



# City of Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** March 2, 2015

**From:** Wayne Craig  
Director of Development

**File:** DV 14-658670

**Re:** **Application by Habitat for Humanity Society of Greater Vancouver for a  
Development Variance Permit at 8180 Ash Street**

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### Staff Recommendation

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to:

1. Vary the minimum lot width from 12 m to 8.3 m for proposed Lot 5; and
2. Vary the minimum lot frontage from 6 m to 0.38 m for proposed Lot 4, to 2.7 m for proposed Lot 5 and to 0.60 m for proposed Lot 6.

To permit subdivision of 8180 Ash Street into six (6) lots zoned "Single Detached (RS1/B)" for the purpose of developing single-family dwellings.

Wayne Craig  
Director of Development

DN:blg  
Att.



## **Staff Report**

### **Origin**

Habitat for Humanity Society of Greater Vancouver Inc. has applied to vary lot width and lot frontage for lots proposed to be created fronting Dayton Court. The applicant proposes to subdivide 8180 Ash Street into six (6) lots, which are zoned “Single Detached (RS1/B)”. The proposed subdivision would create three (3) lots fronting Ash Street and three (3) lots fronting Dayton Court. The proposed variances apply only to the three (3) proposed lots fronting Dayton Court (Lot 4, 5, & 6) (Attachment 1).

There is no rezoning application associated with the development proposal. With the exception of the lot width and frontage variances that are proposed, the subdivision complies with the site’s existing “Single Detached (RS1/B)” zoning.

The site is currently vacant and is a large lot within a developed single family neighbourhood.

A Servicing Agreement (SA) is required and is discussed in detail in Attachment 8. The scope of the SA includes improvements to the sanitary works, including provision of required rights of ways, demonstration that storm water run-off is contained within each proposed subdivided property and that run-off discharges to the City drainage system, and realignment of the eastern end of the existing emergency access.

### **Surrounding Development**

The proposed scheme attached to this report has satisfactorily addressed the significant planning issues identified as part of the review of the subject Development Variance Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and, with the exception of the zoning variances requested, is in compliance with the requirements of the “Single Detached (RS1/B)” zone.

Please refer to the attached Development Application Data Sheet (Attachment 2) for a comparison of the proposed development data with the relevant Bylaw requirements.

Development surrounding the subject site is as follows:

- To the north: Single-family dwellings designated Low Density Residential in the Ash Street Sub-Area Plan and zoned “Single Detached (RS1/B)”.
- To the east: Single-family dwellings designated Low Density Residential in the Ash Street Sub-Area Plan and zoned “Single Detached (RS1/A)”.
- To the south: An emergency access connecting Ash Street and Dayton Court and single-family dwellings designated Low Density Residential in the Ash Street Sub-Area Plan and zoned “Single Detached (RS1/A)”.
- To the west: Ash Street and single-family dwellings designated Low Density Residential in the Ash Street Sub-Area Plan and zoned “Single Detached (RS1/K) and (RS2/A)”.



## Background

A Development Variance Permit (DVP 10-542375), for the same lot width and frontage variances that are proposed in this report, was issued by Council on September 12, 2011 to the Provincial Rental Housing Corporation (which is BC Housing's land holding company). The property was acquired by Habitat for Humanity Society of Greater Vancouver in 2013. The issued Development Variance Permit lapsed because construction did not commence on-site within 24 months of the permit's issuance. Both the proposed subdivision plan to create six (6) lots; three (3) fronting Ash Street and three (3) fronting Dayton Court and associated variances are consistent with the plans supported in 2011.

## Community Consultation

- Development signs are erected on both the Ash Street and Dayton Court frontages and the notification area has been extended beyond the standard 50 m (164 ft.) radius to include all Dayton Court properties (Attachment 3).
- In addition to the standard opportunities for residents to engage in the review process, the applicant was advised to organize and host a Public Information Meeting to provide an additional opportunity for residents to access information related to the proposal. Invitations were delivered by Canada Post to the expanded notification area, which includes not only residences within a 50 m (164 ft.) radius of the subject site but also all properties on Dayton Court.
- A Public Information Meeting was hosted by Habitat for Humanity Society of Greater Vancouver on Wednesday, October 1, 2014 from 6:00 PM to 8:00 PM at the South Arm Community Centre. Habitat for Humanity staff approached individuals who attended the Public Information Meeting to sign-in. Twenty three (23) individuals signed-in, representing 18 households (Attachment 4). Nine (9) comment forms, of which seven (7) included the individual's address, were completed by residents at the event. A letter from an area resident was submitted to the applicant and copied to staff subsequent to the meeting. Attachment 5 includes a synopsis of the event prepared by the applicant, response to issues raised by neighbourhood residents, copies of the attendance list, completed feedback forms, and a letter from an area resident, as well as a copy of the display boards presented at the Public Information Meeting.
- The following summarizes the concerns expressed in the returned comment forms, the letter submitted subsequent to the meeting, and the concerns expressed directly to staff, who received three (3) phone calls from two (2) callers.

### On-site Parking (Dayton Court Fronting Lots)

- Concern that provisions for on-site turn around will not be used and that vehicles will not exit the site in a forward direction.
- Concern that parking demand resulting from the inclusion of a secondary suite cannot be appropriately accommodated on-site.
- Concern that new residents will park on the street.
- Dayton Court is a cul-de-sac where off-site street parking is in short supply and is complicated by residents using their garages as storage.



*Transportation staff have reviewed the driveway access and turn-around provisions and have determined that the width of the driveway and the on-site turn around provisions adequately accommodate on-site manoeuvring needs (Attachment 6).*

*Two (2) parking spaces per unit are provided, which complies with the Zoning Bylaw.*

*Traffic Bylaw (No. 5870), which applies throughout the City, limits parking abutting a residence between 8:00 AM and 6:00 PM to no more than three (3) hours for those who do not live in the abutting dwelling.*

#### Traffic Impact (Dayton Court)

- A sidewalk exists on the east side of Dayton Court, continues around the cul-de-sac bulb to the southern edge of the site's Dayton Court frontage and terminates at the emergency access. The sidewalk does not continue south of the emergency access to include the west side of Dayton Court.
- Children play on the Dayton Court roadway. Additional traffic generated by new homes will increase traffic within the cul-de-sac, which may affect the safety of residents and children.

*Subsequent to undertaking a traffic speed study in 2011 and reviewing the results, Transportation staff have concluded that study findings do not support the introduction of traffic calming measures in the area at this time.*

*A sidewalk exists in front of the subject site. There are currently no plans to extend the existing sidewalk south of the emergency access.*

#### Height and Character of Proposed Buildings/Overlook/Privacy

- The neighbourhood is characterized by garage entry two-storey homes. The two-storey contemporary homes with carports are an unwelcome departure from the established character of the neighbourhood.
- Although two-storey homes are proposed, they may be higher than the existing homes.
- Concern that the proposed common backyard/community space planned at the back of the proposed lots will affect the privacy of existing neighbouring properties.

*The design of a single-family home is typically governed only by the building envelope restrictions articulated by the site's zoning. In order to provide certainty regarding the design of the proposed homes, the applicant is required to register a legal agreement on title to ensure the design is generally consistent with the plans presented at the Public Information Meeting and attached to this report.*

*As a result of incremental redevelopment within established residential neighbourhoods, variation in building design is common place and the diversity of building height reflects updated building practices that typically maximize the permitted building envelope potential and maximizes permitted density by increasing the slope of the roof. In this case, despite being permitted to construct homes with a maximum height of 2 ½ storeys,*



*the applicant proposes to construct two storey homes with a modest roof pitch. The applicant has provided sections to study edge conditions if the site is significantly raised to comply with the Flood Construction Bylaw. However, despite undertaking these studies, the applicant intends to construct the homes at an elevation that is approximately 0.3 m (1 ft.) above the crown of the adjacent roads; thereby minimizing any difference in building height and construction elevation. Further, the Dayton Court fronting homes would be significantly setback from the property line, which minimizes the visibility of the homes from the street (Attachment 7).*

*Although six (6) individual lots are proposed, fences are not proposed between the internal lot lines. A fence would be introduced only between the subject site and adjacent properties. As shown in the attached landscape plans, an integrated landscape scheme is proposed, which would encourage residents to gather and socialize, and to draw residents into the central courtyard area, similar to the landscape strategy applied to townhouse development. To address privacy concerns between the proposed development and adjacent neighbours, the landscaping proposed on the northern portion of the site, is more generous and lush than typically associated with single family development and includes conifers. Further, the minimum required 6 m (19 ft.) rear yard building setback on proposed Lot 5 and 6 minimizes overlook and privacy impacts on the northern adjacent lots. The closest building to building relationship would be along the eastern edge of the site where a side yard relationship is proposed. Three (3) trees are proposed along this edge to address privacy and overlook concerns.*

#### Number of Lots Proposed by the Subdivision

- Some residents expressed a preference for subdivision into fewer than the proposed six (6) lots.

*No rezoning application is associated with development of the site. With the exception of the lot width and frontage variances requested, subdivision of the lot into six (6) parcels complies with the site's existing "Single Detached (RS1/B)" zoning. Reducing the number of lots would limit the impact of the innovative affordable home ownership model proposed by Habitat for Humanity.*

#### Drainage Concerns

- The neighbourhood has a history of site drainage issues. Concern has been expressed that development of the subject site will impact drainage on adjacent sites and the area generally.

*The site is within an area with soils known to be high in peat and the applicant would therefore be required to submit a geotechnical report as part of the Building Permit review. The Geotechnical report identifies any anticipated impacts to adjacent properties and appropriate measures to keep properties safe for their intended use. If required, a subsidence covenant would be registered on the title of the property being developed.*



**Zoning Compliance/Variations** (staff comments in **bold**)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1) Vary the minimum lot width from 12 m to 8.3 m for proposed Lot 5.
- 2) Vary the minimum lot frontage from 6 m to 0.38 m for proposed Lot 4, to 2.7 m for proposed Lot 5 and to 0.60 m for proposed Lot 6.

To permit subdivision of 8180 Ash Street into six (6) lots zoned “Single Detached (RS1/B) for the purpose of developing single-family dwelling units.

*(Staff supports the proposed variance.*

*The applicant has demonstrated that potential impacts associated with the proposed variances, which will create lots with narrow frontages fronting Dayton Court, have been reasonably addressed. Responses to the following concerns are discussed in detail in subsequent sections of this report:*

***Access, Parking and Safety***

*The proposed lots fronting Dayton Court will share a single access to the street and the applicant has demonstrated that the driveway design accommodates on-site turn-around so that motorists exit the site in a forward direction rather than backing out into the street (Attachment 6).*

*A double car carport is proposed for each home; thereby providing on-site parking in accordance with the bylaw.*

***Impact on Existing Character of the Neighbourhood***

*The lots proposed to access from the cul-de sac are large with narrow frontages that restrict the building envelope to an interior location. By setting the homes back more than 11 m (36 ft.) from the Dayton Court road frontage, the visual prominence of the homes from the street frontage would be minimized (Attachment 1, 7).*

*The applicant has provided a landscape plan, which is attached to the proposed permit and that demonstrates landscaping can be incorporated into the Dayton Court driveway design. As a condition of subdivision approval, the applicant is required to register a legal agreement on title to ensure that the design of the buildings is consistent with the plans attached to this report.*

**Urban Design Response*****Conditions of Adjacency***

- The site abuts single family residential lots on the north and east, Ash Street on the west and an existing City of Richmond dedicated 6 m (19 ft.) wide emergency lane on the south.
- The new homes would comply with required rear and side yard setbacks and although the site’s existing zoning permits a 2 ½ storey building on each lot, the applicant proposes two-storey homes with a building height less than 8.5 m (28 ft.), as well as a modest roof pitch. Proposed on-site landscaping along the perimeter of the site and a new fence will further minimize privacy concerns.



- Construction is required to comply with the City's Flood Construction Bylaw (No. 8204), which requires a minimum flood construction level of 2.9 m GSC, or at least 0.3 m (1 ft.) above the highest elevation of the crown of any road that is adjacent to the parcel. The applicant has provided sections to study the most aggressive potential interface in which proposed new homes would be constructed at an elevation that is between 0.75 m to 3.04 m (2.5 ft. to 9.9 ft.) higher than the existing adjacent homes along the north and south edge of the site (Attachment 1). Despite undertaking these studies, in response to concerns previously expressed by residents within the neighbourhood, the applicant intends construction at a lower elevation. Prior to issuance of a Building Permit, the applicant will undertake a lot grading plan and a survey of adjacent road elevations, which will confirm the proposed finished grade, which is expected to be closer to 0.3 m (1 ft.) above the elevation of the crown of the road.
- The proposed development is not expected to significantly affect the existing homes located on the south side of the site, which are separated from the subject site by an existing emergency access.

### ***Streetscape***

- The applicant has provided contextual streetscape information and a rendering to demonstrate how the proposed subdivision will integrate with the existing neighbourhood (Attachment 7). The site's restricted Dayton Court frontage means that homes constructed on the proposed Dayton Court fronting lots are required to be significantly setback from the lot's frontage to facilitate on-site vehicle manoeuvring and on-site parking, as well as to allow sufficient building width for home construction. The resulting building setbacks (approximately 11 m to 14.3 m (36 ft. to 50 ft.)) minimize the visibility of the homes from the street.
- Variation in building height and design is common within residential neighbourhoods where redevelopment may introduce updated building practices that maximize the permitted building envelop and reflect changes in building design. The proposed two storey high homes (approximately 7 to 8 m (23 ft. to 26 ft.)) will integrate well with the existing neighbourhood.

### ***Site & Functional Planning***

- Due to the site's narrow Dayton Court frontage, the location and design of vehicle access to the proposed Dayton Court lots has been reviewed to consider feasibility and to maximize safety and function.

### ***Exploration of Alternative Access to Proposed Dayton Court Lots***

- Early in the review process, the option of accessing the site via the existing emergency access, which is located along the south side of the subject site, was considered. The associated impacts on lot yield and overall density would be considerable and the option has not been pursued.

### ***Consideration of Driveway Width***

- The standard driveway width for single-family development is 4 m (13 ft.). A proposed shared 4.6 m (15 ft.) wide driveway to access Dayton Court, which is classified as a local



road, is supported by Transportation staff. The proposed development is expected to generate limited traffic.

- The Richmond Fire Department supports a slight re-alignment of the existing emergency access, which consists of two (2) hard surface strips that provide access for emergency vehicles. The proposed slight realignment of the existing emergency access permits the width of the residential shared driveway to be increased. The off-site works associated with the realignment will maintain the 12 m (40 ft.) radius required for fire access. To ensure the realignment does not affect the functionality of the emergency access, the applicant will be responsible for removal of the eastern end of the two (2) drive aisle strips and resurfacing the access with a standard paved surface (Attachment 1).

#### *Manoeuvring*

- The shared driveway proposed for the lots fronting Dayton Court will provide sufficient space for vehicles to reverse out of their carports, turn around on-site, and exit the common driveway into the cul-de-sac in a forward direction (Attachment 6). This configuration is supported by Transportation.
- As a condition of subdivision, the applicant would be required to register a legal agreement on title to secure shared cross access and shared use of the driveway for the proposed lots fronting Dayton Court. To ensure on-site turn around can be accommodated, the document would include reference to a minimum building setback to ensure a carport(s) does not obstruct the area.

#### *Vehicle/Pedestrian Relationship & Safety*

- By facilitating on-site turns, vehicles may exit the site in a forward direction; thereby minimizing the potential for conflict between vehicles backing out onto Dayton Court and pedestrians/cyclists.
- Subsequent to area residents expressing safety concerns in 2011 when the original Development Variance Permit (DV 10-542375) was reviewed, Transportation staff initiated a week long traffic speed study on Dayton Court, which was conducted over a 24 hour period from 8:00 AM October 21, 2011 to 8:00 AM October 28, 2011. The study recorded an average speed of 30 km/h for both north and south bound traffic and substantiated that 85% of the vehicles observed were traveling at or below 40 km/h during the survey period. The speed limit in Richmond, unless otherwise posted, is 50 km/h. Based on the findings of the study, Transportation staff have concluded that traffic calming measures are not required at this time.

#### *On-Site Parking*

- The applicant proposes to construct a carport for two (2) cars on each proposed lot. Two (2) on-site parking spaces per lot complies with the Bylaw requirement.

#### *Garbage and Recycling Collection*

- Garbage and recycling would be collected for individual units from the street.



### ***Architectural Form and Character***

- The applicant proposes homes with simplified architectural features that are characteristic of contemporary architecture (Attachment 1).
- Contemporary, practical homes with simple roof lines constructed of simple yet durable materials, including stucco, hardi-plank and a metal roof are proposed. Carports that accommodate two (2) vehicles, rather than enclosed garages, are proposed to discourage the use of allocated parking area for storage or conversion to habitable space.
- Prior to subdivision, the applicant is required to register a legal agreement on title to ensure that the building design is generally consistent with the attached plans (Attachment 1). Future Building Permit plans must comply with all City regulations and staff will ensure that the plans are consistent with the registered legal agreement for building design.

### ***Tree Preservation and Landscape Design***

- The City Tree Preservation Coordinator has reviewed an Arborist Report and associated tree plan submitted by the applicant, which analyzes tree retention/removal on-site and is summarized below.

Table 1: Tree Preservation/Compensation Synopsis

# of trees	Tree Condition	Recommendation (retain/remove)	Compensation
33	Poor condition (dead, dying, sparse canopy foliage, previously topped or exhibit structural defects)	Remove	1:1 replacement
2 Viable (tag #691, #684)	Good condition but cannot be successfully retained because of required lot grading. #691 additionally conflicts with access to the lot.	Remove	Three (3) minimum 5 m high replacement trees. Required replacement tree security of \$3,000/tree

- A cedar hedgerow is located along the site's Dayton Court frontage and impedes access to the site and installation of perimeter drainage. Parks staff support removal of the hedge and no compensation is required.
- The landscape plan attached to this permit demonstrates that the development would provide a surplus of replacement trees, introduce a mix of conifer and deciduous trees, provide the required larger sized tree species, and encourage relationships between neighbours through the proposed comprehensive landscape strategy.
- Fences are proposed only along the north, south and east perimeter of the site; fences will not be erected between the proposed subject lots. Instead, a common courtyard area is proposed which includes hard and soft landscaping including benches, compost bin, and permeable pavers for pathways and central patio area.
- To address privacy and interface concerns expressed by neighbours, generous landscaping is proposed along the property's edges and the garbage/recycling holding area is screened by landscaping.



***Affordable Housing***

- The housing model proposed by Habitat for Humanity Society of Greater Vancouver, which proposes to facilitate entry level home ownership, responds to one of the primary objectives of the Affordable Housing Strategy: affordable home ownership.
- The applicant has provided the following details of their operating model:
  - Habitat for Humanity Society of Greater Vancouver works with community support and partner families to build safe, quality homes.
  - Habitat member families contribute 500 hours of “sweat equity” into building their home as their down payment. Families then pay an interest free mortgage inclusive of taxes and home insurance that is tailored to be no more than thirty percent (30%) of their annual gross income.
  - The money collected from mortgages is deposited into Habitat’s Building fund, which is leveraged to build additional homes for more families while simultaneously building a savings fund for the partner family to be used in the traditional mortgage market.
  - The home remains within the Habitat for Humanity inventory and if the initial owner determines it is time to sell the unit, the unit returns to Habitat for Humanity to be used by another family to benefit from the mortgage equity system.
- An option to purchase agreement is registered on the site (CA3455051). The agreement ensures ownership of the site remains with an agency that is committed to the long term provision of an affordable housing option. The document articulates terms by which the Provincial Rental Housing Corporation would reclaim ownership of the site, as well as lists eligibility criteria for future home owners.
- Each home will have a secondary suite, which is permitted by the site’s existing zoning. The secondary suite will provide the owners of the homes with a revenue stream. The selection criteria and rental costs threshold for the secondary suites will be the same as the home owner model and is administered by Habitat for Humanity. Prior to subdivision, the applicant is required to register a legal agreement on title to ensure a secondary suite is constructed on each lot.

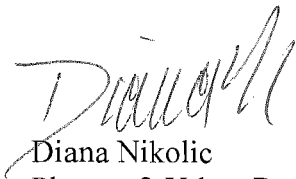
***Subdivision***

- At the future subdivision stage, the applicant is required to register legal agreements on title as listed in Attachment 8, including an agreement that specifies building design, secures shared driveway access for the proposed Dayton Court fronting lots, and provision of secondary suites.
- Also at the future subdivision stage, the applicant is required to enter into a standard Servicing Agreement, which includes all requirements listed in the attached Development Variance Permit Considerations and includes but is not limited to:
  - Demonstrate all Fire Department requirements have been addressed and incorporate any required works into the Servicing Agreement drawings;
  - Realign the existing emergency access to accommodate the proposed driveway from Dayton Court;
  - Undertake improvements to the sanitary works, including provision of required rights of ways;
  - Demonstrate storm water run-off is contained within each proposed subdivided property and that run-off discharges to the City drainage system.



**Conclusions**

The proposed subdivision of 8180 Ash Street into six (6) single family lots to accommodate single family homes with a secondary suite, would contribute to the stock of affordable housing within the city through a program that is initiated and managed by Habitat for Humanity Society of Greater Vancouver. Analysis of the proposed subdivision includes evaluation of possible impacts on adjacencies, vehicle volumes and vehicle manoeuvring for the proposed Dayton Court fronting lots, changes to the streetscape resulting from the proposed development of the lots, and character of the proposed buildings and the associated landscaping plan. The applicant has satisfactorily demonstrated that the lots can be developed in a manner that minimizes the impact of development on the existing neighbourhood. Further, with the exception of the proposed lot width and frontage variances, subdivision and development would comply with the site's existing zoning. Based on these considerations, staff support the proposed lot width and frontage variances.

