



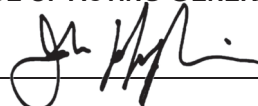
To: Planning Committee **Date:** June 5, 2023
From: Wayne Craig
Director, Development **File:** RZ 18-843479
Re: **Revised Rezoning Considerations for the Application by Sian Group Investments Inc. for Rezoning at 7100 and 7120 Ash Street from the “Single Detached (RS1/F)” Zone to the “Town Housing (ZT16) - South McLennan and St. Albans Sub-Area (City Centre)” Zone**

Staff Recommendation

1. That third reading of Richmond Zoning Bylaw 8500, Amendment Bylaw 10163, for the rezoning of 7100 and 7120 Ash Street, be rescinded and the associated Rezoning Considerations be revised to reflect changes to tree retention and replacement, as per Attachment D to this report; and
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10163, for the rezoning of 7100 and 7120 Ash Street from the “Single Detached (RS1/F)” zone to the “Town Housing (ZT16) - South McLennan and St. Albans Sub-Area (City Centre)” zone, be granted third reading.

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

WC:cl
Att. 4

REPORT CONCURRENCE
CONCURRENCE OF ACTING GENERAL MANAGER


Staff Report

Origin

Sian Group Investments Inc. has applied on behalf of the owner, 1199445 BC Ltd. (Sukhinder Kaur Sian), to rezone 7100 and 7120 Ash Street from the “Single Detached (RS1/F)” zone to the “Town Housing (ZT16) - South McLennan and St. Albans Sub-Area (City Centre)” zone to permit the development of 17 townhouses.

The original application by the previous owner was considered and the rezoning bylaw was granted third reading at the Public Hearing on May 19, 2020.

According to new information provided by the project arborist about the condition of on-site trees since their original assessment in 2018, the current applicant/owner wishes to request changes to the proposed tree retention and replacement (Attachment A).

For the rezoning application to proceed at this time, the existing rezoning bylaw (at third reading) must be rescinded and the Rezoning Considerations revised to reflect the proposed changes to the tree retention and replacement.

An additional Public Hearing would not be required, as there is no resulting change to land use or density. The applicant would be required to satisfy the revised Rezoning Considerations prior to final adoption of the rezoning bylaw.

Findings of Fact

Please refer to the original Staff Report dated March 23, 2020 for detailed information regarding the rezoning application (Attachment B).

The original Staff Report includes information on the site context, relevant City policies, public consultation prior to the original Planning Committee meeting, staff comments on-site planning, vehicle access, tree retention and replacement, site servicing and frontage improvements.

Analysis

Tree Retention and Replacement

Tree retention and replacement originally associated with this proposal was the result of an assessment by the project arborist and City review of 23 bylaw-sized trees on the subject site and 13 trees on neighbouring properties. The outcome of tree retention and replacement at that time was that four on-site trees (Trees # 364-367) and 13 trees on neighbouring properties (Trees #OS1-OS13) were to be retained together with an appropriate cash security and that 19 on-site trees were to be removed and replaced at a 2:1 ratio, consistent with the City’s Official Community Plan (OCP).

The current owner purchased the property in 2021 and has since made progress with several aspects of the proposal, including:

- installation of tree protection fencing around the four on-site trees and 13 neighbouring trees to be retained;
- obtaining a T3 Tree Removal Permit for the on-site trees identified for removal to facilitate site preparation following the Public Hearing, and submission of a tree replacement security in the amount of \$27,000.00;
- advancing the design of the required servicing and off-site improvements through the Servicing Agreement review process; and
- advancing the Development Permit (DP) application to the Development Permit Panel on September 14, 2022.

With the new information provided by the project arborist this year (Attachment A), it is understood that there has been an observed natural decline in the condition of the four on-site trees that were originally identified to be retained such that they are not expected to recover (Trees # 364-367). The applicant's Certified Arborist and Tree Risk Assessor has confirmed that the decline in health is the result of natural factors which could not have been predicted nor detected under means of industry standards. On this basis, the applicant is seeking to remove these four trees and plant an additional eight trees on-site, consistent with the 2:1 replacement ratio in the OCP. Each of the eight additional trees to be planted on-site are equal to or greater than the minimum replacement size specified in the City's Tree Protection Bylaw 8057. The \$40,000.00 tree survival security originally associated with retention of the four on-site trees is no longer required, and the eight additional replacement trees will be accounted for in the landscaping security associated with the Landscape Plan that forms part of the Development Permit.

A comparison between the original proposal and the revised proposal is provided as follows:

		Original Proposal	Revised Proposal
# Trees to be retained		<ul style="list-style-type: none"> • 4 on-site trees (# 364, 365, 366, 367) and the provision of a \$40,000 survival security • 13 trees on neighbouring properties (#OS1-OS13) 	13 trees on neighbouring properties (#OS1-OS13)
# Trees identified for removal		19 on-site trees (# 358-363 and 368-380)	23 on-site trees (#358-380)
Replacement Tree Sizes		# Replacement Trees (and the provision of a Landscaping Security)	
Min. Caliper Deciduous Tree	Min. Height Coniferous Tree		
6 cm	3.5 m	14	14
8 cm	4.0 m	10	14
9 cm	4.5-5.0 m	0	3
10 cm	5.5 m	4	3
11 cm	6.0 m	8	10
Total		36	44

Revised Site Plan and Landscape Plan

The proposed revisions to the Site Plan, Landscape Plan and Tree Management Plan are included in Attachment C, which shows the location of the four trees proposed to be removed (Trees # 364-367) and the additional eight replacement trees proposed to be planted throughout the site for a total of 44 replacement trees.

The proposed revised Landscape Plan illustrates that 10 trees are to be located along the north side of Buildings H and G, in the area where the four trees are proposed to be removed (i.e., two 3.5 m high Slender Serbian Spruce, two 9 cm caliper Green Pillar Pin Oak, two 8 cm caliper Pink Star Magnolia, and four 11 cm Chanticleer Pear). The proposed revised Landscape Plan is desirable as it provides some visual interest and screening along the interface with existing town housing to the north.

Revised Rezoning Considerations

The Rezoning Considerations have been revised to reflect the applicant's proposal to:

- remove Trees # 364-367 and the associated tree survival security;
- provide eight additional replacement trees, for a total of 44 replacement trees; and
- enable the Landscaping Security associated with the DP to be increased to account for the additional replacement trees (based on a cost estimate provided by the registered Landscape Architect prior to DP issuance).

Administrative revisions are also proposed to the Rezoning Considerations to remove the reference to items required to be submitted prior to advancing the DP application to the DP Panel for consideration and prior to advancing the DP application to Council for issuance, as the DP application has already been endorsed by the DP Panel on September 14, 2022, and there are updated conditions of DP issuance.

A red-lined version of the revised Rezoning Considerations is provided in Attachment D.

Public Consultation

Since there is no change in land use or density associated with the revised proposal, a Public Hearing is not required. On this basis, Staff recommend that third reading of Richmond Zoning Bylaw 8500, Amendment Bylaw 10163 for the rezoning of 7100 and 7120 Ash Street be rescinded and the associated Rezoning Considerations be revised to reflect changes to tree retention and replacement, and then the Bylaw be granted third reading together with the amended considerations.

However, should City Council desire to hold a Public Hearing on the revised proposal, the following recommendation could be used as an alternative to the current staff recommendation:

1. That third reading of Richmond Zoning Bylaw 8500, Amendment Bylaw 10163, for the rezoning of 7100 and 7120 Ash Street, be rescinded and the associated Rezoning Considerations be revised to reflect changes to tree retention and replacement, as per Attachment D to this report.

2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10163, for the rezoning of 7100 and 7120 Ash Street from the “Single Detached (RS1/F)” zone to the “Town Housing (ZT16) - South McLennan and St. Albans Sub-Area (City Centre)” zone, be forwarded to a Public Hearing.
3. That the applicant submits payment of the fee associated with holding an additional Public Hearing (\$952.00), consistent with Consolidated Fees Bylaw 8636.

Conclusion

Sian Group Investments Inc. has requested to revise the Rezoning Considerations associated with Richmond Zoning Bylaw 8500, Amendment Bylaw 10163, for the rezoning of 7100 and 7120 Ash Street from the “Single Detached (RS1/F)” zone to the “Town Housing (ZT16) - South McLennan and St. Albans Sub-Area (City Centre)” zone, to reflect changes to the proposed tree retention and replacement due to an observed natural decline in the condition of Trees # 364-367 such that they are not expected to recover.

It is recommended that City Council first rescind third reading of Richmond Zoning Bylaw 8500, Amendment Bylaw 10163, and then that Bylaw 10163 be granted third reading.



Cynthia Lussier
Planner 2
(604-276-4108)

CL:he

- Att. A: Letters from the applicant and Certified Arborist
B: Original Report to Council dated March 23, 2020
C: Revised Site Plan and Landscape Plan
D: Revised Rezoning Considerations (red-lined version)

March 31, 2023

City of Richmond
Development Applications Department
6911 No. 3 Road, Richmond BC

Attn: Ms. Cynthia Lussier,

Dear Cynthia,

Re: Rezoning Application,
Townhouse proposal at 7100 / 7120 Ash Street, Richmond BC
RZ 18-843479

As the applicant of the above rezoning application, we would like to inform you that our arborist had reviewed the protected trees on site and found that the trees 364, 365, 366 and 367 as identified in the arborist report are declining and will not be expected to survive. It is a natural decline with symptoms changing over time. There was no ill intent or inappropriate action taken.

As the protected trees are not going to survive, we would like to apply to remove the tree retention (tag 364 – 367) in the rezoning consideration.

A copy of the revised architectural site plan and landscape drawing showing the removal of trees, and an arborist report are attached for your review.

Please contact me if you have any questions.

Yours truly,

S.K. Sian

S. K. Sian
Sian Group Investment Inc



May 2, 2023

To:
Cynthia Lussier
Planner
City of Richmond

**Re: Project RZ 18-843479 at 7100/7120 Ash Street
Regarding the observed decline of trees 364, 365, 366 and 367.**

This letter is a provision of notice that the observed decline of four trees tagged as numbers 364, 365, 366 and 367 have declined beyond expectation of recovery as a result of natural factors which could not have been predicted nor detected under means of industry standard arboriculture review.

If further information is required please let me know.

A handwritten signature in cursive script that reads "Terry Thrale".

Terry Thrale
ISA Certified Arborist and Tree Risk Assessor PN 6766A
Woodridge Tree Consulting Arborists Ltd.
terry@woodridgetree.com



**City of
Richmond**

Report to Committee

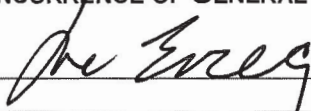
To: Planning Committee **Date:** March 23, 2020
From: Wayne Craig **File:** RZ 18-843479
 Director, Development
Re: **Application by Fougere Architecture Inc. for Rezoning at 7100
 and 7120 Ash Street from the "Single Detached (RS1/F)" Zone to the "Town
 Housing (ZT16) - South McLennan and St. Albans Sub-Area (City Centre)" Zone**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10163, for the rezoning of 7100 and 7120 Ash Street from the "Single Detached (RS1/F)" zone to the "Town Housing (ZT16) - South McLennan and St. Albans Sub-Area (City Centre)" zone, be introduced and given first reading.


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

WC:jr
Att. 7

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

Staff Report

Origin

Fougere Architecture Inc. has applied to the City of Richmond for permission to rezone 7100 and 7120 Ash Street from the “Single Detached (RS1/F)” zone, to the “Town Housing (ZT16) - South McLennan and St. Albans Sub-Area (City Centre)” zone, in order to develop 17 two-storey townhouse units with vehicle access from Ash Street. A location map is provided in Attachment 1.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 2.

Subject Site Existing Housing Profile

The subject site consists of two lots, each containing a single-family dwelling. The applicant has indicated that one of the dwellings was previously owner-occupied, and one was rented. Neither dwelling contains a secondary suite. Both dwellings would be demolished.

Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the North: Two-storey townhouses on a property zoned “Town Housing (ZT16) - South McLennan and St. Albans Sub-Area (City Centre)”, with access from Ash Street.
- To the South: A single-family dwelling on a property zoned “Single Detached (RS1/F)”, with access from Ash Street.
- To the East: Single-family dwellings on properties zoned “Single Detached (ZS14) – South McLennan (City Centre)”, with access from Sills Avenue.
- To the West: Across Ash Street, single-family dwellings on properties zoned “Single Detached (RS1/F)”, with access from Ash Street.

Related Policies & Studies

Official Community Plan/McLennan South Sub-Area Plan

The subject site is located in the City Centre planning area, and is designated “Neighbourhood Residential” in the Official Community Plan (OCP). The proposed rezoning is consistent with this designation.

The subject site is located in the area governed by the McLennan South Sub-Area plan, and is designated “Residential, 2 ½ Storeys”, which permits development in triplex, duplex, and single-family forms (Attachment 3). Townhouses with units arranged in duplex or triplex

clusters are considered an appropriate development form in this area. The proposed rezoning is consistent with this designation.

The McLennan South Sub-Area Plan includes requirements for implementation of a new ring-road system, which would provide for greater vehicle and pedestrian circulation through the neighbourhood (Attachment 4). The northern part of this ring-road, Sills Avenue, has been partially constructed to the east and west of the subject site. A straight alignment of Sills Avenue would require dedication and construction of the new road through a portion of the subject site.

Staff propose an off-set alignment of Sills road further south. The City owns property between Ash Street and Armstrong Street which would facilitate construction of this road in coordination with the redevelopment of adjacent properties.

The McLennan South Sub-Area Plan allows new roads to deviate from the circulation map, and an amendment to the map is not required, provided the proposed deviation:

- Does not result in significant traffic impacts on or compromise access to adjacent properties.
- Does not result in a significant net increase in the amount of new road envisioned under the circulation map.
- Results in a coherent pattern that maintains the intended pedestrian scale of the area's blocks consistent with the neighbourhood's residential character.
- Provides a recognizable benefit to the area.

Transportation staff have reviewed the application and support the proposed scheme, as it supports the Sub-Area Plan objectives of breaking up large blocks and increasing pedestrian connectivity. Furthermore, the offset alignment of Sills Avenue will provide natural traffic calming and reinforce Granville Avenue and General Currie Road as the dominant east-west traffic routes.

To break up the block and provide an additional pedestrian connection, a mixed-use pathway is provided along the south property line of subject site. This pathway would be expanded through redevelopment of the properties to the south.

Affordable Housing Strategy

As per the City's Affordable Housing Strategy, townhouse rezoning applications are required to provide a cash-in-lieu contribution of \$8.50 per buildable square foot towards the City's Affordable Housing Reserve Fund. The applicant proposes to make a cash-in-lieu contribution of \$190,468, which is consistent with the Affordable Housing Strategy.

Public Art Program Policy

The applicant will be participating in the City's Public Art Program by making a voluntary contribution to the City's Public Art Reserve Fund for City-wide projects on City lands. Since

this rezoning was received in 2018, the applicable rate for the contribution is \$0.85 per buildable square foot, for a total contribution in the amount of \$19,046.80.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on title is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Site Planning

The applicant proposes 17 two-storey townhouse units with a central drive aisle. Conceptual development plans are included in Attachment 5.

The proposed site layout consists of seven duplexes and one triplex, all of which contain two-storey units. Two convertible units are proposed, and would be located on either side of the common outdoor amenity area. Garbage and recycling is located in two enclosures in the front yard of the site, allowing for easy access by service vehicles.

Each unit has a private outdoor space at grade off of the living room, and a second storey balcony off of the master bedroom.

Amenity Space

The applicant is proposing a cash contribution in-lieu of providing indoor amenity space on-site, at a rate of \$1,769 per unit as per the OCP. The total contribution for this 17-unit townhouse development would be \$30,073.

A common outdoor amenity space is proposed on the south side of the drive aisle in the middle of the site. This location is centrally located, will enjoy good solar exposure, and provides an additional connection between the drive aisle and the proposed pedestrian pathway. The proposed design includes landscaping, a concrete pathway for universal access, picnic table, sandbox, playhouse, and stepping logs in order to provide for a variety of social and play opportunities for children and adults.

Further refinement of the site plan, architectural character, outdoor amenity space, and convertible unit features of the proposed development will occur through the Development Permit process.

Transportation and Site Access

Vehicle access to the subject site is provided from Ash Street. A small vehicle turnaround is provided after the first triplex, which would allow passenger vehicles and small vans to access the site, perform a three-point turn, and exit the site in a forward motion.

Each unit has a garage with two parking spaces in a side-by-side arrangement, which exceeds the minimum 1.4 spaces per unit required by Richmond Zoning Bylaw 8500 for multi-family developments in the City Centre planning area. Four visitor parking spaces are proposed on site, including one van accessible parking space. Level 2 EV charging is provided in each garage as per Zoning Bylaw requirements. Staff support the proposed number of resident and visitor parking spaces, as it reduces the demand for street parking.

Pedestrian access is provided from multiple locations. The two end units fronting Ash Street have direct access to the sidewalk. Units on the north side of the site have access from the drive aisle, and units on the south side of the site have access from both the drive aisle and a proposed pedestrian walkway.

The pedestrian pathway would connect Ash Street to the intersection of Sills Avenue and Armstrong Street, improving pedestrian circulation through the neighbourhood in a manner generally consistent with the McLennan South Sub-Area Plan. This pathway would be expanded through the future redevelopment of 7140 and 7160 Ash Street. In its interim condition, the proposed pathway would consist of a 2.0 m wide pathway, 0.5 m wide landscaped strip, and pedestrian-scale lighting. The ultimate condition would consist of a 2.5 m wide pathway, 0.75 m wide landscaped strip on both sides, and pedestrian-scale lighting on the north side only. Construction of the pathway would be through the Servicing Agreement.

Prior to final adoption of the rezoning bylaw, the applicant must provide a 2.5 m wide Statutory Right-of-Way (SRW) for Public Rights-of-Passage (PROP) for the proposed pedestrian pathway.

An approximately 8.1 m by 8.1 m road dedication is required at the southeast corner of the subject site for the intersection of Sills Avenue and Armstrong Street. Design and construction of the road works will be through a Servicing Agreement.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 23 bylaw-sized trees on the subject property and 13 trees on neighbouring properties.

The City’s Tree Preservation Coordinator has reviewed the Arborist’s Report and supports the Arborist’s findings, with the following comments:

- Four Douglas Fir trees (Tag # 364, 365, 366, 367) located on the development site are in good condition and should be retained and protected if possible.
- Two Silver Maple trees (Tag # 358, 369) located on the development site are in poor condition and should be removed and replaced.
- Five Yellow Cedar trees (Tag # 359, 360, 361, 362, 363) located on the development site are in poor condition and should be removed and replaced.
- Ten Birch trees (Tag # 368, 370, 371, 373, 374, 375, 376, 377, 378, 379) located on the development site are in poor condition and should be removed and replaced.
- One Black Pine tree (Tag # 372) located on the development site is in poor condition and should be removed and replaced.
- One Black Pine tree (Tag # 380) is located within the future Armstrong Road right-of-way (ROW) and is in conflict with the required road works. Replacement is not required for trees within a required roadway.
- 13 trees (Tag # OS1-OS13) located on adjacent neighbouring properties are identified to be retained. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at a 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove 18 on-site trees (Tag # 358-363 and 368-379) and one tree within the future roadway (Tag # 380). The 2:1 replacement ratio would require a total of 36 replacement trees. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
8	11 cm	6 m
4	10 cm	5.5 m
10	8 cm	4 m
14	6 cm	3.5 m

To satisfy the 2:1 replacement ratio established in the OCP, the applicant proposes to plant a minimum of 36 replacement trees in the development. If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$750/tree to the City’s Tree Compensation Fund for off-site planting is required.

