



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: March 23, 2020
File: RZ 18-843479

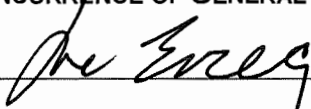
Re: Application by Fougere Architecture Inc. for Rezoning at 7100 and 7120 Ash Street from the "Single Detached (RS1/F)" Zone to the "Town Housing (ZT16) - South McLennan and St. Albans Sub-Area (City Centre)" Zone

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.



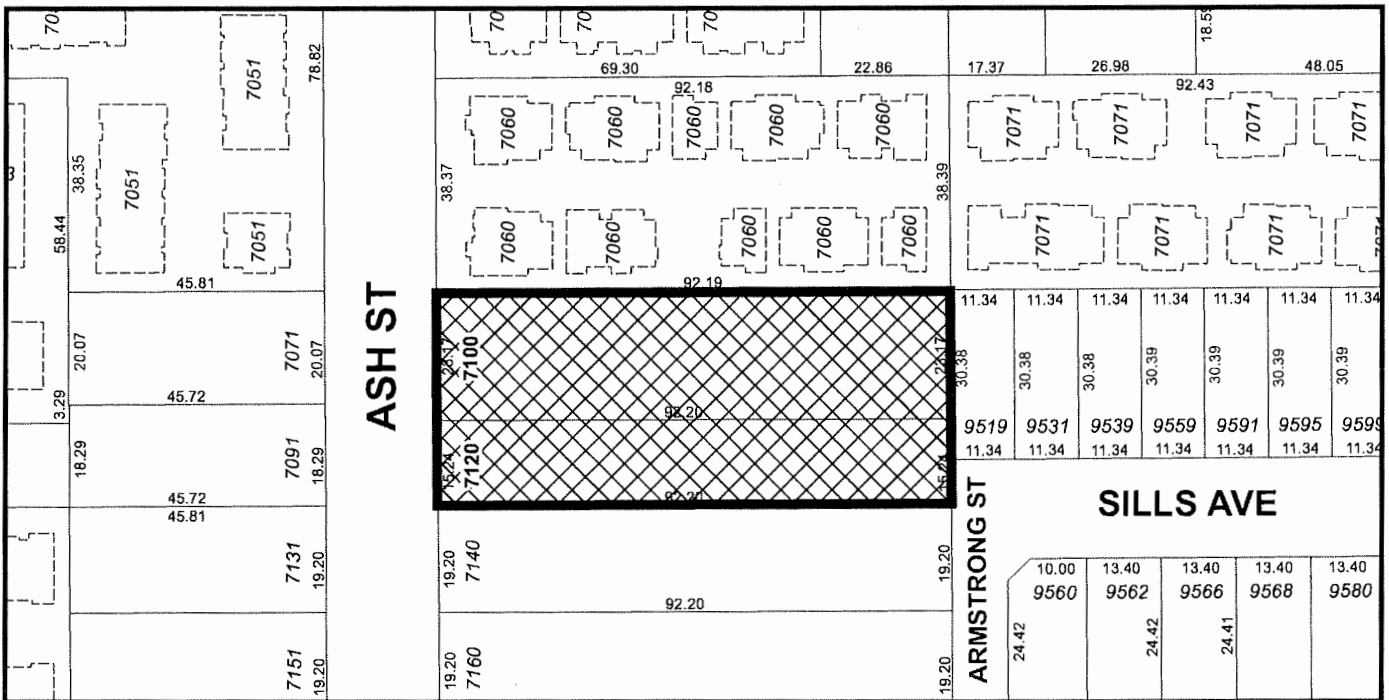
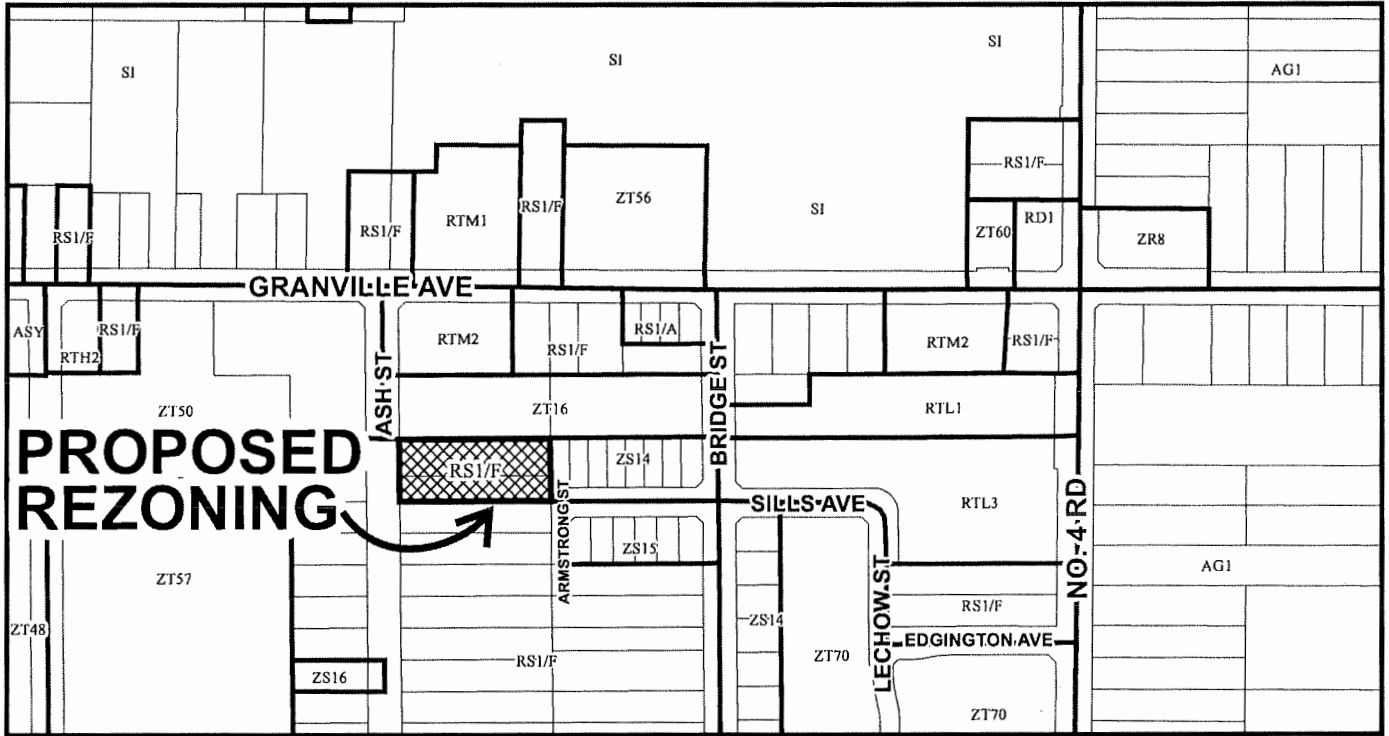
Jordan Rockerbie
Planner I
(604-276-4092)

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 - 269

Original Date: 01/09/19

Revision Date:

Note: Dimensions are in METRES



City of Richmond



RZ 18-843479

PLN - 270

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

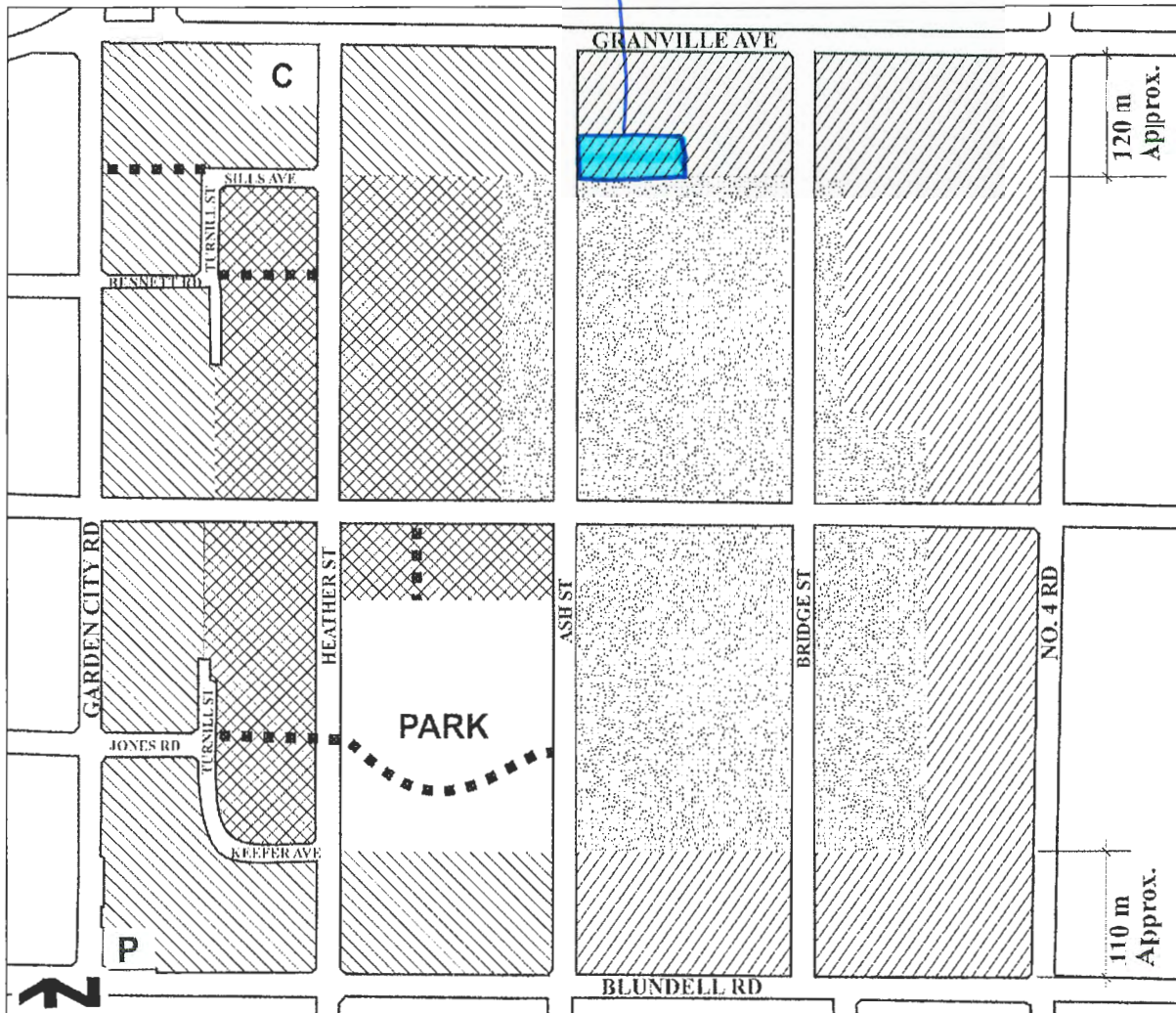
Other: Tree replacement compensation required for loss of significant trees.

* 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.		