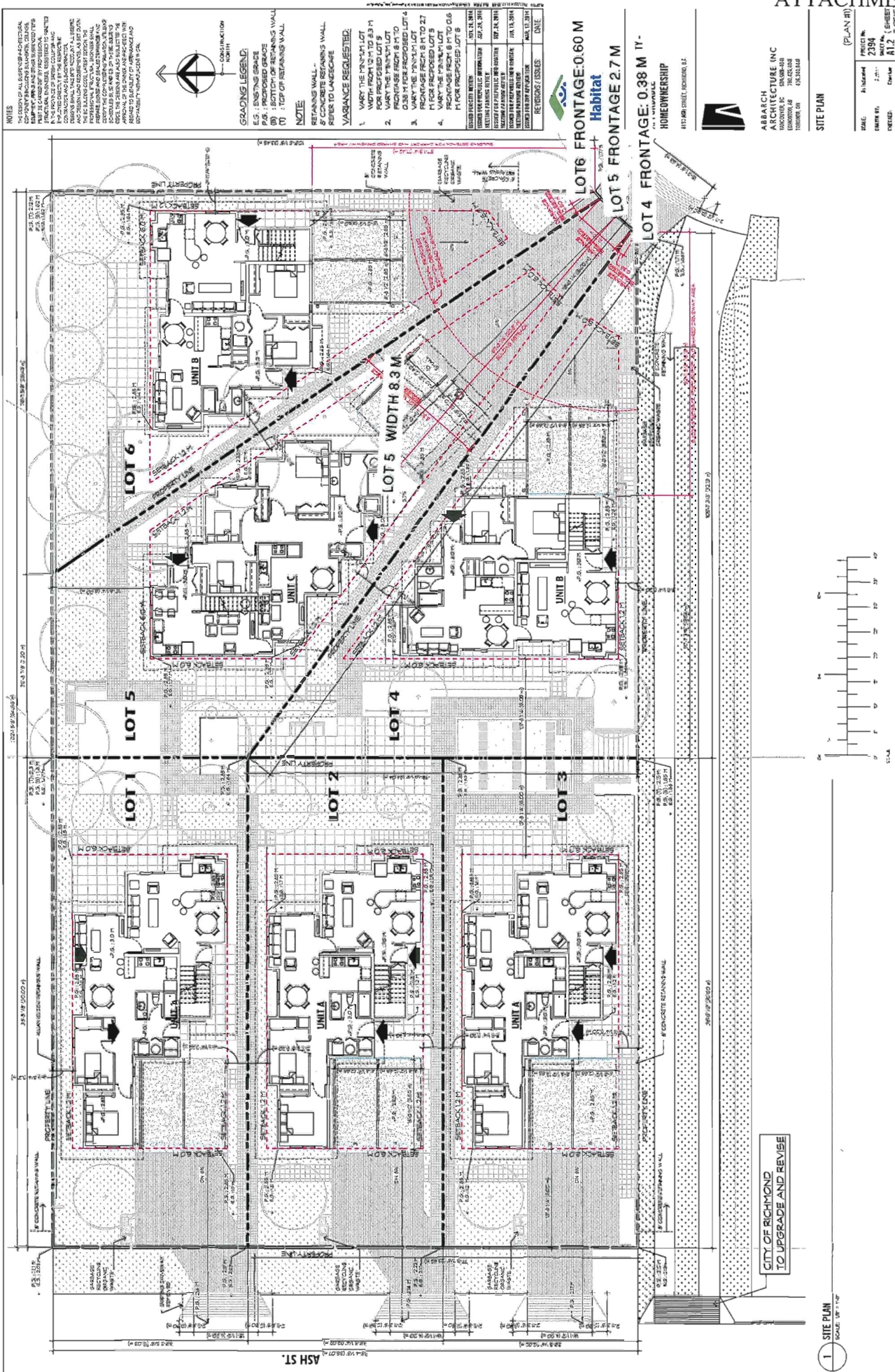


Diana Nikolic  
Planner 2-Urban Design  
(604-276-4040)

DN:blg

- Attachment 1: Proposed Development Scheme
- Attachment 2: Data Sheet
- Attachment 3: Expanded Notification Area (Map)
- Attachment 4: Public Information Meeting Attendance Map & Meeting Notice
- Attachment 5: Public Information Meeting Synopsis Prepared by Applicant
- Attachment 6: On-Site Turning Movements
- Attachment 7: Streetscape Views
- Attachment 8: Development Variance Permit Considerations



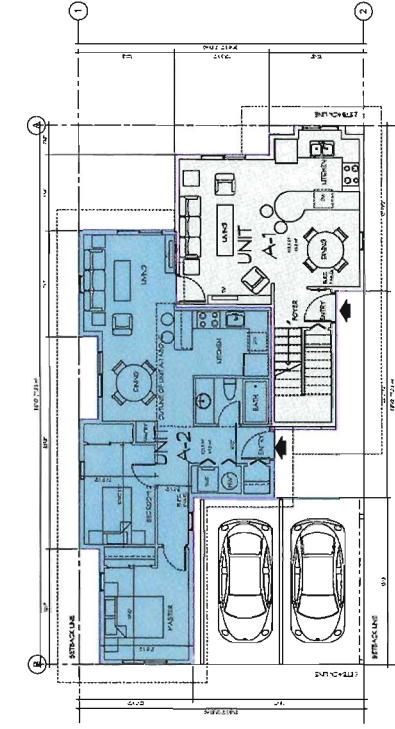




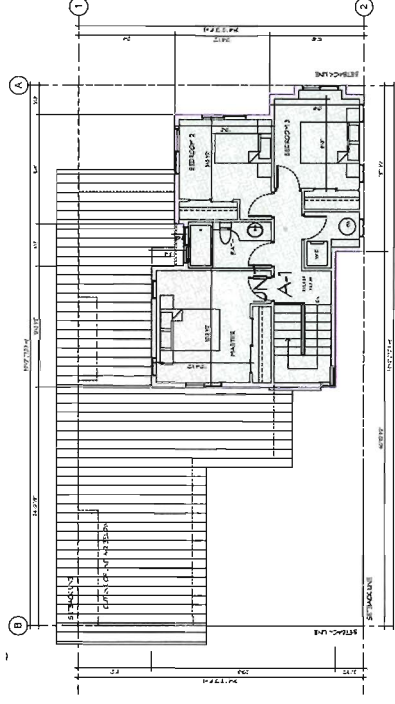




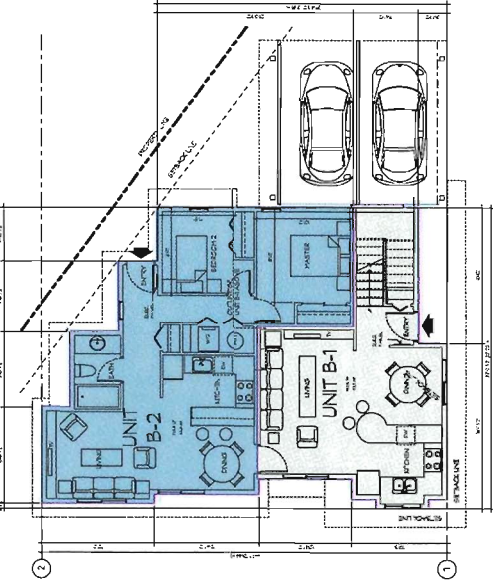
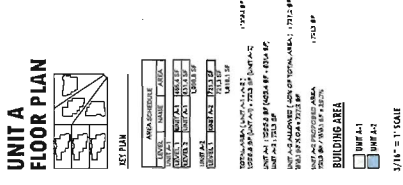
PLAN #5.a UNIT PLANS



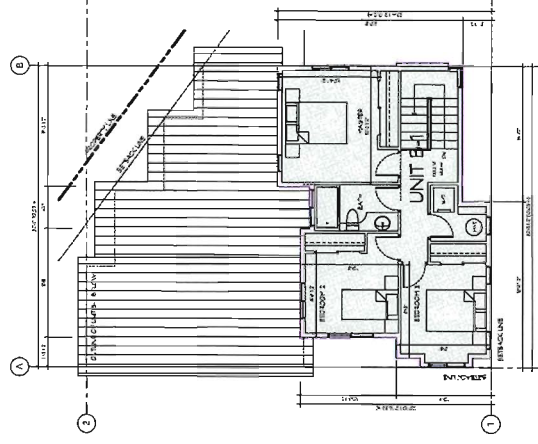
UNIT A FLOOR PLAN - LEVEL 1



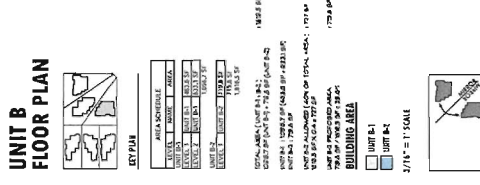
UNIT A FLOOR PLAN - LEVEL 2



UNIT B FLOOR PLAN - LEVEL 1

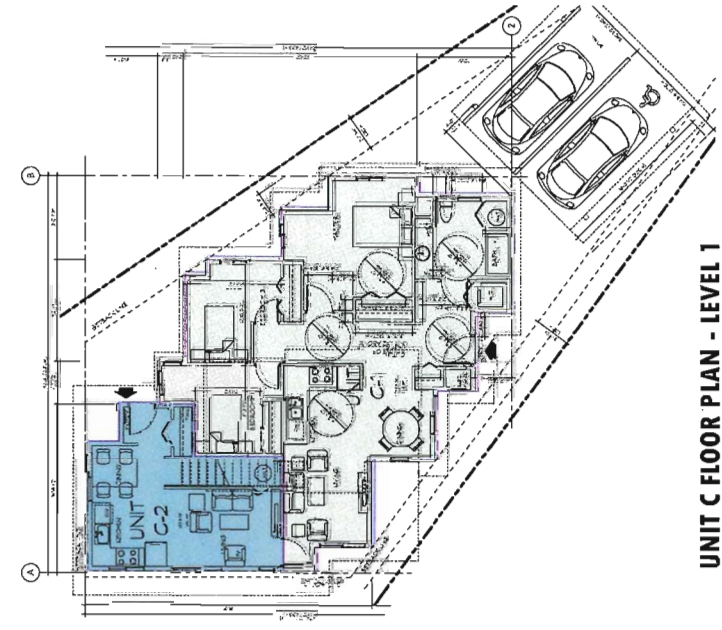


UNIT B FLOOR PLAN - LEVEL 2

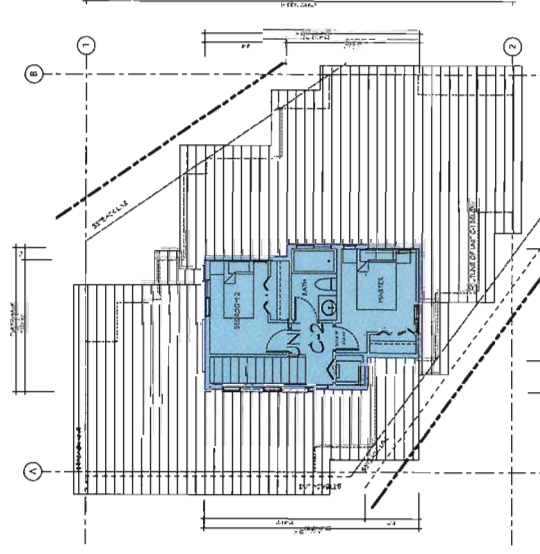




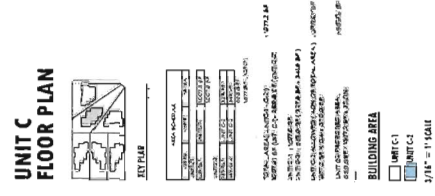
## PLAN #5.b UNIT PLANS



UNIT C FLOOR PLAN - LEVEL 1



UNIT C FLOOR PLAN - LEVEL 2

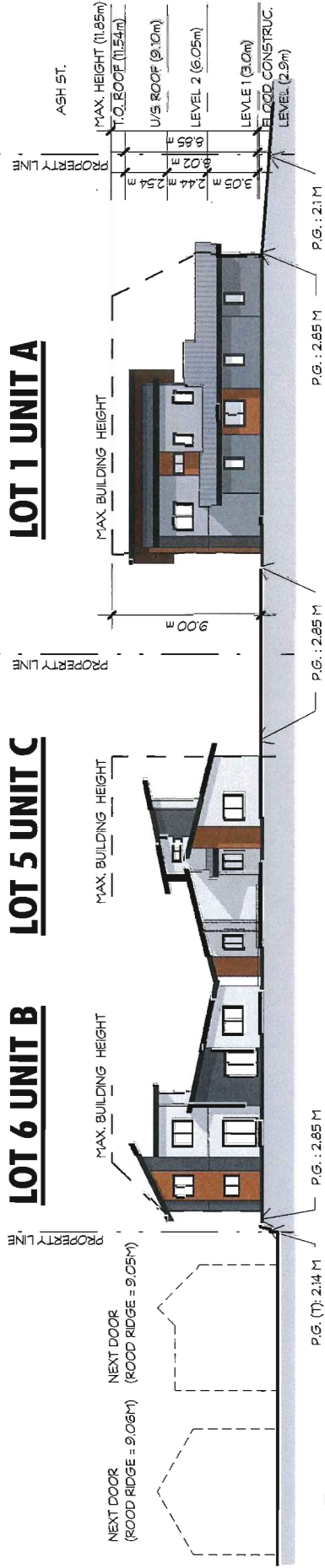




**LOT 6 UNIT B**

**LOT 5 UNIT C**

**LOT 1 UNIT A**

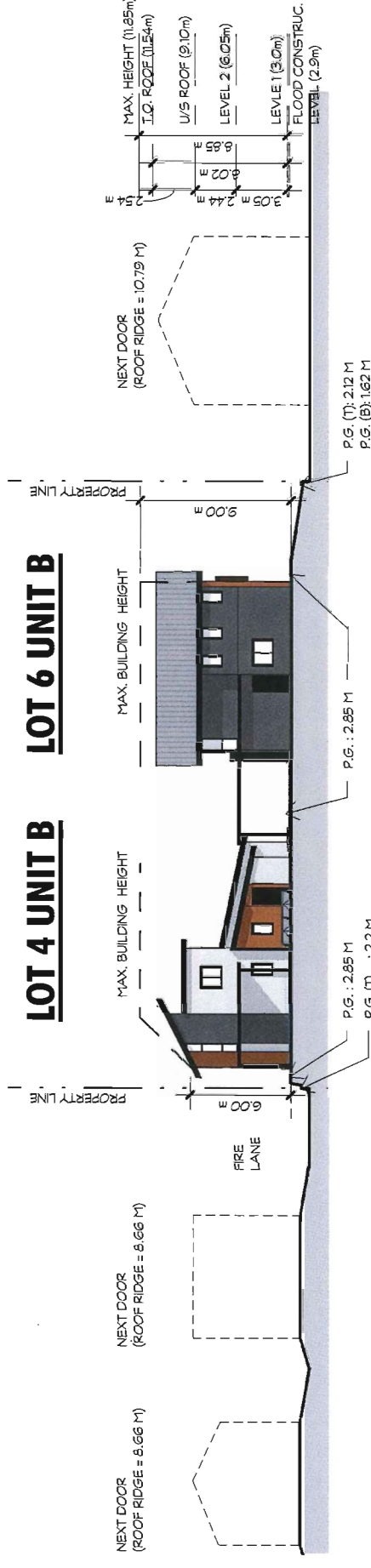


1 NORTH ELEVATION CONTEXT VIEW 01

SCALE: 1" = 30'-0"

## LOT 4 UNIT B

**LOT 6 UNIT B**



2 EAST ELEVATION CONTEXT VIEW 01

SCALE: 1" = 30'-0"



**Habitat**  
for Humanity®  
Greater Vancouver



**ABBARCH  
ARCHITECTURE INC**

VANCOUVER, BC	604.669.4001
EDMONTON, AB	780.426.4001
TORONTO, ON	416.340.8441

**HABITAT FOR HUMANITY - AFFORDABLE HOMEOWNERSHIP**  
8180 ASH STREET, RICHMOND, B.C.

**NORTH & EAST ELEVATION CONTEXT VIEW**

**SCALE:**

DRAWN BY:

DATE:

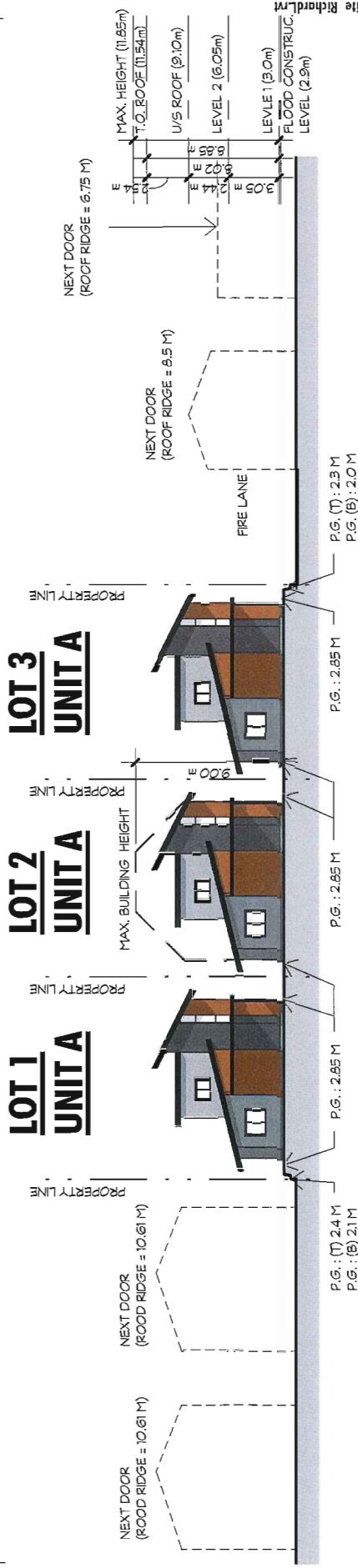
PROJECT No:

SKETCH No.

REF. SHEET No.

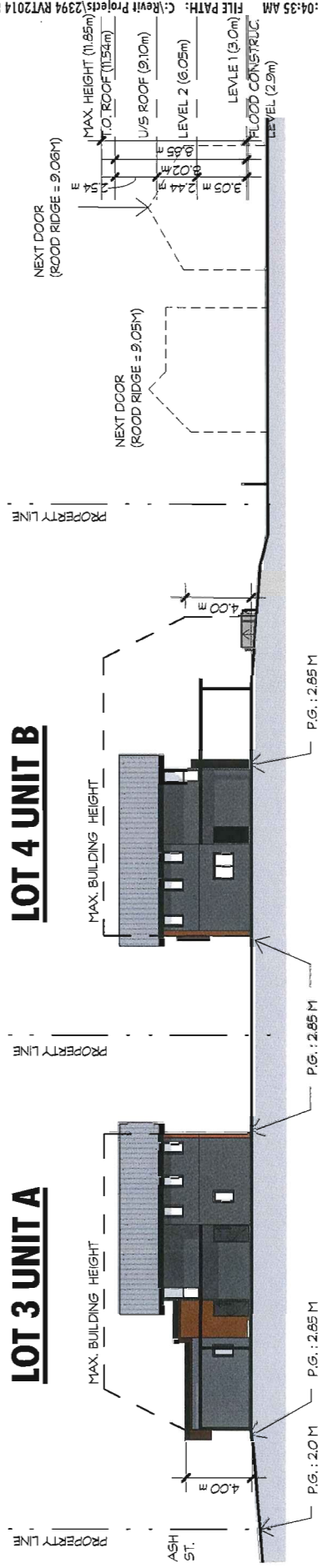
REV. No.