Tree Protection

Four trees (Tag # 364-367) on the subject site and 13 trees (Tag # OS1-OS13) on neighbouring properties are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development

stage (Attachment 6). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission to the City of a \$40,000 survival security for the four on-site trees to be retained.
- Prior to demolition of the existing dwellings on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Variance Requested

The proposed development is generally in compliance with the "Town Housing (ZT16) - South McLennan and St. Albans Sub-Area (City Centre)" zone in Richmond Zoning Bylaw 8500, with the exception of the following variances:

1. Reduce the minimum front yard setback from 6.0 m to 1.21 m for accessory structures only.

Staff are supportive of the proposal as it allows the garbage and recycling enclosures to be located near the entrance to the site, reducing the distance required for collection vehicles to back up out of the site. The proposal is consistent with existing development to the north of the site. Review of the design and screening of the proposed enclosures would be through the Development Permit process.

2. Reduce the minimum setback to Sills Avenue/Armstrong Street from 6.0 m to 2.53 m.

The reduced setback results from road dedication for the intersection of Sills Avenue and Armstrong Street. Staff are supportive of the proposal as it is a similar setback to what is proposed between the building and the edge of the pedestrian pathway. The building would be approximately 4.03 m from the edge of the sidewalk, which is greater than the 3.6 m setback from the building to the pedestrian pathway.

Additionally, the proposed setback is similar to with what would be achieved by the future redevelopment of the properties to the south. Single-family lots with a north-south orientation would result in the corner lot having a 3.0 m exterior side yard setback to Armstrong Street.

BC Energy Step Code

On July 26, 2018, Council adopted BC Energy Step Code requirements for all new residential developments. The proposed development consists of townhouses that staff anticipates would be designed and built in accordance with Part 9 of the BC Building Code. As such, this development would be expected to achieve Step 3 of the BC Energy Step Code for Part 9 construction (Climate Zone 4).

Site Servicing and Frontage Improvements

The applicant is required to enter into a Servicing Agreement at Building Permit stage for the design and construction of the required site servicing and frontage works, as described in Attachment 7.

Frontage improvements on Ash Street include, but may not be limited to, the following:

- Road widening to a total width of 8.5 m.
- 1.75 m wide sidewalk at the property line, approx. 2.5 m wide landscaped boulevard, and 0.15 m curb and gutter.
- Removal of the two existing driveways and replacement with a new driveway crossing and frontage works as described above,
- Relocation or undergrounding of the hydro utility pole located within the proposed new driveway.

Frontage improvements on Sills Avenue include, but may not be limited to, the following:

- 1.5 m wide sidewalk, landscaped boulevard, and 0.15 m curb and gutter along the curved alignment of the intersection of Sills Avenue and Armstrong Street.

The on-site pedestrian pathway connecting Ash Street to Sills Avenue will include, but may not be limited to:

- 0.5 m landscaped strip with lighting; and
- 2.0 m wide paved surface, or other treatment as deemed appropriate in order to retain off-site trees.

Development Permit Application

A Development Permit application is required to be processed to a satisfactory level prior to final adoption of the rezoning bylaw. Further refinements to architectural, landscape, and urban design will be completed as part of the Development Permit application review process, including, but not limited to, the following:

- Compliance with the Development Permit Guidelines for multi-family developments in the OCP and McLennan South Sub-Area Plan.
- Review of the size and species of on-site trees to ensure bylaw compliance and to achieve a mix of coniferous and deciduous species.
- Review and refinement of tree retention measures to ensure the survival of the four Douglas Fir trees located on the north side of the site, as well as the trees located on the neighbouring property to the south in close proximity to the proposed pedestrian pathway.
- Design of the common outdoor amenity space, including choice of play equipment and other features to ensure a safe and vibrant environment for children's play and social interaction.
- Design of the proposed waste enclosures within the front yard setback, to ensure an attractive streetscape and adequate screening.
- Review of accessibility features, including aging-in-place features in all units, and the provision of two convertible units.
- Review of a sustainability strategy for the development proposal, including steps to achieve Step 3 of the Energy Step Code for Part 9 construction (Climate Zone 4).

Financial Impact

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

Conclusion

The purpose of this application is to rezone 7100 and 7120 Ash Street from the "Single Detached (RS1/F)" zone, to the "Town Housing (ZT16) - South McLennan and St. Albans Sub-Area (City Centre)" zone, in order to develop 17 two-storey townhouse units with vehicle access from Ash Street.

The rezoning application complies with the land use designations and applicable policies contained within the OCP for the subject site. Further review of the project design will be completed as part of the Development Permit application review process.

The list of rezoning considerations is included in Attachment 7, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10163 be introduced and given first reading.



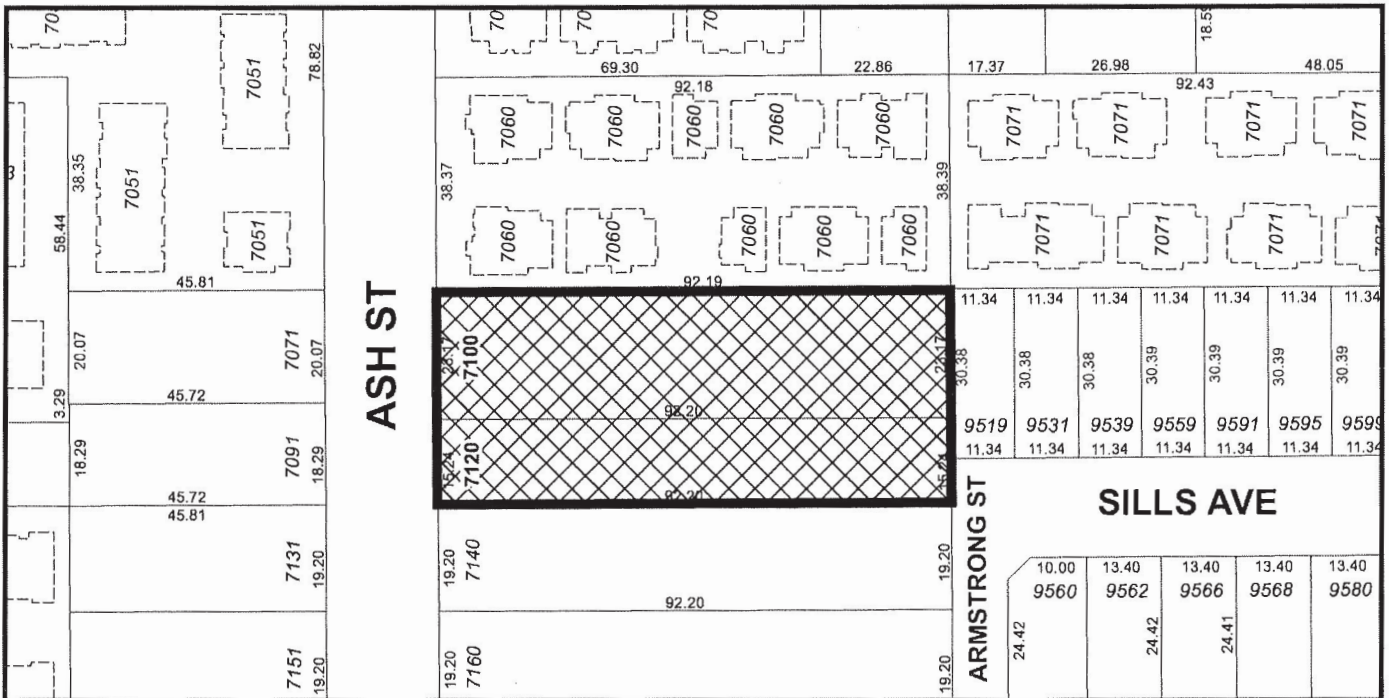
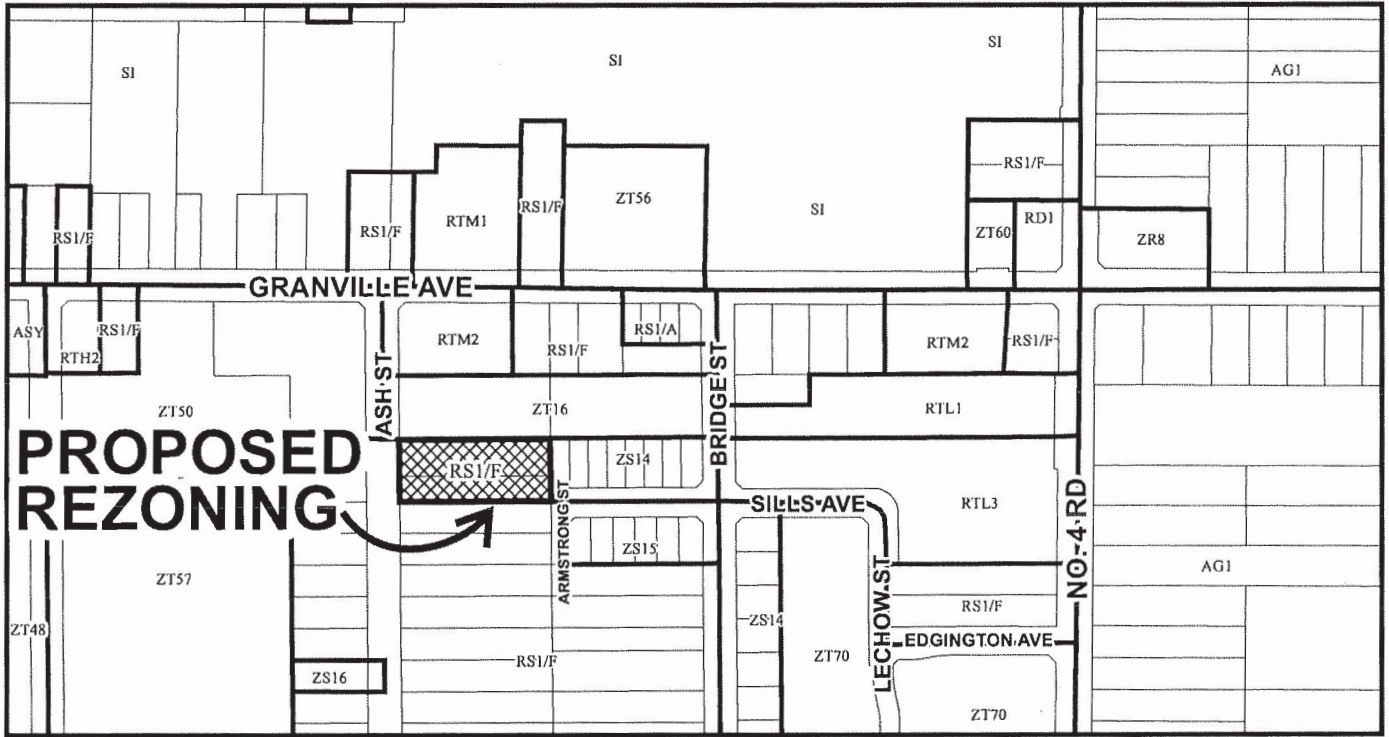
Jordan Rockerbie
Planner 1
(604-276-4092)

JR:blg

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: McLennan South Sub-Area Plan Land Use Map
- Attachment 4: McLennan South Sub-Area Plan Circulation Map
- Attachment 5: Conceptual Development Plans
- Attachment 6: Tree Retention Plan
- Attachment 7: Rezoning Considerations



City of
Richmond



RZ 18-843479

PLN-153

Original Date: 01/09/19

Revision Date:

Note: Dimensions are in METRES



City of Richmond



RZ 18-843479

PLN-151

Original Date: 01/09/19

Revision Date:

Note: Dimensions are in METRES



RZ 18-843479

Attachment 2

Address: 7100 & 7120 Ash Street

Applicant: Fougere Architecture Inc.

Planning Area(s): City Centre – McLennan South

	Existing	Proposed
Owner:	1199445 BC LTD	To be determined
Site Size (m²):	3,535.3 m ²	3,469.7 m ²
Land Uses:	Single-family	Townhouses
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Residential, 2 ½ Storeys	No change
Zoning:	Single Detached (RS1/F)	Town Housing (ZT16) - South McLennan and St. Albans Sub-Area (City Centre)
Number of Units:	Two single-family dwellings	17 townhouse dwellings

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	Max. 0.60	none permitted
Buildable Floor Area (m ²):*	Max. 2,081.8 m ² (22,408 ft ²)	2,081.7 m ² (22,407 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 40%	Building: Max. 40%	none
Lot Size:	No minimum	3,469.7 m ²	none
Lot Dimensions (m):	Width: No minimum Depth: No minimum	Width: 38.38 m Depth: 92.13 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 3.0 m Side: Min. 3.0 m To Sills Ave: Min. 6.0 m	Front: 6.0 m for buildings, 1.21 m for accessory structures Rear: 3.02 m Side: 3.6 m To Sills Ave: 2.53 m	Front: vary by 4.79 m for accessory structures only To Sills Ave: vary by 3.47 m
Height (m):	Max. 11.0 m	Max. 11.0 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.4 (R) and 0.2 (V) per unit	2 (R) and 0.24 (V) per unit	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Total:	24 (R) and 4 (V)	34 (R) and 4 (V)	none
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	0%	none
Small Car Parking Spaces:	Permitted – Maximum of 50% of required spaces	45% (17 spaces)	none
Accessible Parking Spaces:	1	1	none
Amenity Space – Indoor:	50 m ² or cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	6 m ² per unit (i.e. 102 m ²)	102 m ²	none

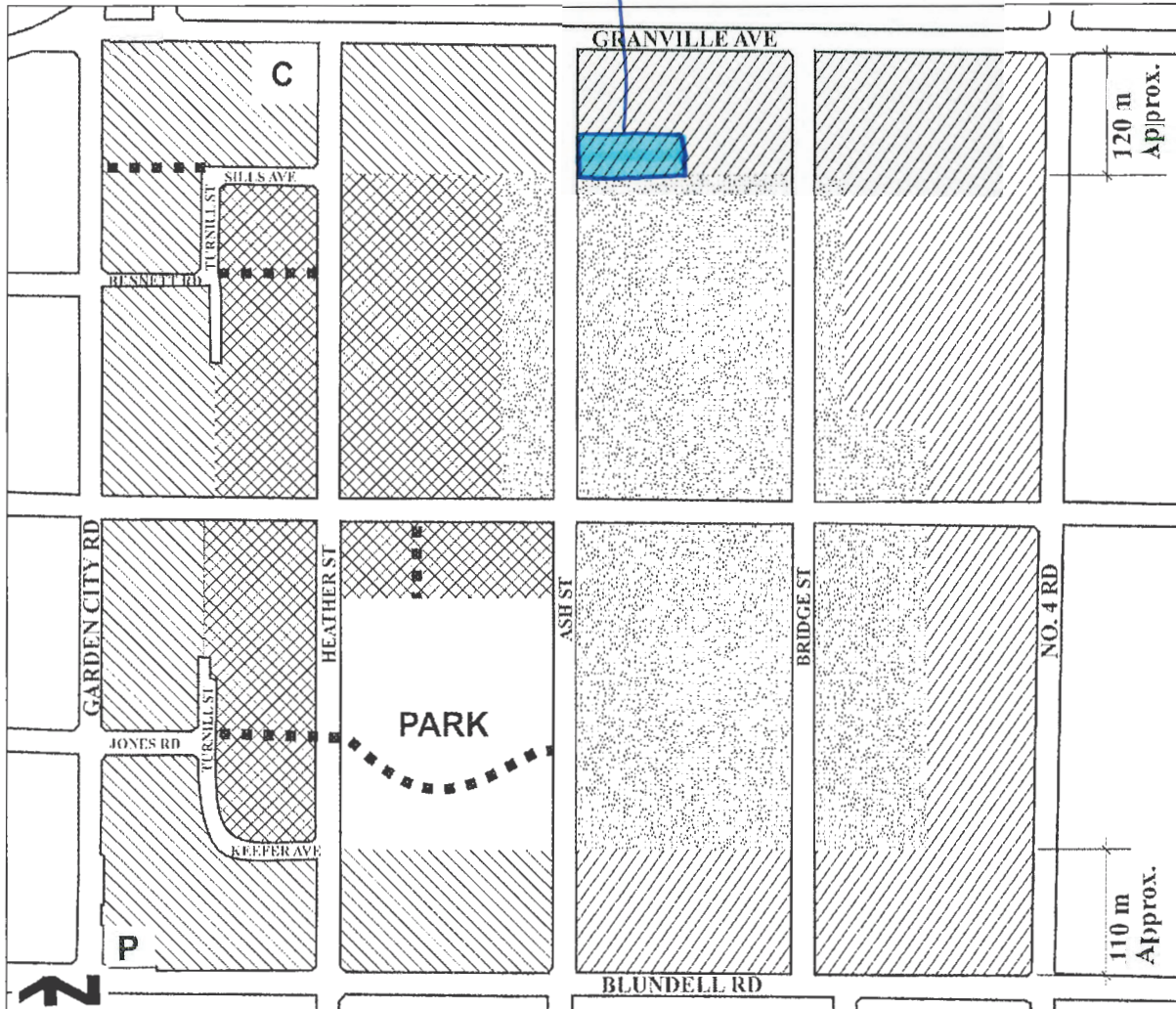
Other: Tree replacement compensation required for loss of significant trees.

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

City of Richmond

SUBJECT SITE

Land Use Map *Bylaw 9106
2015/09/14*



Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family 0.75 base F.A.R.	Residential, Historic Single-Family, 2 ½ storeys maximum 0.55 base F.A.R. Lot size along Bridge and Ash Streets: <ul style="list-style-type: none"> • Large-sized lots (e.g. 18 m/59 ft. min. frontage and 550 m²/ 5,920 ft² min. area) Elsewhere: <ul style="list-style-type: none"> • Medium-sized lots (e.g. 11.3 m/ 37 ft. min. frontage and 320 m²/ 3,444 ft² min. area), with access from new roads and General Currie Road; Provided that the corner lot shall be considered to front the shorter of its two boundaries regardless of the orientation of the dwelling.	Trail/Walkway C Church P Neighbourhood Pub
Residential, 2 ½ storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family 0.60 base F.A.R.		
Residential, 2 ½ storeys typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family 0.55 base F.A.R.		

