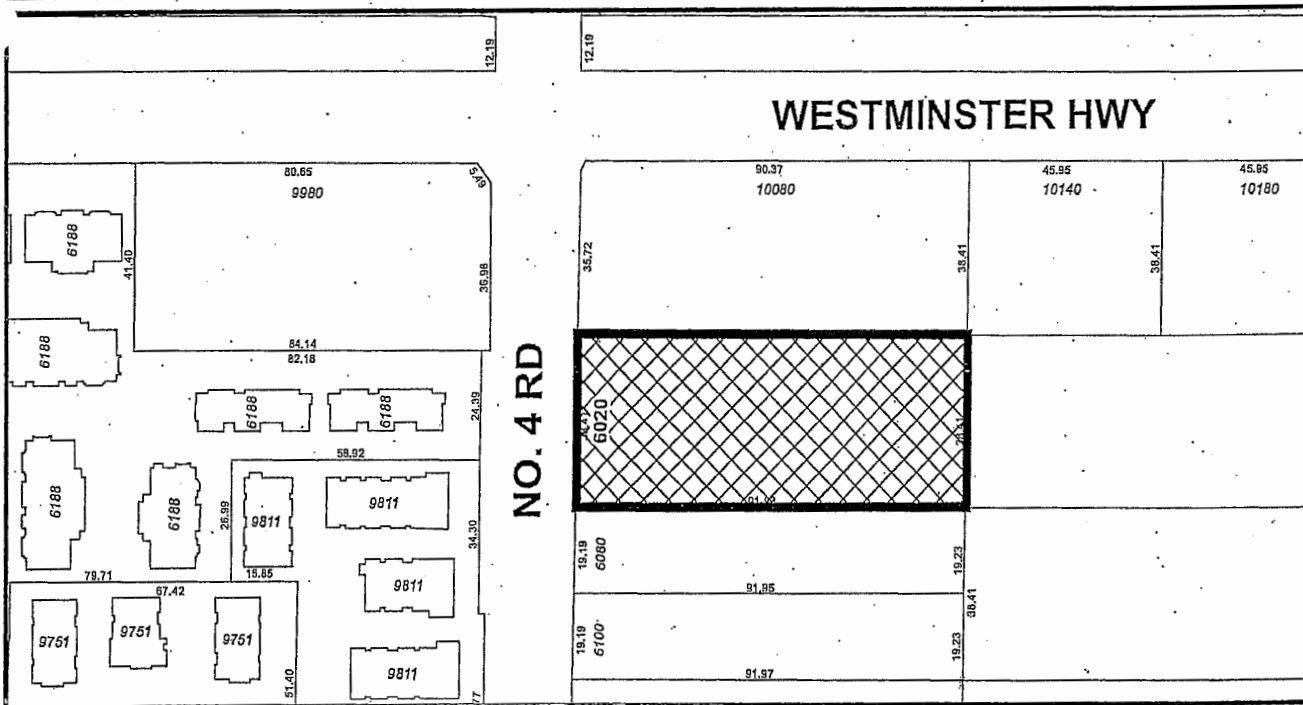
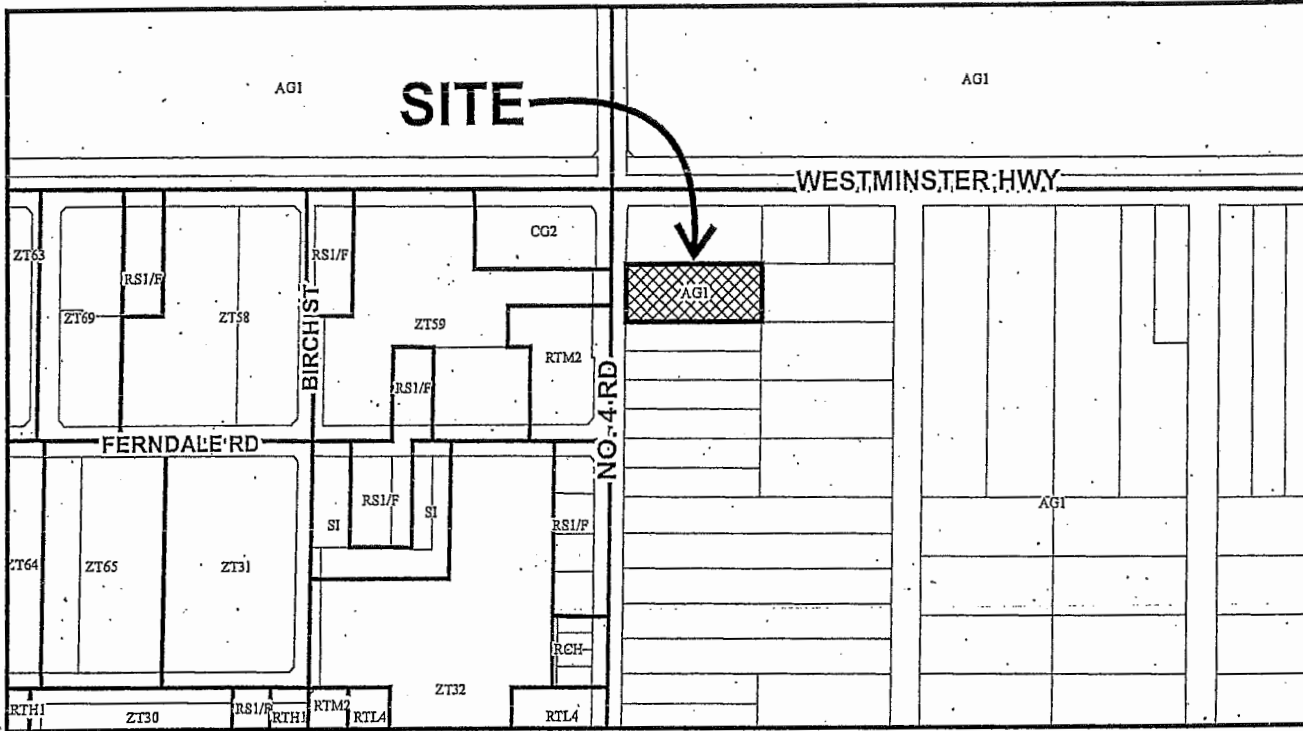
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



DP 16-735007

Original Date: 07/08/16

Revision Date:

Note: Dimensions are in METRES

City of Richmond Planning Department
 10000 Westminster Hwy, Richmond, BC V6X 3A7
 Tel: 604-273-5700
 Fax: 604-273-5701
 Email: richmond@richmond.ca
 Website: www.richmond.ca