**1 WEST ELEVATION CONTEXT VIEW 01**

SCALE: 1" = 30'-0"



**2 SOUTH ELEVATION CONTEXT VIEW 01**

SCALE: 1" = 30'-0"

 <b>Habitat</b> for Humanity® Greater Vancouver	 ABBARCH ARCHITECTURE INC VANCOUVER, BC 604.699.4041 EDMONTON, AB 780.424.0011 TORONTO, ON 416.540.8441	<b>HABITAT FOR HUMANITY - AFFORDABLE HOMEOWNERSHIP</b> 8180 ASH STREET, RICHMOND, B.C.				
		<b>WEST &amp; SOUTH ELEVATION CONTEXT VIEW</b>			REF. SHEET No.	REV. No. 
SCALE:	DRAWN BY: RL	DATE: 11/20/14	PROJECT No: 2394	SKETCH No. SK1.9		



## SECTION 1: DEVELOPMENT INTRODUCTION

[illegible]





**DV 14-658670**

**Attachment 2**

Address: 8180 Ash Street

Applicant: Habitat for Humanity Society of Greater Vancouver Owner: Habitat for Humanity Society of Greater Vancouver

Planning Area(s): Ash Street Sub-Area Plan

	Existing	Proposed
Site Area:	2329 m <sup>2</sup>	2329 m <sup>2</sup>
Land Uses:	Vacant	6 single-family dwelling units
OCP Designation:	Neighbourhood Residential	Neighbourhood Residential
Zoning:	Single Detached (RS1/B)	Single Detached (RS1/B)
Number of Units:	-	6

On Future Subdivided Lots	RS1/B Requirement	Proposed	Variance
Floor Area Ratio:	0.55	Lot 1, 2, 3: 0.47 Lot 4: 0.43 Lot 5: 0.35 Lot 6: 0.42	none permitted
Lot Coverage:	Max. 45%	34.2-39.5%	None
Setback – Front Yard:	Min. 6 m	Lot 1, 2, 3: 6.0 m Lot 4: 11 m Lot 5: 14.36 m Lot 6: 13.25 m	None
Setback – Interior Side Yard:	Min. 1.2 m	1.2 m	None
Setback – Rear Yard:	Min. 6 m	6.0 m	None
Height (m):	2 ½ stories (not exceeding the residential vertical lot width and depth envelope)	Lot 1-4, 6: 8.02 m Lot 5: 7.06 m	None
Lot Size:	360 m <sup>2</sup>	Lot 1,2,3: 361 m <sup>2</sup> Lot 4: 394 m <sup>2</sup> Lot 5: 450 m <sup>2</sup> Lot 6: 404 m <sup>2</sup>	None
Frontage	6 m	Lot 1-3: 12.02 m Lot 4: 0.38 m Lot 5: 2.7 m Lot 6: 0.6 m	Variance requested for proposed Lots 4-6
Width	12 m	Lot 1-3: 12.02 m Lot 4: 12.21 m Lot 5: 8.35 m Lot 6: 12.02 m	Variance requested for proposed Lot 5



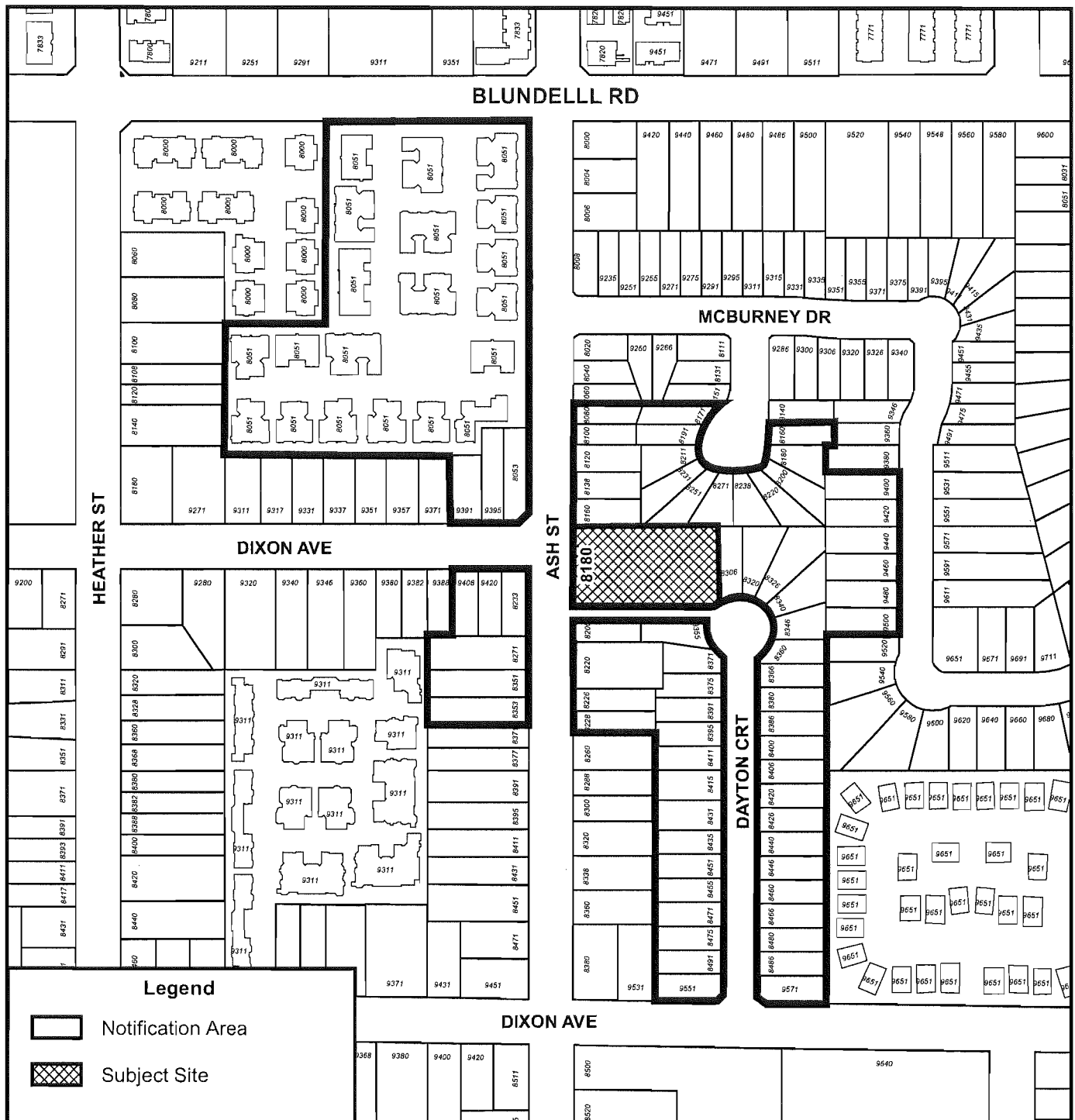
Off-street Parking Spaces – Regular/Commercial:	2 per single detached house. No additional requirement for secondary suite	12	None
Total off-street Spaces:	12	12	None





# City of Richmond

ATTACHMENT 3



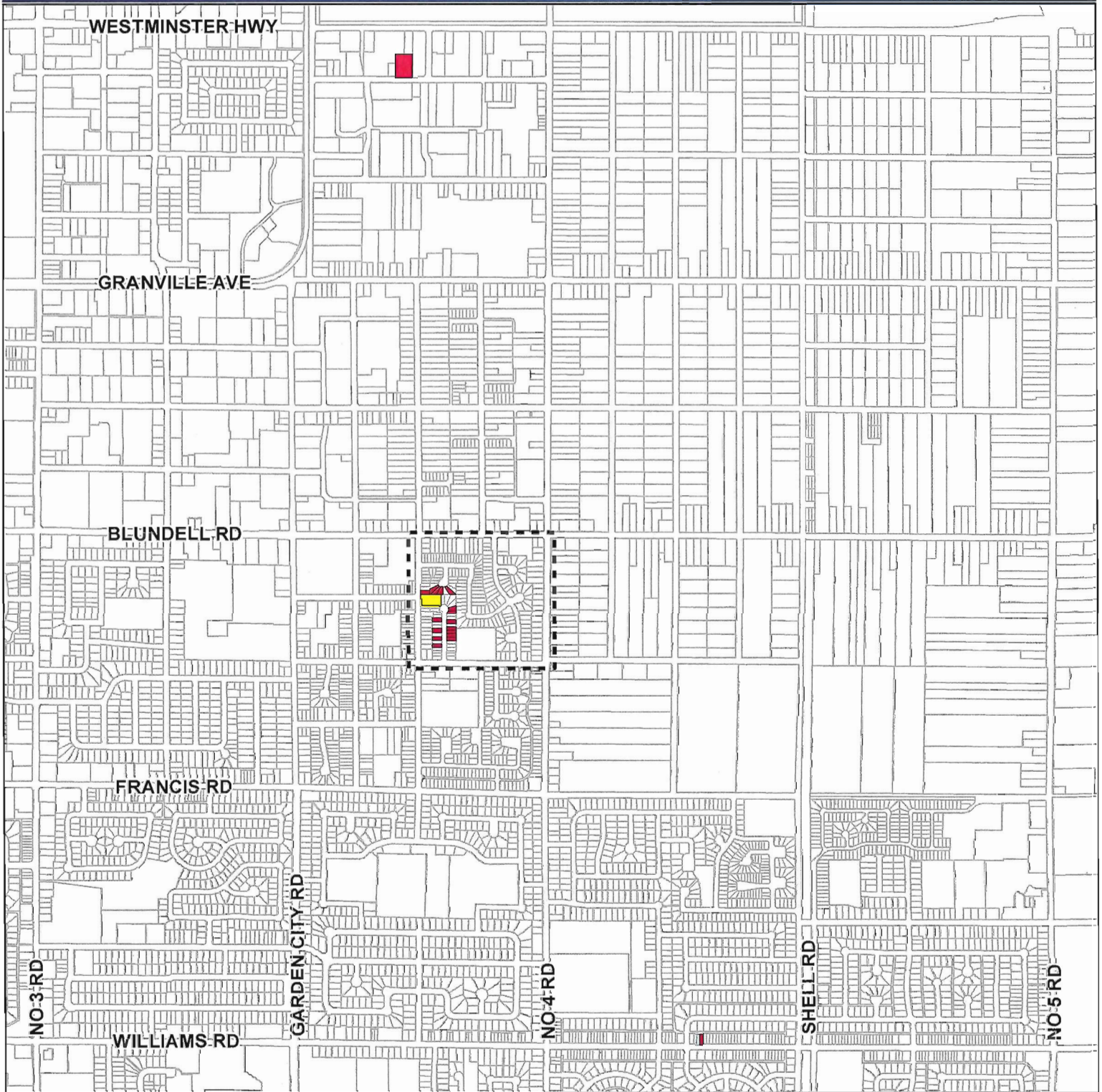
## Extended Notification Area DV 14-658670

Original Date: 02/26/15



Revision Date:

Note: Dimensions are in METRES





## Legend

-  Subject Site
-  Public Information Meeting Attendees  
23 signatures from 18 households

March 2, 2015  
Prepared by Onkar Buttar

**Note:**  
The information shown on this map is compiled from various sources and the City makes no warranties, expressed or implied, as to the accuracy or completeness of the information.  
Users are reminded that lot sizes and legal description must be confirmed at the Land Title office in New Westminster.  
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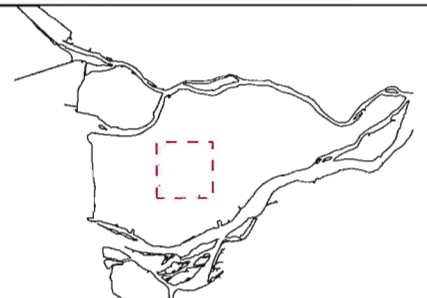


1:17,353

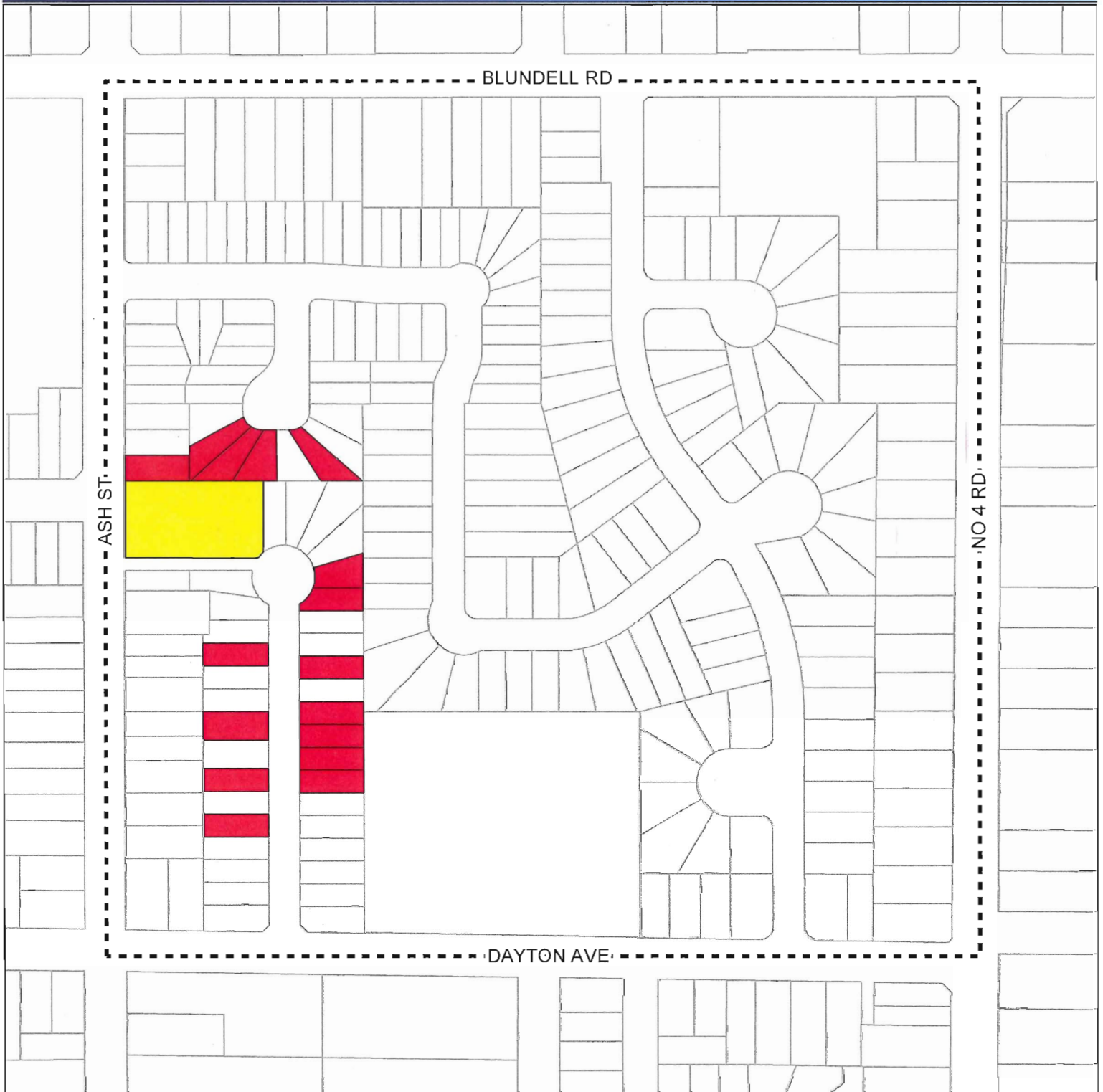


City of  
Richmond



0 62.5 125 250 375 500 Meters







## Legend

-  Subject Site
-  Public Information Meeting Attendees  
23 signatures from 18 households

March 2, 2015  
Prepared by Onkar Buttar

**Note:**  
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1:2,545

0 5 10 20 30 40 Meters







*Building Homes.  
Building Hope.*

Public Meeting Notice  
October 1, 2014  
South Arm Community Centre  
8880 Williams Ave  
Richmond, BC  
6:30pm – 8:00pm

Dear Homeowner:

Habitat for Humanity Society Greater Vancouver recently purchased 8180 Ash Street from BC Housing (Provincial Rental Housing Corporation) for the intent to subdivide the lot into six (6) lots zoned "Single Detached (RS1/B)" for the purpose of developing affordable single-family dwellings, and;

2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) the minimum lot width from 12 m to 8.3 m for proposed Lot 5; and
  - b) the minimum lot frontage from 6 m to 0.38 m for proposed Lot 4, to 2.7 m for proposed Lot 5 and to 0.60 m for proposed Lot 6.

*This Development Permit Application is the same application brought to the public in 2011 by BC Housing Rental Society and was approved by Council. BC Housing let the Development permit lapse by not building the homes within the 2 year requirement. There have been no changes made to the original Development Permit Application.*

Habitat for Humanity Greater Vancouver works with community support and partner families to build safe, decent homes that we sell to partner families with payments they can afford. These families would not qualify for a traditional mortgage due to income and down payment requirements. The Habitat for Humanity model ensures that hard-working families *own* their home. By owning their home, Habitat families move from dependency on housing subsidies to paying, on average, \$2,000 in property taxes each year – transforming a substantial tax burden into positive community impact.

Please come join us to review the proposed Development Variance. Your comments are welcome.

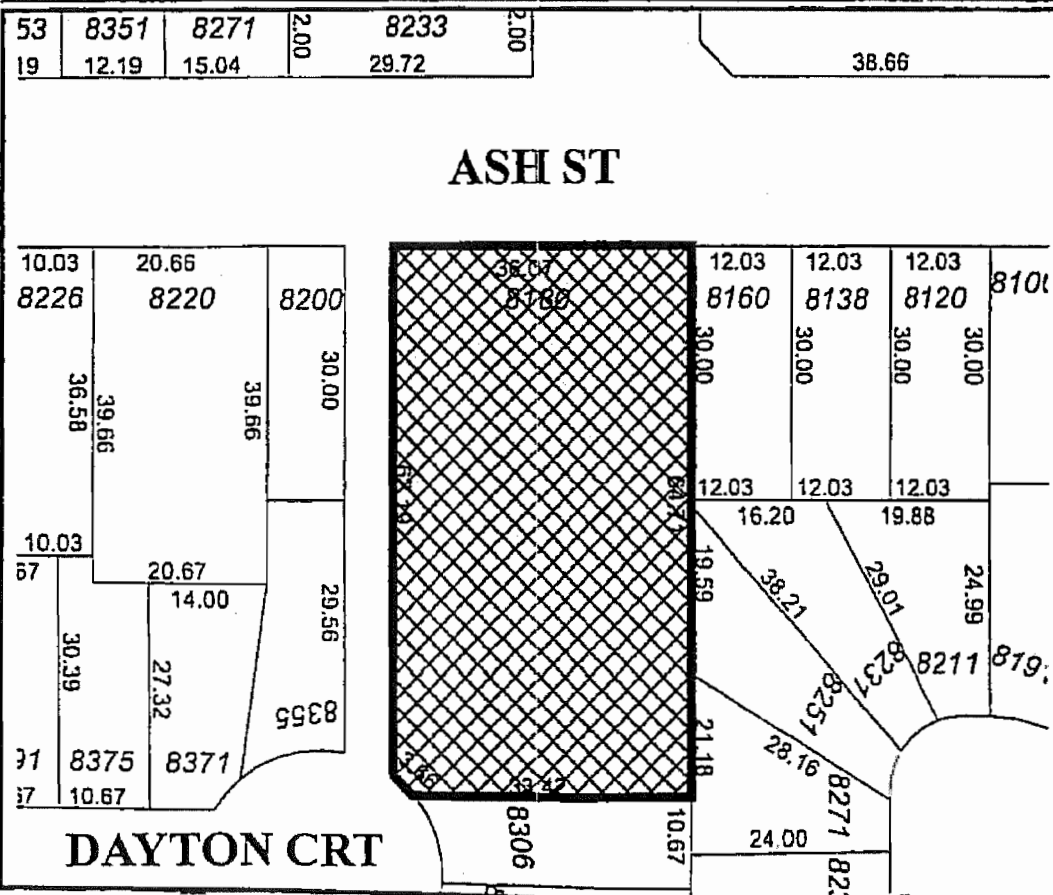
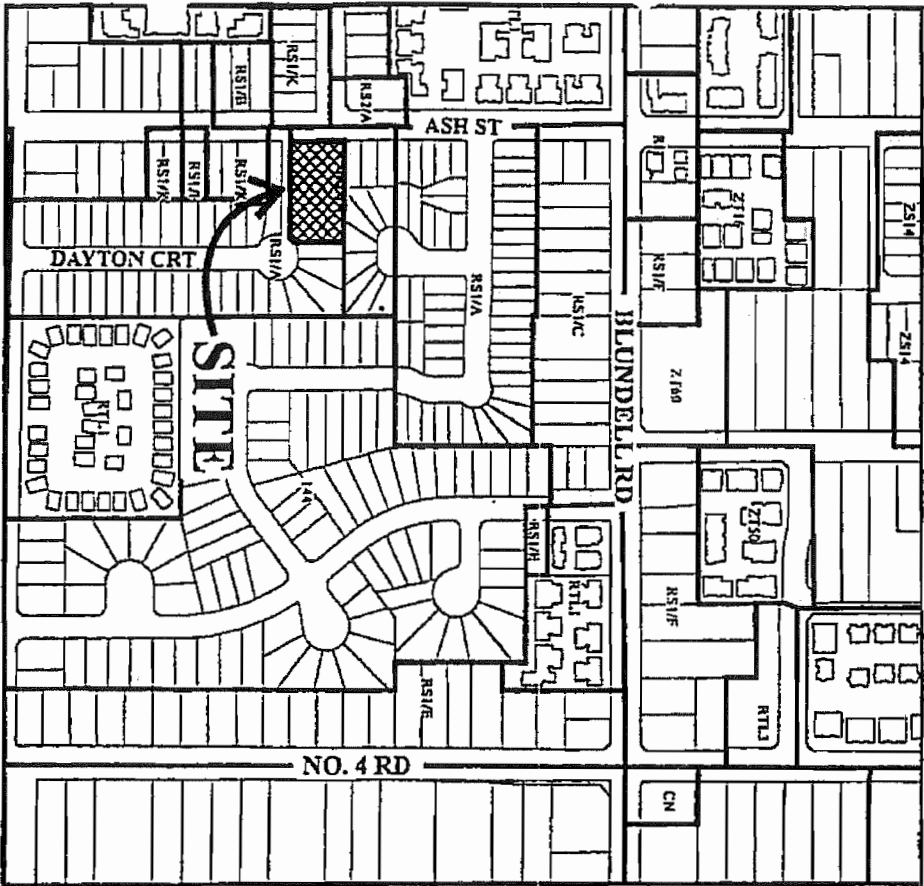
Sincerely,

Tim Clark  
CEO





# City of Richmond



DV 14-658670







*Building Homes.  
Building Hope.*

October 20, 2014

Diana Nikolic, Planner II  
**Planning and Development Department**  
**Development Applications**  
City of Richmond  
**6911 No. 3 Road**  
**Richmond, BC V6Y 2C1**

File: 08-4105-20-AMANDA#2014

Re: DVP Public Information Meeting, 8180 Ash Street, Richmond, BC

Dear Ms. Nikolic:

Habitat for Humanity Greater Vancouver hosted a public information session at the South Arm Community Centre on October 1, 2014. This information session was a requirement of our Development Variance Application for 8180 Ash Street, Richmond, BC.

In attendance of the meeting was ABBARCH Architecture, the architects of record, PWL Partnership, the landscape architects of record, four representatives from Habitat for Humanity Greater Vancouver, and a representative from the City of Richmond.

Habitat for Humanity Greater Vancouver provided notification to an extended geographical area providing 100 households with notification of the meeting.

Attached are the sign in sheets and written responses from attendees. There were 23 individuals in attendance, representing 17 households. One of the attendees was from outside the notification area and had just stopped in to see what was happening. Thus, 16% of households notified attended the meeting, of those 16 households, 11 had Dayton Court addresses. Of these 16 households represented 9 written comments were submitted; 2 of the written comments received came from the same household.