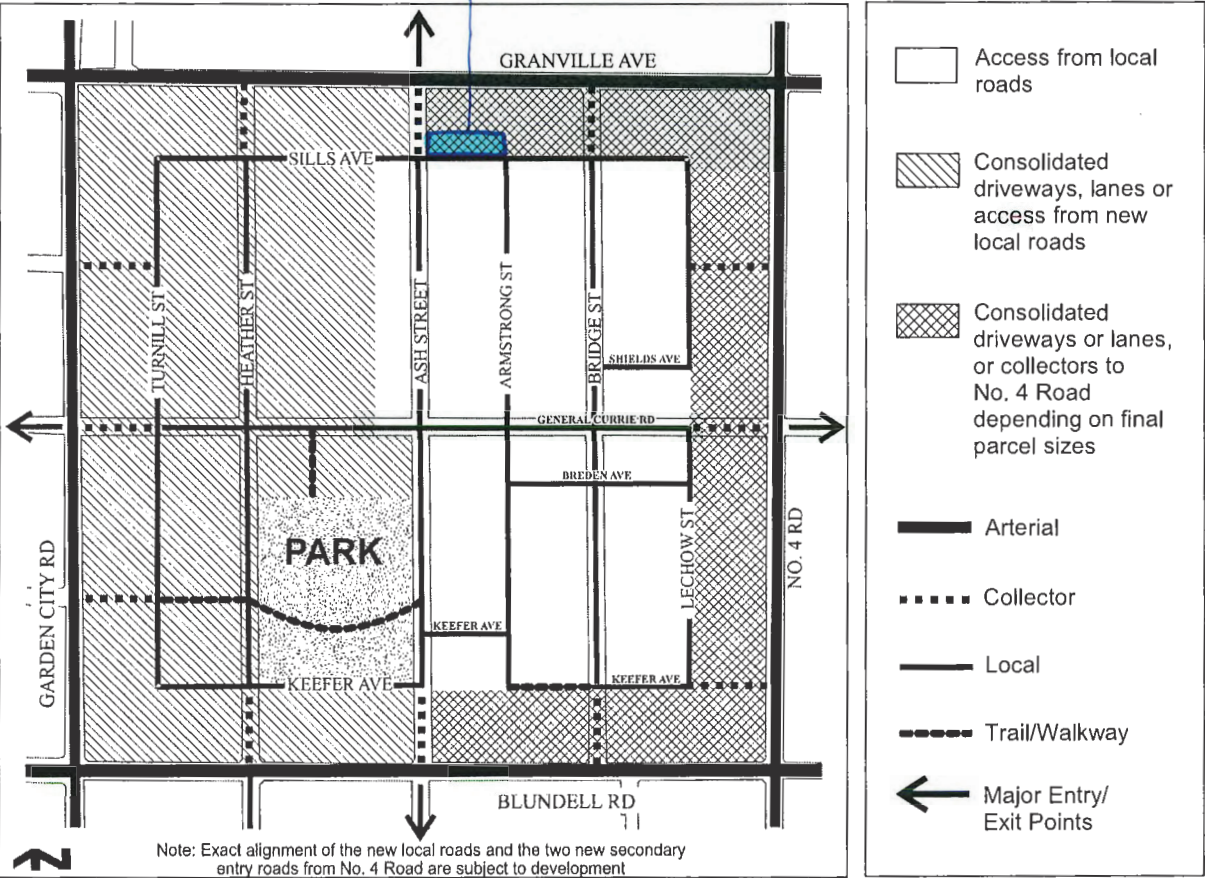
Note: Sills Avenue, Le Chow Street, Keffer Avenue, and Turnill Street are commonly referred to as the “ring road”.

- 1) Encourage cycling as a means of travel by calming automobile traffic within McLennan South and supporting the City Centre policies and programs for bicycles.

Circulation Map

Bylaw 8803
2011/10/17

SUBJECT SITE





PLN-156

ATTACHMENT 5

7100 ASH STREET



7100
ASH STREET

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CONTEXT PLAN

SCALE: 1:300
0' 10' 30' 60'

FEBRUARY 26, 2020

FUGERE
architecture inc
1800 COLUMBIA AVENUE, WASHINGTON
DISTRICT OF COLUMBIA, VA 22001
202-242-0444
www.fougerearch.com

PLN-257

SCHEMATIC SITE DATA

GROSS SITE AREA	38,054 sq (0.874 Acres)
PERCUTATION	706 sq (0.017 Acres)
NET SITE AREA	37,348 sq (0.857 Acres)
LPA	19.3

EXISTING ZONING	RS1F
PROPOSED ZONING	Z16

FAR CALCULATION	
2 A1@	1,340 sf
1 A2@	1,340 sf
2 B1@	2,388 sf
1 B2@	1,294 sf
2 D1	2,650 sf
6 D2	1,395 sf
1 E	1,375 sf
17 Homes	22,407 sf

FAR CALC	22,407/348	0.60 FAR
BUILDING FOOTPRINT	15,171 sf	40 %
BUILDING COVERAGE	22,277 sf	60 %
IMPERMEABLE SURFACES		
SITE COVERAGE		
OUTDOOR AMENITY	102.2m (6m x 17) homes	CASH IN LIEU
INDOOR AMENITY		

ZONING VARIANCE	2.55m Setback - 5th Avenue
CENTRALIZED	
GARAGE/RECYCLING	

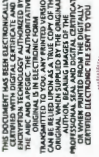
NOTE: REFERENCE SETBACKS FROM MAP REZONING APPLICATION



7100 ASH STREET

SILLS AVENUE

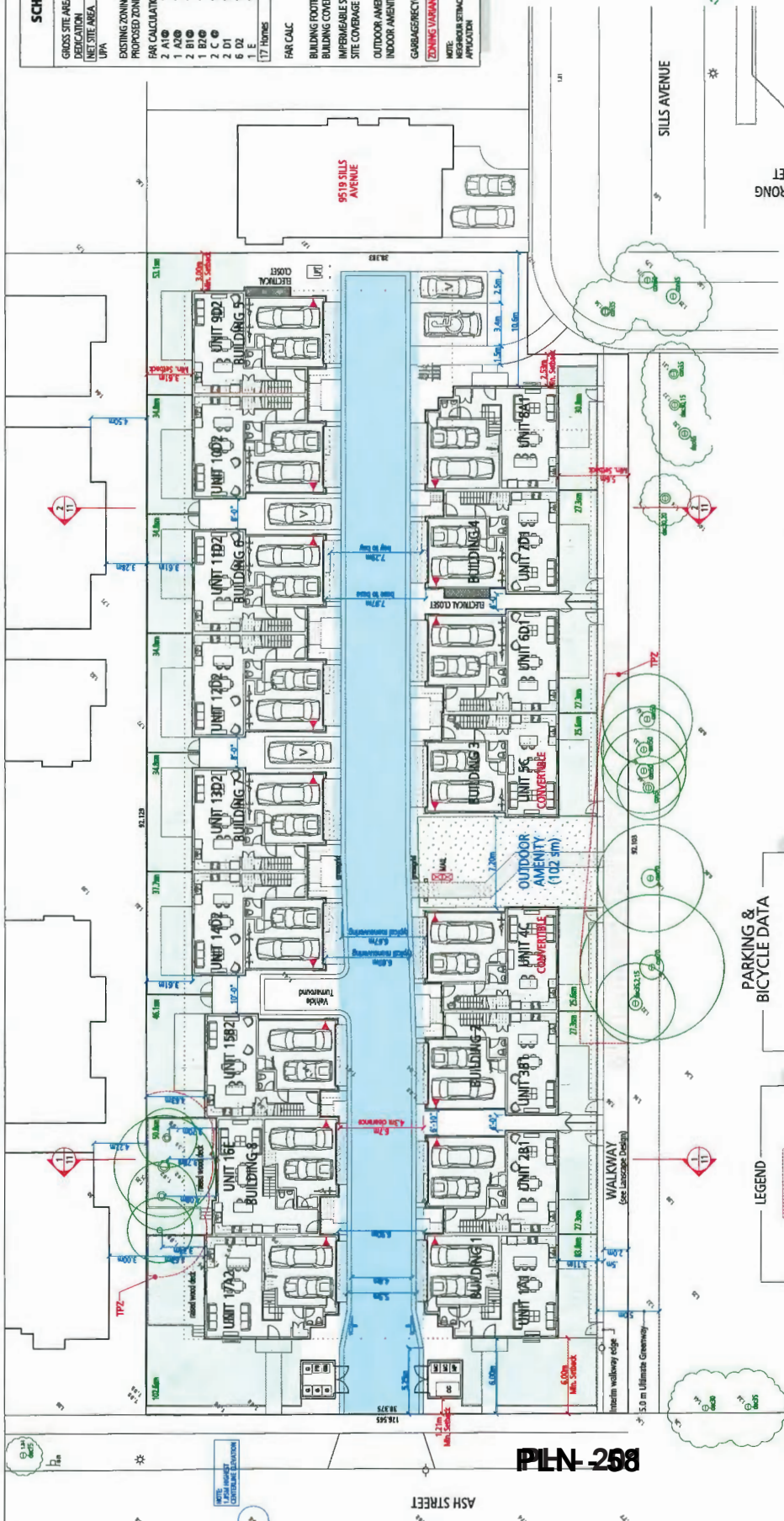
ARMSTRONG STREET



SITE PLAN

SCALE: 1:150
0' 5' 15' 30'

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 architecture inc.
 100-1025 BURNHAMTHORPE AVE. #100
 MISSISSAUGA, ONTARIO L4X 1L3
 905-874-2399
 2
 Registered Professional Architect



CODE ANALYSIS - PART 9

Project #1912 Ash	CODE INFORMATION
British Columbia Building Code 2016	Group C
Building area (Proposed) 254.2 m ²	2 Storeys
Building height (Proposed) 600 m	1 Street
Street layout	N/A
Floor FRCC	N/A
Load bearing wall FRCC	N/A
Sprinkler system required	N/A
Combustion types (Proposed) Combustible	Combustible
Fire alarm required	N/A
Separation of residential units	N/A
Fire separation between building and garage	N/A
Gas at basement system required between unit and garage	Yes
* Fire Resistance Rating	

PARKING & BICYCLE DATA

Required 2 carport	34
Vehicle 1st carport	4
Total Required	38
Parking Provided	17
Standard Stall	17
Small Stall	4
Total Provided	38

Private Bicycle Parking Requirements	
Class 1: 1.25 bicycle spaces per stall	22
Class 2: 1.25 bicycle spaces per stall	4
Total Class 1 Stalls Required	22
Total Class 2 Stalls Required	4
Total Class 1 Stalls Provided	22
Total Class 2 Stalls Provided	4
Horizontal Stalls Provided	19
Vertical Stalls Provided	6

LEGEND

CLASS 1 BIKE STALL
 SIZE: 1.8m x 0.6m

CLASS 2 BIKE STALL
 SIZE: 1.7m x 0.6m

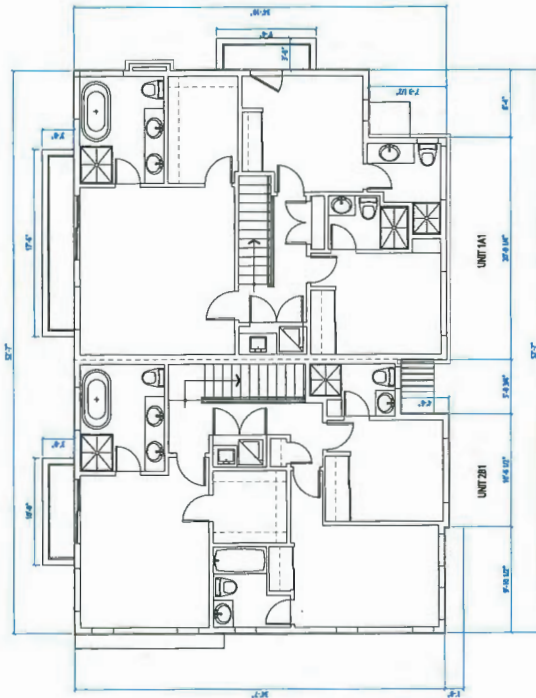
VERTICAL STALL (Vertical)
 SIZE: 1.7m x 0.6m

HORIZONTAL STALL (Horizontal)
 SIZE: 1.7m x 0.6m

PRIVATE OPEN SPACE

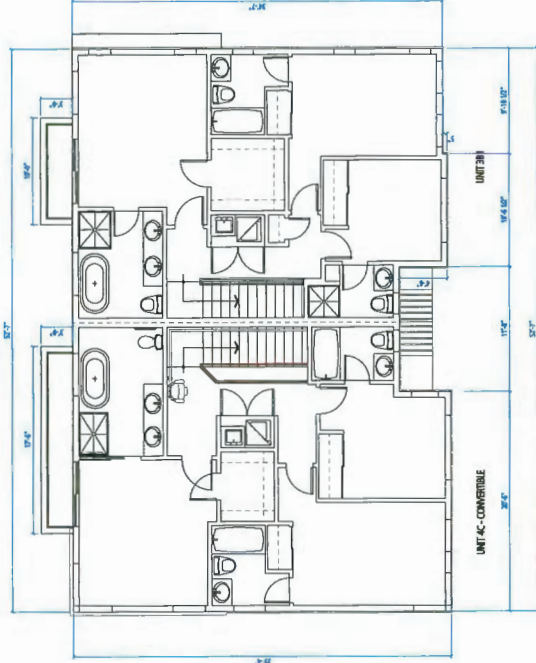
ACCESSIBLE CAR STALL
 SIZE: 1.8m x 2.4m x 1.2m

BUILDING 1

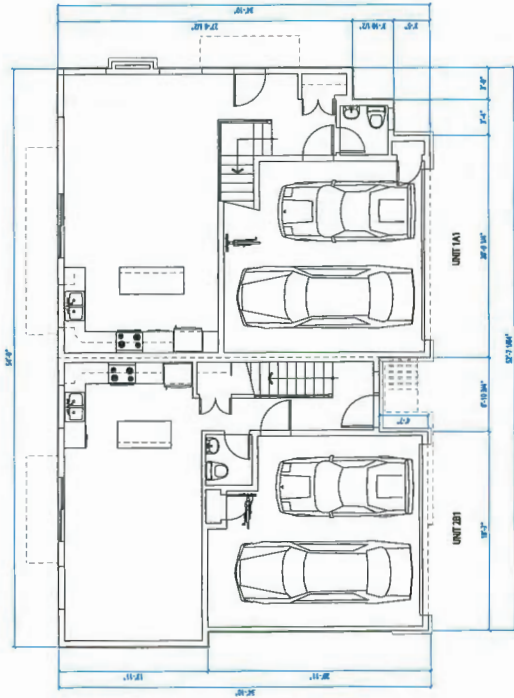


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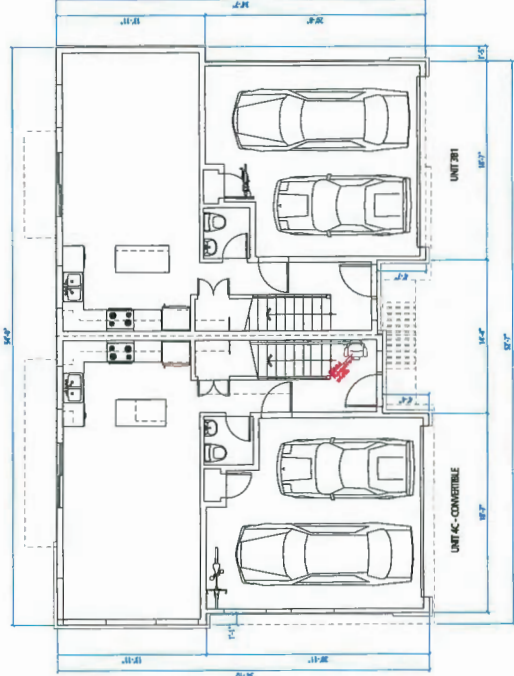
BUILDING 2



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GROUND FLOOR



GROUND FLOOR

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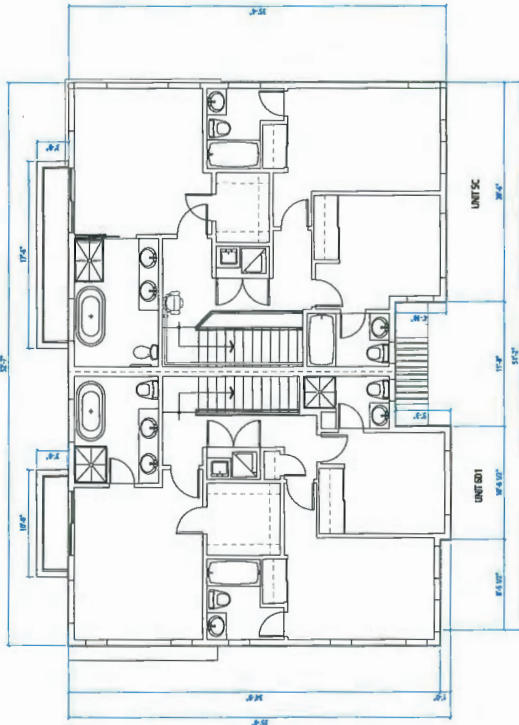
BLOCK PLANS
BUILDINGS 1 & 2

SCALE: 3/16" = 1'-0"
0 5' 10' 20'

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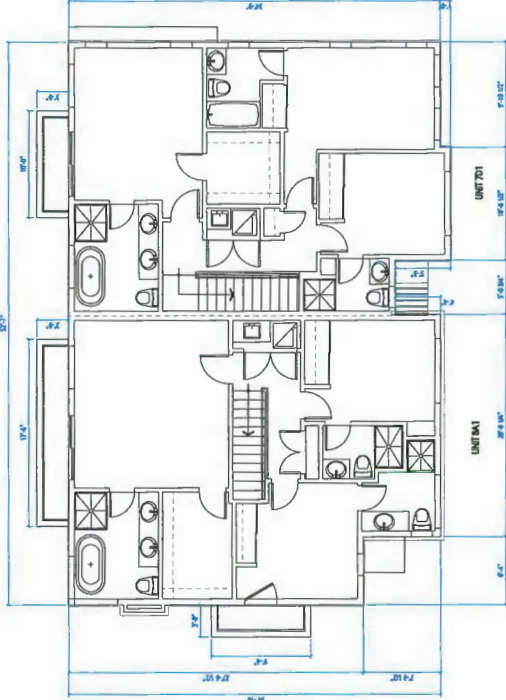
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architecture inc.
BRITISH COLUMBIA - ALBERTA - WASHINGTON
200-4452 Queen Street 604.672.2707
Newmarket, ON L3Y 4G2 fougere@fougere.com