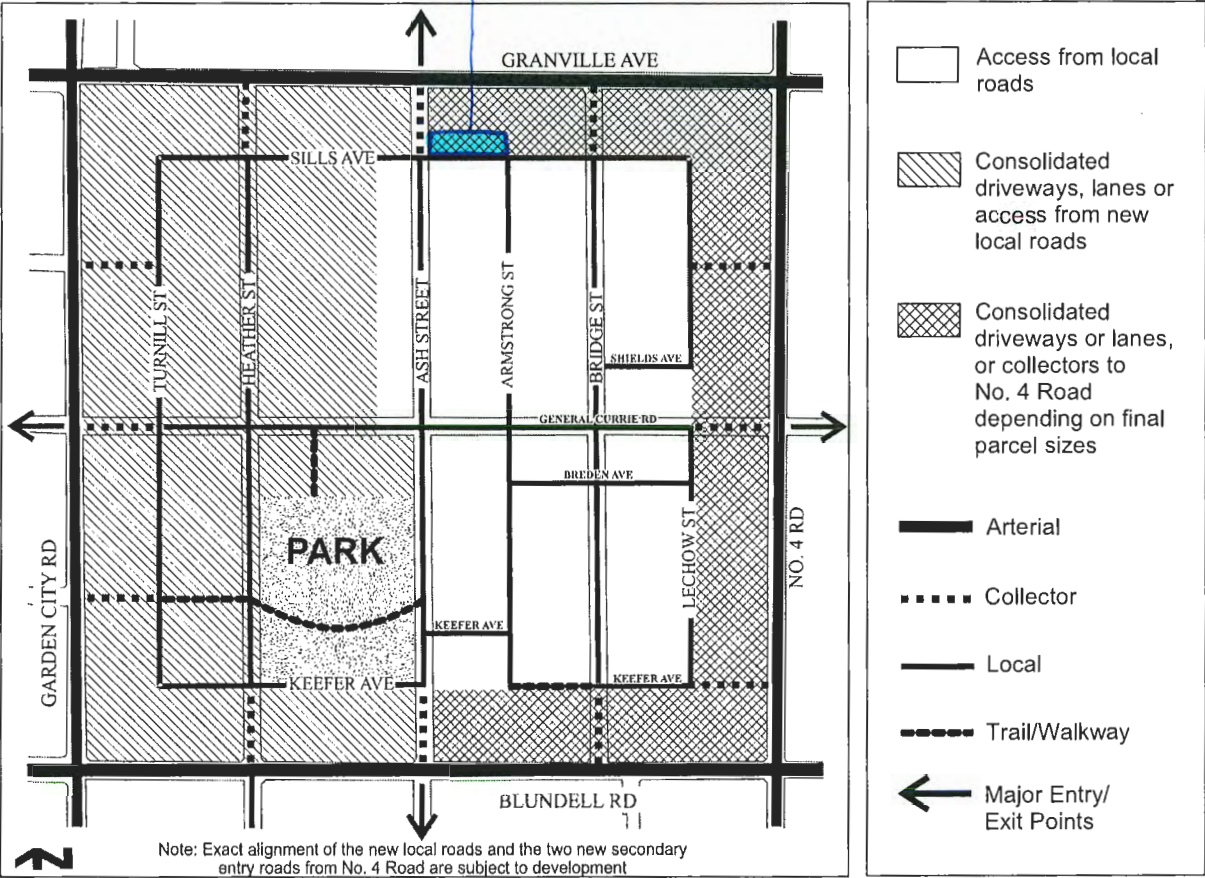
Note: Sills Avenue, Le Chow Street, Keefer Avenue, and Turnill Street are commonly referred to as the “ring road”.

- l) 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





ATTACHMENT 5

PLN - 275

7100 ASH STREET

FEBRUARY 26, 2020
FOUGERE
architecture inc.
BAYVIEW COLUMBIA - ALBERTA - VANCOUVER
302-302 Columbia Drive
Edmonton, AB T6T 0A6
403.477.2097
fo@foouge.ca



7100
ASH STREET

THIS DOCUMENT HAS BEEN ELECTRONICALLY
CERTIFIED WITH DIGITAL CERTIFICATES AND
SIGNATURES. THE AREA AND AROUND THE APPROXIMATE
BOUNDARIES OF THE PROJECT ARE SHOWN FOR
REFERENCE ONLY. THIS DOCUMENT IS NOT TO BE
USED FOR CONSTRUCTION OR AS A BASIS FOR
ANY OTHER ACTION. THE USER SHALL BE RESPONSIBLE
FOR VERIFYING THE ACCURACY OF THE INFORMATION
CONTAINED HEREIN. THE USER SHALL BE RESPONSIBLE
FOR VERIFYING THE ACCURACY OF THE INFORMATION
CONTAINED HEREIN. THE USER SHALL BE RESPONSIBLE
FOR VERIFYING THE ACCURACY OF THE INFORMATION
CONTAINED HEREIN.



CONTEXT PLAN

SCALE: 1:300
0' 10' 30' 50'

FEBRUARY 26, 2020

FUGERE
architecture inc
18000 UNIVERSITY BLVD., SUITE 100
ARLINGTON, VA 22204
703.477.2800
www.fougerearch.com

PLN - 276

SCHEMATIC SITE DATA

GROSS SITE AREA	30,954 sq (0.074 Acres)
PERCUTATION	705 sq (0.017 Acres)
NET SITE AREA	37,249 sq (0.057 Acres)
UPA	19.8

EXISTING ZONING	RS1F
PROPOSED ZONING	Z16

FAR CALCULATION	2,680 sf
1 A10	1,340 sf
2 B10	1,298 sf
2 B10	1,298 sf
2 D1	1,305 sf
2 D1	1,305 sf
6 D2	7,830 sf
1 E	1,375 sf
17 Homes	22,407 sf

FAR CALC	22,407/348	0.60 FAR
BUILDING FOOTPRINT	15,111 sf	40 %
BUILDING COVERAGE	22,227 sf	60 %
IMPERMEABLE SURFACES	22,227 sf	60 %
SITE COVERAGE	102.5m (6m x 17 homes)	CASH IN LIEU
OUTDOOR AMENITY	INDOOR AMENITY	CENTRALIZED
GARAGE/RECYCLING	2.53m SIDEWALK - 5.8m AVENUE	
ZONING VARIANCE		



7100
ASH STREET

ARMSTRONG STREET
SILLS AVENUE

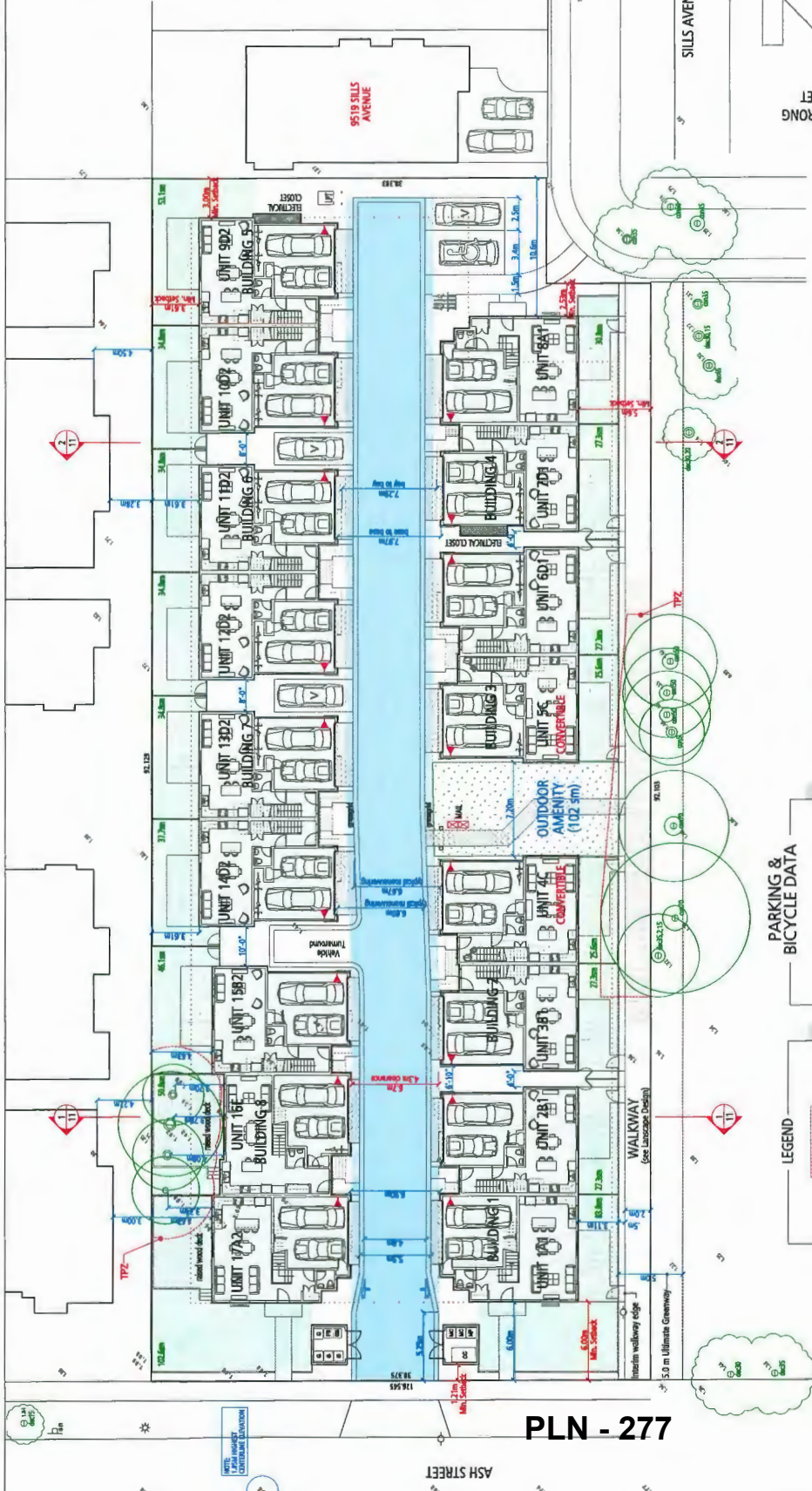
THIS DOCUMENT HAS BEEN ELECTRONICALLY GENERATED WITH DIGITAL CADD. ALL DIMENSIONS AND SPACING ARE APPROXIMATE. THE USER SHALL VERIFY ALL DIMENSIONS AND SPACING BEFORE CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



SITE PLAN

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

FEBRUARY 26, 2020
FOUGERE
architecture inc.
BRITISH COLUMBIA - ALBERTA - WASHINGTON
100-2025 QUEENSWAY
VANCOUVER, BC V6X 4K6
604.473.2309
fo@fofugere.com
fofugere.com



CODE ANALYSIS - PART 9

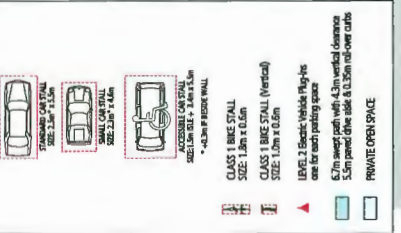
Project #1912 Ash	CODE INFORMATION
British Columbia Building Code 2019	Group C
Major occupancy (Proposed)	254.2 m ²
Building area (Permitted 600 m ²)	2
Building height	2 Storeys
Street frontage	1 Street
Floor FFR*	N/A
Load bearing wall FFR	N/A
Sprinkler system required	N/A
Construction type (Permitted combustibles/noncombustibles)	(Proposed) Combustible
Fire alarm required	N/A
Suppression of residential smoke	N/A
Fire separation between dwelling and garage	N/A
Gas air detector system required between unit and garage	Yes
* Fire Resistance Rating	

PARKING & BICYCLE DATA

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

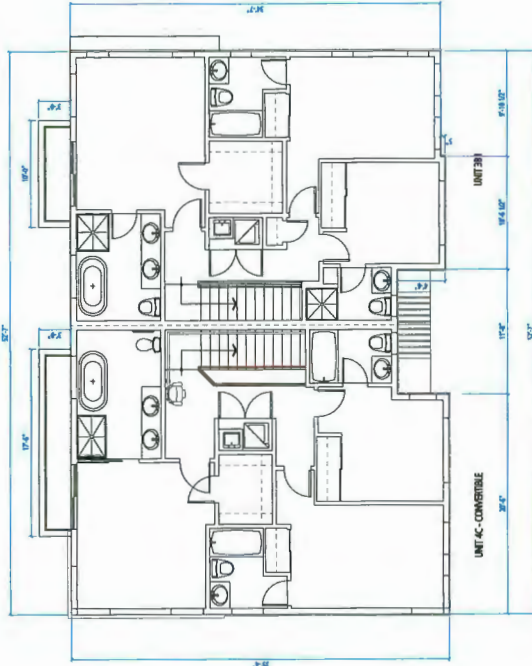
Private Bicycle Parking Requirements	
Class 1: 1.25 carport	22
Class 2: 2.12 carport	4
Total Class 1 Stalls Required	22
Total Class 2 Stalls Required	4
Horizontal Stalls Provided	19
Vertical Stalls Provided	6