Attachment AB
Revised Development Application Data Sheet



DP 16-735007

Attachment AB

Address: 6020 No. 4 Road

Applicant: Alex Sartori

Owner: Jessica Sun and Qi Ming Wang

Planning Area(s): East Richmond

Floor Area Gross: 955.29 m² (10,282.60 ft.²)

	Existing	Proposed
Site Area:	3,529.70 m ² (37,993.4 ft ²) m ²	Same
Land Uses:	Vacant	Single Detached Dwelling
OCP Designation:	Agriculture	Same
Zoning:	Agriculture (AG1)	Same
Number of Units:	None	1

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.6	0.3	none permitted
Lot Coverage:	Max. 35%	16.10%	None
Setback – Front Yard:	Min. 6.0 m	8.43 m	None
Setback – Interior Side Yard (north):	Min. 1.2 m	1.27 m	None
Setback – Interior Side Yard (south):	Min. 3.0 m	11.70 m	None
Setback – Rear Yard:	Min. 6.0 m	52.67 m	None
Height (m):	Max. 10.5 m (no more than 2.5 storeys)	10.18 m (2 storeys)	None
Lot Size:	Min. 828 m ² for Single Detached Housing	3,529.70 m ²	None
Total off-street Spaces:	3	3	None
House Size:	Max. 1000 m ²	955.29 m ²	None
Farm Home Plate Area:	Max. 1000 m ²	999.73 m ²	None

Attachment AC
Revised Development Permit Considerations



Address: 6020 No. 4 Road

File No.: DP 16-735007

Prior to approval of the Development Permit, the developer is required to complete the following:

1. Receipt of a landscaping security acceptable to the Director of Development in the amount of \$72,564.14 (based on the costs estimate provided by a landscape Architect including 10% contingency) for Environmentally Sensitive Area landscaping.
2. Receipt of a landscaping security acceptable to the Director of Development in the amount of \$9,561.52 (based on the costs estimate provided by a landscape Architect including 10% contingency) for non-Environmentally Sensitive Area landscaping.
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the Environmentally Sensitive Area (ESA) or within the tree protection zone of the trees to be retained.
4. Submission of a Contract entered into between the applicant and a Qualified Environmental Professional to monitor and provide annual reporting to the City on the ESA area for three years.
5. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities; including building demolition, occurring on-site.
6. Installation of appropriate Environmentally Sensitive Area protection fencing and silt control fencing between the development areas of the site and the retained vegetation area of the site prior to any construction activities; including building demolition, occurring on-site.
7. Registration of an aircraft noise indemnity Covenant on Title.
8. Registration of a flood-plain Covenant on Title identifying a minimum habitable elevation of 2.9 m GSC. The site is in East Richmond.
9. Submission of a sketch plan prepared by a registered surveyor, and to the satisfaction of the Director of Development, outlining the ESA area.
10. Registration of a legal agreement on Title to ensure that retained and enhanced landscaping within the ESA area as shown in the surveyor's sketch plan described in Condition 9 is maintained and will not be abandoned or removed.

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

1. Enter into a Work Order* for the design and construction of utility connections and frontage improvements. Works include, but may not be limited to the following:

DP 16-735007 – 6020 No.4 Rd - Engineering Servicing Requirements:

Scope: *ALEX SARTORI has applied to the City of Richmond for permission to construct an approximately 929 square meters (10,000 square feet) single-family dwelling at 6020 No 4 Road on a site designated as Environmentally Sensitive Area.*

A servicing agreement is not required.

a. Water Works:

- Using the OCP Model, there is 867 L/s of water available at a 20 psi residual at the No. 4 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for on-site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
- At the Developers cost, the City is to:
 - Install a new water service connection complete with meter and meter box off of the existing 300 mm AC watermain on No.4 Road.

b. Storm Sewer Works:

- The Developer is required to:
 - Provide a 3.0 m by 3.0 m utility Statutory right-of-way (SRW) at the west property line for the proposed storm inspection chamber.
 - Provide a 3.0 m by 11.0 m utility SRW at the southwest corner of the lot for the existing storm inspection chamber STIC49676.
- At the Developers cost, the City is to:
 - Install a new storm service connection off of the existing box culvert on No. 4 Road complete with inspection chamber.
 - Cut and cap the existing storm service leads at the northwest and southwest corners of the subject site.

c. Sanitary Sewer Works:

As per Policy 7401, properties outside of City sewer boundaries are not permitted to connect to the City sanitary sewer. An on-site sanitary disposal system is required, to be designed by a Professional Engineer.

d. Frontage Improvements:

- The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).
 - Complete other frontage improvements as per Transportation Department's requirements.

e. General Items:

- a. The Developer is required to:
 - The subject site is located in an environmentally sensitive area (ESA); coordination with the City's Planning and Development Department is required.

- 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.
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 contains 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



January 8, 2018

David Brownlee
 Planner – Special Projects
 City of Richmond
 6911 No. 3 Road
 Richmond, B.C. V6Y 2C1

Re: 6020 No. 4 Road, Richmond – ESA Landscape Rationale

Dear David,

Sartori Environmental Inc. (SEI) has reviewed the proposed planting plan prepared by Chloe Lee for 6020 No. 4 Road, and specifically the plan for the area to be retained as Environmental Sensitive Area (ESA), freshwater wetland (FRWT, ER-1; see Figure 1). As indicated in City of Richmond's (CoR) Official Community Plan ESA Type Descriptions, the protection intent of FRWT-type ESA is to "maintain the areal extent and condition of fresh water wetland designated as ESAs by preserving vegetation and soils, and maintaining pre-development hydrology, drainage patterns and water quality." The following landscape rationale forms part of the City of Richmond's (CoR) ESA Development Permit (ESADP) application for this site.



Figure 1. Subject property and portion of an identified ESA (imagery and layers courtesy of RIM, 2017)

ESA Planting Rationale

The subject property is 3,530 m² in size and is currently undeveloped. The entire site has been designated as an ESA area, however only the eastern third of the property contains native riparian trees and shrubs, and the remaining two thirds consist primarily of grass and invasive shrub vegetation. The current ESA designation over the subject property is freshwater wetland. SEI conducted a site assessment in January 2016 and documented

that soil and hydrological conditions are not conducive to wetland habitat due to dry soil conditions and an absence of aquatic vegetation within the designated area.

The objective of the proposed ESA landscape plan is to extend the vegetated portion of the property south from the northern property line by replanting a dense mix of native riparian trees, shrubs and ground cover species.

The proposed ESA planting plan increases the vegetated portion of the ESA from approximately 950 m² (27%) to 2,100 m² (60%) and maintains habitat connectivity with adjacent treed ESA habitat to the north and east of the subject property. Further, the defined ESA planting area defines the permanent ESA habitat to be protected in perpetuity.