BUILDING 3

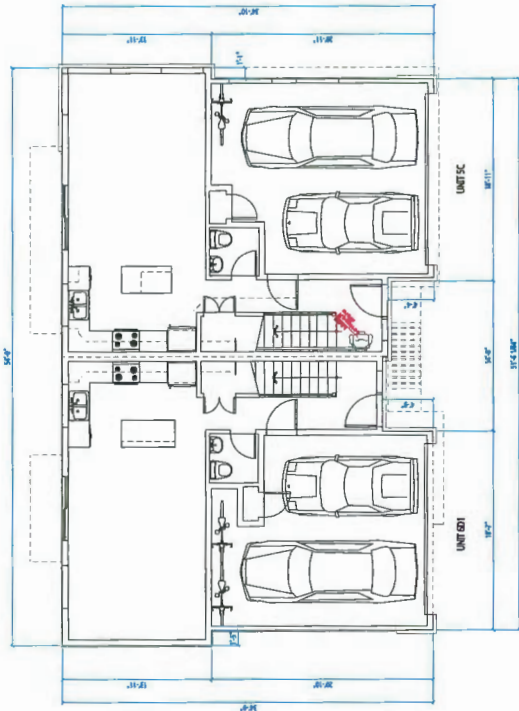


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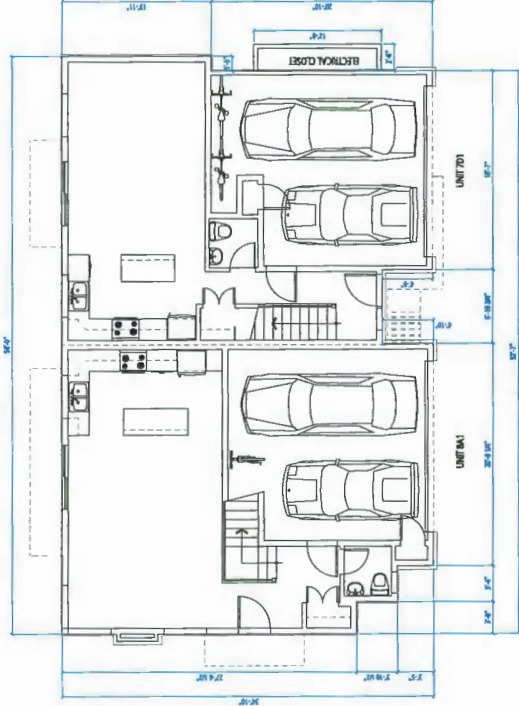
BUILDING 4



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GROUND FLOOR



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BLOCK PLANS
BUILDINGS 3 & 4

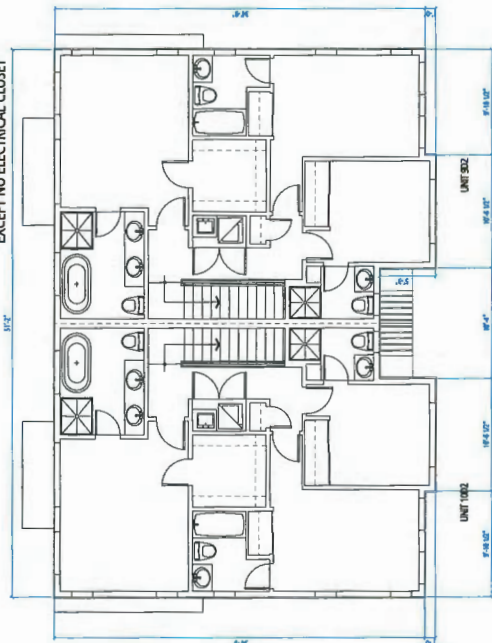
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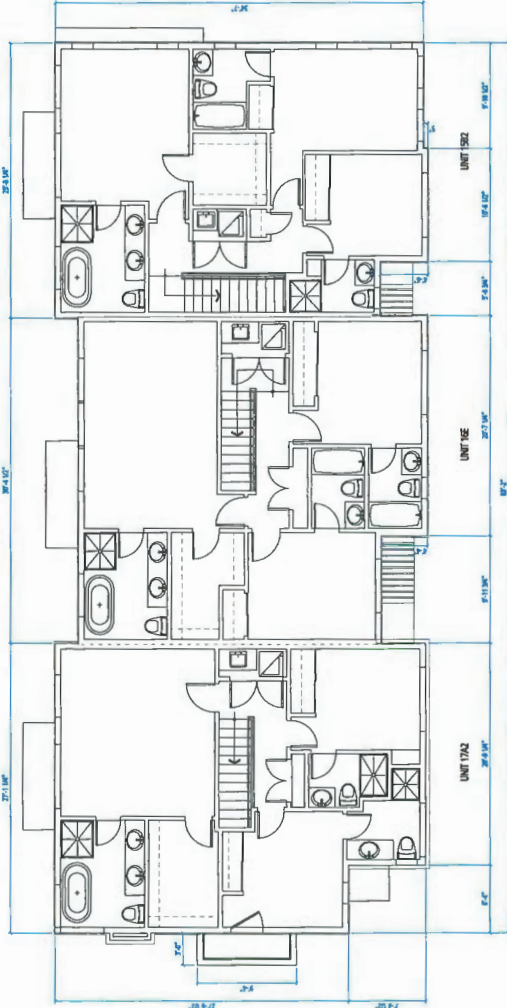
BUILDING 5

BUILDING 6 & 7 SIMILAR
EXCEPT NO ELECTRICAL CLOSET

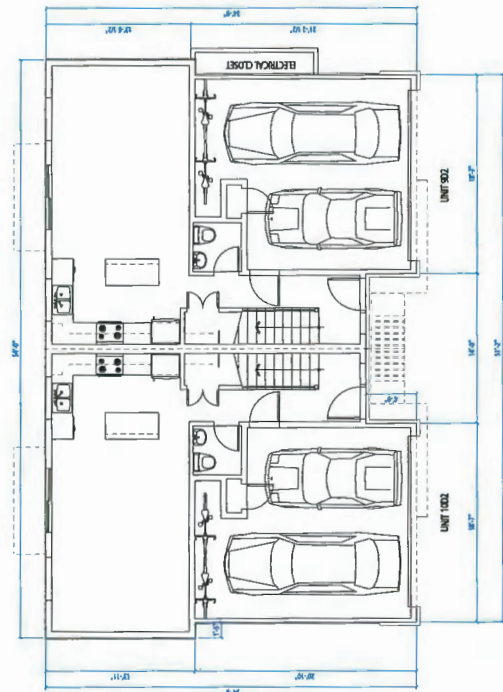


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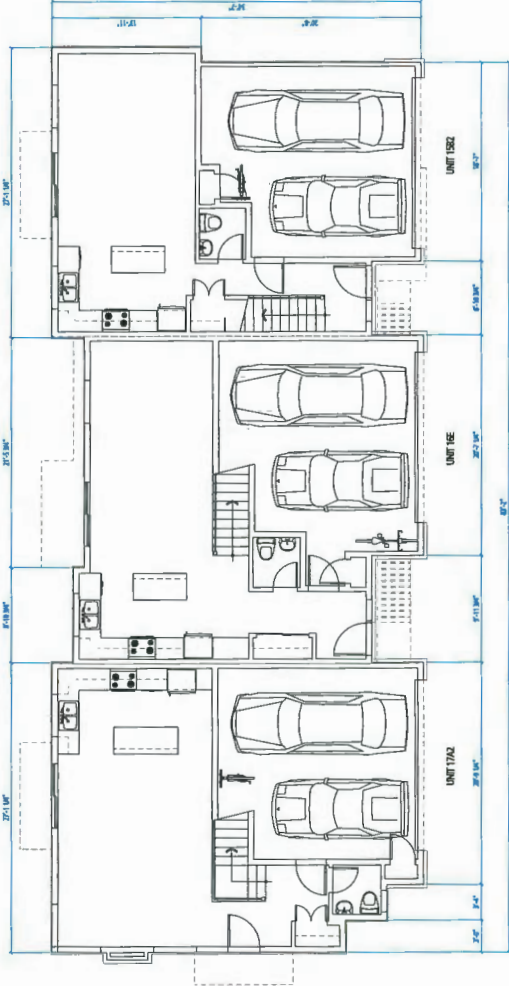
BUILDING 8



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GROUND FLOOR



GROUND FLOOR

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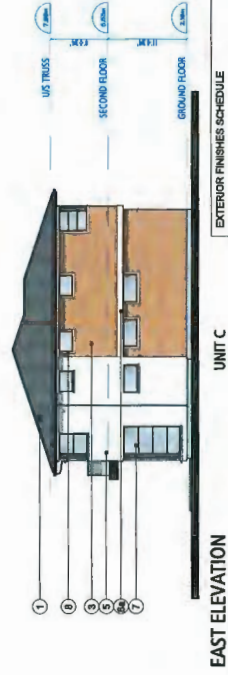
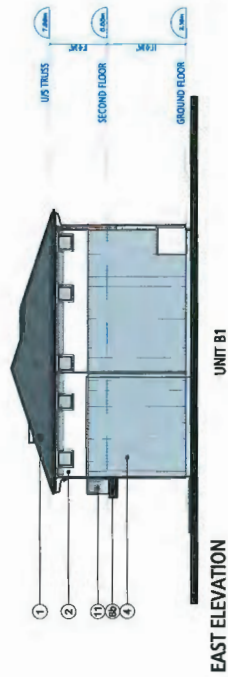
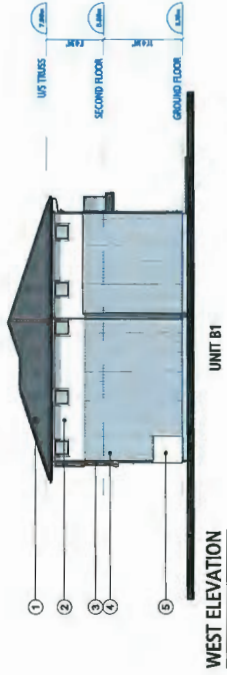
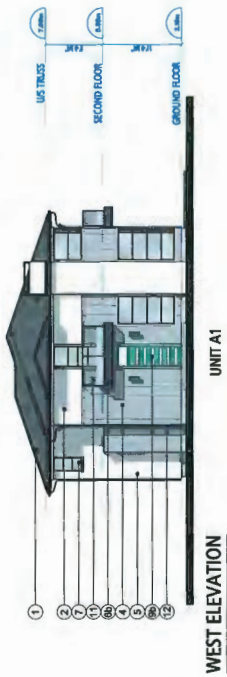
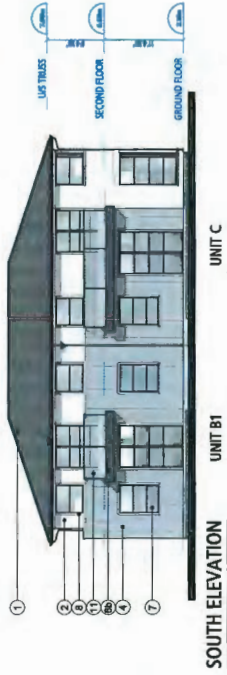
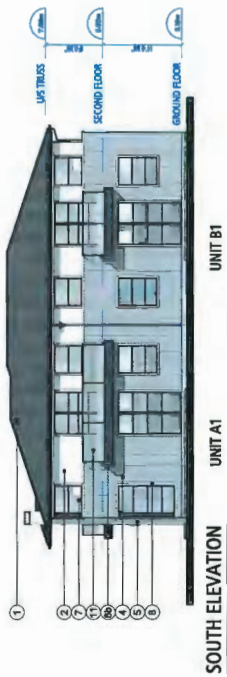
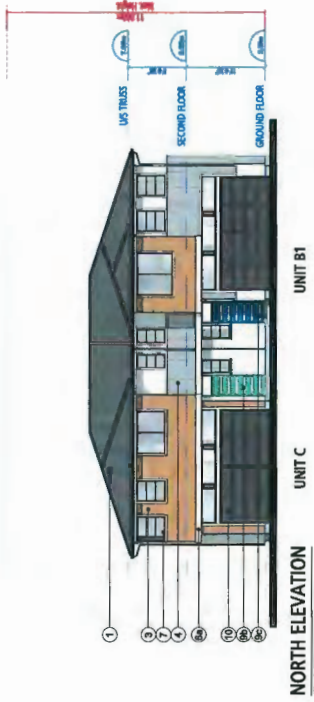


BLOCK PLANS
BUILDINGS 5 - 8

SCALE: 3/16" = 1'-0"
0 5' 10' 20'

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GREENBELT, MD 20740
TEL: 301.477.2367
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ACCENT (DOOR) COLOURS

- 1 Sherwin Williams - RW 6911 Thermal Bay
- 2 Sherwin Williams - RW 6975 Jargon Salt
- 3 Sherwin Williams - RW 6975 Jargon Salt
- 4 Sherwin Williams - RW 6975 Jargon Salt

EXTERIOR FINISHES SCHEDULE

- 1 ASPHALT SHINGLES
- 2 HARDIE PLANK LAP SIDING
- 3 ASPHALT SHINGLES - GABLES
- 4 BRICK
- 5 TRIM
- 6 VINYL WINDOWS
- 7 WINDOW DOOR THRESH
- 8 GARAGE DOOR
- 9 GARAGE DOOR
- 10 GARAGE DOOR
- 11 DOOR SPOUT
- 12 DOOR SPOUT
- 13 DOOR SPOUT

DOOR SCHEDULE

- 100 - WOODEN DOOR - RW 7025 Tropic White
- 101 - WOODEN DOOR - RW 7025 Tropic White
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BUILDING 1

BUILDING 2

7100
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ELEVATIONS

SCALE: 1/8" = 1'-0"
0 5' 10' 15'

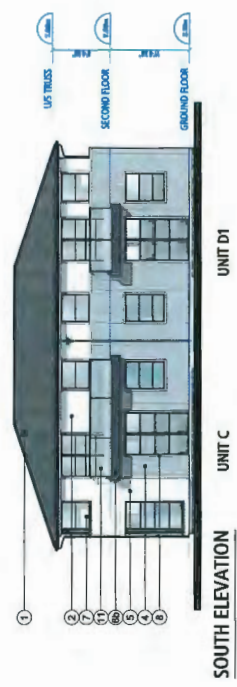
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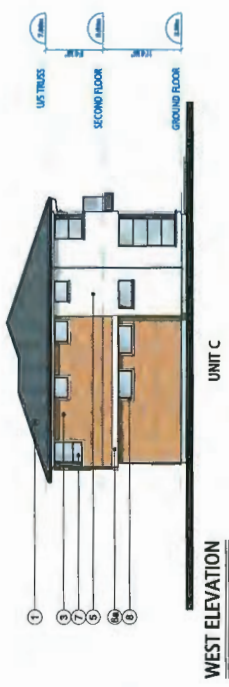
1000 COLUMBIA AVE. SUITE 100
BETHESDA, MARYLAND 20814
301-462-0400
www.fougerearchitecture.com



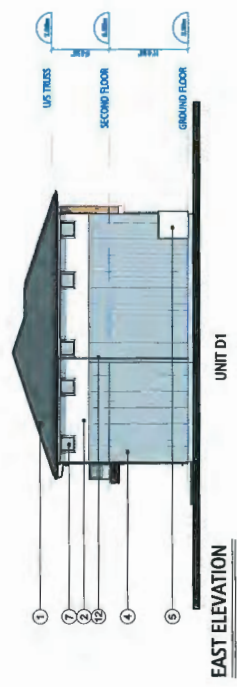
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

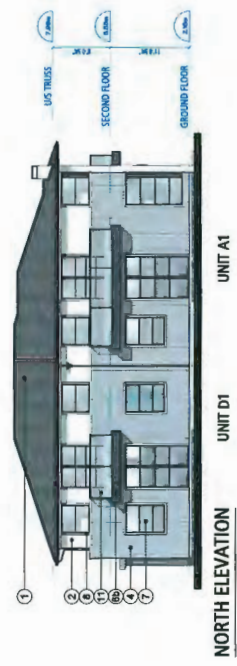


EAST ELEVATION

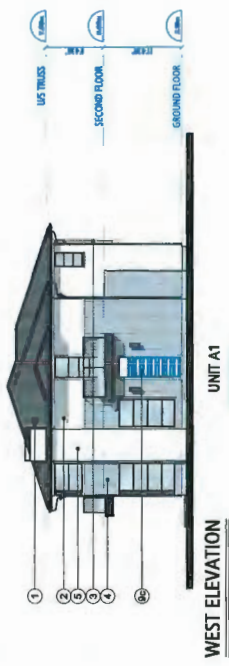
BUILDING 3



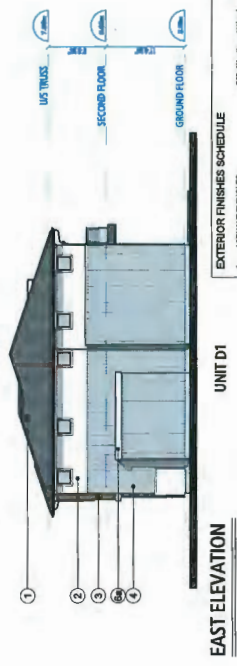
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

BUILDING 4

7100
ASH STREET

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ELEVATIONS

SCALE: 1/8" = 1'-0"
0 5' 10' 15'

FEBRUARY 11, 2020



EXTERIOR FINISHES SCHEDULE

1. ASPHALT DRIVEWAYS
2. ASPHALT DRIVEWAYS
3. ASPHALT DRIVEWAYS
4. ASPHALT DRIVEWAYS
5. ASPHALT DRIVEWAYS
6. ASPHALT DRIVEWAYS
7. ASPHALT DRIVEWAYS
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11. ASPHALT DRIVEWAYS
12. ASPHALT DRIVEWAYS
13. ASPHALT DRIVEWAYS

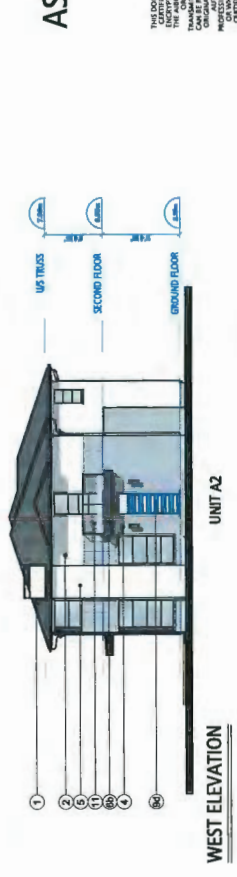
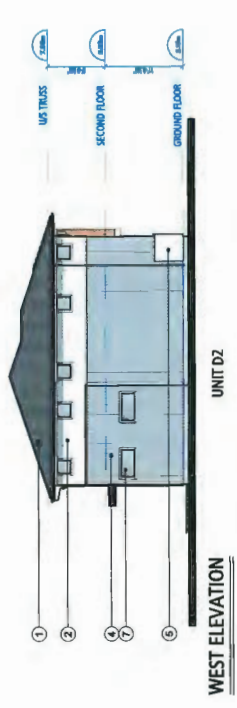
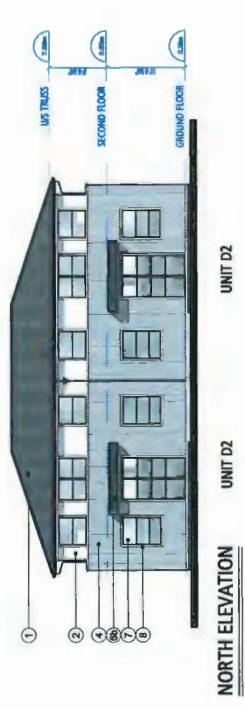
ACCENT (DOOR) COLOURS