The general comments received were directed towards traffic on Dayton Court and the height elevations of the new flood plan requirements. I have included the responses from the architect and landscape architect for your information.

If you require any further information please contact me.

A handwritten signature in black ink that reads "Tim Clark".

Tim Clark  
Chief Executive Officer



We are aware that we will not be able to suit everyone's taste as it comes to design but we would like to demonstrate that the above are well received in different communities around Vancouver. We feel our design will bring a sense of place to the surrounding neighborhood and will be something that the communities will help build and take pride in.

The discussions that I took part in related to form and character were positive. An understanding of the architecture and its need to be practical in its use of materials being low maintenance were received positively. I was able to field questions related to fenestration on the north and east side of the property. We provided information related to the house scheme and how care was taken related to size and location of windows to provide as much privacy as possible for each neighbor.

I did not receive any questions related to building height. Most of the questions were related to density. Many people were surprised that we were under the allowable density. We did have to explain how the rental helper preformed in each home. These discussions led to the overall plan for the development. The scheme is meant to be inviting and promote a sense of community allowing the public and neighbours to percolate through the site. The lack of fences with access routes through the site all leading to a central gathering space, children's park and community garden all surprised many of the public in attendance.

Our goal, similar to Habitat for Humanity is to propose a design that builds community. For the public who were interested and wanted to engage in conversation with us it was our feeling that this was well received related to form design and character of the buildings.

Aaron Urion, Associate  
B. Arch.

***Engaging Design™***

**ABBARCH ARCHITECTURE INC**

Suite 1830, One Bentall Centre

505 Burrard St., Box 79

Vancouver, BC V7X 1M6

[WWW.ABBARCH.COM](http://WWW.ABBARCH.COM)

T 604.689.4041, Ext 316 F 604.683.5338 C 778.229.1077

**VANCOUVER EDMONTON TORONTO**



## Response from Architect:

Aaron Urion, Architect of record from Abbarch Architecture, was in attendance at the public presentation. The architect's comments and responses from the public information meeting held on October 1, 2014 are summarized below.

### Question 1

Most of the concerns were related to possible over parking on the site related to the single point of entry off the cul-de-sac. Concerns were raised that future residents extra cars would spill out into the already congested cul-de-sac.

### Question 2

I was somewhat surprised to read some of the comments that mentioned that the homes looked cheap and did not conform. Our research related to upcoming neighborhoods in Vancouver as well as homes that are currently winning design awards in Vancouver are in the below images.





## **Response from Landscape Architect:**

Jeff Philips, Principal of PWL Partnership Landscape Architects, was in attendance at the public presentation. The landscape architect's comments and responses from the public information meeting held on October 1, 2014 are summarized below.

### **Question 1**

There were no relevant questions regarding the lot size variances.

### **Question 2**

Concern about settlement of adjacent properties... As additional consultants are brought on board, an engineering design will be proposed to properly load the site with the required fill, without any negative impacts to adjacent property or adjacent grades.

Proposed concrete retaining walls will properly control the raised grades on this site, while not effecting grades on adjacent properties. Actually, the proposed raising of the subject site, to meet proposed grading guidelines, will eliminate awkward grading problems between this site and the adjacent properties.

Currently, the adjacent properties drain across this existing lower subject property. As part of the proposal to raise the site grades, this drainage will need to be addressed as part of the drainage plan for the required retaining walls.

Common area accessibility to the public might be a problem... The site is private, but does not exclude the public. Proposed walks are able to be used to move through the site. If the worry is noise or group meetings that are unwanted, it would be the option of the residents to ask the groups to be quiet or to ask them to leave this site. Privacy at ground level would be achieved by the use of a small property line fences on the proposed concrete retaining wall, massed planting and evergreen trees.

Possibility of using "lane", emergency vehicular access, as a vehicle access to site... I do not believe the municipality would be supportive of this idea. Additionally the existing lane appears too narrow for two way traffic.

Concern about drainage onto cul-de-sac, (Dayton Court)... Storm water drainage for this site will be collected and controlled on this site.

PWL Partnership Landscape Architects Inc.  
Jeff Philips





Building Homes.  
Building Hope.

Public Information Meeting  
October 1<sup>st</sup>, 2014  
Sign-In Sheet

	Full Name	Address	Postal Code	E-mail Address	Signature
1	JOHN SHAM	8160 Ash	V6Y2S3		
2	MEI AN	"	"		
3	HARVEY SCHWARTZMAN	8426 Dayton Court			
4	D-N MacDonald	8251 McBurney Ct Dayton Ct			
5	D. McNeil	8415 Dayton Court			
6	HARVEY	8360 Dayton Court	V6Y3H6		
7	Charuta	8360 Dayton Court	V6Y3H6		
8	Joseph Yang	8440 Dayton Court			
9	Dave Campagna	8391 Dayton Court			
10	MANG, YIYUNG	8220 McBurney Cte	V6Y3H5		

(MATSUWARA, IORAHU)



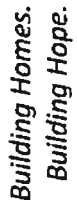


Building Homes.  
Building Hope.

Public Information Meeting  
October 1<sup>st</sup>, 2014  
Sign-In Sheet

	Full Name	Address	Postal Code	E-mail Address	Signature
2	Paul Lam	8231 McBurney Crt.	V6Y 3H5	paul.lam@metro.vancouver.org	[Signature]
13	TIM CHAN	8271 McBurney Ct.	V6Y 3H5	tchan3000@hotmail.com	[Signature]
14	Carmine Lee	8271 McBurney Court	V6Y 3H5	cleed06@hotmail.com	[Signature]
15	Gang Zhao	9333 Tendale Rd	V6Y 1X4		[Signature]
16	Brian Dagnault	8435 DAYTON CRT	V6Y 3H6		[Signature]
17	Fredy Lee	"	"		[Signature]
18	DAN CUEVAS	6346 DAYTON CRT	"		[Signature]
19	Donna Dowd	8455 DAYTON CRT	V6Y 3H6	dowd@shaw.ca	[Signature]
20	David Alex Lee	8386 DAYTON CRT.	"		[Signature]
21	ALEX LEE	8280 DAYTON CRT	"		[Signature]





**Public Information Meeting  
October 1<sup>st</sup>, 2014  
Sign-In Sheet**

[illegible]



Public Input  
October 1, 2014  
South Arm Community Centre  
8880 Williams Ave  
Richmond, BC  
6:30pm – 8:00pm

1. Do you have any concerns with the width of the access point to the three units at Dayton Crescent

Yes/No

Comments:

① PARKING ② SCHOOL ZONE FEEL PARKING  
WILL BE STORAGE - CARS ON DAYTON  
CRES. ③ GARBAGE DISPOSAL - BINS ETC.  
④ A FEW MORE IN THE CONCRETE WILL  
BE BETTER - + PEOPLE IN HOUSE - CARS -  
⑤ OPEN RESALE DRIVES. ⑥ COMMON AREA

2. Do you have any comments regarding the proposed homes building schemes in relation to height/building form/character:

Yes/No

Comments:

THEY DO NOT LOOK LIKE OTHER  
HOMES. BUILDINGS LOOK CHEAPLY  
BUILT & DO NOT DO ANYTHING FOR  
SUBDIVISION / OVERALL APPEARANCE VERY POOR.  
\* OPPOSED TO THE DEVELOPMENT

Name:

J. RITA

Address:

1 8435 DAYTON  
CRES

OPPOSED



Public Input  
October 1, 2014  
South Arm Community Centre  
8880 Williams Ave  
Richmond, BC  
6:30pm – 8:00pm

1. Do you have any concerns with the width of the access point to the three units at Dayton Crescent

☒ Yes ☐ No

Comments:

THE SPACE IS STILL VERY NARROW FOR CARS TO  
DRIVE THROUGH. THE RESIDENTS MAY PARK IN THEIR  
CARPORTS THE FIRST LITTLE WHILE BUT OVER TIME  
THEY MAY START PARKING ON THE STREETS TO  
DRIVING THROUGH WAY.  
AVOID ~~THE~~ DIFFICULT/TIGHT DRIVING AREA INSIDE  
THE

2. Do you have any comments regarding the proposed homes building schemes in relation to height/building form/character:

☒ Yes ☐ No

Comments:

WITH THE ELEVATED HEIGHT NOW  
CAN HABITAT FOR HUMANITY ENSURE  
THE FOUNDATION WILL NOT SETTLE  
INTO ADJACENT PROPERTIES AND  
AFFECTING THE STRUCTURE OF NEIGHBORING  
HOMES.

Name: MEI AN

Address: 8160 ASH ST.



Public Input  
October 1, 2014  
South Arm Community Centre  
8880 Williams Ave  
Richmond, BC  
6:30pm – 8:00pm

1. Do you have any concerns with the width of the access point to the three units at Dayton Crescent

☒ Yes/No

Comments:

THE ENTRANCE APPEARS TO BE TOO NARROW FOR CARS TO ENTER  
AND EXIT AND OVERTIME RESIDENTS WILL PARK THEIR CARS  
ON THE STREET RATHER THAN THE CARPORT

2. Do you have any comments regarding the proposed homes building schemes in relation to height/building form/character:

☒ Yes/No

Comments: BY RAISING THE EXISTING 3 UNITS, OVERTIME  
SETBACK OF SOIL MIGHT DAMAGE THE NEIGHBORING  
PROPERTIES. PRIVACY MIGHT BE AN ISSUE. COMMON  
AREA BEING ~~NOT~~ ACCESSIBLE TO PUBLIC MIGHT BE AN ISSUE.

Name: JOHN SIUAM Address: 8160 ASH STREET



Public Input  
October 1, 2014  
South Arm Community Centre  
8880 Williams Ave  
Richmond, BC  
6:30pm – 8:00pm

Court

1. Do you have any concerns with the width of the access point to the three units at Dayton Crescent

☒ Yes/☐ No

Comments:

There are too many homes you are trying  
to build on such a small size property. The access  
will cause problems with cars, traffic, parking.  
I could see 2 houses on Dayton Ct 1 2 on Ash  
but not 6.

What if we  
became a crescent?

2. Do you have any comments regarding the proposed homes building schemes in relation to  
height/building form/character:

☒ Yes/☐ No

Comments:

I think they look very cheap  
& don't conform to what our existing homes  
look like. If people can't afford a home  
in Richmond perhaps they should look outside  
areas ie Ladner, Langley, Cloverdale.

Name: Lorraine Dowdell Address: 8455 Dayton Ct.

The time for mtg should  
have been twice so people who can't  
make it tonight could come another time.



Public Input  
October 1, 2014  
South Arm Community Centre  
8880 Williams Ave  
Richmond, BC  
6:30pm – 8:00pm

1. Do you have any concerns with the width of the access point to the three units at Dayton Crescent

☒ Yes ☐ No

Comments:

- ① Access limited - leading to cars being parked in the cul-de-sac  
② Increased traffic on the road 12 families - 1 car/family  
③ A lot of kids play in the neighbourhood & increases the hazard with increased cars

2. Do you have any comments regarding the proposed homes building schemes in relation to height/building form/character:

☒ Yes ☐ No

Comments:

- Concern with site grade elevation & resulting rain water/snow water drain into the cul-de-sac area.

Name: HARI UPATH

Address: 8366 Dayton Court Richmond BC  
V6Y 3A6.



Public Input  
October 1, 2014  
South Arm Community Centre  
8880 Williams Ave  
Richmond, BC  
6:30pm – 8:00pm

1. Do you have any concerns with the width of the access point to the three units at Dayton Crescent

(Yes)/No

Comments:

Dayton Court has 6 homes (with rentals) and  
only 6 parking spots, so parking will overflow  
onto a street where many children play. As well,  
all these <sup>added</sup> vehicles must traverse the entire length  
of the street.

2. Do you have any comments regarding the proposed homes building schemes in relation to height/building form/character:

Yes/No

Comments:

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Name: Dave Camponas Address: 8391 Dayton Court



Public Input  
October 1, 2014  
South Arm Community Centre  
8880 Williams Ave  
Richmond, BC  
6:30pm – 8:00pm

1. Do you have any concerns with the width of the access point to the three units at Dayton Crescent *Count*

☒ Yes/No

Comments:

*WITH THE OWNERS & TRUCKS PARKING WILL  
BE A PROBLEM, GARBAGE PICK UP WILL  
ALSO BE A PROBLEM*

2. Do you have any comments regarding the proposed homes building schemes in relation to height/building form/character:

☒ Yes/No

Comments: *ARCHITECTURE THEY DO NOT FIT IN TO  
THE NEIGHBOURHOOD. THERE ARE NO GARAGES  
OR STORAGE ITENS WILL BE STOKED IN  
CONPORT*

Name:

*H. Schreiber*

Address:

*8428 Dayton Crescent*



Public Input  
October 1, 2014  
South Arm Community Centre  
8880 Williams Ave  
Richmond, BC  
6:30pm – 8:00pm

1. Do you have any concerns with the width of the access point to the three units at Dayton Crescent

☒ Yes ☐ No

Comments:

- There are many kids (800+) that regularly play near or on Dayton Cr. We are very concerned about all the additional traffic that will come through with the 3 units plus rental suites.
- Parking will also be a problem since the families will not be able to park in their driveways.

2. Do you have any comments regarding the proposed homes building schemes in relation to height/building form/character:

☒ Yes ☐ No

Comments: Having carports actually makes the houses look "cheaper".

Name: Joseph Address: \_\_\_\_\_

\* Using the lane as vehicle access a possibility?



Public Input  
October 1, 2014  
South Arm Community Centre  
8880 Williams Ave  
Richmond, BC  
6:30pm – 8:00pm

1. Do you have any concerns with the width of the access point to the three units at Dayton Crescent

Yes/No

Comments:

26.  
- DEEPLY CONCERNED OVER TRAFFIC VOLUMES & ACCESS  
AT DAYTON COURT. THERE ARE CHILDREN/STUDENT.  
AGE 2-6 WHICH FREQUENT DAYTON. C.A.  
PREFERENCE TO NOT HAVE ACCESS AT  
DAYTON. WOULD PREFER TO HAVE CITY STAFF  
TO REVIEW TRAFFIC CONDITIONS ON SITE!

2. Do you have any comments regarding the proposed homes building schemes in relation to height/building form/character:

Yes/No

Comments:

---

---

---

---

Name: Joe Kang Lai Address: Mona  
Stella Blex Leung



8231 McBurney Court  
Richmond, B.C.  
V6Y 3H5  
Tel: 604-451-6049

REGISTERED MAIL

October 15, 2014

CEO  
Habitat for Humanity Greater Vancouver  
69 West 69<sup>th</sup> Avenue  
Vancouver, BC  
V5X 2W6

**Development Variance Application # DV 14-658670**

( City of Rmd ref: DP08-4105-20-AMANDA# \2014-Vol 01 )

**8180 Ash Street, Richmond, B.C.**

Dear Ms Clark,

Thank you for organizing the Open House event two weeks ago (October 1, 2014). I have taken the opportunity to speak to a few neighbours and would like to submit our comments as follows:

(A) General features that are of concern/interest to the neighbourhood

- A.1 The 3 housing units facing Dayton Court with a shared driveway has posed concerns to the neighbourhood during the 2011 public consultation process (when BC Housing applied for the variance). Some of our neighbours suggest that it should only be 2 instead of 3 units. Insufficient parking for this complex may result in over-flow street parking on Dayton Court and Ash Street.
- A.2 The proposed height of the new houses is apparently higher than the neighbours. This is contrary to what we were told by the Architect's surveyors when field measurements (including the elevation of our homes) were conducted some months ago.
- A.3 The general features of this proposed scheme (in relation to height/building form/character) are likely to attract more attention from the surrounding community at large. In this connexion, we would like to know how many residents in the neighborhood had been notified of the Open House event, and whether notices had been placed in the local papers before the event.

(B) Items of specific concern to the adjoining neighbours

- B.1 It appears that several feet of fill materials will be brought in to lift the grade level much higher than that of the neighbouring houses. That could cause considerable settlement damages to adjacent structures/houses.
- B.2 Compaction of the soil by this proposed building foundation may result in very poor drainage of the surrounding areas. The effect is likely to be more serious as the new site is higher in grade level and protected by retaining walls (as shown on the architectural schmetics).



B.3 The open layout with shared backyards for these six units serves the concept of this housing scheme well. On the other hand, privacy of the neighbours hopefully can also be addressed by designing of the common activity areas away from the adjoining neighbours and shielded by plantation at the fenceline.

I look forward to your comments and responses.

Sincerely,

*(original signed and mailed)*

Paul Lam

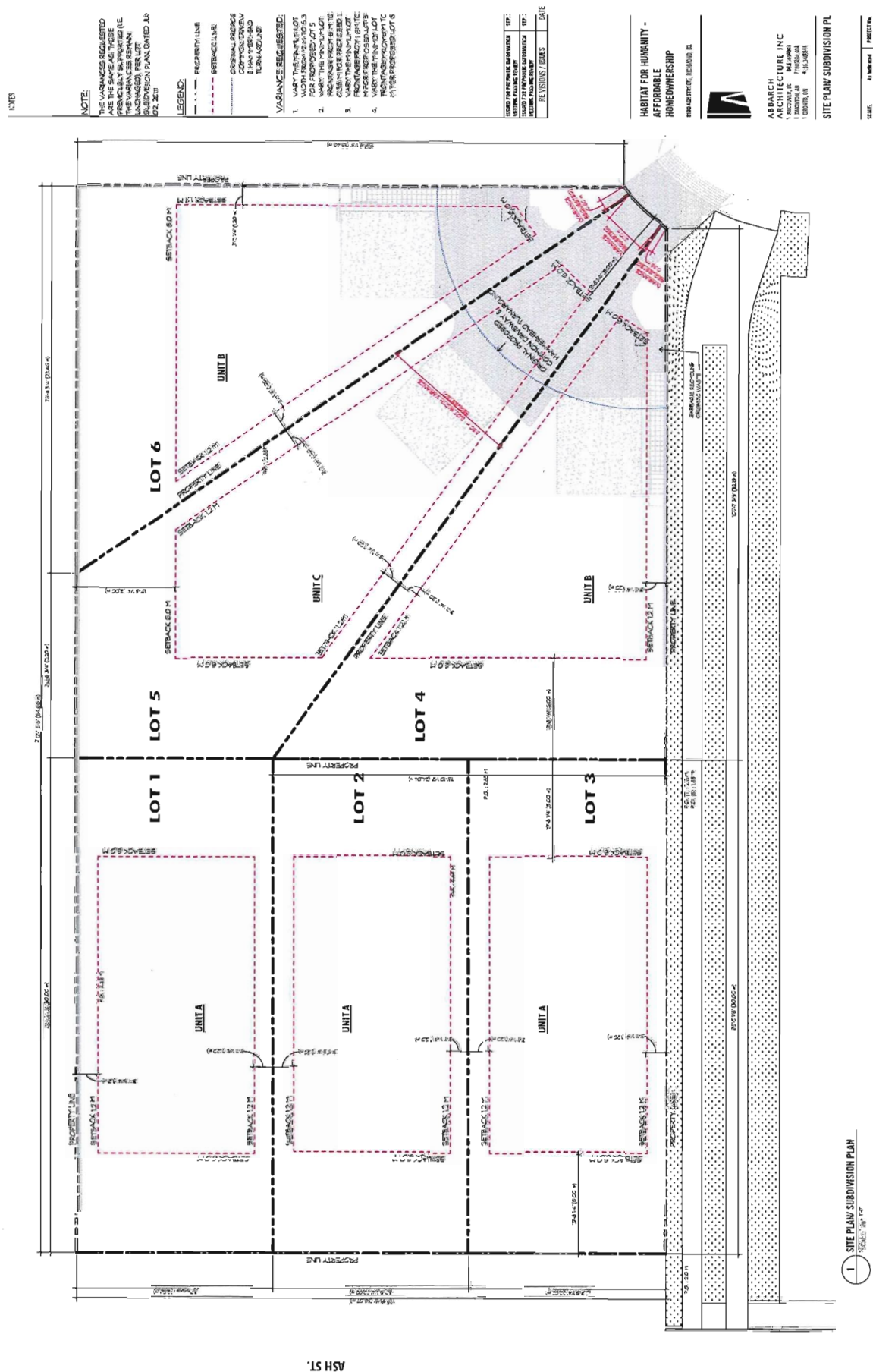
c.c. Urban Development Division, City of Richmond (ref. DP08-4105-20-AMANDA# \2014-Vol 01)  
Councillor Bill McNulty, City of Richmond