ESA Maintenance Plan

In order to protect and maintain the ESA over the long-term, SEI recommends the following management measures be integrated into CoR's DP:

1. **ESA Protection Fence** – Install fencing (wooden split-rail type or equivalent), along the outside edge of delineated ESA. Fencing must be at minimum 1.0 m in height and have a single access gate to the ESA for maintenance purposes.
2. **Invasive Plant Species Management** – For a period of three years following initial native riparian planting of the ESA management area (inclusive of invasive species management polygons), the Owner must retain a qualified landscaper, knowledgeable in invasive species identification and removal, to remove any new invasive plant regrowth that is observed each year. As the management area will already be regraded and protected with fencing, management should be limited to hand cutting or hand-digging of identified regrowth. Following yearly invasive species management, areas devoid of vegetation within the ESA management area due to removal or plant mortality, should be revegetated with suitable native species. It will be the responsibility of the Owner to retain a Qualified Environmental Professional (QEP) following the three year monitoring/management period to assess invasive species removal and revegetation success, and to provide an assessment of the efficacy of the ESA Maintenance Plan. The Owner should keep good records, including photo-documentation of yearly work, to facilitate final QEP assessment.
3. **Watering of Landscaped Areas** – In an effort to increase viability of newly planted trees and shrubs proposed in the plan, an above-ground irrigation system (*i.e.* soaker hose and timer) must be installed within the peripheral invasive species management polygons and newly planted ESA area following revegetation. If alternative irrigation methods are desired by the owner, details should be provided to SEI and CoR.

Conclusion

Upon review of the landscape plan for the proposed development at 6020 No. 4 Road, Richmond, BC, it is the opinion of SEI that planned landscape works to extend the treed ESA area southward, satisfies the intent of the CoR's Criteria for Protection of Environmentally Sensitive Areas while allowing for a development footprint within the subject property.

Please contact the undersigned if you require any additional information or clarification of the above.

Sincerely,

Sartori Environmental Inc



J. Alex Sartori, R.P.Bio.



City of Richmond

Development Permit

No. DP 16-735007

To the Holder: ALEX SARTORI
Property Address: 6020 NO. 4 ROAD
Address: C/O BOUTHOUSE DESIGN GROUP INC.
#1 - 3331 VIKING WAY
RICHMOND, BC V6V 1W1

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "AD" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #5 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$72,564.14 for ESA landscaping and \$9,561.52 for non-ESA landscaping to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived. Note that, post installation, the reduced security for ESA may be held for the duration of the three year monitoring period.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 16-735007

To the Holder: ALEX SARTORI
Property Address: 6020 NO. 4 ROAD
Address: C/O BOUTHOUSE DESIGN GROUP INC.
 #1 - 3331 VIKING WAY
 RICHMOND, BC V6V 1W1

7. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR

THIS PLAN IS IN COMPLIANCE WITH BUILDING CODE 581 THE GENERAL CONTRACTORS REVIEW AND APPROVAL OF THE PLAN AND THE DESIGN OF THE WORK IS THE RESPONSIBILITY OF THE DESIGNER. THE DESIGNER SHALL VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER. THESE ERRORS ARE INTENDED OR UNINTENDED. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF ALL STRUCTURAL, MECHANICAL, ELECTRICAL AND INTERIOR DESIGN RELATING TO THESE DOCUMENTS. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF ALL STRUCTURAL, MECHANICAL, ELECTRICAL AND INTERIOR DESIGN RELATING TO THESE DOCUMENTS. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF ALL STRUCTURAL, MECHANICAL, ELECTRICAL AND INTERIOR DESIGN RELATING TO THESE DOCUMENTS.

No.	Revisions	Date

ISSUED FOR BP

Bouthouse Design Group Inc.
 6020 NO.4 RD.
 RICHMOND B.C.
 604-273-2221
 Fax: 604-273-2222
 Email: info@bouthousegroup.com

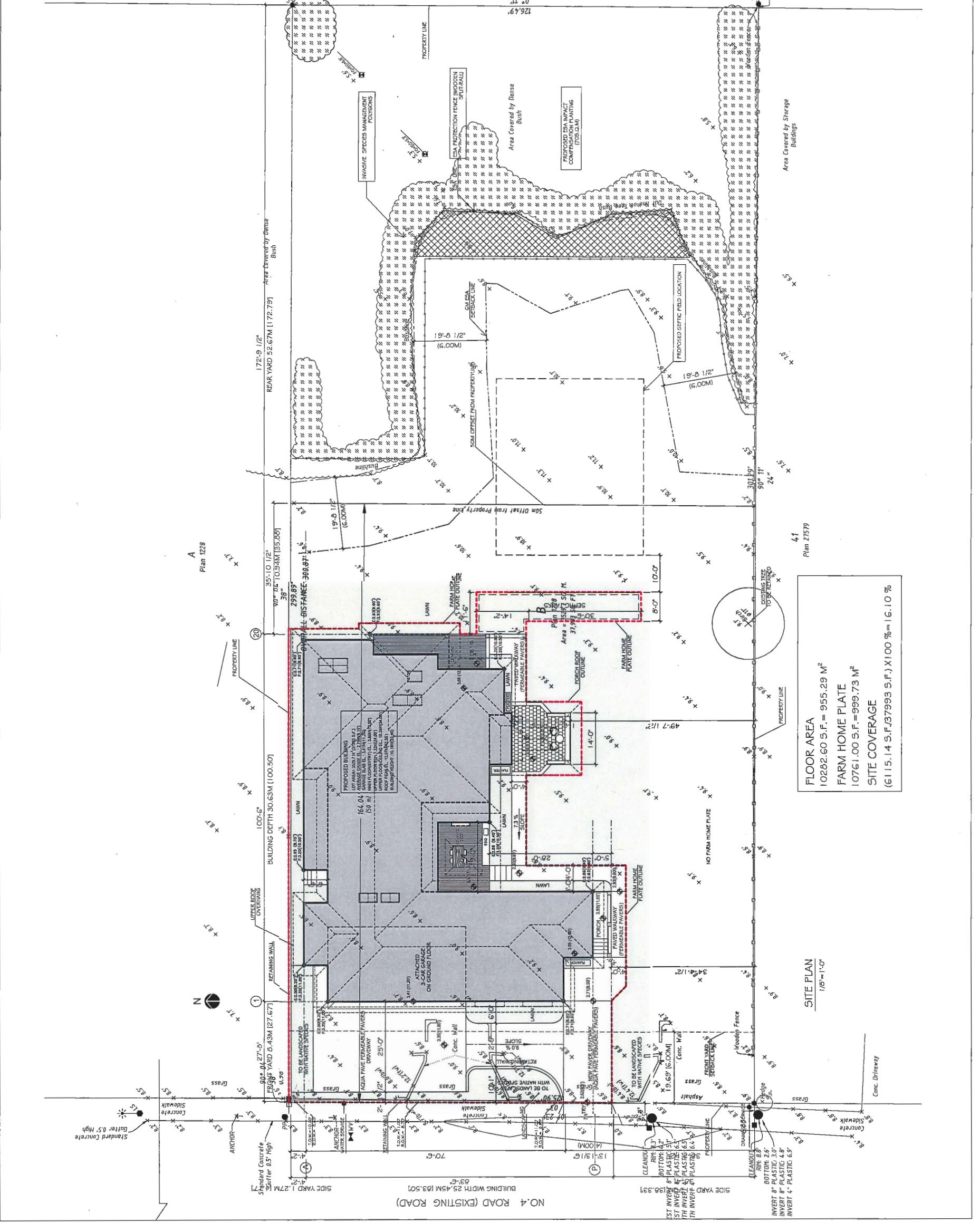
Project Name
 6020 NO.4 RD.
 RICHMOND B.C.