LEGEND

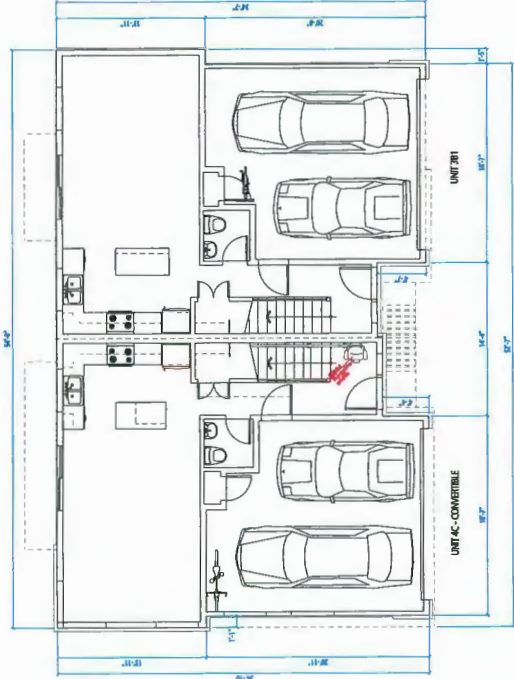


PLN - 277

BUILDING 2

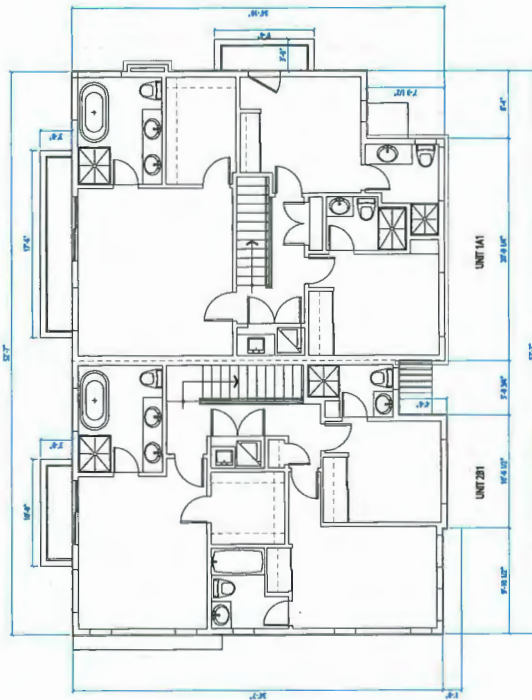


SECOND FLOOR

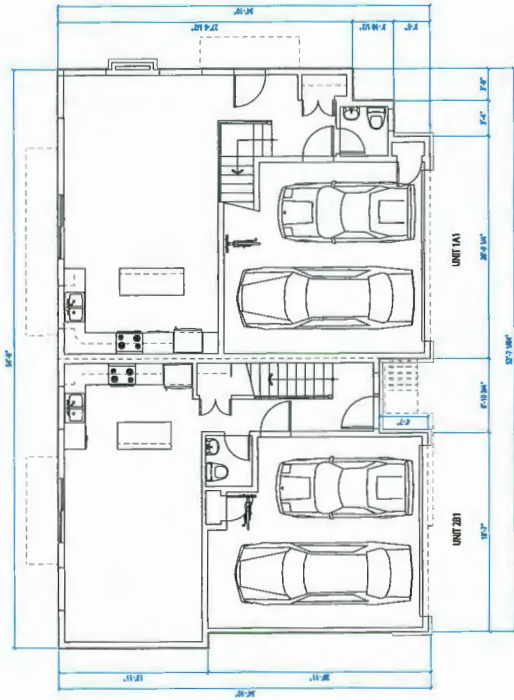


GROUND FLOOR

BUILDING 1



SECOND FLOOR



GROUND FLOOR

7100
ASH STREET

THIS DOCUMENT HAS BEEN ELECTRONICALLY
GENERATED WITH DIGITAL CADD AND
THESE PLANS ARE NOT TO BE REPRODUCED
OR TRANSMITTED IN ANY FORM OR BY ANY
MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION STORAGE AND
RETRIEVAL SYSTEM, WITHOUT THE EXPRESS
WRITTEN PERMISSION OF THE ARCHITECT.
PRINTED ELECTRONIC FILE SENT TO YOU



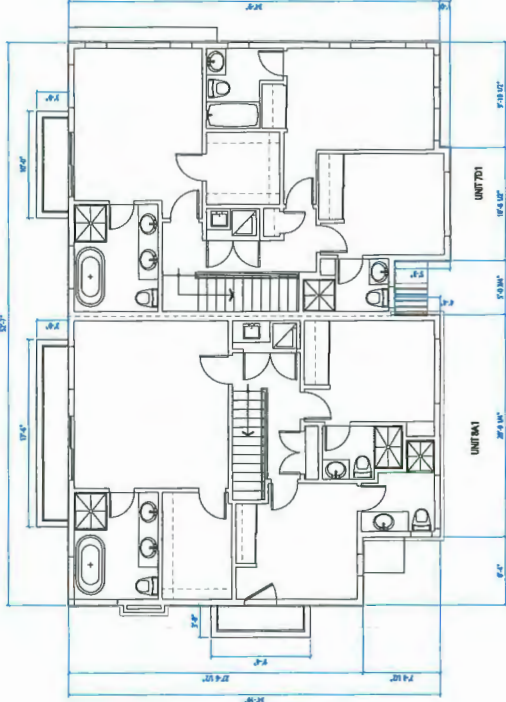
BLOCK PLANS
BUILDINGS 1 & 2

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

FEBRUARY 11, 2020

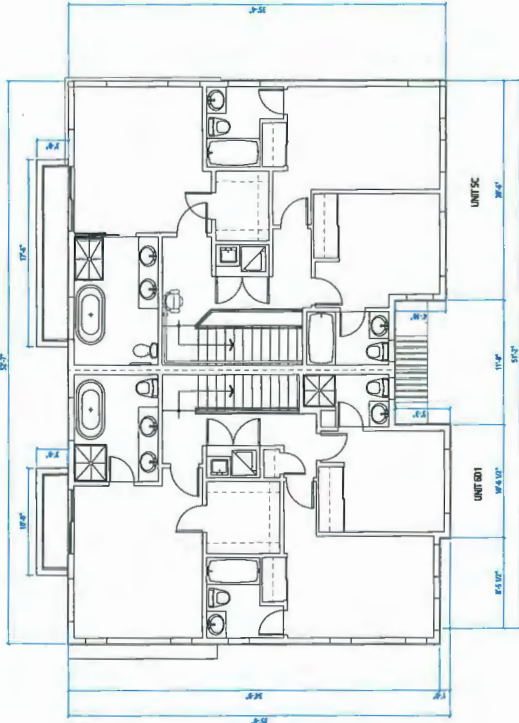
FOUGERE
architecture inc.
120-1402 Dunbar Street
RICHMOND, ALBERTA - CANADA T6E 2P7
403.278.2997
fo@fo.ca

BUILDING 4



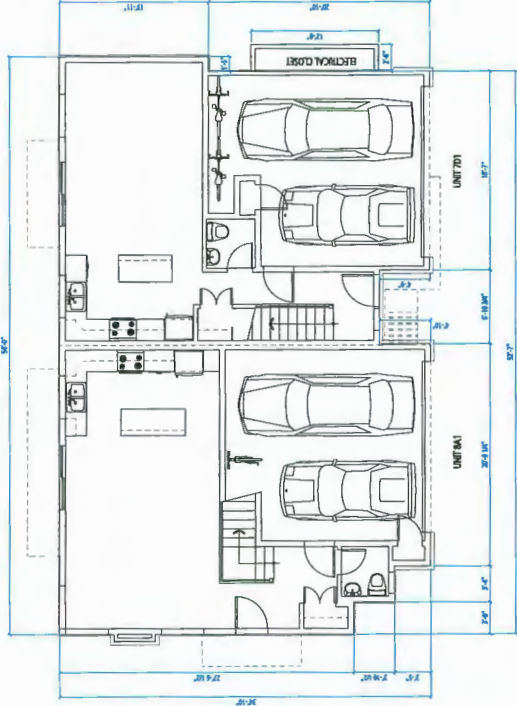
SECOND FLOOR

BUILDING 3

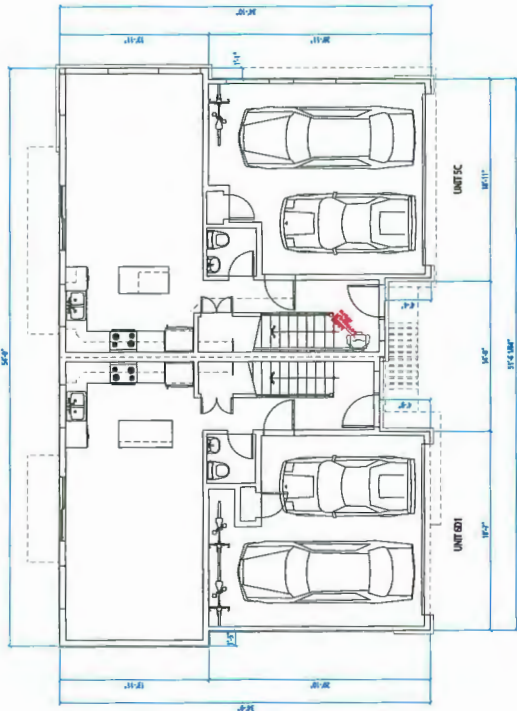


SECOND FLOOR

7100
ASH STREET



GROUND FLOOR



GROUND FLOOR

THIS DOCUMENT HAS BEEN ELECTRONICALLY
CERTIFIED WITH DIGITAL CERTIFICATE AND
SIGNATURE. ANY REPRODUCTION OR
TRANSMISSION OF THIS DOCUMENT IS
FORWARDED TO YOU BY PRINTED PERSON
OR BY ELECTRONIC MEANS. THE ORIGINAL
PROFESSIONAL SEAL AND DIGITAL CERTIFICATE
CERTIFIED ELECTRONIC SIGNATURE
CERTIFIED ELECTRONIC SIGNATURE



BLOCK PLANS
BUILDINGS 3 & 4

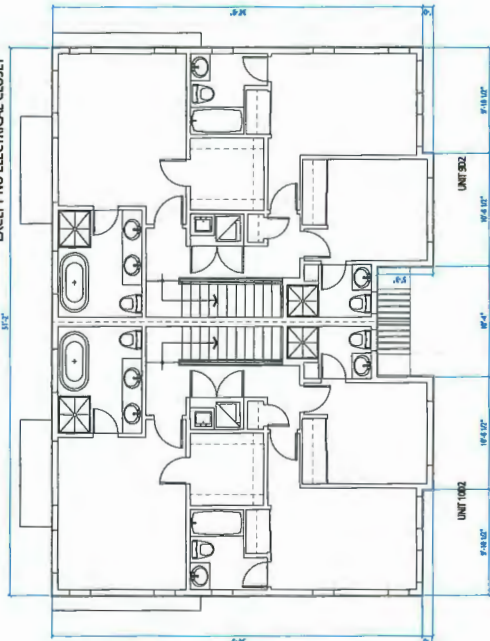
SCALE: 3/16" = 1'-0"
0 5' 10' 20'

FEBRUARY 11, 2020

FOUGERE
architecture inc.
BENTON, COLUMBIA, ALABAMA, WASHINGTON
205-342-5888
www.fougere.com
6