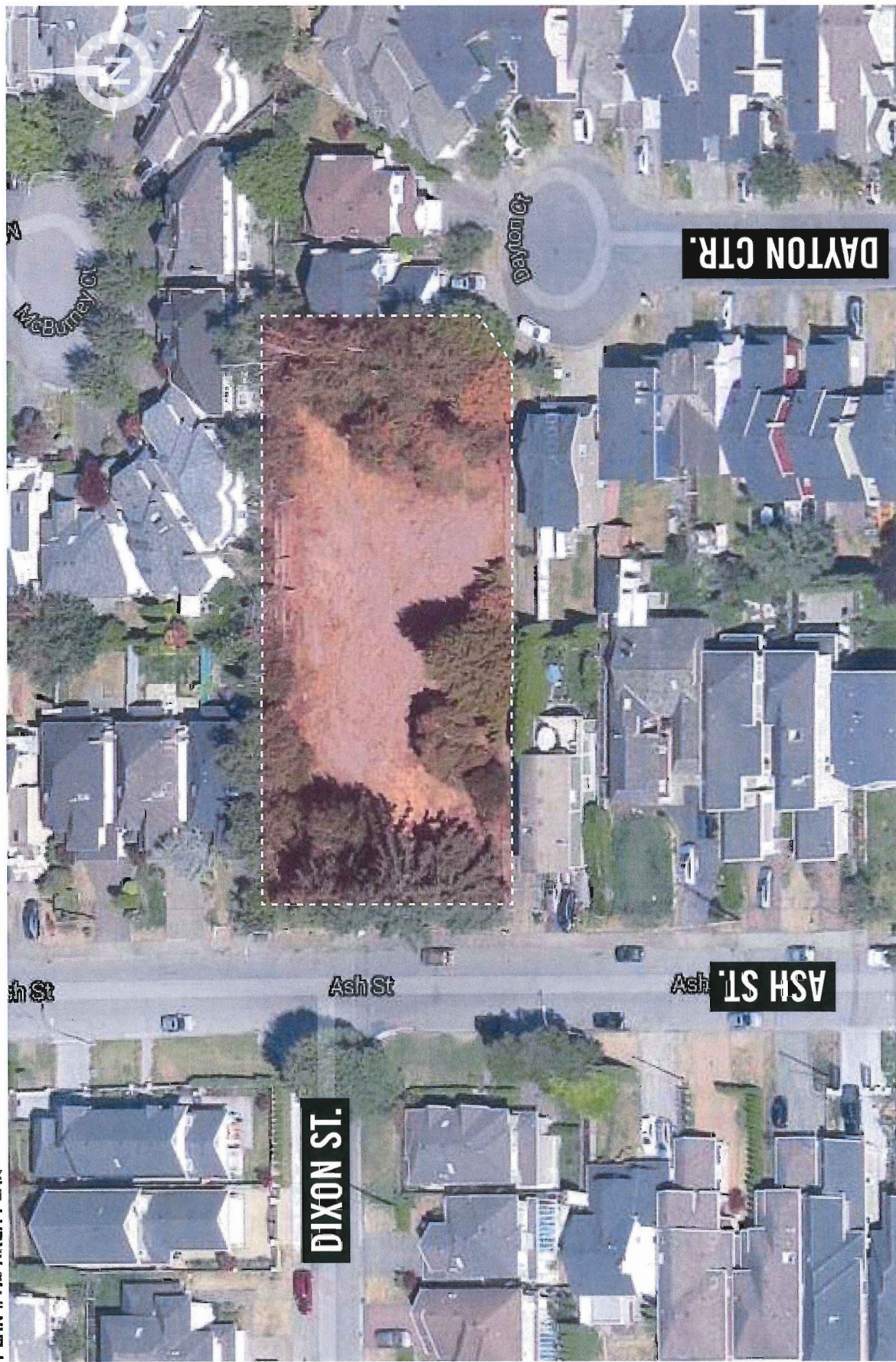


**PLAN #1.a SUBDIVISION/ZONING PLAN**





PLAN #1.b AREA PLAN





## PLAN #1.c SITE STATISTICS/ZONING PROJECT DATA

**LEGAL DESCRIPTION**  
LOT 689, SECTION 22, BLOCK 4, NORTH RANGE 6 WEST NEW WESTMINSTER  
DISTRICT, PLAN 67159

**MUNICIPAL ADDRESS**  
8180 ASH STREET, RICHMOND, BC, V6Y 2S3

**PROPERTY OWNER:**  
HABITAT FOR HUMANITY - GREATER VANCOUVER

**SITE ZONING**  
CITY OF RICHMOND ZONING BYLAW 8500 RS 1 / B

### SITE AREA:

LOT AREA	LOT AREA
LOT#	SF
LOT 1 (UNIT A)	361
LOT 2 (UNIT A)	361
LOT 3 (UNIT A)	361
LOT 4 (UNIT B)	394
LOT 5 (UNIT C)	450
LOT 6 (UNIT B)	404

### PERMITTED LOT COVERAGE:

PERMITTED LOT COVERAGE	NON-POROUS	LIVE PLANT MATERIAL
LOT#	ALLOWED	PROPOSED
LOT 1 (UNIT A)	45%	27%
LOT 2 (UNIT A)	45%	27%
LOT 3 (UNIT A)	45%	27%
LOT 4 (UNIT B)	45%	27%
LOT 5 (UNIT C)	45%	27%
LOT 6 (UNIT B)	45%	27%

### PERMITTED DENSITY:

PERMITTED DENSITY	PERMITTED DENSITY
LOT#	PERMITTED DENSITY
LOT 1 (UNIT A)	2155
LOT 2 (UNIT A)	2155
LOT 3 (UNIT A)	2155
LOT 4 (UNIT B)	2333.0
LOT 5 (UNIT C)	2633.65
LOT 6 (UNIT B)	2393.60

### YARDS & SETBACKS:

YARDS & SETBACKS	FRONT YARD	SIDE YARD	REAR YARD
LOT#	ALLOWED	PROPOSED	ALLOWED
LOT 1 (UNIT A)	6.0 M	12 M	6.0 M
LOT 2 (UNIT A)	6.0 M	12 M	6.0 M
LOT 3 (UNIT A)	6.0 M	12 M	6.0 M
LOT 4 (UNIT B)	6.0 M	12 M	6.0 M
LOT 5 (UNIT C)	6.0 M	12 M	6.0 M
LOT 6 (UNIT B)	6.0 M	12 M	6.0 M

### PERMITTED HEIGHTS:

PERMITTED HEIGHTS	MAX. HEIGHT	RESIDENTIAL VERTICAL LOT DEPTH ENVELOPE	RESIDENTIAL VERTICAL LOT WIDTH ENVELOPE
LOT#	ALLOWED	PROPOSED	ALLOWED
LOT 1 (UNIT A)	9.0 M	8.02 M	REFER TO SHEET A3.1
LOT 2 (UNIT A)	9.0 M	8.02 M	REFER TO SHEET A3.1
LOT 3 (UNIT A)	9.0 M	8.02 M	REFER TO SHEET A3.1
LOT 4 (UNIT B)	9.0 M	8.02 M	REFER TO SHEET A3.1
LOT 5 (UNIT C)	9.0 M	8.02 M	REFER TO SHEET A3.1
LOT 6 (UNIT B)	9.0 M	8.02 M	REFER TO SHEET A3.1

### PERMITTED SUBDIVISION PROVISIONS/MINIMUM LOT SIZE:

PERMITTED SUBDIVISION PROVISIONS/MINIMUM LOT SIZE:	MINIMUM FRONTAGE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
LOT#	ALLOWED	PROPOSED	ALLOWED
LOT 1 (UNIT A)	6.0 M	12.02 M	12.02 M
LOT 2 (UNIT A)	6.0 M	12.02 M	12.02 M
LOT 3 (UNIT A)	6.0 M	12.02 M	12.02 M
LOT 4 (UNIT B)	6.0 M	12.02 M	12.02 M
LOT 5 (UNIT C)	6.0 M	12.02 M	12.02 M
LOT 6 (UNIT B)	6.0 M	12.02 M	12.02 M

### PERMITTED SUBDIVISION PROVISIONS/MINIMUM LOT SIZE:

PERMITTED SUBDIVISION PROVISIONS/MINIMUM LOT SIZE:	MINIMUM LOT AREA
LOT#	ALLOWED
LOT 1 (UNIT A)	360.0 SQ M
LOT 2 (UNIT A)	360.0 SQ M
LOT 3 (UNIT A)	360.0 SQ M
LOT 4 (UNIT B)	360.0 SQ M
LOT 5 (UNIT C)	360.0 SQ M
LOT 6 (UNIT B)	360.0 SQ M

### PARKING: (ZONING BYLAW PART A SECTION 7)

PERMITTED PARKING	PARKING
LOT#	ALLOWED
LOT 1 (UNIT A)	2
LOT 2 (UNIT A)	2
LOT 3 (UNIT A)	2
LOT 4 (UNIT B)	2
LOT 5 (UNIT C)	2
LOT 6 (UNIT B)	2

### PARKING SPACE: (ZONING BYLAW PART A SECTION 7)

PERMITTED PARKING SPACES	LENGTH	WIDTH
STANDARD SPACE	5.5 M	2.65 M
SMALL SPACE	5.0 M	2.4 M
HANDICAPPED SPACE	5.5 M	3.7 M

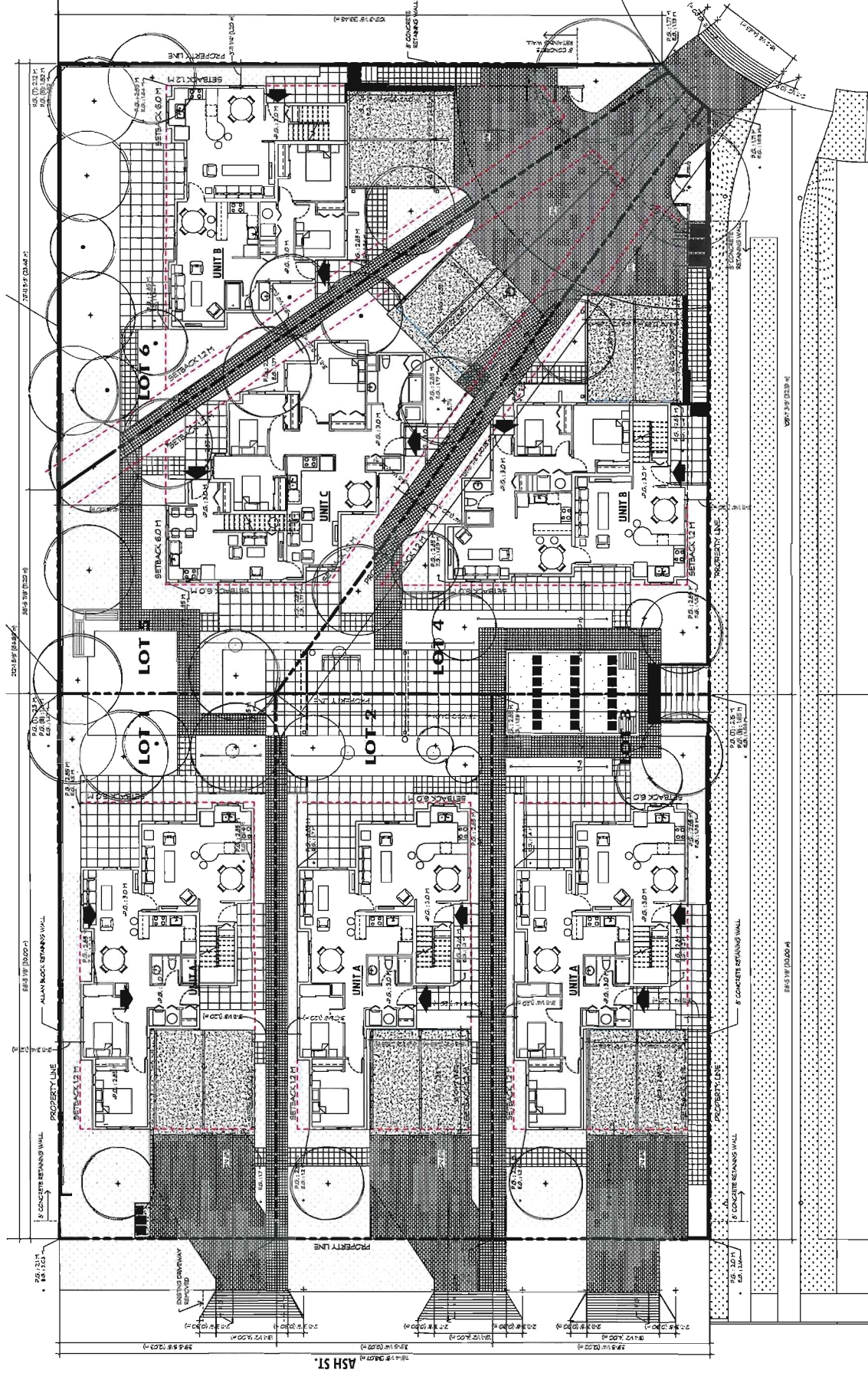
### VARIANCE REQUESTED:

VARIANCE REQUESTED:	ALLOWED	PROPOSED
LOT 4 FRONTAGE	6.0 M	0.38 M
LOT 5 FRONTAGE	6.0 M	2.7 M
LOT 6 FRONTAGE	6.0 M	0.6 M



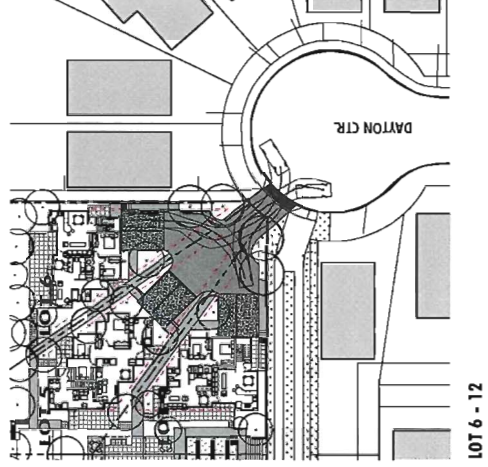
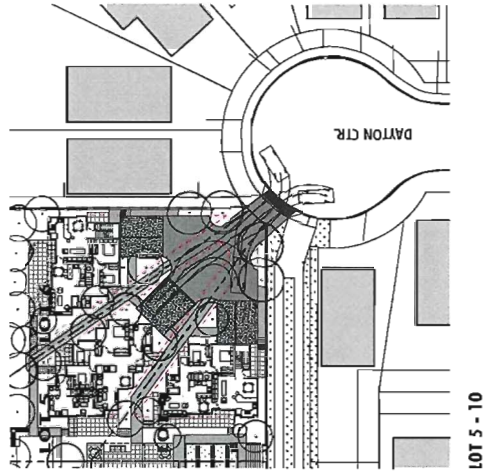
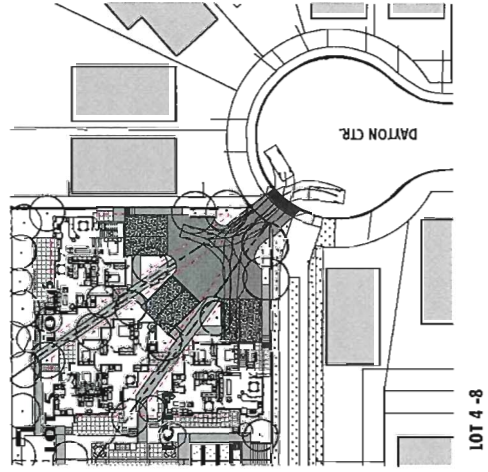
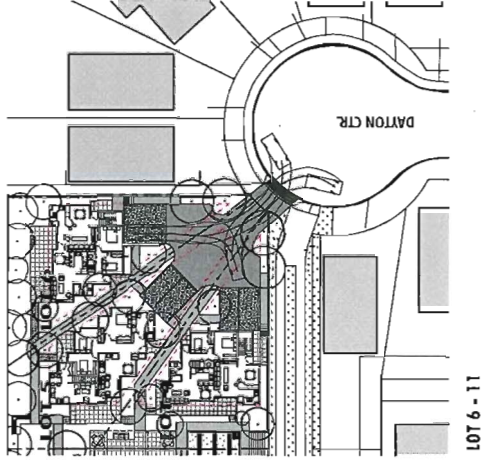
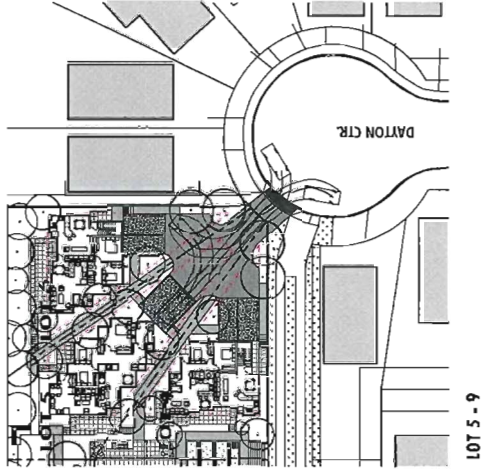
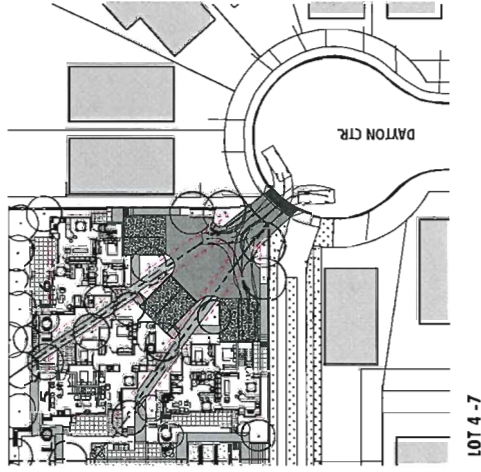


PLAN #2.a PARKING PLAN





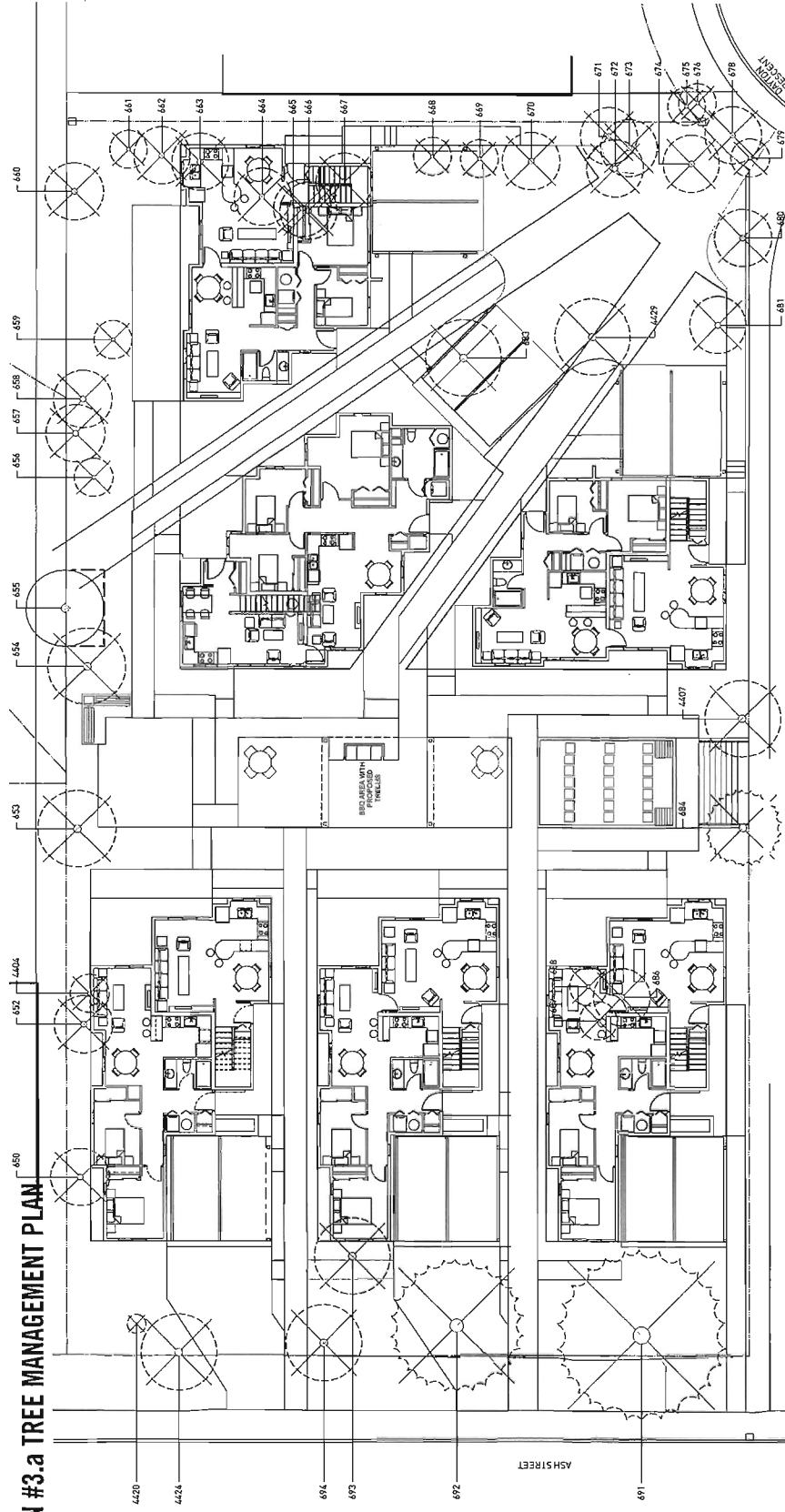
PLAN #2.b PARKING TURNING MOVEMENTS









## SECTION 3: PROPOSED LANDSCAPING

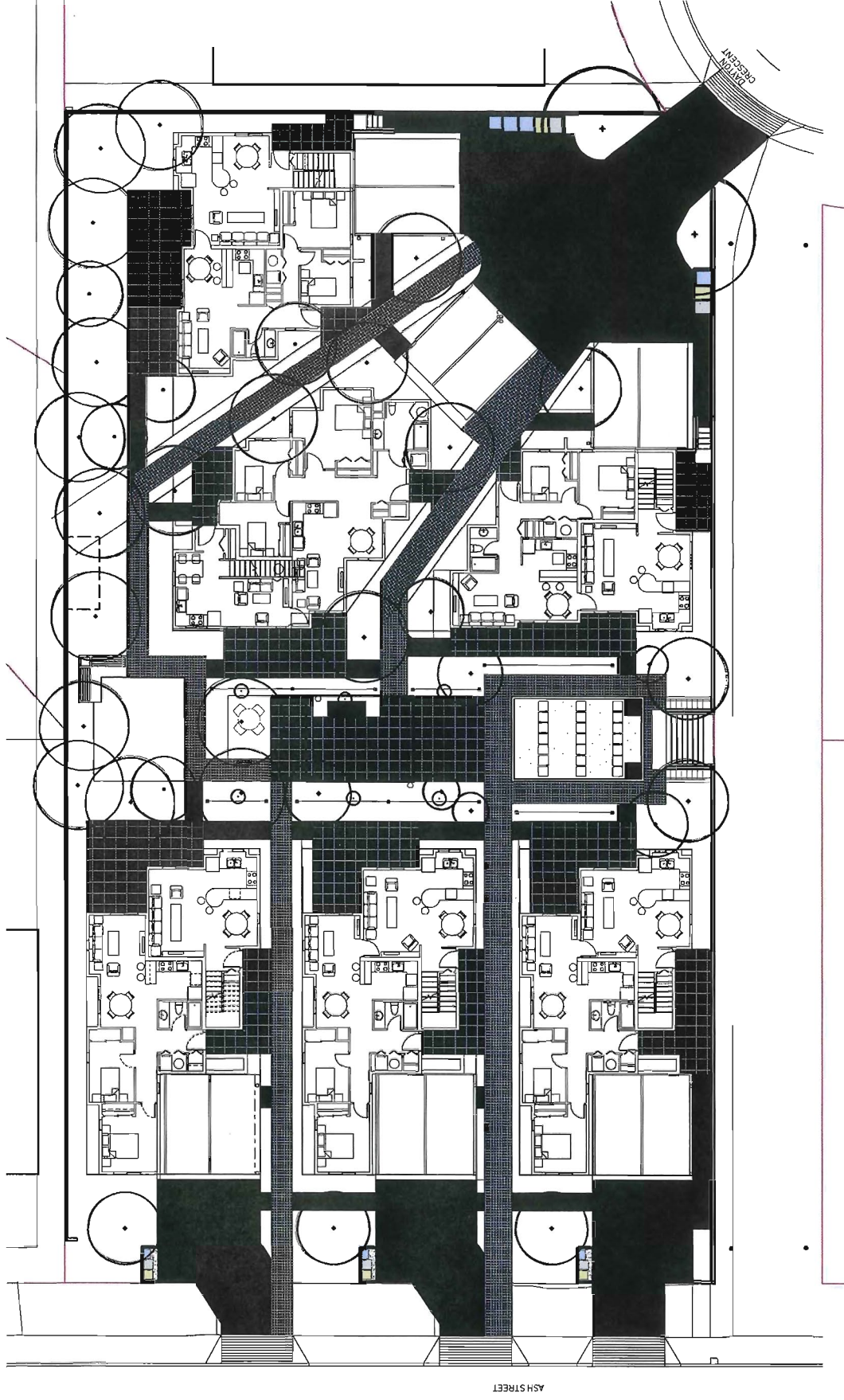
### PLAN #3.a TREE MANAGEMENT PLAN

[illegible]