1. Sherwin Williams - SW 6701 Thermal Spray
2. Sherwin Williams - SW 6701 Thermal Spray
3. Sherwin Williams - SW 6701 Thermal Spray
4. Sherwin Williams - SW 6701 Thermal Spray
5. Sherwin Williams - SW 6701 Thermal Spray
6. Sherwin Williams - SW 6701 Thermal Spray
7. Sherwin Williams - SW 6701 Thermal Spray
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9. Sherwin Williams - SW 6701 Thermal Spray
10. Sherwin Williams - SW 6701 Thermal Spray
11. Sherwin Williams - SW 6701 Thermal Spray
12. Sherwin Williams - SW 6701 Thermal Spray
13. Sherwin Williams - SW 6701 Thermal Spray



ACCENT DOOR COLOR

BUILDING 5	SW 6539
BUILDING 6	SW 6539
BUILDING 7	SW 6539



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1000 EAST BROAD STREET, SUITE 100
ARLINGTON, VA 22202
PHONE: 703-838-5000
FAX: 703-838-5001
WWW.VIRGINIAARCHITECTSANDENGINEERS.COM



ELEVATIONS

SCALE: 1/8" = 1'-0"
0 5' 10' 15'

FEBRUARY 11, 2020

FOUGERE
ARCHITECTURE INC.
1000 EAST BROAD STREET, SUITE 100
ARLINGTON, VA 22202
PHONE: 703-838-5000
FAX: 703-838-5001
WWW.FOUGEREARCHITECTURE.COM

EXTERIOR FINISHES SCHEDULE

1	ASPHALT SHEETROCK
2	1/2" GYPSUM BOARD
3	PRIMER COATING - CAMBRIDGE
4	EXTERIOR GRAPEVINE STAIN
5	NATIONAL METALLIC GRANITE GRANITE
6	BERNARD WILLIAMS - SW 7033 Topaz White
7	BERNARD WILLIAMS - SW 8011 Black Maple
8	BERNARD WILLIAMS - SW 7033 Topaz White
9	BERNARD WILLIAMS - SW 8011 Black Maple
10	BERNARD WILLIAMS - SW 8011 Black Maple
11	BERNARD WILLIAMS - SW 8011 Black Maple
12	BERNARD WILLIAMS - SW 8011 Black Maple

ACCENT (DOOR) COLOURS

1	Bernard Williams - SW 6701 Tiramisu Sphero
2	Bernard Williams - SW 6703 Argenta Jade
3	Bernard Williams - SW 6703 Argenta Jade
4	Bernard Williams - SW 6703 Argenta Jade

BUILDING 8

BUILDINGS 5,6,7



INTERIOR VIEW FROM EAST



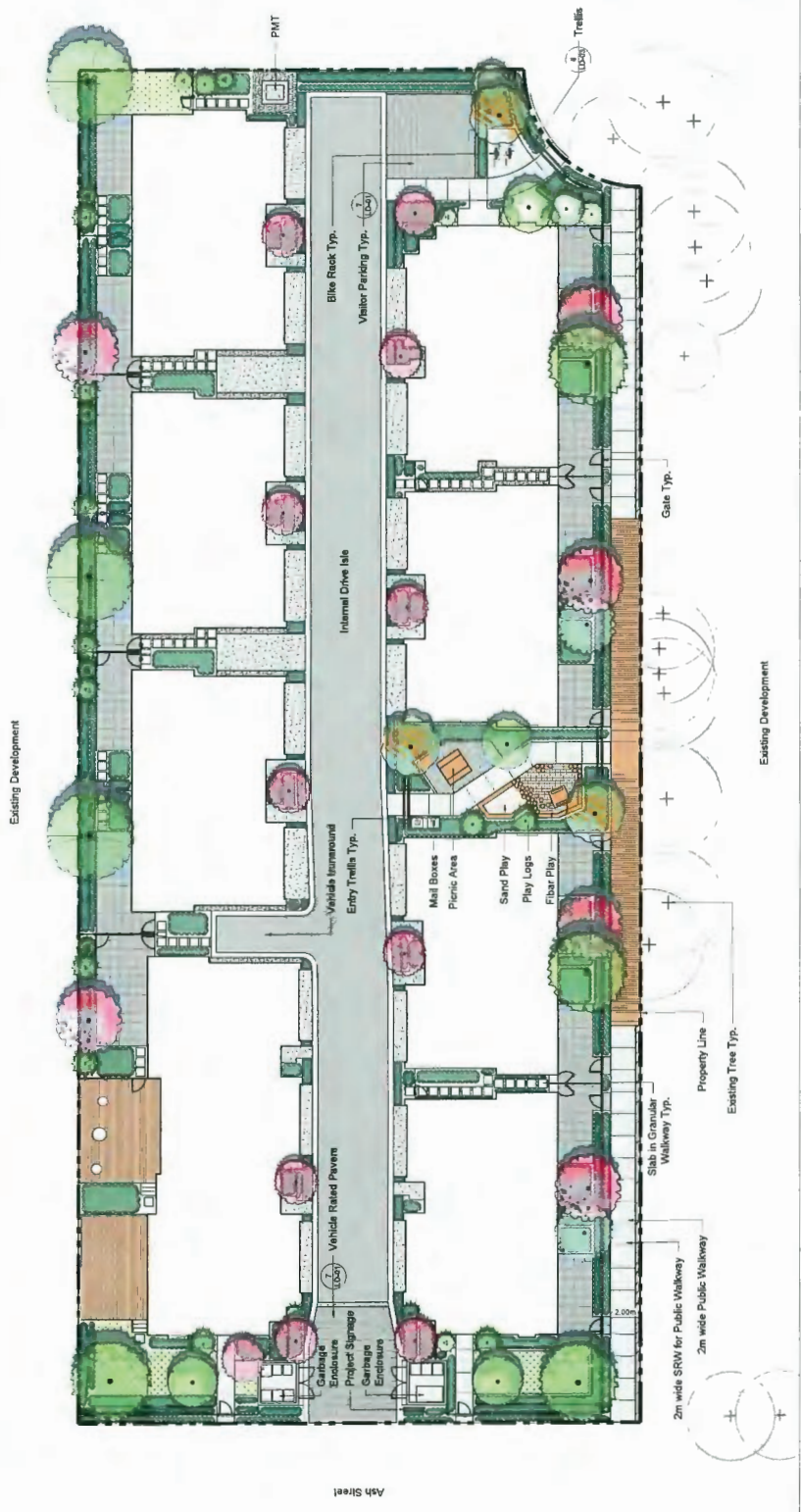
VIEW FROM SOUTH EAST

7100
ASH STREET

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COUNCIL OF ALBERTA'S (A/C) REGISTERED
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PERSPECTIVES

FEBRUARY 26, 2020
FOUGERE
architecture inc.
BRITISH COLUMBIA - ALBERTA - MANITOBA - ONTARIO
282-2425 Columbia Street Vancouver BC V6H 2R7
Tel: 604.271.1111 Fax: 604.271.1112
fo@foouge.com foouge.com



Key Map (N/A)



LEGEND

KEY	REF.	DESCRIPTION
	REFER TO OTHERS	CONCRETE SLAB
	5 (LD-01)	CONCRETE & COBBLES (PEDESTRIAN)
	4 (LD-02)	HYDRATED CONCRETE
	6 (LD-01)	PERFORATED PAVING
	7 (LD-01)	GRAVEL
	2 (LD-03)	GRASS PAVERS
	3 (LD-01)	SOIL
	3 (LD-01)	SHRUB / HEDGE PLANTING
	2 (LD-02)	SAND
	8 (LD-01)	ENGINEERED WOOD PANEL
	1 (LD-03)	CEDAR PRIVACY FENCE
	3 (LD-02)	SOFT PICKET FENCE
	5 (LD-03)	PICNIC TABLE
	6 (LD-03)	BIKE RACK
	REFER TO TREE SCHEDULE	PROPAGATED TREE



1 (LD-01) Picnic Table

1 (LD-01) Shrubs

1 (LD-01) Pavers

1 (LD-01) Concrete path

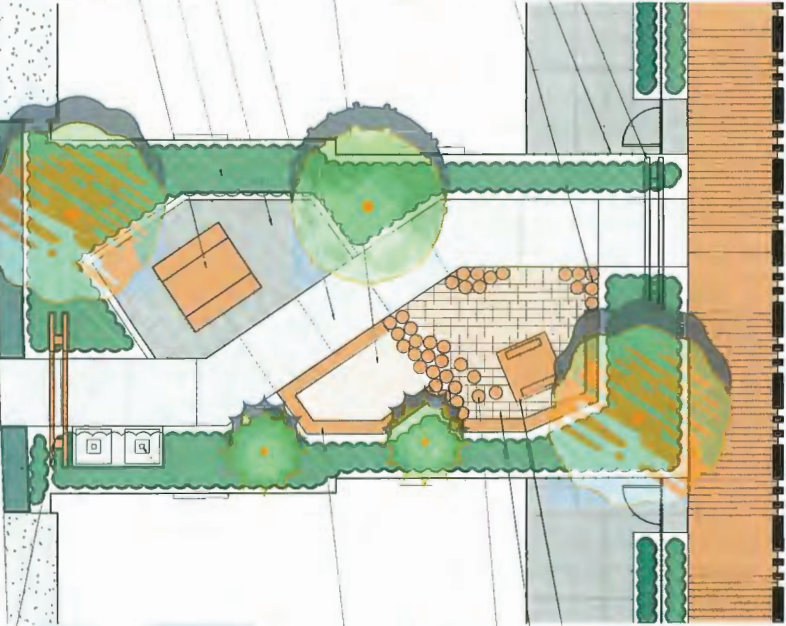
1 (LD-01) Sandbox



1 (LD-01) 300mm wide timber edger

1 (LD-01) Unit Screen Fence

1 (LD-01) Trellis



1 (LD-01) Trellis, typ.



1 (LD-01) Mail box, typ.

1 (LD-01) 300mm wide timber edger



1 (LD-01) Timber steps

1 (LD-01) Fibar

1 (LD-01) Playhouse



1 (LD-01) Scale 1:50



1 (LD-01) Scale 1:50

TREES	BOTANICAL / COMMON NAME	CONT.	CAL.	SIZE	QTY
	Acacia gum / Paperbark Maple	BAB	15cm		3
	Acer palmatum / Sango Kalm / Coral Bark Maple	BAB	6cm		4
	Azalea indica / Japanese Camellia / Japanese Camellia	BAB	5cm		2
	Cassia biflora / Japanese Tree	BAB	5cm		4
	Chamaecyparis obtusa / Ground / Shoujo Hinoki Cypress	BAB	1.2m dia		11
	Conium maculatum / Fly / Flowering Dogwood	BAB	6cm		8
	Hydrangea macrophylla / Japanese Magnolia	BAB	6cm		3
	Malus x Prunifera / Prairie Crab Apple	BAB	6cm		11
	Picea canadensis / White Spruce	2.0m H.			2
	Picea pungens / Fat Albert / Colorado Spruce	BAB	2.0m H.		14
	Picea pungens / Hopsie / Hopsie Blue Spruce	BAB	2.0m H.		2

1. TS	Issued for Perceiving	Feb. 22, 2019
2. TS	Issued for Planning	Mar. 22, 2019
3. TS	Issued for Construction	Apr. 22, 2019

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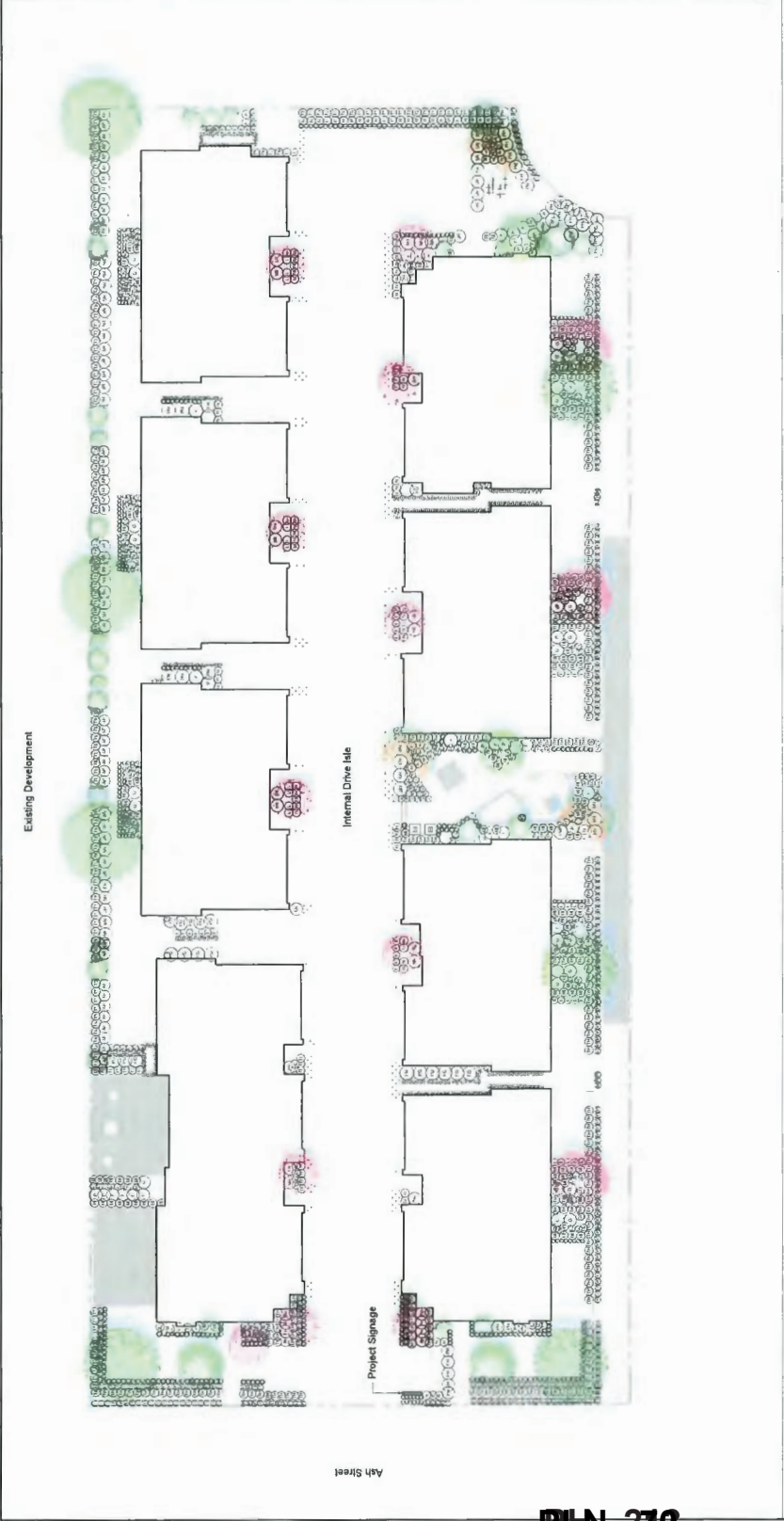
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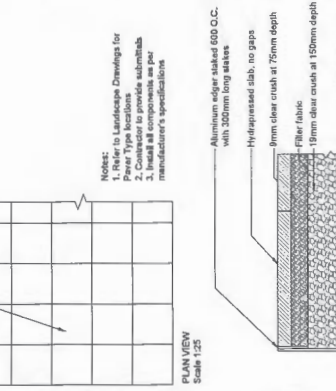
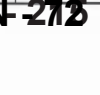
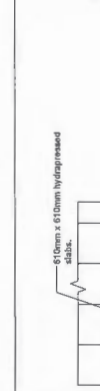
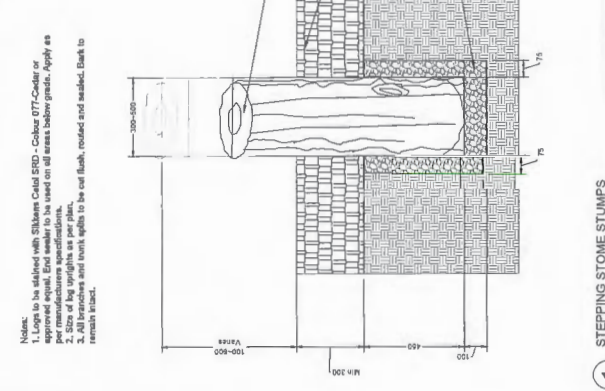
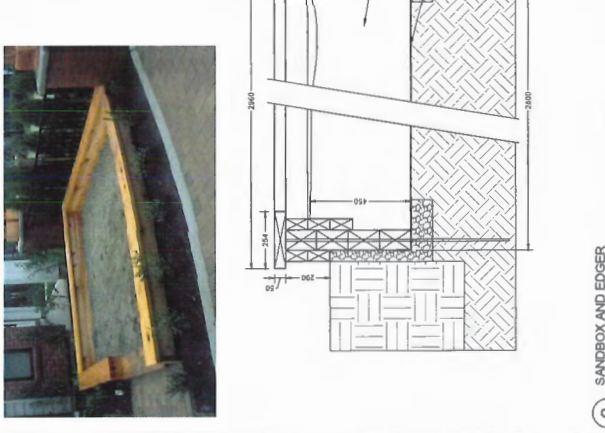
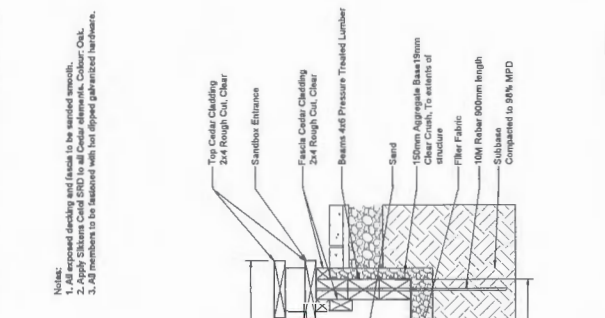
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PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CONT.	SPACING	QTY	SHRUBS	BOTANICAL / COMMON NAME	CONT.	SPACING	QTY
AC	Asarum canadense / Fish Columbia Milk Caper	#2	0.50m	108	N	Nerica delavayi 'Gulf Stream' TM / Heavenly Bamboo	#2	0.50m	56
AP	Aster divaricatus / Wood's Pink / Wood & Pink Aster	#2	0.50m	35	Pa	Psychotria aurantiaca / Green Capote / Japanese Spurge	#2	1m	21
B	Berberis nervosa / Langford Barberry	#3	1m	19	Pa	Panicum alpinorum / Hensby / Hensby Dwarf Fountain Grass	#2	0.50m	27
BI	Blechnum spicatum / Deer Fern	#2	0.50m	120	Pa	Pieris japonica / Mountain Pieris / Mountain Pieris	#3	1m	4
BS	Buxa sempervirens / American Boxwood	#2	0.40m	296	Pa	Podophyllum nudum / Western Bloodroot	#2	0.50m	21
C	Cardamine hirsuta / Thrush-bird's Paradise	#1	0.30m	143	Pa	Podophyllum peltatum / Heart Cap Moss	#1	0.30m	295
K	Cornus latifolia / Kalm's Dogwood	#2	0.50m	6	R	Rhododendron 'Tangerine' / Tangerine Rhododendron	#2	0.50m	42
L	Daphne x lewisii / Lewisii Daphne	#2	0.50m	18	S	Sarcocolla nootkatensis / Sweet Box	#2	0.40m	31
D	Dieris spectabilis / Queen of Hearts / Mandarin Heart	#1	0.35m	203	S	Sieris japonica / Rubella / Sieris	#2	0.50m	63
DE	Dryopteris erythrosperma / Autumn Fern	#2	0.50m	16	TH	Taxus canadensis / Eastern White Pine	#2	0.50m	216
E	Erica carnea / Spreading Heath / Pink Spring Heath	#2	0.50m	78	TS	Thuja occidentalis / Emerald Green Arborvitae	#2	0.50m	146
EO	Erythronium americanum / Flower Lily	ball	0.50m	16		Vaccinium cuneatum / Evergreen Huckleberry	#3	1m	13
G	Gaultheria procumbens / Wax Myrtle	#2	0.50m	28					
LH	Larix laricina / Hinks Blue Larch	#2	0.50m	12					

1 DECIDUOUS TREE

Scale: 1:25



REVISION TABLE FOR SHEET

No.	By	Description	Date
1	TS	Issued for Planning	Feb. 27, 2020
2	TS	Issued for Marketing	Mar. 27, 2019
3	TS	Issued for Construction	2020

Project: 7100 & 7120 Ash Street
 Location: 7100 & 7120 Ash Street, Richmond BC

Drawn: TS
 Checked: TS
 Title: Details

Scale: AS SHOWN
 Original Sheet Size: 24"x36"

Notes:
 1. All members to be finished with hot dipped galvanized hardware.
 2. Apply Sikform Cold SRD to all Cedar elements. Colour: Oak.
 3. All members to be finished with hot dipped galvanized hardware.