BUILDING 5

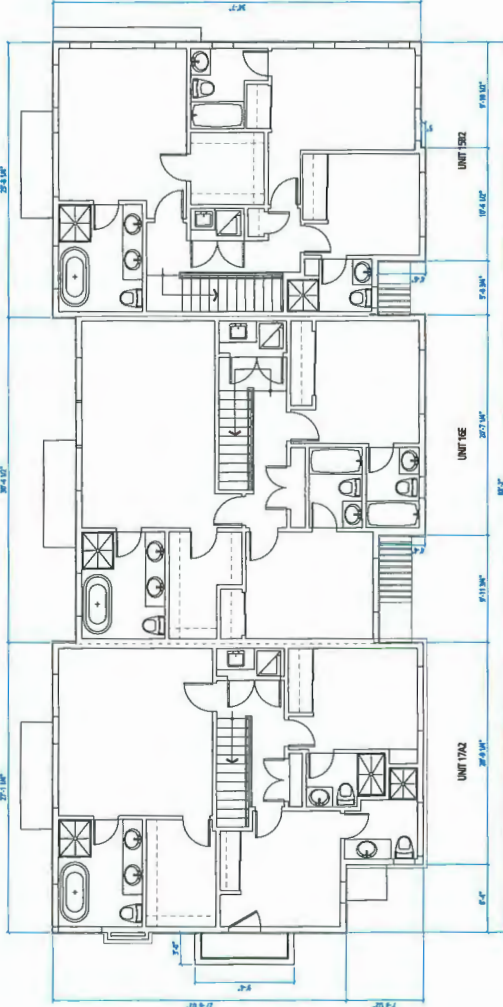
BUILDING 6 & 7 SIMILAR
EXCEPT NO ELECTRICAL CLOSET



SECOND FLOOR

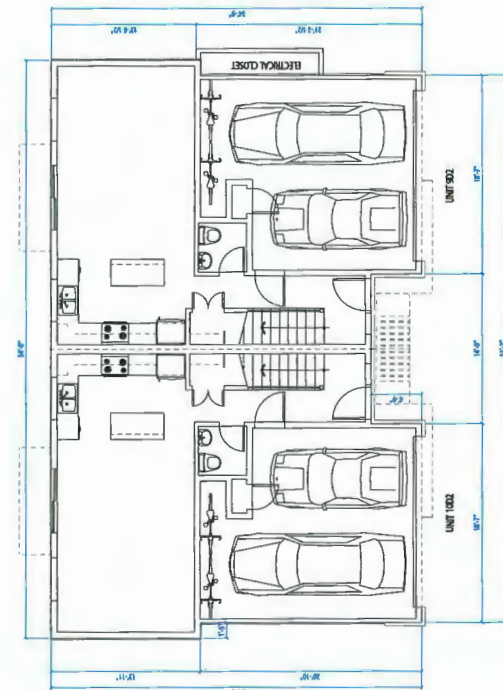
PLN - 280

BUILDING 8

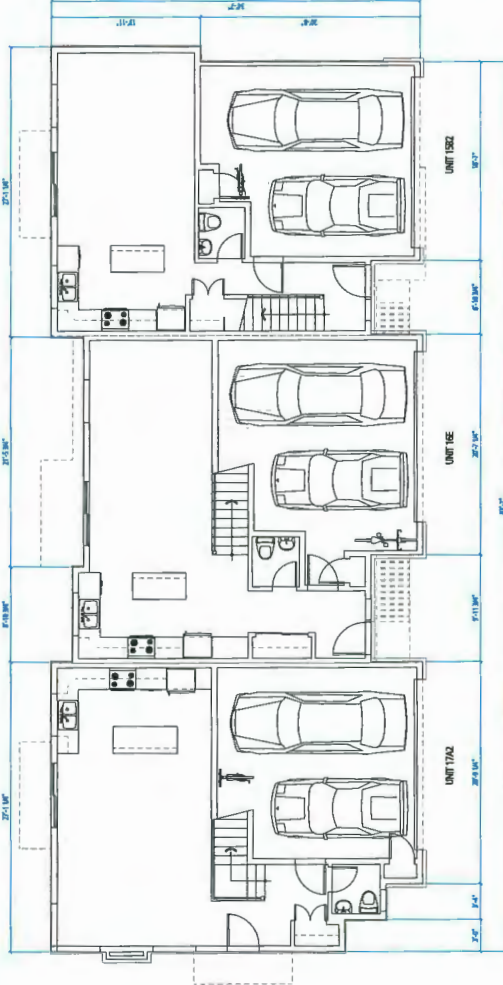


SECOND FLOOR

7100
ASH STREET



GROUND FLOOR



GROUND FLOOR

THIS DOCUMENT HAS BEEN ELECTRONICALLY
CORRECTED WITH DIGITAL CERTIFICATION AND
THE HAS AND HASING, THE AUTHENTICATIVE
TRANSMITTED TO YOU. ANY PRINTED VERSION
ORIGINAL OR REPRODUCED FROM THIS
PROFESSIONAL SEAL AND DIGITAL CERTIFICATE
CERTIFIED ELECTRICIAN THE STATE OF TEXAS

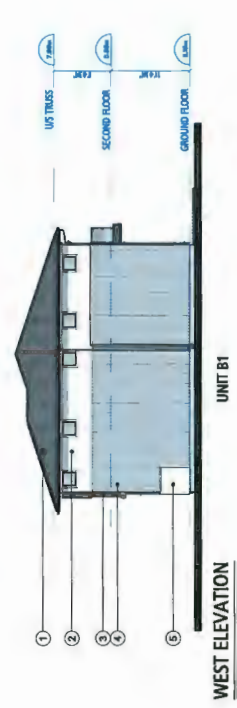
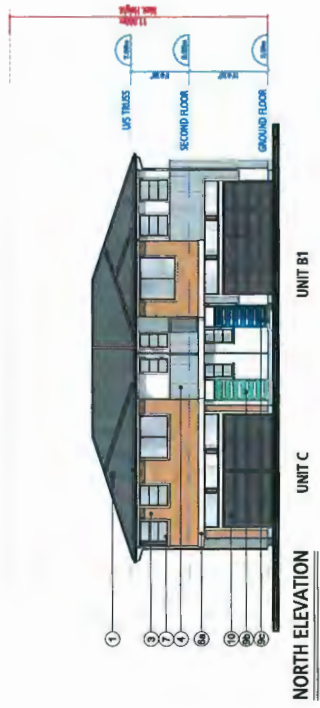
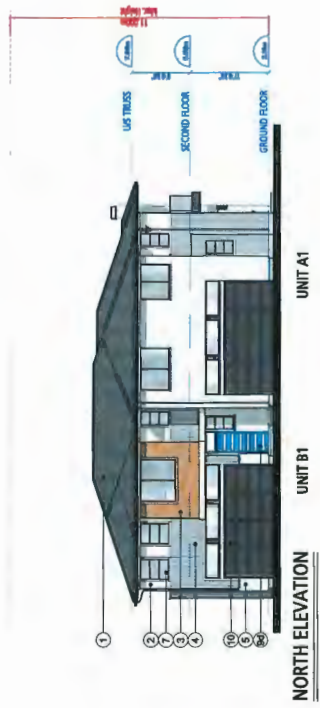


BLOCK PLANS
BUILDINGS 5 - 8

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

FEBRUARY 11, 2020

FOUGERE
architecture, inc.
ARCHITECTS
1000 COLLEEN AVENUE, SUITE 100
HOUSTON, TEXAS 77036
713.463.2807
www.fougerearch.com



BUILDING 1

BUILDING 2

ACCENT (DOOR) COLOURS

- 1 Sherwin Williams - SW 6703 Themed Skyline
- 2 Sherwin Williams - SW 6703 Jargon Salt
- 3 Sherwin Williams - SW 6703 Jargon Salt
- 4 Sherwin Williams - SW 6803 Dusk

EXTERIOR FINISHES SCHEDULE

- 1 APPLANT BRICKS
- 2 HARVEY FLAKE LAP SIDING
- 3 HERRING BONE TILE
- 4 BRICK
- 5 TRIM
- 6 VINYL WINDOWS
- 7 VINYL DOORS
- 8 EXTERIOR DOOR COLOUR
- 9 EXTERIOR DOOR COLOUR
- 10 EXTERIOR DOOR COLOUR
- 11 EXTERIOR DOOR COLOUR
- 12 EXTERIOR DOOR COLOUR
- 13 EXTERIOR DOOR COLOUR

7100
ASH STREET

THIS DOCUMENT HAS BEEN ELECTRONICALLY
CERTIFIED WITH DIGITAL CERTIFICATION AND
THE FAC AND APPLICABLE THE AUTHORITY HAS
TRANSMITTED TO YOU. ANY PRINTED VERSION
ORIGINAL WITH SIGNATURE BY THE ORIGINAL
PROFESSIONAL SEAL AND DIGITAL CERTIFICATE
IS REQUIRED TO BE VALID. ANY OTHER
CERTIFIED ELECTRONIC FILE SENT TO YOU.



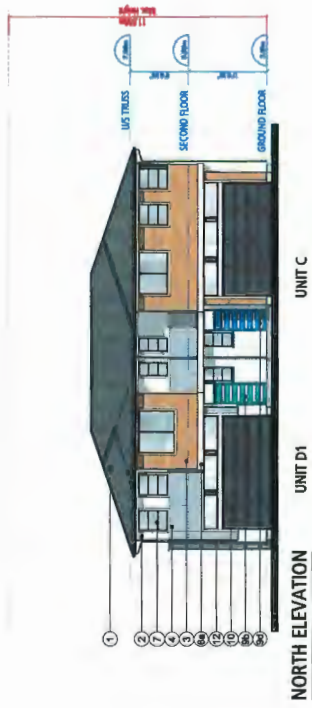
ELEVATIONS

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

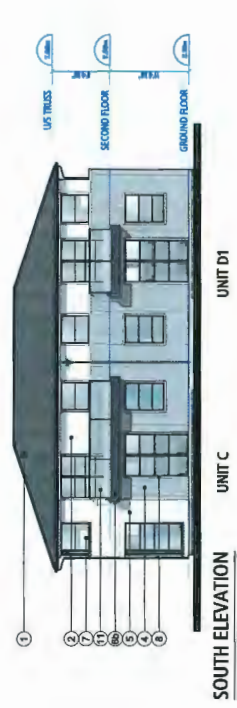
FEBRUARY 11, 2020

FOUGERE
architecture inc.

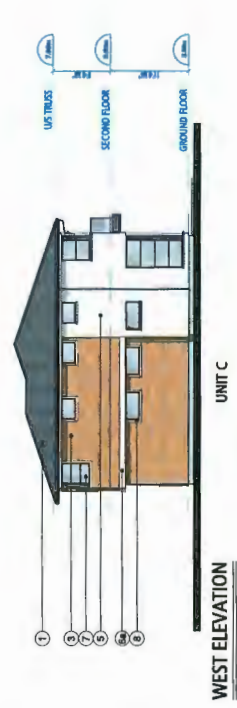
100 - 1402 Columbia Avenue, Vancouver, BC V6L 1C4
Tel: 604-683-2807
fo@fougerearch.com



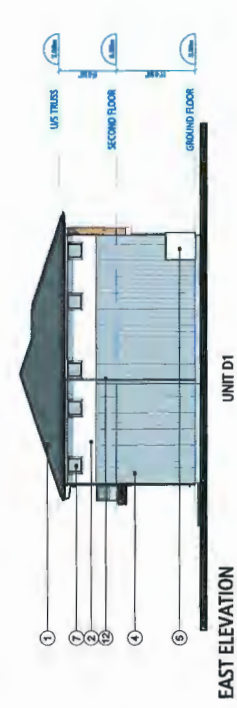
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

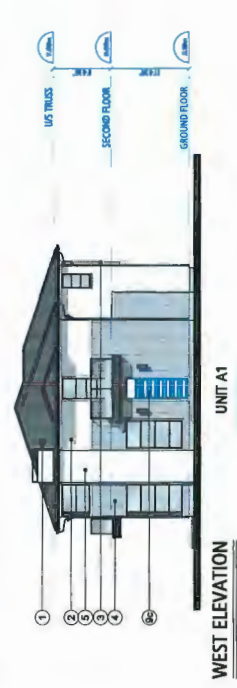
BUILDING 3



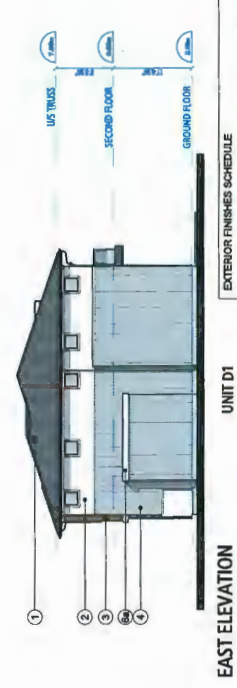
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

BUILDING 4

7100
ASH STREET

THIS DOCUMENT HAS BEEN ELECTRONICALLY
CERTIFIED WITH DIGITAL CERTIFICATES AND
SIGNATURES BY THE ARCHITECT AND THE
ENGINEER. THE ARCHITECT'S AND ENGINEER'S
TRANSMITTAL TO YOU, ANY PRINTED OR
ELECTRONIC COPY OF THIS DOCUMENT IS
VALID. ORIGINALS WILL BE SUPPLIED BY THE ORIGINAL
PROFESSIONAL DESIGNER. THIS CERTIFICATE
IS VALID FOR THE PROJECT AND SITE ONLY.
IT DOES NOT AUTHORIZE THE REUSE OF THIS
CERTIFIED ELECTRONIC FILE FOR ANY OTHER
PROJECT.