Sheet Name
 SITE PLAN

Date
 NOV. 2017
 Drawn by
 TONY J.

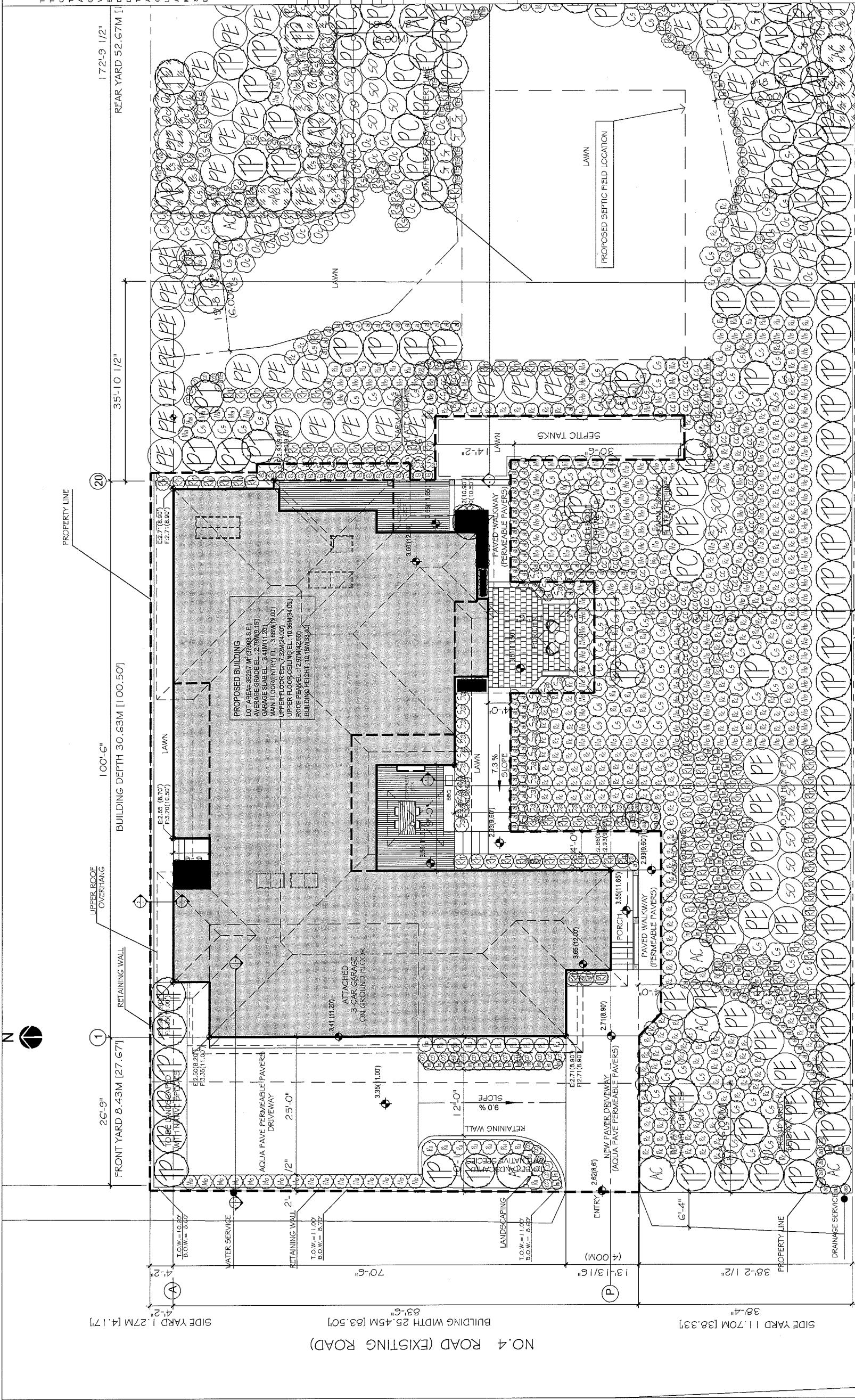
A1

Scale
 1/8" = 1'-0"



FLOOR AREA
 10292.60 S.F. = 955.29 M²
FARM HOME PLATE
 10761.00 S.F. = 999.73 M²
SITE COVERAGE
 (6115.14 S.F./37993 S.F.) X 100 % = 16.10 %

SITE PLAN
 1/8" = 1'-0"



NO. 4 ROAD (EXISTING ROAD) 83'-6"
 BUILDING WIDTH 25.45M (83.50)
 SIDE YARD 1.27M (4.17)
 SIDE YARD 11.70M (38.33)
 SIDE YARD 11.70M (38.33)
 BUILDING DEPTH 30.63M (100.50)
 FRONT YARD 8.43M (27.67)
 REAR YARD 52.67M (172-9 1/2")
 SIDE YARD 11.70M (38.33)
 SIDE YARD 11.70M (38.33)
 SIDE YARD 11.70M (38.33)
 SIDE YARD 11.70M (38.33)

PROPOSED BUILDING
 LOT AREA = 9257 M² (35333 S.F.)
 AVERAGE GRADE EL. = 2.75M (9.05')
 GARAGE SLAB EL. = 3.41M (11.21')
 MAIN FLOOR CEILING EL. = 3.66M (12.01')
 UPPER FLOOR CEILING EL. = 4.05M (13.28')
 ROOF PEAK EL. = 12.97M (42.55')
 BUILDING HEIGHT = 10.18M (33.41')

FLOOR AREA
 10282.60 S.F. = 955.29 M²
FARM HOME PLATE
 10761.00 S.F. = 999.73 M²
SITE COVERAGE
 (6115.14 S.F. / 37993 S.F.) X 100 % = 16.10 %

THE GENERAL CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH THE CODES AND BY-LAWS AND SHALL ADVISE THE DESIGNER OF ANY DISCREPANCY HE MAY NOTE. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.
 DO NOT SCALE THE DRAWING.
 THESE DRAWINGS ARE INTENDED FOR ARCHITECTURAL INFORMATION ONLY. THE CONTRACTOR AND ANY OTHER PERSON USING THESE DRAWINGS INFORMATION ARE ADVISED TO REFER TO CIVIL, STRUCTURE, MECHANICAL, ELECTRICAL AND INTERIOR DESIGN RELATING TO THOSE DISCIPLINES.