Notes:
 1. Refer to Landscape Drawings for details of existing trees.
 2. Contractor to provide submittals for all materials.
 3. Install all components as per manufacturer's specifications.

Notes:
 1. Ledges to be finished with Sikform Cold SRD - Colour: 017-Cedar or approved equal. End seal to be used on all areas below grade. Apply as per manufacturer's specifications.
 2. All brackets and wash bolts to be cut flush, rounded and sealed. Blank to remain intact.

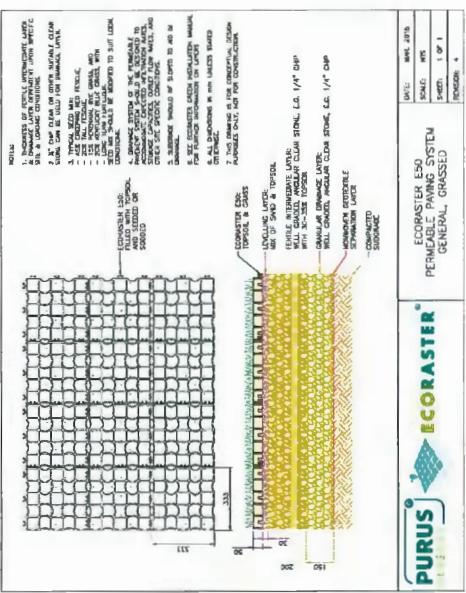
6 SQUARE BOARDWALK WITH KICK PLATE
 NTS

5 SQUARE TREX DECK BUILT AROUND EXISTING TREES
 NTS

4 PERMEABLE HYDRO-PRESSED SLAB AT GRADE
 Scale 1:10

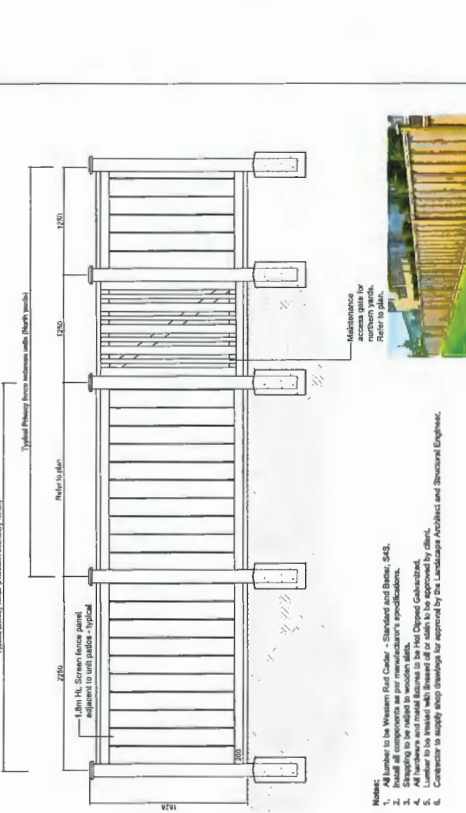
3 RAIL FENCE
 NTS

2 SANDBOX AND EDGER
 Scale 1:10



ECORASTER E50
 PERMEABLE PAVING SYSTEM
 GENERAL, GRASSED

DATE:	REV:	DATE:	REV:
10/20/19	01	10/20/19	01
10/20/19	02	10/20/19	01



1 PRIVACY FENCE
 Scale 1/2\"/>

2 GRASS PAVE (WITHIN FIRE ACCESS PATH)
 NTS



6 BIKE RACK
 NTS



5 PICNIC TABLE
 NTS



4 PLAY HOUSE
 NTS



3 TRELLIS
 NTS

REVISIONS TABLE FOR SHEET

No.	By	Description	Date
1	TS	Issued for Marketing	Feb. 20, 2019
2	TS	Issued for Marketing	Mar. 22, 2019

Project: 7100 & 7120 Ash Street
Location: 7100 & 7120 Ash Street, Richmond BC

Drawn: TS
Checked: TM
Approved: TM
Scale: AS SHOWN

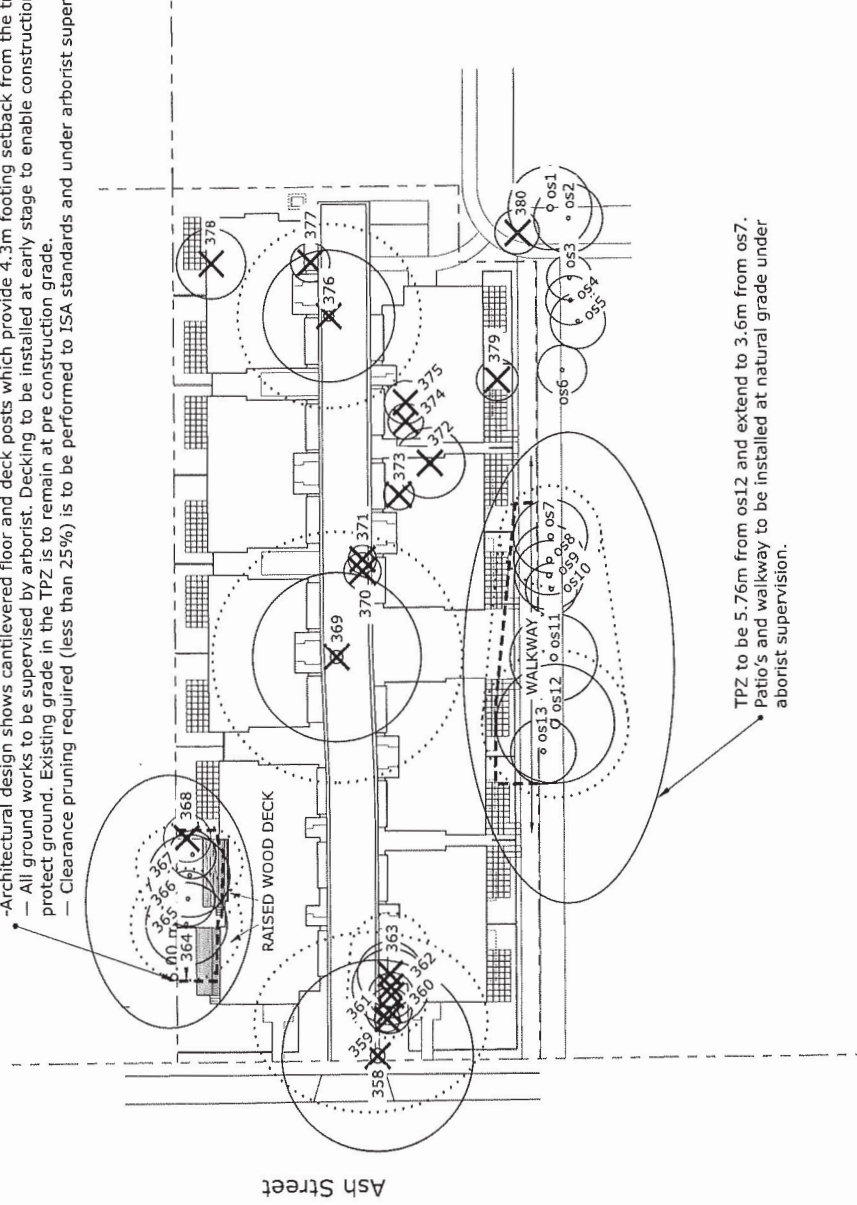
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Notes: 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 6. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 7. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 8. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

**Tree Management Plan for Development at
7100 & 7120 Ash Street
Richmond, BC**

**Date: August 31, 2018
Updated: August 9, 2019**

- Tree Protection zone fence to extend 6m West of tree #364. TPZ fence to extend 3.5 to building. TPZ fence to extend 2.5m East of tree #367.
- Architectural design shows cantilevered floor and deck posts which provide 4.3m footing setback from the trees.
 - All ground works to be supervised by arborist. Decking to be installed at early stage to enable construction access but protect ground. Existing grade in the TPZ is to remain at pre construction grade.
 - Clearance pruning required (less than 25%) is to be performed to ISA standards and under arborist supervision.



Tree Inventory		
Tag	Species	TPZ (m)
358	Silver maple	155 9.30
359	Yellow cedar	21 1.26
360	Yellow cedar	37 2.22
361	Yellow cedar	37 2.22
362	Yellow cedar	62 3.72
363	Yellow cedar	53 3.18
364	Douglas fir	94 4.5
365	Douglas fir	67 4.02
366	Douglas fir	45 2.70
367	Douglas fir	39 2.34
368	Birch	-
369	Silver maple	137 8.22
370	Birch	30 1.80
371	Birch	23 1.38
372	Black pine	57 3.42
373	Birch	25 1.50
374	Birch	29 1.74
375	Birch	35 2.10
376	Birch	107 6.42
377	Birch	32 1.92
378	Birch	-
379	Birch	34 2.04
380	Black pine	36 2.16
os1	Douglas fir	68 4.08
os2	Douglas fir	56 3.36
os3	Black pine	37 2.22
os4	Birch	40 2.40
os5	Birch	45 2.70
os6	Birch	40 2.40
os7	Douglas fir	60 3.60
os8	Douglas fir	57 3.42
os9	Douglas fir	56 3.36
os10	Douglas fir	42 2.52
os11	Douglas fir	71 4.26
os12	Douglas fir	96 5.76
os13	Birch	53 3.18

Legend

- ↑ N ↑
- dripline
- x = remove tree
- ▬ tree barrier
- ▬ 1m 1:500 10m

TPZ to be 5.76m from os12 and extend to 3.6m from os7. Patio's and walkway to be installed at natural grade under arborist supervision.



Address: 7100 & 7120 Ash Street

File No.: RZ 18-843479

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10163, the developer is required to complete the following:

1. 8.1 m by 8.1 m road dedication at the southeast corner of the site, for the extension of Sills Avenue.
2. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security to the City in the amount of \$40,000 for the four on-site trees to be retained (Tag # 364-367).
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. Granting of an approximately 2.5 m wide statutory right-of-way for public rights-of-passage across the entire south property line for the construction of a pedestrian pathway. Design is to include 2.0 m wide pathway and 0.5 m wide landscaped shoulder with pedestrian-scale lighting.

Any works essential for public access within the required statutory right-of-way (SRW) are to be included in the Servicing Agreement (SA) and the maintenance & liability responsibility is to be clearly noted. The design must be prepared in accordance with good engineering practice with the objective to optimize public safety and after completion of the works, the Owner is required to provide a certificate of inspection for the works, prepared and sealed by the Owner's Engineer in a form and content acceptable to the City, certifying that the works have been constructed and completed in accordance with the accepted design. Works to be secured via DP (for multi-family, commercial or industrial (only those industrial sites within the City Centre Area Plan or otherwise required by the OCP DP Guidelines), or via Rezoning for single-family sites.

7. Registration of a flood indemnity covenant on title.
8. City acceptance of the developer's offer to voluntarily contribute \$\$0.85 per buildable square foot (e.g. \$19,046.80) to the City's Public Art Fund.
9. Contribution of \$1,769 per dwelling unit (e.g. \$30,073) in-lieu of on-site indoor amenity space to go towards development of City facilities.
10. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$190,468) to the City's Affordable Housing Fund.
11. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

Prior to a Development Permit* being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development. The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report;
 - and

PLN-278

Initial: _____

- include the 36 required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
8	11 cm	6 m
4	10 cm	5.5 m
10	8 cm	4 m
14	6 cm	3.5 m

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$750/tree to the City’s Tree Compensation Fund for off-site planting is required.

- Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (BC Energy Step Code Step 3 or better).

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

- Submission of a Landscape Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs.

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

- Installation of appropriate tree protection fencing around all trees to be maintained as part of the development prior to any construction activities, including building demolition, occurring on-site. Should the developer wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Removal Permit (Rezoning in Process – T3).

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

- 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.
- Incorporation of energy efficiency and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- 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.
- Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to, the following:

Water Works:

- Using the OCP Model, there is 452 L/s of water available at a 20 psi residual at the Ash Street frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- At Developer’s cost, the Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplemental specifications) + any appurtenances (for example, the bypass on

PLN-276

Initial: _____

W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized via the servicing agreement process.

- c) At Developer's cost, the City will:
 - i) Cut, cap, and remove all existing water connections and meters serving the development site.
 - ii) Install one new water connection to serve the proposed development. The water meter and meter box shall be located onsite in a right-of-way, as described above.

Storm Sewer Works:

- a) At Developer's cost, the Developer is required to:
 - i) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - ii) Upgrade approximately 40 m of storm sewer along the Ash Street frontage to minimum 600 mm diameter, from the north property line to the south property line, complete with new manholes at the tie-in points.
 - iii) Reconnect all existing services to the proposed storm sewer.
 - iv) Perform a capacity analysis to size the proposed storm sewer. The analysis shall be included in the servicing agreement drawing set.
 - v) Confirm the locations of inspection chambers STIC 43549 and STIC 43554. If the inspection chambers are located within the development site, the developer shall provide rights-of-ways to accommodate the inspection chambers. Alternatively, the developer can obtain written consent from the adjacent property owners for access to their properties to re-align the storm connections so that the inspection chambers can be relocated out of the development site. Prior to seeking consent from the adjacent property owners, the developer is required to coordinate with the City to ensure the form and content of the communication will satisfy the City's requirements.
- b) At Developer's cost, the City will:
 - i) Cut, cap, and remove all existing storm connections serving the development site. The connections at the north and south property lines of the development site shall be capped at the inspection chamber and the inspection chambers retained, to keep service to the adjacent properties as described above.
 - ii) Complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

- c) At Developer's cost, the City will:
 - i) Cut, cap, and remove all existing sanitary connections and inspection chambers serving the development site.
 - ii) Install one new sanitary connection, complete with inspection chamber, to serve the proposed development.

Frontage Improvements:

- d) At Developer's cost, the Developer is required to:
 - i) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (1) To relocate or underground the hydro pole at the common property line of 7100 & 7120 Ash Street, as required to facilitate construction of the proposed driveway and sidewalk.
 - (2) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - (3) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (4) To underground overhead service lines.
 - ii) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter

Initial: _____

to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:

- (1) BC Hydro PMT – 4.0 x 5.0 m
 - (2) BC Hydro LPT – 3.5 x 3.5 m
 - (3) Street light kiosk – 1.5 x 1.5 m
 - (4) Traffic signal kiosk – 2.0 x 1.5 m
 - (5) Traffic signal UPS – 1.0 x 1.0 m
 - (6) Shaw cable kiosk – 1.0 x 1.0 m
 - (7) Telus FDH cabinet – 1.1 x 1.0 m
- iii) Provide street lighting along Ash Street.
- iv) Complete frontage improvements on Ash Street including:
- (1) Road widening to a total width of 8.5 m, which will require shifting the crown of the road east to match the existing road cross-section north of the subject site;
 - (2) New 1.75 m wide concrete sidewalk next to the property line; and
 - (3) New 2.5 m wide boulevard, including grass, trees, and road lighting;
- v) Complete frontage improvements on Sills Avenue including:
- (1) Construct new curb and gutter along the curved alignment of the intersection of Sills Avenue and Armstrong Street;
 - (2) Construct a new 1.5 m wide concrete sidewalk along the curved alignment of the intersection of Sills Avenue and Armstrong Street, within the new road dedication at the southeast of the subject site;
 - (3) Construct a new grass/tree boulevard of varying width between the new sidewalk and new north curb line of Sills Avenue, and infill the area between the new sidewalk and the property lines of the subject site and 9515 Sills Avenue with a new grass/tree boulevard; and
 - (4) Reconstruct the existing driveway to 9515 Sills Avenue to City design standards to suit the new curb and sidewalk alignment described above.
- vi) Construct a pedestrian pathway along the south property line, to include:
- (1) 0.5 m landscaped shoulder with lighting; and
 - (2) 2.0 m paved pathway, or other surface treatment to the satisfaction of the City

General Items:

- e) At Developer's cost, the Developer is required to:
- i) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations. Based on the City's review of the geotechnical report, at the City's discretion, some or all of the following may be required:
 - (1) Provide a video inspection report of the existing storm and sanitary sewers fronting the development site prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Developer's cost.
 - (2) Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
 - (3) Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
 - ii) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will

Initial: _____

not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:

- (1) Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - (2) Pipe sizes, material and slopes.
 - (3) Location of manholes and fire hydrants.
 - (4) Road grades, high points and low points.
 - (5) Alignment of ultimate and interim curbs.
 - (6) Proposed street lights design.
- 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.