TREE MANAGEMENT LEVEL:			
KEY	DESCRIPTION	KEY	DESCRIPTION
	THREE PROTECTION BARRIER FENCE		CONFISCATED TREE TO BE REMOVED
	DECADUOUS TREE TO BE RETAINED		DECADUOUS TREE TO BE REMOVED



PLAN #3.b LANDSCAPE PLAN

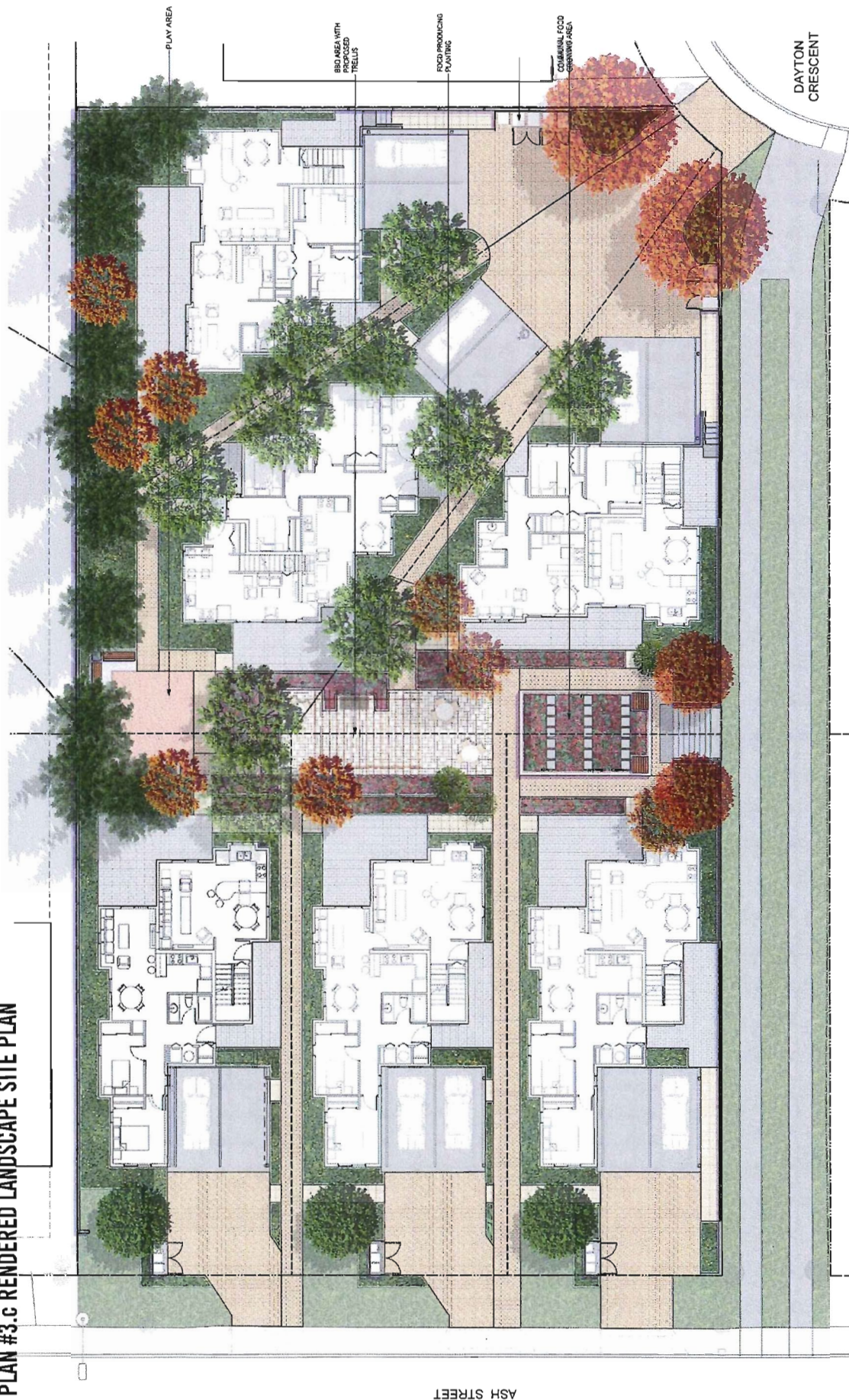


PWL partnership





PLAN #3.c RENDERED LANDSCAPE SITE PLAN



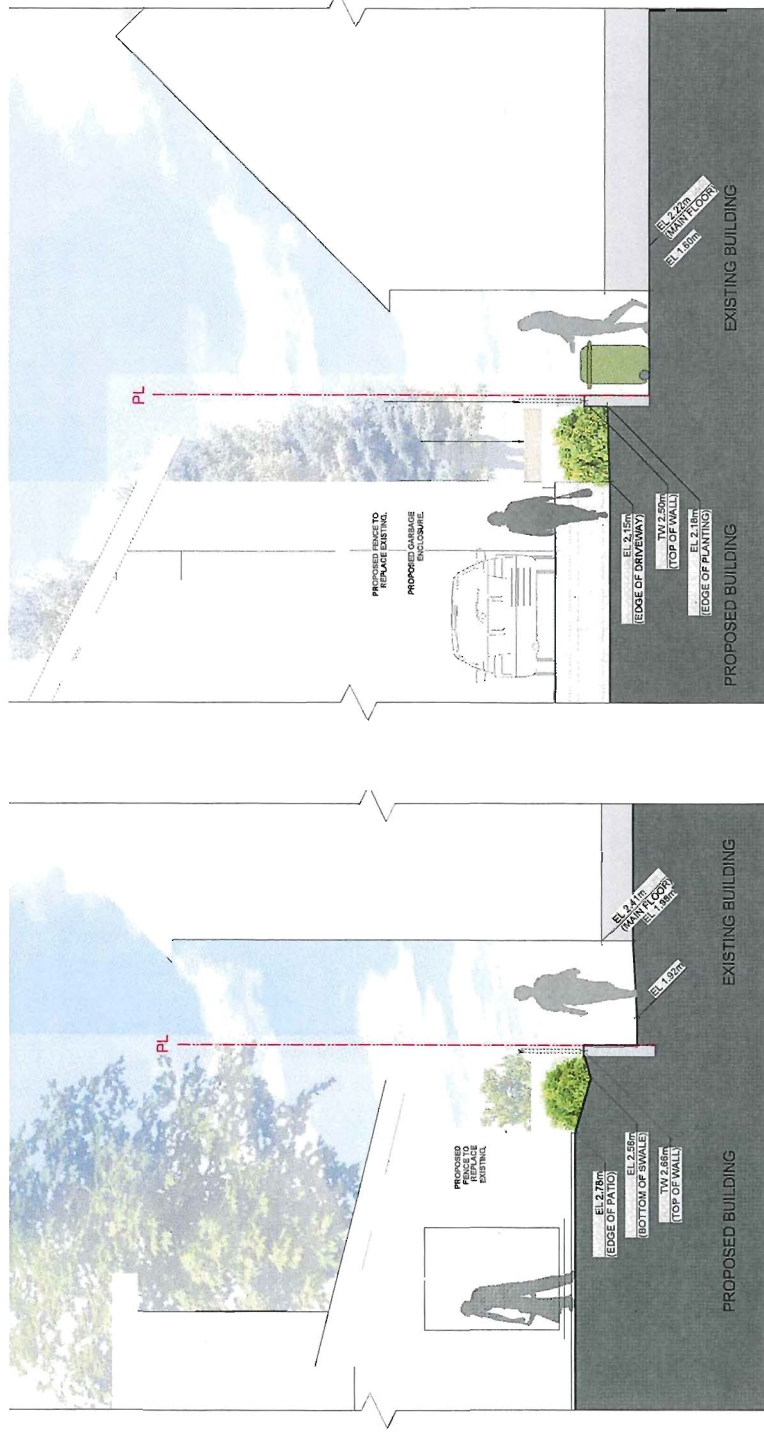


## PLAN #3.d RENDERED LANDSCAPE SITE SECTION & RATIONAL

### Landscape Design Rationale

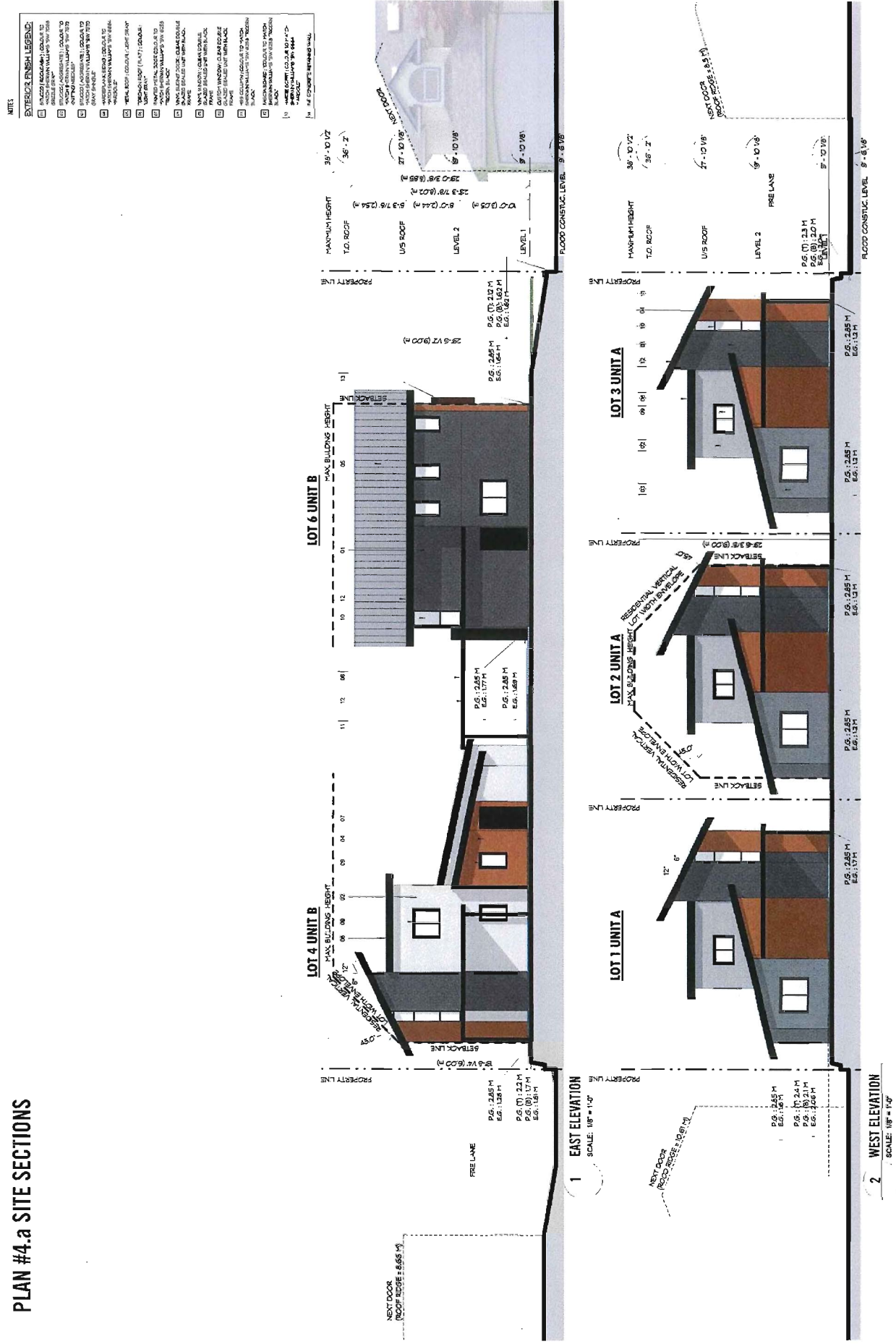
Building a strong sense of community and families are key to the landscape design at 8180 Ash Street. At the heart of the site runs a north/south axis of communal spaces where families come to relax and socialize adjacent the patio/ BBQ area, play area and communal gardens for resident families to grow their food.

In the south-facing open space between the units, the vegetable garden supplies fresh harvest to the families living here. The adjoining barbecue area allows parents cook meals as they watch their children play in the adjacent play area. This central spine is lined with fruit-bearing shrubs and small trees. Protecting the patio and helping to provide shade, is a trellis supporting grapevines. There are no gates or fences employed within the site. This is a unique response to identifying individual spaces while allowing the concept of 'community and neighborliness' to be explored and experienced.





# PLAN #4.a SITE SECTIONS







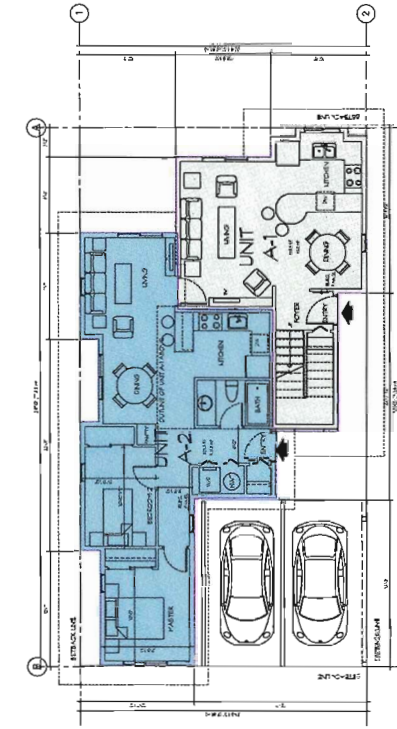


PLAN #4.c AREA SITE SECTIONS

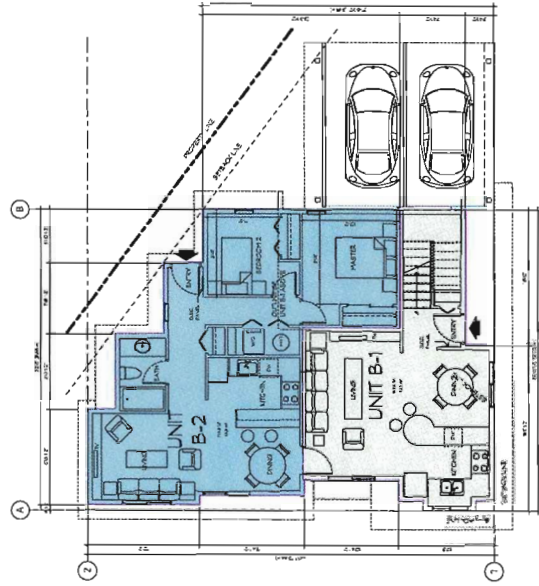




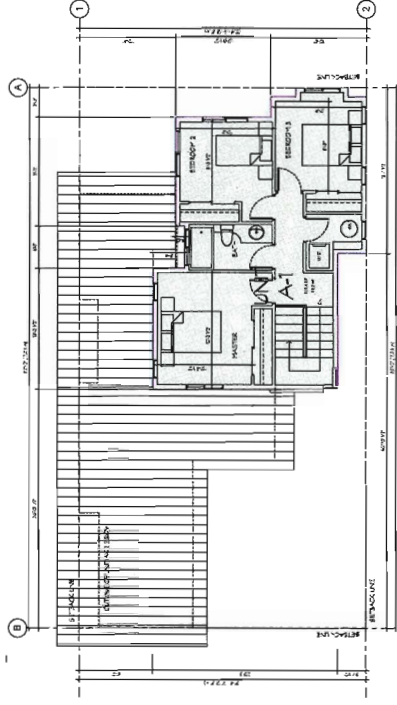
PLAN #5.a UNIT PLANS



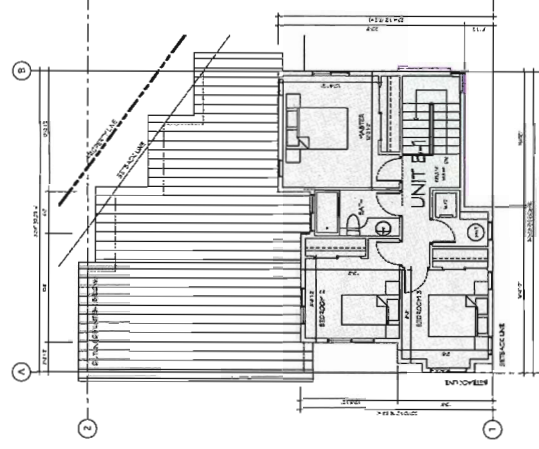
UNIT A FLOOR PLAN - LEVEL 1



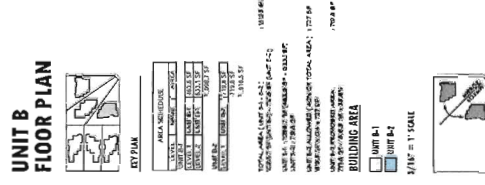
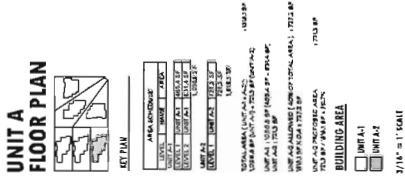
UNIT B FLOOR PLAN - LEVEL 1