ELEVATIONS

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

FEBRUARY 11, 2020



EXTERIOR FINISHES SCHEDULE

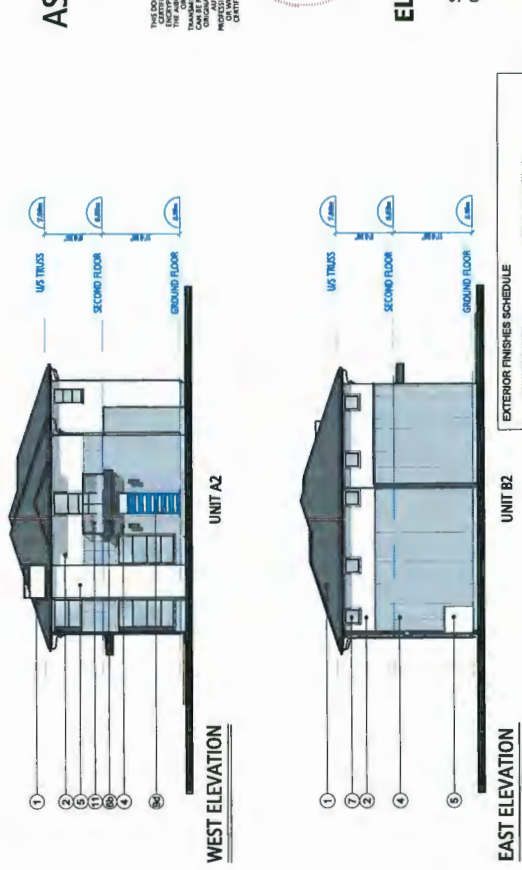
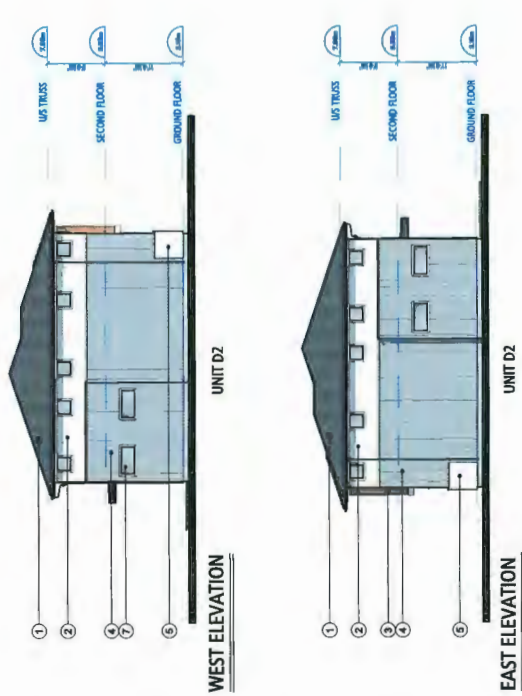
1. IMPACT RESISTANT GLASS
2. BRICK
3. HORIZONTAL CLADDING - CEDAR
4. HORIZONTAL CLADDING - CEDAR
5. HORIZONTAL CLADDING - CEDAR
6. HORIZONTAL CLADDING - CEDAR
7. HORIZONTAL CLADDING - CEDAR
8. HORIZONTAL CLADDING - CEDAR
9. HORIZONTAL CLADDING - CEDAR
10. HORIZONTAL CLADDING - CEDAR
11. HORIZONTAL CLADDING - CEDAR
12. HORIZONTAL CLADDING - CEDAR
13. HORIZONTAL CLADDING - CEDAR

ACCENT (DOOR) COLOURS

1. Sherwin Williams - SW 6753 Thousand Springs
2. Sherwin Williams - SW 6753 Thousand Springs
3. Sherwin Williams - SW 6753 Thousand Springs
4. Sherwin Williams - SW 6753 Thousand Springs
5. Sherwin Williams - SW 6753 Thousand Springs



ACCENT DOOR COLOR
 BUILDING 5 - Rm 8, 9
 BUILDING 6 - Rm 8, 9
 BUILDING 7 - Rm 8, 9



PLN - 283

7100
 ASH STREET

THIS DOCUMENT HAS BEEN ELECTRONICALLY
 CERTIFIED WITH DIGITAL SIGNATURE AND
 THE ASH AND ASH ARCHITECTS, INC. PROFESSIONAL
 SEAL. THIS DOCUMENT IS THE PROPERTY OF
 ASH AND ASH ARCHITECTS, INC. AND IS NOT TO BE
 REPRODUCED OR TRANSMITTED IN ANY FORM OR
 BY ANY MEANS, ELECTRONIC OR MECHANICAL,
 INCLUDING PHOTOCOPYING, RECORDING, OR BY
 ANY INFORMATION STORAGE AND RETRIEVAL
 SYSTEM, WITHOUT THE WRITTEN PERMISSION OF
 ASH AND ASH ARCHITECTS, INC. ANY UNLAWFUL
 REPRODUCTION OR TRANSMISSION IS STRICTLY
 PROHIBITED AND WILL BE LEGALLY
 PUNISHED. ELECTRONIC CERTIFICATION IS
 ELECTRONICALLY SIGNATURE OF
 ASH AND ASH ARCHITECTS, INC.



ELEVATIONS

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

FEBRUARY 11, 2020

FOUGERE
ARCHITECTURE INC.
 1000 COLLEGE AVENUE, WASHINGTON, VA 22102
 202-242-0400
 804-873-2897
 10
 Registered Professional Engineer, No. 157142

EXTERIOR FINISHES SCHEDULE

1. ASPHALT SHINGLES
2. HARDY PLANK LAP SIDING
3. BRICK
4. BRICK AND BATTEN
5. STUCCO
6. TRIM
7. VINYL WINDOWS
8. WINDOW & DOOR THRESH
9. BRICK WALLS - 8" CMU
10. BRICK WALLS - 4" CMU
11. BRICK WALLS - 2" CMU
12. CONCRETE

ACCENT (DOOR) COLOURS

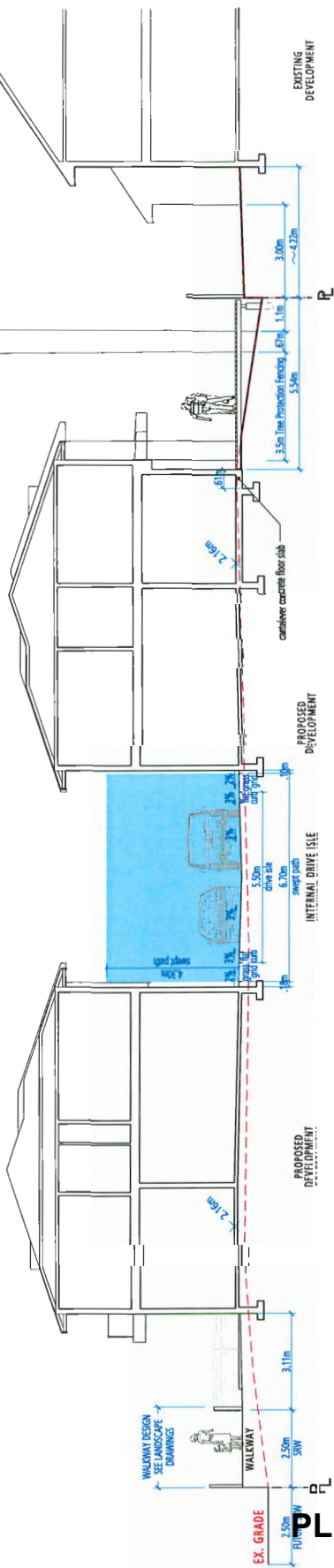
1. Sherwin Williams - SW 6701 Tiramisu
2. Sherwin Williams - SW 7003 Popcorn
3. Sherwin Williams - SW 7003 Popcorn
4. Sherwin Williams - SW 6701 Tiramisu

ACCENT (DOOR) COLOURS

1. Sherwin Williams - SW 6701 Tiramisu
2. Sherwin Williams - SW 7003 Popcorn
3. Sherwin Williams - SW 7003 Popcorn
4. Sherwin Williams - SW 6701 Tiramisu