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 concurrence on file]

Signed

Date

ATTACHMENT C

ERIC LAW ARCHITECT

2500 W. BROADWAY, SUITE 1000
 VANCOUVER, BC V6K 2M5
 TEL: (604) 555-5099

CONCEPT DESIGN: 2015
 PRELIMINARY DESIGN: 2015
 PERMITTING: 2016
 CONSTRUCTION: 2016-2017

1. PRELIMINARY DESIGN
2. PERMITTING
3. CONSTRUCTION
4. CONSTRUCTION
5. CONSTRUCTION
6. CONSTRUCTION
7. CONSTRUCTION

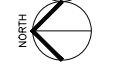
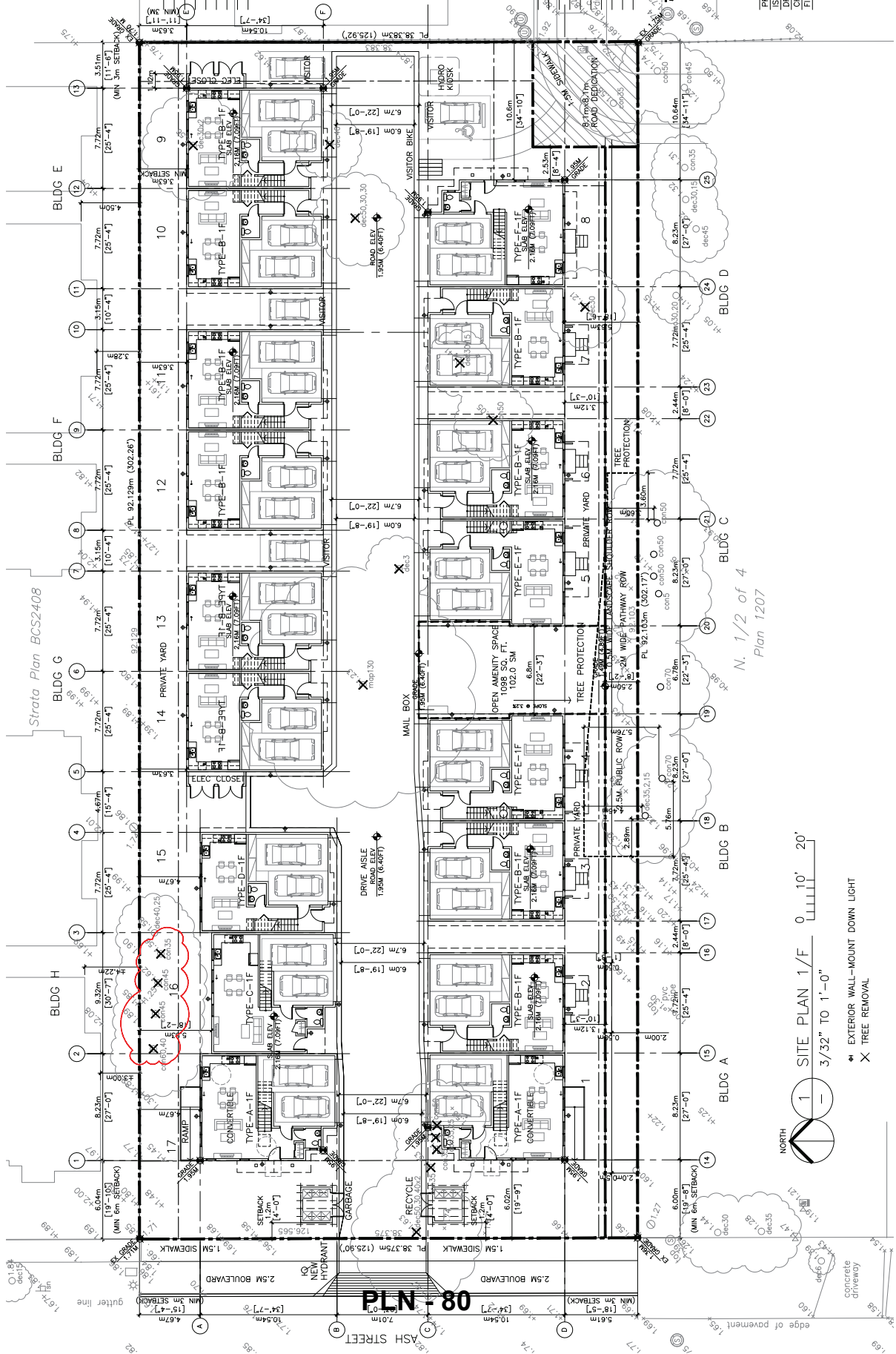
TOWNHOUSE AT
 7100 - 7120 ASH STREET
 RICHMOND BC

SITE PLAN 1/1

PROJECT NUMBER: 21-03
 ISSUED: 4/5/2023
 DRAWN BY: EL
 CHECKED BY: EL
 FILE NAME: 21-03_SUE_230405-01-REZING

A2

REZONING / DP



1 SITE PLAN 1/1 F 0' 10' 20'
 3/32" TO 1' = 0"

- * EXTERIOR WALL-MOUNT DOWN LIGHT
- X TREE REMOVAL

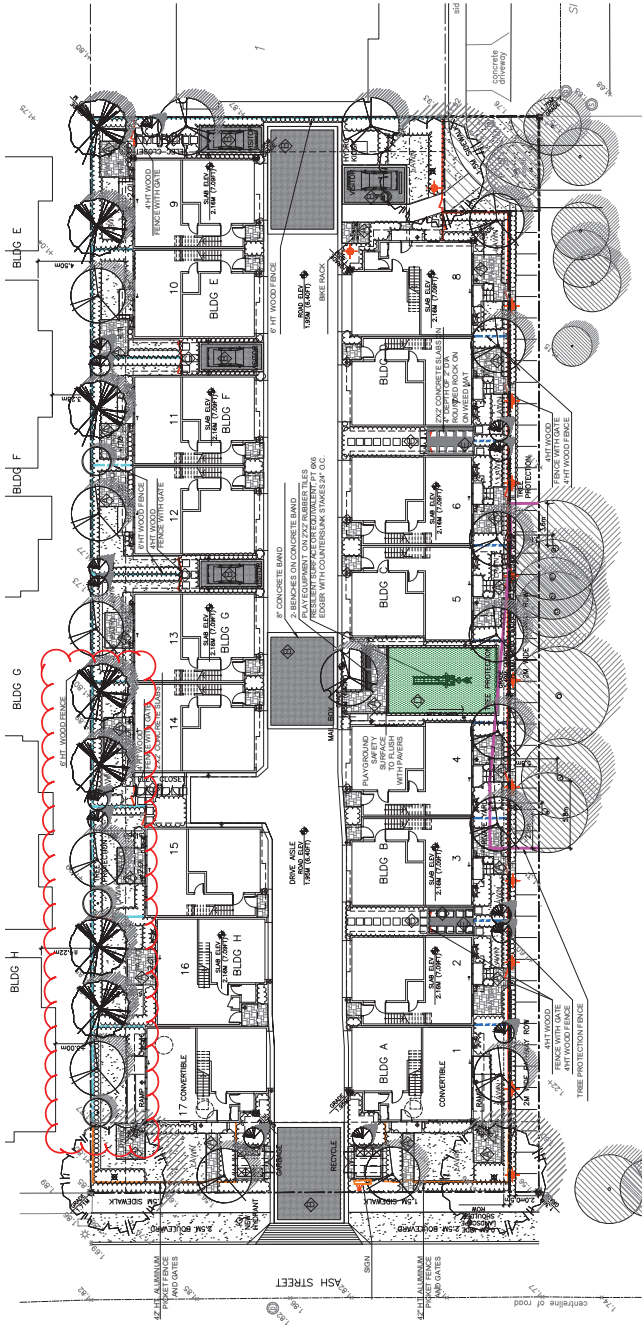
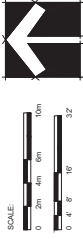
N. 1/2 of 4
 Plan 1207

PLN-08

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Suite C100 - 4185 58th Street Drive
Richmond, BC V6X 2C6
P: 604-294-0011 | F: 604-294-0022

SCALE



MATERIALS KEY

HARDSCAPE LEGEND	
[Symbol]	100MM PAVEMENT POLYMER CONCRETE PATTERNS
[Symbol]	150MM ANTI-SLIP TILE POLYMER CONCRETE PATTERNS POLYMER CONCRETE PATTERNS CONCRETE SLAB WITH 6" WIDE SPECIFIED PERMANENT FACTOR ON 200MM REINFORCING
[Symbol]	200MM ANTI-SLIP TILE POLYMER CONCRETE PATTERNS POLYMER CONCRETE PATTERNS CONCRETE SLAB WITH 6" WIDE SPECIFIED PERMANENT FACTOR ON 200MM REINFORCING
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[Symbol]	200MM ANTI-SLIP TILE POLYMER CONCRETE PATTERNS POLYMER CONCRETE PATTERNS CONCRETE SLAB WITH 6" WIDE SPECIFIED PERMANENT FACTOR ON 200MM REINFORCING

FENCE LEGEND

[Symbol]	42" FT. ALUMINUM FENCE WITH GATE
[Symbol]	42" FT. ALUMINUM FENCE WITH GATE
[Symbol]	42" FT. ALUMINUM FENCE WITH GATE
[Symbol]	42" FT. ALUMINUM FENCE WITH GATE
[Symbol]	42" FT. ALUMINUM FENCE WITH GATE
[Symbol]	42" FT. ALUMINUM FENCE WITH GATE

LIGHTING LEGEND

[Symbol]	SYMBOL	STYLE
[Symbol]	[Symbol]	RETRACTABLE 30" FT
[Symbol]	[Symbol]	UPLIGHT

PLANT SCHEDULE PMG PROJECT NUMBER: 21-103

PLANT SCHEDULE	COMMON NAME	PLANTED SIZE / REMARKS
1	RED SUNSET MAPLE	11CM CAL. 2M STD. BAB
2	DAWGCK PURPLE BEECH	10CM CAL. 1.8M STD. BAB
3	PINK STAR MANISOLA (LIGHT PINK)	8CM CAL. 800
4	CHANTICLEER PEAR	11CM CAL. 1.5M STD. BAB
5	GREEN PILLAR PINK	9CM CAL. 1.8M STD. BAB

NOTES:
 - PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES
 WE RECOMMEND OTHER PLANT MATERIAL REQUIREMENTS. SEEDS AND SEEDLINGS SHOULD BE OBTAINED FROM A REPUTABLE NURSERY. ALL PLANT MATERIAL MUST BE PROVIDED FROM A CERTIFIED NURSERY. ALL PLANT MATERIAL MUST BE PROVIDED FROM A CERTIFIED NURSERY. ALL PLANT MATERIAL MUST BE PROVIDED FROM A CERTIFIED NURSERY.
 - All soft landscape areas to be irrigated with automatically installed irrigation system. See irrigation schedule for details.

PROJECT
17 UNIT TOWNHOUSE DEVELOPMENT

7100 Ash Street,
RICHMOND

DRAWING TITLE
LANDSCAPE PLAN

DATE: August 01, 2021
SCALE: 1/8"=1'-0"

DRAWN BY: [Name]
DESIGN BY: [Name]
CHECKED BY: [Name]

PMG PROJECT NUMBER: 21-103

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ARCHITECTS
Suite C100 - 4165 58th Street Drive
Richmond BC V6X 2M3
P: 604-294-0011 F: 604-294-0022

SEAL

1.	DATE	REVISION DESCRIPTION FOR	DR
2.	12.14.20	REVISED PLANT SCHEDULE	DR
3.	12.14.20	REVISED PLANT SCHEDULE	DR
4.	12.14.20	REVISED PLANT SCHEDULE	DR
5.	12.14.20	REVISED PLANT SCHEDULE	DR
6.	12.14.20	REVISED PLANT SCHEDULE	DR
7.	12.14.20	REVISED PLANT SCHEDULE	DR
8.	12.14.20	REVISED PLANT SCHEDULE	DR
9.	12.14.20	REVISED PLANT SCHEDULE	DR
10.	12.14.20	REVISED PLANT SCHEDULE	DR
11.	12.14.20	REVISED PLANT SCHEDULE	DR
12.	12.14.20	REVISED PLANT SCHEDULE	DR
13.	12.14.20	REVISED PLANT SCHEDULE	DR
14.	12.14.20	REVISED PLANT SCHEDULE	DR
15.	12.14.20	REVISED PLANT SCHEDULE	DR
16.	12.14.20	REVISED PLANT SCHEDULE	DR
17.	12.14.20	REVISED PLANT SCHEDULE	DR

CLIENT: RICK SHAN
WITH: ENLAW ARCHITECT INC.

PROJECT:
37 UNIT TOWNHOUSE
DEVELOPMENT

7100 Ash Street,
RICHMOND

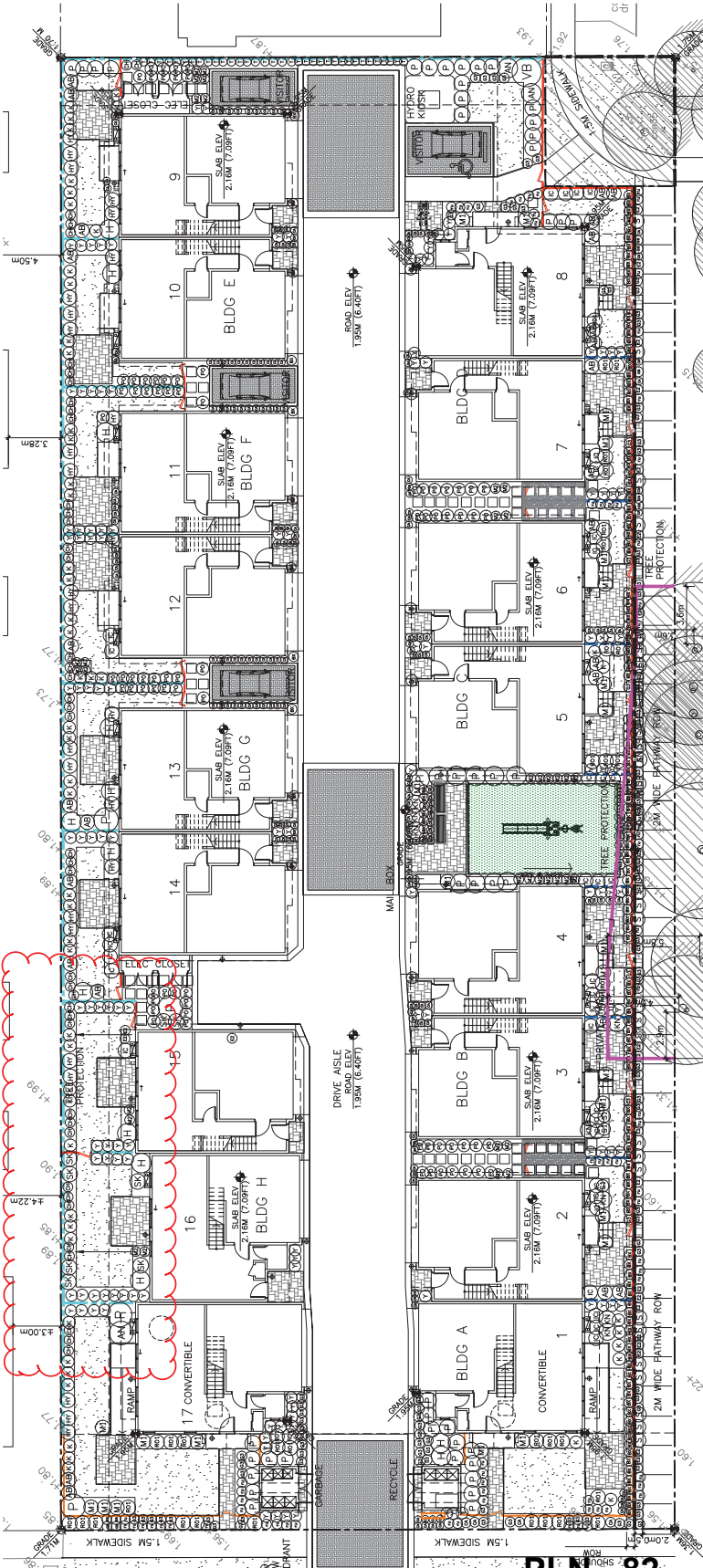
DRAWING TITLE:
**SHRUB PLAN
PLAN**

DATE: August 01, 2021
DRAWING NUMBER:
L2

SCALE:
3/16" = 1'-0"

DESIGN: DD
CHECK: FCM
OF 5

PMG PROJECT NUMBER:
21-153



PLANT SCHEDULE
KEY CITY BOTANICAL NAME

KEY	CITY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	①	VALENTINERIA NEROLIA	COASTAL SEVICKBERRY	#2 POT 40CM
2	②	MAHONIA NEROSA	LONGLEAF MAHONIA	#1 POT 20CM
3	③	ABELIA EDWARDGOUCHER	PINK ABELIA	#2 POT 30CM
4	④	HYDRANGEA PANICULATA	HYDRANGEA	#1 POT 30CM
5	⑤	CONIUS SERGEE KESELY	DWARF KESELY DOGWOOD	#2 POT 30CM
6	⑥	HYDRANGEA PANICULATA	LITTLE LIME	#2 POT 30CM
7	⑦	VALENTINERIA NEROLIA	COASTAL SEVICKBERRY	#2 POT 40CM
8	⑧	VALENTINERIA NEROLIA	COASTAL SEVICKBERRY	#2 POT 40CM
9	⑨	VALENTINERIA NEROLIA	COASTAL SEVICKBERRY	#2 POT 40CM
10	⑩	VALENTINERIA NEROLIA	COASTAL SEVICKBERRY	#2 POT 40CM
11	⑪	VALENTINERIA NEROLIA	COASTAL SEVICKBERRY	#2 POT 40CM
12	⑫	VALENTINERIA NEROLIA	COASTAL SEVICKBERRY	#2 POT 40CM
13	⑬	VALENTINERIA NEROLIA	COASTAL SEVICKBERRY	#2 POT 40CM
14	⑭	VALENTINERIA NEROLIA	COASTAL SEVICKBERRY	#2 POT 40CM
15	⑮	VALENTINERIA NEROLIA	COASTAL SEVICKBERRY	#2 POT 40CM
16	⑯	VALENTINERIA NEROLIA	COASTAL SEVICKBERRY	#2 POT 40CM
17	⑰	VALENTINERIA NEROLIA	COASTAL SEVICKBERRY	#2 POT 40CM

NOTES: 1. ALL PLANTS MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. 2. BIDS SHOULD NOT PERMIT IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT. 3. NATIVE PLANT SPECIES. 4. ALL LANDSCAPE MATERIALS MUST MEET ONE OF THE CANADIAN LANDSCAPE STANDARDS (CSA L1331, L1332, L1333, L1334) AND BE AVAILABLE AT THE TIME OF DELIVERY. 5. ALL LANDSCAPE MATERIALS MUST BE SPECIFIED BY COMMON NAME AND SCIENTIFIC NAME. 6. ALL PLANTS MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. 7. BIDS SHOULD NOT PERMIT IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

-- NATIVE PLANT SPECIES

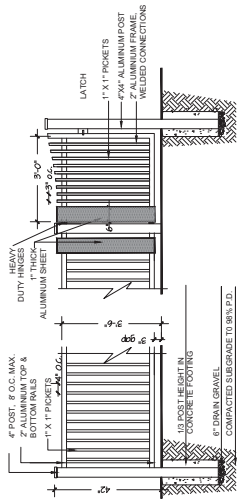
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ARCHITECTS

Suite C100 - 4855 Still Creek Drive
Richmond, BC V6X 2C6
P: 604-294-0011 | F: 604-294-0022

SCALE:

NOTES:
1. FENCES AND GATES TO HAVE 2 COATS OF POWDER COAT IN BLACK.