No.	Revisions	Date
1	ISSUED FOR DP.	15 Nov. 17

Project Name
 6020
 No. 4 Road
 Richmond B.C.
Sheet Name
 LANDSCAPE PLAN
Date
 Dec. 2017
Drawn by
 Y.Z
L1
 Scale
 1/8" = 1'-0"

1777 W. 4th Ave.
 Vancouver, BC V6L 4K1
 Phone: 204-537-0722
 Email: yvies@vies.com@gmail.com

SITE PLAN
 1/8" = 1'-0"

THE GENERAL CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH THE APPLICABLE CITY, COUNTY, STATE AND FEDERAL CODES AND BY-LAWS AND SHALL ADVISE THE DESIGNER OF ANY DISCREPANCY HE MAY NOTE. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

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No.	Revisions	Date
1	ISSUED FOR DP.	15 Nov. 17

1777 W 7th Ave.
Richmond, BC V6V 1K2
Phone: 250.583.7812
Email: ykawa009@gmail.com

Project Name
6020
No.4 Road
Richmond B.C.

Sheet Name
LANDSCAPE PLAN

Date
Dec. 2017

Drawn by
Y.Z.

L2

Scale
1/8" = 1'-0"

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
AC	15	Acer circinnatum	Vine Maple	1.20/5' tall
AR	40	Alnus rubra	Red alder	1.20/5' tall
PE	80	Prunus pennsylvanica	Bitters cherry	1.20/4' tall
TP	83	Thuja plicata	Western red cedar	1.50/5' tall
PC	28	Malva fusca	Pacific Columbine	1.20/4' tall
PT	2	Pinus oocarpa	Lodgepole Pine	1.20/4' tall
SO	32	Sorbus spp.	Mountain Ash	1.00/3' tall
SH	80	Rubus fruticosus	Black Raspberry	#3 POT
SH	101	Rhododendron (var.)	Rhododendron	#3 POT
CS	137	Cornus stolonifera	Black-stem dogwood	#5 POT
MO	73	Philadelphus glandulosus	Mock Orange	#2 POT
SH	61	Gaultheria shallon	Southern	#2 POT
Sr	45	Sambucus racemosa	Red elderberry	#5 POT
OC	64	Oenothera caesiiflora	Indian-plum	#3 POT
SH	127	Rubus spectabilis	Salmonberry	#3 POT
SH	138	Merula virginica	Oregon grape	#3 POT
EC	156	Rosa pratincola	Sweep Rose	#2 POT
RI	29	Ribes sanguineum	Red Flowing Currant	#2 POT
GROUND COVER				
PERENNIALS/SHRUBS				
Im	118	Lupinus polyphyllos	Large-leaved Lupine	#2 POT
al	121	Allium cernuum	Nodding Onion	#2 POT
co	116	Solidago canadensis	Canada Goldenrod	#1 POT
ac	48	Aquilegia formosa	Red Columbine	#3 POT
BS	35	Erythronium magistellum	Fritweed	#2 POT
cc	76	Cornus canadensis	Bunchberry	#1 POT

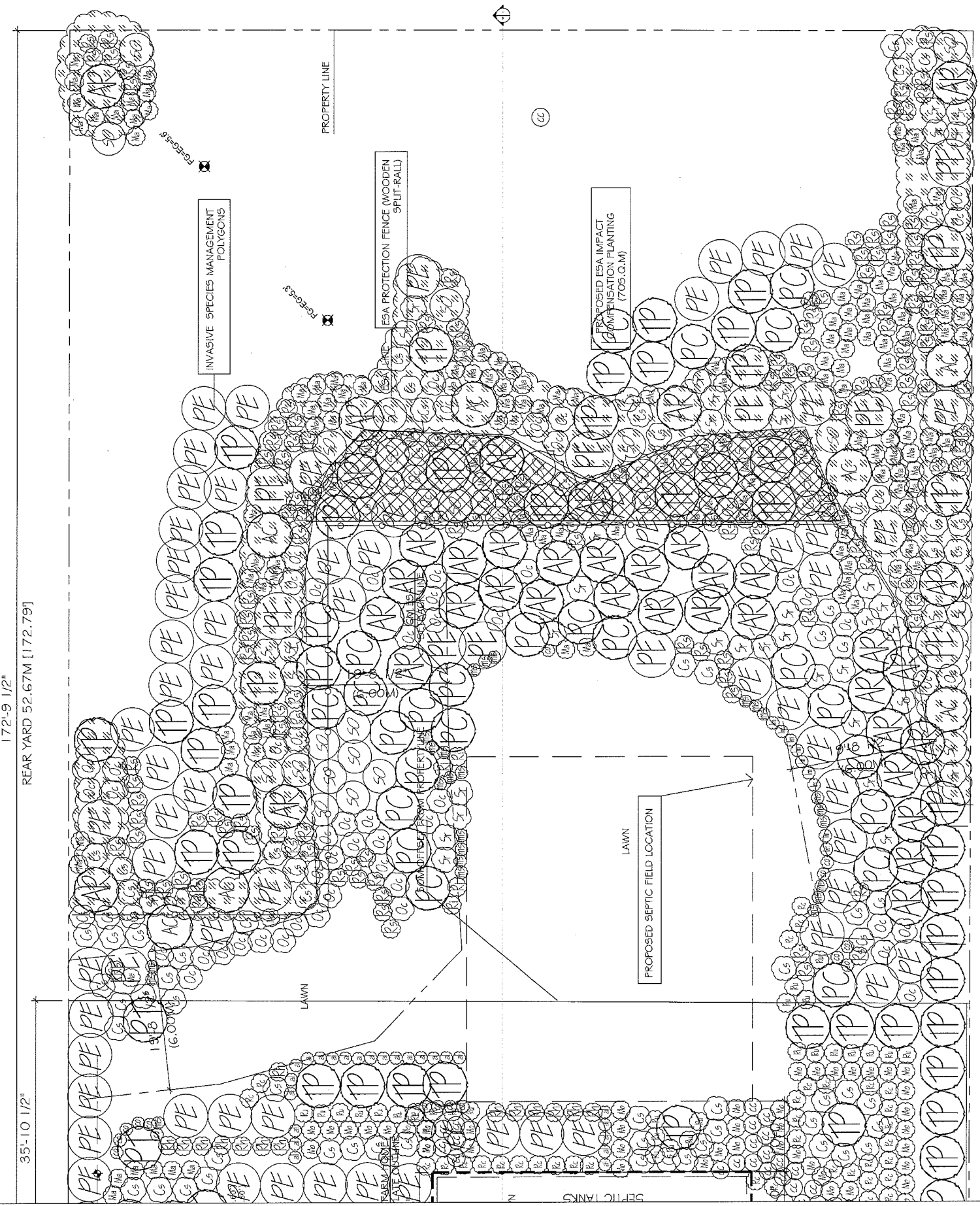
Planting notes:

- All material and execution of landscape work shall conform to the B.C.S.P.C.A.T.A. Landscape standard.
- All landscape contractor shall ensure that the site preparation and installation of the plants shall be done in accordance with the specifications and recommendations of the soil analysis report at the time of the site preparation and installation.
- All landscape work (including bare-rooted) shall be installed prior to Final Acceptance of the landscape work by the Consultant.
- Minimum planting radius shall be as indicated on drawings.
- Plant material shall be delivered to the site in good condition and shall be installed within 14 days of delivery.
- All plants installed shall be supplied with a nursery participating in the BC Nursery Industry's Nursery Certification Program.
- Plant material provided by the contractor shall be certified by the contractor to be certified by the BC Nursery Industry's Nursery Certification Program.
- Tree Protection Measures: Where construction, installation, or removal is to take place within the drip line of a tree to be retained, a protection barrier shall be installed. The barrier shall be constructed of 4x4 posts and 2x4 rails, spaced every 6 feet, and shall be installed around the tree. The barrier shall be constructed prior to any site work and shall remain in place until all construction is complete. The barrier shall clearly display all number signage complete in a protected zone. Any work which must be done within the protection zone is to be done by hand. No burning is to take place close enough for the flames or heat to damage any tree to be retained.

ACTUAL AREA OF ENHANCEMENT WITH ESA (15500.00 S.G.F.)

TOTAL AREA OF ESA (27329 S.G.F.)

NON-ESA LANDSCAPING AREA (898 S.G.F.)



FLOOR AREA	10282.60 S.F. = 955.29 M ²
FARM HOME PLATE	10761.00 S.F. = 999.73 M ²
SITE COVERAGE	(6115.14 S.F./37993 S.F.) X100 % = 16.10 %

EXISTING TREES TO BE RETAINED

THE GENERAL CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE CODES AND BY-LAWS AND SHALL ADVISE THE DESIGNER OF ANY DISCREPANCY HE MAY NOTE. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.
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No.	Revisions	Date
1	ISSUED FOR DP.	16 Nov 17

1777 W 7th Ave,
VANCOUVER BC
Phone: 604-273-1111
Email: jordan200@gmail.com

Project Name

6020
No.4 Road
Richmond B.C.

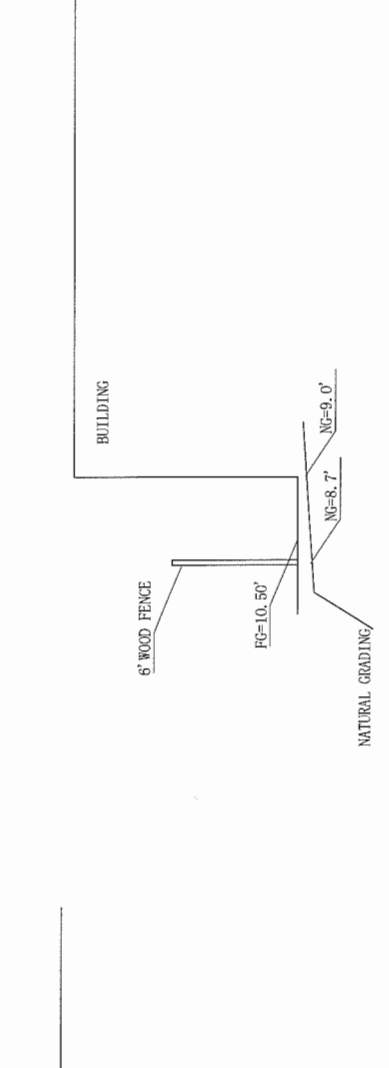
Sheet Name
LANDSCAPE PLAN

Date: Dec. 2017
Drawn by: Y.Z.

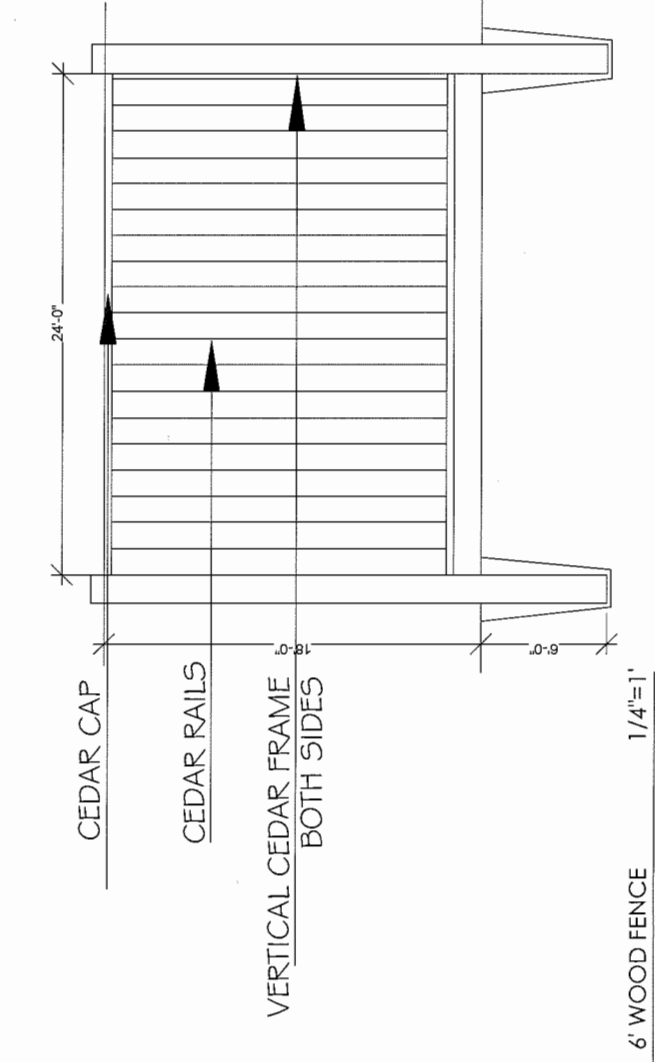
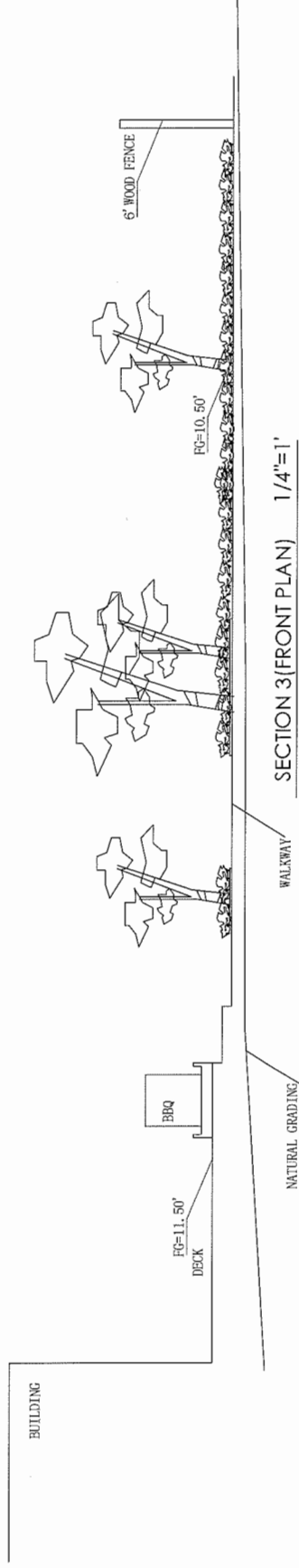
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Scale
1/4" = 1'-0"
1/8" = 1'-0"