BUILDINGS 5,6,7

BUILDING 8



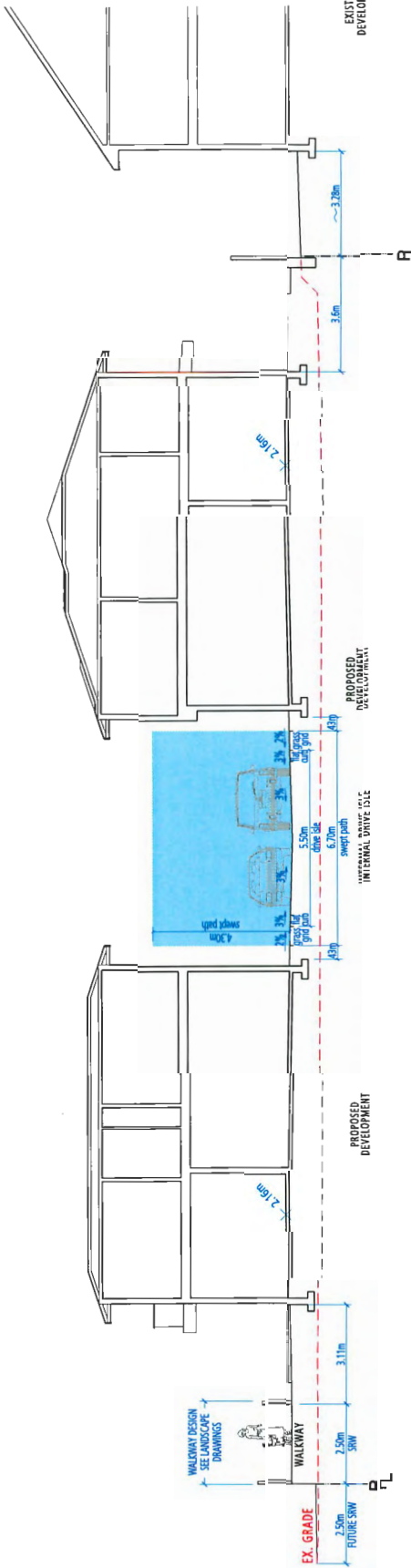
INTERNAL DRIVE AISLE

PROPOSED DEVELOPMENT

EXISTING DEVELOPMENT

SITE SECTION 1
- 284

7100
ASH STREET



INTERNAL DRIVE AISLE

PROPOSED DEVELOPMENT

EXISTING DEVELOPMENT

11



SITE SECTIONS

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



FEBRUARY 11, 2020

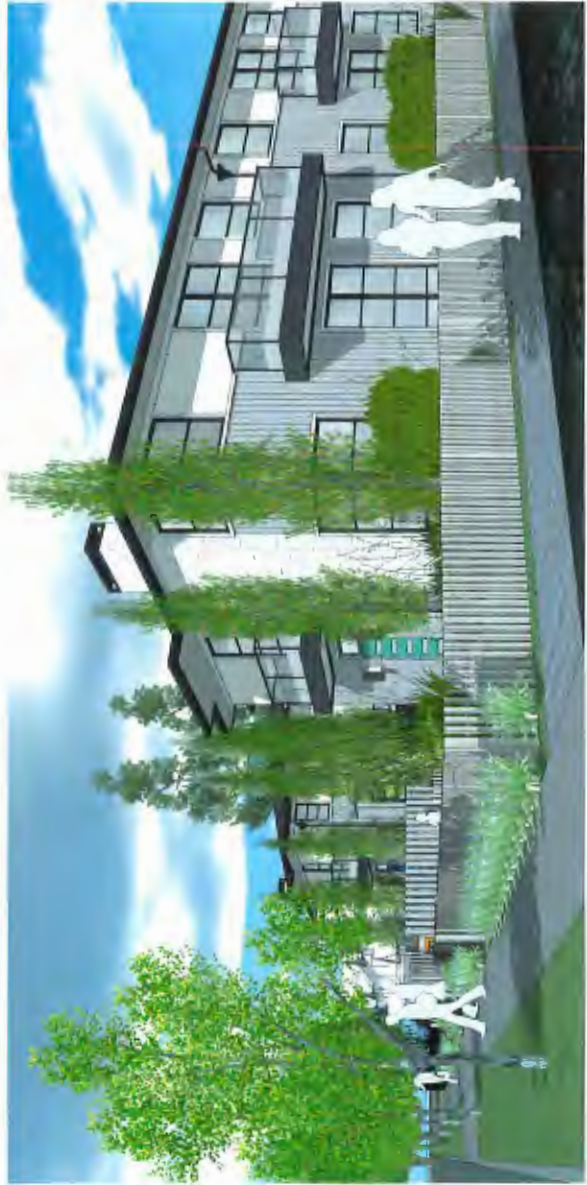


FOUGERE
architecture inc
202-242-0888
ALBERTA - CANADA

REGISTERED ARCHITECT



VIEW FROM WEST- ASH STREET



VIEW FROM SOUTH WEST- ASH STREET

7100
ASH STREET

THIS DOCUMENT HAS BEEN ELECTRONICALLY
 SIGNED AND CERTIFIED WITH DIGITAL CERTIFICATES AND
 THE PUBLIC KEY INFRASTRUCTURE (PKI) AUTHORITY OF THE
 STATE OF WASHINGTON. THE AUTHORITY OF THE
 STATE OF WASHINGTON IS NOT GUARANTEED BY THIS
 TRANSPORTATION TO YOU. ANY PARTY TO AN E-SIGN
 TRANSACTION SHALL BE DEEMED TO HAVE ACCEPTED THE ORIGINAL
 SIGNATURE OF THE PARTY TO THE TRANSACTION. THE ORIGINAL
 PROFESSIONAL SEAL AND DIGITAL CERTIFICATE
 INFORMATION IS AVAILABLE AT THE FOLLOWING WEBSITE:
 WWW.E-SIGNATURE.COM
 CERTIFIED ELECTRONIC SIGNATURE TO YOU.

PERSPECTIVES

FEBRUARY 26, 2020
FOUGERE
 architecture, inc.
 202 - 545-0444
 904 473-2897
 14



INTERIOR VIEW FROM EAST

7100
ASH STREET

THIS DOCUMENT HAS BEEN ELECTRONICALLY
CERTIFIED WITH DIGITAL CERTIFICATION AND
THE ORIGINAL SIGNED AND SEALED COPY
IS AVAILABLE AT THE ARCHITECTURE
COUNCIL OF BRITISH COLUMBIA. THIS
DOCUMENT IS VALID AS A TRUE COPY OF THE
ORIGINAL DOCUMENT. THE ARCHITECTURE
COUNCIL OF BRITISH COLUMBIA IS THE
OFFICIAL REGISTERED ARCHITECTS AND
ENGINEERS BOARD OF THE PROVINCE OF
BRITISH COLUMBIA. THE ARCHITECTS
CERTIFIED ELECTRONICALLY AND THE SEAL IS
VALID FOR THE YEAR 2020.



PERSPECTIVES

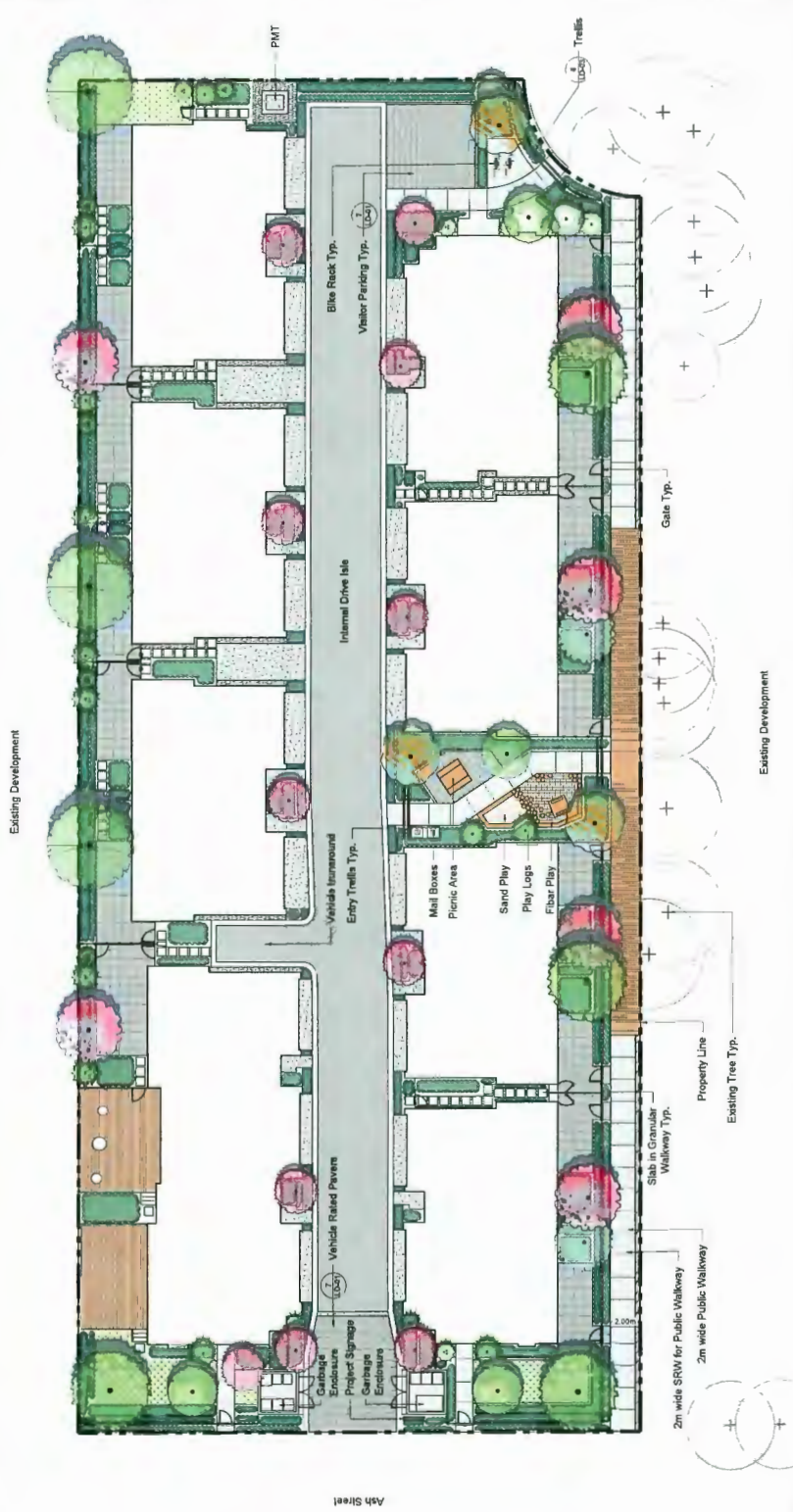


VIEW FROM SOUTH EAST

No.	By	Description	Date
1.		REVISIONS TABLE FOR SHEET	
2.		REVISIONS TABLE FOR SHEET	

TS	Stamp

Checked	Approved	Original Sheet Size
		A4
		Scale: 1:50



PLANT SCHEDULE

TREE	BOTANICAL COMMON NAME	LOANT	CAL.	SIZE	QTY
	Acer glaberrimum / Paperbark Maple	SB	6m	3	
	Acer palmatum 'Sango Maku' / Coral Bark Maple	SB	6m	4	
	Amelanchier canadensis / Canadian Serviceberry	SB	5m	2	
	Carolinianum japonicum / Katsura Tree	SB	6m	4	
	Chamaecyparis obtusa / Scotch Pine Cypress	SB	1.2m tall	11	
	Cornus stolonifera / Fruit Flanking Dogwood	SB	6m	6	
	Magnolia kobus / Kobus Magnolia	SB	6m	3	
	Malus 'Fruition' / Fruition Crab Apple	SB	6m	11	
	Prunus glandulosa / Weeping White Spirea	2.0m ht.		2	

KEY	DESCRIPTION
	CONCRETE SLAB WITH REINFORCING (PROVIDE)
	CONCRETE & SCREEDING WITH REINFORCING (PROVIDE)
	HYDRATED ANHYDRUS GROUT
	HYDRATED ANHYDRUS GROUT WITH REINFORCING
	HYDRATED ANHYDRUS GROUT WITH REINFORCING AND CURB
	HYDRATED ANHYDRUS GROUT WITH REINFORCING AND CURB AND SLOPE
	HYDRATED ANHYDRUS GROUT WITH REINFORCING AND CURB AND SLOPE AND GRAVEL
	GRAVEL
	GRAVEL PAVE
	WOOD DECKING WITH 2x4 JOISTS
	WOOD DECKING WITH 2x4 JOISTS AND 2x6 STRINGERS
	WOOD DECKING WITH 2x4 JOISTS AND 2x6 STRINGERS AND 2x12 BOARDWALK

KEY	DESCRIPTION
	SAND
	ENGINEERED WOOD DECKING
	CEDAR PRIVACY FENCE
	5FT PICKET FENCE
	PICNIC TABLE
	BIKE RACK
	PROPOSED TREE