UNIT FENCES

UNIT GATES

42HT ALUMINUM FENCE AND GATE

1/2" = 1'-0"

4'-0" HT/6'-0" HT SCREEN FENCE

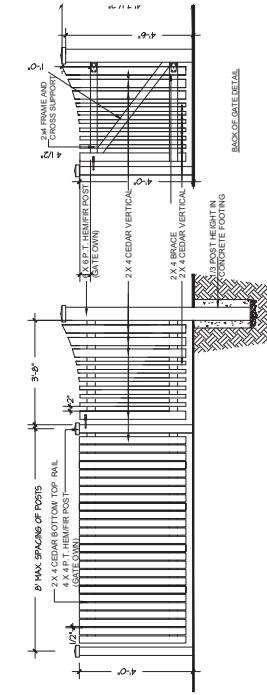
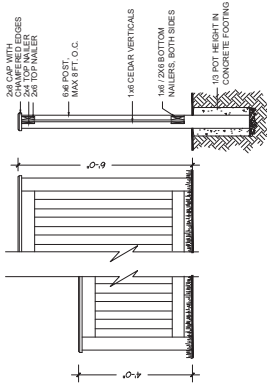
1/2" = 1'-0"

4HT WOOD FENCE WITH GATE

1/2" = 1'-0"

NOTE:

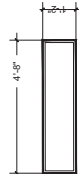
1. ALL POSTS PRESURE TREATED TO CEAS STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR AS CONSTRUCTION GRADE MINIMUM.
3. ALL FINISHES TO BE APPROVED BY PROJECT ARCHITECT.
4. APPLY 2 COATS EXTENSION STAIN TO MANUFACTURERS SPECIFICATION.
5. ALL FINISHES TO BE LEVEL CHANGES IN GRADE TO BE IN 12" 16" STEPS (MAX). GAPS TO BE TO FOLLOW FINISH GRADE. GAP TO BE 1/4".



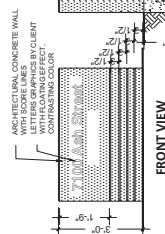
NOTE:

1. ALL POSTS PRESURE TREATED TO CEAS STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR AS CONSTRUCTION GRADE MINIMUM.
3. ALL FINISHES TO BE APPROVED BY PROJECT ARCHITECT.
4. APPLY 2 COATS EXTENSION STAIN TO MANUFACTURERS SPECIFICATION.
5. ALL FINISHES TO BE LEVEL CHANGES IN GRADE TO BE IN 12" 16" STEPS (MAX). GAPS TO BE TO FOLLOW FINISH GRADE. GAP TO BE 1/4".

PLN - 83



PLAN VIEW



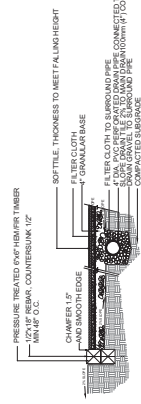
FRONT VIEW

SECTION

1/2" = 1'-0"

36HT SIGN WALL

1/2" = 1'-0"



NOTE: SOFTLE INSTALLATION AND BASE PREPARATION AS PER MANUFACTURER'S SPEC.

PLAYGROUND SAFETY SURFACE

1/2" = 1'-0"



NOTE:
1. FINISHES TO BE APPROVED BY PROJECT ARCHITECT.
2. ALL FINISHES TO BE LEVEL CHANGES IN GRADE TO BE IN 12" 16" STEPS (MAX). GAPS TO BE TO FOLLOW FINISH GRADE. GAP TO BE 1/4".

PAVERS THROUGH ROOT ZONE

3/4" = 1'-0"

NO.	DATE	REVISION DESCRIPTION	BY
1	22.04.20	ISSUE FOR PERMITS	EA
2	22.04.20	ISSUE FOR PERMITS	EA
3	22.04.20	ISSUE FOR PERMITS	EA
4	22.04.20	ISSUE FOR PERMITS	EA
5	22.04.20	ISSUE FOR PERMITS	EA
6	22.04.20	ISSUE FOR PERMITS	EA
7	22.04.20	ISSUE FOR PERMITS	EA
8	22.04.20	ISSUE FOR PERMITS	EA
9	22.04.20	ISSUE FOR PERMITS	EA
10	22.04.20	ISSUE FOR PERMITS	EA

PROJECT:
17 UNIT TOWNHOUSE DEVELOPMENT

7100 Ash Street,
RICHMOND

DRAWING TITLE:
LANDSCAPE DETAILS

DRAWING NUMBER:
L3

DATE: August 01, 2021

SCALE:

DRAWN BY:

DESIGN BY:

CHECK BY:

PMG PROJECT NUMBER:
21-113

OF 5

21-113

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Suite C100 - 4185 Still Creek Drive
Richmond, BC V6X 2K6
P: 604-294-0011 F: 604-294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	BY
1	2021.07.20	ISSUED FOR PERMIT	GR
2	2021.07.20	ISSUED FOR PERMIT	GR
3	2021.07.20	ISSUED FOR PERMIT	GR
4	2021.07.20	ISSUED FOR PERMIT	GR
5	2021.07.20	ISSUED FOR PERMIT	GR
6	2021.07.20	ISSUED FOR PERMIT	GR
7	2021.07.20	ISSUED FOR PERMIT	GR
8	2021.07.20	ISSUED FOR PERMIT	GR
9	2021.07.20	ISSUED FOR PERMIT	GR
10	2021.07.20	ISSUED FOR PERMIT	GR
11	2021.07.20	ISSUED FOR PERMIT	GR
12	2021.07.20	ISSUED FOR PERMIT	GR
13	2021.07.20	ISSUED FOR PERMIT	GR
14	2021.07.20	ISSUED FOR PERMIT	GR
15	2021.07.20	ISSUED FOR PERMIT	GR
16	2021.07.20	ISSUED FOR PERMIT	GR
17	2021.07.20	ISSUED FOR PERMIT	GR
18	2021.07.20	ISSUED FOR PERMIT	GR
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31	2021.07.20	ISSUED FOR PERMIT	GR
32	2021.07.20	ISSUED FOR PERMIT	GR
33	2021.07.20	ISSUED FOR PERMIT	GR
34	2021.07.20	ISSUED FOR PERMIT	GR
35	2021.07.20	ISSUED FOR PERMIT	GR
36	2021.07.20	ISSUED FOR PERMIT	GR
37	2021.07.20	ISSUED FOR PERMIT	GR
38	2021.07.20	ISSUED FOR PERMIT	GR
39	2021.07.20	ISSUED FOR PERMIT	GR
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48	2021.07.20	ISSUED FOR PERMIT	GR
49	2021.07.20	ISSUED FOR PERMIT	GR
50	2021.07.20	ISSUED FOR PERMIT	GR

CLIENT: RICK BIAN
WITH: ECL Law Architect Inc.

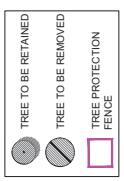
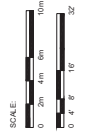
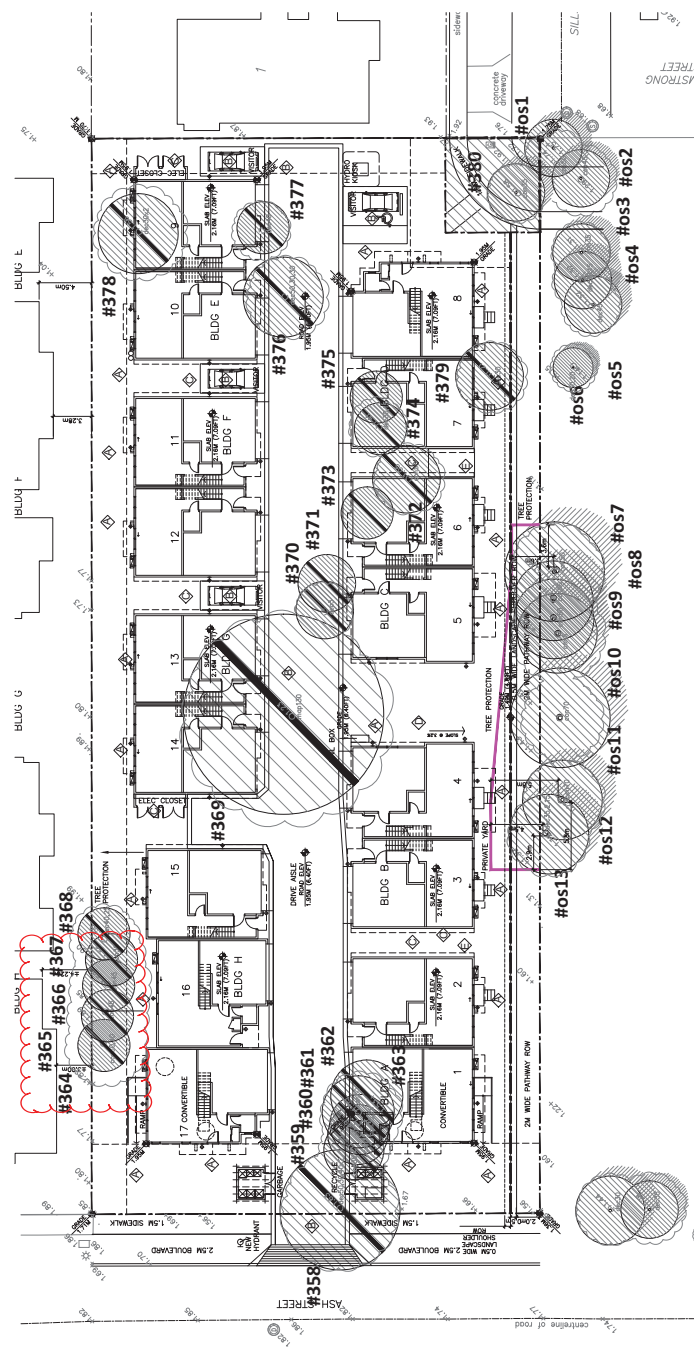
PROJECT:
17 UNIT TOWNHOUSE DEVELOPMENT
7100 Ash Street,
RICHMOND

DRAWING TITLE:
TREE MANAGEMENT PLAN

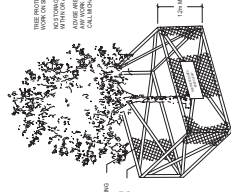
DATE: August 01, 2021
DRAWING NUMBER: **L4**

SCALE: 1/8"=1'-0"
DRAWN BY: [Name]
DESIGN BY: [Name]
CHKD: PGM
OF 5

PMG PROJECT NUMBER: 21-113



TREE PROTECTION FENCE SHALL BE INSTALLED TO PROTECT THE TREE FROM DAMAGE TO THE TRUNK AND ROOTS. THE FENCE SHALL BE 1.5M HIGH AND 1.5M WIDE. THE FENCE SHALL BE INSTALLED TO PROTECT THE TREE FROM DAMAGE TO THE TRUNK AND ROOTS. THE FENCE SHALL BE 1.5M HIGH AND 1.5M WIDE. THE FENCE SHALL BE INSTALLED TO PROTECT THE TREE FROM DAMAGE TO THE TRUNK AND ROOTS. THE FENCE SHALL BE 1.5M HIGH AND 1.5M WIDE.



1.2 TREE PROTECTION BARRIER



Address: 7100, 7120 Ash Street

File No.: RZ 18-843479

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10163, the applicant is required to complete the following:

1. 8.1 m by 8.1 m road dedication at the southeast corner of the site, for the extension of Sills Avenue.
2. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
- ~~4. Submission of a Tree Survival Security to the City in the amount of \$40,000 for the four on-site trees to be retained (Tag # 364-367).~~
4. 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.
5. ~~Submit a final Landscape Plan that provides for a total of 44 replacement trees on the subject site with the understanding that the Landscaping Security associated with the DP is to be increased to account for the additional replacement trees (based on a cost estimate provided by the registered Landscape Architect prior to DP issuance).~~
6. Granting of an approximately 2.5 m wide statutory right-of-way for public rights-of-passage across the entire south property line for the construction of a pedestrian pathway. Design is to include 2.0 m wide pathway and 0.5 m wide landscaped shoulder with pedestrian-scale lighting.

Any works essential for public access within the required statutory right-of-way (SRW) are to be included in the Servicing Agreement (SA) and the maintenance & liability responsibility is to be clearly noted. The design must be prepared in accordance with good engineering practice with the objective to optimize public safety and after completion of the works, the Owner is required to provide a certificate of inspection for the works, prepared and sealed by the Owner's Engineer in a form and content acceptable to the City, certifying that the works have been constructed and completed in accordance with the accepted design. Works to be secured via DP (for multi-family, commercial or industrial (only those industrial sites within the City Centre Area Plan or otherwise required by the OCP DP Guidelines), or via Rezoning for single-family sites.
7. Registration of a flood indemnity covenant on title.
8. City acceptance of the developer's offer to voluntarily contribute \$0.85 per buildable square foot (e.g. \$19,046.80) to the City's Public Art Fund.
9. Contribution of \$1,769 per dwelling unit (e.g. \$30,073) in-lieu of on-site indoor amenity space to go towards development of City facilities.
10. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$190,468) to the City's Affordable Housing Fund.
11. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

~~Prior to a Development Permit* being forwarded to the Development Permit Panel for consideration, the developer is required to:~~

- ~~1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development. The Landscape Plan should:~~

- ~~• comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;~~
- ~~• include a mix of coniferous and deciduous trees;~~
- ~~• include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and~~
- ~~• include the 36 required replacement trees with the following minimum sizes:~~

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
8	11 cm	6 m
4	10 cm	5.5 m
10	8 cm	4 m
14	6 cm	3.5 m

~~If required replacement trees cannot be accommodated on site, a cash in lieu contribution in the amount of \$750/tree to the City's Tree Compensation Fund for off site planting is required.~~

- ~~2. Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (BC Energy Step Code Step 3 or better).~~

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

- ~~1. Submission of a Landscape Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs.~~

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

1. Installation of appropriate tree protection fencing around all trees to be maintained as part of the development prior to any construction activities, including building demolition, occurring on-site. Should the developer wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Removal Permit (Rezoning in Process – T3).

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of energy efficiency and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. 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.
4. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to, the following:

Water Works:

- a) Using the OCP Model, there is 452 L/s of water available at a 20 psi residual at the Ash Street frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b) At Developer's cost, the Developer is required to:
 - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.

- ii) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - iii) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized via the servicing agreement process.
- c) At Developer's cost, the City will:
- i) Cut, cap, and remove all existing water connections and meters serving the development site.
 - ii) Install one new water connection to serve the proposed development. The water meter and meter box shall be located onsite in a right-of-way, as described above.

Storm Sewer Works:

- a) At Developer's cost, the Developer is required to:
- i) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - ii) Upgrade approximately 40 m of storm sewer along the Ash Street frontage to minimum 600 mm diameter, from the north property line to the south property line, complete with new manholes at the tie-in points.
 - iii) Reconnect all existing services to the proposed storm sewer.
 - iv) Perform a capacity analysis to size the proposed storm sewer. The analysis shall be included in the servicing agreement drawing set.
 - v) Confirm the locations of inspection chambers STIC 43549 and STIC 43554. If the inspection chambers are located within the development site, the developer shall provide rights-of-ways to accommodate the inspection chambers. Alternatively, the developer can obtain written consent from the adjacent property owners for access to their properties to re-align the storm connections so that the inspection chambers can be relocated out of the development site. Prior to seeking consent from the adjacent property owners, the developer is required to coordinate with the City to ensure the form and content of the communication will satisfy the City's requirements.
- b) At Developer's cost, the City will:
- i) Cut, cap, and remove all existing storm connections serving the development site. The connections at the north and south property lines of the development site shall be capped at the inspection chamber and the inspection chambers retained, to keep service to the adjacent properties as described above.
 - ii) Complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

- c) At Developer's cost, the City will:
- i) Cut, cap, and remove all existing sanitary connections and inspection chambers serving the development site.
 - ii) Install one new sanitary connection, complete with inspection chamber, to serve the proposed development.

Frontage Improvements:

- d) At Developer's cost, the Developer is required to:
- i) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (1) To relocate or underground the hydro pole at the common property line of 7100 & 7120 Ash Street, as required to facilitate construction of the proposed driveway and sidewalk.
 - (2) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - (3) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (4) To underground overhead service lines.
 - ii) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a

private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:

- (1) BC Hydro PMT – 4.0 x 5.0 m
 - (2) BC Hydro LPT – 3.5 x 3.5 m
 - (3) Street light kiosk – 1.5 x 1.5 m
 - (4) Traffic signal kiosk – 2.0 x 1.5 m
 - (5) Traffic signal UPS – 1.0 x 1.0 m
 - (6) Shaw cable kiosk – 1.0 x 1.0 m
 - (7) Telus FDH cabinet – 1.1 x 1.0 m
- iii) Provide street lighting along Ash Street.
- iv) Complete frontage improvements on Ash Street including:
- (1) Road widening to a total width of 8.5 m, which will require shifting the crown of the road east to match the existing road cross-section north of the subject site;
 - (2) New 1.75 m wide concrete sidewalk next to the property line; and
 - (3) New 2.5 m wide boulevard, including grass, trees, and road lighting;
- v) Complete frontage improvements on Sills Avenue including:
- (1) Construct new curb and gutter along the curved alignment of the intersection of Sills Avenue and Armstrong Street;
 - (2) Construct a new 1.5 m wide concrete sidewalk along the curved alignment of the intersection of Sills Avenue and Armstrong Street, within the new road dedication at the southeast of the subject site;
 - (3) Construct a new grass/tree boulevard of varying width between the new sidewalk and new north curb line of Sills Avenue, and infill the area between the new sidewalk and the property lines of the subject site and 9515 Sills Avenue with a new grass/tree boulevard; and
 - (4) Reconstruct the existing driveway to 9515 Sills Avenue to City design standards to suit the new curb and sidewalk alignment described above.
- vi) Construct a pedestrian pathway along the south property line, to include:
- (1) 0.5 m landscaped shoulder with lighting; and
 - (2) 2.0 m paved pathway, or other surface treatment to the satisfaction of the City

General Items:

- e) At Developer's cost, the Developer is required to:
- i) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations. Based on the City's review of the geotechnical report, at the City's discretion, some or all of the following may be required:
 - (1) Provide a video inspection report of the existing storm and sanitary sewers fronting the development site prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Developer's cost.
 - (2) Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
 - (3) Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
 - ii) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will

not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:

- (1) Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - (2) Pipe sizes, material and slopes.
 - (3) Location of manholes and fire hydrants.
 - (4) Road grades, high points and low points.
 - (5) Alignment of ultimate and interim curbs.
 - (6) Proposed street lights design.
- 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.

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 concurrence on file)

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 10163 (RZ 18-843479)
7100 & 7120 Ash Street

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

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "TOWN HOUSING (ZT16) - SOUTH MCLENNAN AND ST. ALBANS SUB-AREA (CITY CENTRE)".

P.I.D. 000-788-597

The North 76 Feet of Lot 3 Block "C" of Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 000-751-359

Lot 3 Except: the North 76 Feet; Block "C" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10163".

FIRST READING

APR 14 2020

A PUBLIC HEARING WAS HELD ON

MAY 19 2020

SECOND READING

MAY 19 2020

THIRD READING

MAY 19 2020

OTHER CONDITIONS SATISFIED

ADOPTED

Approval stamp: CITY OF RICHMOND APPROVED by [signature] APPROVED by Director or Solicitor [signature]

MAYOR

CORPORATE OFFICER