



City of  
 Richmond

Development Application Data Sheet  
 Development Applications Division

**RZ 14-666142**

**Attachment 3**

Address: 5440 Moncton Street

Applicant: Oris Consulting Ltd./Citymark Properties

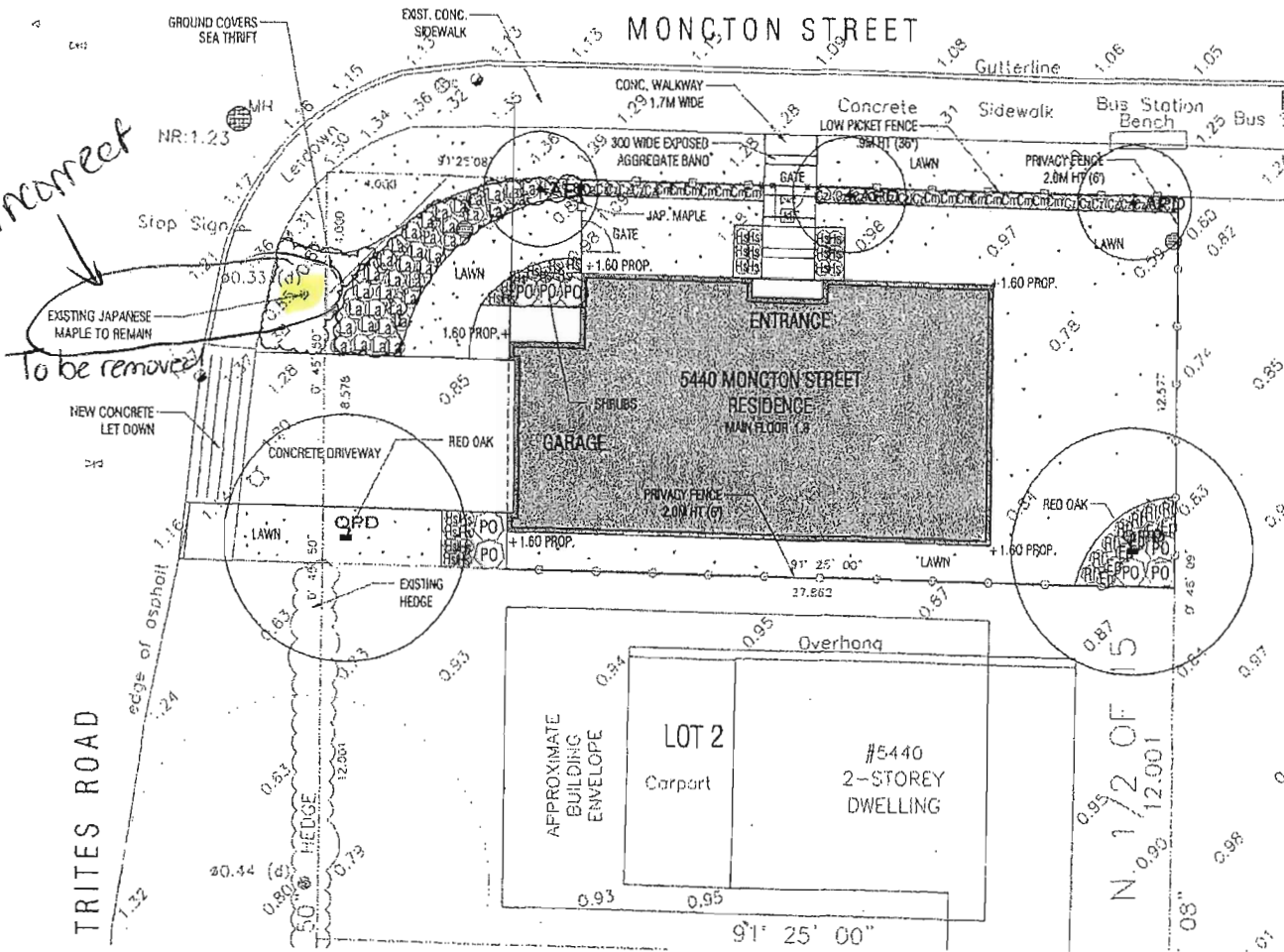
Planning Area(s): Steveston

	Existing	Proposed
Owner:	Joe Yosuke Nishi Itoko Akune Albert Fumitake Nishi	To be determined
Site Size (m <sup>2</sup> ):	1,018 m <sup>2</sup> (10,957 ft <sup>2</sup> )	Three (3) lots, each approximately 334 m <sup>2</sup> (3,595 ft <sup>2</sup> ) ← Correct
Land Uses:	One (1) single detached dwelling	Two (2) single-family lots ← incorrect
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Single-Family Housing	No change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/A)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Coverage – Buildings, structures, and non-porous surfaces:	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping with live plant material:	Min. 20%	Min. 20%	none
Lot Size (min. dimensions):	270 m <sup>2</sup>	Min. 334 m <sup>2</sup>	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Interior Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Setback – Exterior Side Yard (m):	Min. 3.0 m	Min. 3.0 m	none
Height (m):	2 ½ storeys	2 ½ storeys	none

Other: Tree replacement compensation required for loss of bylaw-sized trees.

*\* Preliminary*



**SITE PLAN: LANDSCAPE**  
SCALE: 1:100 metric

**GENERAL LANDSCAPE NOTES:**

1. ALL LANDSCAPE MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BONTA OR BCCLA GUIDELINES.
2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
3. AMEND TOPSOIL PER SOL. ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
4. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
  - A. GRASSSED AREAS: 0" (150MM) ON GRADE
  - B. GRASS/ROCK COVERS: 12" (300MM)
  - C. SHRUBS: 18" (450MM)
  - D. TREE PTS: 36" (1000MM) WITH 12" (300MM) BELOW ROOT BALL
5. LAWN AREAS SHALL BE SODDED WITH #1 PREMIUM RESIDENTIAL SOD NON-MESHED.
6. 2" DEPTH OF 1" MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
7. ROAD GRADING AND OVERALL SITE GRADING BY CIVIL ENGINEERING OR ARCHITECTURAL.
8. NEW DRIVEWAY AND STREET LET DOWN BY OTHERS. SEE ARCH. OR CIVIL DWGS.

**PLANT LIST:**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
QFD	2	QUERCUS RUBRA	RED OAK	50 CM CAL	B & B
APD	3	ACER PALMATUM	JAPANESE MAPLE	2.0 M HT.	B & B
PO	8	PRUNUS LAUROCERASUS OTTO LUYKEN	OTTO LUYKEN LAUREL	#3	CONTAINER
EP	6	ECHINACEA PURPUREA	PURPLE CONEFLOWER	#1	CONTAINER
CM	16	COREOPSIS VERTICILLATA MOONBEAM	MOONBEAM TICKSEED	#1	CONTAINER
CZ	21	COREOPSIS VERTICILLATA ZAGREB	ZAGREB TICKSEED	#1	CONTAINER
HS	29	HEMEROCALLIS STELLA DORO	DAY LILY	#1	CONTAINER
LA	39	LAVANDULA ANGIUSTIFOLIA	ENGLISH LAVENDER	#1	CONTAINER
RF	7	RHODOCKIA FULGIDA var GOLDSTILUM	BLACK EYED SUSAN	#1	CONTAINER
AM	88	APHERIA MARITIMA	SEA THRIFT	30CM O.C.	

**PLN - 53**

PROJECT

**SINGLE FAMILY RESIDENTIAL**  
**5440 MONCTON, RICHMOND, B.C.**  
FOR: ORIS CONSULTING LTD.



DATE	DESIGN	DRAWN	CHECKED	SCALE	JOB NO.
AUG 19, 2014	RM	RM	RM	1:100	MAYE

SHEET TITLE

**LANDSCAPE PLAN**

SHEET NO.

**L-1**

DRAWING BY: J. H. HARRIS, P. ENG. (1998) 10001 EDWARDS, VANCOUVER, B.C. V6N 1C4. TEL: 604-271-1111. FAX: 604-271-1112. WWW.HARRISLANDSCAPEARCHITECTS.COM  
 ORIS CONSULTING LTD. 11451 140TH STREET, RICHMOND, B.C. V6V 2G9. TEL: 604-271-1111. FAX: 604-271-1112. WWW.ORISCONSULTING.COM