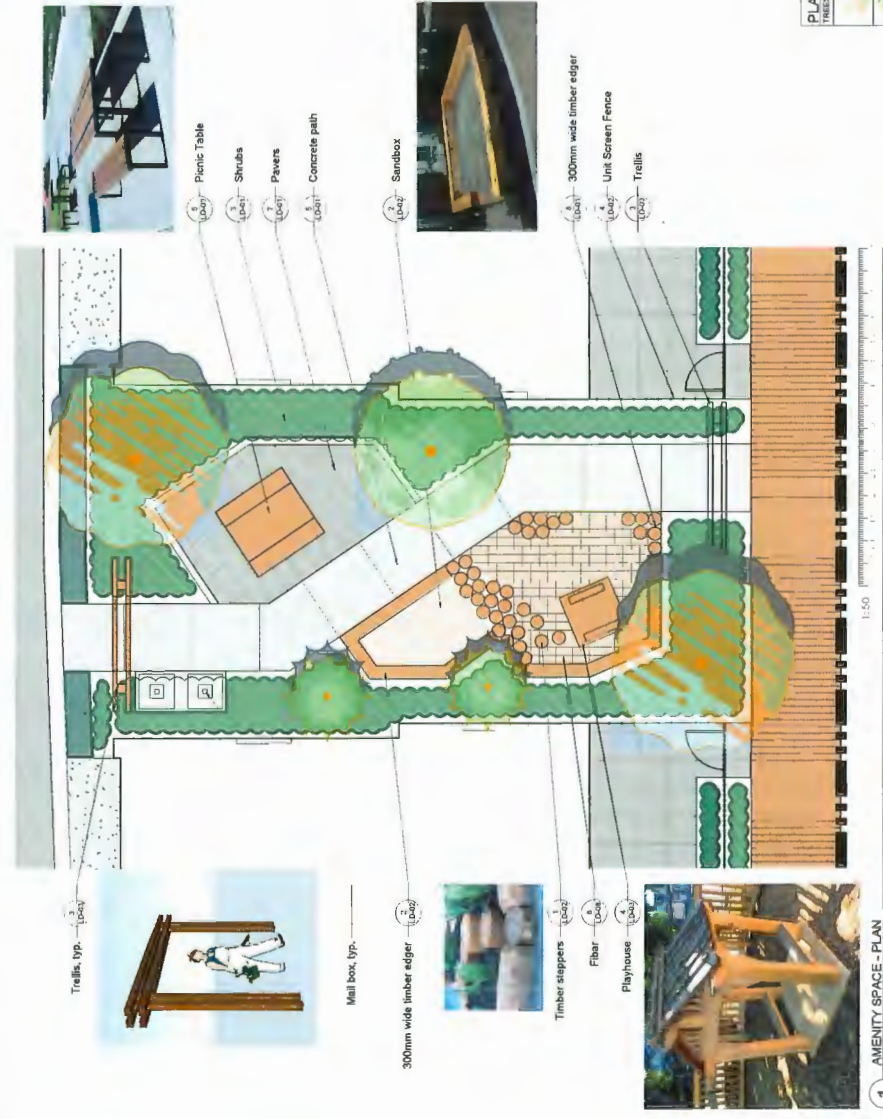
LEGEND

KEY	DESCRIPTION
	CONCRETE SLAB WITH REINFORCING (PROVIDE)
	CONCRETE & SCREEDING WITH REINFORCING (PROVIDE)
	HYDRATED ANHYDRUS GROUT
	HYDRATED ANHYDRUS GROUT WITH REINFORCING
	HYDRATED ANHYDRUS GROUT WITH REINFORCING AND CURB
	HYDRATED ANHYDRUS GROUT WITH REINFORCING AND CURB AND SLOPE
	HYDRATED ANHYDRUS GROUT WITH REINFORCING AND CURB AND SLOPE AND GRAVEL
	GRAVEL
	GRAVEL PAVE
	WOOD DECKING WITH 2x4 JOISTS
	WOOD DECKING WITH 2x4 JOISTS AND 2x6 STRINGERS
	WOOD DECKING WITH 2x4 JOISTS AND 2x6 STRINGERS AND 2x12 BOARDWALK



LEGEND

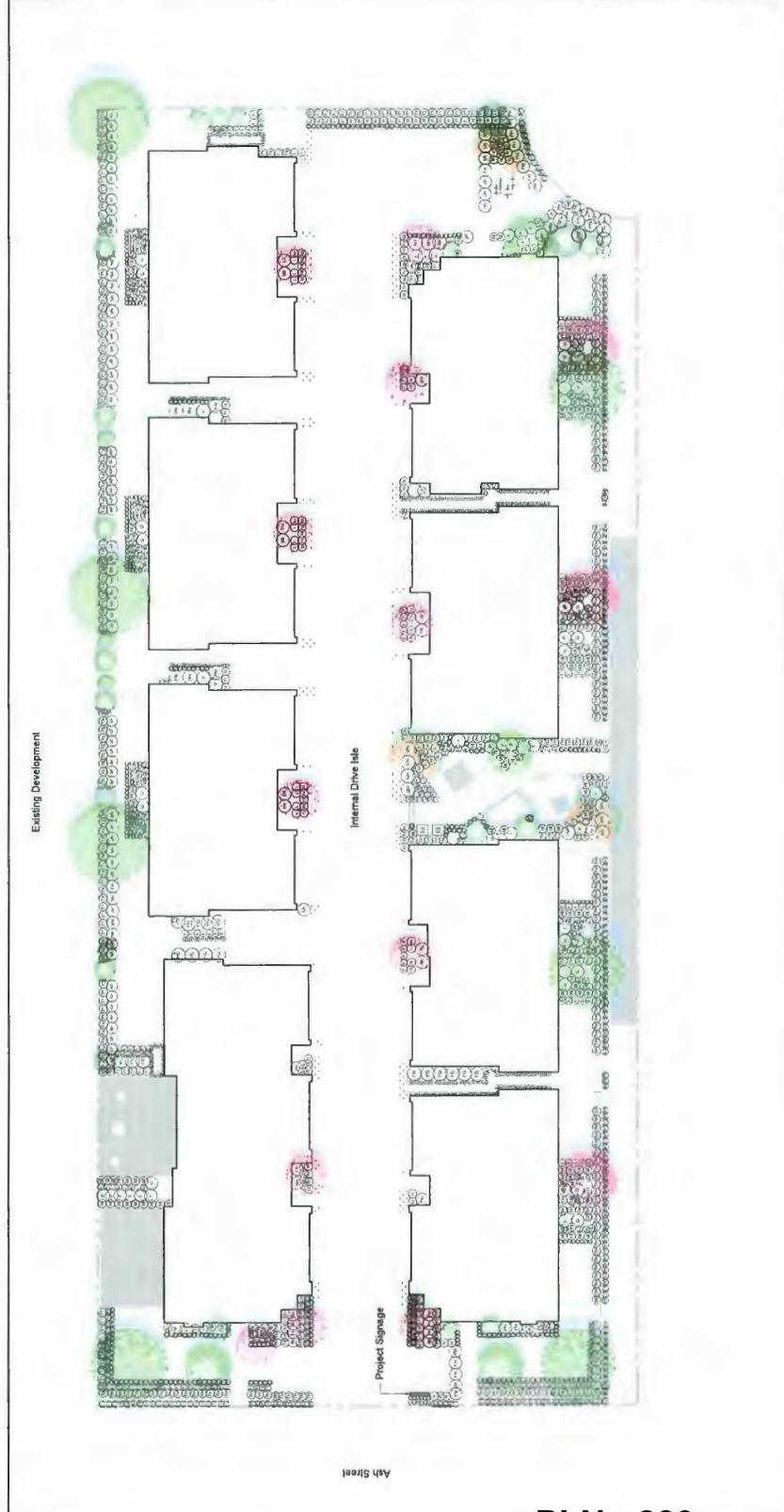
KEY	REF.	DESCRIPTION
	REFER TO OTHERS	CONCRETE SLAB
	5 (LD-01)	CONCRETE & SCREEDS (PEDESTRIAN)
	4 (LD-02)	HYDRATED SLAB
	6 (LD-01)	PERFORATED PAVING
	7 (LD-01)	GRAVEL
	2 (LD-03)	GRASS PAZE
	3 (LD-01)	SHRUB / HEDGE PLANTING
	2 (LD-02)	SAND
	6 (LD-01)	ENGINEERED WOOD PANEL
	1 (LD-03)	CEDAR PRIVACY FENCE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



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT.	CAL.	SIZE	QTY
	Acacia gum / Paperbark Maple	BAB	6cm		3
	Acacia gum / Paperbark Maple	BAB	6cm		4
	Acacia gum / Paperbark Maple	BAB	6cm		2
	Acacia gum / Paperbark Maple	BAB	6cm		4
	Acacia gum / Paperbark Maple	BAB	6cm		11
	Acacia gum / Paperbark Maple	BAB	6cm		8
	Acacia gum / Paperbark Maple	BAB	6cm		3
	Acacia gum / Paperbark Maple	BAB	6cm		11
	Acacia gum / Paperbark Maple	2.0m NL			2
	Acacia gum / Paperbark Maple	BAB	2.0m Ht.		14
	Acacia gum / Paperbark Maple	BAB	2.0m Ht.		2



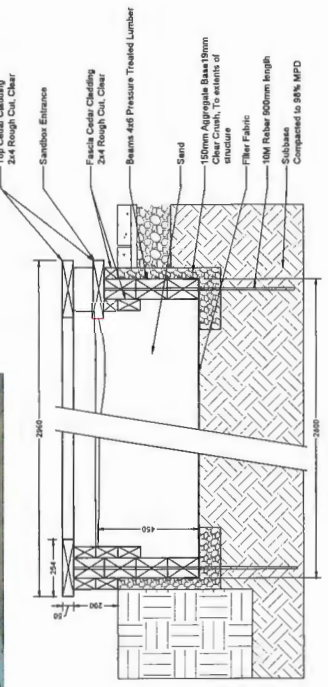


PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	COMT	SPACING	QTY	SHRUBS	BOTANICAL / COMMON NAME	COMT	SPACING	QTY
AC	Asplenium nidus / Bird's Nest Fern	#2	0.50m	108	N	Nandina domestica 'Golf Stream' TM / Heavenly Bamboo	#2	0.50m	56
AP	Aster gracilis / Wood's Pink / Wood's Pink Aster	#2	0.50m	35	P	Phytolacca americana / Green Capote / Japanese Spurge	#2	1m	21
BB	Berberis nervosa / Langleid's Barberry	#3	1m	19	P	Penstemon alpinus / Himalayan / Himalayan Dwarf Fourteen Cross	#2	0.50m	27
BI	Blechnum rotundifolium / Deer Fern	#2	0.50m	120	P	Pieris japonica / Mountain Pieris / Mountain Fire Pines	#3	1m	4
BS	Buxus sempervirens / American Boxwood	#2	0.50m	296	P	Podophyllum nudum / Western Spotted Fern	#2	0.50m	21
C	Cardamine hirsuta / Thread-leafed Cress	#1	0.50m	143	P	Podophyllum peltatum / New Cypripedium	#1	0.50m	265
K	Coma laetosa / Kalm's / Kalm's Dogwood	#2	0.50m	6	R	Rhododendron 'Tangerine' / Tangerine / Tangerine Rhododendron	#2	0.50m	42
L	Daphne x lewisii / Lewisii / Lewisii / Lewisii	#2	0.50m	18	S	Sarcocolla nutkanaensis / Sweet Box	#2	0.45m	31
D	Dieris spectabilis / Queen of Hearts / Bleeding Heart	#1	0.25m	203	S	Sierria japonica / Rubella / Starburst	#2	0.50m	63
DE	Dryopteris erythrosperma / Autumn Fern	#2	0.50m	16	TH	Thalictrum aquilegifolium / Black Globe / Globe Thistle	#2	0.50m	216
E	Elaeagnus argentea / Silver Spine / Silver Spine	#2	0.50m	78	TS	Thymus occidentalis / Orange Thyme / Orange Thyme	#2	0.50m	146
EO	Erythronium albidum / White Lily	ball	0.50m	16		Vaccinium corymbosum / Evergreen Huckleberry	#3	1m	13
G	Gaultheria procumbens / Wintergreen	#2	0.50m	28					
LH	Lantana camara / Yellow Lantana / Yellow Lantana	#2	0.50m	12					