UNIT A FLOOR PLAN - LEVEL 2

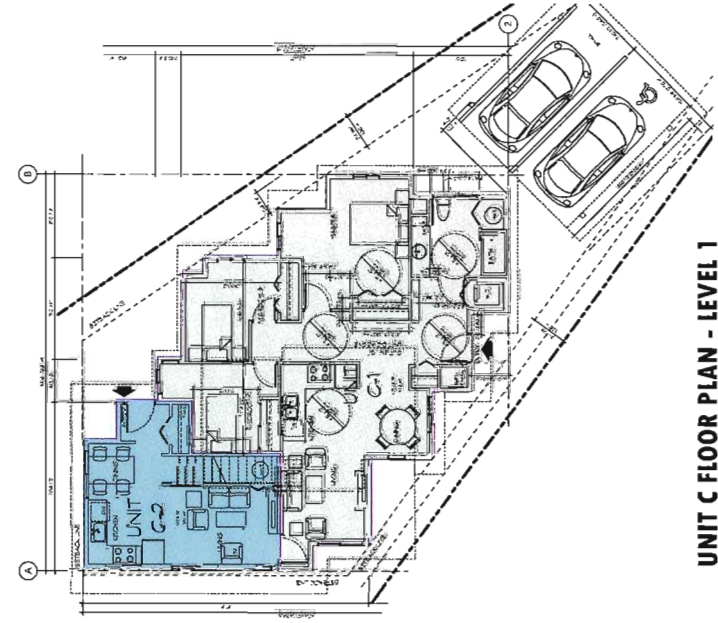


UNIT B FLOOR PLAN - LEVEL 2

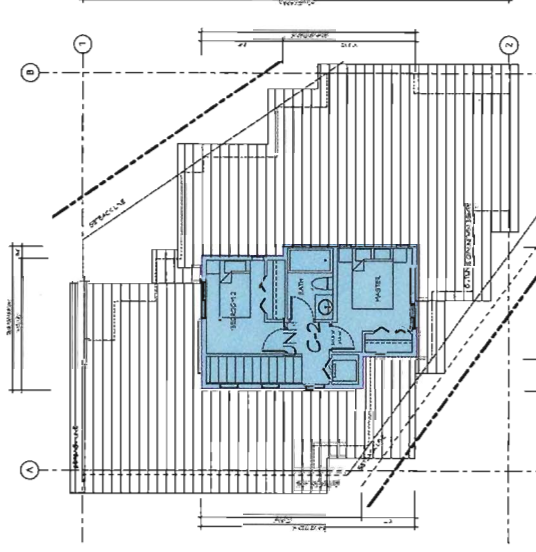




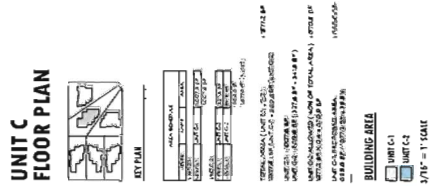
PLAN #5.b UNIT PLANS



UNIT C FLOOR PLAN - LEVEL 1



UNIT C FLOOR PLAN - LEVEL 2





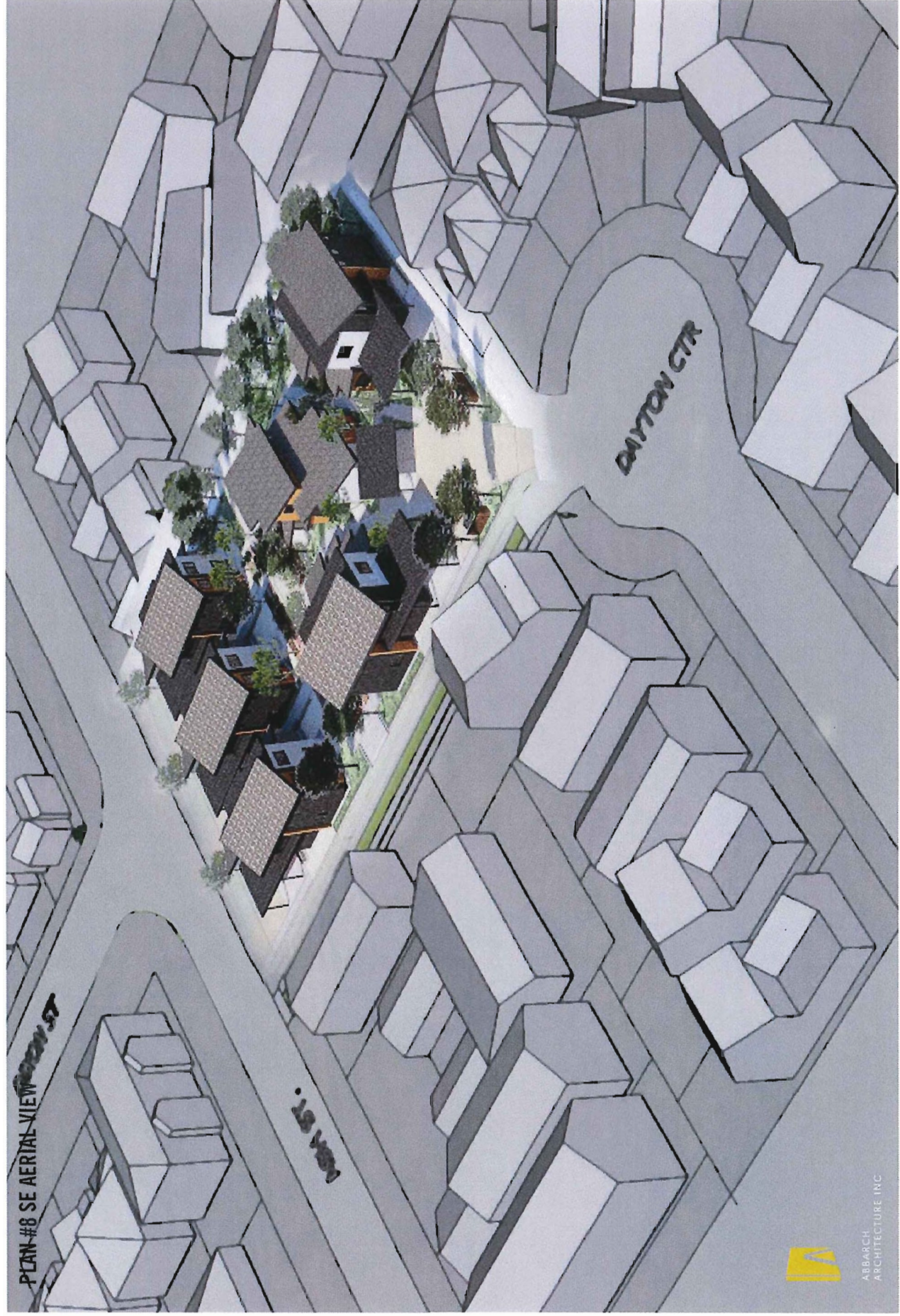
PLAN #7 RENDERED VIEWS  
SE STREET VIEW



W STREET VIEW







PLAN #8 SE AERIAL VIEW

18th ST

DAYTON CTR



ABBARCH  
ARCHITECTURE INC





# SECTION 1: DEVELOPMENT INTRODUCTION



ABBARCH  
ARCHITECTURE INC.

**Habitat for Humanity Affordability Home Ownership 8180 Ash St. Richmond, BC**

**RENTAL LIST**

Unit	Size	Features	Monthly Rent
1	1000 sq. ft.	Full kitchen, full bathroom, in-unit laundry, pet-friendly	\$1,200
2	1000 sq. ft.	Full kitchen, full bathroom, in-unit laundry, pet-friendly	\$1,200
3	1000 sq. ft.	Full kitchen, full bathroom, in-unit laundry, pet-friendly	\$1,200
4	1000 sq. ft.	Full kitchen, full bathroom, in-unit laundry, pet-friendly	\$1,200
5	1000 sq. ft.	Full kitchen, full bathroom, in-unit laundry, pet-friendly	\$1,200
6	1000 sq. ft.	Full kitchen, full bathroom, in-unit laundry, pet-friendly	\$1,200
7	1000 sq. ft.	Full kitchen, full bathroom, in-unit laundry, pet-friendly	\$1,200
8	1000 sq. ft.	Full kitchen, full bathroom, in-unit laundry, pet-friendly	\$1,200
9	1000 sq. ft.	Full kitchen, full bathroom, in-unit laundry, pet-friendly	\$1,200
10	1000 sq. ft.	Full kitchen, full bathroom, in-unit laundry, pet-friendly	\$1,200

**Application Process:** Visit our website at [www.habitatrichmond.org](http://www.habitatrichmond.org) to apply. We are currently accepting applications for the next intake. Space is limited, so apply early!

**Contact Us:** Call us at 604-273-1111 or email us at [info@habitatrichmond.org](mailto:info@habitatrichmond.org).









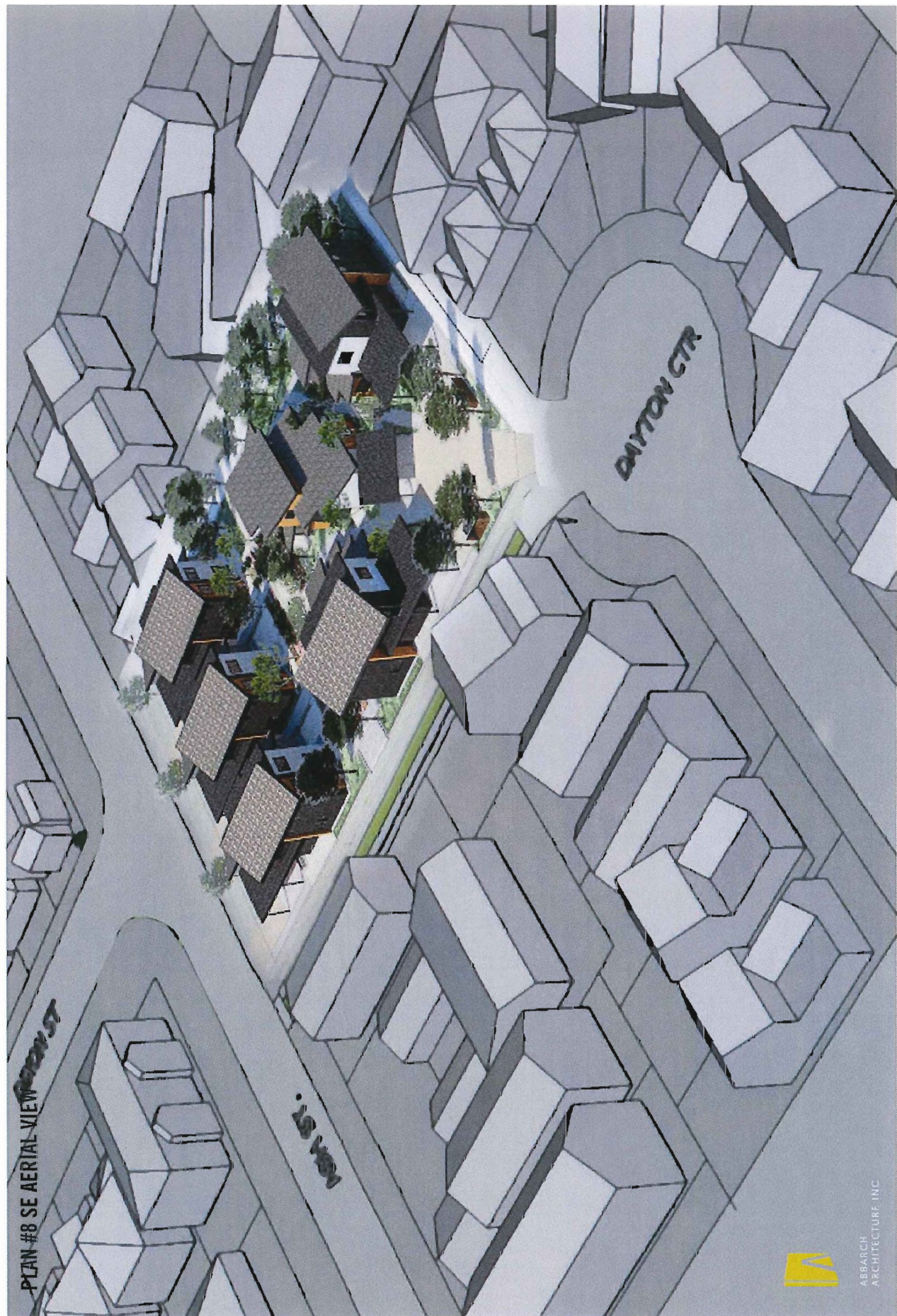
PLAN #7 RENDERED VIEWS  
SE STREET VIEW



W STREET VIEW







PLAN #8 SE AERIAL VIEW

1000 ST.

DAYTON CTR



ABBARCH  
ARCHITECTURE INC.







Address: 8180 Ash Street

File No.: DV 14-658670

**Prior to DV 14-658670 being forwarded to Council for approval, the developer is required to complete the following:**

1. Provision of a letter of guarantee to ensure tree replacement (including tree replacement for specimen trees valued at \$3,000/specimen tree) and landscaping is in accordance with the plans attached to the Permit.

**At future subdivision stage, the developer is required to complete the following:**

1. Registration of a flood indemnity covenant on title in accordance with the Flood Management Strategy specifying the minimum flood construction level of 2.9 m GSC, or at least 0.3 m above the highest elevation of the crown of any road that is adjacent to the parcel.
2. Registration of a cross-access easement, statutory right-of-way, and/or other legal agreement(s) or measures, as determined to the satisfaction of the Director of Development, to secure cross access and shared use of the driveway for lots fronting Dayton Court (proposed Lot 4, 5, and 6) and to ensure a dwelling fronting Dayton Court is setback a minimum 11.0 m to guarantee vehicles have sufficient area to turn around on-site.
3. Registration of a legal agreement on title to ensure that the building design on the proposed future lots at future development stage is generally consistent with the architectural plans attached to this report (Attachment 1).
4. Registration of a legal agreement on title to ensure that final Building Permit inspection is not granted until a secondary suite is constructed on each of the lots (Lots 1-6), to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
5. Enter into a Servicing Agreement\* for the design and construction of the following works, which include, but may not be limited to:

a) Water Works

The developer is required to:

- Coordinate with the Fire Department to address hydrant requirements;
- Incorporate any work items identified from the above process into the Servicing Agreement drawings.

b) Sanitary Works

The developer is required to:

- From manhole SMH6236 at the northwest corner of the development extend the existing 150 mm diameter sanitary sewer approximately 30 m south and provide service connections and inspection chambers to new lots;
- Provide a 3.0 m statutory right of way for the above item;
- Install a manhole at the property's southeast corner with a 150 mm sanitary sewer connecting into the existing manhole (SMH1531) at Dayton Court cul-de-sac and provide service connections and inspection chambers to new lots;



- Provide a statutory right of way for the above listed item with a minimum 3.0 m clearance in all directions.
- c) Storm Works:
- The developer is required to confirm and demonstrate that in accordance with Bylaw 7551 (Drainage, Dyke and Sanitary Sewer System bylaw), storm water run-off shall be contained within each subdivided property and discharged into a city drainage system.
  - The developer is required to:
    - Coordinate with Building Department to revise on-site storm water designs;
    - Install up to 60 m of 200 mm storm pipe including 2 manholes and appropriate number of inspection chambers along the property's south frontage to provide lane drainage. Flow is to be directed west to Ash Street.
    - Install drainage service connections and inspection chambers to service each new lot.
- d) Private Utility Works:
- The developer is required to:
- Coordinate with BC Hydro, Telus and other private communication service providers:
    - To underground the Hydro service lines for the proposed development;
    - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages (Ash Street);
    - To determine if above ground structures are required and coordinate their locations (e.g. vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.)
- e) General items:
- Realign the existing emergency access to accommodate the proposed Dayton Court shared driveway. Remove the two drive aisle strips affected by the realignment, construct a uniform hard surface for the affected area, and replace the existing emergency access barrier curb at Ash Street with a roll over curb.
  - Confirm that the emergency access meets BC Building Code requirements for 3.2.5.6 Fire Department Access route design. Lane modifications may be required.
  - Ensure that the emergency access lane is kept unobstructed through construction and that it suffers not negative impacts (e.g. disruption to drive aisle strips and/or lane drainage may need to be provided in the emergency access lane if significant modifications are required to address impacts resulting from proposed development of the subject site). Any such impacts will be rectified at the developer's cost.
  - Removal of the existing driveway letdown on Ash Street and its replacement with barrier curb and gutter, boulevard and sidewalk per the frontage improvement standards established to the north and south of the subject site.
  - Any necessary improvements to the existing sidewalk and rollover curb for the proposed Dayton Court fronting lots in accordance with City design standards.

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

1. Submission of a Geotech report to identify any anticipated impacts to adjacent properties and undertake appropriate mitigation measures, including registration on title of any associated required covenants.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. 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 Division at 604-276-4285.

4. The site is within a peat area, a geotechnical report is required as part of the Building Permit review. The Geotechnical report identifies any anticipated impacts to adjacent properties and appropriate measures to keep properties safe for their intended use. A subsidence covenant would be registered on the title of the properties being developed.

**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.

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Signed (original on file)

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Date









# City of Richmond

## Development Variance Permit

No. DV 14-658670

To the Holder: HABITAT FOR HUMANITY SOCIETY  
OF GREATER VANCOUVER

Property Address: 8180 ASH STREET

Address: C/O TIM CLARK  
69 WEST 69<sup>TH</sup> AVENUE  
VANCOUVER, BC V5X 2W6

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied as follows:
  - a) Vary the minimum lot width from 12 m to 8.3 m for proposed Lot 5;
  - b) Vary the minimum lot frontage from 6 m to 0.38 m for proposed Lot 4, to 2.7 m for proposed Lot 5 and to 0.60 m for proposed Lot 6.
4. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
5. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

\_\_\_\_\_  
MAYOR



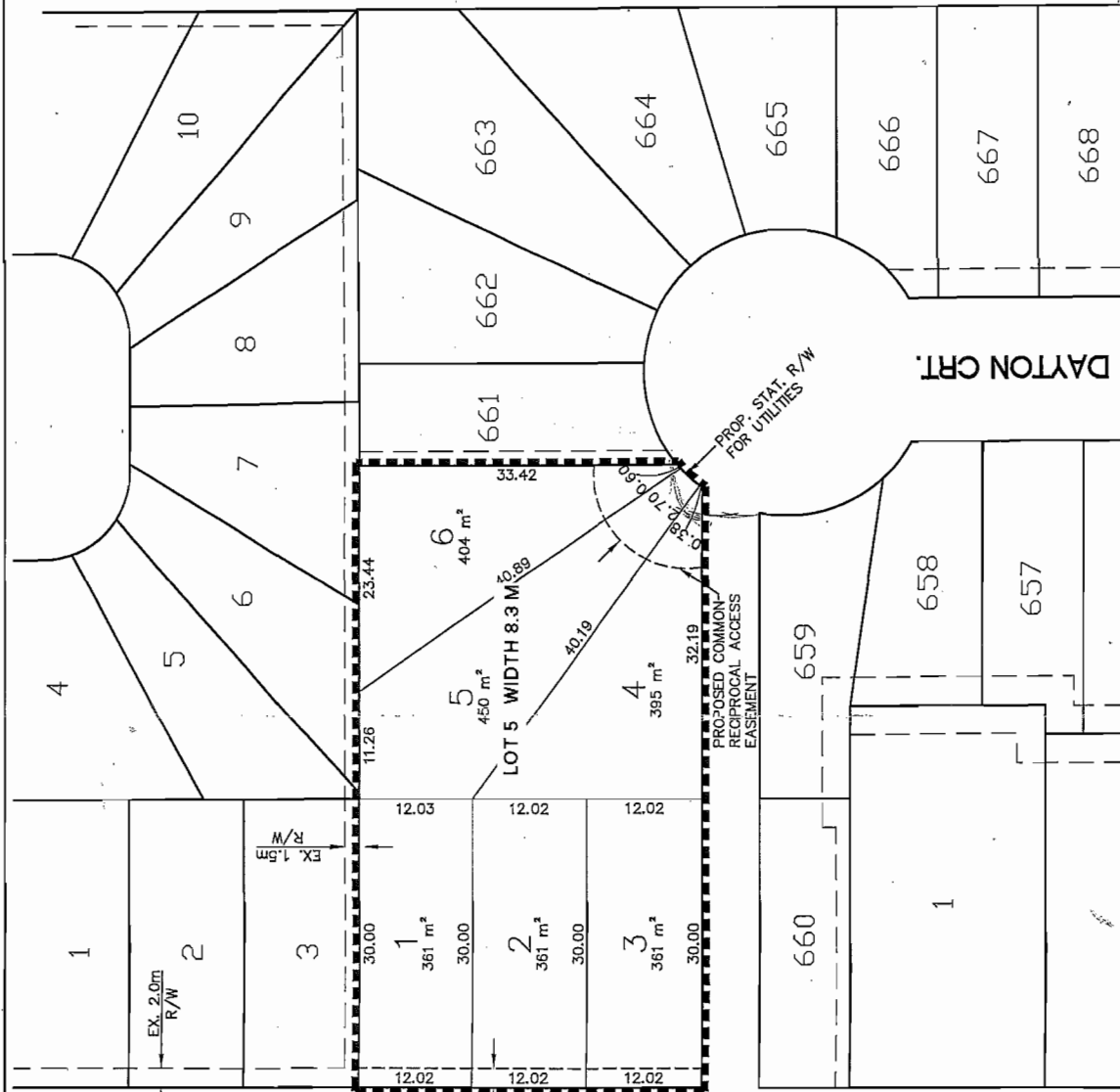


Civic Address:  
#8180 Ash Street

Legal Description:  
Lot 689, Section 22, Block  
4, North Range 6 West  
New Westminster District  
Plan 67159



Rev. A



lots 4 to 6 require variance permit on lot frontage, lot 5 requires variance permit on lot width  
all dimensions to be confirmed by legal surveyor  
plan is based on existing legal plans and is subject to field verification

# Proposed Subdivision Plan

Scale 1:500

DIXON ST.  
Subject Property

ASH ST.

DAYTON CRT.





NO.	DATE	DESCRIPTION
1	20/10/13	Issued for DVP
2	20/10/23	Returned for DVP
3	20/10/13	Issued for Coordination
4	20/10/19	Issued for Coordination
5	20/10/23	Issued for Coordination
6	20/10/24	Returned for DVP

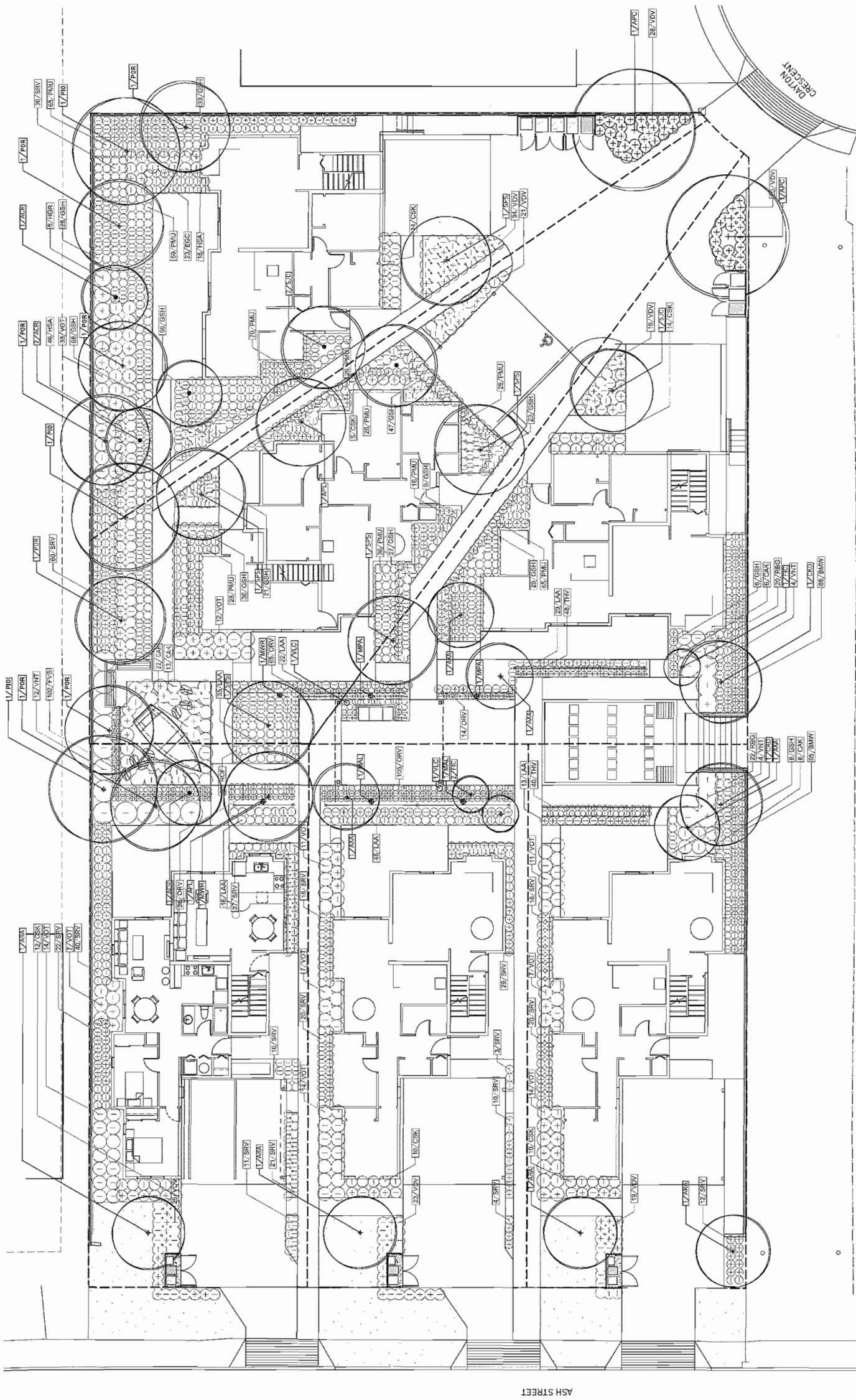
**PROJECT**  
**AFFORDABLE HOME OWNERSHIP**  
**8180 ASH STREET, RICHMOND, BC**

**TREE PLANTING PLAN**  
**(Plan #3.d)**



PROJECT NO.	1439
DATE	June 13, 2014
FILE NAME	1439 Plan.WOX
PLotted	15-Z-25 at 1:10:22 PM
DRAWN	MP / MW
REVIEWED	JP
ISSUANCE	

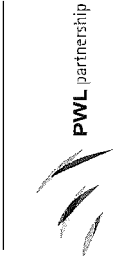
## L3.01





Plant List						
PWL Landmark						
ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
Trees						
ACR	4	Acer circinatum	Vine Maple	2.4 m ht. [8'-0" ht.]	As Shown	B&B, Nursery grown, minimum 3 stems
APL	2	Acer palmatum 'Green'	Green Japanese Maple	2.4 m ht. x 1.8 m w. [8ht. x 6'w.]	As Shown	B&B, Specimen and densely branched, no included bark
APC	2	Acer platanoides 'Cleveland'	Cleveland Norway Maple	8 cm cal. [3" cal.]	As Shown	B&B, Uniform branching, dense tree, 7' [2.1 m] std.
ARA	4	Acer rubrum 'Armstrong'	Armstrong Red Maple	8 cm cal. [3" cal.]	As Shown	B&B, Uniform branching, dense tree, 7' [2.1 m] std.
AXA	4	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	4 cm cal. [1 1/2" cal.]	As Shown	B&B, Multi-stemmed, dense tree
CKO	2	Cornus kousa	Kousa Dogwood	5 cm cal. [2" cal.]	As Shown	B&B, Well-branched, dense tree
FIC	3	Ficus carica 'Desert King'	Desert King Fig	5 cm cal. [2" cal.]	As Shown	B&B, Uniform branching, dense tree
MWR	2	Malus 'esopus spitzenberg'	Esopus Spitzenberg Apple	1.25cm cal. [0.5" cal.]	As Shown	1/2" caliper whip for espalier
MAL	2	Malus 'Liberty'	Liberty Apple	1.25cm cal. [0.5" cal.]	As Shown	1/2" caliper whip for espalier
MPA	2	Malus 'Spartan'	Spartan Apple	1.25cm cal. [0.5" cal.]	As Shown	1/2" caliper whip for espalier
POR	7	Picea omorika	Serbian Spruce	2.4 m ht. [8'-0" ht.]	As Shown	B&B, Well branched, dense tree
PIO	3	Picea omorika	Serbian Spruce	5 m ht. [16'-0" ht.]	As Shown	B&B, Well branched, dense tree
SPS	5	Stewartia pseudocamellia	Japanese Stewartia	5 cm cal. [2" cal.]	As Shown	B&B, Well branched, dense tree
SJC	3	Styrax japonica	Japanese Snowbell	5 cm cal. [2" cal.]	As Shown	B&B, Uniform branching, dense tree, 6' [1.8m] std.
Shrubs						
BMW	131	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#2 pot	38cm [15"]	Well established
CSK	65	Cornus sericea 'Kelseyii'	Kelseyii Dogwood	#2 pot	60cm [24"]	Well established, nursery grown
GSH	389	Gautheria shallon	Salal	#2 pot	45cm [18"]	Well established, nursery grown
HGR	5	Hydrangea quercifolia	Oak Leaf Hydrangea	#3 pot	90cm [36"]	Well established
SRV	455	Skimmia revesiana	Reeves Skimmia	#2 pot	45cm [18"]	Well established
VNT	20	Vaccinium corymbosum 'Northland'	Northland Blueberry	#3 pot	120cm [48"]	Well established
VOT	130	Vaccinium ovatum 'Thunderbird'	Thunderbird Evergreen Huckleberry	#3 pot	75cm [30"]	Well established, nursery grown
VDV	193	Viburnum davidii	David Viburnum	#2 pot	60cm [24"]	Well established
Ground Cover						
FVS	102	Fragaria vesca	Woodland Strawberry	#1 pot	25 cm [10"]	Well established, nursery grown
Perennials						
EGC	23	Epimedium grandiflorum 'Crimson Beauty'	Crimson Beauty Barrenwort	#1 pot	45 cm [18"]	Well established
HSA	64	Hosta sieboldiana 'Elegans'	Elegans Plantain Lily	#1 pot	60 cm [24"]	Well established
LAA	161	Lavandula angustifolia	True Lavender	#1 pot	45 cm [18"]	Well established
ORV	220	Oriagnum vulgare	Oregano	#1 pot	30cm [12"]	Well established
ROF	36	Rosemarinus officinalis	Rosemary	#1 pot	45 cm [18"]	Well established
RBG	42	Rudbeckia fulgida 'Goldstrum'	Black-Eyed Susan	#1 pot	45 cm [18"]	Well established
THV	88	Thymus vulgare	Thyme	#1 pot	30cm [12"]	Well established
Ornamental Grasses						
CAK	47	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reedgrass	#1 pot	75 cm [30"]	Well established
Vines						
VLC	2	Vitis labrusca 'Concord'	Concord Grape	#2 pot	As Shown	Slaked, full development
Ferns						
PMU	417	Polystichum munitum	Western Sword Fern	#1 pot	45 cm [18"]	Well established, nursery grown

PLANTING GENERAL NOTES	
1.	ALL PLANTS ARE TO CONFORM TO THE STANDARD SPECIFIED IN THE LATEST EDITION OF THE BC LANDSCAPE STANDARD. THE STANDARD IS PUBLISHED BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS AND CAN BE PURCHASED FROM THE BC SOCIETY OF LANDSCAPE ARCHITECTS.
2.	SEARCH AREA FOR PLANT MATERIAL IS TO INCLUDE ALL OF WESTERN NORTH AMERICA.
3.	PLANT MATERIAL SIZES SPECIFIED IN THE PLANT LIST ARE THE MINIMUM ACCEPTABLE.
4.	PLANTS WILL BE WELL ESTABLISHED AND UNIFORM IN SHAPE.
5.	PLANTS WILL BE NURSERY BROWN UNLESS NOTED OTHERWISE.
6.	THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT PRIOR TO THE START OF CONSTRUCTION. THE ANALYSIS SHALL BE SUBMITTED TO THE CONSULTANT PRIOR TO THE START OF CONSTRUCTION. THE ANALYSIS SHALL BE SUBMITTED TO THE CONSULTANT PRIOR TO THE START OF CONSTRUCTION. THE ANALYSIS SHALL BE SUBMITTED TO THE CONSULTANT PRIOR TO THE START OF CONSTRUCTION.
7.	CONTRACTOR TO CONFIRM PLANT QUANTITIES ON DRAWING CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
8.	PLANT LIST IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS.
9.	PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR IS TO CONFIRM THE AVAILABILITY OF PLANT MATERIAL. IF PLANT MATERIAL IS NOT AVAILABLE, THE CONTRACTOR SHALL SUBMIT A LIST OF SUBSTITUTIONS TO THE CONSULTANT FOR REVIEW AND RESPONSE.




PWL Partnership Landscape Architects Inc.  
100 West 10th Street  
Vancouver, BC V6Y 1P8  
www.pwlpartnership.com  
1 604.681.1111  
1 604.681.1112

REVISIONS AND ISSUES	DESCRIPTION
NO. DATE	ISSUED FOR
1 2014/06/23	Issued for DVP
2 2014/07/03	Issued for Coordination
3 2014/08/19	Issued for Coordination
4 2016/02/23	Issued for Coordination
5 2016/02/24	Released for DVP

PROJECT  
AFFORDABLE HOME OWNERSHIP  
8180 ASH STREET, RICHMOND, BC

TREE PLANTING PLAN  
(Plan #3.e)



SCALE  
1:100

PROJECT NO. 1439

DATE June 13, 2014

PL NAME 1439 Plan3.e

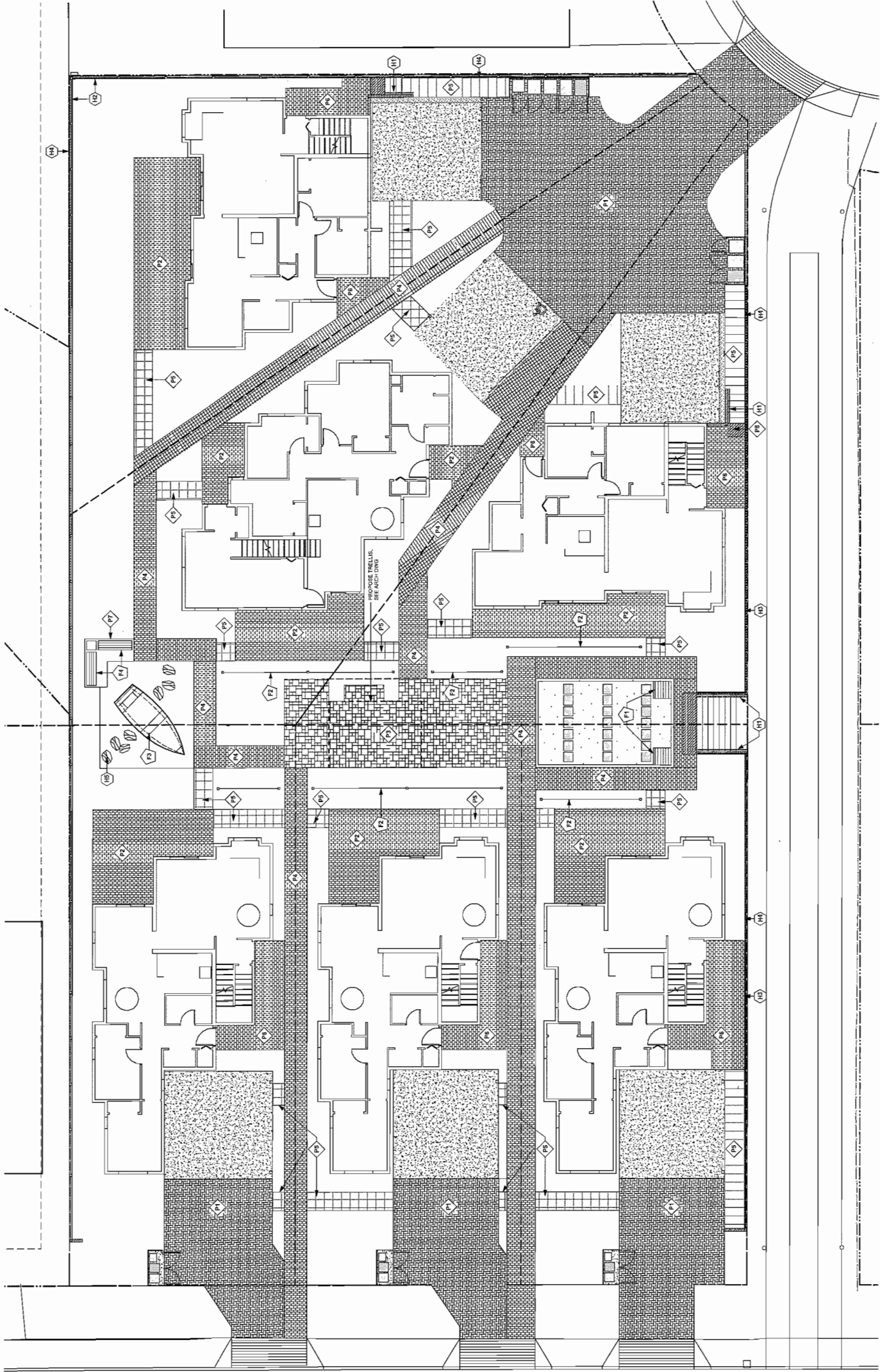
DESIGNED 15-2-25 at 1:02:22 PM

DRAWN MP / MW

CHECKED JP

L 3.02





PWL Partnership is a joint venture between  
PWL Inc. and the City of Richmond  
1000 West 10th Avenue  
Richmond, BC V6X 3E9  
Tel: 604-271-1111  
Fax: 604-271-1112

REVISIONS AND ISSUES	
NO.	DATE
1	2014/06/13
2	2014/06/13
3	2014/06/13
4	2014/06/13
5	2014/06/13

PROJECT  
AFFORDABLE HOUSING  
8180 ASH STREET, RICHMOND, B.C.

DRAWING TITLE  
LAYOUT AND  
MATERIALS PLAN  
(Plan #3.c)

DRAWING TITLE	
LAYOUT AND MATERIALS PLAN (Plan #3.c)	
PROJECT NO. 1439	
DATE June 13, 2014	
DRAWN BY 1439 Planning	
CHECKED BY 1439 Planning	
DATE 15-2-25 at 1:10:22 PM	
DRAWN BY NW	
CHECKED BY JP	

L1.01















PMC Partnership Landscape Architects Inc.  
5th Floor, East Austin House  
1201 West Pender Street  
Vancouver BC Canada V6E 2G2  
www.pmcpartnership.com

REQUEST AND STATUS	NO.	DATE	RECEPTION
	1	20/4/02/22	Received for DWP
	2	20/4/02/03	Issued for Coordination
	3	20/4/02/19	Issued for Coordination
	4	20/5/02/22	Issued for Coordination
	5	20/5/02/24	Received for DWP

PAVING LEGEND					
KEY	DETAIL	DESCRIPTION	KEY	DETAIL	DESCRIPTION
		PAVING TYPE: Permissible (Unit Paver - Type 1) (Vehicular) SUPPLIER: Absorbent Concrete Products (1-800-663-4091) DESCRIPTION: Standard Series (Vehicular) SIZE: 225mm L x 112.5 mm W x 80 mm H (8 7/8" x 4 7/16" x 3 1/8") FINISH: Light Swoosh, Regular COMMENT:			PAVING TYPE: Precast Concrete Unit Paver SUPPLIER: Absorbent Concrete Products (1-800-663-4091) DESCRIPTION: Standard Series SIZE: 225mm L x 112.5 mm W x 80 mm H (8 7/8" x 4 7/16" x 3 1/8") FINISH: Light Swoosh, Regular COMMENT:
		PAVING TYPE: Permissible (Unit Paver - Type 2) SUPPLIER: Absorbent Concrete Products (1-800-663-4091) DESCRIPTION: Standard Series SIZE: 225mm L x 112.5 mm W x 80 mm H (8 7/8" x 4 7/16" x 3 1/8") FINISH: Light Swoosh, Regular COMMENT:			PAVING TYPE: Individual Concrete Slab - Type 1 SUPPLIER: Absorbent Concrete Products (1-800-663-4091) DESCRIPTION: Standard Series SIZE: 457mm L x 457 mm W x 40 mm H (18" x 18" x 1-9/16") FINISH: Light Swoosh, Colour COMMENT:
		PAVING TYPE: Permissible (Unit Paver - Type 3) SUPPLIER: Absorbent Concrete Products (1-800-663-4091) DESCRIPTION: Vehicular Curb Series FINISH: Light Swoosh, Regular COMMENT:			PAVING TYPE: Individualized Concrete Slab - Type 2 SUPPLIER: Absorbent Concrete Products (1-800-663-4091) DESCRIPTION: Standard Series SIZE: 457mm L x 457 mm W x 40 mm H (18" x 18" x 1-9/16") FINISH: Light Swoosh, Colour COMMENT:
		PAVING TYPE: Permissible (Unit Paver - Type 3) SUPPLIER: Absorbent Concrete Products (1-800-663-4091) DESCRIPTION: Vehicular Curb Series FINISH: Light Swoosh, Regular COMMENT:			PAVING TYPE: Individualized Concrete Slab - Type 2 SUPPLIER: Absorbent Concrete Products (1-800-663-4091) DESCRIPTION: Standard Series SIZE: 457mm L x 457 mm W x 40 mm H (18" x 18" x 1-9/16") FINISH: Light Swoosh, Colour COMMENT:
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		PAVING TYPE: Permissible (Unit Paver - Type 3) SUPPLIER: Absorbent Concrete Products (1-800-663-4091) DESCRIPTION: Vehicular Curb Series FINISH: Light Swoosh, Regular COMMENT:			PAVING TYPE: Individualized Concrete Slab - Type 2 SUPPLIER: Absorbent Concrete Products (1-800-663-4091) DESCRIPTION: Standard Series SIZE: 457mm L x 457 mm W x 40 mm H (18" x 18" x 1-9/16") FINISH: Light Swoosh, Colour COMMENT:
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		PAVING TYPE: Permissible (Unit Paver - Type 3) SUPPLIER: Absorbent Concrete Products (1-800-663-4091) DESCRIPTION: Vehicular Curb Series FINISH: Light Swoosh, Regular COMMENT:			PAVING TYPE: Individualized Concrete Slab - Type 2 SUPPLIER: Absorbent Concrete Products (1-800-663-4091) DESCRIPTION: Standard Series SIZE: 457mm L x 457 mm W x 40 mm H (18" x


HARDSCAPE LEGEND		KEY	DETAIL	DESCRIPTION
				HARDSCAPE TYPE: Concrete slab with handrail SUPPLIER: Contractor DESCRIPTION: r/a SIZE: See plan FINISH: r/a COMMENT: n/a
				HARDSCAPE TYPE: Guardrail SUPPLIER: Contractor DESCRIPTION: r/a SIZE: r/a FINISH: r/a COMMENT: n/a
				HARDSCAPE TYPE: Wood fence SUPPLIER: Contractor DESCRIPTION: n/a SIZE: n/a FINISH: n/a COMMENT: n/a
				HARDSCAPE TYPE: Concrete wall SUPPLIER: Contractor DESCRIPTION: r/a SIZE: n/a FINISH: r/a COMMENT: n/a
				HARDSCAPE TYPE: Stone baluster SUPPLIER: Contractor DESCRIPTION: n/a SIZE: r/a FINISH: r/a COMMENT: n/a

## LAYOUT AND MATERIALS GENERAL NOTES

- DO NOT SCALE DRAWING, LAUOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- LAUOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS.
- LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND MECHANICAL DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- EXTERIOR LIGHTING EQUIPMENT, LANDSCAPE PLANS IS FOR REFERENCE ONLY. LIGHTING INFORMATION REFERENCED ON LANDSCAPE DRAWINGS IS TO BE READ IN CONJUNCTION WITH ELECTRICAL ENGINEER'S DRAWINGS.
- REFERENCE CIVIL ENGINEER'S DRAWINGS FOR LAUOUT OF ROAD CURBS AND GUTTERS.

SITE FURNISHING LEGEND	
KEY	DETAIL
	<p>FURNISHING TYPE: Composite Bin</p> <p>SUPPLIER: By Component</p> <p>DESCRIPTION: n/a</p> <p>SIZE: n/a</p> <p>FINISH: n/a</p> <p>COMMENT:</p>
	<p>FURNISHING TYPE: Espalier Support</p> <p>SUPPLIER: By Component</p> <p>DESCRIPTION: n/a</p> <p>SIZE: n/a</p> <p>FINISH: n/a</p> <p>COMMENT:</p>
	<p>FURNISHING TYPE: Flax Structure (Plastic) Return/Bed Small Wooden Row Bed)</p> <p>SUPPLIER: n/a</p> <p>DESCRIPTION: n/a</p> <p>SIZE: n/a</p> <p>FINISH: n/a</p> <p>COMMENT:</p>
	<p>FURNISHING TYPE: Wood and metal bench</p> <p>SUPPLIER: n/a</p> <p>DESCRIPTION: n/a</p> <p>SIZE: n/a</p> <p>FINISH: n/a</p> <p>COMMENT:</p>

REQUEST AND STATUS	NO.	DATE	RECEPTION
	1	20/4/02/22	Received for DWP
	2	20/4/02/03	Issued for Coordination
	3	20/4/02/19	Issued for Coordination
	4	20/5/02/22	Issued for Coordination
	5	20/5/02/24	Received for DWP

EXAMINER TITLE LAYOUT AND MATERIALS PLAN (Plan #3.c)		SCALE 1:100	
NORTH 		PROJECT NO. 1439	
DATE JUNE 13, 2014		PLAN NAME 1439 PLANNO.	
DRAWN JUNE 13, 2014		DATE 11/02/22 PM	
SHEET MW		REVISION JP	

# L1.02