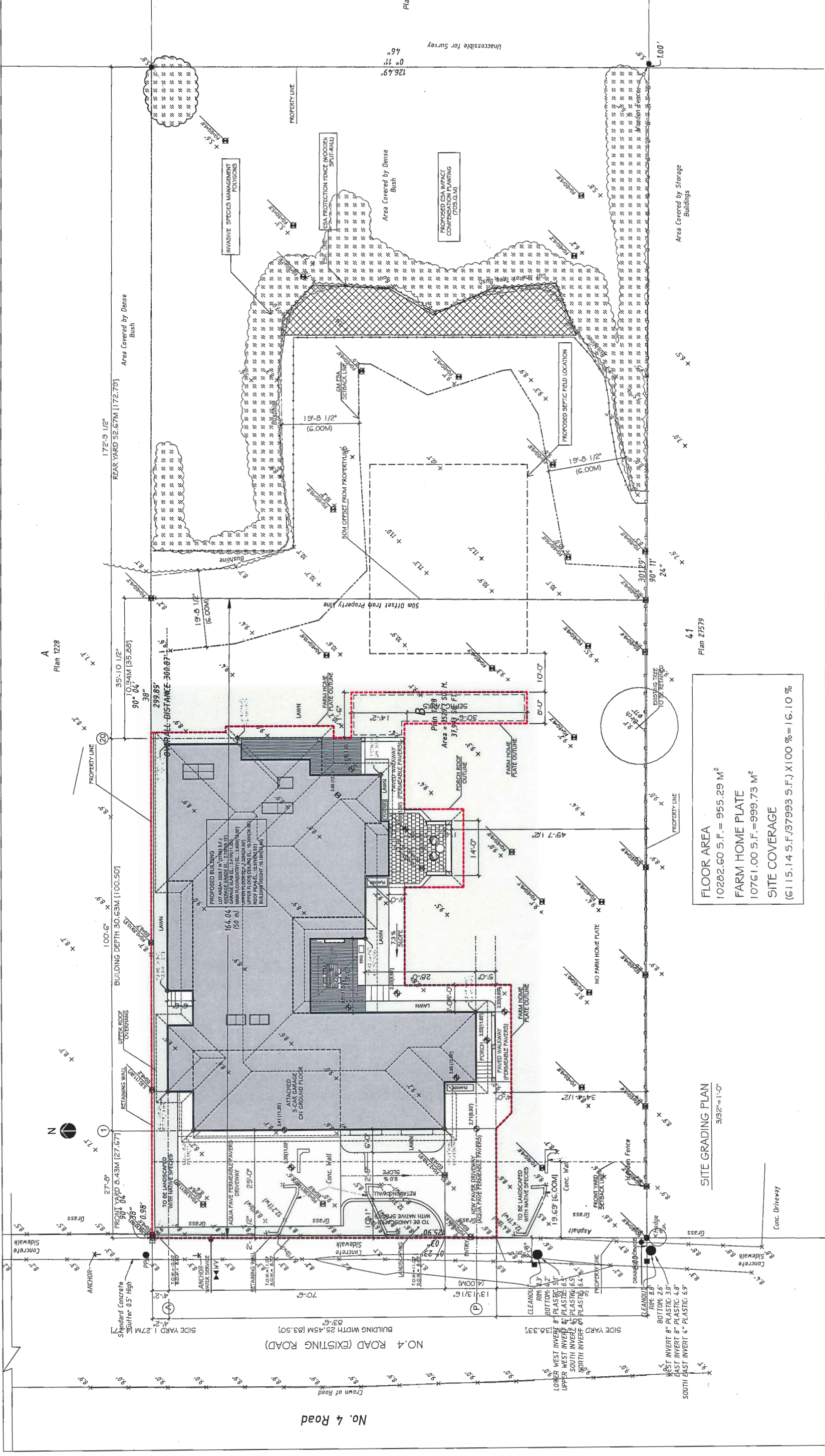
PLAN #4



SECTION 2 (REAR PLAN) 1/4"=1'



CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS
6" DEPTH 3/4" MINUS GRANULAR APPROVED COMPACTED SUBGRADE



FLOOR AREA
 10282.60 S.F. = 955.29 M²
FARM HOME PLATE
 10761.00 S.F. = 999.73 M²
SITE COVERAGE
 (6115.14 S.F./37993 S.F.) X 100% = 16.10%

SITE GRADING PLAN
 3/8" = 1'-0"

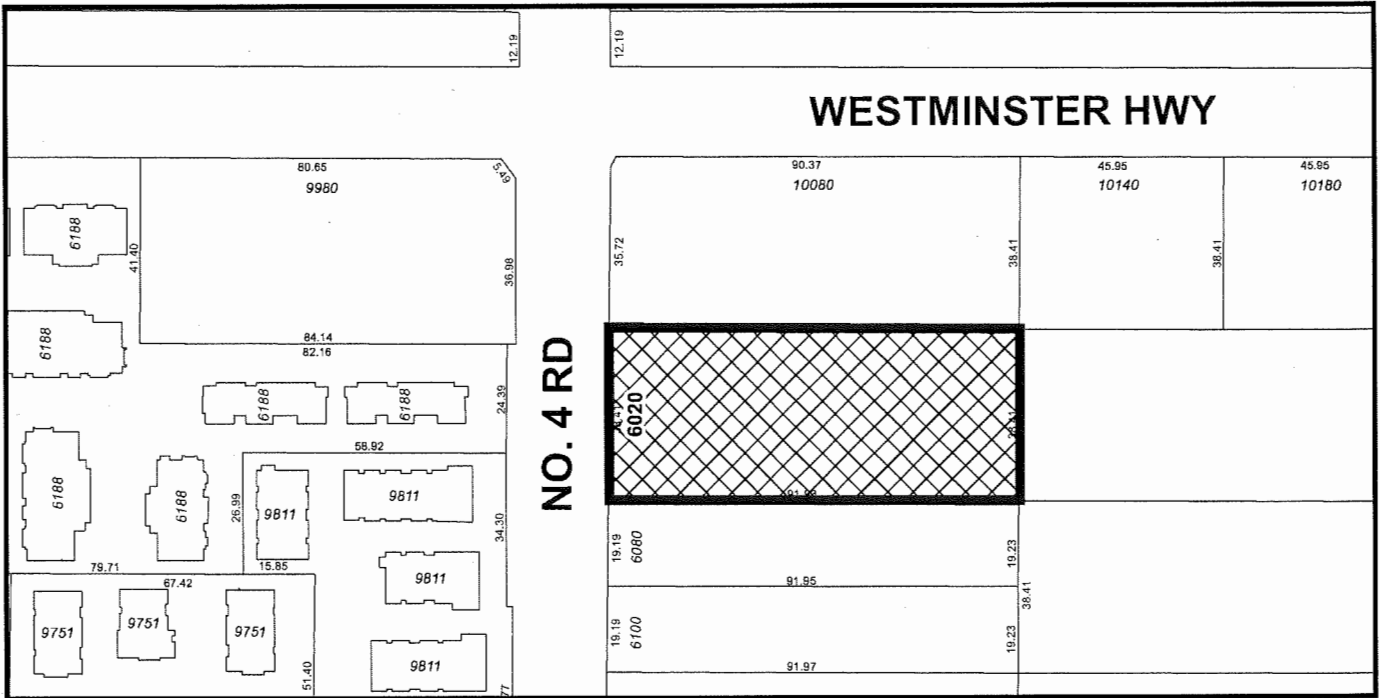
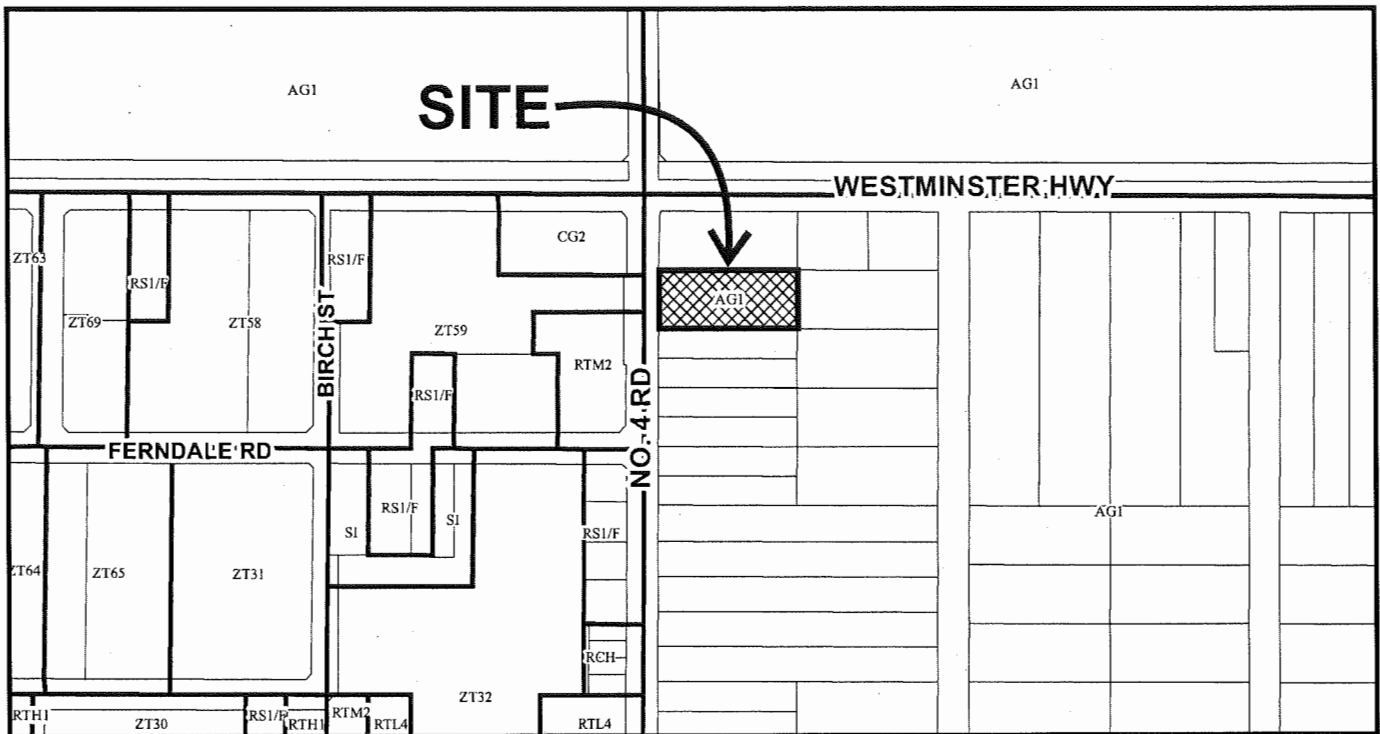
Sheet Name SITE GRADING PLAN	Project Name 6020 NO.4 RD. RICHMOND B.C.	BoutHouse Design Group Inc. UNIT 3-3331 VIKING WAY RICHMOND, BC V6V 1W1 Phone: 778-297-7222 Fax: 778-297-7222 Email: tony.bouthouse@gmail.com	Date NOV. 2017 Drawn by TONY LI
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PLAN # 5

DP 16-735007
 JAN 05 2018



City of
Richmond



DP 16-735007
SCHEDULE "A"

Original Date: 07/08/16

Revision Date:

Note: Dimensions are in METRES