<p>1 DECIDUOUS TREE Scale: 1:25</p> <p>Notes: 1. Sackling/rip to be loosened and dropped to the bottom of the planting hole, all stiffs. 2. All wire baskets shall have the top 1/3 of the wire removed prior to planting. 3. All trees shall be single stem.</p>	<p>2 CONIFEROUS TREE Scale: 1:25</p> <p>Notes: 1. Do not damage main roots or destroy root ball when installing tree stake. 2. Remove tree rings and stakes two weeks after installation. 3. Provide drainage for planting pit in impermeable soil.</p>	<p>3 SHRUB PLANTING Scale: 1:25</p> <p>Notes: 1. Remove all stiffs, news, pots, legs from plant. 2. All soil, mulch and plant material to meet latest Canadian Landscape Standard. 3. Minimum clearance diameter to be 1.5X diameter of plant container. 4. O.C. spacing per planting plan.</p>	<p>4 GROUND COVER PLANTING Scale: 1:10</p> <p>Notes: 1. Plant material installation @ 50mm higher than surrounding to facilitate much installation. 2. Place staking as per plan. 3. Granular mulch (containing 9 or approved pre-mixing herbicide). Apply according to manufacturer's directions above and below mulch. 4. 50mm decomposed bark mulch. 5. Prepared planting soil 150mm min. 6. Existing subgrade.</p>												
<p>5 CONCRETE SLAB Scale: 1:10</p> <p>Notes: 1. Reinforced to provide expansion joints where concrete meets all vertical structures. 2. Horizontal rebar 150mm o.c. earlier section on 150mm smooth finish of setting concrete pathway.</p>	<p>6 SLABS IN GRANULAR PAVING Scale: 1:10</p> <p>Notes: 1. Install all components as per manufacturer's specifications. 2. Supplier: AbsolutConcrete Concrete of approved Equal 3. Type: rebar 4. Size: 610mm x 610mm x 407mm 5. Color: Charcoal</p>	<p>7 VEHICULAR UNIT PAVERS Scale: 1:10</p> <p>Notes: 1. Install all components as per manufacturer's specifications. 2. Structured bond pattern 3. AbsolutConcrete Concrete Series 311 Standard Colour: Brown</p>	<p>8 PLAY AREA FIBER AND EDGER Scale: 1:10</p> <p>Notes: 1. Landscape Fabric - Typ. 2. 100mm Perforated Pipe 3. See C141 for Connection 4. Pea gravel to surround perforated pipe.</p>												
<p>REVISIONS TABLE FOR SHEET</p> <table border="1"> <thead> <tr> <th>No.</th> <th>By</th> <th>Number</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>TS</td> <td>Issued for Review</td> <td>Feb. 22, 2019</td> </tr> <tr> <td>2.</td> <td>TS</td> <td>Issued for Review</td> <td>Mar. 22, 2019</td> </tr> </tbody> </table> <p>* All revisions to be stamped and signed by the project engineer. ** All revisions to be stamped and signed by the project engineer.</p> <p>Project: 7100 & 7120 Ash Street Location: 7100 & 7120 Ash Street, Richmond BC</p> <p>Drawn: TS Checked: TM Approved: DJ Scale: AS SHOWN Original Sheet Size: 24X36"</p>				No.	By	Number	Date	1.	TS	Issued for Review	Feb. 22, 2019	2.	TS	Issued for Review	Mar. 22, 2019
No.	By	Number	Date												
1.	TS	Issued for Review	Feb. 22, 2019												
2.	TS	Issued for Review	Mar. 22, 2019												

Notes:
 1. Cedar cladding and fascia to be installed smooth.
 2. Apply Silbarn Cedar SRO to all Cedar elements. Colour: Oak.
 3. All members to be finished with hot dipped galvanized hardware.



2 SANDBOX AND EDGER
 Scale 1:10



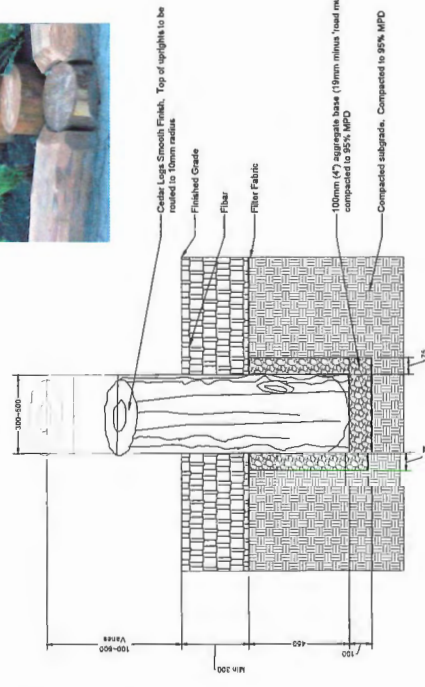
5 SQUARE TREX DECK BUILT AROUND EXISTING TREES
 NTS



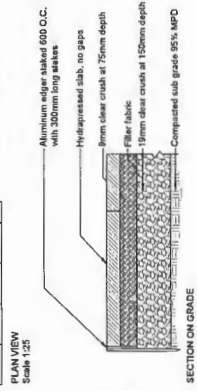
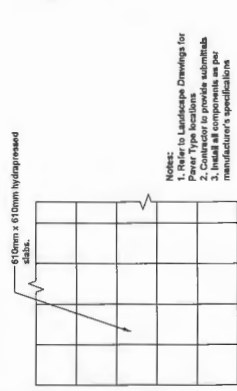
6 SQUARE BOARDWALK WITH KICK PLATE
 NTS



Notes:
 1. Logs to be salvaged with Silbarn Cedar SRO - Cedar 617-Cedar or approved equal. End sawer to be used on all areas below grade. Apply as per manufacturer's specifications.
 2. All branches and root splits to be cut flush, rounded and sealed. Bark to remain intact.



1 STEPPING STONE STUMPS
 Scale 1:10

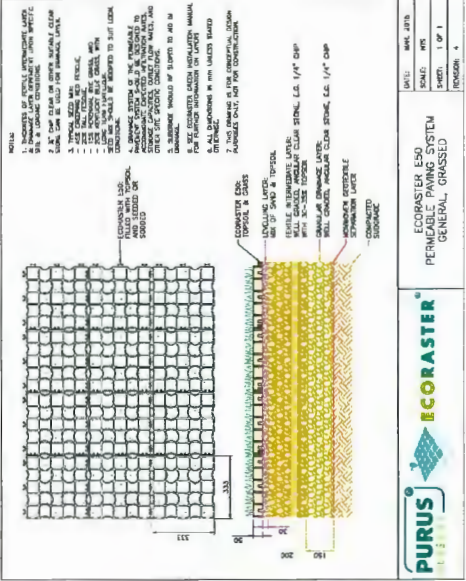


Hydropressed Slab Details:
 Type: Texada
 Size: 610mm x 610mm x 60mm
 Pattern: Staked Board
 Manufacturer: Abbotsford Concrete Products
 www.parragon.com 1-800-663-6291

4 PERMEABLE HYDROPPRESSED SLAB AT GRADE
 Scale 1:10

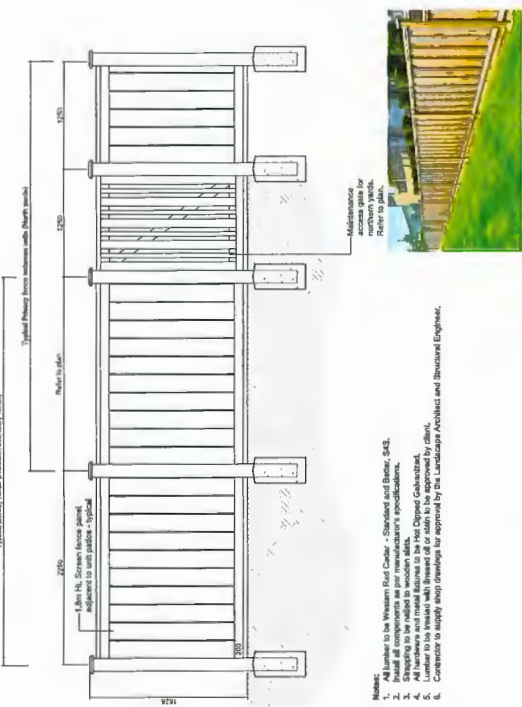


3 RAIL FENCE
 NTS



ECORASTER E50
 PERMEABLE PAVING SYSTEM
 GENERAL, GRASSED

2 GRASS PAVE (WITHIN FIRE ACCESS PATH)
 NTS



- Notes:
 1. Materials to be Western Red Cedar - Stained and Borex. S4S.
 2. Detail all components as per manufacturer's specifications.
 3. All hardware to be stainless steel.
 4. All hardware to be installed in accordance with the Red Dipped Galvanized.
 5. Lumber to be treated with treated oil or stain to be approved by client.
 6. Contractor to supply shop drawings for approval by the Landscape Architect and Structural Engineer.

1 PRIVACY FENCE
 Scale 1/2\"/>



Materials: To match rail fence

3 TRELLIS
 NTS



Supplier: Habitat Systems
 Model name: Playhouse
 Material: Yellow cedar
 Contact: Habitat Systems, habitat-systems.com/playhouse-2/

4 PLAY HOUSE
 NTS



Supplier: Magik Site Furniture
 Model name: Picnic Table
 Finish: Black powder coat (for textured metal finish)
 Mount: Surface mount

5 PICNIC TABLE
 NTS



Supplier: Magik Site Furniture
 Model name: Bike Rack
 Finish: Black powder coat (for textured metal finish)
 Mount: Surface mount

6 BIKE RACK
 NTS

No.	By	Reviewed	Date
1.	TS	TS	Feb. 22, 2019
2.	TS	TS	Feb. 22, 2019

REVISIONS TABLE FOR SHEET

Project: 7100 & 7120 Ash Street
 Location: 7100 & 7120 Ash Street, Richmond BC
 Drawn: TS
 Checked: TM
 Approved: TM
 Scale: AS SHOWN
 Original Sheet Size: 24\"/>

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

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

Tree Inventory		
Tag	Species	DBH (cm) 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	45 2.70
366	Douglas fir	67 4.02
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



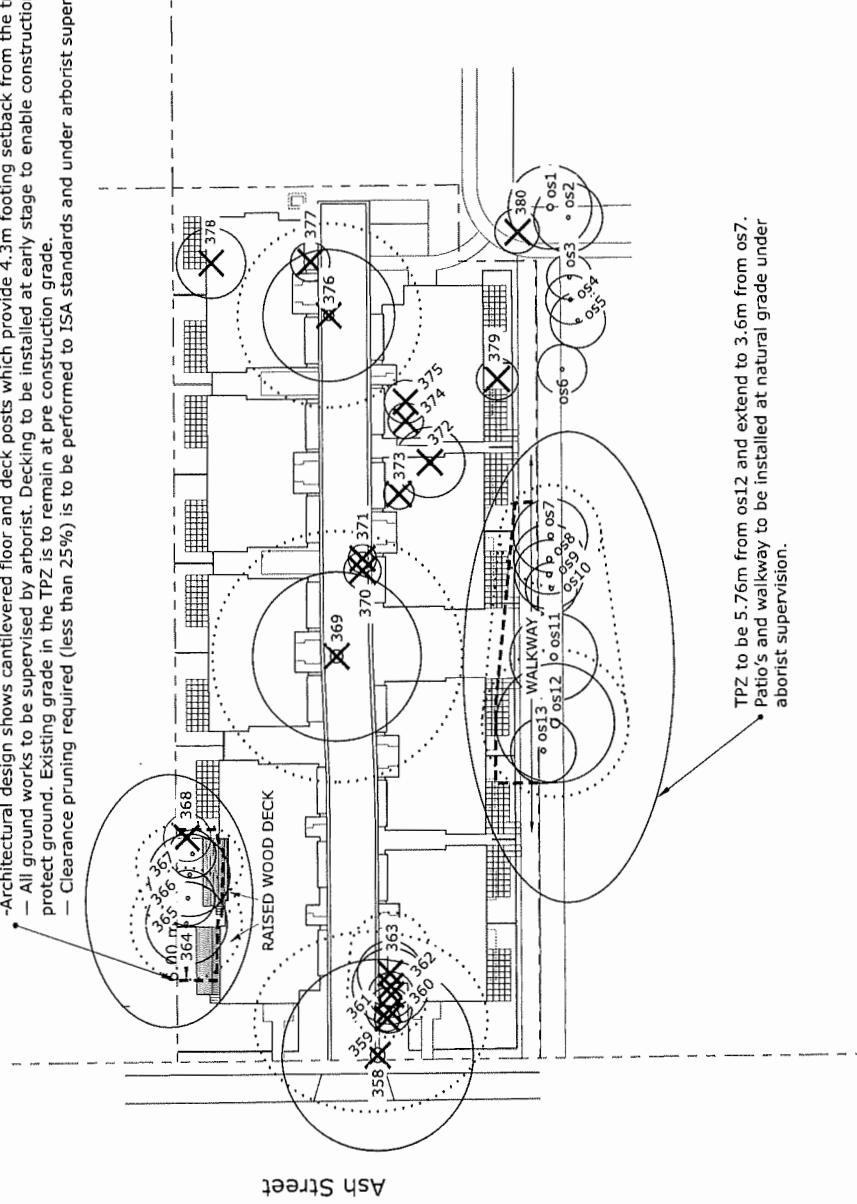
○ dripline

x = remove tree

▬ tree barrier

▬ 1m 1:500 10m

- 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.



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

- 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

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



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

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Approval signature lines for Mayor and Corporate Officer

CITY OF RICHMOND APPROVED by [Signature] APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER