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**City Council**

**Council Chambers, City Hall  
6911 No. 3 Road**

**Tuesday, April 14, 2020  
7:00 p.m.**

Pg. #      ITEM

**MINUTES**

**1.    *Motion to:***

- |                |   |
|----------------|---|
| <b>CNCL-9</b>  | (1) <i>adopt the minutes of the Regular Council meeting held on March 23, 2020;</i> |
| <b>CNCL-21</b> | (2) <i>adopt the minutes of the Special Council meetings held on</i>                |
| <b>CNCL-25</b> | <i>March 19, 2020, March 23, 2020, March 30, 2020, and April 6, 2020;</i>           |
| <b>CNCL-27</b> | <i>and</i>  |
| <b>CNCL-30</b> | (3) <i>receive for information the Metro Vancouver 'Board in Brief' dated</i>       |
| <b>CNCL-33</b> | <i>March 27, 2020.</i>  |



**AGENDA ADDITIONS & DELETIONS**

**COMMITTEE OF THE WHOLE**

- 2.    *Motion to resolve into Committee of the Whole to hear delegations on agenda items.***



3. Delegations from the floor on Agenda items.

**PLEASE NOTE THAT FOR LEGAL REASONS, DELEGATIONS ARE NOT PERMITTED ON ZONING OR OCP AMENDMENT BYLAWS WHICH ARE TO BE ADOPTED.**

4. *Motion to rise and report.*



## RATIFICATION OF COMMITTEE ACTION

## CONSENT AGENDA

**PLEASE NOTE THAT ITEMS APPEARING ON THE CONSENT AGENDA WHICH PRESENT A CONFLICT OF INTEREST FOR COUNCIL MEMBERS MUST BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED SEPARATELY.**

## CONSENT AGENDA HIGHLIGHTS

- Receipt of Committee minutes
- Providence Flagship Proposal
- Housing Agreement Bylaw No. 10118 to Permit the City of Richmond to Secure Affordable Housing Units at 9680 Williams Road
- Land use applications for first reading (to be further considered at the Public Hearing on May 19, 2020):
  - 7100 and 7120 Ash Street – Rezone from “Single Detached (RS1/F)” Zone to “Town Housing (ZT16) - South Mclellan and St. Albans Sub-Area (City Centre)” Zone (Fougere Architecture Inc. – applicant)
- Food Security and Agricultural Advisory Committee 2019 Annual Report and 2020 Work Program
- Fence Regulations Addressing Height and Materials

5. *Motion to adopt Items No. 6 through No. 11 by general consent.*



## Council Agenda – April, 14, 2020

Pg. # ITEM

Consent  
Agenda  
Item

### 6. COMMITTEE MINUTES

*That the minutes of:*

- CNCL-38 (1) *the General Purposes Committee meeting held on March 23, 2020*  
CNCL-43 *April 6, 2020;*
- CNCL-49 (2) *the Finance Committee meeting held on April 6, 2020; and*
- CNCL-52 (3) *the Planning Committee meeting held on April 7, 2020;*  
*be received for information.*



Consent  
Agenda  
Item

### 7. PROVIDENCE FLAGSHIP PROPOSAL

(File Ref. No. 11-7000-01) (REDMS No. 6407444 v. 5)

CNCL-58

See Page CNCL-58 for full report

#### GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) *That the Chief Administrative Officer and the General Manager, Community Services be authorized to enter into a three year agreement on behalf of the City for a total value of \$50,000 with the Providence 1903 Charters; and*
- (2) *That funding of \$33,000 from the Council Community Initiatives Account be approved to fund the annual cost of \$16,500 in the second and third year of the agreement as outlined in the staff report "Providence Flagship Proposal" dated February 10, 2020, from the Director, Arts, Culture and Heritage Services and the Consolidated 5 Year Financial Plan (2020-2024) be amended accordingly.*



## Council Agenda – April, 14, 2020

Pg. # ITEM

Consent  
Agenda  
Item

8. **HOUSING AGREEMENT BYLAW NO. 10118 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS AT 9680 WILLIAMS ROAD**

(File Ref. No. 08-4057-05) (REDMS No. 6402916 v. 3)

CNCL-69

See Page CNCL-69 for full report

### PLANNING COMMITTEE RECOMMENDATION

*That Housing Agreement (9680 Williams Road) Bylaw No. 10118 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of section 483 of the Local Government Act, to secure the Affordable Housing Units required by Rezoning Application RZ 15-715406.*



Consent  
Agenda  
Item

9. **APPLICATION BY FOUGERE ARCHITECTURE INC. FOR REZONING AT 7100 AND 7120 ASH STREET FROM THE “SINGLE DETACHED (RS1/F)” ZONE TO THE “TOWN HOUSING (ZT16) - SOUTH MCLENNAN AND ST. ALBANS SUB-AREA (CITY CENTRE)” ZONE**

(File Ref. No. 12-8060-20-010163; RZ 18-843479) (REDMS No. 6426161)

CNCL-96

See Page CNCL-96 for full report

### PLANNING COMMITTEE RECOMMENDATION

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





Council Agenda – April, 14, 2020

Pg. # ITEM

Consent  
Agenda  
Item

10. **FOOD SECURITY AND AGRICULTURAL ADVISORY COMMITTEE 2019 ANNUAL REPORT AND 2020 WORK PROGRAM**  
(File Ref. No. 01-0100-30-AADV1-01) (REDMS No. 6426090)

CNCL-137

See Page CNCL-137 for full report

PLANNING COMMITTEE RECOMMENDATION

*That the Food Security and Agricultural Advisory Committee 2020 Work Program, as presented in the staff report, titled “Food Security and Agricultural Advisory Committee 2019 Annual Report and 2020 Work Program”, dated March 26, 2020, from the Director of Policy Planning, be approved.*



Consent  
Agenda  
Item

11. **FENCE REGULATIONS ADDRESSING HEIGHT AND MATERIALS**  
(File Ref. No. 08-4430-01) (REDMS No. 6404835 v. 1B)

CNCL-143

See Page CNCL-143 for full report

PLANNING COMMITTEE RECOMMENDATION

- (1) *That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10122, respecting changes to fence regulations, be introduced and given first reading, and*
- (2) *That Building Regulation Bylaw No. 7230, Amendment Bylaw No. 10144, requiring a permit for fences constructed with concrete foundations, be introduced and given first, second and third readings.*



\*\*\*\*\*

CONSIDERATION OF MATTERS REMOVED FROM THE  
CONSENT AGENDA

\*\*\*\*\*

NON-CONSENT AGENDA ITEMS

GENERAL PURPOSES COMMITTEE

Mayor Malcolm D. Brodie, Chair

12. **AGRICULTURAL LAND RESERVE NON-FARM USE APPLICATION BY THE CITY OF RICHMOND TO HOST THE FARM FEST AT THE GARDEN CITY LANDS ON AUGUST 8, 2020, LOCATED AT 5560 GARDEN CITY ROAD**

(File Ref. No. 11-7400-20-FFES1/2020) (REDMS No. 6397966 v. 4)

CNCL-164

See Page CNCL-164 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

Opposed: Cllrs: Au and McNulty

*That should Council wish to proceed with the Farm Fest as part of the existing 2020 major events program, that the Agricultural Land Reserve non-farm use application by the City of Richmond to host the Farm Fest at the Garden City Lands on Saturday, August 8, 2020, located at 5560 Garden City Road, be endorsed and forwarded to the Agricultural Land Commission for approval.*



PLANNING COMMITTEE

Councillor Linda McPhail, Chair

13. **APPLICATION BY YAMAMOTO ARCHITECTURE INC. FOR THE REZONING OF 4051 CAVENDISH DRIVE AND THE WEST PORTIONS OF 10140, 10160 & 10180 NO. 1 ROAD FROM “SINGLE DETACHED (RS1/B)” AND “SINGLE DETACHED (RS1/E)” TO “TOWN HOUSING (ZT88) - NO. 1 ROAD (STEVESTON)”;** AND FOR THE REZONING OF 4068 CAVENDISH DRIVE AND THE EAST PORTIONS OF 10160 & 10180 NO. 1 ROAD FROM “SINGLE DETACHED (RS1/B)” AND “SINGLE DETACHED (RS1/E)” TO “SINGLE DETACHED (RS2/B)”.

(File Ref. No. 12-8060-20-010155/10156; RZ 18-820669) (REDMS No. 6282428 v. 3)

CNCL-182

See Page CNCL-182 for full report

PLANNING COMMITTEE RECOMMENDATION

Opposed: Cllr. Day

- (1) *That Official Community Plan Amendment Bylaw 10155, to redesignate 4051 Cavendish Drive and a portion of 10140, 10160 & 10180 No. 1 Road from "Single-Family" to "Multiple-Family" in the Steveston Area Land Use Map to Schedule 2.4 of Official Community Plan Bylaw 7100 (Steveston Area Plan), be introduced and given first reading;*
- (2) *That Bylaw 10155, having been considered in conjunction with:*
  - (a) *the City's Financial Plan and Capital Program; and*
  - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;**is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act;*
- (3) *That Bylaw 10155, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and*

## Council Agenda – April, 14, 2020

Pg. #

ITEM

- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10156, to create the “Town Housing (ZT88) - No. 1 Road (Steveston)” zone, and to rezone 4051 Cavendish Drive and the West Portions of 10140, 10160 & 10180 No. 1 Road from “Single Detached (RS1/B)” and “Single Detached (RS1/E)” to “Town Housing (ZT88) - No. 1 Road (Steveston)”;* and to rezone 4068 Cavendish Drive and the East Portions of 10160 & 10180 No. 1 Road from “Single Detached (RS1/B)” and “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, be introduced and given first reading.



### PUBLIC ANNOUNCEMENTS AND EVENTS

### NEW BUSINESS

### BYLAWS FOR ADOPTION

**CNCL-360**

Business Licence Bylaw No. 7360, Amendment **Bylaw No. 10171**  
Opposed at 1<sup>st</sup>/2<sup>nd</sup>/3<sup>rd</sup> Readings – None.



**CNCL-361**

Business Regulation Bylaw No. 7538, Amendment **Bylaw No. 10172**  
Opposed at 1<sup>st</sup>/2<sup>nd</sup>/3<sup>rd</sup> Readings – None.



### ADJOURNMENT





## Regular Council

**Monday, March 23, 2020**

Place: Council Chambers  
Richmond City Hall

Present: Mayor Malcolm D. Brodie  
Councillor Chak Au  
Councillor Carol Day  
Councillor Kelly Greene (attending via teleconference)  
Councillor Alexa Loo  
Councillor Bill McNulty  
Councillor Linda McPhail  
Councillor Harold Steves (attending via teleconference)  
Councillor Michael Wolfe

Corporate Officer – Claudia Jesson

Call to Order: Mayor Brodie called the meeting to order at 7:00 p.m.

RES NO.    ITEM

### MINUTES

- R20/6-1    1.    It was moved and seconded  
*That:*
- (1)    *the minutes of the Regular Council meeting held on March 9, 2020, be adopted as circulated;*
  - (2)    *the minutes of the Special Council meeting held on March 16, 2020, be adopted as circulated;*
  - (3)    *the minutes of the Regular Council meeting for Public Hearings held on March 16, 2020, be adopted as circulated; and*



**Regular Council**  
**Monday, March 23, 2020**

- (4) *the Metro Vancouver 'Board in Brief' dated February 28, 2020, be received for information.*

**CARRIED**

**AGENDA ADDITIONS & DELETIONS**

R20/6-2

It was moved and seconded

- (1) *That "Enhanced Enforcement Measures to Support Provincial Health Orders" be added to the Council Agenda as Item No. 15A;*
- (2) *That Item No. 13 – "Credit Card Payment Service Fee Bylaw No. 9536, Amendment Bylaw No. 10166" be deleted from the Council Agenda; and*
- (3) *That Item No. 16 – Council Procedure Bylaw No. 7560, Amendment Bylaw No. 10165, be deleted from the Council Agenda.*

**CARRIED**

Mayor Brodie noted that since no members of the public were present at the meeting, a motion to resolve into Committee of the Whole to hear delegations from the floor on Agenda items and to rise and report (Items No. 2 to 4) would not be necessary.

**PRESENTATION**

Dr. Meena Dawar, Medical Health Officer, Vancouver Coastal Health (VCH), provided an update on the COVID-19 pandemic, noting the following:

- the situation is evolving rapidly and the number of cases have exceeded 539 in British Columbia and 10 cases in Richmond;
- a small percentage of cases involve younger individuals and most individuals exhibit mild symptoms;



**Regular Council**  
**Monday, March 23, 2020**

- the Province has taken measures to slow infection, including issuing a declaration of emergency, issuing a declaration of public health emergency, issuing restrictions on the size of gatherings, facilitating the closure of schools and closures of restaurants, bars, and personal services;
- VCH has increased staffing to assist with containment efforts;
- a large proportion of cases in the Vancouver Coastal Health region are related to community transmission;
- residential care facilities have taken measures to reduce infection, including restricting visitors except for compassionate visitations and screening facility staff for infection;
- travellers returning to Canada are requested to self-quarantine for 14 days except for asymptomatic health care workers who may continue to work;
- testing strategies include testing for individuals with severe symptoms, health care workers and residents of long-term care facilities;
- family physicians have capability to test suspected cases; however VCH is exploring utilizing centralized testing facilities;
- the capacity of testing will increase as the backlog of pending tests are resolved;
- a surveillance of individuals with mild symptoms is taking place in BC;
- residents are encouraged to avoid public gatherings and physical distancing recommendations may be in place for the foreseeable future;
- VCH currently has sufficient medical supplies; however VCH staff are continually sourcing additional supplies;
- public donations of medical supplies are accepted by the BC Divisions of Family Practice;
- the majority of infections are spread by symptomatic individuals;
- VCH has taken measures to expand hospital capacity, including the deferral of elective surgeries.



**Regular Council**  
**Monday, March 23, 2020**

Discussion ensued with regard to:

- reporting violators of health orders;
- expansion of testing;
- expanding communication strategies to encourage compliance of health orders; and
- supporting outreach services that target vulnerable individuals.

Council commended Dr. Dawar and health care workers for their service during the pandemic.

**CONSENT AGENDA**

- R20/6-3      5. It was moved and seconded  
*That Items No. 6 through No. 11 be adopted by general consent.*

**CARRIED**

6. **COMMITTEE MINUTES**

*That the minutes of:*

- (1) *the Community Safety Committee meeting held on March 10, 2020;*
- (2) *the General Purposes Committee meeting held on March 16, 2020;*  
*and*
- (3) *the Public Works and Transportation Committee meeting held on March 17, 2020;*

*be received for information.*

7. **TRAFFIC INTERSECTION CAMERAS IMPLEMENTATION PLANNING**

(File Ref. No. 09-5350-01; 10-6450-08-01; 12-8060-20-010160) (REDMS No. 6325429; 6410712)

- (1) *That Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10160, which adds a service fee for video footage requests, be introduced and given first, second and third reading;*





**Regular Council**  
**Monday, March 23, 2020**

- (2) *That the Consolidated 5 Year Financial Plan (2020-2024) be amended to include the operating budget impact of implementing the Traffic Intersection Cameras system of \$100,000 funded by an estimate of \$50,000 from revenue and a reallocation of resources from the Community Safety Division; and*
- (3) *That staff develop a communication plan to inform the public of the implementation of the Traffic Intersection Cameras system and how to request video footage.*

**ADOPTED ON CONSENT**

8. **CITIES #WITHREFUGEES CAMPAIGN**  
(File Ref. No. 07-3300-01) (REDMS No. 6389787 v. 4; 6391057)

*That City Council demonstrate its commitment to promoting inclusion and supporting refugees by signing the United Nations High Commissioner for Refugees (UNHCR) Cities #WithRefugees pledge, as outlined in the staff report titled "Cities #WithRefugees Campaign", dated February 19, 2020 from the Director, Community Social Development.*

**ADOPTED ON CONSENT**

9. **QUADRICYCLE BUSINESS – PROPOSED BYLAW AMENDMENTS TO PERMIT PERMANENT OPERATION**  
(File Ref. No. 12-8275-06; 12-8060-20-010128/10143/10145) (REDMS No. 6400125 v. 5; 6399847; 6400998; 6400015)

- (1) *That Business Licence Bylaw No. 7360, Amendment Bylaw No. 10145, to add a definition of a quadricycle operation, be introduced and given first, second and third reading;*
- (2) *That Vehicle For Hire Bylaw No. 6900, Amendment Bylaw No. 10128, as amended, to add regulations and requirements for the operation of a quadricycle, be introduced and given first, second and third reading; and*
- (3) *That Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10143, which quantifies the Vehicle for Hire business fee for a quadricycle operation, be introduced and given first, second and third reading.*

**ADOPTED ON CONSENT**



**Regular Council  
Monday, March 23, 2020**

**10. ICBC-CITY OF RICHMOND ROAD IMPROVEMENT PROGRAM –  
2020 UPDATE**

(File Ref. No. 01-0150-20-ICBC1-01; 03-1000-03-006) (REDMS No. 6372030 v. 3)

- (1) That the list of proposed road safety improvement projects, as described in Attachment 2 of the staff report titled “ICBC-City of Richmond Road Improvement Program – 2020 Update,” dated January 23, 2020 from the Director, Transportation, be endorsed for submission to the ICBC 2020 Road Improvement Program for consideration of cost-share funding; and*
- (2) That should the above applications be successful, the Chief Administrative Officer and General Manager, Planning and Development be authorized to execute the cost-share agreements on behalf of the City, and that the Consolidated 5 Year Financial Plan (2020-2024) be amended accordingly.*

**ADOPTED ON CONSENT**

**11. MITCHELL ISLAND ENVIRONMENTAL STEWARDSHIP  
INITIATIVES UPDATE**

(File Ref. No. 10-6175-04-01; 10-6125-11-06) (REDMS No. 6397888 v. 7; 6414149, 6414150, 6414151)

- (1) That the Mitchell Island Stormwater Infrastructure Feasibility Study proposed within the staff report titled “Mitchell Island Environmental Stewardship Initiatives Update”, dated February 20, 2020 from the Director, Sustainability and District Energy, be endorsed and a funding application to conduct a feasibility study be prepared and submitted to the Federation of Canadian Municipalities’ Green Municipal Fund; and*



**Regular Council**  
**Monday, March 23, 2020**

- (2) *That the Chief Administrative Officer and General Manager, Engineering and Public Works be authorized to enter into funding agreements with the Federation of Canadian Municipalities should the project be approved for funding, as outlined in the report titled “Mitchell Island Environmental Stewardship Initiatives Update”, dated February 20, 2020, from the Director, Sustainability and District Energy, and that the Consolidated 5 Year Financial Plan (2020-2024) be amended accordingly.*

**ADOPTED ON CONSENT**

**12. PROPOSED SOUTH ARM JETTY TIDAL MARSH PROJECT:  
PROVINCIAL LAND TENURE APPLICATION**

(File Ref. No. 10-6150-11-01; 10-6125-30-008) (REDMS No. 6423982)

Please see Page 7 for action on this item.

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**CONSIDERATION OF MATTERS REMOVED FROM THE  
CONSENT AGENDA**

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**12. PROPOSED SOUTH ARM JETTY TIDAL MARSH PROJECT:  
PROVINCIAL LAND TENURE APPLICATION**

(File Ref. No. 10-6150-11-01; 10-6125-30-008) (REDMS No. 6423982)

R20/6-4

It was moved and seconded

*That, for the purposes of environmental enhancement and consistency with the City’s Flood Protection Management Strategy, the Vancouver Fraser Port Authority’s Provincial Land Tenure Application for a 30 year lease, as identified in the “Proposed South Arm Jetty Tidal Marsh Project: Provincial Land Tenure Application” report dated March 3, 2020, from the Director, Sustainability and District Energy, be supported.*

The question on the motion was not called as discussion ensued with regard to (i) encouraging the Port to explore alternative locations for the proposed project, (ii) potential loss of habitat and erosion of marshland, (iii) other Port projects taking place in the Lower Mainland, (iv) the project’s timeline, and (v) the terms of the Land Tenure Application.



**Regular Council**  
**Monday, March 23, 2020**

In reply to queries from Council, staff noted that the Province is seeking input from stakeholders on the proposed project and that the proposed recommendation focuses on the proposed land tenure application and not a general endorsement of Port of Vancouver activities. Also, staff noted a potential overall habitat and flood protection benefit from the proposed project; however the City can request that the Port explore alternative locations for the project.

As a result of the discussion, the following **referral motion** was introduced:

R20/6-5

It was moved and seconded

*That the staff report titled “Proposed South Arm Jetty Tidal Marsh Project: Provincial Land Tenure Application” dated March 3, 2020, from the Director, Sustainability and District Energy be referred back to staff for more study and to request for an extension of time for the City to provide comments.*

**CARRIED**

**NON-CONSENT AGENDA ITEMS**

**GENERAL PURPOSES COMMITTEE**

Mayor Malcolm D. Brodie, Chair

**13. CREDIT CARD PAYMENT SERVICE FEE BYLAW NO. 9536,  
AMENDMENT BYLAW NO. 10166**

(File Ref. No.) (REDMS No.)

Please see page 2 for action on this item.

**14. CESSATION OF CASH TRANSACTIONS DURING COVID-19  
OUTBREAK**

(File Ref. No. 03-1240-01) (REDMS No. 6434866)

R20/6-6

It was moved and seconded

*That the City of Richmond ceases to accept cash transactions at City Hall until September 30, 2020.*

**CARRIED**



**Regular Council**  
**Monday, March 23, 2020**

**15. UTILITY AMENDMENT BYLAWS – UTILITY BILLING DUE DATE AMENDMENT**

(File Ref. No. 12-8060-20-010168/10169/10170) (REDMS No. 6435639; 6435303; 6435305; 6435306)

R20/6-7

It was moved and seconded

- (1) *That each of the following bylaws be introduced and given first, second, and third readings:*
  - (a) *Waterworks and Water Rates Bylaw No. 5637, Amendment Bylaw No. 10168;*
  - (b) *Drainage, Dyke and Sanitary Sewer System Bylaw No. 7551, Amendment Bylaw No. 10169; and*
  - (c) *Solid Waste & Recycling Regulation Bylaw No. 6803, Amendment Bylaw No. 10170; and*
- (2) *That staff be authorized to advertise the proposed bylaw amendments and a corresponding extension to the 2020 flat rate utility bill due date in anticipation of bylaw adoption.*

**CARRIED**

**15A. ENHANCED ENFORCEMENT MEASURES TO SUPPORT PROVINCIAL HEALTH ORDERS**

(File Ref. No. 12-8060-20-010171/10172) (REDMS No. 6435999; 6436005; 6436003)

R20/6-8

It was moved and seconded

- (1) *That Business Licence Bylaw No. 7360, Amendment Bylaw No. 10171, to increase fines for businesses not in compliance with the terms of Business Licence Bylaw No. 7360, be introduced and given first, second and third readings;*
- (2) *That Business Regulation Bylaw No. 7538, Amendment Bylaw No. 10172, to increase fines for businesses not in compliance with the terms of Business Regulation Bylaw No. 7538, be introduced and given first, second and third readings;*
- (3) *That Council endorse, as reasonable in the current circumstances, a notice procedure for these bylaw amendments as follows, which deviates from that set out in Council Policy 9311:*





**Regular Council**  
**Monday, March 23, 2020**

- (a) *following third reading, notice be made via news release and posted on the City's website;*
- (b) *such notice will invite those who believe they are affected by the proposed bylaws to send written representations to the City Clerk by email or mail so that they are received on or before noon on Friday, April 3, 2020; and*
- (c) *the anticipated date of adoption for the bylaws is Monday, April 6, 2020; and*
- (4) *That Council endorse the Chief Licence Inspector to suspend the licence of any business found to be not in compliance with health orders, as outlined in the report titled, "Enhanced Enforcement Measures to Support Provincial Health Orders", from the General Manager, Community Safety, dated March 23, 2020.*

The question on the motion was not called as discussion ensued with regard to (i) current enforcement of health order violations, (ii) encouraging compliance through warnings, and (iii) expansion of enforcement capability and patrols.

In reply to queries from Council, staff noted that bylaw officers are able to issue suspensions and fines up to \$10,000 to non-compliant businesses. Staff added that once proposed bylaw amendments are in place, fines for violations can be increased to \$50,000. Also, staff noted that the public can communicate with bylaw staff by emailing [bylawrequest@richmond.ca](mailto:bylawrequest@richmond.ca), which is monitored daily.

The question on the motion was then called and it was **CARRIED**.

**16. AMENDMENTS TO THE COUNCIL PROCEDURE BYLAW –  
ELECTRONIC MEETINGS AND PARTICIPATION BY MEMBERS**  
(File Ref. No. 12-8060-20-010167) (REDMS No. 6433396; 6433349)

R20/6-9

It was moved and seconded

*That Council Procedure Bylaw No. 7560, Amendment Bylaw No. 10167, which introduces amendments relating to electronic meetings and participation by members, be introduced and given first, second and third readings.*

**CARRIED**



**Regular Council**  
**Monday, March 23, 2020**

**PUBLIC ANNOUNCEMENTS**

Mayor Brodie announced measures taken by the City to address the COVID-19 pandemic including facility closures and program cancellations. He directed residents to the City's website for a full list of facility closures and program cancellations.

**BYLAWS FOR ADOPTION**

- R20/6-10      It was moved and seconded  
*That Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10142 be adopted.*

**CARRIED**

- R20/6-11      It was moved and seconded  
*That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9982 be adopted.*

**CARRIED**

Opposed: Cllrs. Greene  
Wolfe

**DEVELOPMENT PERMIT PANEL**

- R20/6-12      17. It was moved and seconded  
(1) *That the minutes of the Development Permit Panel meeting held on March 11, 2020, and the Chair's report for the Development Permit Panel meetings held on October 17, 2019, be received for information; and*  
(2) *That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 18-829234) for the property at 5631, 5635, 5651, 5691, 5711, 5731 and 5751 Steveston Highway be endorsed, and the Permit so issued.*

**CARRIED**



**Regular Council**  
**Monday, March 23, 2020**

**ADJOURNMENT**

R20/6-13

It was moved and seconded

*That the meeting adjourn (8:48 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the Regular meeting of the Council of the City of Richmond held on Monday, March 23, 2020.

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Mayor (Malcolm D. Brodie)

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Corporate Officer (Claudia Jesson)





**Special Council  
Thursday, March 19, 2020**

Place: Anderson Room  
Richmond City Hall

Present: Mayor Malcolm D. Brodie  
Councillor Chak Au  
Councillor Carol Day (entered the meeting at 4:36 p.m.)  
Councillor Kelly Greene (attending via teleconference)  
Councillor Alexa Loo  
Councillor Bill McNulty  
Councillor Linda McPhail  
Councillor Harold Steves (attending via teleconference)  
Councillor Michael Wolfe

Corporate Officer – Claudia Jesson

Call to Order: Mayor Brodie called the meeting to order at 4:30 p.m.

RES NO.    ITEM

SP20/2-1        It was moved and seconded  
*That the Special Council meeting be recessed for a Special Closed Council meeting.*

**CARRIED**

Mayor Brodie recessed the meeting at 4:31 p.m. for the Special Closed Council meeting.

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The meeting reconvened at 5:06 p.m. with all members of Council present.



**Special Council**  
**Thursday, March 19, 2020**

RES NO.    ITEM

**1.    DECLARATION OF EMERGENCY FOR PURPOSES OF  
      ENHANCING PREPAREDNESS FOR DEALING WITH COVID-19  
      PANDEMIC**

(File Ref. No. 09-5125-13-01) (REDMS No. 6434854)

Staff spoke on the proposed declaration of emergency, noting the following:

- the proposed measures encourage City staff to work from home, when possible, and would minimize exposure to COVID-19;
- the language used in the proposed declaration of emergency would be consistent with emergency provisions in the *Community Charter*;
- the City's emergency staff and associated support staff would be maintained during the state of emergency;
- unlike the emergency provisions in the *Emergency Program Act* which expires after seven days, the proposed declaration would be open ended;
- the City's Spring Break Camps and City childcare programs will be cancelled and staff have been in contact with participants;
- independent childcare providers leasing City facilities will continue to operate at their discretion;
- the City can examine measures to support local businesses that can manufacture essential supplies;
- the City coordinates with Vancouver Coastal Health (VCH) on mitigation efforts including use of City sites, if required;
- the proposed declaration of emergency will not be in conflict with the Provincial declaration of emergency; however such a declaration will give the City the ability to rapidly react to issues specific to Richmond;
- the City encourages residents to access City services through the telephone, online and the MyRichmondBC app; and
- the City is coordinating with social service providers and community groups to support residents facing potential hardship.



**Special Council**  
**Thursday, March 19, 2020**

RES NO.    ITEM

Discussion ensued with regard to the following:

- maintaining of essential City services during the proposed declaration of emergency, including issuance of building permits and electronic inspections in exceptional cases;
- reviewing the proposed declaration of emergency after 30 days;
- maintaining access to childcare for first responders;
- advocating the Province to implement provisions to freeze rental evictions and curb hoarding behaviour;
- the declarations of emergency enacted in other local municipalities; and
- The implementation of daily briefings, including coordination of COVID-19 case details with VCH to ensure residents receive accurate information.

SP20/2-2

It was moved and seconded

***That Council, to address the pandemic spread of COVID-19 in the City of Richmond, declare that an emergency exists and authorize the making of staffing adjustments and working at home arrangements, and with the approval of the Mayor, the exercising of all powers necessary to deal with the emergency including the closing of public access to City Hall and other City facilities, and the full closure of City Hall and other City facilities, and that Council direct the CAO to implement these measures and other supporting administrative measures in consideration of the operational needs of the City.***

The question on the motion was not called as discussion ensued with regard to (i) ensuring a robust communication strategy, (ii) providing personal safety equipment for City staff, (iii) options to curb reselling of essential supplies, (iv) options to provide limited in-person services in City Hall, and (v) extending the review of the proposed declaration of emergency beyond 30 days.



**Special Council**  
**Thursday, March 19, 2020**

RES NO.    ITEM

In reply to queries from Council, staff noted that (i) shelter operations in the city will not be affected by the proposed facilities closure, (ii) bylaws staff can ticket illegal reselling activities, (iii) residents can interact with staff and access timely information through the MyRichmondBC app, and (iv) staff will be providing a list of current available City services that will be regularly updated.

As a result of the discussion, staff were directed to provide a daily public update on the COVID-19 pandemic.

Discussion ensued with regard to playground use and staff noted that staff are monitoring playground use. Also, staff noted that educational signage on handwashing and social distancing have been installed on-site at playgrounds. Staff added that staff can coordinate with Richmond School District No. 38 regarding playground signage on their sites.

The question on the motion was then called and it was **CARRIED**.

Mayor Brodie then declared that City Hall will be closed to the public effective Monday, March 23, 2020, except for the purposes of the Council and Standing Committee meetings to be held in the Council Chambers and the Anderson Room, and such closure will be reviewed in 30 days' time.

**ADJOURNMENT**

SP20/2-3

It was moved and seconded

*That the meeting adjourn (6:08 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the Special meeting of the Council of the City of Richmond held on Thursday, March 19, 2020.

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Mayor (Malcolm D. Brodie)

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Corporate Officer (Claudia Jesson)



**Special Council  
Monday, March 23, 2020**

Place: Anderson Room  
Richmond City Hall

Present: Mayor Malcolm D. Brodie  
Councillor Chak Au  
Councillor Carol Day  
Councillor Kelly Greene (attending via teleconference)  
Councillor Alexa Loo  
Councillor Bill McNulty  
Councillor Linda McPhail  
Councillor Harold Steves (attending via teleconference)  
Councillor Michael Wolfe

Corporate Officer – Claudia Jesson

Call to Order: Mayor Brodie called the meeting to order at 6:45 p.m.

RES NO. ITEM

1. **BYLAW FOR ADOPTION – AMENDMENTS TO THE COUNCIL  
PROCEDURE BYLAW – ELECTRONIC MEETINGS AND  
PARTICIPATION BY MEMBERS**

(File Ref. No. 12-8060-20-010165) (REDMS No. 6432903, 6432932)

SP20/3-1

It was moved and seconded

*That Council Procedure Bylaw No. 7560, Amendment Bylaw No. 10165 be  
adopted.*

**CARRIED**



**Special Council**  
**Monday, March 23, 2020**

RES NO.    ITEM

**ADJOURNMENT**

SP20/3-2            It was moved and seconded  
*That the meeting adjourn (6:46 p.m.).*

**CARRIED**

Certified a true and correct copy of the  
Minutes of the Special meeting of the  
Council of the City of Richmond held on  
Monday, March 23, 2020.

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Mayor (Malcolm D. Brodie)

---

Corporate Officer (Claudia Jesson)



**Special Council  
Monday, March 30, 2020**

Place: Anderson Room  
Richmond City Hall

Present: Mayor Malcolm D. Brodie  
Councillor Chak Au  
Councillor Carol Day  
Councillor Kelly Greene (attending via teleconference)  
Councillor Alexa Loo (attending via teleconference)  
Councillor Bill McNulty  
Councillor Linda McPhail (attending via teleconference)  
Councillor Harold Steves (attending via teleconference)  
Councillor Michael Wolfe (attending via teleconference)

Acting Corporate Officer – Matt O'Halloran

Call to Order: Mayor Brodie called the meeting to order at 4:00 p.m.

RES NO.    ITEM

**COUNCILLOR CAROL DAY**

**1. MOBILE WASHROOMS DURING THE COVID-19 PANDEMIC**  
(File Ref. No. 09-5125-13-01)

In reply to queries from Council, staff advised that (i) there have been issues with vandalism and fires in relation to mobile washrooms in the past, (ii) a list of washrooms will be circulated to service providers, local newspapers, as well as displayed on the City's website, (iii) there is a large washroom facility in Minoru Park, that has multiple washrooms and showers, and (iv) operating times of washrooms at parks and trails will be extended to 10 pm immediately.



**Special Council**  
**Monday, March 30, 2020**

RES NO.    ITEM

**BYLAWS FOR ADOPTION**

SP20/4-1

It was moved and seconded

*That the following bylaws be adopted:*

*Waterworks and Water Rates Bylaw No. 5637, Amendment Bylaw No. 10168*

*Drainage, Dyke and Sanitary Sewer System Bylaw No. 7551 Amendment Bylaw No. 10169*

*Solid Waste & Recycling Regulation Bylaw No. 6803, Amendment Bylaw No. 10170*

*Council Procedure Bylaw No. 7560, Amendment Bylaw No. 10167*

**CARRIED**

**LEGAL AND LEGISLATIVE SERVICES DEPARTMENT**

**2. CANCELLATION OF DECLARATION OF EMERGENCY TO  
SUPPORT PROVINCIAL EFFORTS**

(File Ref. No. 09-5125-13-01) (REDMS No. 6439214)

SP20/4-2

It was moved and seconded

*That Council, in support of the Province and in recognition that the purpose and intent of Ministerial Order M084 issued by the Minister of Public Safety and Solicitor General on March 26, 2020 is to cancel all declarations of emergency made by municipalities, confirm the cancellation of the City of Richmond declaration of emergency made March 19, 2020.*

The question on the motion was not called, as in reply to queries from Council, staff noted that (i) Bylaw Officers are to report any contraventions against the Health Orders and Ministerial Orders, (ii) Bylaw Officers are providing warnings and educating the community on the importance of social distancing, and (iii) generally the community is receptive to the information and abiding by the rules.

The question on the motion was then called and it was **CARRIED**.

2.





**Special Council**  
**Monday, March 30, 2020**

RES NO.    ITEM

**ADJOURNMENT**

SP20/4-3

It was moved and seconded

*That the meeting adjourn (4:24 p.m.).*

**CARRIED**

Certified a true and correct copy of the  
Minutes of the Special meeting of the  
Council of the City of Richmond held on  
Monday, March 30, 2020.

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Mayor (Malcolm D. Brodie)

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Acting Corporate Officer  
(Matt O'Halloran)



**Special Council  
Monday, April 6, 2020**

Place: Anderson Room  
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair (attending via teleconference)  
Councillor Chak Au  
Councillor Carol Day  
Councillor Kelly Greene (attending via teleconference)  
Councillor Alexa Loo (attending via teleconference)  
Councillor Bill McNulty  
Councillor Linda McPhail (attending via teleconference)  
Councillor Harold Steves (attending via teleconference)  
Councillor Michael Wolfe (attending via teleconference)

Corporate Officer – Claudia Jesson

Call to Order: Mayor Brodie called the meeting to order at 4:00 p.m.

RES NO. ITEM

Mayor Brodie recessed the meeting at 4:01 p.m. for the General Purposes Committee and Finance Committee meetings.

\*\*\*\*\*

The meeting reconvened at 4:52 p.m. with all members of Council present.

**AGENDA ADDITIONS & DELETIONS**

Mayor Brodie noted that Item No. 1 – 2019 Investment Report has been removed from the agenda.



**Special Council**  
**Monday, April 6, 2020**

RES NO.    ITEM

**BYLAWS FOR ADOPTION**

SP20/5-1            It was moved and seconded  
*That the Inter-municipal Business Licence Agreement Bylaw No. 10134 be adopted.*

**CARRIED**

SP20/5-2            It was moved and seconded  
*That the Inter-municipal Business Licence Bylaw No. 10159 be adopted.*

**CARRIED**

**2.    DISTRICT ENERGY UTILITY BYLAWS – BILLING DUE DATE AMENDMENT**

(File Ref. No. 01-0060-20-LIEC1; 12-8060-20-010175/010176/010177) (REDMS No. 6441621; 6445454; 6445459; 6445457)

SP20/5-3            It was moved and seconded  
**(1)    *That the following bylaws be introduced and given first, second, and third readings:***  
**(a)    *Alexandra District Energy Utility Bylaw No. 8641, Amendment Bylaw No. 10175;***  
**(b)    *Oval Village District Energy Utility Bylaw No. 9134, Amendment Bylaw No. 10176; and***  
**(c)    *City Centre District Energy Utility Bylaw No. 9895, Amendment Bylaw No. 10177; and***  
**(2)    *That each of the following bylaws be adopted:***  
**(a)    *Alexandra District Energy Utility Bylaw No. 8641, Amendment Bylaw No. 10175;***  
**(b)    *Oval Village District Energy Utility Bylaw No. 9134, Amendment Bylaw No. 10176; and***  
**(c)    *City Centre District Energy Utility Bylaw No. 9895, Amendment Bylaw No. 10177.***

**CARRIED**

2.



**Special Council**  
**Monday, April 6, 2020**

RES NO.    ITEM

3.    **AMENDMENTS TO THE COUNCIL PROCEDURE BYLAW –  
SPECIAL COUNCIL MEETINGS**  
(File Ref. No. 12-8060-20-010179) (REDMS No. 6443799; 6443761)

SP20/5-4

It was moved and seconded

- (1)    *That Council Procedure Bylaw No. 7560, Amendment Bylaw No. 10179, which introduces amendments relating to excluding or limiting the physical attendance of members of the public in emergency circumstances from Special Council Meetings, be introduced and given first, second and third readings; and*
- (2)    *That Council Procedure Bylaw No. 7560, Amendment Bylaw No. 10179 be adopted.*

**CARRIED**

**ADJOURNMENT**

SP20/5-5

It was moved and seconded

*That the meeting adjourn (4:53 p.m.).*

**CARRIED**

Certified a true and correct copy of the  
Minutes of the Special meeting of the  
Council of the City of Richmond held on  
Monday, April 6, 2020.

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Mayor (Malcolm D. Brodie)

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Corporate Officer (Claudia Jesson)

**For Metro Vancouver meetings on Friday, March 27, 2020**

*Please note these are not the official minutes. Board in Brief is an informal summary. Material relating to any of the following items is available on request from Metro Vancouver. For more information, please contact*

*[Greg.Valou@metrovancover.org](mailto:Greg.Valou@metrovancover.org) or [Kelly.Sinowski@metrovancover.org](mailto:Kelly.Sinowski@metrovancover.org)*

**Metro Vancouver Regional District****E 1.1 Metro 2040 Urban Centre and FTDA Policy Review – Final Recommendations****REFERRED**

The Metro 2040 Urban Centre and FTDA Policy Review is an initiative to explore implementation challenges and areas for improvement to the regional growth framework of the regional growth strategy. The review is now complete and staff have drafted five recommendations intended to provide direction on addressing the identified challenges and improve the Urban Centre and FTDA policies that will be included in Metro 2050, the update to the regional growth strategy.

The MVRD Board referred this item back to staff.

**E 2.1 Contribution Agreement – Catching the Spirit 2019 Youth Society****APPROVED**

The MVRD Board approved the Contribution Agreement with the Catching the Spirit 2019 Youth Society for a three-year term commencing January 1, 2020 and ending December 31, 2022, with annual contributions of \$75,000 per year.

**E 2.2 Regional Parks Naming, Renaming, and Dedications Policy Revision****APPROVED**

In 2019, Metro Vancouver staff reviewed the existing Regional Parks Naming and Dedications Policy and proposed amendments to enable consideration of Indigenous place names, renaming and dual naming in regional parks. The MVRD Board approved the Regional Parks Naming, Renaming, and Dedications Policy as presented.

**E 3.1 BC Utilities Commission Municipal Energy Utilities Inquiry****APPROVED**

The MVRD Board will write to the British Columbia Utilities Commission concerning the Municipal Energy Utilities Inquiry, conveying its position that municipalities should continue to retain core decision making about district energy services, because local governments are well positioned to implement and regulate district energy, and municipal energy utilities occupy a unique and important role for addressing climate change.

**E 4.1 Addressing the Greenhouse Gas Intensity of Buildings in the BC Building Code****APPROVED**

Buildings account for one quarter of regional GHG emissions, primarily through burning natural gas for space and water heating. The BC Energy Step Code, adopted by many jurisdictions in the region and across B.C., establishes energy efficiency targets, but does not directly address GHG emissions reductions in new construction. This will lead to many new buildings that will require significant retrofits to become carbon neutral in the future, costing building owners time and money.

The MVRD Board will write a letter to the provincial Minister of Municipal Affairs and Housing and other appropriate provincial government ministries requesting that the Province include:

- opt-in greenhouse gas intensity performance requirements for new construction in the British Columbia Building Code;
- an option to require zero emissions space heating and hot water; and
- complementary requirements in the proposed provincial “Retrofit Code” for existing buildings.

**G 1.1 Regional Parkland Acquisition and Development Reserve Fund Bylaw No. 1304, 2020** **APPROVED**

The MVRD Board approved the establishment of a new statutory reserve for Regional Parks to receive, hold and provide funds for Regional Park Land Acquisition and Park Development; gave first, second, and third readings to the Regional Parkland Acquisition and Development Reserve Fund Bylaw then passed and finally adopted said bylaw.

**G 2.1 MVRD Residential Indoor Wood Burning Emission Regulation Bylaw No. 1303, 2020** **APPROVED**

Wood smoke is a major source of fine particulate matter (PM2.5) emissions, including black carbon associated with climate change. Staff presented a bylaw intended to reduce the health and environmental impacts of emissions from residential indoor wood burning while responding to needs identified during a comprehensive consultation process.

The MVRD Board gave first, second and third readings to the Residential Indoor Wood Burning Emission Regulation Bylaw; then passed and finally adopted said bylaw.

**I 1 Committee Information Items and Delegation Summaries**

The Board received information items and delegation summaries from standing committees.

**Regional Planning Committee – March 6, 2020**

Information Items:

**5.3 Regional Industrial Lands Strategy - Draft and Status Update**

The Regional Industrial Lands Strategy is nearing completion after two years of research and engagement work. Informed through the current and final round of stakeholder engagement, it is anticipated that the

Strategy will be finalized in spring 2020, for consideration by the Industrial Lands Strategy Task Force and the MVRD Board. The Strategy, as well as other related work, will also inform the update to the regional growth strategy that is currently underway (Metro 2050). Metro Vancouver staff are in the process of engaging with stakeholders to receive further input on the draft Strategy's proposed recommendations.

#### **5.4 Metro 2040 Industrial and Mixed Employment Policy Review Scope of Work**

To inform the update to Metro Vancouver 2040: Shaping our Future (Metro 2040), the regional growth strategy, Metro Vancouver is undertaking an Industrial and Mixed Employment Policy Review. The Policy Review, along with results from the forthcoming Regional Industrial Lands Strategy will provide key inputs into the update, and will include engagement with member municipalities and industry stakeholders to test and refine recommended policy changes to the regional growth strategy. The Committee can expect to see a report on the completed policy review by mid-2020.

#### **5.5 Metro 2050 Q1 2020 Status Update**

In April 2019, Metro Vancouver began the process of updating Metro Vancouver 2040: Shaping our Future (Metro 2040), the regional growth strategy. The amended regional growth strategy will be titled Metro 2050. The development of content for Metro 2050 is taking place through a series of policy reviews on different policy topics; progress on these is summarized below. Engagement activities are guided by the Metro Vancouver Board-approved Metro 2050 Engagement Plan and those activities that have already occurred are summarized below.

#### **Finance and Intergovernment Committee – March 11, 2020**

Delegation Summaries:

**3.1** Craig Richmond, President and CEO, Vancouver Airport Authority, Anne Murray, Vice President Airline Business Development and Public Affairs, Vancouver Airport Authority, and Wayne Wright, Metro Vancouver's Appointee to the YVR Board of Directors.

### **Greater Vancouver Water District**

#### **E 1.1 Award of Phase C - Construction Engineering Services for the Annacis Water Supply Tunnel**

**WITHDRAWN**

This item was withdrawn.

#### **I 1 Committee Information Items and Delegation Summaries**

The Board received information items and delegation summaries from standing committees.

#### **Water Committee – March 5, 2020**

Information Items:



## **5.1 2019 Seymour Salmonid Society's Annual Report for Greater Vancouver Water District**

The Seymour Salmonid Society is a non-profit organization that operates the Seymour River Hatchery on Greater Vancouver Water District (GVRD) lands at the base of the Seymour Falls Dam. GVRD and the Society have been partners since 1989 constructing fisheries enhancement projects, raising public awareness on water and fisheries issues and creating stewardship opportunities in the Seymour Valley. Over the years, the partnership has influenced tens of thousands of people through special events, K-12 programs, and passive visitors. The GVRD has a current three-year (2018-2020) Contribution Agreement with the Society for \$125,000 annually. The funding provides for core hatchery and education program operating expenses.

## **Greater Vancouver Sewage and Drainage District**

### **E 1.1. Direct Connections to Regional Liquid Waste Facilities Policy**

**APPROVED**

Historically, member jurisdictions have requested direct connections to the regional sewer system to service private properties if municipal sewers were not available nearby, and Metro Vancouver assessed those requests on a case-by-case basis.

A policy was brought forward to formalize the process for direct connection requests to regional facilities, including who may apply, the criteria to do so, and ownership and maintenance responsibilities.

The GVS&DD Board approved the Direct Connections to Regional Liquid Waste Facilities Policy as presented.

### **G 1.1 Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Amending Bylaw No. 335, 2020 – Fraser Sewerage Area – PID 013-872- 303, Township of Langley**

**APPROVED**

The GVS&DD Board gave first, second and third reading to the Greater Vancouver Sewerage and Drainage District's Sewerage and Drainage Areas Boundaries Amending Bylaw No. 335, 2020; and passed, and finally adopted the Greater Vancouver Sewerage and Drainage District's Sewerage and Drainage Areas Boundaries Amending Bylaw No. 335, 2020.

## **I 1 Committee Information Items and Delegation Summaries**

The Board received information items and delegation summaries from standing committees.

### **Liquid Waste Committee – March 12, 2020**

Information Items:

## **5.2 Results for 2019 Wipe It, Green Bin It Campaign**

As a region, an estimated \$2.7 million is spent every year to deal with the impacts of fats, oils and grease (FOG) in the sewer system. The 2019 Wipe It, Green Bin It campaign asked residents to put FOG in their green bins, instead of down their sinks.



**Zero Waste Committee – March 13, 2020**

Information Items:

**5.1 Customer Service and Communication Enhancements at Metro Vancouver Solid Waste Facilities**

Over the past year Metro Vancouver has expanded the number of communication tools available to customers to enhance their experience at solid waste facilities and encourage diversion. Accurate and accessible information about regional facility reuse, recycling and disposal services and programs can improve customer awareness and use of these services.

**5.2 Create Memories Not Garbage – 2019 Campaign Results**

The holidays are a heavy consumption season where residents fall into customs/traditions that can cause unnecessary waste. The 2019 “Create Memories, Not Garbage” campaign asked residents to try doing one thing differently to reduce their waste. Through a region-wide media promotion, residents were offered ideas to make low-waste celebrating easier.

**Metro Vancouver Housing Corporation****E 1.1 Evaluation Criteria for Metro Vancouver Housing Development on Member Lands      APPROVED**

Metro Vancouver Housing (MVH) is actively working to build more affordable rental housing. One way is through partnerships with member jurisdictions. In February 2020, Metro Vancouver issued an Expression of Interest (EOI) for member jurisdictions to submit municipally-owned land to lease or transfer to MVH at a nominal cost.

The EOI outlines considerations for submissions including: development potential, municipal actions/incentives to support development, tenant livability, financial feasibility for MVH, and regional equity. Staff used these considerations to draft evaluation criteria and weighting to prioritize EOI submissions that best meet MVH’s objectives. The Housing Committee considered the evaluation criteria and provided direction for certain revisions.

The MVHC Board endorsed the evaluation criteria contained in the report.



## Special General Purposes Committee

Date: Monday, March 23, 2020

Place: Anderson Room  
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair  
Councillor Chak Au  
Councillor Carol Day  
Councillor Alexa Loo  
Councillor Bill McNulty  
Councillor Linda McPhail  
Councillor Michael Wolfe

Absent: Councillor Kelly Greene (participating via teleconference)  
Councillor Harold Steves (participating via teleconference)

Call to Order: The Chair called the meeting to order at 4:00 p.m.

### AGENDA ADDITIONS

It was moved and seconded

*That Enhanced Enforcement Measures To Support Provincial Health Orders be added as Item No. 5 and that Discussion on Teleconference and Public Participation be added as Item No. 6.*

**CARRIED**

**Special General Purposes Committee**  
**Monday, March 23, 2020**

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**FINANCE AND CORPORATE SERVICES DIVISION**

**1. CREDIT CARD PAYMENT SERVICE FEE BYLAW NO. 9536, AMENDMENT BYLAW NO. 10166**

(File Ref. No. 03-0900-01) (REDMS No. 6433095 v. 2)

Staff spoke on the proposed bylaw amendment, noting that (i) the proposed amendments will facilitate a lower transaction fee rate of 1.00% from the current 1.75% for credit card users to encourage non-cash bill payments to the City during the closure of City facilities. Staff added that the City has other alternative non-cash payment options such as by cheque and online banking.

Discussion ensued with regard to (i) the estimated marginal benefit of lowering credit card transaction fees, (ii) the impact to individuals who have already paid their bills prior to the proposed reduction in credit card user fees, (iii) exploring alternative non-cash bill payment options in order to maintain current credit card transaction fee rates, (iv) exploring options with banking partners to temporarily reduce or waive credit card transaction fees, (v) encouraging early and on-time bill payment, and (vi) the potential financial impact of the proposed reduction of the City's credit card transaction fee rate.

As a result of the discussion, the following **referral motion** was introduced:

It was moved and seconded

*That the staff report titled, "Credit Card Payment Service Fee Bylaw No. 9536, Amendment Bylaw No. 10166" dated March 16, 2020 from the Director, Finance be referred back to staff for more information on the financial impact of the reduction in credit card user fees and to discuss approaches in the reduction or elimination of credit card transaction fees with banking partners, and report back.*

**CARRIED**

**2. CESSATION OF CASH TRANSACTIONS DURING COVID-19 OUTBREAK**

(File Ref. No. 03-1240-01) (REDMS No. 6434866)

It was moved and seconded

*That the City of Richmond ceases to accept cash transactions at City Hall until September 30, 2020.*

**CARRIED**

**Special General Purposes Committee**  
**Monday, March 23, 2020**

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**3. UTILITY AMENDMENT BYLAWS – UTILITY BILLING DUE DATE AMENDMENT**

(File Ref. No. 10-6000-01) (REDMS No. 6435639)

It was moved and seconded

*(1) That each of the following bylaws be introduced and given first, second, and third readings:*

*(a) Waterworks and Water Rates Bylaw No. 5637, Amendment Bylaw No. 10168;*

*(b) Drainage, Dyke and Sanitary Sewer System Bylaw No. 7551, Amendment Bylaw No. 10169; and*

*(c) Solid Waste & Recycling Regulation Bylaw No. 6803, Amendment Bylaw No. 10170; and*

*(2) That staff be authorized to advertise the proposed bylaw amendments and a corresponding extension to the 2020 flat rate utility bill due date in anticipation of bylaw adoption.*

The question on the motion was not called as staff noted that property tax deadlines are firm, as per the *Community Charter* and that it is up to the Province to amend legislation in order to defer property tax deadlines. Staff added that the June 30, 2020 deadline for utility bills was chosen to coincide with upcoming property tax deadline of July 2, 2020,

The question on the motion was then called and it was **CARRIED**.

**LEGAL AND LEGISLATIVE SERVICES DEPARTMENT**

**4. AMENDMENTS TO THE COUNCIL PROCEDURE BYLAW – ELECTRONIC MEETINGS AND PARTICIPATION BY MEMBERS**

(File Ref. No. 12-8060-20-010167) (REDMS No. 6433396)

It was moved and seconded

*That Council Procedure Bylaw No. 7560, Amendment Bylaw No. 10167, which introduces amendments relating to electronic meetings and participation by members, be introduced and given first, second and third readings.*

**CARRIED**

**Special General Purposes Committee**  
**Monday, March 23, 2020**

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**5. ENHANCED ENFORCEMENT MEASURES TO SUPPORT PROVINCIAL HEALTH ORDERS**

(File Ref. No. 12-8275-01) (REDMS No. 6435999)

Staff briefed Committee on the proposed enhanced enforcement measures to support Provincial health orders, noting that bylaw officers are currently able to issue suspensions and fines up to \$10,000 to non-compliant businesses and that once proposed bylaw amendments are in place, fines for violations can be increased to \$50,000. Staff added that auxiliary bylaw officers can be added to support the City's enforcement capacity if required.

Discussion ensued with regard to (i) frequent checks of non-compliant businesses, (ii) educating businesses on the current Provincial health orders, and (iii) scheduling bylaw patrols after City business hours.

It was moved and seconded

- (1) That Business Licence Bylaw No. 7360, Amendment Bylaw No. 10171, to increase fines for businesses not in compliance with the terms of Business Licence Bylaw No. 7360, be introduced and given first, second and third readings;*
- (2) That Business Regulation Bylaw No. 7538, Amendment Bylaw No. 10172, to increase fines for businesses not in compliance with the terms of Business Regulation Bylaw No. 7538, be introduced and given first, second and third readings;*
- (3) That Council endorse, as reasonable in the current circumstances, a notice procedure for these bylaw amendments as follows, which deviates from that set out in Council Policy 9311:*
  - (a) Following third reading, notice be made via news release and posted on the City's website; and*
  - (b) Such notice will invite those who believe they are affected by the proposed bylaws to send written representations to the City Clerk by email or mail so that they are received on or before noon on Friday, April 3, 2020; and:*
  - (c) The anticipated date of adoption for the bylaws is Monday, April 6, 2020.*
- (4) That Council endorse the Chief Licence Inspector to suspend the licence of any business found to be not in compliance with health orders, as outlined in the report titled, "Enhanced Enforcement Measures to Support Provincial Health Orders", from the General Manager, Community Safety, dated March 23, 2020.*

**CARRIED**

**Special General Purposes Committee**  
**Monday, March 23, 2020**

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**6. DISCUSSION ON TELECONFERENCE AND PUBLIC PARTICIPATION**

(File Ref. No.) (REDMS No.)

Discussion ensued with regard to (i) streaming and teleconference options for public participation on Council and Committee meetings, (ii) reviewing current procedures to distribute public input on agenda items prior to the meeting, (iii) discouraging the public from physically attending Council and Committee meetings during City Hall's closure, (iv) exploring options to acknowledge the receipt of public input on agenda items, and (v) researching the use of technology to encourage public participation through alternative media.

As a result of the discussion, the following **referral motion** was introduced:

It was moved and seconded

*That the matter of public participation by electronic means at Council meetings be referred back to staff to review and report back with options.*

**CARRIED**

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:58 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Monday, March 23, 2020.

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Mayor Malcolm D. Brodie  
Chair

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Evangel Biason  
Legislative Services Coordinator



## General Purposes Committee

Date: Monday, April 6, 2020

Place: Anderson Room  
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair (attending via teleconference)  
Councillor Chak Au  
Councillor Carol Day  
Councillor Kelly Greene (attending via teleconference)  
Councillor Alexa Loo (attending via teleconference)  
Councillor Bill McNulty  
Councillor Linda McPhail (attending via teleconference)  
Councillor Harold Steves (attending via teleconference)  
Councillor Michael Wolfe (attending via teleconference)

Call to Order: The Chair called the meeting to order at 4:01 p.m.

### MINUTES

It was moved and seconded

*That the minutes of the meetings of the General Purposes Committee held on March 16, 2020 and March 23, 2020 be adopted as circulated.*

**CARRIED**

### FINANCE AND CORPORATE SERVICES DIVISION

1. **CREDIT CARD PAYMENT SERVICE FEE BYLAW NO. 9536, AMENDMENT BYLAW NO. 10166**  
(File Ref. No. 03-0900-01/2020) (REDMS No. 6433095 v.2)

Discussion ensued with regard to (i) reallocating credit card fee revenues, (ii) encouraging non-credit card fee payments to reduce debt load for individuals, and (iii) advocating the Province to adjust the property tax deadline.

## General Purposes Committee

Monday, April 6, 2020

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In reply to queries from Committee, staff noted that the City has communicated with financial services providers on the potential reduction of the City's transaction fees during the COVID-19 pandemic period.

As a result of the discussion, the following **motion** was introduced:

It was moved and seconded

*That the staff report titled "Credit Card Payment Service Fee Bylaw No. 9536, Amendment Bylaw No. 10166" dated March 16, 2020 from the Director, Finance be received for information.*

**CARRIED**

### COMMUNITY SERVICES DIVISION

2. **AGRICULTURAL LAND RESERVE NON-FARM USE APPLICATION BY THE CITY OF RICHMOND TO HOST THE FARM FEST AT THE GARDEN CITY LANDS ON AUGUST 8, 2020, LOCATED AT 5560 GARDEN CITY ROAD**

(File Ref. No. 11-7400-20-FFES1/2020) (REDMS No. 6397966 v. 9)

It was moved and seconded

*That should Council wish to proceed with the Farm Fest as part of the existing 2020 major events program, that the Agricultural Land Reserve non-farm use application by the City of Richmond to host the Farm Fest at the Garden City Lands on Saturday, August 8, 2020, located at 5560 Garden City Road, be endorsed and forwarded to the Agricultural Land Commission for approval.*

The question on the motion was not called as discussion ensued with regard to (i) examining the feasibility of proceeding with the City's 2020 major events during the COVID-19 pandemic period, (ii) modifying Farm Fest to focus on a food market event, and (iii) reviewing budgets of the planned 2020 events.

In reply to queries from Committee, staff noted that given the potentially long application processing time, the City has the option to send the non-farm use application to the Agricultural Land Commission and can then review the event's feasibility during that time period. Staff added that the budget for Farm Fest was approved as part of the 2020 Major Events Program. Furthermore, staff noted that the staff report on the Garden City Lands Community Garden Farm is forthcoming.

As a result of the discussion, the following **referral motion** was introduced:



## General Purposes Committee

Monday, April 6, 2020

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It was moved and seconded

*That the staff report titled "Agricultural Land Reserve Non-Farm Use Application by the City of Richmond to Host the Farm Fest at The Garden City Lands on August 8, 2020, Located at 5560 Garden City Road", dated March 11, 2020, from the Director, Parks Services, be referred back to staff to examine agricultural activities on the Garden City Lands, such as farmer's markets and community gardens.*

**DEFEATED**

Opposed: Mayor Brodie

Cllrs. Greene

Loo

McPhail

Steves

Wolfe

Discussion then ensued with regard to reviewing the 2020 Farm Fest event, and as a result, the following **referral motion** was introduced:

It was moved and seconded

*That the staff report titled "Agricultural Land Reserve Non-Farm Use Application by the City of Richmond to Host the Farm Fest at The Garden City Lands on August 8, 2020, Located at 5560 Garden City Road", dated March 11, 2020, from the Director, Parks Services, be referred back to staff.*

**DEFEATED**

Opposed: Mayor Brodie

Cllrs. Greene

Loo

McPhail

Steves

Wolfe

The question on the main motion was then called and it was **CARRIED** with Cllrs. Au and McNulty opposed.

### 3. **PROVIDENCE FLAGSHIP PROPOSAL**

(File Ref. No. 11-7000-01) (REDMS No. 6407444 v. 5)

In accordance with Section 100 of the *Community Charter*, Cllr. McPhail declared to be in a conflict of interest as her husband has ownership interest in the *Providence*, and Cllr. McPhail left the meeting – 4:35 p.m.

**General Purposes Committee**  
**Monday, April 6, 2020**

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It was moved and seconded

- (1) *That the Chief Administrative Officer and the General Manager, Community Services be authorized to enter into a three year agreement on behalf of the City for a total value of \$50,000 with the Providence 1903 Charters; and*
- (2) *That funding of \$33,000 from the Council Community Initiatives Account be approved to fund the annual cost of \$16,500 in the second and third year of the agreement as outlined in the staff report "Providence Flagship Proposal" dated February 10, 2020, from the Director, Arts, Culture and Heritage Services and the Consolidated 5 Year Financial Plan (2020-2024) be amended accordingly.*

The question on the motion was not called as discussion ensued with regard to the feasibility of hosting the 2020 Richmond Maritime Festival, and staff noted that the event programming is flexible and that alternative activities for the ship can be discussed with the ship's operators.

The question on the motion was then called and it was **CARRIED**.

Cllr. McPhail returned to the meeting – 4:38 p.m.

## **ENGINEERING AND PUBLIC WORKS DIVISION**

**4. DISTRICT ENERGY UTILITY BYLAWS – BILLING DUE DATE AMENDMENT**

(File Ref. No. 01-0060-20-LIEC1) (REDMS No. 6441621)

It was moved and seconded

*That the following bylaws be introduced and given first, second, and third readings:*

- (1) *Alexandra District Energy Utility Bylaw No. 8641, Amendment Bylaw No. 10175;*
- (2) *Oval Village District Energy Utility Bylaw No. 9134, Amendment Bylaw No. 10176; and*
- (3) *City Centre District Energy Utility Bylaw No. 9895, Amendment Bylaw No. 10177.*

The question on the motion was not called as staff noted that options to stagger bill payment schedules following amendments to the billing due dates can be considered.

The question on the motion was then called and it was **CARRIED**.

## General Purposes Committee

Monday, April 6, 2020

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It was moved and seconded

*That each of the following bylaws be adopted:*

- (1) *Alexandra District Energy Utility Bylaw No. 8641, Amendment Bylaw No. 10175;*
- (2) *Oval Village District Energy Utility Bylaw No. 9134, Amendment Bylaw No. 10176; and*
- (3) *City Centre District Energy Utility Bylaw No. 9895, Amendment Bylaw No. 10177.*

**CARRIED**

## LEGAL AND LEGISLATIVE SERVICES DEPARTMENT

### 5. AMENDMENTS TO THE COUNCIL PROCEDURE BYLAW – SPECIAL COUNCIL MEETINGS

(File Ref. No. 12-8060-20-010179) (REDMS No. 6443799)

It was moved and seconded

- (1) *That Council Procedure Bylaw No. 7560, Amendment Bylaw No. 10179, which introduces amendments relating to excluding or limiting the physical attendance of members of the public in emergency circumstances from Special Council Meetings, be introduced and given first, second and third readings; and*
- (2) *That Council Procedure Bylaw No. 7560, Amendment Bylaw No. 10179 be adopted.*

The question on the motion was not called as discussion ensued with regard to options for public participation in Committee and Council meetings.

In reply to queries from Committee, staff noted that (i) the public and members of the media are not excluded from meetings and are encouraged to provide written submissions in place of attending, (ii) meeting rooms are configured for social distancing and that the proposed bylaw would provide Council the ability to restrict public attendance in emergency circumstances, (iii) written submissions are regularly monitored and are immediately forwarded to members of Council, and (iv) signage around City Hall advises the public of the current closures and members of the public wishing to attend the meeting can be escorted to the meeting room by security staff.

The question on the motion was then called and it was **CARRIED**.

Discussion then ensued with regard to public participation options for individuals who are unable to attend the Council and Committee meetings, and as a result, the following **referral motion** was introduced:

**General Purposes Committee**  
**Monday, April 6, 2020**

---

It was moved and seconded

*That staff look at options for members of the public who are unable to submit written comments and are unable to attend Council and Committee meetings in person, and report back.*

**DEFEATED**

Opposed: Mayor Brodie

Cllrs. Loo

McNulty

McPhail

Steves

Staff were then directed to provide a summary of the initiatives taken to continue public participation in Council and Committee meetings during the City Hall closure.

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:49 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Monday, April 6, 2020.

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Mayor Malcolm D. Brodie  
Chair

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Evangel Biason  
Legislative Services Coordinator



## Finance Committee

Date: Monday, April 6, 2020

Place: Anderson Room  
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair (attending via teleconference)  
Councillor Chak Au  
Councillor Carol Day  
Councillor Kelly Greene (attending via teleconference)  
Councillor Alexa Loo (attending via teleconference)  
Councillor Bill McNulty  
Councillor Linda McPhail (attending via teleconference)  
Councillor Harold Steves (attending via teleconference)  
Councillor Michael Wolfe (attending via teleconference)

Call to Order: The Chair called the meeting to order at 4:50 p.m.

Mayor Brodie advised that Item No. 3 – 2019 Investment Report was removed from the agenda.

## MINUTES

It was moved and seconded

*That the minutes of the meeting of the Finance Committee held on January 7, 2020, be adopted as circulated.*

**CARRIED**

**Finance Committee**  
**Monday, April 6, 2020**

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**FINANCE AND CORPORATE SERVICES DIVISION**

**1. 2019 ANNUAL DEVELOPMENT COST CHARGES REPORT**

(File Ref. No. 03-1070-04-01/2020) (REDMS No. 6423932 v. 2)

It was moved and seconded

*That the staff report titled, "2019 Annual Development Cost Charges Report," dated March 6, 2020 from the Director, Finance be received for information.*

**CARRIED**

**2. 2019 ANNUAL PROCUREMENT REPORT**

(File Ref. No. 02-0745-01) (REDMS No. 6402948 v. 5)

It was moved and seconded

*That the staff report titled "2019 Annual Procurement Report", dated March 6, 2020 from the Director of Finance, be received for information.*

**CARRIED**

**3. 2019 INVESTMENT REPORT**

(File Ref. No. 03-0900-01) (REDMS No. 6392117 v. 5)

Please see Page 1 for action on this item.

**4. COVID-19 FINANCIAL INFORMATION UPDATE**

(File Ref. No.) (REDMS No. 6441214)

It was moved and seconded

*That the report titled "COVID-19 Financial Information Update" dated March 31, 2020 from the Director of Finance be received for information.*

**CARRIED**

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:51 p.m.).*

**CARRIED**

**Finance Committee**  
**Monday, April 6, 2020**

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Certified a true and correct copy of the Minutes of the meeting of the Finance Committee of the Council of the City of Richmond held on Monday, April 6, 2020.

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Mayor Malcolm D. Brodie  
Chair

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Evangel Biason  
Legislative Services Coordinator



## Planning Committee

Date: Tuesday, April 7, 2020

Place: Anderson Room  
Richmond City Hall

Present: Councillor Linda McPhail, Chair (attending via teleconference)  
Councillor Alexa Loo (attending via teleconference)  
Councillor Carol Day (attending via teleconference)  
Councillor Bill McNulty (attending via teleconference)  
Councillor Harold Steves (attending via teleconference)

Also Present: Councillor Chak Au  
Councillor Kelly Greene (attending via teleconference)  
Councillor Michael Wolfe (attending via teleconference)

Call to Order: The Chair called the meeting to order at 4:00 p.m.

The Chair advised that Item No. 6 on the Agenda would be withdrawn.

## MINUTES

It was moved and seconded

*That the minutes of the meeting of the Planning Committee held on March 3, 2020, be adopted as circulated.*

**CARRIED**

## NEXT COMMITTEE MEETING DATE

The Chair noted that future meetings of the Planning Committee have been postponed until the end of May.



## PLANNING AND DEVELOPMENT DIVISION

**1. HOUSING AGREEMENT BYLAW NO. 10118 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS AT 9680 WILLIAMS ROAD**

(File Ref. No. 08-4057-05) (REDMS No. 6402916 v. 3)

It was moved and seconded

*That Housing Agreement (9680 Williams Road) Bylaw No. 10118 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of section 483 of the Local Government Act, to secure the Affordable Housing Units required by Rezoning Application RZ 15-715406.*

The question on the motion was not called as discussion took place regarding the drawings for the application and staff noted that the development permit was endorsed by the Development Permit Panel and once the conditions are addressed the application will be forwarded to Council for consideration.

The question on the motion was then called and it was **CARRIED**.

**2. APPLICATION BY YAMAMOTO ARCHITECTURE INC. FOR THE REZONING OF 4051 CAVENDISH DRIVE AND THE WEST PORTIONS OF 10140, 10160 & 10180 NO. 1 ROAD FROM “SINGLE DETACHED (RS1/B)” AND “SINGLE DETACHED (RS1/E)” TO “TOWN HOUSING (ZT88) - NO. 1 ROAD (STEVESTON)” AND FOR THE REZONING OF 4068 CAVENDISH DRIVE AND THE EAST PORTIONS OF 10160 & 10180 NO. 1 ROAD FROM “SINGLE DETACHED (RS1/B)” AND “SINGLE DETACHED (RS1/E)” TO “SINGLE DETACHED (RS2/B)”.**

(File Ref. No. 12-8060-20-010155/10156; RZ 18-820669) (REDMS No. 6282428 v. 3)

Staff provided an overview of the application and in response to queries from Committee, noted that (i) feedback from the public consultation requested that the Cavendish Drive connection be for pedestrian and emergency access only, (ii) townhouses along Cavendish Drive frontage will be two storey in height, (iii) the pedestrian walkway serves transportation objectives and supports pedestrian mobility, (iv) there is a development concept on file for future townhouse plans if additional property is acquired, (v) the single family homes were redesigned in response to the community consultation, (vi) the added section of Cavendish Drive could provide parking in the future, (vii) the road connector pavement width will be 6 metres wide, and (viii) the public notification is based on the City’s notification requirements.

**Planning Committee**  
**Tuesday, April 7, 2020**

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It was moved and seconded

- (1) *That Official Community Plan Amendment Bylaw 10155, to redesignate 4051 Cavendish Drive and a portion of 10140, 10160 & 10180 No. 1 Road from "Single-Family" to "Multiple-Family" in the Steveston Area Land Use Map to Schedule 2.4 of Official Community Plan Bylaw 7100 (Steveston Area Plan), be introduced and given first reading;*
- (2) *That Bylaw 10155, having been considered in conjunction with:*
  - (a) *the City's Financial Plan and Capital Program; and*
  - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;**is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act;*
- (3) *That Bylaw 10155, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10156, to create the "Town Housing (ZT88) - No. 1 Road (Steveston)" zone, and to rezone 4051 Cavendish Drive and the West Portions of 10140, 10160 & 10180 No. 1 Road from "Single Detached (RS1/B)" and "Single Detached (RS1/E)" to "Town Housing (ZT88) - No. 1 Road (Steveston)"; and to rezone 4068 Cavendish Drive and the East Portions of 10160 & 10180 No. 1 Road from "Single Detached (RS1/B)" and "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.*

**CARRIED**

Opposed: Cllr. Day

**3. APPLICATION BY FOUGERE ARCHITECTURE INC. FOR REZONING AT 7100 AND 7120 ASH STREET FROM THE "SINGLE DETACHED (RS1/F)" ZONE TO THE "TOWN HOUSING (ZT16) - SOUTH MCLENNAN AND ST. ALBANS SUB-AREA (CITY CENTRE)" ZONE**

(File Ref. No. 12-8060-20-010163; RZ 18-843479) (REDMS No. 6426161)

Staff provided an overview of the application and in response to queries from Committee, noted that pedestrian access is along the south edge of the property and there is no anticipation for any parking restrictions in the area.

**Planning Committee**  
**Tuesday, April 7, 2020**

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It was moved and seconded

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

The question on the motion was not called as a motion to amend the application to include resident parking only restrictions was introduced, but failed to receive a seconder.

The question on the motion was then called and it was **CARRIED**.

**4. FOOD SECURITY AND AGRICULTURAL ADVISORY COMMITTEE 2019 ANNUAL REPORT AND 2020 WORK PROGRAM**  
(File Ref. No. 01-0100-30-AADV1-01) (REDMS No. 6426090)

In response to queries from Committee, staff noted that (i) applications will continue to be forwarded to the Food Security and Agricultural Advisory Committee (FSAAC) for review, (ii) a map promoting Richmond farms can be considered at a future meeting, and (iii) the FSAAC is working on activating local foods for local production.

It was moved and seconded

*That the Food Security and Agricultural Advisory Committee 2020 Work Program, as presented in the staff report, titled “Food Security and Agricultural Advisory Committee 2019 Annual Report and 2020 Work Program”, dated March 26, 2020, from the Director of Policy Planning, be approved.*

**CARRIED**

**5. FENCE REGULATIONS ADDRESSING HEIGHT AND MATERIALS**  
(File Ref. No. 08-4430-01) (REDMS No. 6404835 v. 1B)

In response to queries from Committee, staff noted that (i) studies of various communities were conducted regarding regulations surrounding tree planting, (ii) the City is not able to regulate the types of trees or species planted in agricultural zones, (iii) trees are an organic growing item and difficult to regulate, (iv) the City does not prohibit fencing materials with the exception of agricultural zones, (v) the fencing regulations for agricultural zones are consistent with the residential zones, and (vi) the City could liaise with the Provincial Government to regulate trees on farmland.

**Planning Committee**  
**Tuesday, April 7, 2020**

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As a result of the discussion, the following **referral motion** was introduced:

It was moved and seconded

- (a) *That the City of Richmond write to the Agricultural Land Commission and the Provincial government with regards to regulating trees planted in the Agricultural Land Reserve; and*
- (b) *That the City of Richmond regulate tree planting and maintenance in residential zones.*

The question on the motion was not called, as there was agreement to deal with Parts (a) and (b) separately.

The question on Part (a) was called and it was **CARRIED** with Cllrs. McPhail and Loo opposed.

The question on Part (b) was called and it was **DEFEATED** with Cllrs. Day, Loo and McPhail opposed.

It was moved and seconded

- (1) *That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10122, respecting changes to fence regulations, be introduced and given first reading, and*
- (2) *That Building Regulation Bylaw No. 7230, Amendment Bylaw No. 10144, requiring a permit for fences constructed with concrete foundations, be introduced and given first, second and third readings.*

**CARRIED**

**6. RESIDENTIAL RENTAL TENURE ZONING**

(File Ref. No. 08-4057-08) (REDMS No. 6409560 v. 3)

Please see Page 1 for action on this item.

**7. MANAGER'S REPORT**

None.

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:53 p.m.).*

**CARRIED**

5.

**Planning Committee**  
**Tuesday, April 7, 2020**

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Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, April 7, 2020.

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Councillor Linda McPhail  
Chair

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Stephanie Walrond  
Legislative Services Coordinator



# City of Richmond

## Report to Committee

**To:** General Purposes Committee  
**From:** Marie Fenwick  
Director, Arts, Culture and Heritage Services  
**Re:** Providence Flagship Proposal

**Date:** February 10, 2020  
**File:** 11-7000-01/2020-Vol  
01

### Staff Recommendation

- 1) That the Chief Administrative Officer and the General Manager, Community Services be authorized to enter into a three year agreement on behalf of the City for a total value of \$50,000 with the *Providence 1903 Charters*; and
- 2) That funding of \$33,000 from the Council Community Initiatives Account be approved to fund the annual cost of \$16,500 in the second and third year of the agreement as outlined in the staff report "Providence Flagship Proposal" dated February 10, 2020, from the Director, Arts, Culture and Heritage Services and the Consolidated 5 Year Financial Plan (2020-2024) be amended accordingly.

Marie Fenwick  
Director, Arts, Culture and Heritage Services  
(604-276-4288)

Att. 1

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Finance Department Law	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
<b>SENIOR STAFF REPORT REVIEW</b>	<b>INITIALS:</b> 	<b>APPROVED BY CAO</b> 

## **Staff Report**

### **Origin**

At the November 26, 2019 Parks, Recreation and Cultural Services Committee meeting staff received the following referral:

*That the City of Richmond consider an annual gun battle between the halibut schooner Providence and a visiting tall ship at the Maritime Festival. A cannon could be purchased and a different ship challenged every year.*

At the December 18, 2019 Parks, Recreation and Cultural Services Committee meeting staff received the following referral:

*That the proposed partnership proposal from the Providence be referred to staff and that staff consider the proposal together with the current review of the Richmond Maritime Festival's budget and a proposed Tall Ship Gun Battle.*

This report supports Council's Strategic Plan 2018-2022 Strategy #3 One Community Together:

*Vibrant and diverse arts and cultural activities and opportunities for community engagement and connection.*

*3.4 Celebrate Richmond's unique and diverse history and heritage.*

### **Background**

The Providence was built in 1903 at Frederikshavn, Denmark, by N. Nielson & Son and has worked around the world for 115 years. The boat is now owned and operated by the company *Providence 1903 Charters*, which offers Transport Canada approved low-carbon sail cargo service and passenger service for up to 24 day passengers. The Providence currently provides service between Metro Vancouver and the Gulf Islands and is planning to add Steveston to its regular schedule.

The Providence is an active, working vessel that generates interest from the classic wooden boat community and has been a popular addition to presenting Britannia Shipyards as a working shipyard. The boat has been a key attraction at docks for both the Richmond Maritime Festival and Ships to Shore since 2015.

See Attachment 1, *Providence 1903 Flagship Partnership and Sponsorship Proposal*, for more detailed information on the Providence.

### **Providence Sponsorship Proposal**

As detailed in Attachment 1, the Britannia Shipyards National Historic Site Society (the Society) has approached the City with a proposal to establish a more formalized relationship between the Providence and the City of Richmond.

Based on a three-year commitment from the City of Richmond (\$50,000 and access to moorage from October – April valued at approximately \$15,000), under the terms of this proposed agreement the Providence will:

- Attend two City events (up to six days) per year with staffing to keep the boat open to the public during event hours. The events will be mutually agreed upon by the Providence and City staff on an annual basis. Pending execution of the agreement, the Providence has verbally committed to participating in Doors Open Richmond, Steveston Salmon Festival, and the Richmond Maritime Festival for 2020;
- Represent Britannia Shipyards and the City of Richmond at regional events, such as the Port Townsend Wooden Boat Festival, the Vancouver Wooden Boat Festival and the Victoria Classic Boat Festival;
- Provide two three-hour sails per year from the Britannia Shipyards for up to 24 people; and
- Promote Britannia Shipyards and the City of Richmond through distribution of materials year round.

The key benefit to the City is that these outcomes can be achieved through this relationship with the Providence, as opposed to the City and/or the Britannia Shipyards Society incurring the risks and costs associated with directly owning and maintaining a similar boat.

The Providence has indicated they would participate in a gun battle and/or a sail pass where cannons can be fired with visiting tall ships. Staff have started collaborating with the Providence to secure a cannon. This program activation can be accommodated within existing operating budgets.

#### Providence Agreement Options

Three options are presented for Council's consideration:

- Option 1 – Status Quo (Not Recommended);
- Option 2 – One-Year Agreement (Not Recommended); and
- Option 3 – Three-Year Agreement (Recommended).

#### **Option 1 – Status Quo (Not Recommended)**

The City, the Society and the Providence could continue with the current arrangement whereby the Providence attends events in exchange for the value of moorage and/or a fee for service for additional events. This agreement leaves the City vulnerable to the Providence being unable to attend key events and festivals due to other commitments.

#### **Option 2 – One-Year Agreement (Not Recommended)**

This option would offer the City, the Society and the Providence stability and guaranteed commitment for a one year period. Funding approved by Council for ship recruitment as part of the 2020 Major Events Program could be allocated for this one year commitment. Staff could review the relationship and report back after one year.

While this option would secure the relationship with the Providence for the current year, the following years would be uncertain. As the Providence operates its own tour services, bookings start as early as January each year and could preclude the Providence from participating in key



City events. Additionally, rates for the Providence may increase in future years depending on demand for tours.

### **Option 3 – Three-Year Agreement (Recommended)**

Staff recommend entering into a three-year agreement, as described in the Providence 1903 Flagship Partnership and Sponsorship proposal (Attachment 1). The City and the Society would benefit from a longer-term commitment with this historically significant flagship. This will allow both Britannia Shipyards, and the Providence, to plan and schedule more proactively.

#### **Providence Agreement Proposed Terms**

Any agreement, regardless of length of term, would stipulate that the Providence will:

- At its own expense, provide all staff, contractors, equipment and resources necessary for the services required by the agreement;
- Maintain comprehensive general liability insurance of at least \$5M/occurrence with the City and its personnel as additional insured;
- Comply with applicable City policies and procedures;
- Comply with all WorkSafeBC requirements, Transport Canada Certifications, applicable legislation, laws, regulations and bylaws, and any other certifications required to perform its services; and
- A 30-day without cause cancellation clause, and an immediate cancellation clause for breach of contract.

### **Financial Impact**

\$17,000 is available within the 2020 Richmond Maritime Festival Major Events budget for the first year of the agreement. The remaining \$33,000 is proposed to be funded from the Council Community Initiatives Account, set aside in 2020, for the annual cost of \$16,500 in the second and third year of the agreement.

### **Conclusion**

The Providence sponsorship proposal offers the City the opportunity to animate the Steveston waterfront with a historically significant tall ship on a regular basis. A three-year agreement will allow the City, the Society and the Providence to build on the existing program of events. This can all be achieved with a set annual financial commitment and eliminates the financial risks that would come with the City or the Society owning and operating a similar vessel.



Rebecca Clarke  
Manager, Museum and Heritage Services  
(604-247-8330)

Att. 1: Providence 1903 Flagship Partnership and Sponsorship

# **Providence 1903**

## **Flagship Partnership and Sponsorship**



By: Britannia Shipyards National Historic Site Society

December 4, 2019

**To:** Parks, Recreation and Cultural Services Committee  
**From:** Britannia Shipyards National Historic Site Society  
**Subject:** Flagship partnership/sponsorship

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**Purpose:**

The purpose of this report is to provide Council with the opportunity to consider the overall benefits of a partnership with the Providence 1903 Charters (the Providence), the Britannia Shipyards National Historic Site Society (the Society) and the City of Richmond (the City) to establish a flagship at the Britannia Shipyards National Historic Site (Britannia).

**Background:**

In July, 2017, the Society passed a motion to adopt the Providence as the Society's flagship. The Providence has participated in events with the City and the Society including the Maritime Festival, Port Townsend and Canada Day.

The Providence was built in 1903 at Frederikshavn, Denmark, by N. Nielson & Son. It has worked around the world for 115 years and it's the oldest working boat on the B.C. coast. Providence 1903 Charters offers Transport Canada approved sail cargo and passenger service.

The Providence has a fascinating history and began its life as a North Sea fishing boat for several decades. It served in both world wars, under Danish flag in World War I and was commandeered by Germany in World War II. After WWII, the vessel was registered in Danish Navy. It was sailed to B.C. in 1978 by Peter Watson and worked as a fish packer for 20 years in B.C. waters. Interestingly, after many repairs the Providence is now 50% Canadian with over 32 Canadian trees (most milled by hand) now incorporated into the ship. The Providence carries 7 sails when fully canvassed and with 4 cabins and bunks, it can sleep up to sixteen and carry up to 24 day passengers. The Providence is well known on the B.C. coast and turns heads everywhere she goes.



Currently, the Providence provides a lower carbon sail to market cargo and passenger service between Metro Vancouver and the Gulf Islands and is considering adding Steveston to its regular schedule. This delivery service model aligns with other greener initiatives like the 100 mile diet, lower dependence on fossil fuels, more ethical delivery of goods and a tailored, localized delivery infrastructure.

In addition to its environmentally conscientious business model, the Providence fosters relationships with environmental groups, heritage partners and tourism organizations including Ocean Ambassadors, Ocean Wise, the Vancouver Maritime Museum, Tourism Richmond, wooden boat groups like Port Townsend and educational groups. Through public outreach including educational programming, sustainability initiatives and ocean stewardship, an enhanced partnership with Britannia, the Society and the Providence will more effectively promote Britannia including the maritime history, the people, the fishing industry and history of wooden boats that are such a large part of B.C.'s maritime history.





**Analysis:**

It's a fair question to ask why a flagship is needed at the Britannia Shipyards National Historic Site or in the City.

Flagships are often associated with Maritime centres. Mystic Seaport, Connecticut, has the Schooner Brilliant, and Lunenburg, Nova Scotia, has the Bluenose II as well known flagships. The City and Britannia have a history of flagships as well. For example, the Fleetwood (Rumrunner) was a flagship but can no longer serve that purpose. The Providence would serve this role with a very predictable cost commitment for the City and the Society. There would be no extraordinary costs typically associated with owning, maintaining and operating such a vessel while the agreement provides for many advantages such a ship would bring to Britannia.

Based on a three year agreement, the City, Britannia, and the Society would gain a historically significant and appropriate flagship. The Providence is an active, working vessel that will generate interest from the classic wooden boat community and attract visitors while assisting in achieving the vision of a working Shipyards. The vessel would augment marketing, membership and program activities. This role is already apparent in Tourism Richmond's current Pacific, Authentic campaign (cover photo).



For certain events, the City has paid for the appearance of tall ships and wooden boats. The Providence has participated in some of our past events and, for example, at Maritime Festival 2019, it filled in on short notice for a last minute cancellation and participated in the sea battle off Garry Point Park. A flagship agreement with the Providence could offset some appearance fee costs to the City.

The City and the Providence currently have a one year agreement that provides moorage, at no charge, at Britannia, from October to May. This agreement also requires the Providence to participate at two City events. The value of the moorage is a \$4 to \$6,000 value and is a consideration in the overall analysis.

This report and proposed partnership between the City, the Society and the Providence, would provide the following flagship commitments, benefits with the estimated values.

<b><u>Providence Commitment (per year)</u></b>	<b><u>Estimated Value</u></b>
1. Two City/Site events per year (6 days)	\$3000 per day (\$18,000 total)
2. Two 3 hour sails from the Site	\$1500 per sail (\$3,000 total)
3. Represent the City, Britannia and the Society at all events attended such as Port Townsend and the Vancouver & Victoria Classic boat festivals. These events provide a total 5-10 days of intense exposure and the potential for on board, dock side networking activities for contacts and VIPS which have been well attended at past events.	5 to 10 days @ \$3,000 per day (\$15 to \$30,000)
4. Represent the City, Britannia and the Society, all season, on all routes, at all Ports with promotional material on board and on the Providence's social media. In essence, the Providence would fly the flag and promote awareness, tourism, participation and membership in relation to the Britannia and Richmond.	<u>\$2,000</u> (\$53,000 total) \$50,000 (per year)
Total estimated value committed by Providence:	\$150,000 (over 3 years)

If recommended and approved, the ROI for this partnership would be assessed annually with both qualitative (public/staff feedback, evaluations) and quantitative data using key performance indicators (KPI). KPI could include attendance, ship/boat participation at Britannia and elsewhere and budget expenditures for other ship/boat participation (reduced ship/boat visitation costs to the City). The KPI will be developed jointly but the City will have final approval.

**Financial Impact:**

In this proposed three (3) year agreement, the total partnership/sponsorship request is \$75,000 over three years. This is 50% of the estimated value committed by the Providence. The annual commitment is \$25,000 per year and the Society is committed to contributing \$25,000 to this partnership agreement.

The Society's commitment, through fund raising, is: \$25,000

The requested City commitment is: \$50,000 \*

\*The City's amount could be further offset by any accrued savings related to tall ship/wooden boat invitations to City/Site events (e.g., Maritime Festival). As mentioned, the City already provides moorage which has a value of 4 to \$6,000.

**Next Steps:**

The Providence and Britannia will continue with the moorage arrangement through the spring of 2020 and the Society will maintain its flagship arrangement with the Providence.



**Conclusion:**

The Society's fund raising commitment, \$25,000, is in place. The Providence is a unique ship and we believe that it would serve the City of Richmond well as a flagship. The Society appreciates the opportunity to present this partnership proposal and looks forward to further discussions.

Respectfully,

Andy Hobbs, Chair

Britannia Shipyards National Historic Site Society







# City of Richmond

## Report to Committee

**To:** Planning Committee **Date:** February 20, 2020  
**From:** Kim Somerville **File:** 08-4057-05/2020-Vol  
Director, Community Social Development 01  
**Re:** **Housing Agreement Bylaw No. 10118 to Permit the City of Richmond to Secure Affordable Housing Units at 9680 Williams Road**

### Staff Recommendation

That Housing Agreement (9680 Williams Road) Bylaw No. 10118 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of section 483 of the *Local Government Act*, to secure the Affordable Housing Units required by Rezoning Application RZ 15-715406.

Kim Somerville  
Director, Community Social Development  
(604-247-4671)

Att. 1

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Law	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
<b>SENIOR STAFF REPORT REVIEW</b>	<b>INITIALS:</b> CS	<b>APPROVED BY CAO</b> 

## **Staff Report**

### **Origin**

The purpose of this report is to recommend that City Council adopt Housing Agreement Bylaw No. 10118 to secure at least 481.2 m<sup>2</sup> (5,180 ft<sup>2</sup>) or six affordable housing units in the proposed development located at 9680 Williams Road (Attachment 1).

This report supports Council's Strategic Plan 2018-2022 Strategic Focus Area #4 An Active and Thriving Richmond:

*An active and thriving community characterized by diverse social and wellness programs, services and spaces that foster health and well-being for all.*

This report supports Council's Strategic Plan 2018-2022 Strategic Focus Area #6 Strategic and Well-Planned Growth:

*Leadership in effective and sustainable growth that supports Richmond's physical and social needs.*

This report supports Social Development Strategy Goal #1: Enhance Social Equity and Inclusion:

*Strategic Direction #1: Expand Housing Choices*

This report is also consistent with the Richmond Affordable Housing Strategy 2017–2027, adopted on March 12, 2018, which specifies the creation of affordable rental housing units as a key housing priority for the City.

Rezoning Application RZ 15-715406 was given second and third reading at the Public Hearing on July 17, 2017 for the redevelopment of 9680 Williams Road. While the City's Affordable Housing Strategy and accompanying Policy Recommendations document typically requires a cash-in-lieu contribution for townhouse developments, the provision of Low End Market Rental Units instead of a cash-in-lieu contribution may be considered for additional density in townhouse developments along arterial roads. In order to achieve this additional density, the applicant has proposed six on-site affordable housing units. The registration of a Housing Agreement and Housing Covenant are conditions of the Rezoning Application, which secures a minimum of 15 per cent of the total floor area as affordable housing units with maximum rental rates and tenant income as established by the City's Affordable Housing Strategy.

It is recommended that the proposed Housing Agreement Bylaw for the subject development (Bylaw No. 10118) be introduced and given first, second and third reading. Following adoption of the Bylaw, the City will be able to execute the Housing Agreement and arrange for notice of the agreement to be filed in the Land Title Office.

## Analysis

The subject development application involves the development of approximately 28 residential units including six affordable rental housing units. The six affordable housing units proposed represent approximately 15 per cent of the total residential floor area. Four of these units will be family-friendly, three-bedroom units and the remaining two units will be one-bedroom units. The six affordable housing units will be located in the north-east corner of the development.

The affordable housing units anticipated to be delivered are as follows:

Unit Type	Affordable Housing Strategy Requirements			Project Targets
	Min. Unit Area	Max. Monthly Unit Rent*	Total Max. Household Income*	# of Units
1-BR	45 m <sup>2</sup> (480 ft <sup>2</sup> )	\$975	\$38,250 or less	2
3-BR	91m <sup>2</sup> (980 ft <sup>2</sup> )	\$1,480	\$58,050 or less	4
<b>TOTAL</b>	<b>481.2 m<sup>2</sup> (5,180 ft<sup>2</sup>)</b>	<b>Varies</b>	<b>Varies</b>	<b>6</b>

\*To be adjusted annually based on the terms of the Housing Agreement.

The Housing Agreement restricts the annual household incomes and maximum rents for eligible occupants and specifies that the units must be made available at affordable rental housing rates in perpetuity. The Agreement includes provisions for annual adjustment of the maximum annual housing incomes and rental rates in accordance with City requirements. In addition, the Agreement restricts the owner from imposing any age-based restrictions on the tenants of the affordable housing units.

The Agreement specifies that occupants of the affordable rental housing units shall have unlimited access to all required residential outdoor amenity spaces as well as all required affordable housing parking spaces and associated shared facilities (e.g. visitor parking and bike storage) in the development. Affordable housing tenants will not be charged any additional costs over and above their rent (i.e. move in/move out or parking fees). In order to ensure that the Owner is managing the affordable housing units according to the terms outlined in the Housing Agreement, the Agreement permits the City to conduct a statutory declaration process no more than once a year. Should the owner choose to sell the affordable housing units, the Housing Agreement requires that all six units be sold to a single owner.

The applicant has agreed to the terms and conditions of the Housing Agreement and to register notice of the Housing Agreement on title to secure the six affordable rental units.

## Financial Impact

None.

## Conclusion

In accordance with the *Local Government Act* (Section 483), adoption of Bylaw No. 10118 is required to permit the City to enter into a Housing Agreement. Together with the Housing

February 20, 2020

- 4 -

Covenant, this will act to secure six affordable rental units that are proposed in association with Rezoning Application RZ 15-715406.

A handwritten signature in black ink, appearing to read "Cody Spencer", with a long horizontal line extending from the end of the name.

Cody Spencer  
Program Manager, Affordable Housing  
(604-247-4916)

Att. 1: Map of 9680 Williams Road



**Housing Agreement (9680 Williams Road)  
Bylaw No. 10118**

The Council of the City of Richmond enacts as follows:

1. The Mayor and City Clerk for the City of Richmond are authorized to execute and deliver a housing agreement, substantially in the form set out as Schedule A to this Bylaw, with the owner of the lands legally described as:

PID: 030-527-562      Lot 1 Section 34 Block 4 North Range 6 West New Westminster  
District Plan EPP81018

2. This Bylaw is cited as **Housing Agreement (9680 Williams Road) Bylaw No. 10118.**

FIRST READING

SECOND READING

THIRD READING

ADOPTED

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

Schedule A

To Housing Agreement (9680 Williams Road) Bylaw No. 10118.

HOUSING AGREEMENT BETWEEN SIAN GROUP INVESTMENTS INC. (INC. NO.  
BC0739831) AND THE CITY OF RICHMOND

## HOUSING AGREEMENT

(Section 483, *Local Government Act*)

THIS AGREEMENT is dated for reference the 2 day of <sup>March</sup> February, 2020

BETWEEN:

**SIAN GROUP INVESTMENTS INC.** (Inc. No. BC0739831), a company duly incorporated under the laws of the Province of British Columbia and having its registered office at #6979 Victoria Drive, Vancouver, BC V5P 3Y7

(the "Owner")

AND:

**CITY OF RICHMOND**, a municipal corporation pursuant to the *Local Government Act* and having its offices at 6911 No. 3 Road, Richmond, BC V6Y 2C1

(the "City")

WHEREAS:

- A. Section 483 of the *Local Government Act* permits the City to enter into and, by legal notation on title, note on title to lands, housing agreements which may include, without limitation, conditions in respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units and rent which may be charged for housing units;
- B. The Owner is the registered and beneficial owner of the Lands (as hereinafter defined); and
- C. The Owner and the City wish to enter into this Agreement (as herein defined) to provide for affordable housing on the terms and conditions set out in this Agreement.

**NOW THEREFORE** in consideration of \$10.00 and other good and valuable consideration (the receipt and sufficiency of which is acknowledged by both parties), and in consideration of the promises exchanged below, the Owner and the City covenant and agree as follows:

### ARTICLE 1 DEFINITIONS AND INTERPRETATION

1.1 In this Agreement the following words have the following meanings:

- (a) "**Affordable Housing Strategy**" means the Richmond Affordable Housing Strategy approved by the City on March 12, 2018, and containing a number of recommendations, policies, directions, priorities, definitions and annual targets for affordable housing, as may be amended or replaced from time to time;
- (b) "**Affordable Housing Unit**" means a Dwelling Unit or Dwelling Units designated as such in accordance with a building permit and/or development permit issued by the City

Housing Agreement (Section 483 *Local Government Act*) (Affordable Housing)  
9680 Williams Road  
Application Nos. RZ 15-715406, DP 18-797785, Housing Agreement Bylaw 10118

6405141.2

and/or, if applicable, in accordance with any rezoning consideration applicable to the development on the Lands and includes, without limiting the generality of the foregoing, the Dwelling Unit charged by this Agreement;

- (c) **“Agreement”** means this agreement together with all schedules, attachments and priority agreements attached hereto;
- (d) **“Building”** means any building constructed, or to be constructed, on the Lands, or a portion thereof, including each air space parcel into which the Lands may be Subdivided from time to time. For greater certainty, each air space parcel will be a Building for the purpose of this Agreement;
- (e) **“Building Permit”** means the building permit authorizing construction on the Lands, or any portion(s) thereof;
- (f) **“City”** means the City of Richmond;
- (g) **“City Solicitor”** means the individual appointed from time to time to be the City Solicitor of the Law Division of the City, or his or her designate;
- (h) **“Common Amenities”** means all indoor and outdoor areas, recreational facilities and amenities that are designated for common use of all residential occupants of the Development, or all Tenants of Affordable Housing Units in the Development, through the Development Permit process, including without limitation visitor parking, the required affordable housing parking and electric vehicle charging stations, loading bays, bicycle storage, fitness facilities, outdoor recreation facilities, and related access routes;
- (i) **“CPI”** means the All-Items Consumer Price Index for Vancouver, B.C. published from time to time by Statistics Canada, or its successor in function;
- (j) **“Daily Amount”** means \$100.00 per day as of January 1, 2020 adjusted annually thereafter by adding thereto an amount calculated by multiplying \$100.00 by the percentage change in the CPI since January 1, 2020, to January 1 of the year that a written notice is delivered to the Owner by the City pursuant to Section 6.1 of this Agreement. In the absence of obvious error or mistake, any calculation by the City of the Daily Amount in any particular year shall be final and conclusive;
- (k) **“Development”** means the residential commercial development to be constructed on the Lands;
- (l) **“Development Permit”** means the development permit authorizing development on the Lands, or any portion(s) thereof;
- (m) **“Director of Community Social Development”** means the individual appointed to be the Director, Community Social Development from time to time of the Planning and Development Division of the City and his or her designate;
- (n) **“Director of Development”** means the individual appointed to be the chief administrator from time to time of the Development Applications Department of the City and his or her designate;



- (o) **“Dwelling Unit”** means a residential dwelling unit or units located or to be located on the Lands whether those dwelling units are lots, strata lots or parcels, or parts or portions thereof, and includes single family detached dwellings, duplexes, townhouses, auxiliary residential dwelling units, rental apartments and strata lots in a building strata plan and includes, where the context permits, an Affordable Housing Unit;
- (p) **“Eligible Tenant”** means a Family having a cumulative annual income of:
  - (i) in respect to a one-bedroom unit, \$38,250.00 or less;
  - (ii) in respect to a three or more bedroom unit, \$58,050.00 or less

provided that, commencing January 1, 2020, the annual incomes set-out above shall be adjusted annually on January 1<sup>st</sup> of each year this Agreement is in force and effect, by a percentage equal to the percentage of the increase in the CPI for the period January 1 to December 31 of the immediately preceding calendar year. If there is a decrease in the CPI for the period January 1 to December 31 of the immediately preceding calendar year, the annual incomes set-out above for the subsequent year shall remain unchanged from the previous year. In the absence of obvious error or mistake, any calculation by the City of an Eligible Tenant’s permitted income in any particular year shall be final and conclusive;

- (q) **“Family”** means:
  - (i) a person;
  - (ii) two or more persons related by blood, marriage or adoption; or
  - (iii) a group of not more than 6 persons who are not related by blood, marriage or adoption
- (r) **“GST”** means the Goods and Services Tax levied pursuant to the *Excise Tax Act*, R.S.C., 1985, c. E-15, as may be replaced or amended from time to time;
- (s) **“Housing Covenant”** means the agreements, covenants and charges granted by the Owner to the City (which includes covenants pursuant to Section 219 of the *Land Title Act*) charging the Lands from time to time, in respect to the use and transfer of the Affordable Housing Units;
- (t) **“Interpretation Act”** means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;
- (u) **“Land Title Act”** means the *Land Title Act*, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;
- (v) **“Lands”** means certain lands and premises legally described as PID: 030-527-562, Lot 1 Section 34 Block 4 North Range 6 West New Westminster District Plan EPP81018, as may be Subdivided from time to time, and including a Building or a portion of a Building;

- (w) **"Local Government Act"** means the *Local Government Act*, R.S.B.C. 2015, Chapter 1, together with all amendments thereto and replacements thereof;
- (x) **"LTO"** means the New Westminster Land Title Office or its successor;
- (y) **"Owner"** means the party described on page 1 of this Agreement as the Owner and any subsequent owner of the Lands or of any part into which the Lands are Subdivided, and includes any person who is a registered owner in fee simple of an Affordable Housing Unit from time to time;
- (z) **"Permitted Rent"** means no greater than:
  - (i) \$975.00 (exclusive of GST) a month for a one-bedroom unit;
  - (ii) \$1,480.00 (exclusive of GST) a month for a three (or more) bedroom unit,

provided that, commencing January 1, 2020, the rents set-out above shall be adjusted annually on January 1<sup>st</sup> of each year this Agreement is in force and effect, by a percentage equal to the percentage of the increase in the CPI for the period January 1 to December 31 of the immediately preceding calendar year. In the event that, in applying the values set-out above, the rental increase is at any time greater than the rental increase permitted by the *Residential Tenancy Act*, then the increase will be reduced to the maximum amount permitted by the *Residential Tenancy Act*. If there is a decrease in the CPI for the period January 1 to December 31 of the immediately preceding calendar year, the permitted rents set-out above for the subsequent year shall remain unchanged from the previous year. In the absence of obvious error or mistake, any calculation by the City of the Permitted Rent in any particular year shall be final and conclusive;

- (aa) **"Real Estate Development Marketing Act"** means the *Real Estate Development Marketing Act*, S.B.C. 2004, Chapter 41, together with all amendments thereto and replacements thereof;
- (bb) **"Residential Tenancy Act"** means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;
- (cc) **"Strata Property Act"** means the *Strata Property Act* S.B.C. 1998, Chapter 43, together with all amendments thereto and replacements thereof;
- (dd) **"Subdivide"** means to divide, apportion, consolidate or subdivide the Lands, or the ownership or right to possession or occupation of the Lands into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization or development of "cooperative interests" or "shared interest in land" as defined in the *Real Estate Development Marketing Act*;
- (ee) **"Tenancy Agreement"** means a tenancy agreement, lease, license or other agreement granting rights to occupy an Affordable Housing Unit; and
- (ff) **"Tenant"** means an occupant of an Affordable Housing Unit by way of a Tenancy Agreement.

1.2 In this Agreement:

- (a) reference to the singular includes a reference to the plural, and *vice versa*, unless the context requires otherwise;
- (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
- (c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- (e) any reference to any enactment is to the enactment in force on the date the Owner signs this Agreement, and to subsequent amendments to or replacements of the enactment;
- (f) the provisions of Section 25 of the *Interpretation Act* with respect to the calculation of time apply;
- (g) time is of the essence;
- (h) all provisions are to be interpreted as always speaking;
- (i) reference to a "party" is a reference to a party to this Agreement and to that party's respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a "party" also includes an Eligible Tenant, agent, officer and invitee of the party;
- (j) reference to a "day", "month", "quarter" or "year" is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided;
- (k) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including"; and
- (l) the terms "shall" and "will" are used interchangeably and both will be interpreted to express an obligation. The term "may" will be interpreted to express a permissible action.

## ARTICLE 2 USE AND OCCUPANCY OF AFFORDABLE HOUSING UNITS

- 2.1 The Owner agrees that each Affordable Housing Unit may only be used as a permanent residence occupied by one Eligible Tenant. An Affordable Housing Unit must not be occupied by the Owner, the Owner's family members (unless the Owner's family members qualify as Eligible Tenants), or any tenant or guest of the Owner, other than an Eligible Tenant. For the purposes of this Article, "permanent residence" means that the Affordable Housing Unit is used as the usual, main, regular, habitual, principal residence, abode or home of the Eligible Tenant.

- 2.2 Within 30 days after receiving notice from the City, the Owner must, in respect of each Affordable Housing Unit, provide to the City a statutory declaration, substantially in the form (with, in the City Solicitor's discretion, such further amendments or additions as deemed necessary) attached as Schedule A, sworn by the Owner, containing all of the information required to complete the statutory declaration. The City may request such statutory declaration in respect to each Affordable Housing Unit no more than once in any calendar year; provided, however, notwithstanding that the Owner may have already provided such statutory declaration in the particular calendar year, the City may request and the Owner shall provide to the City such further statutory declarations as requested by the City in respect to an Affordable Housing Unit if, in the City's absolute determination, the City believes that the Owner is in breach of any of its obligations under this Agreement.
- 2.3 The Owner hereby irrevocably authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.
- 2.4 The Owner agrees that notwithstanding that the Owner may otherwise be entitled, the Owner will not:
- (a) be issued with a Development Permit unless the Development Permit includes the Affordable Housing Units;
  - (b) be issued with a Building Permit unless the Building Permit includes the Affordable Housing Units; and
  - (c) occupy, nor permit any person to occupy any Dwelling Unit or any portion of any building, in part or in whole, constructed on the Lands and the City will not be obligated to permit final or provisional occupancy of any Dwelling Unit or building constructed on the Lands until all of the following conditions are satisfied:
    - (i) the Affordable Housing Units and related uses and areas have been constructed in accordance with this Agreement, the Housing Covenant, the Development Permit, the Building Permit, and any applicable City bylaws, rules or policies, to the satisfaction of the City;
    - (ii) the Affordable Housing Units have received final building permit inspection granting provisional or final occupancy of the Affordable Housing Units; and
    - (iii) the Owner is no otherwise in breach of any of its obligations under this Agreement or any other agreement between the City and the Owner in connection with the Affordable Housing Units, the Affordable Housing Parking Spaces, and any shared indoor or outdoor amenities.

### ARTICLE 3 DISPOSITION AND ACQUISITION OF AFFORDABLE HOUSING UNITS

- 3.1 The Owner will not permit an Affordable Housing Unit to be subleased, or the Affordable Housing Unit Tenancy Agreement to be assigned, except as required under the *Residential Tenancy Act*.

- 3.2 The Owner will not permit an Affordable Housing Unit to be used for short term rental purposes (being rentals for periods shorter than 30 days), or any other purposes that do not constitute a "permanent residence" of a Tenant or an Eligible Tenant.
- 3.3 If this Housing Agreement encumbers more than one Affordable Housing Unit, the following will apply:
- (a) the Owner will not, without the prior written consent of the City, sell or transfer less than all of the Affordable Housing Units on the Lands in a single or related series of transactions, with the result that when the purchaser or transferee of the Affordable Housing Units becomes the owner, the purchaser or transferee will be the legal and beneficial owner of not less than all of the Affordable Housing Units on the Lands;
  - (b) if the Development contains one or more air space parcels, each air space parcel and the remainder will be a "building" for the purpose of this Section 3.3; and
  - (c) the Lands will not be Subdivided such that one or more Affordable Housing Units form their own air space parcel, separate from other Dwelling Units, without the prior written consent of the City.
- 3.4 Subject to the requirements of the *Residential Tenancy Act*, the Owner will ensure that each Tenancy Agreement:
- (a) includes the following provision:
- "By entering into this Tenancy Agreement, the Tenant hereby consents and agrees to the collection of the below-listed personal information by the Landlord and/or any operator or manager engaged by the Landlord and the disclosure by the Landlord and/or any operator or manager engaged by the Landlord to the City of Richmond (the "City") and/or the Landlord, as the case may be, of the following personal information which information will be used by the City to verify and ensure compliance by the Owner with the City's strategy, policies and requirements with respect to the provision and administration of affordable housing within the municipality and for no other purpose, each month during the Tenant's occupation of the Affordable Housing Unit:
- (i) the number of occupants of the Affordable Housing Unit;
  - (ii) the number of occupants of the Affordable Housing Unit 18 years of age and under;
  - (iii) the number of occupants of the Affordable Housing Unit 55 years of age and over;
  - (iv) a statement of before tax employment income for all occupants 19 years of age and over;
  - (v) a statement of before tax income for any income other than employment income for all occupants 19 years of age and over; and
  - (vi) total annual before tax income of all occupants 19 years and over;

- (b) defines the term "Landlord" as the Owner of the Affordable Housing Unit; and
  - (c) includes a provision requiring the Tenant and each permitted occupant of the Affordable Housing Unit to comply with this Agreement.
- 3.5 If the Owner sells or transfers any Affordable Housing Units, the Owner will notify the City Solicitor of the sale or transfer within three (3) days of the effective date of sale or transfer.
- 3.6 The Owner must not rent, lease, license or otherwise permit occupancy of any Affordable Housing Unit except to an Eligible Tenant and except in accordance with the following additional conditions:
- (a) the Affordable Housing Unit will be used or occupied only pursuant to a Tenancy Agreement;
  - (b) the monthly rent payable for the Affordable Housing Unit will not exceed the Permitted Rent applicable to that class of Affordable Housing Unit;
  - (c) the Owner will allow the Tenant and any permitted occupant and visitor to have full access to and use and enjoy all Common Amenities in the Development and will not Subdivide the Lands unless all easements and rights of way are in place to secure such use;
  - (d) the Owner will not require the Tenant or any permitted occupant to pay any of the following:
    - (i) move-in/move-out fees;
    - (ii) strata fees;
    - (iii) strata property contingency reserve fees;
    - (iv) extra charges or fees for use of any Common Amenities, common property, limited common property, or other common areas, facilities or amenities, including without limitation parking, bicycle storage, electric vehicle charging stations or related facilities;
    - (v) extra charged for the use of sanitary sewer, storm sewer, or water; or
    - (vi) property or similar tax;
- provided, however, that if the Affordable Housing Unit is a strata unit and the following costs are not part of strata or similar fees, an Owner may charge the Tenant the Owner's cost, if any, of:
- (vii) providing cable television, telephone, other telecommunications, or electricity fees (including electricity fees and charges associated with the Tenant's use of electrical vehicle charging infrastructure); and

- (viii) installing electric vehicle charging infrastructure (in excess of that pre-installed by the Owner at the time of construction of the Development), by or on behalf of the Tenant;
- (e) the Owner will attach a copy of this Agreement to every Tenancy Agreement;
- (f) the Owner will include in the Tenancy Agreement a clause requiring the Tenant and each permitted occupant of the Affordable Housing Unit to comply with this Agreement;
- (g) the Owner will include in the Tenancy Agreement a clause entitling the Owner to terminate the Tenancy Agreement if:
  - (i) an Affordable Housing Unit is occupied by a person or persons other than an Eligible Tenant;
  - (ii) the annual income of an Eligible Tenant rises above the applicable maximum amount specified in subsection 1.1(p) of this Agreement;
  - (iii) the Affordable Housing Unit is occupied by more than the number of people the City determines can reside in the Affordable Housing Unit given the number and size of bedrooms in the Affordable Housing Unit and in light of any relevant standards set by the City in any bylaws of the City;
  - (iv) the Affordable Housing Unit remains vacant for three (3) consecutive months or longer, notwithstanding the timely payment of rent; and/or
  - (v) the Tenant subleases the Affordable Housing Unit or assigns the Tenancy Agreement in whole or in part,

and in the case of each breach, the Owner hereby agrees with the City to forthwith provide to the Tenant a notice of termination. Except for subsection 3.6(g)(ii) of this Agreement [*Termination of Tenancy Agreement if Annual Income of Tenant rises above amount prescribed in subsection 1.1(p) of this Agreement*], the notice of termination shall provide that the termination of the tenancy shall be effective 30 days following the date of the notice of termination. In respect to subsection 3.6(g)(ii) of this Agreement, termination shall be effective on the day that is six (6) months following the date that the Owner provided the notice of termination to the Tenant;

- (h) the Tenancy Agreement will identify all occupants of the Affordable Housing Unit and will stipulate that anyone not identified in the Tenancy Agreement will be prohibited from residing at the Affordable Housing Unit for more than 30 consecutive days or more than 45 days total in any calendar year; and
- (i) the Owner will forthwith deliver a certified true copy of the Tenancy Agreement to the City upon demand.

3.7 If the Owner has terminated the Tenancy Agreement, then the Owner shall use best efforts to cause the Tenant and all other persons that may be in occupation of the Affordable Housing Unit to vacate the Affordable Housing Unit on or before the effective date of termination.

- 3.8 The Owner shall not impose any age-based restrictions on Tenants of Affordable Housing Units, unless expressly permitted by the City in writing in advance.

#### **ARTICLE 4 DEMOLITION OF AFFORDABLE HOUSING UNIT**

- 4.1 The Owner will not demolish an Affordable Housing Unit unless:
- (a) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that it is no longer reasonable or practical to repair or replace any structural component of the Affordable Housing Unit, and the Owner has delivered to the City a copy of the engineer's or architect's report; or
  - (b) the Affordable Housing Unit is damaged or destroyed, to the extent of 40% or more of its value above its foundations, as determined by the City in its sole discretion,

and, in each case, a demolition permit for the Affordable Housing Unit has been issued by the City and the Affordable Housing Unit has been demolished under that permit.

Following demolition, the Owner will use and occupy any replacement Dwelling Unit in compliance with this Agreement and the Housing Covenant both of which will apply to any replacement Dwelling Unit to the same extent and in the same manner as those agreements apply to the original Dwelling Unit, and the Dwelling Unit must be approved by the City as an Affordable Housing Unit in accordance with this Agreement.

#### **ARTICLE 5 STRATA CORPORATION BYLAWS**

- 5.1 This Agreement will be binding upon all strata corporations created upon the strata title Subdivision of the Lands or any Subdivided parcel of the Lands.
- 5.2 Any strata corporation bylaw which prevents, restricts or abridges the right to use the Affordable Housing Units as rental accommodation, or imposes age-based restrictions on Tenants of Affordable Housing Units, will have no force and effect, unless expressly approved by the City in writing in advance.
- 5.3 No strata corporation shall pass any bylaws preventing, restricting or abridging the use of the Affordable Housing Units as rental accommodation.
- 5.4 No strata corporation shall pass any bylaw or approve any levies which would result in only the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit (and not include all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Affordable Housing Units) paying any extra charges or fees for the use of any Common Amenities, common property, limited common property or other common areas, facilities, or indoor or outdoor amenities of the strata corporation contrary to subsection 3.6(d).
- 5.5 No strata corporation shall pass any bylaws or approve any levies, charges or fees which would result in the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit paying for the use of parking, bicycle storage, electric vehicle charging stations or related facilities



contrary to subsection 3.6(d). Notwithstanding the foregoing, the strata corporation may levy such parking, bicycle storage, electric vehicle charging stations or other related facilities charges or fees on all the other owners, tenants, any other permitted occupants or visitors of all the strata lots in the applicable strata plan which are not Affordable Housing Units.

- 5.6 The strata corporation shall not pass any bylaw or make any rule which would restrict the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit from using and enjoying any Common Amenities, common property, limited common property or other common areas, facilities or amenities of the strata corporation except on the same basis that governs the use and enjoyment of these facilities by all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan.

## **ARTICLE 6 DEFAULT AND REMEDIES**

- 6.1 The Owner agrees that, in addition to any other remedies available to the City under this Agreement or the Housing Covenant or at law or in equity, if:

- (a) an Affordable Housing Unit is used or occupied in breach of this Agreement;
- (b) an Affordable Housing Unit is rented at a rate in excess of the Permitted Rent;
- (c) the Owner is otherwise in breach of any of its obligations under this Agreement or the Housing Covenant,

then the Owner will pay the Daily Amount to the City for every day that the breach continues after ten days written notice from the City to the Owner stating the particulars of the breach. For greater certainty, the City is not entitled to give written notice with respect to any breach of the Agreement until any applicable cure period, if any, has expired. The Daily Amount is due and payable five (5) business days following receipt by the Owner of an invoice from the City for the same.

- 6.2 The Owner acknowledges and agrees that a default by the Owner of any of its promises, covenants, representations or warranties set-out in the Housing Covenant shall also constitute a default under this Agreement.

## **ARTICLE 7 MISCELLANEOUS**

### **7.1 Housing Agreement**

The Owner acknowledges and agrees that:

- (a) this Agreement includes a housing agreement entered into under Section 483 of the *Local Government Act*;
- (b) where an Affordable Housing Unit is a separate legal parcel the City may file notice of this Agreement in the LTO against the title to the Affordable Housing Unit and, in the case of a strata corporation, may note this Agreement on the common property sheet; and

Housing Agreement (Section 483 *Local Government Act*) (Affordable Housing)  
9680 Williams Road  
Application Nos. RZ 15-715406, DP 18-797785

- (c) where the Lands have not yet been Subdivided to create the separate parcels to be charged by this Agreement, the City may file a notice of this Agreement in the LTO against the title to the Lands. If this Agreement is filed in the LTO as a notice under Section 483 of the *Local Government Act* prior to the Lands having been Subdivided, then after the Lands are Subdivided, this Agreement will secure only the legal parcels which contain the Affordable Housing Units.

The City will partially discharge this Agreement accordingly, provided however that:

- (i) the City has no obligation to execute such discharge until a written request therefor from the Owners is received by the City, which request includes the registrable form of discharge;
- (ii) the cost of the preparation of the aforesaid discharge, and the cost of registration of the same in the Land Title Office is paid by the Owners;
- (iii) the City has a reasonable time within which to execute the discharge and return the same to the Owners for registration; and
- (iv) the Owners acknowledge that such discharge is without prejudice to the indemnity and release set forth in Section 7.5.

The Owner acknowledges and agrees that notwithstanding a partial discharge of this Agreement, this Agreement will be and remain in full force and effect and, but for the partial discharge, otherwise unamended.

## **7.2 No Compensation**

The Owner acknowledges and agrees that no compensation is payable, and the Owner is not entitled to and will not claim any compensation from the City, for any decrease in the market value of the Lands or for any obligations on the part of the Owner and its successors in title which at any time may result directly or indirectly from the operation of this Agreement.

## **7.3 Modification**

Subject to Section 7.1 of this Agreement, this Agreement may be modified or amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.

## **7.4 Management**

The Owner covenants and agrees that it will furnish good and efficient management of the Affordable Housing Units and will permit representatives of the City to inspect the Affordable Housing Units at any reasonable time, subject to the notice provisions in the *Residential Tenancy Act*. The Owner further covenants and agrees that it will maintain the Affordable Housing Units in a good state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Lands. Notwithstanding the foregoing, the Owner acknowledges and agrees that the City, in its absolute discretion, may require the Owner, at the Owner's expense, to hire a person or company with the skill and expertise to manage the Affordable Housing Units.

## 7.5 Indemnity

The Owner will indemnify and save harmless the City and each of its elected officials, officers, directors, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

- (a) any negligent act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom at law the Owner is responsible relating to this Agreement;
- (b) the City refusing to issue a development permit, building permit or refusing to permit occupancy of any Building, or any portion thereof, constructed on the Lands, arising out of or in connection, directly or indirectly, or that would not or could not have occurred "but for" this Agreement;
- (c) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands or any Affordable Housing Unit or the enforcement of any Tenancy Agreement; and/or
- (d) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner.

## 7.6 Release

The Owner hereby releases and forever discharges the City and each of its elected officials, officers, directors, and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or which would or could not occur but for the:

- (a) construction, maintenance, repair, ownership, lease, license, operation or management of the Lands or any Affordable Housing Unit under this Agreement;
- (b) the City refusing to issue a development permit, building permit or refusing to permit occupancy of any Building, or any portion thereof, constructed on the Lands arising out of or in connection, directly or indirectly, or that would not or could not have occurred "but for" this Agreement; and/or
- (c) the exercise by the City of any of its rights under this Agreement or an enactment.

## 7.7 Survival

The obligations of the Owner set out in this Agreement, including but not limited to Sections 7.5 and 7.6, will survive termination or discharge of this Agreement.

## 7.8 Priority

The Owner will do everything necessary, at the Owner's expense, to ensure that this Agreement, if required by the City Solicitor, will be noted against title to the Lands in priority to all financial charges and encumbrances which may have been registered or are pending registration against

title to the Lands save and except those specifically approved in advance in writing by the City Solicitor or in favour of the City, and that a notice under Section 483(5) of the *Local Government Act* will be filed on the title to the Lands.

**7.9 City's Powers Unaffected**

This Agreement does not:

- (a) affect or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Lands;
- (b) impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;
- (c) affect or limit any enactment relating to the use or subdivision of the Lands; or
- (d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

**7.10 Agreement for Benefit of City Only**

The Owner and the City agree that:

- (a) this Agreement is entered into only for the benefit of the City;
- (b) this Agreement is not intended to protect the interests of the Owner, any Tenant, or any future owner, lessee, occupier or user of the Lands or the building or any portion thereof, including any Affordable Housing Unit; and
- (c) the City may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.

**7.11 No Public Law Duty**

Where the City is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the City is under no public law duty of fairness or natural justice in that regard and agrees that the City may do any of those things in the same manner as if it were a private party and not a public body.

**7.12 Notice**

Any notice required to be served or given to a party herein pursuant to this Agreement will be sufficiently served or given if delivered, to the postal address of the Owner set out in the records at the LTO, and in the case of the City to:

City of Richmond  
6911 No. 3 Road  
Richmond, B.C., V6Y 2C1

Attention: City Clerk  
Fax: 604 276-5139

with a copy to the City Solicitor,

or to the most recent postal address provided in a written notice given by each of the parties to the other. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery.

**7.13 Enuring Effect**

This Agreement will extend to and be binding upon and enure to the benefit of the parties hereto and their respective successors and permitted assigns.

**7.14 Severability**

If any provision of this Agreement is found to be invalid or unenforceable, such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.

**7.15 Waiver**

All remedies of the City will be cumulative and may be exercised by the City in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the City exercising any or all remedies will not prevent the later exercise of any remedy for the same breach or any similar or different breach.

**7.16 Sole Agreement**

This Agreement, and any documents signed by the Owners contemplated by this Agreement (including, without limitation, the Housing Covenant), represent the whole agreement between the City and the Owner respecting the use and occupation of the Affordable Housing Units, and there are no warranties, representations, conditions or collateral agreements made by the City except as set forth in this Agreement. In the event of any conflict between this Agreement and the Housing Covenant, this Agreement shall, to the extent necessary to resolve such conflict, prevail.

**7.17 Further Assurance**

Upon request by the City the Owner will forthwith do such acts and execute such documents as may be reasonably necessary in the opinion of the City to give effect to this Agreement.

**7.18 Covenant Runs with the Lands**

This Agreement burdens and runs with the Lands and every parcel into which it is Subdivided in perpetuity. All of the covenants and agreements contained in this Agreement are made by the

Housing Agreement (Section 483 *Local Government Act*) (Affordable Housing)  
9680 Williams Road  
Application Nos. RZ 15-715406, DP 18-797785

6405141

Owner for itself, its personal administrators, successors and assigns, and all persons who after the date of this Agreement, acquire an interest in the Lands.

**7.19 Equitable Remedies**

The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for any breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.

**7.20 No Joint Venture**

Nothing in this Agreement will constitute the Owner as the agent, joint venturer, or partner of the City or give the Owner any authority to bind the City in any way.

**7.21 Applicable Law**

Unless the context otherwise requires, the laws of British Columbia (including, without limitation, the *Residential Tenancy Act*) will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia.

**7.22 Deed and Contract**

By executing and delivering this Agreement the Owner intends to create both a contract and a deed executed and delivered under seal.

**7.23 Joint and Several**

If the Owner is comprised of more than one person, firm or body corporate, then the covenants, agreements and obligations of the Owner shall be joint and several.

**7.23 Limitation on Owner's Obligations**

The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Lands provided however that notwithstanding that the Owner is no longer the registered owner of the Lands, the Owner will remain liable for breaches of this Agreement that occurred while the Owner was the registered owner of the Lands.

*[remainder of this page is intentionally blank]*

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first above written.

**SIAN GROUP INVESTMENTS INC.,**  
by its authorized signatory(ies):

*Pamela Chan Director*  
Name:  
Title:

\_\_\_\_\_  
Name:  
Title:

**CITY OF RICHMOND**, by its authorized  
signatories:

*Malcolm D. Brodie*  
Malcolm D. Brodie, Mayor

*Claudia Jesson*  
Claudia Jesson, Corporate Officer

CITY OF RICHMOND
APPROVED for content by originating dept.
<i>BM</i>
Legal Advice
<i>LA</i>
DATE OF COUNCIL APPROVAL (if applicable)

**Schedule A to Housing Agreement**

**STATUTORY DECLARATION  
(Affordable Housing Units)**

	)	IN THE MATTER OF Unit Nos. _____ - _____
	)	(collectively, the " <b>Affordable Housing Units</b> ") located
CANADA	)	at
	)	_____
PROVINCE OF BRITISH COLUMBIA	)	( <i>street address</i> ), British Columbia, and Housing
	)	Agreement dated _____, 20____ (the
TO WIT:	)	"Housing Agreement") between
	)	_____ and
	)	the City of Richmond (the " <b>City</b> ")

I, \_\_\_\_\_ (*full name*),  
of \_\_\_\_\_ (*address*) in the Province  
of British Columbia, DO SOLEMNLY DECLARE that:

1. ☐ I am the registered owner (the "**Owner**") of the Affordable Housing Units;  
or,  
☐ I am a director, officer, or an authorized signatory of the Owner and I have personal knowledge of the matters set out herein;
2. This declaration is made pursuant to the terms of the Housing Agreement in respect of the Affordable Housing Units for each of the 12 months for the period from January 1, 20\_\_\_\_ to December 31, 20\_\_\_\_ (the "**Period**");
3. Throughout the Period:
  - a) the Affordable Housing Units, if occupied, were *not* all occupied only by Eligible Tenants (as defined in the Housing Agreement); and
  - b) the Owner of the Affordable Housing Units and occupants/tenants thereof may *not* have complied with the Owner's obligations and terms under the Housing Agreement and any housing covenant(s) registered against title to the Affordable Housing Units;



4. The information set out in the table attached as Appendix A hereto (the "**Information Table**") in respect of each of the Affordable Housing Units is current and accurate as of the date of this declaration; and
5. As of the date of this declaration, I:
  - a) am actively working towards obtaining the signatures of any occupant(s)/tenant(s) of Affordable Housing Units set out in the Information Table on the form of addendum attached hereto as Appendix B, which addendum provides that the such occupant(s)/tenant(s) has/have agreed to (i) the collection by the Owner of the information set out in the Information Table, as such information relates to the Affordable Housing Unit occupied by such occupant(s)/tenant(s); and (ii) the disclosure of such information to the City, for purposes of complying with the terms of the Housing Agreement; and
  - b) have delivered or overseen the delivery of notice, in accordance with the terms of the Housing Agreement, to any occupant(s)/tenant(s) of Affordable Housing Units who does/do not qualify as an Eligible Tenant (as defined in the Housing Agreement) that any such occupant(s)/tenant(s) will be required to relocate from the applicable Affordable Housing Unit within the notice period required under the Housing Agreement.

And I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the *Canada Evidence Act*.

DECLARED BEFORE ME at \_\_\_\_\_ )  
 \_\_\_\_\_ in the )  
 Province of British Columbia, Canada, this )  
 \_\_\_\_\_ day of \_\_\_\_\_, 2020 )  
 \_\_\_\_\_ )  
 A Notary Public and a Commissioner for taking )  
 Affidavits in and for the Province of British )  
 Columbia )

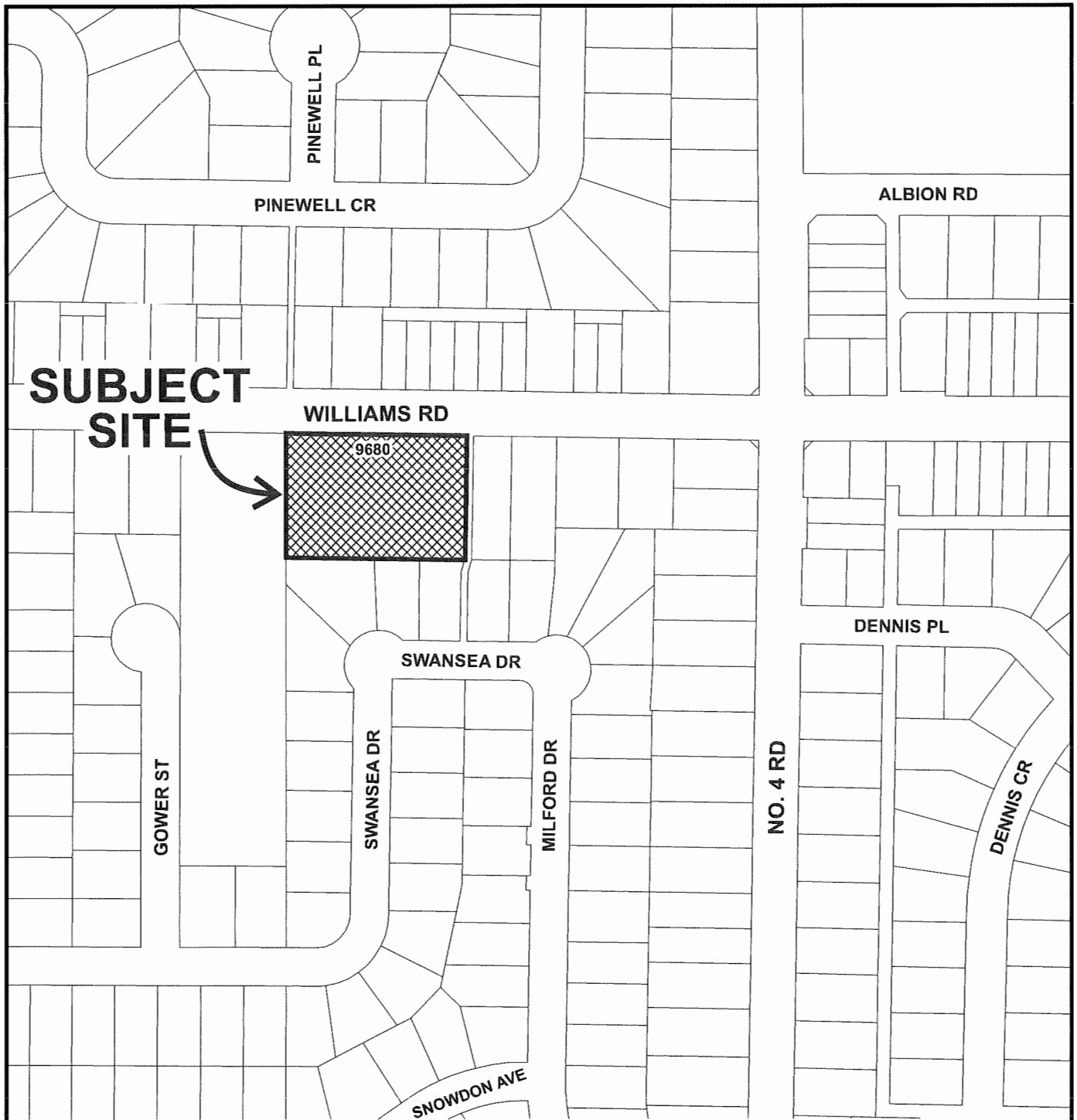
\_\_\_\_\_  
 (Signature of Declarant)  
 Name: \_\_\_\_\_

*Declarations should be signed, stamped, and dated and witnessed by a lawyer, notary public, or commissioner for taking affidavits*





City of  
Richmond



9680 Williams Road

Original Date: 01/30/20

Revision Date: 02/24/20

Note: Dimensions are in METRES



# City of Richmond

## Report to Committee

**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

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

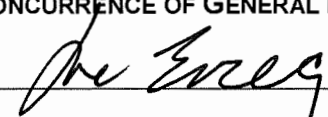
**Re:** Application by Fougere Architecture Inc. for Rezoning at 7100  
and 7120 Ash Street from the "Single Detached (RS1/F)" Zone to the "Town  
Housing (ZT16) - South McLennan and St. Albans Sub-Area (City Centre)" Zone

### Staff Recommendation

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

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

WC:jr  
Att. 7

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

## **Staff Report**

### **Origin**

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

### **Findings of Fact**

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

#### Subject Site Existing Housing Profile

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

### **Surrounding Development**

Development immediately surrounding the subject site is as follows:

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

### **Related Policies & Studies**

#### Official Community Plan/McLennan South Sub-Area Plan

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

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

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

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

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

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

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

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

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

#### Affordable Housing Strategy

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

#### Public Art Program Policy

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

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

#### Floodplain Management Implementation Strategy

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

#### **Public Consultation**

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

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

#### **Analysis**

##### Site Planning

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

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

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

##### Amenity Space

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

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

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

#### Transportation and Site Access

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

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

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

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

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

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

#### Tree Retention and Replacement

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



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

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

### *Tree Replacement*

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

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

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

### *Tree Protection*

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

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

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

#### Variance Requested

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

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

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

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

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

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

### BC Energy Step Code

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

### Site Servicing and Frontage Improvements

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

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

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

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

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

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

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

### Development Permit Application

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

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

### **Financial Impact**

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

### **Conclusion**

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

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

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

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



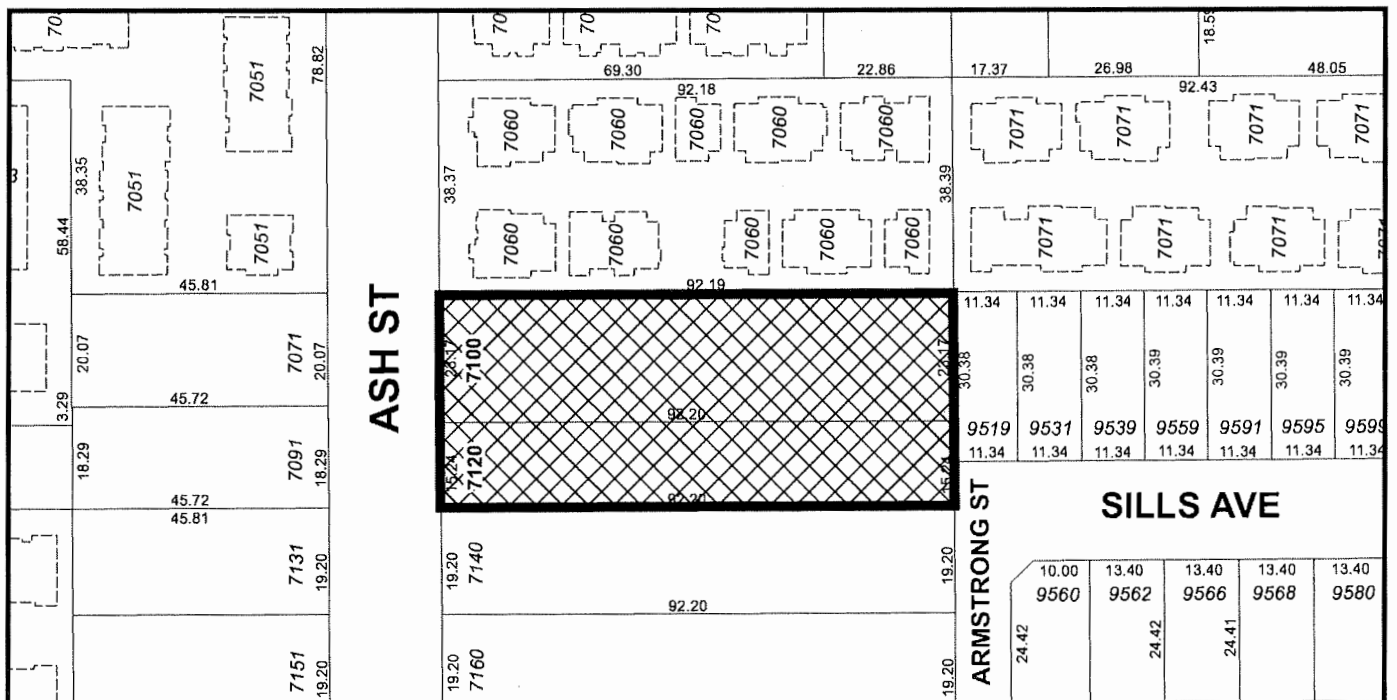
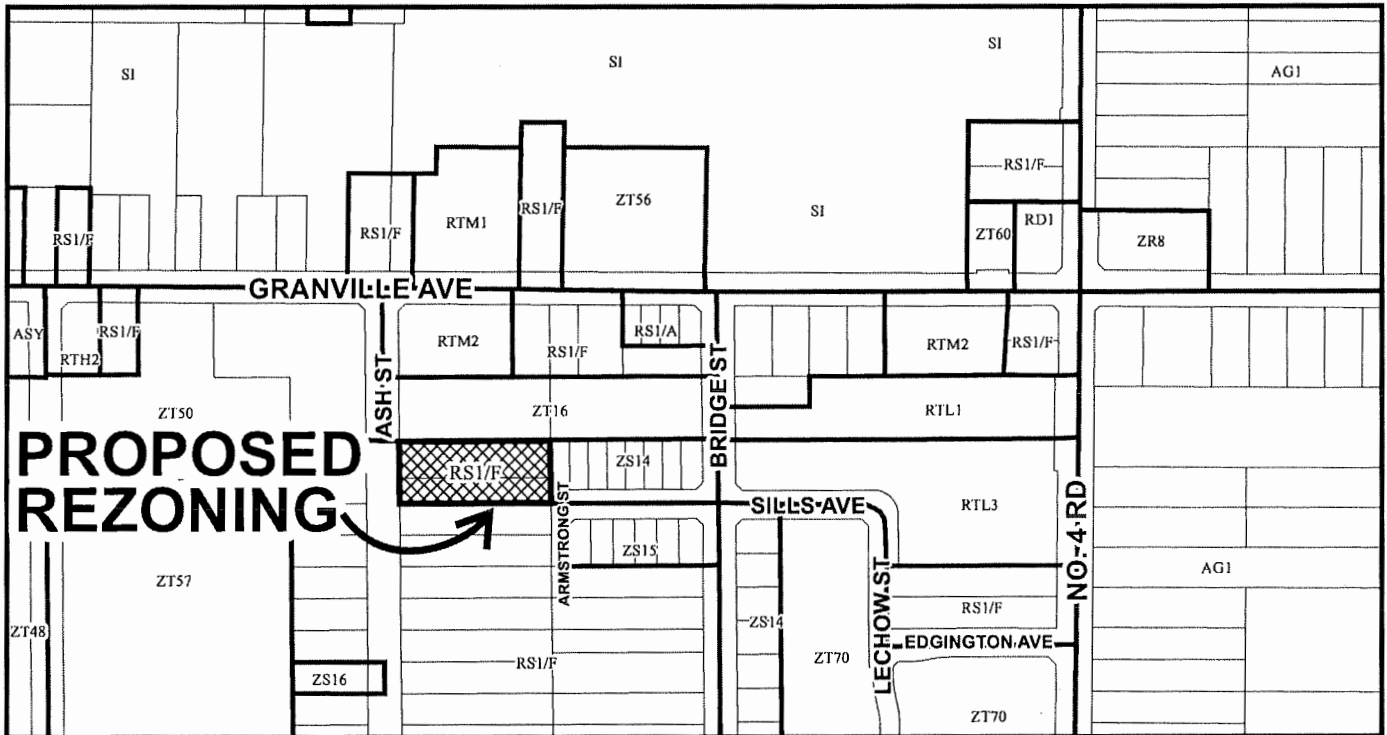
Jordan Rockerbie  
Planner I  
(604-276-4092)

JR:blg

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



City of  
Richmond



RZ 18-843479

Original Date: 01/09/19

Revision Date:

Note: Dimensions are in METRES





# City of Richmond



RZ 18-843479

Original Date: 01/09/19

Revision Date:

Note: Dimensions are in METRES



**RZ 18-843479**

**Attachment 2**

Address: 7100 & 7120 Ash Street

Applicant: Fougere Architecture Inc.

Planning Area(s): City Centre – McLennan South

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

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



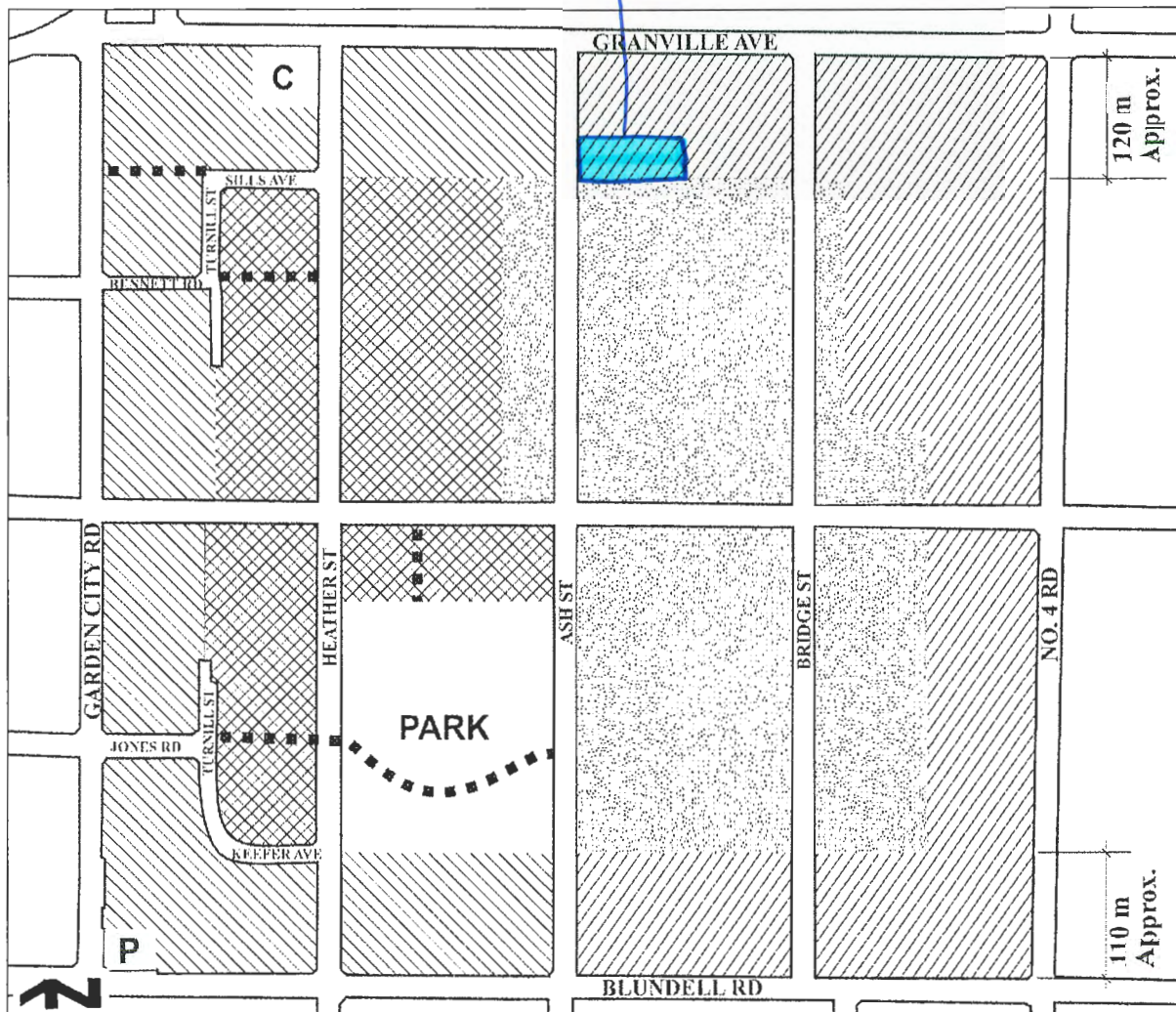
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Total:	24 (R) and 4 (V)	34 (R) and 4 (V)	none
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	0%	none
Small Car Parking Spaces:	Permitted – Maximum of 50% of required spaces	45% (17 spaces)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

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

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

City of Richmond

## Land Use Map

Bylaw 9106  
2015/09/14

Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family 0.75 base F.A.R.

Residential, 2 ½ storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family 0.60 base F.A.R.

Residential, 2 ½ storeys typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family 0.55 base F.A.R.

Residential, Historic Single-Family, 2 ½ storeys maximum 0.55 base F.A.R. Lot size along Bridge and Ash Streets:

- Large-sized lots (e.g. 18 m/59 ft. min. frontage and 550 m<sup>2</sup>/5,920 ft<sup>2</sup> min. area)

Elsewhere:

- Medium-sized lots (e.g. 11.3 m/37 ft. min. frontage and 320 m<sup>2</sup>/3,444 ft<sup>2</sup> min. area), with access from new roads and General Currie Road;

Provided that the corner lot shall be considered to front the shorter of its two boundaries regardless of the orientation of the dwelling.

■■■■ Trail/Walkway

**C** Church

**P** Neighbourhood Pub

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

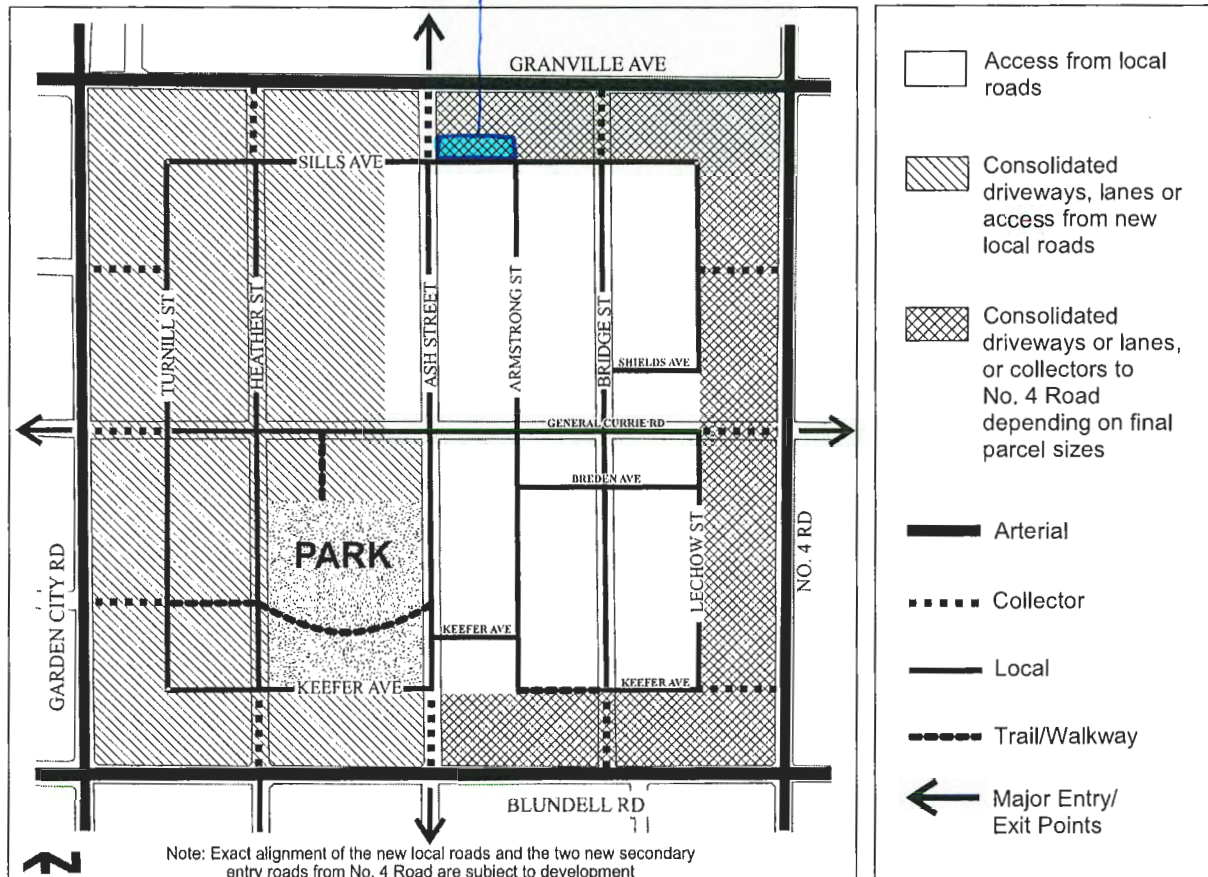
City of Richmond

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

## Circulation Map

Bylaw 8803  
2011/10/17

SUBJECT SITE







CNCL - 112

ATTACHMENT 5

7100 ASH STREET

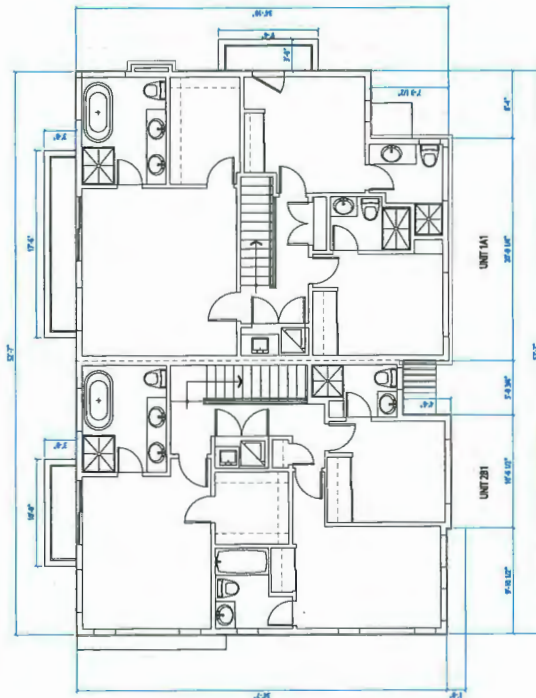




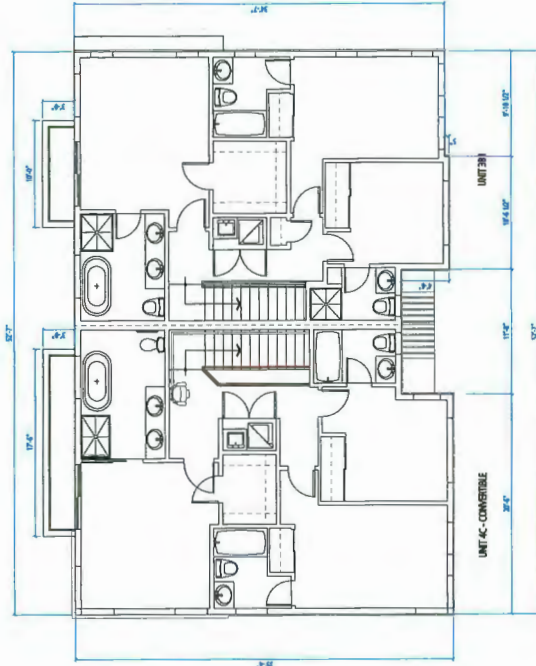




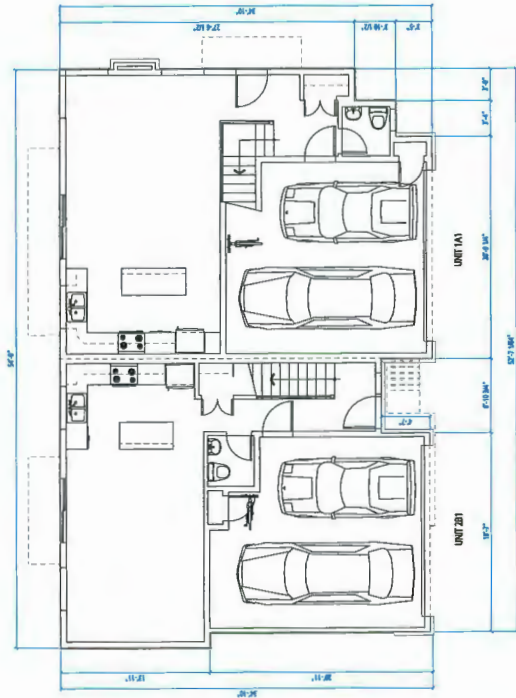
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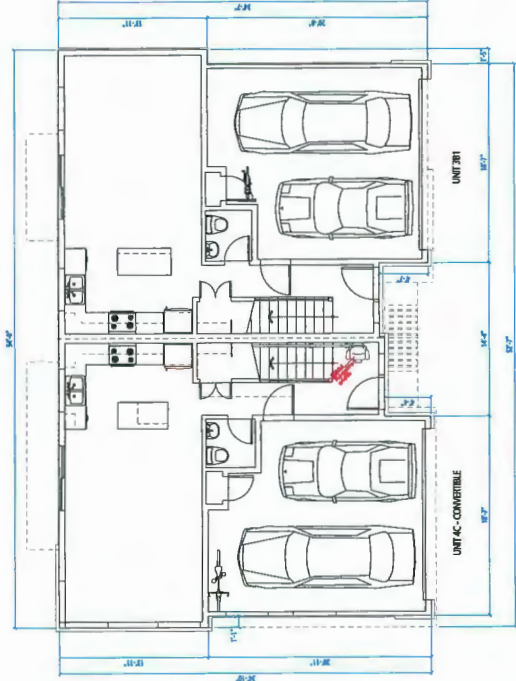
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## SECOND FLOOR



GROUND FLOOR



## GROUND FLOOR

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## BLOCK PLANS

### BUILDINGS 1 & 2

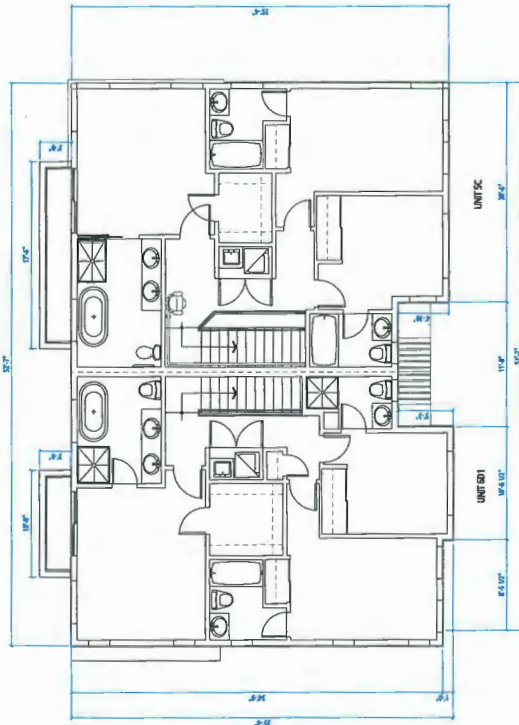
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architecture inc.  
2122 COLUMBIA - ALBERTA - 604.871.2967  
3037-1425 Québec Street  
Vancouver, BC V5T 4L5  
fougerearchitects.ca

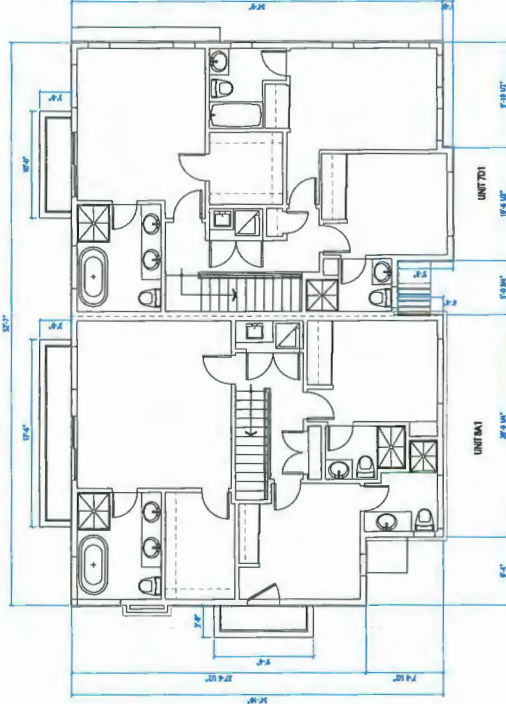


# BUILDING 3



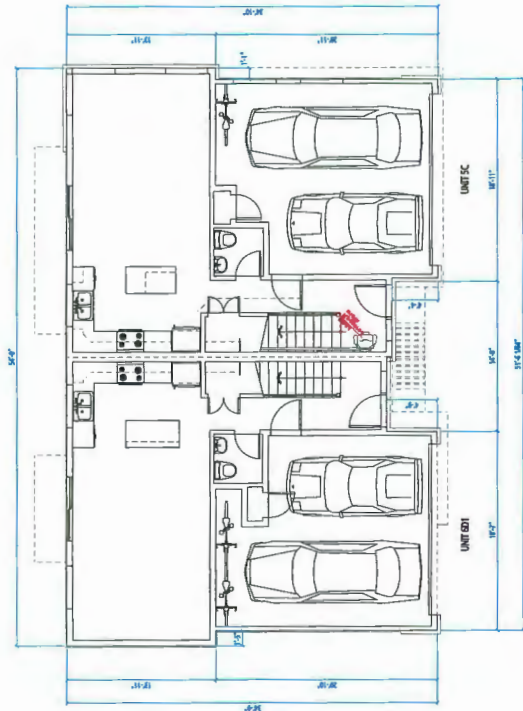
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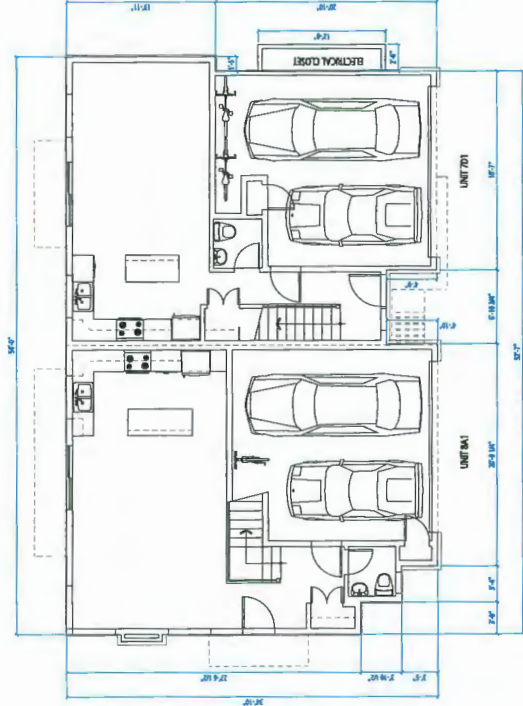


SECOND FLOOR

7100  
ASH STREET



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**BLOCK PLANS**  
**BUILDINGS 3 & 4**

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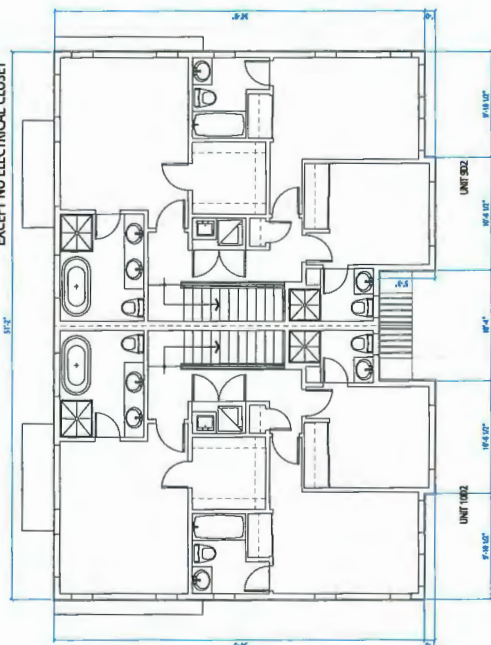
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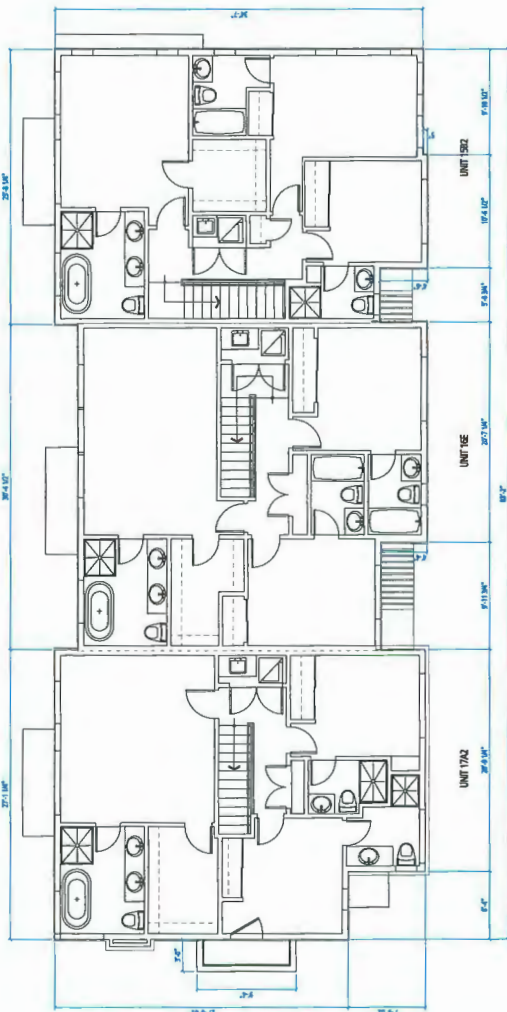


## BUILDING 8

**BUILDING 6 & 7 SIMILAR  
EXCEPT NO ELECTRICAL CLOSET**

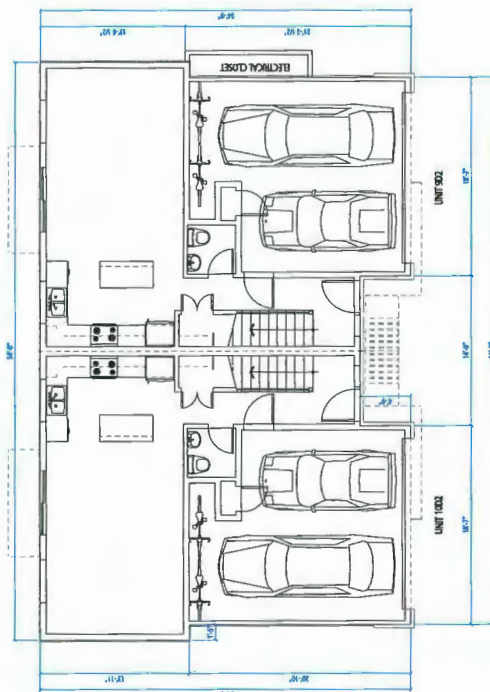


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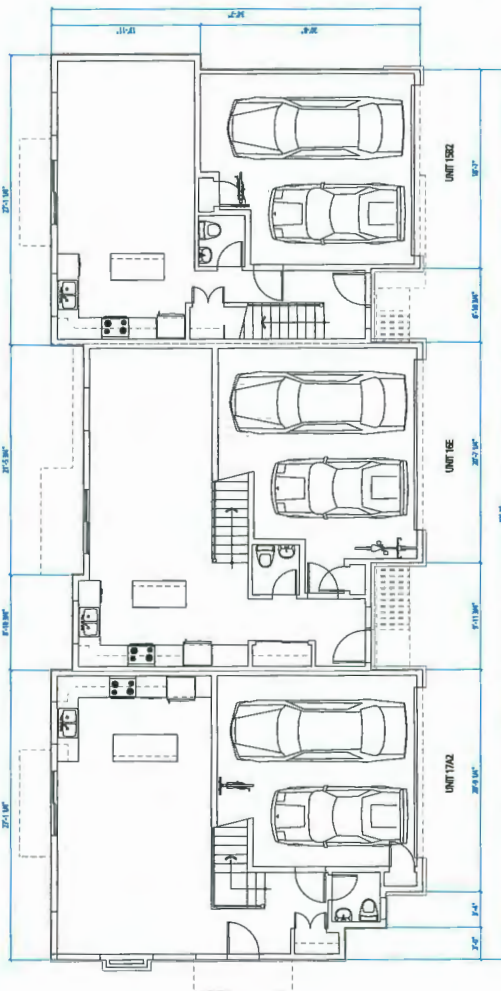


## SECOND FLOOR

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**BLOCK PLANS**  
BUILDINGS 5 - 8

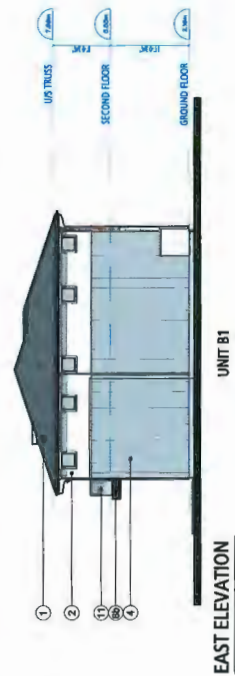
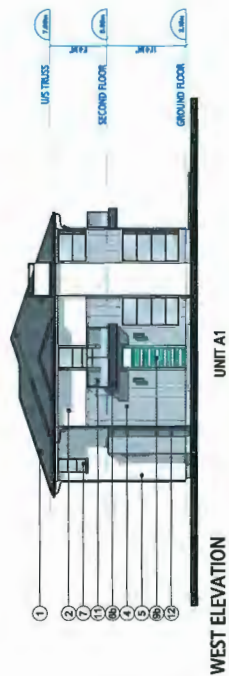
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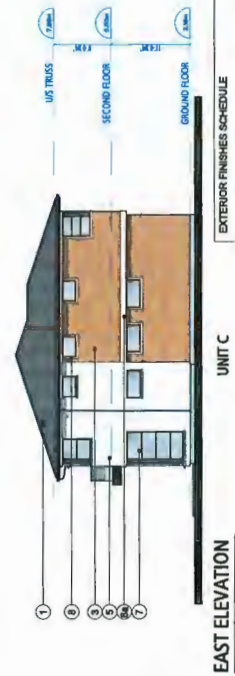
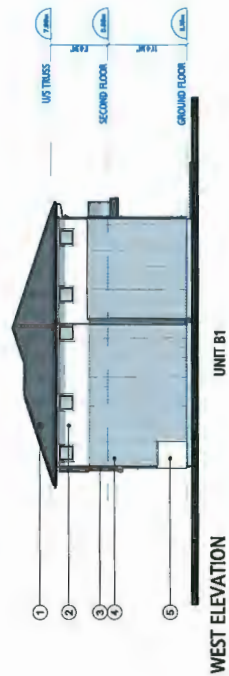
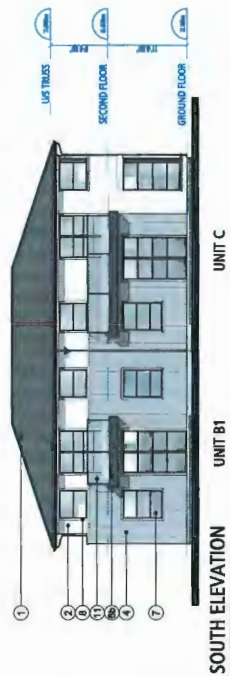
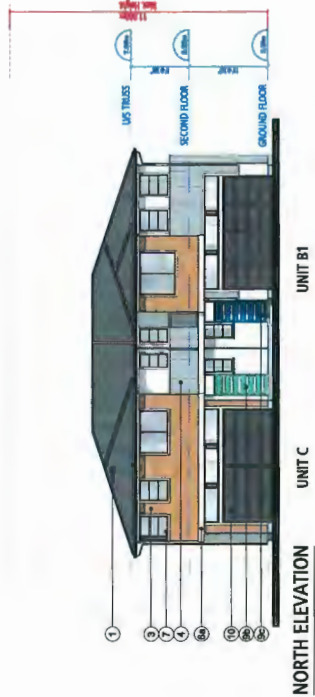


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Vancouver BC V5T 4A6  
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fraser@fraser.com



## BUILDING 1



## BUILDING 2

**EXTERIOR FINISHES SCHEDULE**

ITEM	FINISH
1	ASPHALT BRICKS
2	HARDIE PLANK LAP SIDING
3	BRICK
4	TRIM
5	BRICK
6	BRICK
7	VINYL WINDOWS
8	VINYL DOORS
9	EXTERIOR DOOR (DOOR)
10	EXTERIOR DOOR (DOOR)
11	EXTERIOR DOOR (DOOR)
12	EXTERIOR DOOR (DOOR)
13	EXTERIOR DOOR (DOOR)

**ACCENT (DOOR) COLOURS**

ITEM	COLOUR
1	Shaw-Walker - RY 675 Themed Spruce
2	Shaw-Walker - RY 675 Themed Spruce
3	Shaw-Walker - RY 675 Themed Spruce
4	Shaw-Walker - RY 675 Themed Spruce
5	Shaw-Walker - RY 675 Themed Spruce
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7	Shaw-Walker - RY 675 Themed Spruce
8	Shaw-Walker - RY 675 Themed Spruce
9	Shaw-Walker - RY 675 Themed Spruce
10	Shaw-Walker - RY 675 Themed Spruce
11	Shaw-Walker - RY 675 Themed Spruce
12	Shaw-Walker - RY 675 Themed Spruce
13	Shaw-Walker - RY 675 Themed Spruce

7100  
ASH STREET

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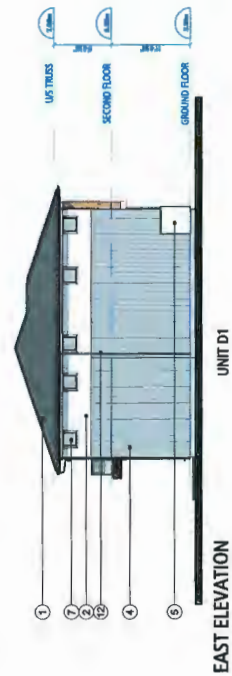
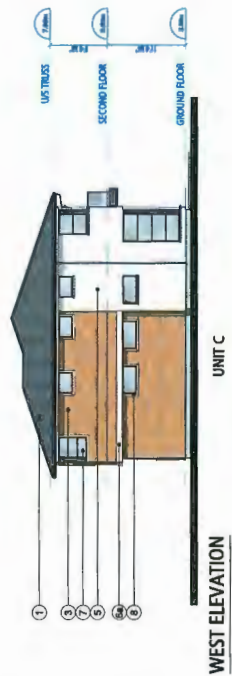
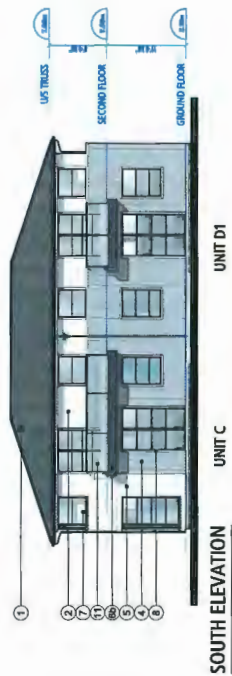
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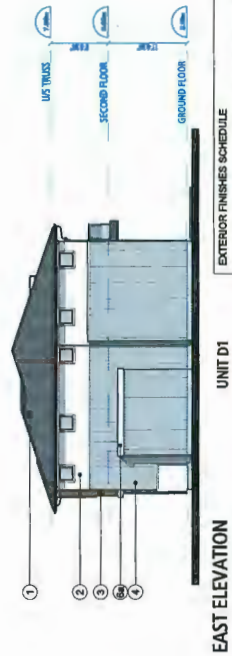
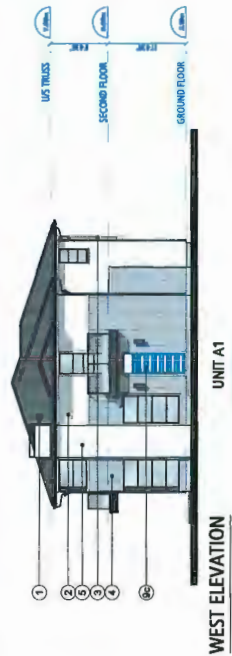
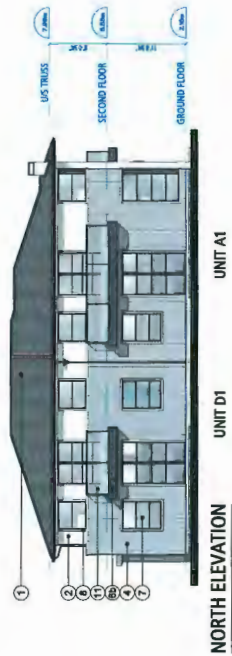
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## BUILDING 3



## BUILDING 4

EXTERIOR FINISHES SCHEDULE	
1	SPRINKLER RISERS
2	SPRINKLER RISERS
3	SPRINKLER RISERS
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12	SPRINKLER RISERS
13	SPRINKLER RISERS

## ACCENT (DOOR) COLOURS

1	Shoreline Williams - SW 675 Themed Sprinkle
2	Shoreline Williams - SW 675 Themed Sprinkle
3	Shoreline Williams - SW 675 Themed Sprinkle
4	Shoreline Williams - SW 675 Themed Sprinkle
5	Shoreline Williams - SW 675 Themed Sprinkle
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7100  
ASH STREET

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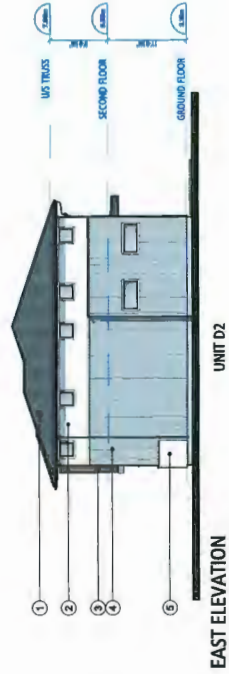
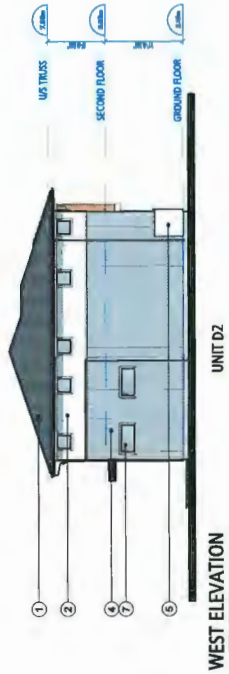
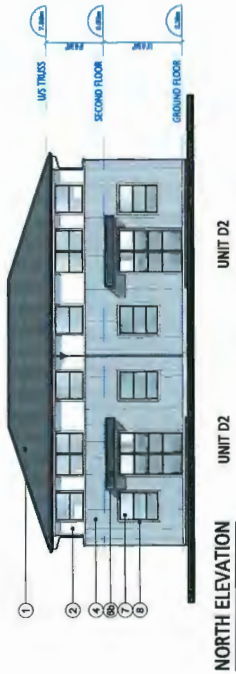
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FEBRUARY 11, 2020

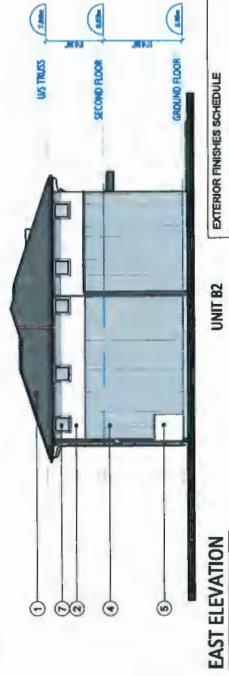
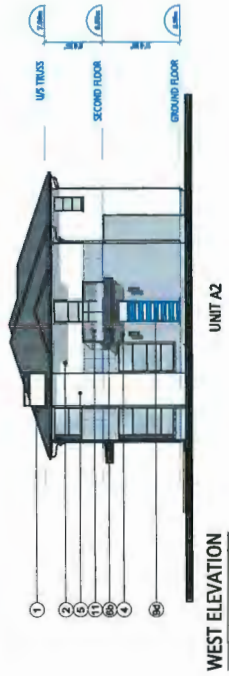
**FOUGERE**  
architecture inc.  
250-1000 Oak Street  
Victoria, BC V8T 1A1  
904-879-2907  
fougere@fougere.ca



ACCENT DOOR COLOR  
BUILDING 5 Bldg 5 S  
BUILDING 6 Bldg 6 S  
BUILDING 7 Bldg 7 S



**BUILDINGS 5,6,7**



**BUILDING 8**

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FEBRUARY 11, 2020

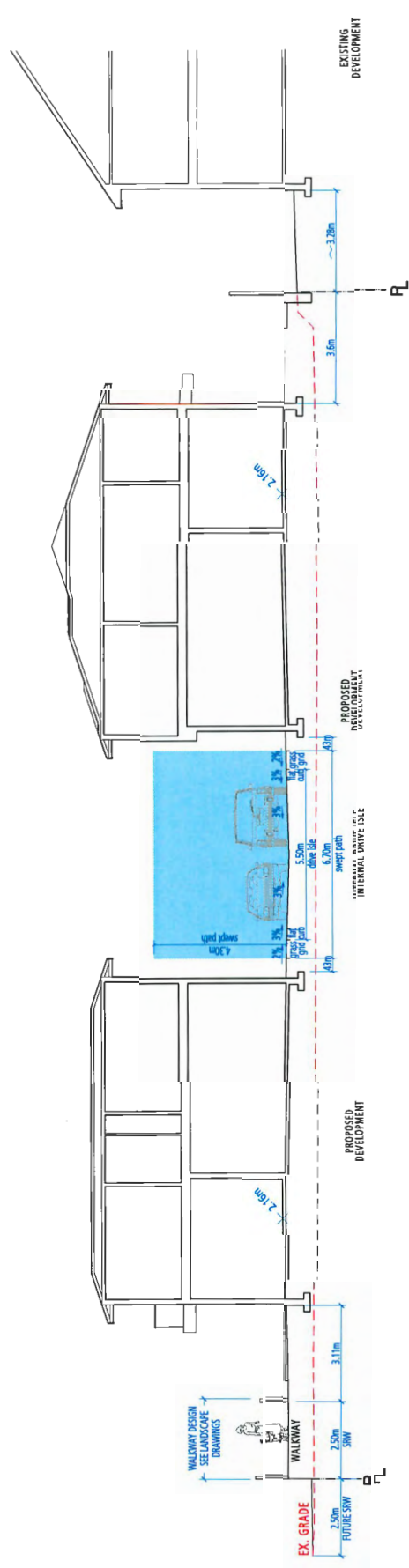
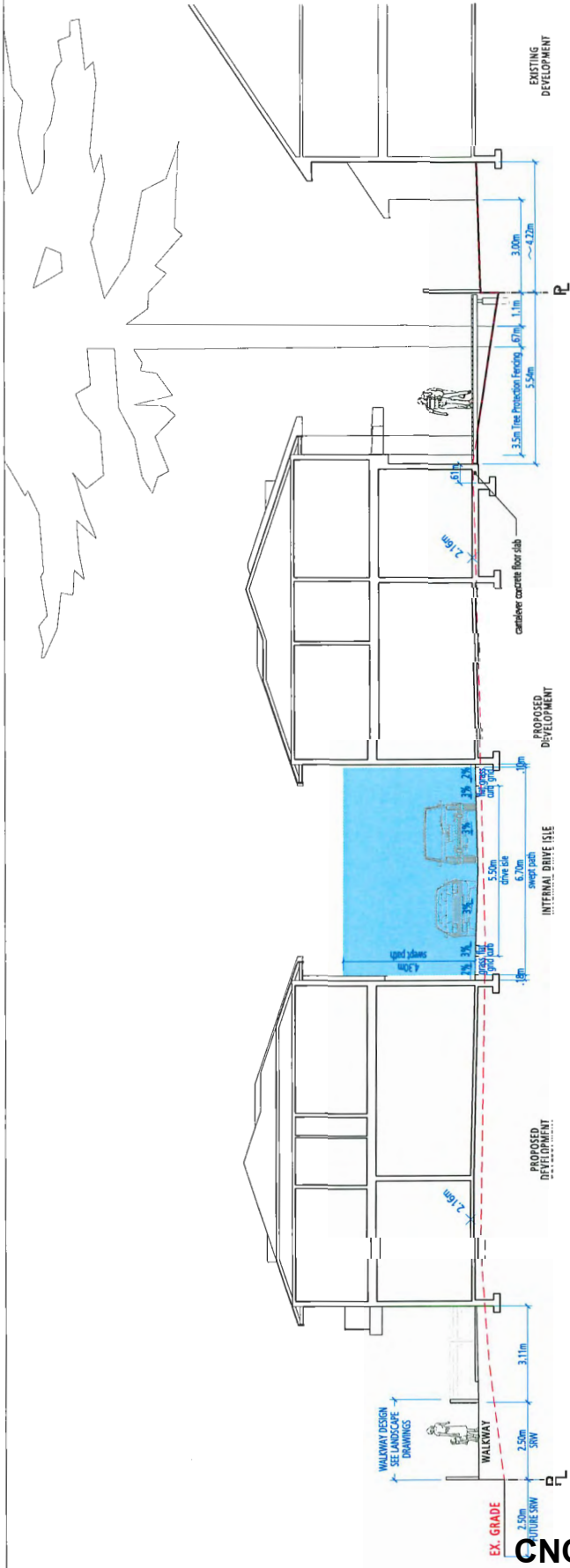
**FOUGERE**  
architecture inc.  
1000 COLLEGE AVENUE, SUITE 100  
DALLAS, TEXAS 75207  
214.787.2807  
fo@fo.com  
fo.com

**EXTERIOR FINISHES SCHEDULE**

NO.	FINISH
1	ASPHALT/SHINGLE
2	PAINTED WOOD
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**ACCENT (DOOR) COLOURS**

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## SITE SECTIONS

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

FEBRUARY 11, 2020



**FOUGÈRE**  
architecture inc.

1702-2452 Quebec Street  
Montreal, QC H3T 4G8





VIEW FROM WEST- ASH STREET



VIEW FROM SOUTH WEST- ASH STREET

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ASH STREET

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PERSPECTIVES



INTERIOR VIEW FROM EAST



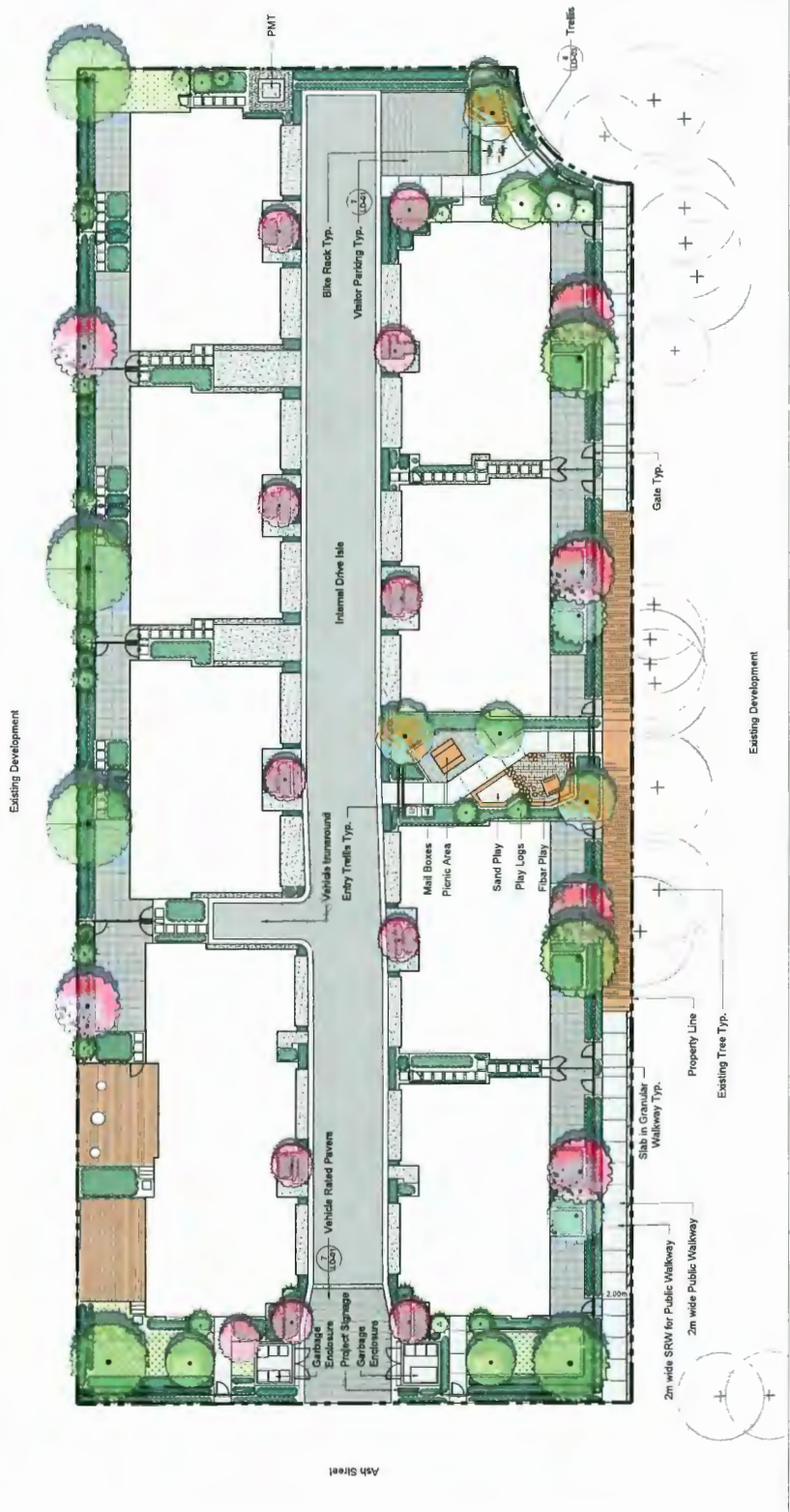
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PERSPECTIVES





KEY	REF.	DESCRIPTION
	5 (LD-01)	CONCRETE SLAB REFER TO OTHERS REFER TO OTHERS
	4 (LD-02)	CONCRETE & SCAFFOLDING REFER TO OTHERS REFER TO OTHERS
	6 (LD-03)	HYDROPHOBIC SLAB REFER TO OTHERS REFER TO OTHERS
	7 (LD-04)	VEHICLE RATED PAVERS REFER TO OTHERS REFER TO OTHERS
	2 (LD-05)	GRAVEL REFER TO OTHERS REFER TO OTHERS
	3 (LD-06)	GRASS PAVE REFER TO OTHERS REFER TO OTHERS
	3 (LD-07)	SHRUB / HEDGE PLANTING REFER TO OTHERS REFER TO OTHERS

PLANT SCHEDULE	SYMBOL	COMMON NAME	CONT.	SIZE	QTY
	1	Aster dumosus / Purple Aster	10L	10cm	3
	2	Aster dumosus / Purple Aster	10L	10cm	3
	3	Aster dumosus / Purple Aster	10L	10cm	3
	4	Aster dumosus / Purple Aster	10L	10cm	3
	5	Aster dumosus / Purple Aster	10L	10cm	3
	6	Aster dumosus / Purple Aster	10L	10cm	3
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	99	Aster dumosus / Purple Aster	10L	10cm	3
	100	Aster dumosus / Purple Aster	10L	10cm	3





### LEGEND

[illegible]

PLANT SCHEDULE		CONT.	SIZE	QTY
TREES	BOTANICAL / COMMON NAME			
	<i>Artocarpus lacucha</i> / Pigeon Apple	BA/B	6m	3
	<i>Artocarpus lacucha</i> / Coral Bark Maple	BA/B	6m	4
	<i>Artocarpus lacucha</i> / Catalpa / Soursour	BA/B	6m	2
	<i>Cassipouira guianensis</i> / Kauri Tree	BA/B	6m	4
	<i>Chromolaena odorata</i> / Shamel tree / Cypress	BA/B	1.2m x 6ft	11
	<i>Commersonia bartramia</i> / Star Flowering Dogwood	BA/B	6m	9
	<i>Mayrales indica</i> / Indian Banyan	BA/B	6m	3
	<i>Melastoma malabale</i> / Pink Flowering Apple	BA/B	6m	11
	<i>Pongamia pinnata</i> / Winged White Spruce	2.5m x 6		2
	<i>Pongamia pinnata</i> / Fat Shrub / Colicidal Spruce	BA/B	2.0m x 6	14
	<i>Pongamia pinnata</i> / Hoopla / Hoopla Blue Spruce	BA/B	2.0m x 6	2

**REVISIONS TABLE FOR DRAWINGS**

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No.	By	Description	Date
REVISIONS TABLE FOR SHEET			

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7100 & 7120 Ash StreetLocation:

7100 & 7120 Ash Street, Richmond BC

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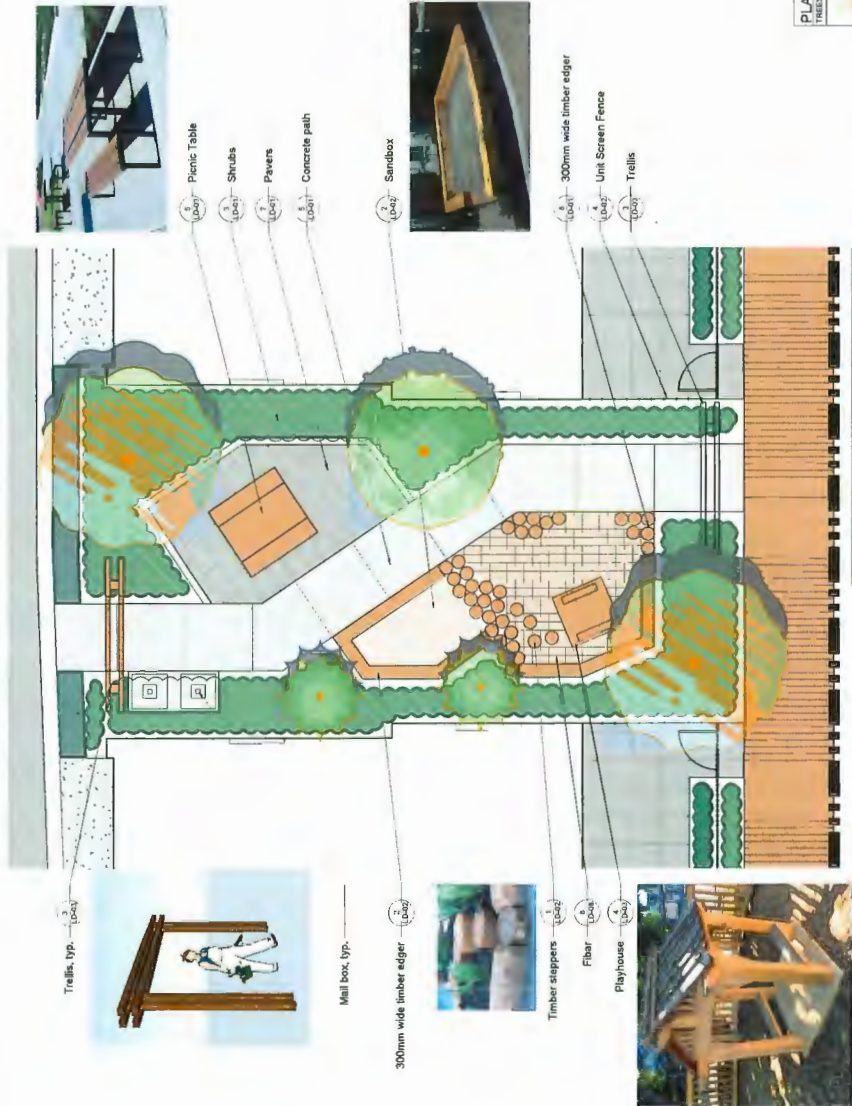
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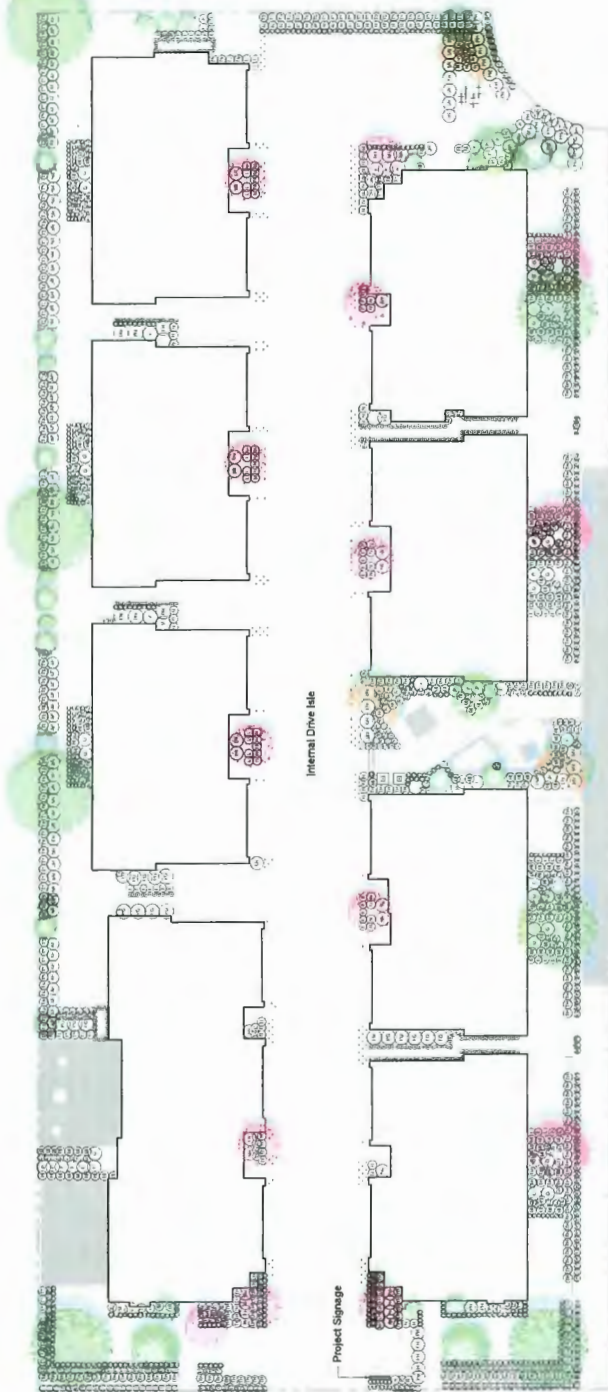
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Key Map (MTS)



④ AMENITY SPACE - PLAN



Ash Street

No.	By	Description	Date
2.	YS	Issued for Planning	Feb. 25, 2020
1.	YS	Issued for Planning	Mar. 22, 2016

**REVISIONS TABLE FOR DRAWINGS**

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[illegible]

Project:

7100 &amp; 7120 Ash Street

Location

7100 &amp; 7120 Ash Street, Richmond BC

Drawn TS	Stamp	Original Sheet Size 24"x36"
Checked TM	Approved DJ	

**Scale**

1-150

PLANT SCHEDULE									
SRUBS	BOTANICAL / COMMON NAME	CONF	SPACING	QTY	SRUBS	BOTANICAL / COMMON NAME	CONF	SPACING	QTY
AS	Asarum canadense / Black Columbian Wm. Creeper	#2	0.50m	108	N	Nandina domestica / Gull Stream™ TM / Heavenly Bamboo	#2	0.60m	54
AP	Asar. dioica / Yellow's Wood's / Wood's Pink Aster	#2	0.50m	36	PC	Paederaria linnæana / Green Carpet / Japanese Spurge	#2	1m	21
BS	Berberis repens / Longleaf Barberry	#3	1m	18	PC	Pennisetum abbreviatum / Henrich's / Henrich Dwarf Fountain Grass	#2	0.90m	27
BI	Blechnum speciosum / Dwarf Fern	#2	0.50m	120	PC	Pieris japonica / Mountain Fire / Mountain Fire Plant	#3	1m	4
BS	Bouteloua curtipendula / American Broomcorn	#2	0.50m	254	P	Polystichum nudatum / Western Sweet Fern	#2	0.90m	21
C	Ceanothus leucodermis / Three-leaf Ceanothus	#1	0.30m	143	P	Polystichum Commune / Her. Clay Moss	#1	0.30m	255
K	Coreopsis verticillata / Yellow / Yellow Dogwood	#2	0.50m	6	R	Rhododendron s. / Starlight / Starlight Rhododendron	#2	0.50m	62
L	Lupinus albus / Lupinus Cuckoo / Lupinus Cuckoo Dogwood	#2	0.50m	18	S	Saxifraga hypnoides / Sweet / Sweet Sax.	#2	0.45m	31
D	Desmodium illinoense / Queen of Hearts / Standing Heart	#1	0.25m	203	PC	Saxifraga hypnoides / Sweet / Sweet Sax.	#2	0.50m	63
DE	Desmodium illinoense / Autumn Fern	#2	0.60m	18	TH	Thalictrum aquilegifolium / Golden Yew	#2	0.60m	216
E	Elaeagnus argentea / Silver / Silver Spring Heath	#2	0.50m	78	TS	Thalictrum aquilegifolium / Emerald Green Anemone	#2	0.60m	148
EO	Erythronium albidum / White Lily	ball	0.30m	16		Vaccinium corymbosum / Huckleberry	#3	1m	13
O	Oxalis stricta / Sax.	#2	0.50m	26					
LH	Lupinus albus / Lupinus Cuckoo / Lupinus Cuckoo Dogwood	#2	0.50m	12					



### 1 DECIDUOUS TREE

Scale 1:25

Notes:  
 1. Sackling/rip to be loosened and dropped to the bottom of the planting hole, all stiring.  
 2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.  
 3. All trees shall be single stem

### 2 CONIFEROUS TREE

Scale 1:25

Notes:  
 1. Do not damage main roots or destroy root ball when installing tree stake.  
 2. Remove tree rings and stakes two years after installation  
 3. Provide drainage for planting pit in impermeable soil

### 3 SHRUB PLANTING

Scale 1:25

Notes:  
 1. Remove all stiring, below, poles, legs from plant.  
 2. All soil, mulch and plant material to meet latest Canadian Landscape Standard.  
 3. Minimum 150mm diameter to be 1.5X diameter of plant container.  
 4. O.C. spacing per planting plan.

### 4 GROUND COVER PLANTING

Scale 1:10

Notes:  
 1. Plant material installation @ 50mm higher than surrounding to facilitate mulch installation  
 2. Plant spacing as per plan  
 3. Granular mulch below 9 or approved pre-mulched mulch. Apply according to manufacturer's directions above and below mulch  
 4. 50mm decomposed bark mulch  
 5. Prepared planting soil 150mm min.  
 6. Existing subgrade

### 5 CONCRETE SLAB

Scale 1:10

Notes:  
 1. Slope away from sidewalk  
 2. 20mm rounded edge TP  
 3. Light brown finish with minimum 1% cross slope  
 4. 125mm concrete slab  
 5. As per specification  
 6. Asphalt integrated floor to be installed below top of concrete pathway with removable plastic mould strip. Resulting finished surface shall be grey joint filler treated.  
 7. 6 gauge 4" x 4" wire mesh placed and mesh and form work prior to pouring.  
 8. 100mm min of 95% MPD compacted sub grade  
 9. 100mm concrete curb concrete  
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### 6 SLABS IN GRANULAR PAVING

Scale 1:10

Notes:  
 1. Install all components as per manufacturer's specifications.  
 2. Supplier: Abolition Concrete or approved Equal  
 3. Type: Resin  
 4. Colour: 610mm, 457mm x 457mm  
 5. Colour: Charcoal

### 7 VEHICULAR UNIT PAVERS

Scale 1:10

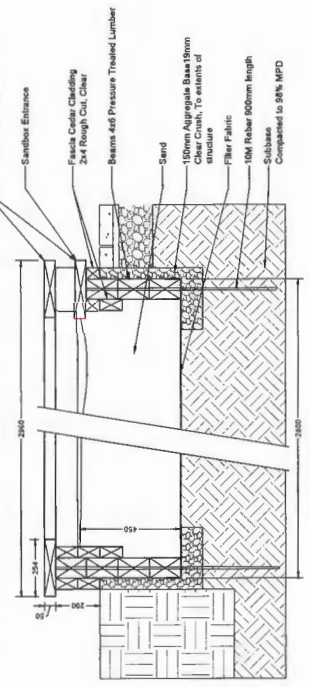
Notes:  
 1. Install all components as per manufacturer's specifications.  
 2. Supplier: Abolition Concrete or approved Equal  
 3. Type: Resin  
 4. Colour: 610mm, 457mm x 457mm  
 5. Colour: Charcoal

### 8 PLAY AREA FIBER AND EDGER

Scale 1:10

Notes:  
 1. Install all components as per manufacturer's specifications.  
 2. Supplier: Abolition Concrete or approved Equal  
 3. Type: Resin  
 4. Colour: 610mm, 457mm x 457mm  
 5. Colour: Charcoal

**Notes:**  
 1. All proposed decking and fascia to be installed smooth.  
 2. Apply Silbarm Cold SMD to all Cedar elements. Colour: Oak.  
 3. All members to be finished with hot dipped galvanized hardware.



2 SANDBOX AND EDGER  
 Scale 1:10



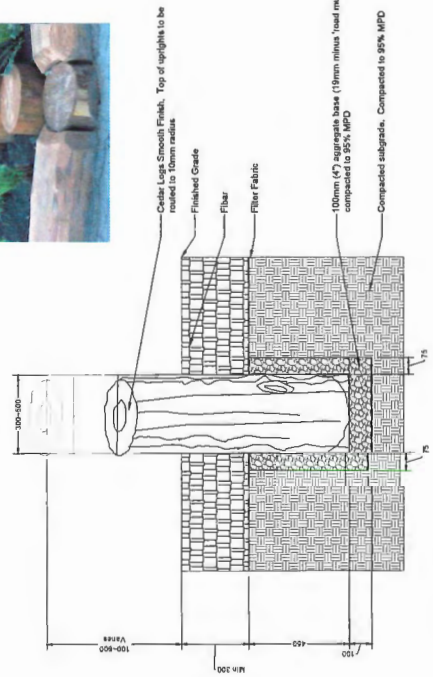
6 SQUARE BOARDWALK WITH KICK PLATE  
 NTS



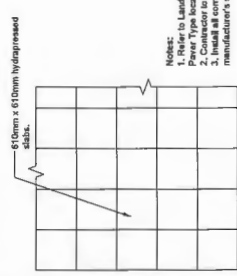
5 SQUARE TREX DECK BUILT AROUND EXISTING TREES  
 NTS



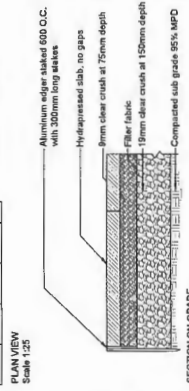
**Notes:**  
 1. Logs to be stained with Silbarm Cold SMD - Colour: 017-Cover or approved equal. End sealer to be used on all areas below grade. Apply as per manufacturers specifications.  
 2. All branches and roots, up to be cut flush, rooted and sealed. Bark to remain intact.



1 STEPPING STONE STUMPS  
 Scale 1:10



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



**Hydropressed Slab Details:**  
 Type: Texada  
 Size: 610mm x 610mm x 60mm  
 Colour: Grey  
 Pattern: Stacked Board  
 Manufacturer: Abbotsford Concrete Products  
 www.janiga.com 1-800-663-4091

4 PERMEABLE HYDOPRESSED SLAB AT GRADE  
 Scale 1:10



3 RAIL FENCE  
 NTS

3 RAIL FENCE  
 NTS



GRASS PAVE ( WITHIN FIRE ACCESS PATH)

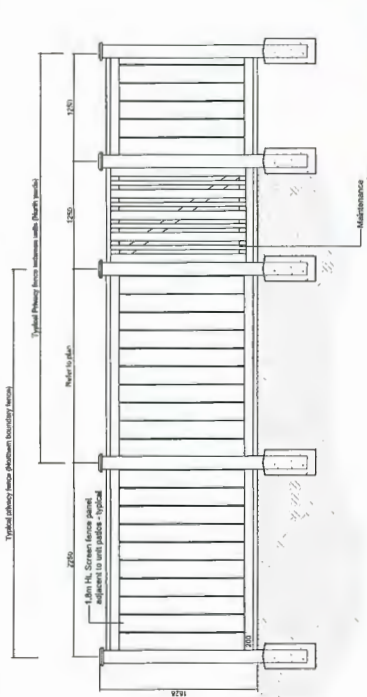
4 PLAY HOUSE

**5** PICNIC TABLE  
NTS

6 BIKE RACK  
NTS



1. All Lumber to be Western Red Cedar - Standard and Blatter, S&S.
2. Install all components as per manufacturer's specifications.
3. All hardware to be nailed to wooden slats.
4. Strapping to be nailed to wooden slats.
5. All Handrails to be Hot Dipped Galvanized.
6. Lumber to be treated with treated oil or stain to be approved by client.
7. Contractor to supply shop drawings for approval by the Landscape Architect and Structural Engineer.



northern yards.  
Refer to plan.



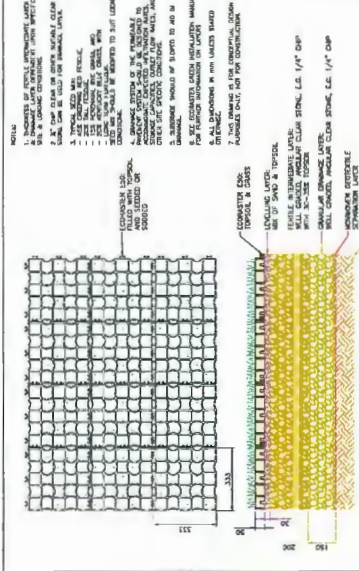
Supplier: Habitat Systems  
Model name: Playhouse  
Material: Yellow cedar  
Contact: <https://www.habitat-systems.com/product/playhouses-2/>




Supplier: Maglin Sita Furniture  
Model Number: MLP7720  
Finish: Black powder coat (fine textured matte finish)  
Mount: Surface mount



Supplier: Magin Site Furniture  
Model Number: SCBR1600  
Finish: Black powder coat (fine textured matte finish)  
Mount: Surface mount



			DATE: MAR. 2015
			SOUND: NPS
			SHEET: 1 OF 1
			FIGURE: 4

No.	Rev.	Description	Date
2.	16	Issued for Issuance	Feb. 7th, 2020
1.	15	Issued for Issuance	Mar. 22, 2019

**REVISIONS TABLE FOR DRAWINGS**

\* Corrected errors. This drawing is made in the presence of the project manager and the project engineer.

<b>Project:</b>	<b>7100 &amp; 7120 Ash Street</b>
<b>Location:</b>	<b>7100 &amp; 7120 Ash Street, Richmond BC</b>

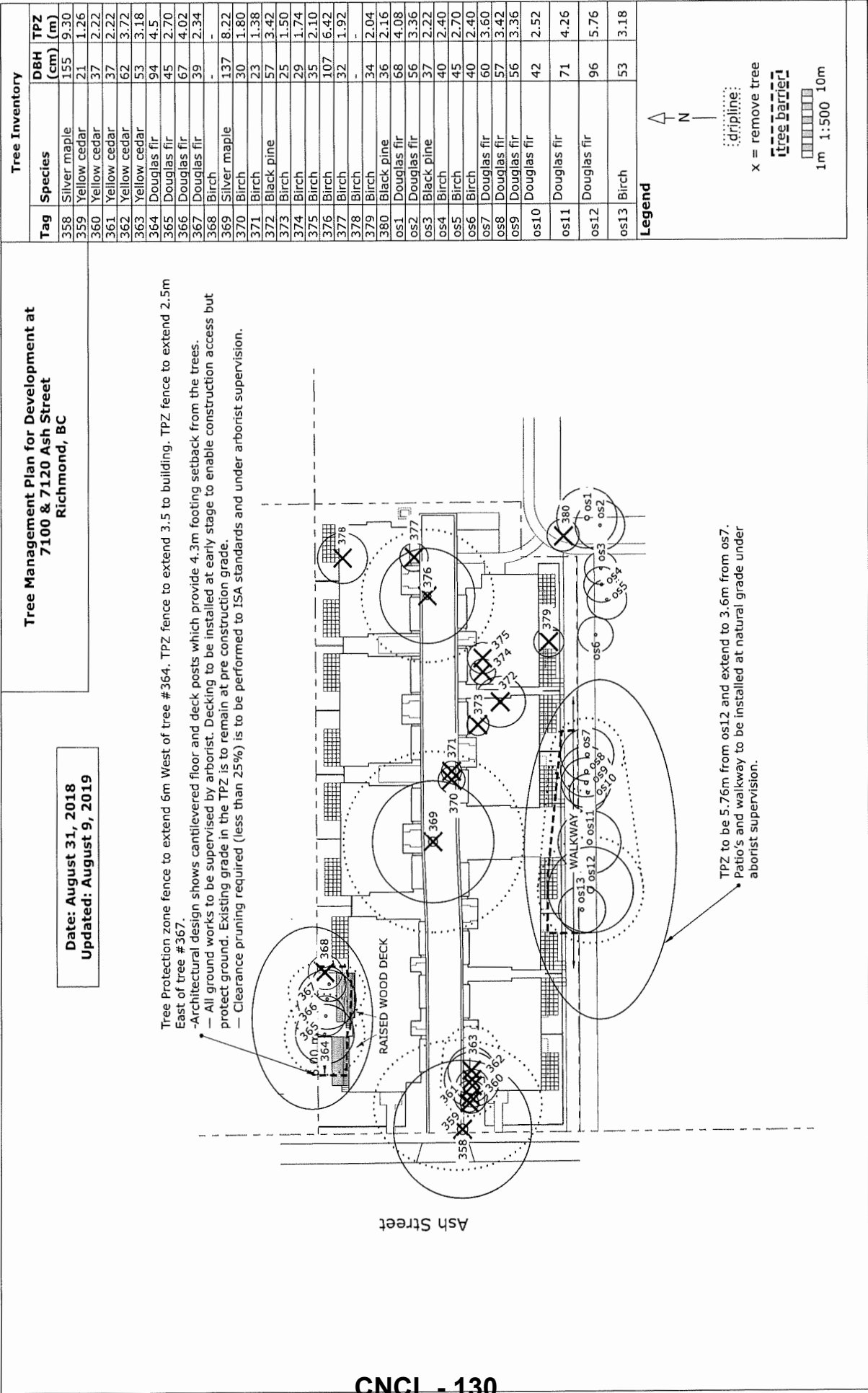
Drawn:	Stamp:
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Checklist  
TM

Approved:	Original Sheet Size:
TM	24"x36"

Scale:  
AS SHOWN

PROPERTY OF THE OWNER AND MUST BE  
RETURNED AT THE COMPLETION OF THE  
WORK. ALL RECORDS OF WORK MUST  
BE KEPT FOR NOT LESS THAN 10 YEARS  
FROM THE DATE OF COMPLETION OF THE  
WORK.





**Address:** 7100 & 7120 Ash Street

**File No.:** RZ 18-843479

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of energy efficiency and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.
4. Enter into a Servicing Agreement\* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to, the following:

Water Works:

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



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

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

Storm Sewer Works:

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

Sanitary Sewer Works:

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

Frontage Improvements:

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

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

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

#### General Items:

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

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

- (1) Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
  - (2) Pipe sizes, material and slopes.
  - (3) Location of manholes and fire hydrants.
  - (4) Road grades, high points and low points.
  - (5) Alignment of ultimate and interim curbs.
  - (6) Proposed street lights design.
- iii) Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

**Note:**

- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

[signed concurrence on file]

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Signed

---

Date



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

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

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

P.I.D. 000-788-597

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

P.I.D. 000-751-359

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

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

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING



THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 



# City of Richmond

## Report to Committee

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**To:** Planning Committee  
**From:** Barry Konkin  
Director, Policy Planning  
**Date:** March 26, 2020  
**File:** 01-0100-30-AADV1-  
01/2020-Vol 01  
**Re:** Food Security and Agricultural Advisory Committee 2019 Annual Report and  
2020 Work Program

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### Staff Recommendation

That the Food Security and Agricultural Advisory Committee 2020 Work Program, as presented in the staff report, titled "Food Security and Agricultural Advisory Committee 2019 Annual Report and 2020 Work Program", dated March 26, 2020, from the Director of Policy Planning, be approved.

Barry Konkin  
Director, Policy Planning  
(604-276-4139)

Att. 2

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER 	
SENIOR STAFF REPORT REVIEW	INITIALS: 
APPROVED BY CAO 	

## **Staff Report**

### **Origin**

The Food Security and Agricultural Advisory Committee (FSAAC) advises Council on food security and agricultural issues referred by Council or staff. In accordance with the Terms of Reference for the FSAAC, this report summarizes the activities of the Committee in 2019 (Attachment 1) and recommends a 2020 Work Program (Attachment 2) for consideration and approval by Council. The Committee reviewed and endorsed the proposed 2020 Work Program at the FSAAC meeting held on February 20, 2020.

This report supports Council's Strategic Plan 2018-2022 Strategy #2 A Sustainable and Environmentally Conscious City:

*2.3 Increase emphasis on local food systems, urban agriculture and organic farming.*

This report supports Council's Strategic Plan 2018-2022 Strategy #8 An Engaged and Informed Community:

*Ensure that the citizenry of Richmond is well-informed and engaged about City business and decision-making.*

### **2019 Annual Report**

The detailed 2019 Annual Report is contained in Attachment 1 and includes the following highlights:

- Reviewed and provided comments on a total of 6 development proposals related to or impacting agricultural activities and 3 soil deposit applications. This included Agricultural Land Reserve (ALR) subdivision proposals, non-farm use applications, and ALR exclusion applications.
- Received regular updates and provided comments on various City policies and initiatives (e.g., cannabis production in the ALR and the proposed Farming First Strategy).
- Received updates and provided comments on the Garden City Lands Project as presented by Parks staff.
- Received updates and provided comments on drainage and irrigation projects impacting agriculture as presented by Engineering staff, including the Flood Protection Management Strategy.

### **2020 Work Program**

The detailed 2020 Work Program is contained in Attachment 2 and includes the following highlights:

- Review and provide comments on development proposals and soil deposit applications forwarded to the FSAAC from staff or Council.

- Continue to receive regular updates, and assist in preparing and providing comments on the proposed Farming First Strategy, as presented by Policy Planning staff.
- Continue to receive regular updates and provide comments on the Garden City Lands Project, as presented by Parks staff.
- Provide education and information sharing to the Committee regarding sustainable farm practices and agriculture-specific strategies for climate change resilience.
- Explore opportunities to raise public awareness of local farming and strengthen relationships with external organizations that promote agriculture.

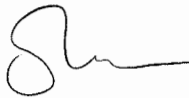
The work program will be revised as necessary, based on emerging issues and future Council priorities.

### **Financial Impact**

None.

### **Conclusion**

The Food Security and Agricultural Advisory Committee (FSAAC) serves an important role in providing advice and guidance to Council on food security and agricultural issues. The 2019 Annual Report for the FSAAC is submitted for information and the 2020 Work Program is recommended for Council's approval.



Steven De Sousa  
Planner 1  
(604-204-8529)

SDS:cas

- Att. 1: Food Security and Agricultural Advisory Committee 2019 Annual Report  
2: Food Security and Agricultural Advisory Committee 2020 Work Program

**2019 Annual Report**  
**Food Security and Agricultural Advisory Committee (FSAAC)**

Projects	Results	Accomplishments and Comments
City and ALC Development Applications	Agricultural advice to Council	<ul style="list-style-type: none"> <li>Reviewed and provided comments on a total of 6 development applications forwarded to the FSAAC from staff.</li> <li>Projects covered issues related to ALR subdivision applications, ALR non-farm use applications, and ALR exclusion applications.</li> </ul>
Soil Removal and Deposit Applications in the ALR	Agricultural advice to Council	<ul style="list-style-type: none"> <li>Reviewed and provided comments on a total of 3 soil deposit applications forwarded to the FSAAC from staff.</li> </ul>
Farming First Strategy (Agricultural Viability Strategy Update)	Agricultural advice to Council	<ul style="list-style-type: none"> <li>Reviewed and provided comments on the proposed Farming First Strategy which is an update of the 2003 Agricultural Viability Strategy.</li> </ul>
Garden City Lands	Agricultural advice to Council	<ul style="list-style-type: none"> <li>Reviewed and provided comments on the implementation of the Garden City Lands Project as presented by Parks staff.</li> </ul>
City Policy Initiatives	Agricultural advice to Council	<ul style="list-style-type: none"> <li>Reviewed issues related to agriculture and food security policy forwarded to the FSAAC from staff.</li> <li>Projects covered issues related to regulations for cannabis production in the ALR and the proposed Farming First Strategy.</li> </ul>
Drainage and Irrigation	Agricultural advice to Council	<ul style="list-style-type: none"> <li>Received updates from Engineering staff on drainage and irrigation projects impacting agriculture.</li> <li>Reviewed and provided comments on the Flood Protection Management Strategy as presented by Engineering staff.</li> </ul>



**Development Applications Reviewed in 2019**  
**Food Security and Agricultural Advisory Committee (FSAAC)**

Application	Address	Proposal
<b>ALR Development Applications</b>		
SD 19-855340	PID 029-323-380, 001-704-214 & 001-754-475 (no civic addresses)	<ul style="list-style-type: none"> <li>Subdivision consistent with the <i>Agricultural Land Commission Act</i> (ALCA) ALR General Regulation for farm succession planning.</li> </ul>
AG 18-842960	9500 No. 5 Road	<ul style="list-style-type: none"> <li>ALR non-farm use application to allow a school within the westerly 110 m, subject to farming the backlands.</li> </ul>
AG 19-855723	14680 Burrows Road	<ul style="list-style-type: none"> <li>ALR exclusion application to remove the property from the ALR.</li> </ul>
AG 19-855800	14920 Burrows Road	<ul style="list-style-type: none"> <li>ALR exclusion application to remove the property from the ALR.</li> </ul>
AG 19-855911	14540 Burrows Road	<ul style="list-style-type: none"> <li>ALR exclusion application to remove the property from the ALR.</li> </ul>
AG 19-863866	Lands bounded by the Granville Avenue, No. 7 Road, Blundell Road and Savage Road allowances.	<ul style="list-style-type: none"> <li>ALR non-farm use application to revise the previously approved ALR non-farm use to expand and extend the timeline for the existing landfill operation.</li> </ul>
<b>ALR Soil Removal and Deposit Applications</b>		
CD 68016	8611 No. 6 Road	<ul style="list-style-type: none"> <li>Deposit 80,000 m<sup>3</sup> of soil on the property to support the production of blueberries.</li> </ul>
CD 68137	11300 & 11340 Blundell Road	<ul style="list-style-type: none"> <li>Deposit 17,500 m<sup>3</sup> of soil on the property to support the production of blueberries.</li> </ul>
CD 60012	21700 River Road	<ul style="list-style-type: none"> <li>Deposit 23,673 m<sup>3</sup> of soil on the property to support the production of blueberries.</li> </ul>

**2020 Work Program**  
**Food Security and Agricultural Advisory Committee (FSAAC)**

Projects	Expected Results	Objectives and Deliverables
City and ALC Development Applications	Agricultural advice to Council	<ul style="list-style-type: none"> <li>Review development applications forwarded to the FSAAC from staff or Council.</li> <li>Provide comments to applicants.</li> </ul>
Soil Removal and Deposit Applications in the ALR	Agricultural advice to Council	<ul style="list-style-type: none"> <li>Review soil applications (removal or deposit) forwarded to the FSAAC from staff or Council.</li> <li>Provide comments to applicants.</li> </ul>
Farming First Strategy (Agricultural Viability Strategy Update)	Agricultural advice to Council	<ul style="list-style-type: none"> <li>Review the proposed Farming First Strategy, and assist in the preparation and update of the Agricultural Viability Strategy.</li> <li>Provide comments to staff.</li> </ul>
Garden City Lands	Agricultural advice to Council	<ul style="list-style-type: none"> <li>Continue to review the implementation of the Garden City Lands Project as presented by Parks staff, including any non-farm use applications.</li> <li>Provide comments to staff.</li> </ul>
City Policy Initiatives	Agricultural advice to Council	<ul style="list-style-type: none"> <li>Review issues related to agriculture and food security policy forwarded to the FSAAC from staff or Council.</li> <li>Provide comments to staff.</li> </ul>
Drainage and Irrigation	Agricultural advice to Council	<ul style="list-style-type: none"> <li>Receive updates from Engineering staff on drainage and irrigation projects impacting agriculture.</li> <li>Provide comments to staff.</li> </ul>
Transportation	Agricultural advice to Council	<ul style="list-style-type: none"> <li>Receive updates from Transportation staff on projects impacting agriculture.</li> <li>Provide comments to staff.</li> </ul>
Environment	Agricultural advice to Council	<ul style="list-style-type: none"> <li>Education and information sharing regarding sustainable farming practices (incl. water conservation, renewable energy use, soil management).</li> <li>Education and information sharing regarding crop strategies that can adapt to climate change.</li> </ul>
Public awareness and local food initiatives	Improved awareness and understanding of agriculture and food security issues	<ul style="list-style-type: none"> <li>Raise public awareness of local farming, farmer's markets, and local food products, produce and programs.</li> <li>Strengthen relationships with outside organizations that provide agriculture-related educational opportunities and promote local farming.</li> </ul>

\*Note: the work program will be revised as necessary, based on emerging issues and future Council priorities.



# City of Richmond

## Report to Committee

**To:** Planning Committee  
**From:** James Cooper, Architect AIBC  
Director, Building Approvals

**Date:** March 5, 2020  
**File:** 08-4430-01/2020-Vol  
01

Barry Konkin  
Director, Policy Planning

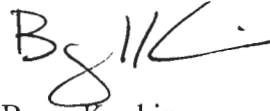
**Re:** Fence Regulations Addressing Height and Materials

### Staff Recommendation

1. That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10122, respecting changes to fence regulations, be introduced and given first reading, and
2. That Building Regulation Bylaw No. 7230, Amendment Bylaw No. 10144, requiring a permit for fences constructed with concrete foundations, be introduced and given first, second and third readings.

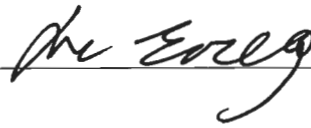




James Cooper, Architect AIBC  
Director, Building Approvals  
(604-247-4606)



Barry Konkin  
Director, Policy Planning  
(604-276-4139)

Att. 4

REPORT CONCURRENCE		
<b>ROUTED TO:</b>  Law Finance	<b>CONCURRENCE</b>  <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<b>CONCURRENCE OF GENERAL MANAGER</b> 
<b>SENIOR STAFF REPORT REVIEW</b>	<b>INITIALS:</b> 	<b>APPROVED BY CAO</b> 

## **Staff Report**

### **Origin**

At the November 5, 2019 Planning Committee meeting, the following referral motion was passed:

*That staff review Richmond Zoning Bylaw No. 8500 to examine:*

- 1) regulations for building fences and walls, including the definition of a fence and a wall;*
  - 2) materials that can be used, including the possible elimination of masonry and iron; and*
  - 3) tree planting restrictions;*
- and report back.*

This report supports Council's Strategic Plan 2018-2022 Strategy #6 Strategic and Well-Planned Growth:

*Leadership in effective and sustainable growth that supports Richmond's physical and social needs.*

*6.1 Ensure an effective OCP and ensure development aligns with it.*

The referral was a result of public concerns regarding unpermitted construction of a concrete planter along the 181 m (594 ft) frontage of a property on No. 2 Road, which is zoned "Agriculture (AG1)." This report responds to the referral by providing information on current fence regulations in the City of Richmond and presents a bylaw for Council's consideration which would amend current fence regulations.

After investigating provisions to regulate tree planting, staff have determined that there are legal issues regarding imposition of regulations for fencing in the Agricultural Land Reserve (ALR) that are more appropriately addressed by the City Solicitor in a separate memorandum to Council offering legal advice on the matter.

## **Findings of Fact**

### Current Fence Regulations

Fences and walls are different types of structures. Richmond Zoning Bylaw No. 8500 and Building Regulation Bylaw No. 7230 contains existing interpretations and regulations for fences. Currently, both Richmond Zoning Bylaw No. 8500 and Building Regulation Bylaw No. 7230 provide a definition of 'fence,' but not 'wall.'

Bylaw No. 8500 Section 3.4 defines a fence:

*“Fence means a structure used as an enclosure or for screening purposes around all or part of a lot.”*

Bylaw No. 7230 Section 3.4 defines a fence:

*“Fence means a structure bounding an area of land designed to limit access to or from the area or to screen the area from view.”*

Fence regulations are provided in Section 6 of Richmond Zoning Bylaw No. 8500 and limit fence heights along arterial roads and in residential and non-residential zones. Barbed wire, razor wire and barbed tape obstacle, and electrified wire are prohibited in residential zones and permitted in other zones under certain conditions. Other materials, including masonry and iron (ornamental metal), are not currently regulated. See Attachment 1 for an excerpt of Richmond Zoning Bylaw No. 8500 current fence regulations.

In addition, in a report to committee dated June 6, 2017, staff noted that it is unlawful for the City to prohibit front yard fences or gates, but as per the *Local Government Act*, Council is able to regulate these structures, including siting, height, materials and setbacks.

#### Fence Regulation Research

In examining Richmond’s fence regulations, staff have conducted an environmental scan of fence requirements in other municipalities in and around Metro Vancouver (Attachment 2). The results of the scan indicate the following:

- Some municipalities do not define ‘fence’; however, some definitions of ‘structure’ include fences.
- Most municipalities do not define ‘wall.’
- All municipalities limit fence height in residential zones.
- Some municipalities limit fence height in agricultural zones.
- Most municipalities do not regulate fence material with the exception of Coquitlam which has prohibited unadorned cast in place concrete which is termed “wall” and not fence.

Following the environmental scan, staff examined the City’s current regulations and identified a series of recommended bylaw amendments for Council’s consideration. The proposed amendments are included in Bylaw No. 10122.

#### **Analysis**

The public and Council recently raised concerns regarding concrete supported structures on agriculturally zoned properties and how such structures are regulated by existing zoning definitions. In order to address the November 5, 2019 Planning Committee referral, staff have examined existing fencing regulations and related definitions in Richmond Zoning Bylaw No. 8500, to identify areas where these regulations could be improved.

Based on the analysis, it is recommended that regulations pertaining to fence construction in agriculture zones be amended to achieve the intended agrarian character of these areas. Ornate or masonry style fences will be prohibited in agricultural zones outside of the street frontage associated with the principal dwelling. Fencing materials outside of the street frontage shall be agrarian in character consisting of materials and dimensions as defined in this report. This report also proposes amendments to clarify how the vertical height of fences is measured. Proposed Bulletins 43 and 44 (Attachments 3 and 4) have been created to clarify this information for the public.

#### Amendments to Richmond Zoning Bylaw No. 8500

Staff have identified opportunities to improve regulations to provide more clarity regarding fencing. The following amendments to Richmond Zoning Bylaw No. 8500 are recommended:

#### *Amendments to Section 3.4 – Use and Term Definitions (Applicable to All Zones)*

Proposed Amendments		Comments
Height, fence	Means the vertical distance between the average finished site grade measured at a point 1.0 m from both sides of the property line to the top of the fence.	<ul style="list-style-type: none"> <li>- Replacement of 'average landscape grade' with 'average finished site grade.' Finished site grade is consistent with the language in the zoning bylaw and is defined.</li> <li>- Replacement of 'both sides of the fence' to 'both sides of the property line.' This accounts for fences that may be built 1.0 m or more from the property line.</li> <li>- This amendment will be applicable in all zones.</li> </ul>
Agrarian Materials, fence	<p>The following are suitable materials and design for construction of agrarian fencing in the agriculture zones.</p> <ol style="list-style-type: none"> <li>1. Wood Post and Rail, minimum spacing between horizontal members shall be 0.3 m;               <ol style="list-style-type: none"> <li>a. Diagonal cross bracing permitted if bracing between posts;</li> </ol> </li> <li>2. Metal post and rail, minimum 0.3 m spacing between horizontal members;</li> <li>3. Wood Post and welded wire mesh;</li> <li>4. Steel Post and welded wire mesh;</li> <li>5. Wood pickets, 8 cm minimum distance between pickets.</li> </ol>	<ul style="list-style-type: none"> <li>- No current definition exists.</li> </ul>



*Amendments to Section 6.8 – Fence Limitations in Residential Zones*

Proposed Amendments	Comments
<p>6.8.3 Fence height shall be measured at the average finished site grade between points measured 1.0 m from both sides of the property line to the top of the fence.</p>	<p>- Replacement of 'measured at the point at which the fence intersects the ground' to reflect the same fence height measurements as prescribed in the definition of 'height, fence.'</p>

*Amendments to Section 6.9 – Fence Limitations in All Other Zones*

Proposed Amendments	Comments
<p>6.9.1 No fence constructed in the agricultural zones and site specific zones that govern farm businesses shall exceed 2.4 m in height, with the following exceptions:</p> <ul style="list-style-type: none"> <li>a) Fence height shall not exceed 2.0 m where the fence is located in the side yard of a single detached housing unit;</li> <li>b) Fence height shall not exceed 1.2 m where the fence is located in the front yard (or yard fronting a public way) of a single detached housing unit.</li> </ul>	<p>- Amend the height limitations from 2.0 m to 1.2 m in the front yard of a single detached housing unit on agricultural properties, to create consistency of height in the front yard.</p>
<p>6.9.3 Fence height shall be measured at the average finished site grade 1.0 m from both sides of the property line to the top of the fence.</p>	<p>- Addition of the same fence height provision in Section 6.8.3 to regulate fence height in non-residential zones as well.</p>
<p>6.9.4 The following are suitable materials and design for construction of agrarian fencing in the agriculture zones.</p> <ul style="list-style-type: none"> <li>a) Wood Post and Rail, minimum spacing between horizontal members shall be 0.3 m; <ul style="list-style-type: none"> <li>i. Diagonal cross bracing permitted if bracing between posts;</li> </ul> </li> <li>b) Metal post and rail, minimum 0.3 m spacing between horizontal members;</li> <li>c) Wood Post and welded wire mesh;</li> <li>d) Steel Post and welded wire mesh;</li> <li>e) Wood pickets, 8 cm minimum distance between pickets.</li> </ul>	<p>- No current definition exists.</p>

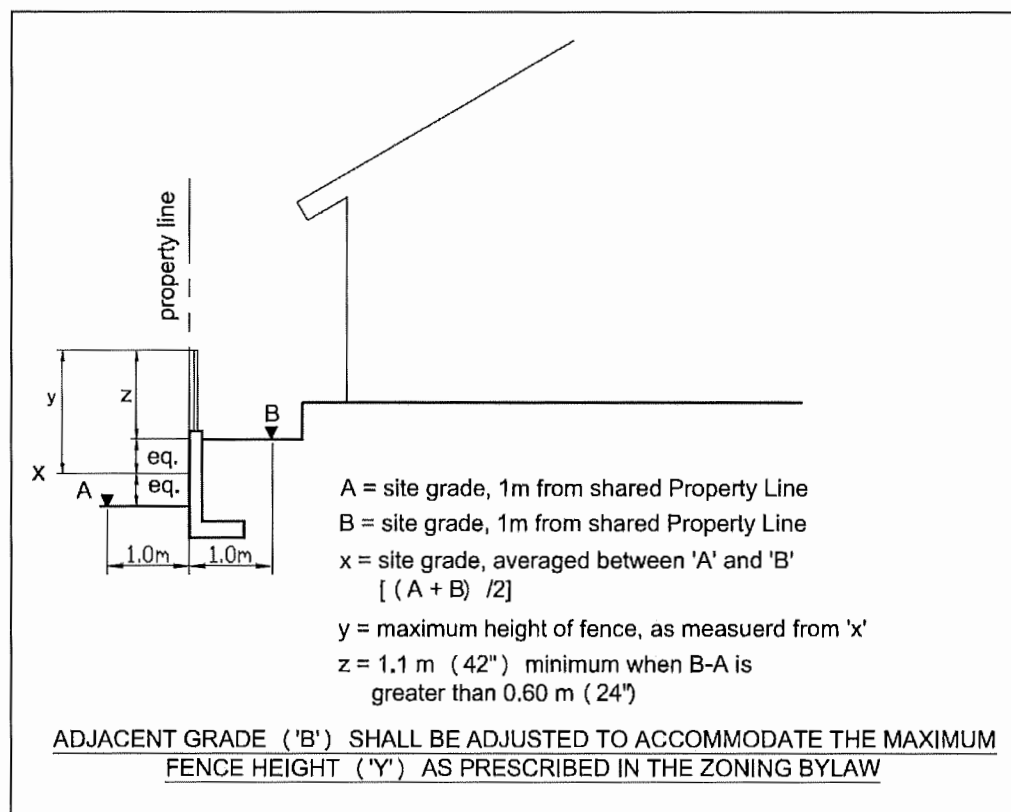
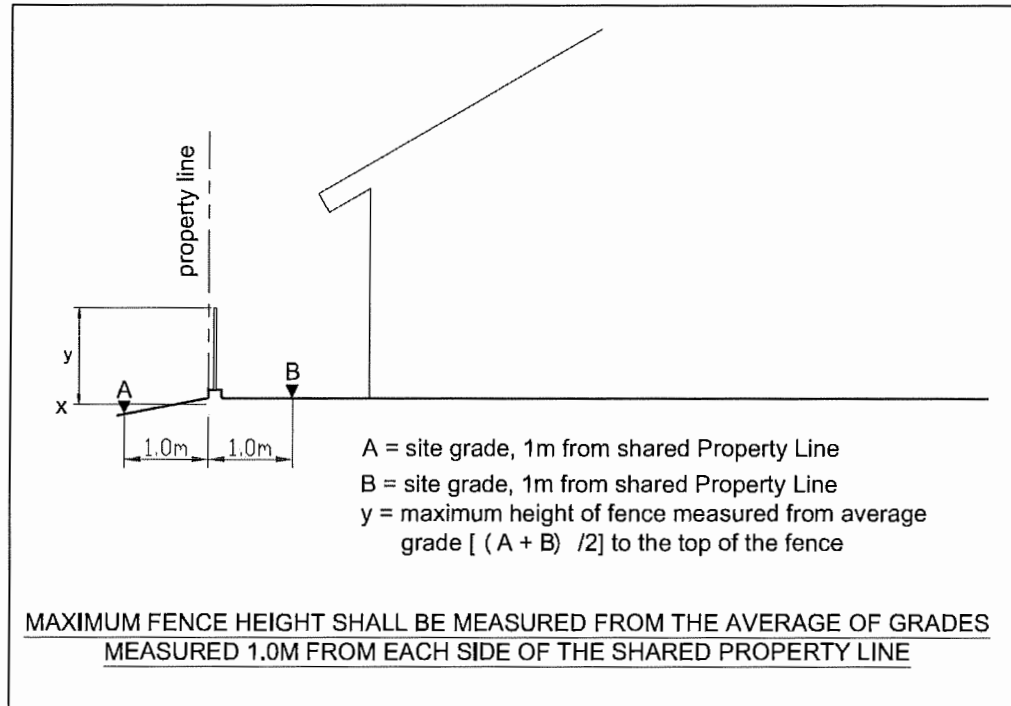
6.9.5	<p>In agricultural zones,</p> <ul style="list-style-type: none"> <li>a) The fence shall be constructed of materials limited to fence agrarian materials, to the satisfaction of the Director, Building Approvals.</li> <li>b) Any gate providing farm access (even when such gate also provides access to a single detached housing unit) is required to comply with the agrarian materials.</li> <li>c) Masonry fences shall only be permitted along property lines fronting a public road. <ul style="list-style-type: none"> <li>i. No masonry fence or its above grade components shall exceed 1.2 m in height and 0.3 m in width. Height to include an additional 0.15 m appurtenance allowance for piers spaced no closer than 3.65 m edge to edge.</li> <li>ii. No masonry fence below grade components shall exceed 0.43 m in width of fence footing and 0.8 m square for pier footings.</li> <li>iii. Total masonry fence length shall be further limited to the width of the single detached dwelling fronting the public road plus 6 m.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>- Addition of provisions to regulate the materials, height, width, and location of fences in agricultural zones.</li> </ul>
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*Amendments to Section 4 – General Development Regulations (4.12 Projections into Yards in All Zones)*

Proposed Amendments	Comments
<p>4.12.1 No building, structure, feature or portion thereof shall be developed, used, occupied, constructed, erected, modified, converted, enlarged, reconstructed, altered, placed, maintained or added to within any required yard except as follows, provided that they meet the provisions of the British Columbia Building Code. The exceptions below do not apply to the 4 m side yard setback in properties with an AG1 agricultural zone when that same setback is used to accommodate farm access."</p>	<ul style="list-style-type: none"> <li>- Amend the projections into side yards such that they do not apply to farm access roads that are 4 m or less.</li> </ul>

In order to provide clarity, Staff have created the following diagrams to illustrate some aspects of the Amendments. These illustrations will be contained in proposed Bulletins 43 & 44.

*Illustrations clarifying the Amendments:*



Amendments to Building Regulation Bylaw No. 7230

Current Building Regulation Bylaw No. 7230 does not require a permit for a fence. In order to enforce proposed limitations on the footing sizes as recommended in Richmond Zoning Bylaw No. 8500, and encourage applicants to limit the use of concrete, the following amendment to Building Regulation Bylaw No. 7230 is recommended to require that a building permit be secured for fencing with a concrete foundation.

*Amendments to Part SIXTEEN – INTERPRETATION*

Proposed Amendments		Changes to Existing Provisions
Structure	Means all or part of a construction, whether fixed to, supported by, sunk into, or located in land, water or airspace, and includes freestanding sign structures over 3.0 m in height and supporting structures for such signs, and includes a sewage holding tank, but excludes landscaping, paving, a fence without concrete foundations, or a retaining wall under 1.0m in height.	- Clarifying that a fence with a concrete foundation requires a permit.

**Financial Impact**

None.

**Conclusion**

This report responds to a Council referral to examine regulations for fences and fence materials, particularly masonry. Staff recommend regulating fence heights and materials in agricultural zones. It is recommended that Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10122 be introduced and given first reading and that Richmond Building Bylaw No. 7230, Amendment Bylaw No. 10144 be introduced and given first, second and third readings.



Serena Trachta  
Manager, Plan Review  
(604-204-8515)



John Hopkins  
Senior Policy Coordinator  
(604-276-4279)

ST:aa

Attachment 1: Excerpt from Richmond Zoning Bylaw No. 8500 of Current Fence Regulations

Attachment 2: Summary Table of Environmental Scan

Attachment 3: Building Bulletin 43 Residential Zones: Fence Heights

Attachment 4: Building Bulletin 44 Agricultural Zones: Fence Heights and Materials

**Current Fence Regulations in Richmond Zoning Bylaw No. 8500**Section 3.4 – Use and Term Definitions

<b>Fence</b>	Means a structure used as an enclosure or for screening purposes around all or part of a lot.
<b>Height, fence</b>	Means the vertical distance between the average landscape grade 1.0 m from both sides of the fence to the top of the fence.
<b>Screen</b>	Means a continuous wall, fence, compact evergreen hedge or combination thereof, supplemented with landscape planting, which would effectively screen from view the area that it encloses.
<b>Structure</b>	Means a construction of any kind whether fixed to or supported by or sunk into land or water including towers, flag poles, swimming pools, docks, signs and tanks, but does not include areas of hard-surfacing.

Section 6 – Landscaping and Screening**6.2 General**

- 6.2.9 For a lot fronting onto a local arterial road or a major arterial road, a solid masonry or brick fence up to a maximum fence height of 1.2 m is permitted within the required front yard setback area, but any mechanical or manual gate must be located at least 6.0 m from the front lot line.

**6.8 Fence Limitations in Residential Zones**

- 6.8.1 No fence constructed in residential zones and site specific zones that include residential uses shall exceed 2.0 m in height. Furthermore, a fence located in the front yard, or any part of a yard between the principal building and the front lot line, shall not exceed 1.2 m in height.
- 6.8.2 Where a fence is located along a lot line that abuts:
- a) a zone other than a residential zone; or
  - b) a site specific zone that governs residential uses;
- the maximum fence height shall be 2.4 m along that lot line only.
- 6.8.3 Fence height shall be measured at the point at which the fence intersects the ground.
- 6.8.4 An outdoor play space provided on a property zoned for residential child care use shall be enclosed by a solid fence of a minimum height of 1.2 m but not exceeding a maximum height of 2.0 m. The minimum and maximum heights apply to all fences enclosing the outdoor play space, including fences located in the front yard of the zoned property, notwithstanding Section 6.8.1.

- 6.8.5 The use of barbed wire, electrified wire, razor wire and barbed tape obstacles as fencing material is prohibited in all the residential zones or site specific zones that govern single detached housing.

## **6.9 Fence Limitations in All Other Zones**

- 6.9.1 No fence constructed in the agricultural zones and site specific zones that govern farm businesses shall exceed 2.4 m in height. Furthermore, a fence shall not exceed 2.0 m in height where:
- a) the fence is located in the front yard and side yard of a single detached housing unit;
  - b) the fence extends in the front of the foremost portion or portions of the single detached housing unit; and
  - c) the single detached housing unit is situated on a lot that is used as a farm business, and the lot is assessed as a “farm” under the *Assessment Act*.
- 6.9.2 No fence constructed in all the other zones shall exceed a maximum height of 2.4 m.
- 6.9.3 The use of electrified wire as a fencing material is prohibited except where it is used to confine domestic farm animals.
- 6.9.4 Barbed wire, razor wire and barbed tape obstacle, and electrified wire may only be used as a fencing material:
- a) where it is used to confine domestic farm animals; or
  - b) the purpose of the fence is to limit access to a lawful commercial, industrial, community or institutional use of land, provided that the wire component of the fence is no closer to the ground than 2.0 m.

## **Current Fence Regulations in Building Regulation Bylaw No. 7230**

### Part Sixteen: Interpretation

- Fence** means a structure bounding an area of land designed to limit access to or from the area or to screen the area from view.
- Structure** means all or part of a construction, whether fixed to, supported by, sunk into, or located in, land, water or airspace, and includes freestanding sign structures over 3.0 m in height and supporting structures for such signs, and includes a sewage holding tank, but excludes landscaping, paving, a fence, or a retaining wall under 1.0 m in height.



Summary Table of Environmental Scan

Municipality	Definition of 'Fence'	Definition of 'Wall'	General Height Limitations in Residential Zones			General Height Limitations in Agricultural Zones			Regulated Fence Materials Other than Wire (Barbed, Razor, Electrified)
			Front Yards	All Other Locations		Front Yards	All Other Locations		
Richmond	A structure used as an enclosure or for screening purposes around all or part of a lot	N/A	1.2 m	2.0 m 2.4 m on lot lines abutting non-residential zones		2.0 m	2.4 m		N/A
Richmond Proposed	No change	No change	No change	No change		1.2 m	2.0 m		Agrarian (Rural Farm) materials required in AG zones.
Burnaby	N/A	N/A	1.07 m	1.8 m		N/A	N/A		Open mesh / chain link
CNCL - 453 Coquitlam	A structure, not being a building, intended for the purpose of total or partial physical and/or visual separation or enclosure of a property or portion thereof; includes a wall, not being part of a building, intended for the purpose of total or partial physical and/or visual separation or enclosure of a property, does not include retaining wall. Materials used to construct a fence are limited to wood, masonry materials (excluding poured concrete), metal, pre-cast manufactured perforated or decorative concrete blocks or panels, and any combination thereof.	Any building element with a slope of 60 degrees or more to the horizontal; does not include a wall which is utilized as a fence, or a retaining wall.	1.3 m	1.8 m		N/A	3.1 m		See definition of fence.
Delta	A structure used as an enclosure or for screening purposes, and includes gates and walls, but excludes retaining walls and arbors.	N/A	1.2 m	1.8 m 2.4 m on lot lines abutting non-residential zones		1.2 m	2.4 m		Chain link Concrete blocks for retaining walls
City of Langley	N/A	N/A	N/A	2.0 m		N/A	N/A		N/A
Township of Langley	N/A	N/A	1.0 m	2.0 m		N/A	N/A		N/A
Maple Ridge	A structure constructed of materials including wood, masonry, concrete, or metal, intended for the purpose of total or partial physical and/or visual separation or enclosure of a property or portion thereof, and includes chain link fences, however	N/A	1.2 m	2.0 m		1.2 m 3.6 m	2.0 m 3.6 m		N/A

Municipality	Definition of 'Fence'	Definition of 'Wall'	General Height Limitations in Residential Zones				General Height Limitations in Agricultural Zones		Regulated Fence Materials Other than Wire (Barbed, Razor, Electrified)
			Front Yards	All Other Locations	Front Yards	All Other Locations	Front Yards	All Other Locations	
	does not include retaining walls.								
New Westminster	Closed fence: one that has more than fifty percent (50%) of its area closed.	N/A	1.22 m	1.83 m	N/A	N/A	N/A	N/A	Open mesh / chain link
City of North Vancouver	Structure, accessory: a structure used for an accessory use, including fences, radio and television antennae and satellite dishes.	N/A	1.22 m	1.829 m	-	-	-	-	N/A
District of North Vancouver	N/A	N/A	1.8 m	2.4 m	-	-	-	-	N/A
Pitt Meadows	A structure used as an enclosure or as a visual barrier around all or part of a lot	N/A	1.2 m	1.8 m on lot lines abutting agricultural or industrial zones	1.8 m	2.4 m	1.8 m	2.4 m	N/A
Port Moody	A vertical structure used for enclosure or screening where the thickness is equal to or less than 8 cm (0.26 ft) excluding top and bottom rails and posts.	A vertical structure used for enclosure, screening or soil retention constructed of brick, masonry, stone, or timbers or any other material where the thickness of the wall is greater than 8 cm (0.26 ft).	1.2 m	2.5 m	1.2 m	2.5 m	1.2 m	N/A	See definition of wall.
Surrey	N/A	N/A	1.2 m	1.8 m	N/A	N/A	N/A	N/A	For properties on railway land, stones, cement, bricks, similar durable materials, chain link, or combination thereof.
Vancouver	Includes arbors, archways, boundary fences, gates, pergolas, screens, trellises, walls and similar structures.	N/A	1.2 m	1.9 m	N/A	N/A	N/A	N/A	Permitted: wood, brick, concrete block, metal
West Vancouver	A vertical structure used as an enclosure or a screen of all or part of a site, not exceeding 0.08 metre in thickness, excluding posts and rails, but shall not include a garden wall.	A vertical structure used as an enclosure or screening about all or part of a site constructed of concrete masonry, timbers, rock, or any other material where the thickness is more than 0.08 metre.	1.2 m 1.8 m	1.8 m 2.4 m	-	-	-	-	See definition of wall.



City of  
Richmond

## Bulletin

Building Approvals Department  
6911 No. 3 Road, Richmond, BC V6Y 2C1

[www.richmond.ca](http://www.richmond.ca)

This information is provided for clarification purposes only and is not in substitution of any applicable City Bylaws or Provincial or Federal Codes or laws. In the case of any contradictions, legislative Codes, laws or Bylaws take precedence. You must satisfy yourself that any existing or proposed construction or other works complies with such Bylaws, Codes or other laws.

### Residential Zones: Fence Heights

No.: BUILDING-43  
Last Revised: 2020/02/06  
Date Created: 2020/02/06

**This bulletin is to inform Owners and Builders of the height regulations for fences in residential zones** recently adopted in Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10122 and Building Regulation Bylaw No. 7230, Amendment Bylaw No. 10144.

### Summary

- Definition of fence height has been clarified to identify measurement parameters.
- Maximum fence heights in residential zones have been clarified.

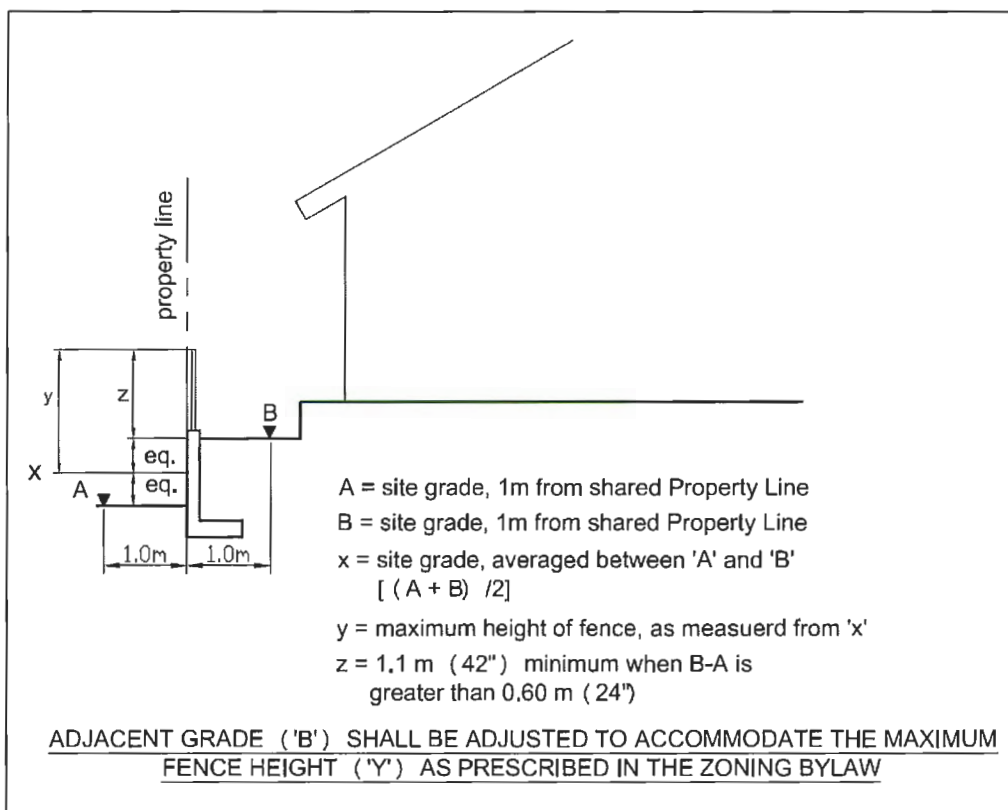
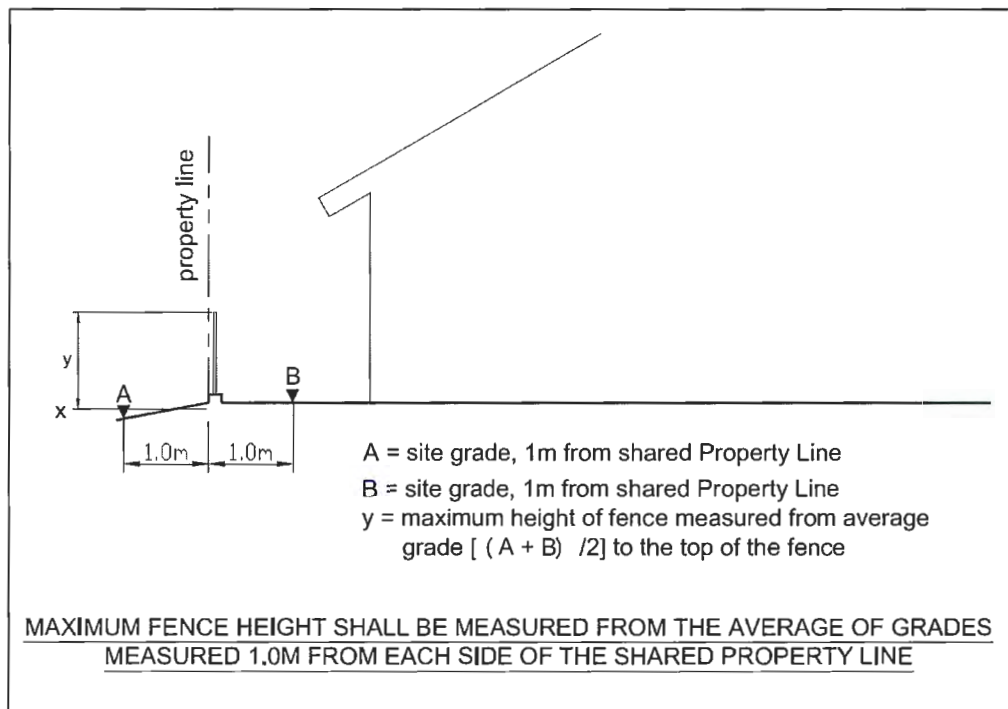
### Fence Height Requirements

- The maximum fence height of 2.0 metres (m) is permitted for fences constructed in residential zones and site specific zones that include residential uses. (Richmond Zoning Bylaw No.8500:6.8.1)
  - A maximum fence height of 1.2 m is permitted for fences located in the front yard or between the principal dwelling unit and the front property line or public road.
  - A maximum fence height of 1.83 m is permitted for fences when located elsewhere within a required yard. (Richmond Zoning Bylaw No. 8500:Residential Zones)
- The use of barbed wire, electrified wire, razor wire, and barbed tape obstacles as fencing material is prohibited in all residential zones and in site specific zones that govern single detached housing. (Richmond Zoning Bylaw No. 8500:6.8.5)
- A building permit is required for any fence construction with concrete foundations. (Building Regulation Bylaw No. 7230:16.1)

### Measuring Fence Height

- Fence height is determined by measuring the vertical distance between the average finished site grade, measured 1.0 m from both sides of the property line, to the top of the fence. (Richmond Zoning Bylaw No. 8500:6.8.3)
- Grading must be strategically managed to avoid impact with the maximum fence height limit shown.
- Please refer to the diagrams attached.

Should you have any questions, comments, or suggestions concerning this bulletin, please reference the Bulletin number and email [building@richmond.ca](mailto:building@richmond.ca) or call the Building Approvals General Inquiries line at **604-276-4118**.



## References

Please see Bulletin BUILDING-44 for regulations regarding fences in agricultural zones.

City of Richmond Zoning Bylaw, Landscaping and Screening:

<https://www.richmond.ca/shared/assets/LandscapingScreening24225.pdf>

Should you have any questions, comments, or suggestions concerning this bulletin, please reference the Bulletin number and email [building@richmond.ca](mailto:building@richmond.ca) or call the Building Approvals General Inquiries line at **604-276-4118**.





City of  
Richmond

## Bulletin

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6911 No. 3 Road, Richmond, BC V6Y 2C1

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### Agricultural Zones: Fence Heights and Materials

No.: BUILDING-44

Last Revised: 2020/02/06

Date Created: 2020/02/06

**This bulletin is to inform Owners and Builders of the fence height and material regulations in agricultural zones** recently adopted in Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10122 and Building Regulations Bylaw No. 7230, and Amendment Bylaw No. 10144.

### Summary

- Definition of fence height has been clarified to identify measurement parameters.
- Maximum fence heights in agricultural zones have been clarified.
- Acceptable materials for use in agricultural zones have been clarified in order to promote and maintain the agrarian character.

### General Requirements

- The maximum fence height of 2.4 metres(m) is permitted for fences constructed in agricultural zones and site specific zones that govern farm businesses. (Richmond Zoning Bylaw No. 8500:6.9.1)
  - A maximum fence height of 1.2 m is permitted for fences located in the front yard or between the single detached housing unit and the front property line or public road.
  - A maximum fence height of 2.0 m is permitted for fences located in the side yard or between the single detached housing unit and the side property line.
- The use of barbed wire, electrified wire, razor wire, and barbed tape obstacles as fencing material is prohibited in all residential zones and in site specific zones that govern single detached housing. (Richmond Zoning Bylaw No. 8500: 6.8.5)
- A building permit is required for any fence construction with concrete foundations. (Building Regulation Bylaw No. 7230:16.1)

### Measuring Fence Height

- Fence height is determined by measuring the vertical distance between the average finished site grade, measured 1.0 m from both sides of the property line, to the top of the fence. (Richmond Zoning Bylaw No. 8500:6.9.3)
- Grading must be strategically managed to avoid impact with the maximum fence height limit shown. See Building Bulletin-43 for additional information.

### Material Regulations

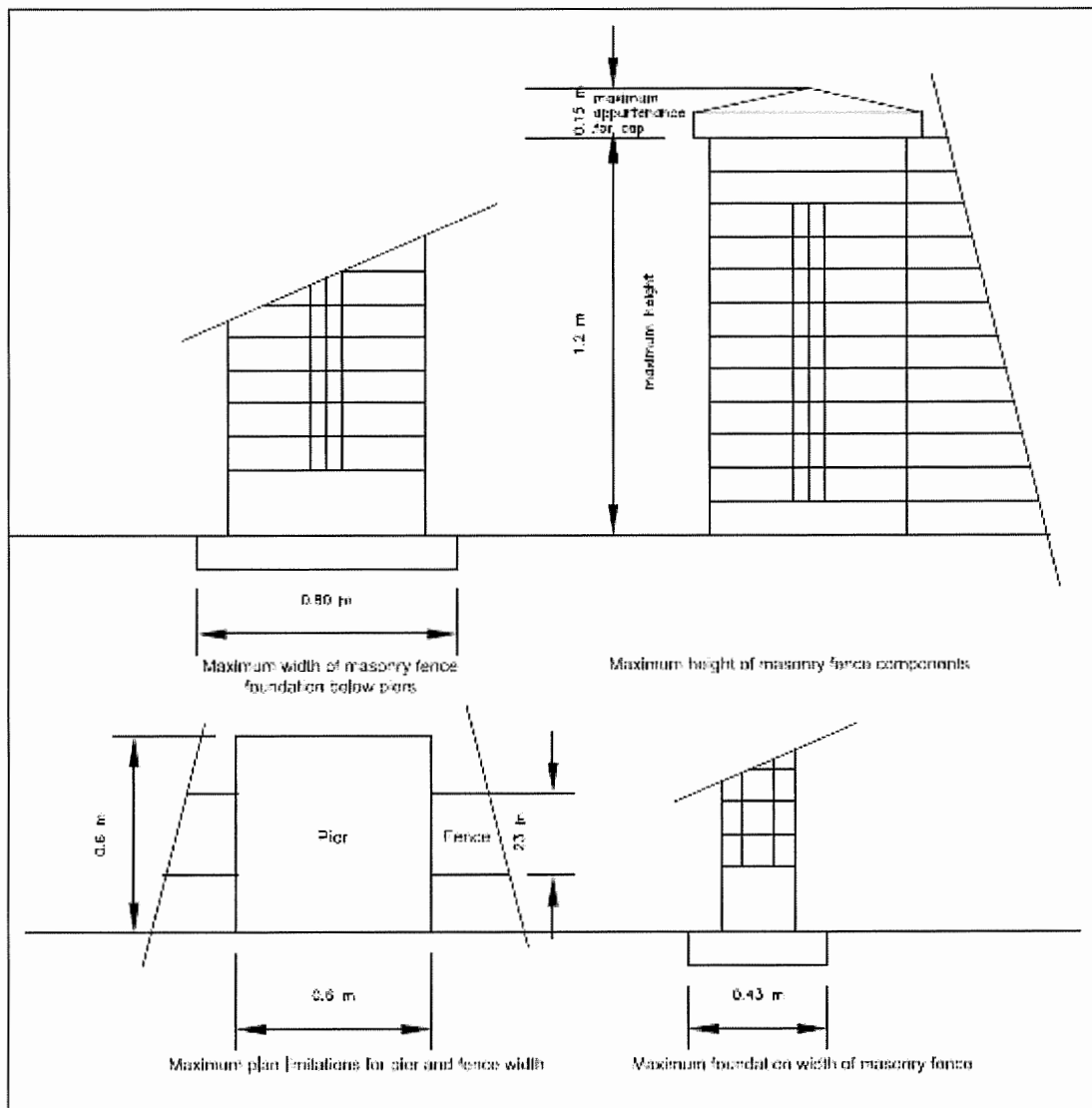
- The following are suitable materials and design for construction of agrarian fencing in the Agriculture zones. (Richmond Zoning Bylaw No. 8500:6.9.4)
  - Wood Post and Rail, minimum spacing between horizontal members shall be 0.3 m;

Should you have any questions, comments, or suggestions concerning this bulletin, please reference the Bulletin number and email [building@richmond.ca](mailto:building@richmond.ca) or call the Building Approvals General Inquiries line at **604-276-4118**.

CNCL - 157

- Diagonal cross bracing permitted if bracing between posts;
  - Metal post and rail, minimum 0.3 m spacing between horizontal members;
  - Wood Post and welded wire mesh;
  - Steel Post and welded wire mesh; and/or
  - Wood pickets, 8 cm minimum distance between pickets.
- Fences in agriculture zones shall be constructed of materials limited to fence agrarian materials, except as noted below (Zoning Bylaw 8500:6.9.5):
  - Masonry and concrete fences shall only be permitted along property lines fronting a public road.
    - Masonry and concrete fences are defined as fences composed either partially or entirely of stone, brick, concrete, concrete block, or other similar building materials.
  - No masonry or concrete fence or its components shall exceed 1.2 m in height.
    - An appurtenance allowance of 0.15 m for pier caps is permitted provided the piers are spaced no closer than 0.365 m edge to edge.
    - The width of the masonry fence shall not exceed 0.3 m in width.
    - Footings shall limited as shown in the attached diagrams.
  - Total masonry fence length shall be further limited to the width of the single detached dwelling fronting the public road plus 6 m.
    - Beyond that length, fences shall be constructed of materials limited to agrarian materials.
- Please refer to the diagrams attached for additional information.







**Richmond Zoning Bylaw No. 8500  
Amendment Bylaw No. 10122 (Fence Regulations)**

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

1. Richmond Zoning Bylaw No. 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by deleting the definitions of “Height, fence” in its entirety and replacing it with the following:

**“Height, fence** means the vertical distance between the average **finished site grade** measured at a point 1.0 m from both sides of the **property line** to the top of the **fence**.”

2. Richmond Zoning Bylaw No. 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by inserting the following definition in alphabetical order:

**“Agrarian materials, fence** The following are suitable materials and design for the construction of agrarian fencing in **agriculture zones**.

1. Wood Post and Rail, minimum spacing between horizontal members shall be 0.3 m.
  - a. Diagonal cross bracing permitted if bracing between posts.
2. Metal post and rail, minimum 0.3 m spacing between horizontal members.
3. Wood Post and welded wire mesh.
4. Steel Post and welded wire mesh.
5. Wood pickets, 8 cm minimum distance between pickets.”

3. Richmond Zoning Bylaw No. 8500, as amended, is further amended at Section 6.8 [Fence Limitations in Residential Zones] by deleting Section 6.8.3 in its entirety and replacing it with the following:

**“6.8.3 Fence height** shall be measured at the average **finished site grade** measured at a point 1.0 m from both sides of the **property line** to the top of the **fence**.”

4. Richmond Zoning Bylaw No. 8500, as amended, is further amended at Section 6.9 [Fence Limitations in All Other Zones] by deleting Section 6.9.1 in its entirety and replacing it with the following:

“6.9.1 No **fence** constructed in the **agricultural zones** and **site specific zones** that govern **farm businesses** shall exceed 2.4 m in **height**. Furthermore, a fence shall not:

- a) exceed 2.0 m in **height** where the **fence** is located in the **exterior side yards** of a **single detached housing unit**; or
- b) exceed 1.2 m in **height** where the **fence** is located in the **front yard** (or yard fronting a public street) of a **single detached housing unit**.”

5. Richmond Zoning Bylaw No. 8500, as amended, is further amended at Section 6.9 [Fence Limitations in Residential Zones] by deleting Section 6.9.3 in its entirety and replacing it with the following:

“6.9.3 **Fence height** shall be measured at the average **finished site grade** measured at a point 1.0 m from both sides of the **property line** to the top of the **fence**.”

6. Richmond Zoning Bylaw No. 8500, as amended, is further amended at Section 6.9 [Fence Limitations in All Other Zones] by inserting the following, in numerical order, and adjusting the numbers thereafter:

“6.9.4 The following are suitable **fence agrarian materials** for the design and construction of fencing in **agriculture zones**.

- a) Wood Post and Rail, minimum spacing between horizontal members shall be 0.3 m.
  - i. Diagonal cross bracing permitted if bracing between posts.
- b) Metal post and rail, minimum 0.3 m spacing between horizontal members.
- c) Wood Post and welded wire mesh.
- d) Steel Post and welded wire mesh.
- e) Wood pickets, 8 cm minimum distance between pickets.

6.9.5 In **agricultural zones**:

- a) **Fences** shall be constructed of materials limited to farm **agrarian materials** for fencing to the satisfaction of the Director, Building Approvals.
- b) Any gate providing farm **access** (even if also serving the **single detached housing unit**) is required to comply with the **agrarian materials**.

- c) Masonry **fences** shall only be permitted along **property lines** fronting a public road.
- a. No masonry **fence** or its above **grade** components shall exceed 1.2 m in **height** and 0.3 m in width. **Height** may increase an additional 0.15 m as an appurtenance allowance for piers spaced no closer than 3.65 m edge to edge.
  - b. No masonry **fence** below **grade** components shall exceed 0.43 m in width for **fence** footing and 0.8 m square for pier footings.
  - c. Total masonry **fence** length shall be further limited to the width of the house fronting the public road plus 6 m.”
7. Richmond Zoning Bylaw No. 8500, as amended, is further amended as Section 4.12.1 [Projections into Yards in All Zones] by deleting Section 4.12.1 in its entirety and replacing it with the following:
- “4.12.1
- a) No **building, structure**, feature or portion thereof shall be developed, used, occupied, constructed, erected, modified, converted, enlarged, reconstructed, altered, placed, maintained or added to within any required **yard** except as follows, provided that they meet the provisions of the British Columbia Building Code. The exceptions below do not apply to the 4 m **side yard setback** in properties with an AG1 **agricultural zone** when that same **setback** is used to accommodate farm **access**.”
8. This Bylaw is cited as “**Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10122**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

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\_\_\_\_\_

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\_\_\_\_\_

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



**Building Regulation Bylaw No. 7230,  
Amendment Bylaw No. 10144**

The Council of the City of Richmond enacts as follows:

1. Building Regulation Bylaw No. 7230, as amended, is further amended at Section 16.1 by deleting the definition of Structure and replacing it with the following:  
  
    **“Structure** means all or part of a **construction**, whether fixed to, supported by, sunk into, or located in, land, water or airspace, and includes freestanding sign structures over 3.0 m in height and supporting structures for such signs, and includes a **sewage holding tank**, but excludes landscaping, paving, a **fence** without concrete foundations, or a retaining wall under 1.0 m in height.”.
2. This Bylaw is cited as **“Building Regulation Bylaw No. 7230, Amendment Bylaw No. 10144”**.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_

CITY OF RICHMOND
APPROVED for content by originating Division  59
APPROVED for legality by Solicitor  BRS

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



# City of Richmond

## Report to Committee

**To:** General Purposes Committee  
**From:** Todd Gross  
Director, Parks Services  
**Date:** March 11, 2020  
**File:** 11-7400-20-  
FFES1/2020-Vol 01  
**Re:** **Agricultural Land Reserve Non-Farm Use Application by the City of Richmond to Host the Farm Fest at the Garden City Lands on August 8, 2020, located at 5560 Garden City Road**

### Staff Recommendation

That should Council wish to proceed with the Farm Fest as part of the existing 2020 major events program, that the Agricultural Land Reserve non-farm use application by the City of Richmond to host the Farm Fest at the Garden City Lands on Saturday, August 8, 2020, located at 5560 Garden City Road, be endorsed and forwarded to the Agricultural Land Commission for approval.

Todd Gross  
Director, Parks Services  
(604-247-4942)

Att. 4

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Arts, Culture & Heritage Development Applications	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
<b>SENIOR STAFF REPORT REVIEW</b>	<b>INITIALS:</b> 	<b>APPROVED BY CAO</b> 



## Staff Report

### Origin

On December 16, 2019, Council approved funding for Major Events and Programs in 2020 which included Farm Fest at the Garden City Lands ("Farm Fest"). The Farm Fest is scheduled to take place on Saturday, August 8, 2020, from 10:00 a.m. to 3:00 p.m. at 5560 Garden City Road, also known as the Garden City Lands (Attachment 1). The subject property is zoned Agriculture (AG1) and is located within the Agricultural Land Reserve (ALR).

The *Agricultural Land Commission (ALC) Act* permits special events or gatherings to occur on ALR land provided a number of conditions are met, including that no more than 150 people are gathered at one time for the purpose of the event. This regulation is reinforced and interpreted in ALC Policy L-22 "Activities Designated as a Permitted Non-Farm Use: Gathering for an Event in the Agricultural Land Reserve" (Attachment 2). As the Farm Fest is expected to draw over 5,000 visitors, an ALR non-farm use application is required. The non-farm use application requires endorsement by Council as a necessary step in order to be considered by the ALC.

There are challenges to recruiting farmers, vendors, event partners, and sponsors given the uncertainties of the evolving COVID-19 (Novel Coronavirus) Pandemic. While the City's ability to put on the event is uncertain, the non-farm use application step is necessary as part of the advance planning process. Should Council wish to not proceed with the 2020 Farm Fest, the event can be cancelled and the funding reallocated in other ways that animate and activate the City Centre as directed by Council.

### Findings of Fact

The purpose of this report is to seek Council's endorsement of the City's ALR non-farm use application (AG 20-891360) to host the Farm Fest on Saturday, August 8, 2020, at 5560 Garden City Road. The single day event will occupy no more than 1 hectare (2.47 acres) of the 55.2 hectare (136.40 acres) site. Council's endorsement is required as a necessary step in the non-farm use application process to the ALC.

The non-farm use application for the 2019 Farm Fest was endorsed by Council on April 8, 2019, and subsequently approved by the ALC on June 18, 2019.

### Agricultural Land Reserve Use Regulation (ALC Act) – Section 17

Under Part 3 – Permitted Non-Farm Uses, section 17 of the *Agricultural Land Reserve Use Regulation*, the gathering for an event (Farm Fest) is permitted in the ALR provided the following conditions are met:

- (a) The event is conducted on agricultural land that is classified as a farm under the *Assessment Act*;
- (b) No permanent facilities are constructed or erected in connection with the event;
- (c) Parking for those attending the event (i) is available on that agricultural land, (ii) occurs only in connection with that event, and (iii) does not interfere with the farm's agricultural land

- (d) No more than 150 people, excluding residents of the agricultural land and employees of the farm operation conducted on that agricultural land, are gathered on that agricultural land at one time for the purpose of attending the event;
- (e) The event is no more than 24 hours in duration; and
- (f) No more than 10 gatherings for an event of any type may occur on that agricultural land within a single calendar year.

As the event is expected to draw attendance over the legislated threshold of 150 people, the Farm Fest does not comply with Part 3, section 17(d) as listed above. Consequently, an ALR non-farm use application is required for consideration and approval by Council and the ALC.

### Surrounding Development

Table 1: Development Surrounding at 5560 Garden City Road

Location	Description
North	Multi-family residential and commercial
East	Federal Government Department of National Defence (DND)
South	Multi-family residential
West	Multi-family residential and commercial

### 2041 Official Community Plan (OCP)

The subject site is designated for “Agriculture” in the 2041 Official Community Plan (OCP), which permits primarily farming, food production and supporting activities, including those activities permitted in the ALR.

### **Analysis**

#### Project Description

The 2020 Farm Fest was approved by Council on December 16, 2019. The event will feature agricultural demonstrations, food vendors, a marketplace, educational exhibits, a small stage, and interpretive wagon rides.

Festival highlights will include:

- Agricultural demonstrations and displays by local Richmond farmers and Kwantlen Polytechnic University’s Sustainable Agriculture Program;
- Locally grown produce and artisanal products from Richmond farmers and local vendors;
- Community partner displays;
- Bog ecology and conservation education;
- Background music by local artists; and
- An interpretive wagon ride along the perimeter trail showcasing the Garden City Lands.

### Event Logistics

The set-up and take-down for the event will be carefully designed to ensure that there are no negative impacts on the site's agricultural or natural areas. Set-up and take-down will take place one to two days on either side of the event.

The event will be staged on an existing gravel area located at the west side of the site, accessible via Garden City Road (Attachment 3). No permanent structures will be installed.

Event attendees will be encouraged to arrive on foot, by bike, by public transit, or via a free shuttle service from Lansdowne Shopping Centre and the Colonel Sherman Armoury. The free shuttle service is operated by the Minoru Seniors Society using the City's Community Leisure Transportation (CLT) buses.

### Food Security and Agricultural Advisory Committee Comments

On February 20, 2020, staff presented the concept for the 2020 Farm Fest at the Garden City Lands to the Food Security and Agricultural Advisory Committee (FSAAC). Following discussion on the Farm Fest's intended objectives and previous events, the FSAAC unanimously endorsed the event concept for 2020, with no changes to the program or date (Attachment 4).

### Staff Comments

Staff support this one day community event as it promotes agricultural activities. As it exceeds the number of participants permissible under the *ALC Act*, this event requires approval from the ALC. Endorsement from Council is required in order for the ALC to review and consider the City's non-farm use application.

If endorsed by Council, the resolution will be forwarded to the ALC in support of the City's non-farm use application. If Council does not endorse the application, it will not be considered by the ALC. Without Council and ALC approval, the event will not be permitted to take place and will be cancelled.

### **Financial Impact**

None.

### **Conclusion**

As the projected attendance to the 2020 Farm Fest at the Garden City Lands exceeds 150 people, an ALR non-farm use application is required. This application requires endorsement by Council in order to be considered by the ALC. Should Council wish to proceed with the event, staff recommend that the ALR non-farm use application for the Farm Fest at the Garden City Lands be endorsed by Council and forwarded to the ALC for consideration.



Paul Brar  
Manager, Parks Programs  
(604-244-1275)

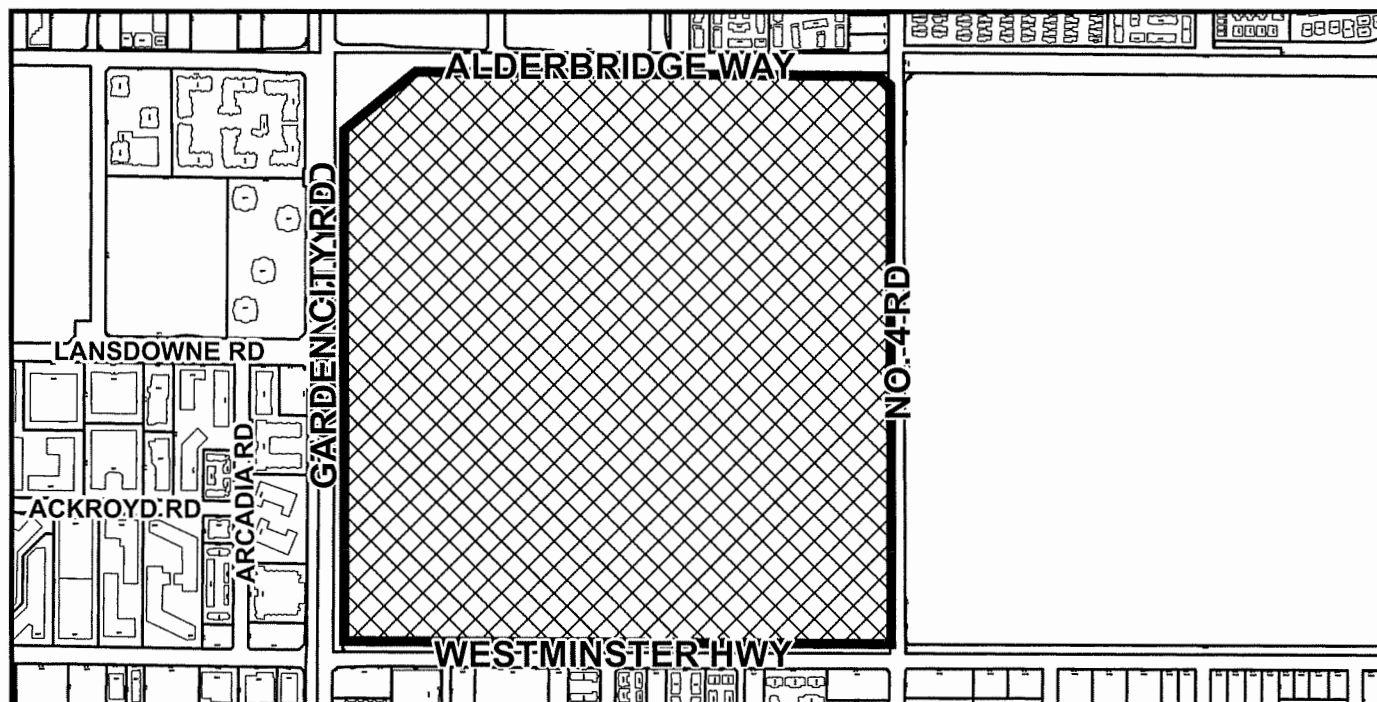
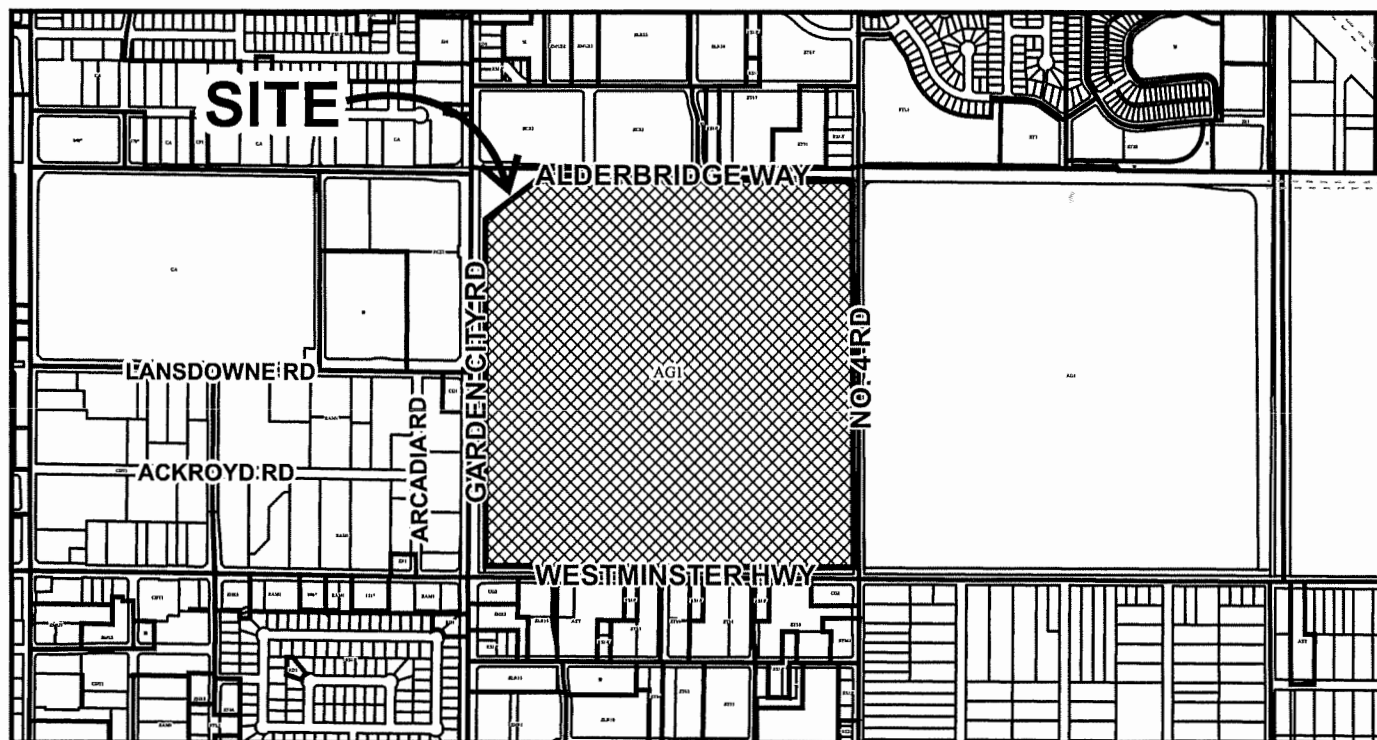


Magnus Sinclair  
Acting Coordinator, Parks Programs  
(604-247-4453)

- Att. 1: Subject Property for 2020 Farm Fest at the Garden City Lands  
2: ALC Policy L-22 - Gathering for an Event in the Agricultural Land Reserve  
3: Site Plan for Farm Fest at the Garden City Lands  
4: FSAAC Meeting Minutes February 20, 2020



# City of Richmond



5560 Garden City Rd

Original Date: 12 Mar 2019

Revision Date:

Note: Dimensions are in METRES



# City of Richmond




5560 Garden City Rd

Original Date: 12 Mar 2019

Revision Date:

Note: Dimensions are in METRES



 <b>Agricultural Land Commission Act</b>	<p style="text-align: center;"><b>ACTIVITIES DESIGNATED AS A PERMITTED NON-FARM USE:</b></p> <p style="text-align: center;"><b>GATHERING FOR AN EVENT IN THE AGRICULTURAL LAND RESERVE</b></p>	<p style="text-align: center;"><b>POLICY L-22</b></p> <p style="text-align: center;">Amended April 2019 October 2016</p>
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*This policy is intended to assist in the interpretation of the [Agricultural Land Commission Act](#), 2002, (the "ALCA") and, BC Regulation 30/2019 [Agricultural Land Reserve Use Regulation](#), (the "Use Regulation"). In case of ambiguity or inconsistency, the ALCA and Use Regulation will govern.*

#### **INTERPRETATION:**

Gathering for an event is a permitted non-farm use in the Agricultural Land Reserve (ALR) and must not be prohibited by a local government bylaw as long as the event meets the conditions set out in the Use Regulation.

No more than 150 people may be in attendance and the event must be less than 24 hours in duration.

A maximum of 10 events of any type are permitted within a calendar year on a farm. For example, 5 weddings, 2 music concerts and 3 art shows. Where more than one farm business is being operated from a farm, the maximum 10 events applies. It is recommended that a record of events be maintained by the farmer including the type of event, date and number of attendees.

There is no requirement for these events to directly market or promote agricultural products grown on the farm and therefore are not considered agri-tourism events.

People hosting events must make every effort to avoid negative impacts to the use of agricultural land including but not limited to, damage to agricultural land and structures, noise that disturbs animals and livestock, trespass, vandalism, theft and blocking access to adjacent farm businesses.

Events may include weddings, private parties, corporate retreats, music concerts and concert series, music festivals, film and theatrical presentations, art shows, dance recitals, charitable and political fundraising events, dances, and sports events, so long as otherwise compliant with the Use Regulation. Any event that is not an agri-tourism event falls into this category.

The Use Regulation allows gathering for events in the ALR provided the land is assessed as "farm" under the [Assessment Act](#). If the assessment changes, the use is no longer permitted. The farm may be comprised of one or several parcels of land owned or operated by a farmer as a farm business. The farm parcels should be contiguous or in the same general geographic area.

Permanent facilities must not be constructed or erected for any event activity. Permanent facilities include, but are not limited to: buildings or permanent structures, hard surface parking areas, concrete pads, structural foundations, retaining walls, permanent tents (erected for more than 90 days) and permanent alteration to the landscape (fill, gravel, berms, hills, dugouts, amphitheatres). The conversion of existing buildings and the construction associated with bringing them up to public assembly building code is also deemed as the construction or erection of a permanent facility. If permanent facilities are required, an application and approval of the Agricultural Land Commission (the "Commission") is necessary.

For the purposes of this policy, parking areas must not be permanent (asphalt, concrete, gravel, etc) and parking must not interfere with the farm's agricultural productivity. All vehicles visiting the farm for the event must be parked on site. To minimize impacting farm land, parking should be along field edges, adjacent to internal farm driveways and roads, and in farm yard areas or immediately adjacent to farm buildings and structures.

Personal family celebrations hosted by the farm owner where no fee is charged continue to be allowed.

This policy does not apply to agri-tourism activities. See Related Policies.

As per subsection 13(1)(e) of the Use Regulation, these conditions do not apply to alcohol production facilities (e.g. wineries, cideries, meaderies, breweries and distilleries) if the event(s) is held only in the ancillary food and beverage service lounge that has been developed in compliance with section 13(1)(b) of the Use Regulation or within the special event area under a special event area endorsement described in section 13(1)(c)(ii) of the Use Regulation. Section 17 of the Use Regulation and associated restrictions apply if the event(s) are held outside the lounge area or special event area. This means alcohol production facilities may host an unlimited number of events in their lounge area and special event area and an additional 10 events as per section 17 of the Use Regulation held outside the lounge area or special event area.

Local governments have the authority to regulate events with regard to structures and building occupancy (including determining if an existing farm building is appropriate for a gathering or requires upgrades for public assembly), parking, lighting, hours of operation, health and safety, noise, access for police, fire and emergency vehicles, etc. Local governments have the authority to require permits for events.

Events in excess of what is permitted under section 17 of the Use Regulation require an application pursuant to section 20(3) of the ALCA and approval of the Commission.

#### **TERMS:**

**family event** means an event attended by

- (a) family members, and
- (b) close personal friends or close business associates of family members

**family member** with respect to a person means

- (a) parents, grandparents and great grandparents,
- (b) spouse, parents of spouse and stepparents of spouse,
- (c) brothers and sisters,
- (d) children or stepchildren, grandchildren and great grandchildren, and
- (e) aunts, uncles, cousins, nephews and nieces

**fee or other charge** includes a gift in lieu of a fee or charge given in connection with the event

**wedding** means the ceremony of marriage or a marriage-like ceremony and/or the reception celebration

**music festival** means concert or concert series no more than 24 hours in duration

Unless defined in this policy, terms used herein will have the meanings given to them in the ALCA or the Use Regulation.

#### **RELATED POLICY:**

ALC Policy L-03 *Activities Designated as Farm Use: Alcohol Production Facilities in the ALR*

ALC Policy L-04 *Activities Designated as a Farm Use: Agri-Tourism Activities in the ALR*

#### **REFERENCE:**

**Agricultural Land Reserve Use Regulation (BC Reg. 30/2019), Sections 1, 13, 14 and 17.**

#### **Definitions**

*Section 1 in this regulation:*

**"gathering for an event"** means a gathering of people on agricultural land for the purpose of attending

- (a) a wedding, other than a wedding to which paragraph (c) (ii) applies,
- (b) a music festival, or
- (c) an event, other than
  - (i) an event held for the purpose of agri-tourism activity, or
  - (ii) the celebration, by residents of the agricultural land and those persons whom they invite, of a family event for which no fee or other charge is payable in connection with the event by invitees;

#### **Alcohol Production**

*Section 13(1) In this section:*

- (e) gathering for an event, if the event is held only in the lounge referred to in paragraph (b) or the special event area under a special event area endorsement referred to in paragraph (c), and, for this purpose, section 17 [gathering for an event] does not apply;

#### **Non-farm uses that may not be prohibited**

*Section 14 The non-farm uses referred under this Division may not be prohibited*

- (a) by a local government enactment, or
- (b) by a first nation government law, if the activity is conducted on settlement lands.

### **Gathering for an event**

*Section 17 The use of agricultural land for the purpose of gathering for an event is permitted and may not be prohibited as described in section 14 if all of the following conditions are met:*

- (a) *the event is conducted on agricultural land that is classified as a farm under the [Assessment Act](#);*
- (b) *no permanent facilities are constructed or erected in connection with the event;*
- (c) *parking for those attending the event*
  - i. *is available on that agricultural land,*
  - ii. *occurs only in connection with that event, and*
  - iii. *does not interfere with the productivity of that agricultural land;*
- (d) *no more than 150 people, excluding residents of the agricultural land and employees of the farm operation conducted on that agricultural land, are gathered on that agricultural land at one time for the purpose of attending the event;*
- (e) *the event is of no more than 24 hours in duration;*
- (f) *no more than 10 gatherings for an event of any type occur on that agricultural land within a single calendar year.*

### **Agricultural Land Commission Act, S.B.C. 2002, c. 36, Section 1.**

#### **Definitions**

##### **Section 1(1)**

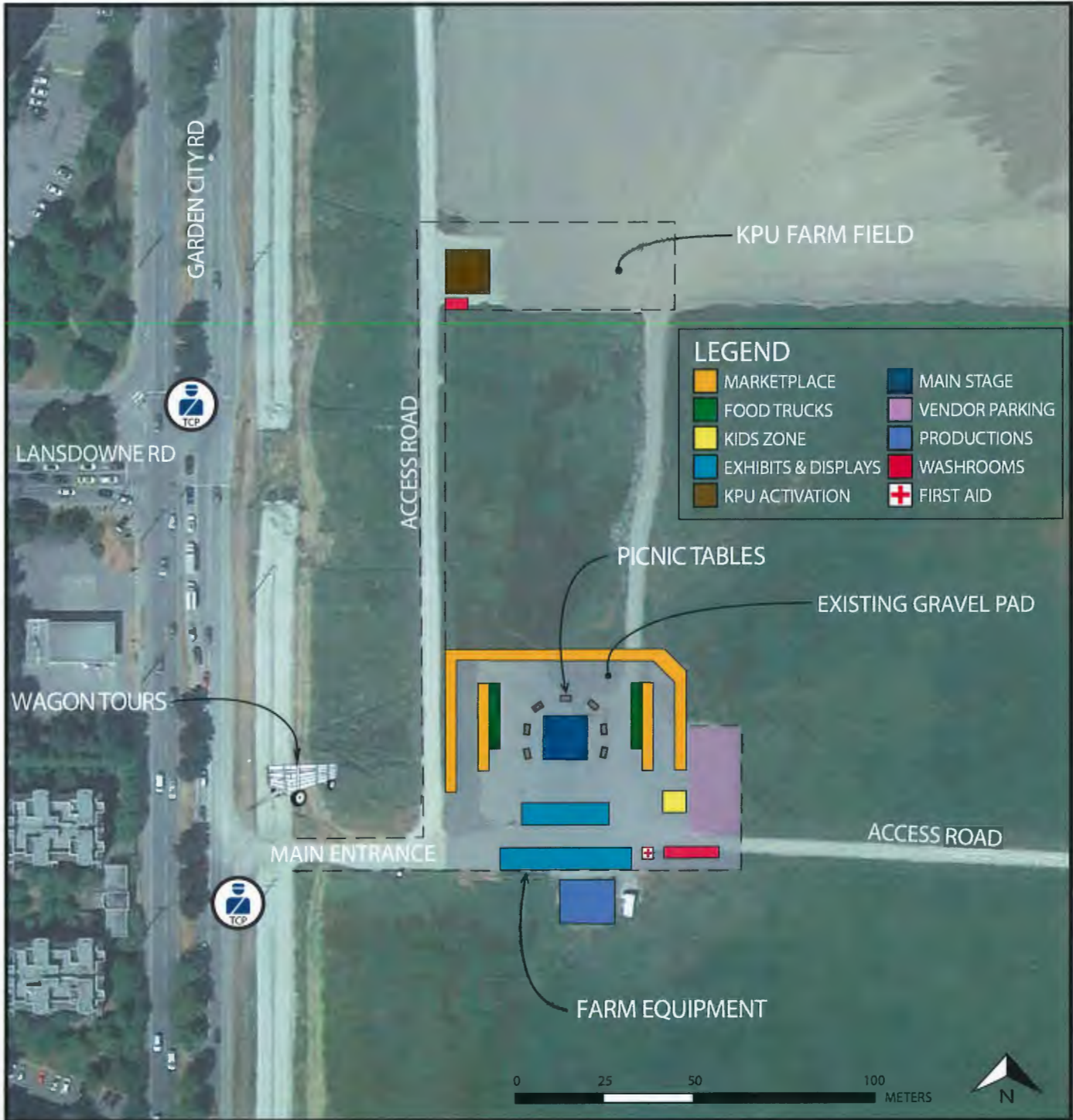
*"agricultural land" means land that*

- (a) *is included in the agricultural land reserve under section 15 (1.1), 17(3.1) or 45(1) of this Act, or*
- (b) *was included under a former Act as agricultural land or land in an agricultural land reserve,*

*Unless the land has been excluded from the agricultural land reserve under this Act or from an agricultural land reserve under a former Act;*



# City of Richmond



## Farm Fest at the Garden City Lands Site Plan - 2020

Original Date: 2020 Mar 11  
Revision Date: N/A





## Food Security and Agricultural Advisory Committee (FSAAC)

Held Thursday, February 20, 2020 (7:00 pm)

M.2.002

Richmond City Hall

### In Attendance:

Members: Steve Easterbrook (Chair); Sarah Drewery; Laura Gillanders; Lynn Kemper; Ian Lai; Kent Mullinix; Allen Rose; Miles Smart

Non-Members: Councillor Harold Steves (Council Liaison); Barry Konkin (Policy Planning); Steven De Sousa (Policy Planning); Todd Gross (Parks); Paul Brar (Parks); Alex Kurnicki (Parks); Magnus Sinclair (Parks); Carli Williams (Community Bylaws); Mike Morin (Community Bylaws); Nadia Mori (Ministry of Agriculture); Shannon Lambie (Agricultural Land Commission)

### Regrets:

None.

### 1. Adoption of the Agenda

The Committee passed the following motion:

*That the February 20, 2020 FSAAC Agenda be adopted as presented.*

*Carried Unanimously*

### 2. Adoption & Signing of the Minutes for January 23, 2020

The Committee passed the following motion:

*That the January 23, 2020 Minutes be adopted as presented.*

*Carried Unanimously*



### **3. Metro Vancouver Open-Air Burning Emissions Regulation**

Julie Saxton and Grace Cockle, Air Quality Bylaw and Regulation Development (Metro Vancouver), introduced Metro Vancouver's proposed Open-Air Burning Emissions Regulation and provided the following comments:

- Health and environmental impacts of smoke include aggravated lung and heart conditions, increased risk of cancer, and climate change;
- There are significant operational impacts related to the existing approval process;
- As an alternative approach to regulating emissions, a potential regulation is being considered and Metro Vancouver is seeking feedback;
- The potential regulation includes demonstration of alternatives, registration of the site, favourable conditions, notification, minimum distances, limited times and days, and record keeping; and
- Phase 1 of the consultation process is currently underway until April 2020, including workshops, webinars, questionnaire and communications via [AQBylaw@metrovanancouver.org](mailto:AQBylaw@metrovanancouver.org).

Discussion ensued regarding outreach to farmers and the limited times and days available for open-air burning.

In response to questions from the Committee, Metro Vancouver staff clarified the Provincial regulation is already in effect, Metro Vancouver's regulation cannot be less stringent, and it is unlikely that cannabis production would impact the data used to monitor open-air burning.

As a result of the discussion, the Committee provided the following comments:

- Review the data and investigate the extent to which agricultural activity is contributing to reduced air quality;
- Consider delivering letters to farmers for notification of the consultation, as many farmers do not receive the local newspaper; and
- Provide more clarity regarding the Provincial emissions regulation, which is already in effect, in the presentation materials used for consultation.

### **4. Farm Fest 2020 Non-Farm Use Application**

Magnus Sinclair, Coordinator – Parks Programs, introduced the Farm Fest event at the Garden City Lands and provided the following comments:

- Farm Fest started as Harvest Fest in 2017 as part of the City's Canada 150 celebrations;
- Council approved a smaller scale event called Farm Fest in 2018 and 2019;

- Farm Fest is designed to celebrate Richmond’s agricultural community, showcase local farmers and vendors, education and information sharing on agricultural practices, and strengthen collaboration between local food system stakeholders; and
- The application is being presented to the Committee for comment and support, request volunteers for the Farm Fest Steering Committee and receive feedback on the proposed date.

The Committee expressed support for the event and the proposed date on August 8, 2020. Committee members are encouraged to reach out to staff if interested in the Farm Fest Steering Committee.

The Committee passed the following motion:

*That the Food Security and Agricultural Advisory Committee support the Farm Fest 2020 Non-Farm Use Application (AG 20-891360) as presented.*

*Carried Unanimously*

## **5. Garden City Lands Non-Farm Use Application**

Alex Kurnicki, Research Planner 2, introduced the Garden City Lands Non-Farm Use Application, provided a summary of the site history and previous approvals, and provided the following comments:

- As per advice from the Agricultural Land Commission (ALC), one comprehensive application is submitted for the entire project;
- The non-farm use application includes site access features (e.g. entry nodes and view points, wayfinding signage, boardwalks, trails, access roads), site infrastructure (e.g. bog conservation area, parking lot, public washrooms, site furniture, culverts and bridges, and lighting) and agricultural and food production components (e.g. planting and landscaping, public event space, farmers markets);
- Other agricultural and food production components are included for information purposes and do not require approval from the ALC (e.g. farm infrastructure, field crop and livestock production);
- Community hub and farm centre are also included in the proposal; and
- The primary purpose of the application is to facilitate public access beyond the perimeter trail, construct the infrastructure to support the safe use of the site, and activate the space with public education programs, urban agriculture, site interpretation, and bog conservation.

Discussion ensued regarding septic systems, livestock production, and potential opportunities for revenue sources by leasing land to farmers.

Councillor Steves noted that collection of rainwater from adjacent buildings and pumping from the water table should be reviewed as potential water sources.

Carli Williams, Manager of Business Licence and Bylaws, indicated there is a soil deposit component to the project, including material for structures and paths, and topsoil for the community gardens.

In response to questions from the Committee, Parks staff noted that options to manage soil contamination are currently being investigated, including additional testing, and staff are working with the Garden City Conservation Society to manage and plant trees on-site.

The Committee passed the following motion:

*That the Food Security and Agricultural Advisory Committee support the Garden City Lands Non-Farm Use Application (AG 18-837641) as presented.*

*Carried Unanimously*

## **6. Alternative Farm Home Plate Location – 17720 River Road**

Committee Chair, Steve Easterbrook, declared a conflict of interest with the subject application, indicated he is the applicant, and recused himself from the Committee. As a result, the Committee passed the following motion:

*That Kent Mullinix serve as the Food Security and Agricultural Advisory Committee Vice Chair.*

*Carried Unanimously*

Steven De Sousa, Planner 1, introduced the development application and provided the following comments:

- The purpose of the application is to allow the construction of a single-family dwelling within an Environmentally Sensitive Area (ESA);
- The application is being presented to the Committee due to the request for an alternative farm home plate location;
- The farm home plate is required to be contiguous and rectangular in shape, comprising of one side being along the front property line or riparian management area boundary and one side property line;
- The proposal includes an alternative location for the farm home plate area along the farm access road, instead of the riparian management area boundary; and
- The purpose of the farm access road is to connect the subject property to the associated agricultural operation on the property to the east, which is also operated by the applicant, and maximize the remaining area for active agricultural production.

Steve Easterbrook, Applicant, provided additional information on the existing single-family dwelling, adjacent egg farm operation, and future plans for expansion of the agricultural operation.

In response to questions from the Committee, Planning staff clarified the Provincial ALR Regulation and City's Zoning Bylaw currently permit one dwelling per property, as per the changes associated with Bill 52.

Discussion ensued regarding environmentally sensitive area designations, housing for farm workers, and previous provisions for an additional dwelling.

The Committee passed the following motion:

*That the Food Security and Agricultural Advisory Committee support the Alternative Farm Home Plate Location at 17720 River Road (DP 19-876647) as presented.*

*Carried Unanimously*

## **7. Draft FSAAC Work Program**

The Committee passed the following motion:

*That the Food Security and Agricultural Advisory Committee support the 2020 FSAAC Work Program as presented.*

*Carried Unanimously*

## **8. New Business:**

The Chair noted the removal of significant trees along the dike at the 19000 block of River Road. Staff indicated the removal of these trees is a result of dike upgrades as per the Council approved Dike Master Plan, and will report the concern to the City's Engineering and Sustainability departments.

## **9. Updates**

### **a. Council:**

Councillor Steves provided the following updates:

- Ecowaste's Non-Farm Use Application for the expansion/extension of the existing landfill operation was endorsed by Council and forwarded to the Agricultural Land Commission for consideration; and
- Metro Vancouver is considering reviewing Environmentally Sensitive Areas (ESA) compensation alternatives for agricultural operations (e.g. planting of hedgerows).

### **b. Policy Planning**

Barry Konkin, Director of Policy Planning, provided the following updates:

- Proposed changes related to the Farming First Strategy will be prepared and presented to the Committee at a future meeting; and

- The Ministry of Agriculture’s policy intentions paper regarding secondary dwellings was released in January and staff will continue to update the Committee on any changes.

c. Ministry/ALC

- At the beginning of the meeting, Shannon Lambie, ALC Regional Planner and Nadia Mori, Ministry of Agriculture Regional Agrologist, provided an update on the Ministry’s policy intentions paper regarding secondary dwellings and consultation until April 17, 2020.

**10. Next Meeting Date: March 19, 2020**

**11. Adjournment**

Meeting adjourned at 9:25 pm.

Certified a true and correct copy of the minutes of the meeting of the Food Security and Agricultural Advisory Committee of the City of Richmond held on February 20, 2020.

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Steve Easterbrook  
Chair



# City of Richmond

## Report to Committee

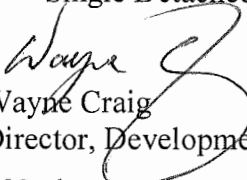
**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

**Date:** March 16, 2020  
**File:** RZ 18-820669

**Re:** Application by Yamamoto Architecture Inc. for the Rezoning of 4051 Cavendish Drive and the West Portions of 10140, 10160 & 10180 No. 1 Road from "Single Detached (RS1/B)" and "Single Detached (RS1/E)" to "Town Housing (ZT88) - No. 1 Road (Steveston)"; and for the Rezoning of 4068 Cavendish Drive and the East Portions of 10160 & 10180 No. 1 Road from "Single Detached (RS1/B)" and "Single Detached (RS1/E)" to "Single Detached (RS2/B)".

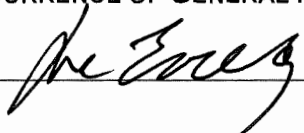
### Staff Recommendation

1. That Official Community Plan Amendment Bylaw 10155, to redesignate 4051 Cavendish Drive and a portion of 10140, 10160 & 10180 No. 1 Road from "Single-Family" to "Multiple-Family" in the Steveston Area Land Use Map to Schedule 2.4 of Official Community Plan Bylaw 7100 (Steveston Area Plan), be introduced and given first reading.
2. That Bylaw 10155, having been considered in conjunction with:
  - the City's Financial Plan and Capital Program;
  - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the *Local Government Act*.
3. That Bylaw 10155, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.
4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10156, to create the "Town Housing (ZT88) - No. 1 Road (Steveston)" zone, and to rezone 4051 Cavendish Drive and the West Portions of 10140, 10160 & 10180 No. 1 Road from "Single Detached (RS1/B)" and "Single Detached (RS1/E)" to "Town Housing (ZT88) - No. 1 Road (Steveston)"; and to rezone 4068 Cavendish Drive and the East Portions of 10160 & 10180 No. 1 Road from "Single Detached (RS1/B)" and "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

  
Wayne Craig  
Director, Development

WC:el

Att. 17

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



## Staff Report

### Origin

Yamamoto Architecture Inc. has applied to the City of Richmond for permission to rezone lands at 10140, 10160 & 10180 No. 1 Road and 4051 & 4068 Cavendish Drive (Attachment 1). The applicant is proposing to rezone 4051 Cavendish Drive and the West Portions of 10140, 10160 & 10180 No. 1 Road from "Single Detached (RS1/B)" and "Single Detached (RS1/E)" to a new site-specific zone entitled "Town Housing (ZT88) - No. 1 Road (Steveston)", to permit the development of 35 townhouses with vehicle access from No. 1 Road; and to rezone 4068 Cavendish Drive and the East Portions of 10160 & 10180 No. 1 Road from "Single Detached (RS1/B)" and "Single Detached (RS1/E)" to "Single Detached (RS2/B)" to permit the development of two single-family lots with vehicle access from Cavendish Drive. The townhouse development will include six affordable housing units and three secondary suites; and the single family lots will provide two secondary suites.

### Project Description

The proposed development will extend Cavendish Drive through the site connecting the existing portions of Cavendish Drive, and create a townhouse site on the west side of Cavendish Drive and two single-family lots on the east side of Cavendish Drive (Attachment 2). The new Cavendish Drive road right of way area will be developed to function as an emergency access only. Bollards will be installed at each end to ensure no public vehicle access. The emergency access will also provide a pedestrian walkway between the northern and southern sections of the existing Cavendish Drive. A preliminary functional design of the new Cavendish Drive Connection emergency access/greenway can be found in Attachment 3.

35 townhouse units, including six Low-End Market Rental (LEMR) units, are proposed for the townhouse site on the west side of Cavendish Drive. Vehicle access is provided by a single driveway access to No. 1 Road. The site layout includes three two-storey units, five two-and-a-half-storey units, and 28 three-storey units in ten townhouse clusters. Three secondary suites and nine units designed to be convertible units are included in this proposal. The proposed density is 0.64 floor area ratio (FAR).

Two single family lots are proposed for the single family development site on the east side of Cavendish Drive. A separate Subdivision application will be required to create the two single family lots after the site is rezoned. Each proposed lot will have one vehicle access from the southern section of Cavendish Drive. Both proposed homes are 2-storeys with a side-by-side double car garage and each includes a two-bedroom secondary suite of approximately 64 m<sup>2</sup> (689 ft<sup>2</sup>).

### Findings of Fact

A Development Application Data Sheet providing details about the townhouse development proposal can be found in Attachment 4 and a Development Application Data Sheet providing details about the single family development proposal can be found in Attachment 5.

### Subject Site Existing Housing Profile

There are three houses on the development site. The applicant has advised that there is no secondary suite in any of these houses, but the three houses are currently operated as rental units.

## **Surrounding Development**

To the North: An existing single family dwelling on a lot zoned “Single Detached (RS1/E)” fronting No. 1 Road, which is identified for townhouse development under the Arterial Road Land Use Policy; and the Richmond Chinese Alliance Church on a lot zoned “Assembly (ASY)”.

To the South: An existing 16-unit townhouse complex on a lot zoned “Low Density Townhouses (RTL3)” fronting No. 1 Road, and existing single family dwellings on a lots zoned “Single Detached (RS1/B)” fronting the southern section of Cavendish Drive.

To the East: Existing single family dwellings on a lots zoned “Single Detached (RS1/B)” fronting the northern section of Cavendish Drive.

To the West: Across No. 1 Road, existing single family dwellings on a lots zoned “Single Detached (RS1/B)” fronting No. 1 Road, which are identified for Arterial Road Compact Lot Single Detached development under the Arterial Road Land Use Policy; and an existing 11-unit townhouse complex on a lot zoned “Low Density Townhouses (RTL3)” fronting No. 1 Road.

## **Related Policies & Studies**

### Official Community Plan

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject site is “Neighbourhood Residential”. This redevelopment proposal for 35 townhouses and two single family lots is consistent with this designation. An amendment to the Steveston Area Plan is required as described below.

### Steveston Area Plan

The Steveston Area Land Use Map designation for the western portion of the subject site (i.e., for the area approximately 45 m east of No. 1 Road) is “Multiple-Family”, and the designation for the eastern portion of the subject site is “Single-Family” (Attachment 6). In order to allow the area between No. 1 Road and Cavendish Drive on the subject site to be redeveloped for townhouses, an OCP Amendment is required to redesignate a portion of the subject site from “Single-Family” to “Multiple-Family” in the Area Plan (see Attachment 7).

### Arterial Road Policy

The Arterial Road Land Use Policy in the City’s 2041 OCP (Bylaw 9000), directs appropriate townhouse development onto certain arterial roads outside the City Centre. The western portion of the subject site is identified for “Arterial Road Townhouse” on the Arterial Road Housing Development Map.

The eastern boundary of the “Arterial Road Townhouse” uses on the Arterial Road Housing Development Map on this block was determined based on the land use designation identified on the Steveston Area Land Use Map. Should the proposed OCP Amendment mentioned in the last section be approved by Council:

- the area between No. 1 Road and Cavendish Drive on the subject site will be consolidated into one development parcel and will be designated “Multiple-Family” on the Steveston Area Land Use Map;

- the development parcel fronting on No. 1 Road, west side of Cavendish Drive, will be allowed to be redeveloped into Arterial Road Townhouses under the Arterial Road Land Use Policy; and
- no amendment to the Arterial Road Housing Development Map is required according to the Arterial Road Land Use Policy.

#### *Additional Density*

The Arterial Road Land Use Policy allows additional density along arterial roads to be considered subject to provision of Low End Market Rental (LEMR) housing units, as per the below conditions:

- Bonus density is used to provide built LEMR units secured through a Housing Agreement;
- Built LEMR units comply with the City's Affordable Housing Strategy with respect to the housing unit sizes, tenant eligibility criteria and maximum monthly rental rates; and
- The overall design of the development complies with the Arterial Road Guidelines for Townhouses.

The proposed development under this application is generally consistent with the Arterial Road Policy.

#### *Property to the North*

The proposed site assembly will leave a residual development site to the north that will not meet the minimum 50 m site frontage requirement. The residual development site to the north at 10120 No. 1 Road, located between the subject site and the Richmond Chinese Alliance Church, has a frontage of approximately 20 m along No. 1 Road.

The applicant advised staff in writing that they have made attempts to acquire the adjacent property, but cannot reach an agreement with the owners. The applicant has requested that this application proceed without the acquisition of the adjacent property to the north.

While the proposed development would create an orphan site situation on the north side of the subject site, staff support the proposed development based on:

- the adjacent property owners are not interested in redeveloping their properties at this time;
- the developer has provided a development concept plan for the adjacent site to the north (on file);
- the developer has agreed to provide vehicle access to future townhouse development on the adjacent site to the north; a Public Rights-of-Passage (PROP) Statutory Right-of-Way (SRW) over the entry driveway on the subject site will be registered on Title of the subject site as a condition of rezoning to secure this arrangement.

#### Single Family Lot Size Policy 5426

The subject site is located within Single Family Lot Size Policy Area 5426 (Attachment 8), adopted by Council on December 18, 1989. The Single Family Lot Size Policy provides direction on the size of single family lots that may be created through rezoning and subdivision.

As per Section 2.3 of the Zoning Bylaw 8500, the proposed rezoning for the west portion of the site is not subjected to this Lot Size Policy 5426 since that portion of the site is located along an arterial road where the Lot Size Policy has been adopted more than five years ago, and is included/to be included

into an Area Plan which designates the site for “Multiple-Family” uses. Therefor, the townhouse portion of the development is consistent with the Policy.

The proposed rezoning for 4068 Cavendish Drive and the east portions of 10160 and 10180 No. 1 Road is subjected to this Lot Size Policy 5426 since a two lot subdivision for single family residential uses is being proposed. The Policy permits properties located within the policy area to be rezoned and subdivided as per “Single Detached (R2/B)” zone; where the minimum lot size is 360 m<sup>2</sup> and minimum lot width is 12.0 m (or 14.0 m in case of a corner lot). The proposed two lot single family subdivision is consistent with the Lot Size Policy. One lot will be approximately 360 m<sup>2</sup> in size and the other lot will be approximately 444 m<sup>2</sup> in size.

#### Floodplain Management Implementation Strategy

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

#### **Public Consultation**

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property. However, staff have received comments from the public about the proposed development in response to the open houses held by the applicant.

#### Open Houses

The applicant conducted two public open houses for the rezoning application; the first one was held on June 20, 2018 and the second open house was held on June 26, 2019. Both open houses were held at the Richmond Chinese Alliance Church, which is located to the immediate north of the development site. For each of the two open houses, flyers were delivered by the applicant to approximately 107 properties in the immediate area (see Attachment 9 for the Notification Area). Staff attended the open houses to observe the meetings and answer policy or process-related questions.

#### *June 20, 2018 Open House*

Approximately 40 people attended the event. Comment sheets were provided to all the attendees. A total of 11 completed comment sheets were received after the meeting. Three independent emails from residents within the notification area were also received after the meeting. A copy of the Open House Summary prepared by the applicant, including the comment sheets and emails received, is included in Attachment 10.

Major concerns from the neighbourhood on the proposed development are summarized below with responses to each of the concerns identified in bold italics:

1. Security of the existing residences on Cavendish Drive

***Concerns were raised about the proposed road extensions to connect the northern and southern sections of the existing Cavendish Drive through the subject site, and the proposed public walkway between No. 1 Road and Cavendish Drive. Residents concern that the proposed improvements would attract more vehicle and foot traffic, parking, and transients on Cavendish Drive and result in increased noise, theft and undesirable activities.***

*In response to the concerns raised, Transportation staff has accepted an alternative proposal by the applicant to construct an emergency access/pedestrian walkway within the proposed road extension, instead of a through road, to minimize increases in traffic and parking on Cavendish Drive. Bollards fitted with locks will be installed at each end of the emergency access/walkway to allow for emergency vehicle access only and to ensure no public vehicle access.*

*Transportation staff advised that the proposed walkway between No. 1 Road and Cavendish Drive and the proposed emergency access/walkway connecting the two ends of Cavendish Drive would improve walkability and transit connectivity to the neighborhood, which includes Diefenbaker Elementary School. The proposed improvements would re-route the existing informal walkways through undeveloped lots onto paved and lit pathways where safety and security on the pedestrian route could be enhanced.*

*As part of the townhouse development proposal, pedestrian entry for the units proposed along the public walkway will be designed to face the walkway in order to activate the public walkway and add to passive surveillance. The public walkway will be designed in accordance with the Crime Prevention Through Environmental Design (CPTED) principles.*

2. Tree Preservation

*A desire was expressed to retain the existing tall trees on site. Based on the initial review of the tree inventory on site, two bylaw-sized trees are considered in good condition; a 140cm cal Sequoia tree and a 56cm cal Spruce tree are proposed to be protected and retained. In response to this concerns, the project arborist had reviewed the tree preservation strategy but is not able to recommend additional trees to be retained on site. However, the developer has revised the site plan of the townhouse development and incorporated the protected trees into the outdoor amenity space.*

3. Form and Character

*Concern was expressed over the fit of new building design to the existing single family residences on Cavendish Drive. Preliminary architectural plans for the proposed single family homes and townhouses have been developed. The proposed form and character of the proposed buildings seem to compliment with the existing/surrounding single family houses.*

4. Site Grading

*Concerns were raised regarding site grade and adjacency. The applicant advised that the floor slabs would be raised to meet the required minimum flood plain construction level, but all site grading will occur within the development site and no grade changes will occur along the property lines of adjacent properties. Staff will work with the applicant at the Development Permit stage to ensure no grade changes will occur along the common property lines.*

5. Sidewalk Configuration

*Concerns were expressed that the varying sidewalk configuration between the northern and southern sections of Cavendish Drive but the opinions were split on how best to improve this. Currently, the sidewalk on the northern section of Cavendish Drive is on the south/east side of the road; and the sidewalk on the southern section of Cavendish Drive is on the west/north side of the road. The proposed 6m emergency access/walkway will provide a seamless connection between the sidewalks on the two sections of Cavendish Drive.*

## 6. Parking

*Concerns were expressed for the potential increase in neighbourhood parking to the area with the proposed townhouse development. All vehicle traffic to the townhouse development will be via No. 1 Road. All townhouse units fronting on to the new Cavendish Drive Connection will have access from the internal drive aisles/walkways within the development. The numbers of residential and visitor parking spaces proposed on the proposed townhouse site are in compliance with the zoning bylaw requirements.*

## 7. Unit Height

*Concerns were raised about the proposed three-storey townhouse units. Townhouse units fronting onto Cavendish Drive have been reduced to a two-storey height from Cavendish Drive with a half storey in the roof space which will only be visible from within the townhouse site. This will ensure the character and form of the townhouses complement the existing single family homes on Cavendish Drive. In addition, townhouse units that have a side yard interface with existing adjacent single family homes on Cavendish Drive have been reduced to two storeys to address potential massing and shadowing concerns.*

### *June 26, 2019 Open House*

A second open house was held to provide area residents with information on the revised proposal and how the concerns raised in the first open house were addressed.

Approximately 20 people attended the event. Comment sheets were provided to all the attendees. A total of 7 completed comment sheets were received after the meeting. Two independent emails from residents within the notification area were also received after the meeting. A copy of the Open House Summary prepared by the applicant, including the comment sheets and emails received, is included in Attachment 11.

Concerns identified through the second open house are summarized below with responses to each of the concerns identified in bold italics:

### 1. Public Walkway Between No. 1 Road & Cavendish Drive

*Two residents were still concerned that the construction of the public walkway would result in an increase in crime and undesirable activities. Transportation staff have reviewed the requirements and feel that a public walkway between No. 1 Road and Cavendish Drive through this site is still warranted.*

*Installation of a more direct pedestrian link from the surrounding neighborhood to No. 1 Road would make access to the transit stops on No. 1 Road more convenient for residents. This improvement facilitates walking, cycling and transit use; and a safe and accessible pathway with direct and connected links would support Richmond's mode shift targets in the Community Energy and Emissions Plan. Enhancements to support and encourage transit use is also consistent with the City's official Community Plan objectives.*

*Staff will work with the applicant at the Development Permit stage to ensure that the design of the walkway incorporates Crime Prevention Through Environmental Design principles, including appropriate lighting, fencing and landscaping to enhance passive surveillance.*



## 2. Single Family Lots

*Two residents requested that the front yard setbacks of the proposed single family lots be reduced to provide larger rear yard; and that the side yard setbacks be increased to reduce shadowing (in order to provide a larger building separation from the new homes to the existing homes). The applicant has agreed to increase the setbacks outlined in the bylaw to the proposed single family lots:*

Setbacks (m)	Bylaw Requirements	Proposed Lot A	Proposed Lot B
Internal Side Yard:	1.2 m	East side – 2.0 m	South side – 1.45 m
Rear Yard – 1 <sup>st</sup> Floor:	Lot A: 6.0 m Lot B: 6.0 m	6.98 m	7.5 m
Rear Yard – 2 <sup>nd</sup> Floor:	Lot A: 7.46 m Lot B: 6.0 m	10.81 m	7.5 m

*These setbacks have been reflected on the proposed site plan. The applicant has agreed to register a legal agreement on Title, prior to final adoption of the rezoning bylaw, to ensure that future Building Permit applications will be consistent with these additional setbacks.*

## 3. Tree Planting

*Concerns were expressed regarding tree replacement. According to the Preliminary Landscape Plan provided by the applicant (Attachment 14), the developer is proposing to plant 62 new trees on-site. Tree size and species will be reviewed in detail through Development Permit and overall landscape design. Comments related to street tree planting have been forwarded to Parks Planning, Design & Construction staff and will be considered at the Servicing Agreement stage.*

### OCP Consultation Summary

Staff have reviewed the proposed OCP and zoning amendments, with respect to the *Local Government Act* and the City's OCP Consultation Policy No. 5043 requirements, and recommend that this report does not require referral to external stakeholders.

The table below clarifies this recommendation as it relates to the proposed OCP.

Stakeholder	Referral Comment (No Referral necessary)
BC Land Reserve Co.	No referral necessary.
Richmond School Board	No referral necessary.
The Board of Metro Vancouver	No referral necessary, as the proposed amendments are consistent with the Regional Growth Strategy.
The Councils of adjacent Municipalities	No referral necessary, as adjacent municipalities are not affected.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary.
TransLink	No referral necessary, as no transportation road network changes are proposed.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary.

Stakeholder	Referral Comment (No Referral necessary)
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary.
Richmond Coastal Health Authority	No referral necessary.
Community Groups and Neighbours	No referral necessary.
All relevant Federal and Provincial Government Agencies	No referral necessary.

Should the Planning Committee endorse this application and Council grant 1<sup>st</sup> reading to the rezoning bylaw, the bylaws will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

## Analysis

### Built Form and Architectural Character

The applicant proposes to subdivide the five subject properties into three lots – one townhouse development site and two single family lots.

#### *Single Family Subdivision*

The proposal includes a two lot subdivision on the east side of Cavendish Drive. Each lot will contain a single family home with a two-bedroom secondary suite. Vehicular accesses to these two new single family lots will be from the southern portion of Cavendish Drive. Driveway locations will be co-ordinated with the proposed bollard locations at south end of the Cavendish Drive Connection emergency access/greenway.

To illustrate how the future lots and dwellings interface with the existing adjacent single family homes, the applicant has submitted preliminary site plans, landscape plans and building elevations for the two proposed single family lots (Attachment 12). The proposed single family subdivision and dwellings are designed to meet the “Single Detached (RS2/B)” zoning regulations. The designs of the proposed dwellings match the orientations of the existing adjacent single family homes and provide wider side yards and deeper rear yards to reduce shadowing to the existing neighbours. A shadow study for the single family development may be found in Attachment 13. The applicant has agreed to register a legal agreement on Title, prior to final adoption of the rezoning bylaw, to ensure that future Building Permit applications will be consistent with these designs.

#### *Townhouse Development*

The proposal also includes a 35 unit townhouse development west of Cavendish Drive. The proposed townhouse site, approximately 6,166 m<sup>2</sup>, will be located between No. 1 Road and the new Cavendish Drive Connection. Vehicular access to this townhouse development will be from No. 1 Road only, at the north edge of the site’s No. 1 Road frontage.

The townhouse development proposal consists of 35 townhouses, in a mix of two-storey, two-and-a-half-storey, and three-storey townhouse units in 10 clusters. Units will be oriented along No. 1 Road, the new Cavendish Drive Connection, and the proposed public walkway along the south property line. Three-storey units are proposed along No. 1 Road, along the north property line (adjacent to the neighbouring assembly site), and in the middle of the site. Building heights are reduced to two-storey

along the side yard and rear yard interfaces with existing adjacent single family homes in order to provide an adequate transition to the neighbouring residential developments. Units proposed along the new Cavendish Drive Connection will be two-and-a-half-storey. The top/half storey will be provided within the primary roof form of the building above the second floor, with no windows fronting onto Cavendish Drive, in order to create a form and character that complements with the single family homes on Cavendish Drive.

The outdoor amenity area will be situated in a central open courtyard along the main entry drive aisle. Preliminary site plan, landscape plan, building elevations, section plans, and a shadow study for the proposed townhouse development can be found in Attachment 14.

Three ground level secondary suites are proposed to be included in the development: the size of two secondary suites would be approximately 25 m<sup>2</sup> each and the size of the other secondary suite would be approximately 51 m<sup>2</sup>. Each secondary suite contains a living area, a sleeping area, a kitchenette and a bathroom. No additional residential parking spaces will be assigned to the secondary suites since a side-by-side double car garage is proposed to be included in each of the townhouse units containing a secondary suite, consistent with the parking requirements of Zoning Bylaw 8500.

To ensure that these secondary suites will not be stratified or otherwise held under separate title, registration of a legal agreement on Title, or other measures restricting stratification, as determined to the satisfaction of the Director of Development, is required prior to final adoption of the rezoning bylaw.

To ensure that the secondary suites will be built, registration of a legal agreement on Title, stating that no final Building Permit inspection will be granted until the secondary suites are constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw, is required prior to final adoption of the rezoning bylaw.

Consistent with the parking requirements in Richmond Zoning Bylaw 8500, a total of 64 resident vehicle parking spaces are proposed, of which 32 spaces (50%) are proposed in a tandem arrangement. Prior to rezoning approval, a restrictive covenant preventing the conversion of tandem parking area into storage or habitable space is required to be registered on title. Also consistent with the parking requirements, a total of seven visitor parking spaces are proposed on-site, one of which will be a handicapped visitor parking space. In addition, a total of 64 resident (Class 1) bicycle parking spaces (in excess of bylaw requirement) and seven visitor (Class 2) bicycle parking spaces are proposed.

#### *Density for Townhouse Development*

The Arterial Road Land Use Policy specifies a typical density of 0.60 FAR (Floor Area Ratio) for townhouse developments along arterial roads, subject to the applicant providing a cash-in-lieu contributions to the City's Affordable Housing Reserve Fund prior to Council approval of any rezoning application.

This policy further provides for the consideration of additional density for townhouse development if the proposal includes built affordable housing units, secured by the City's standard Housing Agreement. The applicant is proposing medium density townhouses with a maximum density of 0.65 FAR, including six affordable housing units with a combined floor area of not less than 14% of the total floor area. These units would be secured through a restrictive covenant and Housing Agreement registered on property title prior to Council approval of the rezoning.

Conceptual development plans are contained in Attachment 14. The six affordable housing units are proposed to be located in the northerly building fronting No. 1 Road. Private outdoor spaces are provided for each unit in the form of a yard at-grade and a balcony on the second floor. Consistent with the OCP policies to provide for a variety of housing, the proposed affordable housing units would be ground-oriented in design, and family-oriented in type and size as detailed below:

Number of Units	Unit Type	Minimum Unit Area as per Affordable Housing Strategy	Proposed Unit Size	Maximum Monthly Unit Rent**	Total Maximum Household Income**
5	2BR + den	69 m <sup>2</sup> (741 ft <sup>2</sup> )	93.55 m <sup>2</sup> (1,007 ft <sup>2</sup> )	\$1,218	\$46,800 or less
1	2BR + den	69 m <sup>2</sup> (741 ft <sup>2</sup> )	97.27 m <sup>2</sup> (1,047 ft <sup>2</sup> )	\$1,218	\$46,800 or less
Total: 6			Total: 565.02 m <sup>2</sup> (6,082 ft <sup>2</sup> ) (approx. 14.3% of total floor area proposed)		

\*\* May be adjusted periodically as provided for under adopted City policy.

Staff note that 100% of the units are two-bedroom units. Staff also note that all units meet the minimum floor space requirements as outlined in the AHS. The Affordable Housing Strategy also targets 85% of LEMR units to meet Built Universal Housing (BUH) standards. Given that BUH standards are difficult to achieve in townhouse developments, the applicant is proposing to design five of the six LEMR units based on the convertible unit design standards.

Staff recommend that Council support this proposal as the community benefit is significant and the proposed form and massing of the townhouse cluster is generally consistent with the Arterial Road Land Use Policy.

#### *New Site-Specific Zone*

To accommodate the proposed development, a new site-specific zone “Town Housing (ZT88) - No. 1 Road (Steveston)” is proposed, with a maximum base density of 0.60 FAR and bonus density of 0.05 FAR, up to a total maximum of 0.65 FAR. The bonus density is conditional upon the provision of six affordable housing units with a combined net floor area of 14% of total net floor area. These units would be secured through a restrictive covenant and a Housing Agreement to be registered on title, prior to rezoning approval.

The ZT88 zone also reflects the applicant’s proposal to allow a minimum 4.5 m setback along both No. 1 Road and Cavendish Drive. The proposed road setback is smaller than the required 6.0 m front yard setback in the standard townhouse zones. Staff support the proposed minimum 4.5 m road setback based on:

- the Arterial Road Guidelines for Townhouses in the OCP support reduced front yard setbacks with appropriate streetscape design;
- the resulting reduced front yard setback does not compromise tree preservation or tree planting opportunity along the site frontages;
- the proposed architectural design provides appropriate building articulation and interface with neighbouring properties;
- existing single family homes on Cavendish Drive typically have a road setback back less than 4.5 m;
- a 15.0 m wide road dedication through the site to facilitate the Cavendish Drive connection is required;

- a 0.4 m wide road dedication along No. 1 Road is required to accommodate the required frontage improvements;
- the proposed 4.5 m setback from No. 1 Road would only be applied to proposed Building No. 1; the resulting distance from the back of curb along No. 1 Road to the building face would be approximately 7.5 m;
- Building No. 2 will be set back approximately 5.37 m from No. 1 Road in order to provide a transition from Building No. 1 (at a 4.5 m setback) to the existing adjacent townhouse development to the south (at a 6.0 m setback); and
- the proposed development will be designed to meet the interior noise limits as per the CMHC standards in order to address the road traffic noise from No. 1 Road. A report from a certified acoustical engineer will be required prior to the Development Permit Application for this project being forwarded to the Development Permit Panel for consideration.

### *Development Permit*

A Development Permit processed to a satisfactory level for the proposed townhouse development is a requirement of zoning approval. Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines for multiple-family projects in the 2041 Official Community Plan (OCP).
- Refinement of the site plan to ensure all the aboveground utility infrastructure improvements for this development proposal will be located at the appropriate location and screened from street view;
- Refinement of the proposed building form to achieve sufficient variety in design to create a desirable and interesting streetscape along No. 1 Road, to reduce visual massing of the three-storey units, and to address potential adjacency issues with adjacent residential uses.
- Refinement of the proposed site grading to ensure survival of all proposed protected trees, to provide appropriate transition between the proposed development and adjacent existing developments, and to ensure accessibility throughout the site including the public walkways.
- Refinement of the outdoor amenity area design, including the choice of play equipment, to create a safe and vibrant environment for children's play and social interaction.
- Review of size and species of on-site replacement trees to ensure bylaw compliance and to achieve an acceptable mix of conifer and deciduous trees on site.
- Opportunities to maximize planting areas along internal drive aisles, to maximize permeable surface areas, and to better articulate hard surface treatments on site.
- Review of aging-in-place features in all units and the designs of convertible units.
- Review of a sustainability strategy for the development proposal.

Additional issues may be identified as part of the Development Permit application review process.

### Existing Legal Encumbrances

There is an existing utility Right-of-Ways (ROW) along the north property line of 4051 Cavendish Drive for existing sanitary sewer lines and connections. The developer is aware that no construction is permitted in these areas.

In addition, there is an existing tri-party utility right of way (City of Richmond, BC Hydro and Telus) on a portion of 4068 Cavendish Drive for the provision of utilities and services. In order to create the proposed two-lot single family subdivision at the southeast corner of the site, the developer is required to remove the existing inspection chamber, service connection and service lateral within the utility right of way; as well as to discharge the surplus portion (i.e., 5.0 m x 15.0 m) of the existing utility right of way located on 4068 Cavendish Drive prior to Subdivision Approval. The developer is responsible to coordinate with BC Hydro and Telus, as well as other private utility companies (i.e., Shaw and Fortis BC) to confirm that there are no existing private utilities within the utility right of way prior to the discharge.

### Transportation and Site Access

Prior to final adoption of the rezoning bylaw, the developer is required to:

- provide a new road dedication, with a minimum width of 15.0 m, to link the two discontinuous ends of Cavendish Drive through the subject site, and to enter into a Servicing Agreement for the design and construction of a new emergency vehicle access/greenway within the road dedication. The exact road dedication and emergency vehicle access configurations are to be confirmed with survey information to be submitted by the applicant at Servicing Agreement stage;
- register a 6.0 m wide PROP (Property Right-of-Passage) SRW (Statutory Right-of-Way) on Title and enter into a Servicing Agreement for the design and construction of a new pedestrian access walkway along the south property line to provide legal means of public access between No.1 Road and Cavendish Drive;
- dedicate an approximately 0.4 m wide road across the entire No. 1 Road frontage to accommodate the required frontage improvements including a new sidewalk and grass and treed boulevard; and
- provide a vehicle access to the proposed townhouse development on No. 1 Road.

### Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 61 bylaw-sized trees on the subject development site and seven trees on neighbouring properties.

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

- A 140 cm caliper Sequoia tree (specifically tag# 33) and a 56 cm caliper Spruce tree (specifically tag# 34) located on the development site are in excellent condition and should be retained and protected.
- 59 trees (specifically tag# 1-32 & 35-61) located on the development site either dead, dying (sparse canopy foliage), have been previously topped or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions or are in conflict with the development. As a result, these trees are not good candidates for retention and should be replaced. A Tree Removal Permit (T2 19-875281) has already been issued for a dead (hazardous) Birch tree located on site.
- Seven trees located on neighbouring properties and city's property (specifically tag# OS1-OS3 on 10222 No. 1 Road, tag# OS4 on 4080 Cavendish Drive, tag# OS 5 on City's property, and



tag# OS6-OS7 on 4039 Cavendish Drive) are to be protected as per City of Richmond Tree Protection Information Bulletin Tree-03.

### *Tree Replacement*

The applicant wishes to remove 59 on-site trees. The 2:1 replacement ratio would require a total of 118 replacement trees. According to the Preliminary Landscape Plan provided by the applicant (Attachment 14), the applicant proposes to plant 62 new trees on-site. The size and species of replacement trees will be reviewed in detail through Development Permit and overall landscape design. The applicant has agreed to provide a voluntary contribution of \$42,000 (\$750/tree) to the City's Tree Compensation Fund in lieu of planting the remaining 56 replacement trees should they not be accommodated on the site.

### *Tree Protection*

Two trees on-site and seven trees on neighbouring properties are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 15). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the Arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission to the City of a Tree Survival Security in the amount of \$20,000 to ensure that the 140 cm caliper Sequoia tree (specifically tag# 33) and the 56 cm caliper Spruce tree (specifically tag# 34), both identified for retention, will be protected. No Tree Survival Security will be returned until the post-construction assessment report, confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.
- Prior to demolition of the existing dwellings on the subject development site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

### Affordable Housing Strategy

Consistent with the City's Affordable Housing Strategy, the applicant has proposed to provide a secondary suite in each of the two single family dwellings proposed at the subject site, for a total of two suites. Each secondary suite will contain a two bedrooms, with minimum suite sizes of 64 m<sup>2</sup> (689 ft<sup>2</sup>) each. Prior to final adoption of the rezoning bylaw, the applicant must register a legal agreement on Title to ensure that no final Building Permit inspection is granted until a two-bedroom secondary suite is constructed on both of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

### Public Art

In response to the City's Public Art Program (Policy 8703), the applicant will provide a voluntary contribution at a rate of \$0.85 per buildable square foot (2018's rate) at the proposed townhouse development to the City's Public Art Reserve fund; for a total contribution in the amount of \$36,669.58.

### Energy Step Code

This development application is subject to the Energy Step Code. Applicants are expected to conduct energy modelling early on as part of their development plans to confirm that their proposed design is able to meet the requirements of BC Energy Step Code that will be in place at the time of their Building Permit application. Attached is a statement from the applicant acknowledging that the proposed townhouse development will comply with this requirement (Attachment 16).

### Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on the townhouse site, as per the OCP. Based on the rate identified in the OCP (i.e., \$1,600 per unit for the first 19 units, plus \$3,200 per unit for the 20<sup>th</sup> to 35<sup>th</sup> unit), the total cash contribution required for the 35 unit townhouse development is \$81,600.00.

Outdoor amenity space will be provided on the townhouse site. Based on the preliminary design, the total area of the proposed outdoor amenity spaces complies with the Official Community Plan (OCP) requirements (i.e., 6 m<sup>2</sup> of outdoor space per unit). Staff will work with the applicant at the Development Permit stage to ensure the configurations and designs of the outdoor amenity spaces meet the Development Permit Guidelines in the OCP, including provision of children's play equipment.

### Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into the City's standard Servicing Agreement to design and construct a new public walkway along the south property line of the site between No. 1 Road and Cavendish Drive, a new emergency access/greenway to connect the two discontinuous ends of Cavendish Drive, frontage beautification works on the road frontages, as well as water, storm sewer and sanitary sewer upgrades and service connections along both No. 1 Road and Cavendish Drive (see Attachment 17 for details). All works are at the client's sole cost (i.e., no credits apply). The developer is also required to pay Development Cost Charges (DCC's) (City & GVS & DD), Translink DCC's, School Site Acquisition Charge and Address Assignment Fee.

### **Financial Impact or Economic Impact**

As a result of the proposed development, the City will take ownership of developer contributed assets such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals. The anticipated operating budget impact for the ongoing maintenance of these assets is \$5,500.00. This will be considered as part of the 2020 Operating budget.

## Conclusion

The purpose of this application is to rezone the subject site to permit a 35 unit townhouse development on the west side of the new Cavendish Drive Connection and a two-lot single family residential subdivision on the east side of the new Cavendish Drive Connection. The proposal will provide a total of 42 residential units including six Low End Market Rental (LEMR) units, 29 townhouse units, two single family dwellings, and five secondary suites (two units as part of the single family development and three units as part of the townhouse development).

The proposal is consistent with the land use designation in the 2041 Official Community Plan (OCP) (i.e., "Neighbourhood Residential"). The proposed townhouse development is generally consistent with the Arterial Road Land Use Policy for townhouses. The conceptual development plans attached are generally consistent with all applicable OCP design guidelines, and would be further refined in the Development Application review process.

The application includes the significant benefit of six affordable housing units, which will be secured through a restrictive covenant and a Housing Agreement at the Development Permit stage.

The list of Rezoning Considerations, which must be completed by the applicant prior to adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10156, is included in Attachment 17.

It is recommended that Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10155 and Richmond Zoning Bylaw 8500, Amendment Bylaw 10156, be introduced and given First Reading.

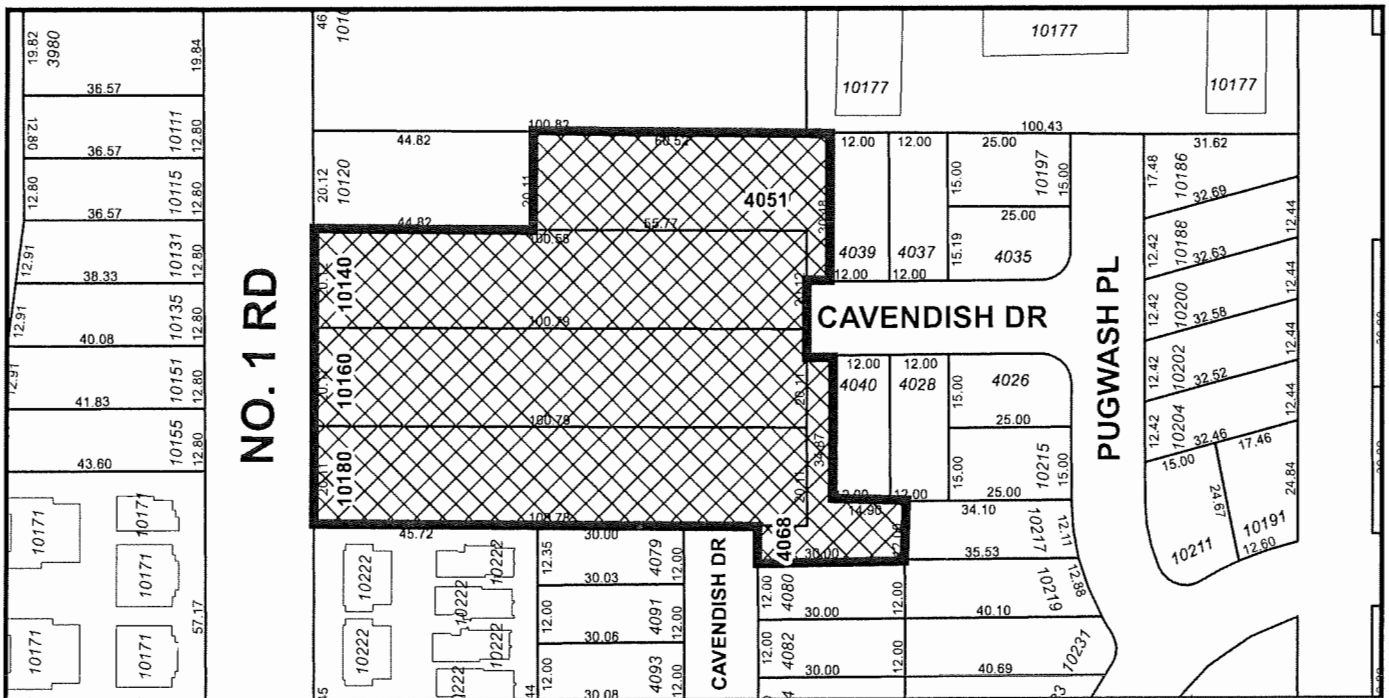
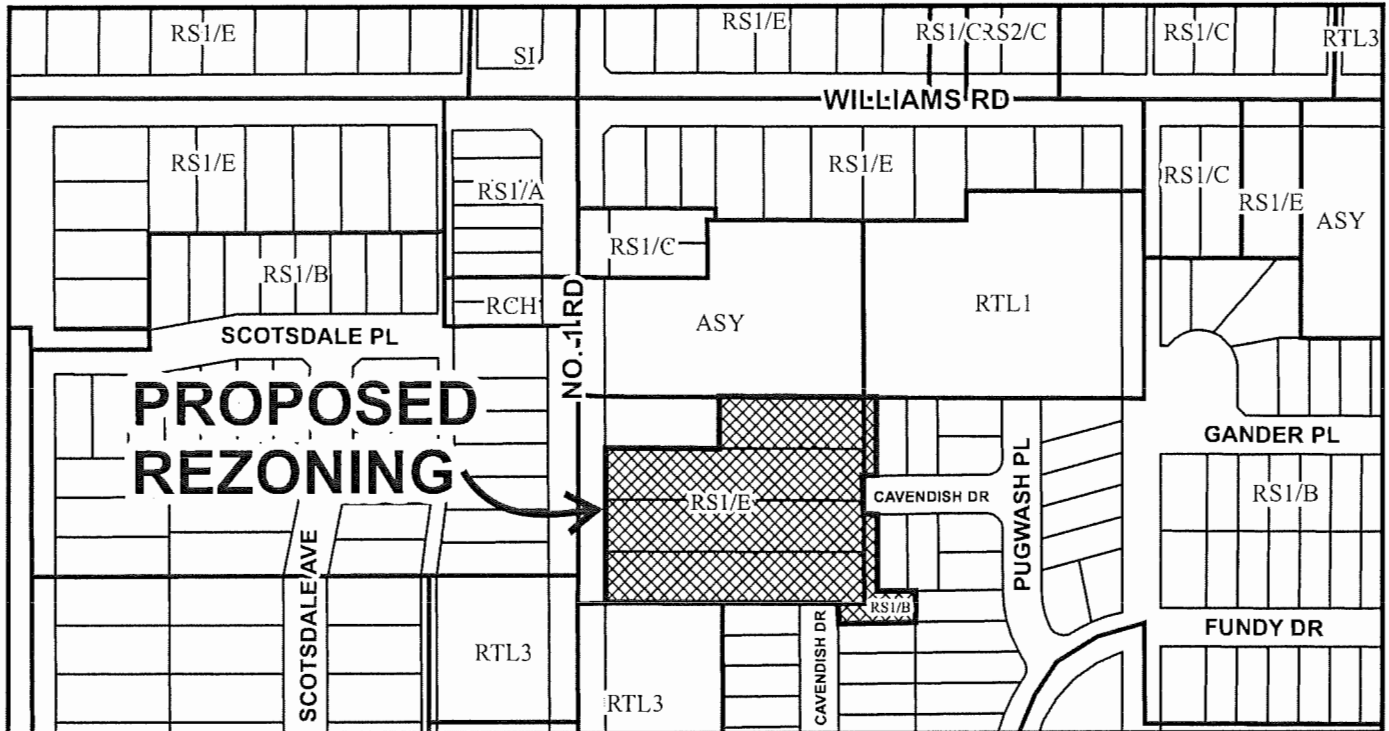
Edwin Lee  
Planner 2

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- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plan
- Attachment 3: Preliminary Design of Cavendish Drive Connection Emergency Access/Greenway
- Attachment 4: Development Application Data Sheet – Proposed Townhouse Development
- Attachment 5: Development Application Data Sheet – Proposed Single Family Subdivision
- Attachment 6: Steveston Area Plan
- Attachment 7: Proposed Land Use Designation Amendment
- Attachment 8: Lot Size Policy 5426
- Attachment 9: Notification Area – Open Houses
- Attachment 10: Open House Summary – 2018
- Attachment 11: Open House Summary – 2019
- Attachment 12: Preliminary Development Plans - Proposed Single Family Subdivision
- Attachment 13: Shadow Study - Proposed Single Family Subdivision
- Attachment 14: Preliminary Development Plans - Proposed Townhouse Development
- Attachment 15: Tree Management Plan
- Attachment 16: Statement regarding BC Energy Step Code
- Attachment 17: Rezoning Considerations



City of  
Richmond



RZ 18-820669

Original Date: 05/11/18

Revision Date:

Note: Dimensions are in METRES





City of  
Richmond



RZ 18-820669

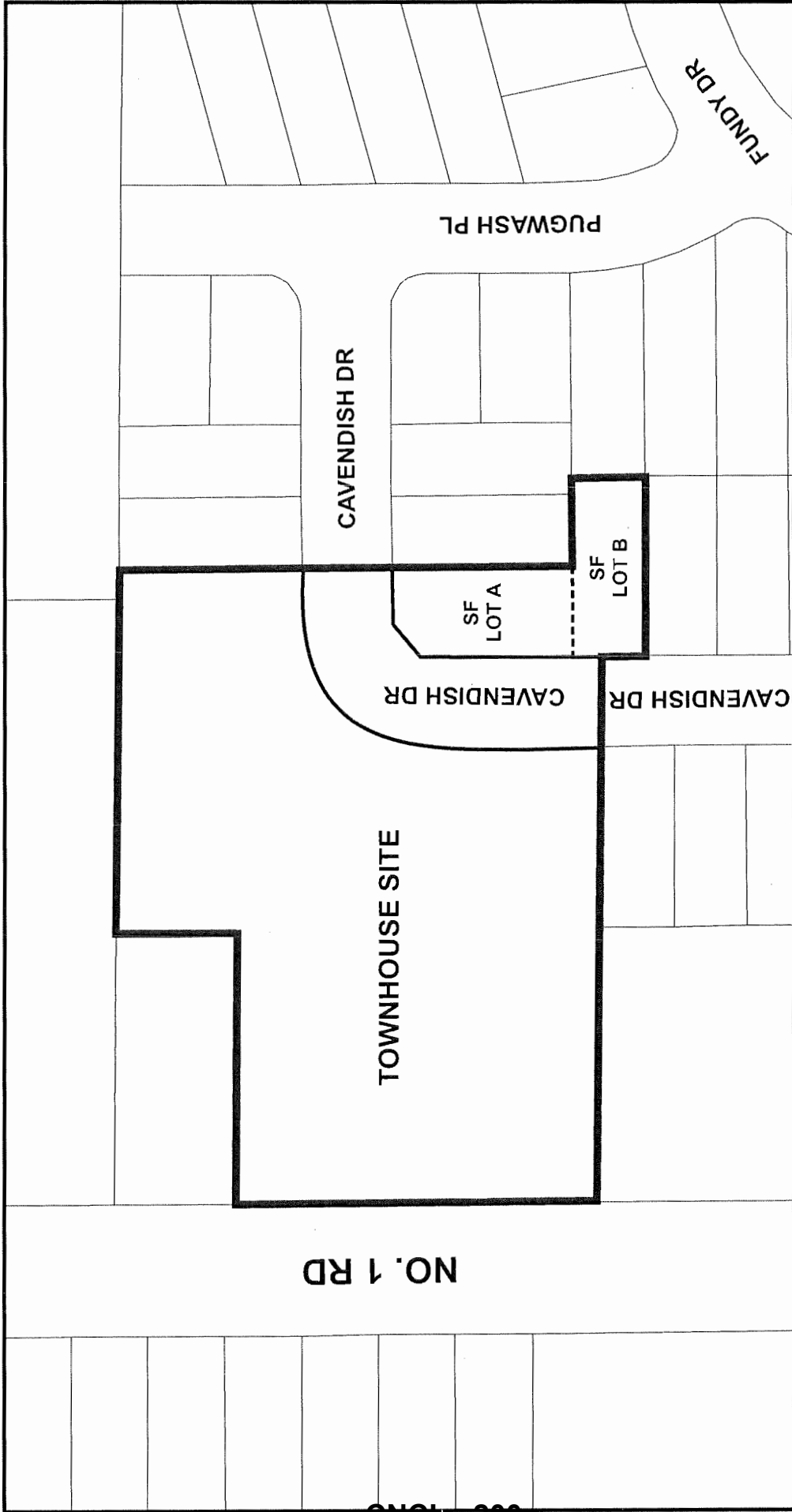
Original Date: 05/11/18

Revision Date:

Note: Dimensions are in METRES



City of  
Richmond



CNCL - 200

ATTACHMENT 2

Original Date: 03/19/20

Revision Date:

Note: Dimensions are in METRES

“Proposed Development at 10140,  
10160 and 10180 No. 1 Road and  
4051 and 4068 Cavendish Drive”









**RZ 18-820669**

**Attachment 4**

Address: 4051 Cavendish Drive and the West Portions of 10140, 10160 & 10180 No. 1 Road

Applicant: Yamamoto Architecture Inc.

Planning Area(s): Steveston

	Existing	Proposed
<b>Owner:</b>	1050651 BC Ltd.	No Change
<b>Site Size (m<sup>2</sup>):</b>	7,803 m <sup>2</sup> (Combined with SF site)	6,166 m <sup>2</sup>
<b>Land Uses:</b>	Single Family Residential	Multiple-Family Residential
<b>OCP Designation:</b>	Low-Density Residential	No Change
<b>Area Plan Designation:</b>	Steveston Area Plan: Single Family / Multiple-Family	Steveston Area Plan: Multiple-Family
<b>702 Policy Designation:</b>	Policy 5426 – Single Detached (RS2/B) or (RS2/G)	No Change
<b>Zoning:</b>	Single Detached (RS1/B) & Single Detached (RS1/E)	Town Housing (ZT88) - No. 1 Road (Steveston)
<b>Number of Units:</b>	3	35
<b>Other Designations:</b>	N/A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	0.65 Max.	none permitted
Lot Coverage – Building:	Max. 40%	40% Max.	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	65% Max.	none
Lot Coverage – Landscaping:	Min. 25%	25% Min.	none
Setback – No. 1 Road (m):	Min. 4.5 m	4.5 m Min.	none
Setback – Cavendish Drive (m):	Min. 4.5 m	4.5 m Min.	none
Setback – North Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – South Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Height (m):	Max. 12.0 m (3 storeys)	12.0 m (3 storeys) Max.	none
Lot Width:	Min. 50.0 m	60 m	none
Lot Depth:	Min. 35.0 m	106 m	none
Off-street Parking Spaces – Residential:	2 spaces per strata + 1 space per LEMR = 64	64	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Visitor:	0.2 spaces per unit = 7	7	none
Off-street Parking Spaces – Total:	71	71	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (64 x Max. 50% = 32)	32	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on-site (71 x Max. 50% = 35)	2	none
Handicap Parking Spaces:	Min. 2% when 11 or more spaces are required (71 x 2% = 2 spaces)	2	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.8 (Class 1) and 0.2 (Class 2) per unit	none
Off-street Parking Spaces – Total:	44 (Class 1) and 7 (Class 2)	64 (Class 1) and 7 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m <sup>2</sup> or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> x 35 units = 210 m <sup>2</sup>	255 m <sup>2</sup>	none

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



**RZ 18-820669**

**Attachment 5**

Address: 4068 Cavendish Drive and the East Portions of 10160 & 10180 No. 1 Road

Applicant: Yamamoto Architecture Inc.

Planning Area(s): Steveston

	Existing	Proposed
<b>Owner:</b>	1050651 BC Ltd.	No Change
<b>Site Size (m<sup>2</sup>):</b>	7,803 m <sup>2</sup> (Combined with TH site)	444 m <sup>2</sup> & 360 m <sup>2</sup>
<b>Land Uses:</b>	Single Family Residential	No Change
<b>OCP Designation:</b>	Low-Density Residential	No Change
<b>Area Plan Designation:</b>	Steveston Area Plan: Single Family	No Change
<b>702 Policy Designation:</b>	Policy 5426 – Single Detached (RS2/B)	No Change
<b>Zoning:</b>	Single Detached (RS1/B) & Single Detached (RS1/E)	Single Detached (RS2/B)
<b>Number of Units:</b>	0	2
<b>Other Designations:</b>	N/A	No Change

On Future Subdivided Lots	Bylaw Requirement		Proposed		Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m <sup>2</sup>		0.55		none permitted
Buildable Floor Area (m <sup>2</sup> ):*	Lot A: Max. 244 m <sup>2</sup> (2,628 ft <sup>2</sup> ) Lot B: Max. 198 m <sup>2</sup> (2,131 ft <sup>2</sup> )		Lot A: Max. 221 m <sup>2</sup> (2,398 ft <sup>2</sup> ) Lot B: Max. 197 m <sup>2</sup> (2,131 ft <sup>2</sup> )		none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous: Max. 70% Landscaping: Max. 25%		Building: Max. 45% Non-porous: Max. 70% Landscaping: Max. 25%		none
Lot Size:	360 m <sup>2</sup>		Lot A: 444 m <sup>2</sup> Lot B: 360 m <sup>2</sup>		none
Lot Dimensions (m):	Lot A Width: 14.0 m Depth: 24.0 m	Lot B Width: 12.0 m Depth: 24.0 m	Lot A Width: 14.72 m Depth: 30.01 m	Lot B Width: 12.26 m Depth: 29.98 m	none
Setbacks (m):	Front: Min. 6.0 m Side: Min. 1.2 m Exterior Side: Min. 3.0 m Rear – 1 <sup>st</sup> Floor: Lot A: Min. 6.0 m Lot B: Min. 6.0 m Rear – 2 <sup>nd</sup> Floor: Lot A: Min. 7.46 m Lot B: Min. 6.0 m		Front: 6.0 m Min. Side: 1.2 m Min. Exterior Side: 3.0 m Min. Rear – 1 <sup>st</sup> Floor: Lot A: 6.0 m Min. Lot B: 6.0 m Min. Rear – 2 <sup>nd</sup> Floor: Lot A: 7.46 m Min. Lot B: 6.0 m Min.		none

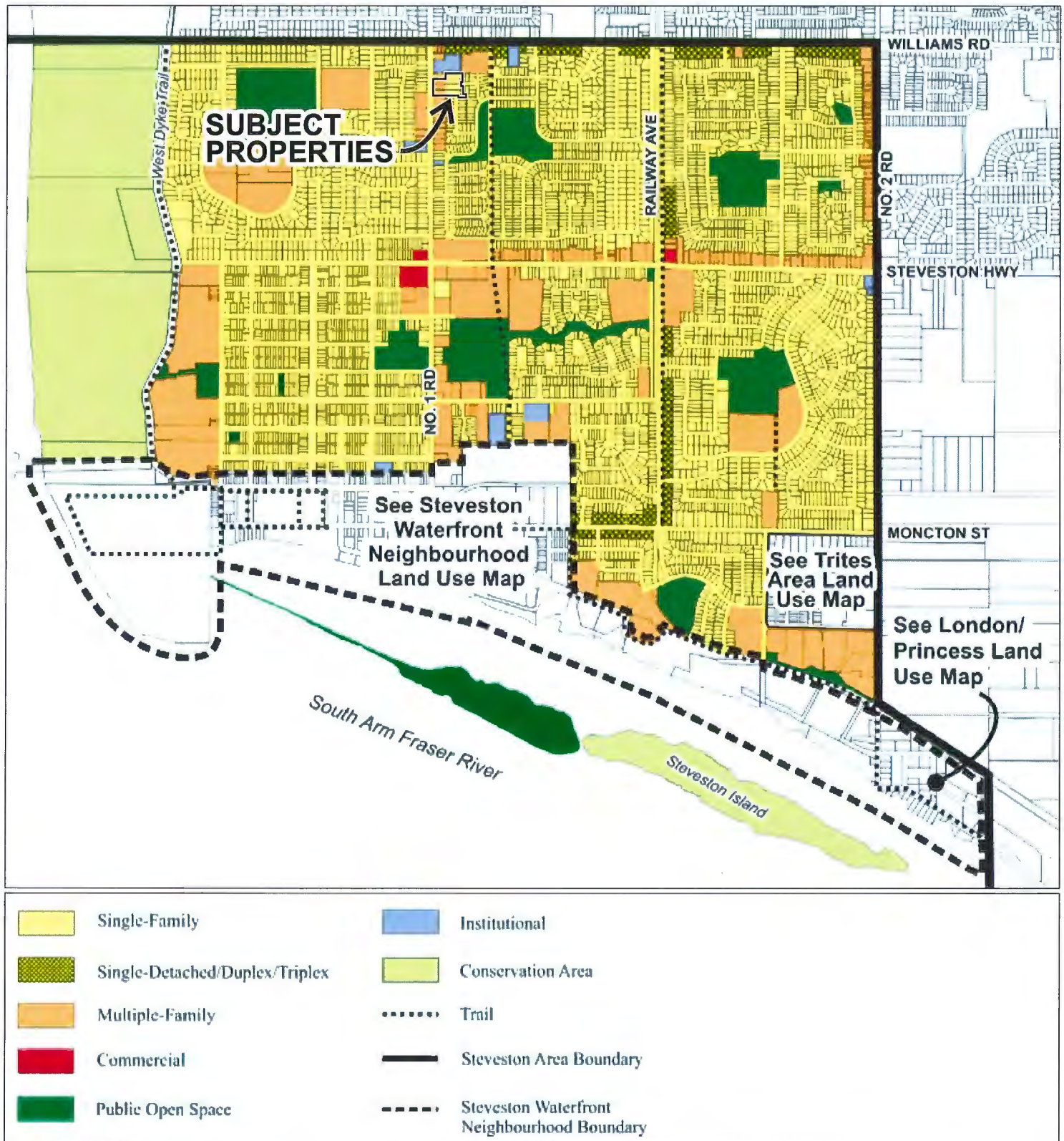
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Height (m):	Max. 2 ½ Storeys	2 Storeys	none

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

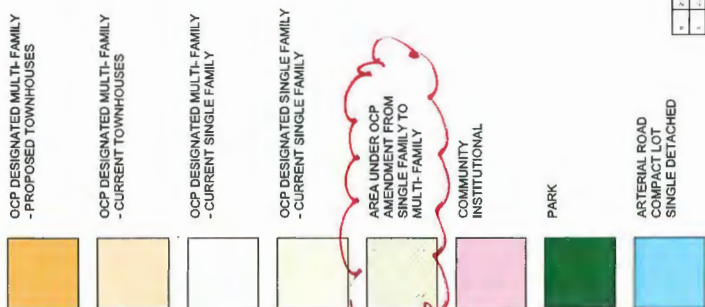
\* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.



## Steveston Area Land Use Map

Bylaw 9813  
2019/06/24



BOHANN  
PROPERTIESYAMAMOTO  
ARCHITECTURE

202 - 33 East 8th Avenue  
Vancouver BC V5T 1R5  
Tel: 604 231 1197 Fax: 604 231 1198

COMMUNITY DEVELOPMENT

AT 10140 10160 10180 NO. 1 RD  
25140-81 CANYON RD

## TOPIC CONTENT

A13 - HTS

Call - MAY 08, 2014

— 070310 —

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## CNCL - 207



## City of Richmond

## Policy Manual

Page 1 of 2

Adopted by Council: December 18, 1989

POLICY 5426

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 26-4-7/35-4-7

**POLICY 5426:**

The following policy establishes lot sizes for properties within the area located on **Williams Road, No. 1 Road and Geal Road**, in a portion of Section 26-4-7/35-4-7:

That properties within the area located on Williams Road, No. 1 Road and Geal Road, in a portion of Section 26-4-7/35-4-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300, with the following provisions:

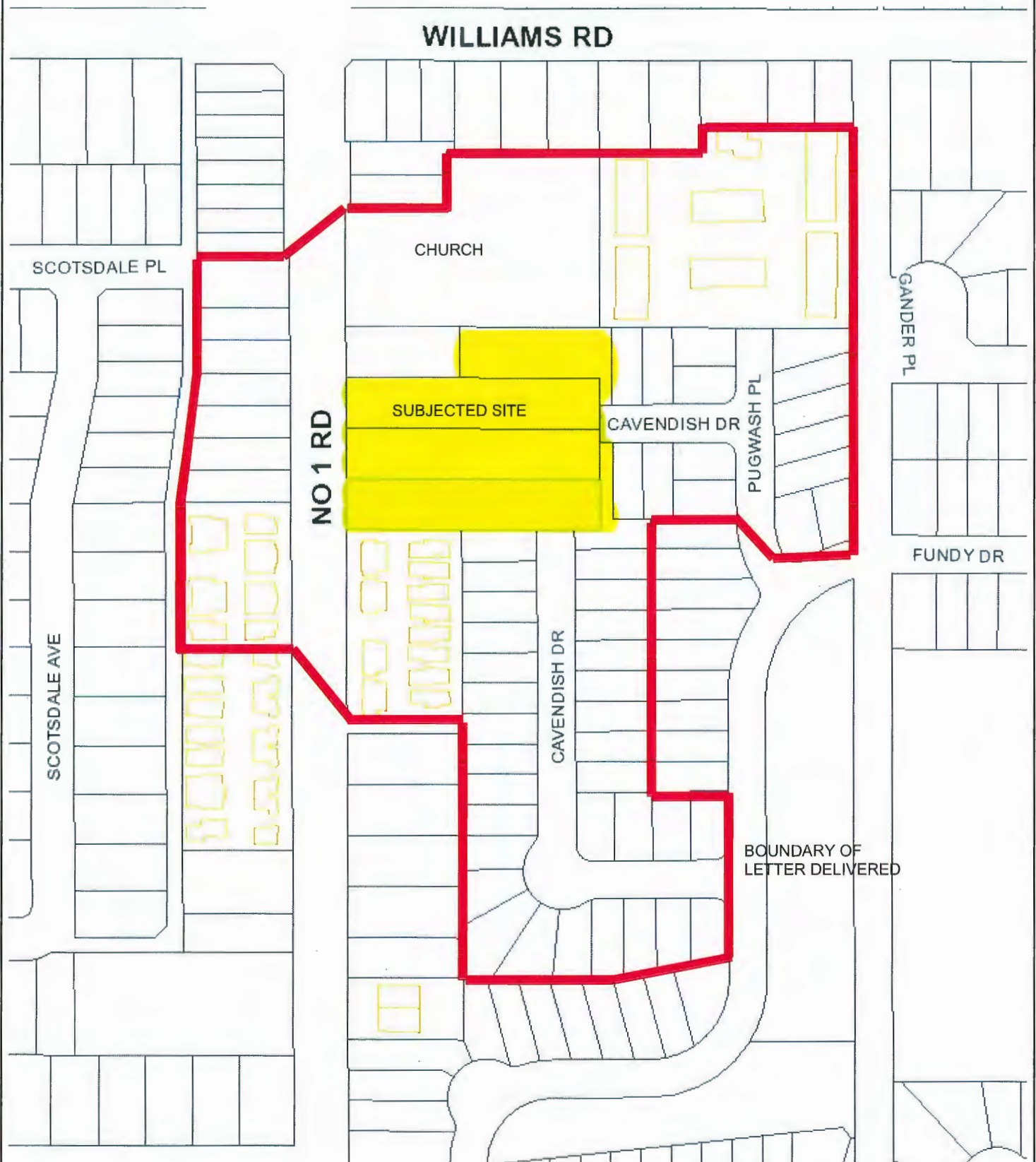
- (a) If there is no lane or internal road access, then properties along No. 1 Road would be restricted to Single-Family Housing District (R1/E).
- (b) Properties along Williams Road will be permitted Single-Family Housing District (R1/C) zoning unless there is lane or internal road access in which case Single-Family Housing District (R1/B) would be allowed.

and that this policy, as shown on the accompanying plan, be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.





## NOTIFICATION AREA



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

© City of Richmond



#220 – 2639 Viking Way  
Richmond, BC, V6V 3B7

Phone: 604.249.5040  
Fax: 604.249.5041

**City of Richmond**  
6911 No. 3 Road  
Richmond, BC, V6Y 2C1

July 20, 2018

**Attention:** Edwin Lee

**Reference:** Summary of Public Information Meeting  
10140 – 10180 No. 1 Road and 4051 and 4068 Cavendish Drive  
City File: RZ 18-820669

Dear Edwin,

A Public Information Meeting for the proposed 35 unit townhouse and 2 single family lot development located at 10140 – 10180 No. 1 Road and 4051 and 4068 Cavendish Drive (City File RZ18-820669) was held between 5:00pm and 8:00pm on June 20, 2018 at the Richmond Chinese Alliance Church located at 10100 No. 1 Road.

Core Concept Consulting Ltd. prepared a Public Information Meeting invitation including a document outlining the synopsis of the proposed development. The invitation packages were hand-delivered by Core Concept Consulting staff to the residences in the vicinity of the proposed development during the period of June 5th and June 10th. Please refer to Appendix A for the Public Information Invitation Package and Appendix B for a map defining the notice distribution area.

There are 53 single family homes and 53 townhome residences and the church in the notice distribution area. 14 residences in the notice distribution area attended the Public Information Meeting (13%). There was one representative from the church who also attended the Public Information Meeting.

Attendees of the meeting were greeted upon entry and encouraged to sign the attendance sheet for the meeting. 32 attendees were formally recorded on the attendance sheet but several signatures represented households with multiple household members in attendance. We estimate a total turnout of 40 people in attendance during the course of the meeting – not counting City Staff, the Developer, or his consultants.

The Attendees were free to examine a series of presentation boards and Mr. Steven Yang (Developer), Taizo Yamamoto (Architect) and David Kozak and David Lu (Civil) were available to address any questions raised by the attendees in either small informal groups or one-on-one as preferred by the Attendee. Please refer to Appendix C for the Presentation Boards displayed.

Each participant was provided a feedback form that they could complete at the meeting or which they could take home and complete at their leisure. As

of July 11<sup>th</sup> we have compiled 11 feedback forms and 3 independent emails. A table summarizing each of the feedback forms received and our synopsis of the comments received is included in Appendix D. The synopses provided for each feedback form addresses what we interpret to be the key points raised by the Attendee. Not all points are necessarily addressed or identified. The reader should peruse each of the feedback forms to establish their own interpretation of the tone and content of the feedback forms supplied in Appendix E.

For the most part the attendees within the notice distribution area expressed concern over one or two issues that were of most concern to them. In general the responses tended to fall into the following categories (in no particular order).

- # Security of the existing residences: Several residences expressed concern that the construction of a public walkway between No. 1 Road and Cavendish Drive will result in increased theft and undesirable activities.
- # Increased Noise and Traffic: Several residences indicated a concern that the connection of the Cavendish Drive road ends will result in increased noise and traffic.
- # Cavendish Drive Improvements to Pugwash: A couple residents would like the existing roadway and sidewalk improved.
- # Tree Preservation: A few residences would like the existing tall trees to be retained.
- # Form and Character: Several residences identified that they wanted the two single family homes and the townhomes to suit the existing single family residences on Cavendish Drive.
- # Site Grading: A few residences indicated concern that the main floor of the new homes and site grading would be raised out of character with the existing neighbouring properties. A couple residences cited 10533 Fundy Drive as an example of their concerns.
- # Sidewalk Configuration: Several residences indicated that they wanted the varying sidewalk configuration between the two sections of Cavendish Drive to be improved but the opinions were split on how best to achieve this.
- # Parking: Several residences were concerned about the amount of street side parking for Cavendish Drive. The opinions were split between preferring no parking, to not having enough parking along Cavendish Drive.
- # Unit Height: A couple residences objected to 3 story townhome units.

In the next two weeks the project team will be meeting to review the community feedback and determine if the development proposal can be adjusted to suit feedback.

Please contact me if you have any questions.





Yours Truly,

**Core Concept Consulting Ltd.**

A handwritten signature in blue ink that reads 'David R. Kozak'.

David R. Kozak  
Senior Project Manager

APPENDIX A  
PUBLIC INFORMATION INVITATION PACKAGE

June 5, 2018

**To:** Owner/Occupant

**Subject:** Notice of Public Information Meeting for the Proposed  
Development of 10140-10180 No. 1 Road & 4051/4068 Cavendish  
Drive (Rezoning No. 18-820669)

Dear Neighbour,

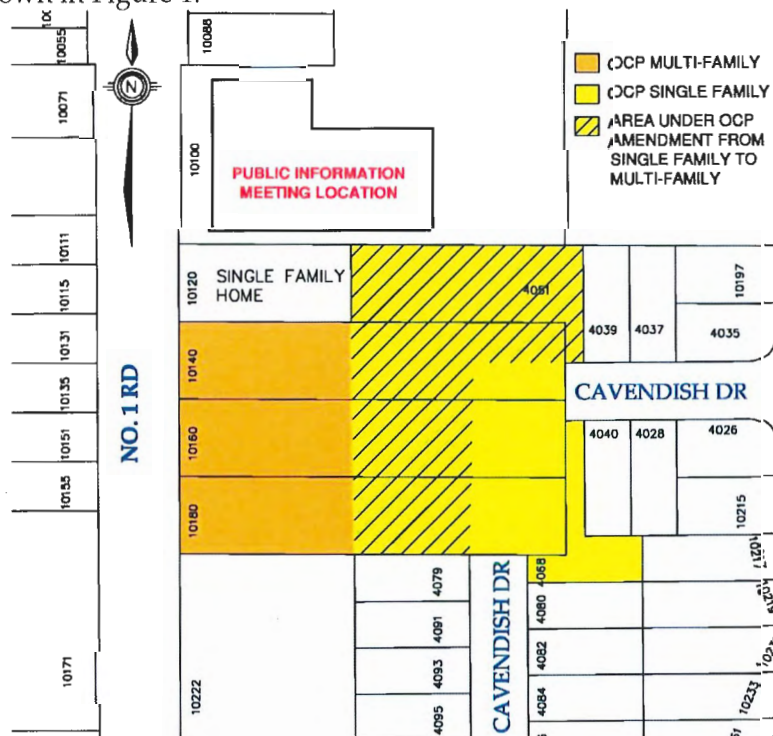
Bohan Properties, the owner of the above parcel would like to extend an invitation for you to attend a public information meeting related to a formal rezoning application to the City of Richmond for the above subject properties.

**Public Information Meeting**

**Location:** Richmond Chinese Alliance Church  
10100 No. 1 Road, Richmond  
**Date:** June 20<sup>th</sup>, 2018  
**Time:** 5:00pm – 8:00pm

This letter summarizes the key aspects of the proposed development and the anticipated impact to the neighbourhood.

The site is located in between No 1 Road on the west, Cavendish Drive on the east, single-family homes on the south, a church and a single-family home on the north side as shown in Figure 1.



The proposed development comprises 2 & 3 story townhouses north and west of Cavendish Drive as well as 2 single-family lots to complete the residential subdivision south and east of Cavendish Drive.

The proposed Cavendish Drive road layout will connect the two dead end sections of Cavendish Drive to complete the roadway (please see Figure 2 & 3 attached). This will provide several benefits to the neighbourhood:

- ⊕ improved vehicular circulation and virtually eliminate the need for turn arounds in private driveways;
- ⊕ improved fire truck, garbage, and recycling vehicle access and circulation;
- ⊕ improved fire protection once the watermains in both sections of Cavendish Drive are connected;
- ⊕ improved security and street lighting compared to the that present in the dead-end streets.

In addition, the development is proposing a public walkway along the south edge of the development between Cavendish Drive and No. 1 Road. We expect that this walkway will improve pedestrian circulation in the neighbourhood as well as access to public transit. The proposed architectural site plan is attached for your reference (please see Figure 4).

Please note that the developer intends for the townhouses of this proposed development to enter and exit the site through No. 1 Road with no vehicular access to Cavendish Drive. Therefore, we expect that the proposed development will not materially change the amount of vehicular traffic in Cavendish Drive, although some existing residents may change their driving patterns and exit north once the road is completed.

This application will proceed through the normal City of Richmond rezoning, subdivision application, and public consultation process. In addition, this application will also require an Official Community Plan (OCP) amendment from single family to multi-family zoning for a portion of the site (see Figure 1). We encourage you to attend the public information meeting where you can have the opportunity to ask questions and provide constructive feedback on a less formal setting. Should you be unable to attend the public information meeting, you can use the attached comments page and send them to the undersigned for consideration.

Please be advised that all comments received will be shared with the City of Richmond for consideration and will become public information. If you have any questions or concern, please feel free to contact Edwin Lee from the City of Richmond at (604) 276 4121 with reference to the Rezoning Number 18-820669.

We look forward to seeing you at the public information meeting.

Yours Truly,

**Core Concept Consulting Ltd.**



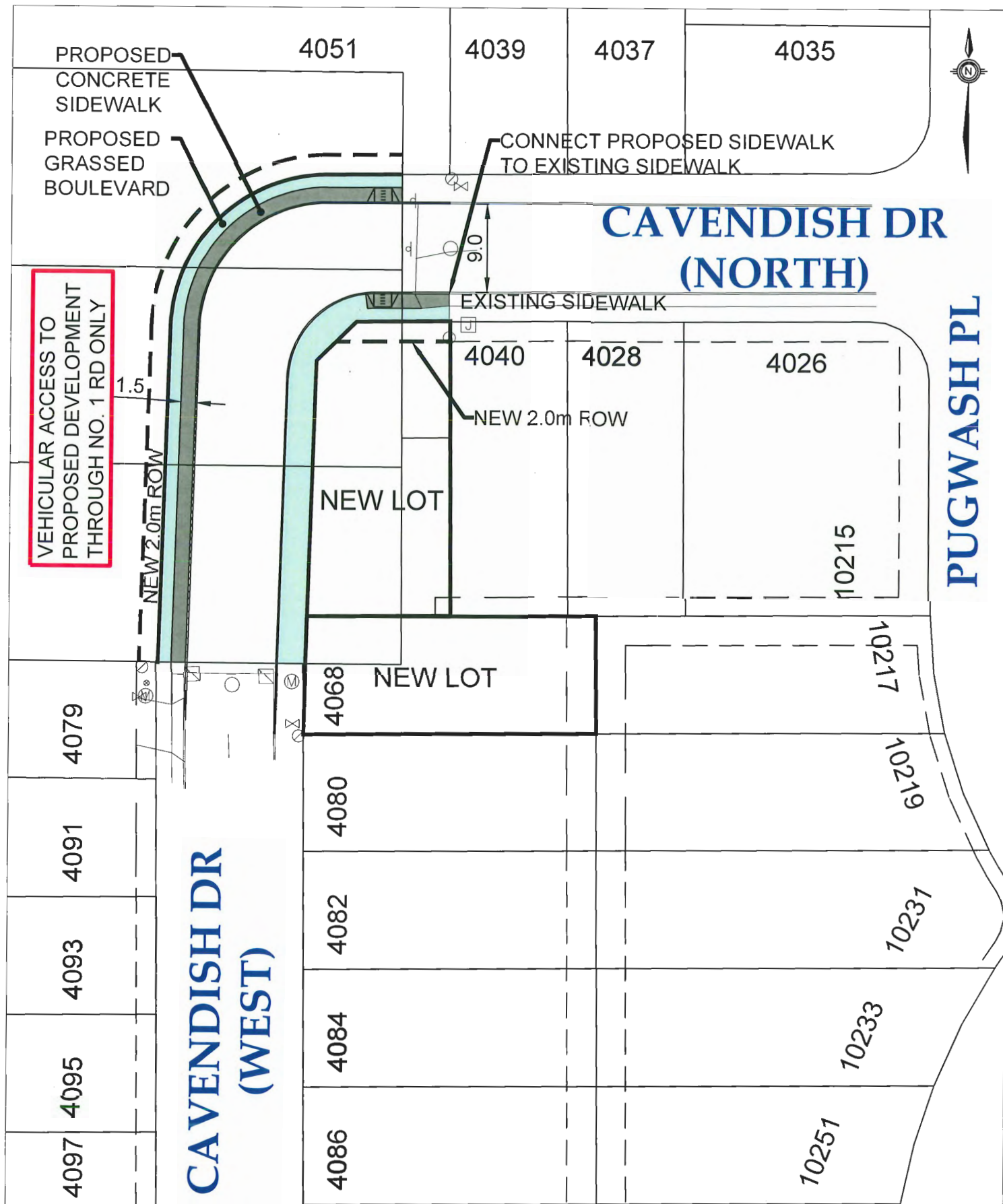
David R. Kozak

Senior Project Manager

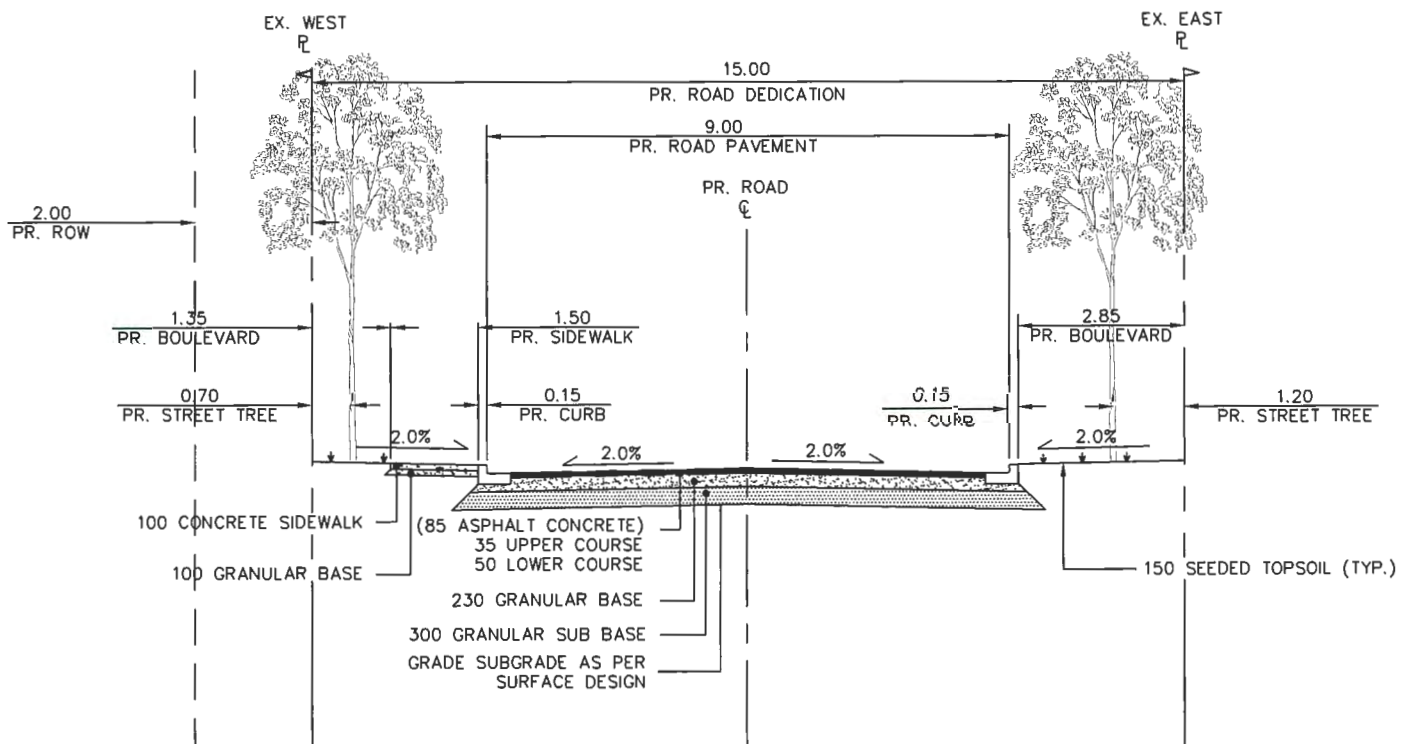
Phone: (604) 249 5040

Fax: (604) 249 5041

Email: [drkozak@coreconceptconsulting.com](mailto:drkozak@coreconceptconsulting.com)

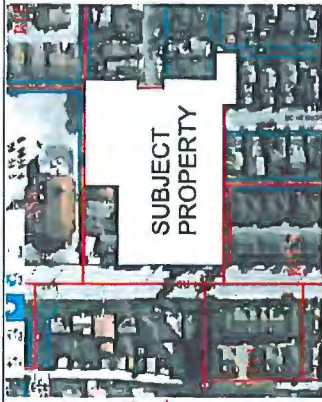






**CAVENDISH DRIVE (WEST) PROPOSED TYPICAL SECTION - FACING NORTH**

SCALE: 1:125 HOR., NTS. VERT.



## CONTEXT PLAN

SCALE: N.T.S.

### STATISTICS:

CIVIC ADDRESS: 10140, 10160, 10180 NO.1 ROAD AND 4051, 4068 CAVENDISH DRIVE, RICHMOND

PROPOSED ZONING:

LOT AREA BEFORE DEDICATIONS: 7803 SM (83,994 SQ.FT.)

LOT AREA AFTER DEDICATIONS: 6203 SM (66,780 SQ.FT.)

TWO SINGLE FAMILY LOTS:

PROPOSED DENSITY: 0.75 (50,085 SQ.FT.)

= 35 UNITS (6 LEMR AND 28 MARKET UNITS)

LOW-END MARKET RENTAL UNIT (15% OF FAR - 7512 SQ.FT.)

= 8 UNITS @ 1222 SF AVERAGE

MARKET UNITS

= 29 UNITS @ 1460 SF AVERAGE

### PARKING:

REQUIRED:

2.0 SPACES x 29 UNITS = 58 SPACES (RESIDENTS)  
1.0 SPACES x 6 UNITS = 6 SPACES (LEMR)  
0.2 SPACES x 35 UNITS = 7 SPACES (VISITORS)  
TOTAL = 71 SPACES

2 CAR GARAGES x 29 UNITS = 58 SPACES (RESIDENTS)  
1 CAR GARAGES x 6 UNITS = 6 SPACES (LEMR)  
0.2 SPACES x 35 UNITS = 7 SPACES (VISITORS)  
TOTAL = 71 SPACES

NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED.

REQUIRED BICYCLE 1.25 SPACES x 35 UNITS = 43.75 SPACES (CLASS 1)  
0.2 SPACES x 35 UNITS = 7 SPACES (CLASS 2)  
TOTAL = 51 SPACES

PROVIDED BICYCLE 2 SPACES x 21 GARAGES = 42 SPACES (CLASS 1)  
1 SPACE x 6 GARAGES = 6 SPACES (CLASS 1)  
BICYCLE RACK = 4 SPACES (CLASS 2)  
TOTAL = 52 SPACES

### AMENITY AREA

REQUIRED

INDOOR

OUTDOOR

PROVIDED

INDOOR

OUTDOOR

PRIVATE OUTDOOR SPACE: MIN. 30 SQ.M. PER UNIT

### FIGURE 4

A1.0

15140-15180 (15140 NO.1 ROAD AND 4051-4068 CAVENDISH DRIVE) RICHMOND BC

15140-15180 (15140 NO.1 ROAD AND 4051-4068 CAVENDISH DRIVE) RICHMOND BC

15140-15180 (15140 NO.1 ROAD AND 4051-4068 CAVENDISH DRIVE) RICHMOND BC

15140-15180 (15140 NO.1 ROAD AND 4051-4068 CAVENDISH DRIVE) RICHMOND BC

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15140-15180 (15140 NO.1 ROAD AND 4051-4068 CAVENDISH DRIVE) RICHMOND BC

15140-15180 (15140 NO.1 ROAD AND 4051-4068 CAVENDISH DRIVE) RICHMOND BC

## RZ18-820669 - DEVELOPMENT APPLICATION FEEDBACK

**Site Address:** 10140-10180 No.1 Road & 4051/4068 Cavendish Drive, Richmond, BC

Name: \_\_\_\_\_

**Address:** \_\_\_\_\_

Phone (Optional): \_\_\_\_\_

Email (Optional): \_\_\_\_\_

Date: \_\_\_\_\_

**Comments:**

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Please Call Me to Discuss: ☐ Yes (Time: \_\_\_\_\_)

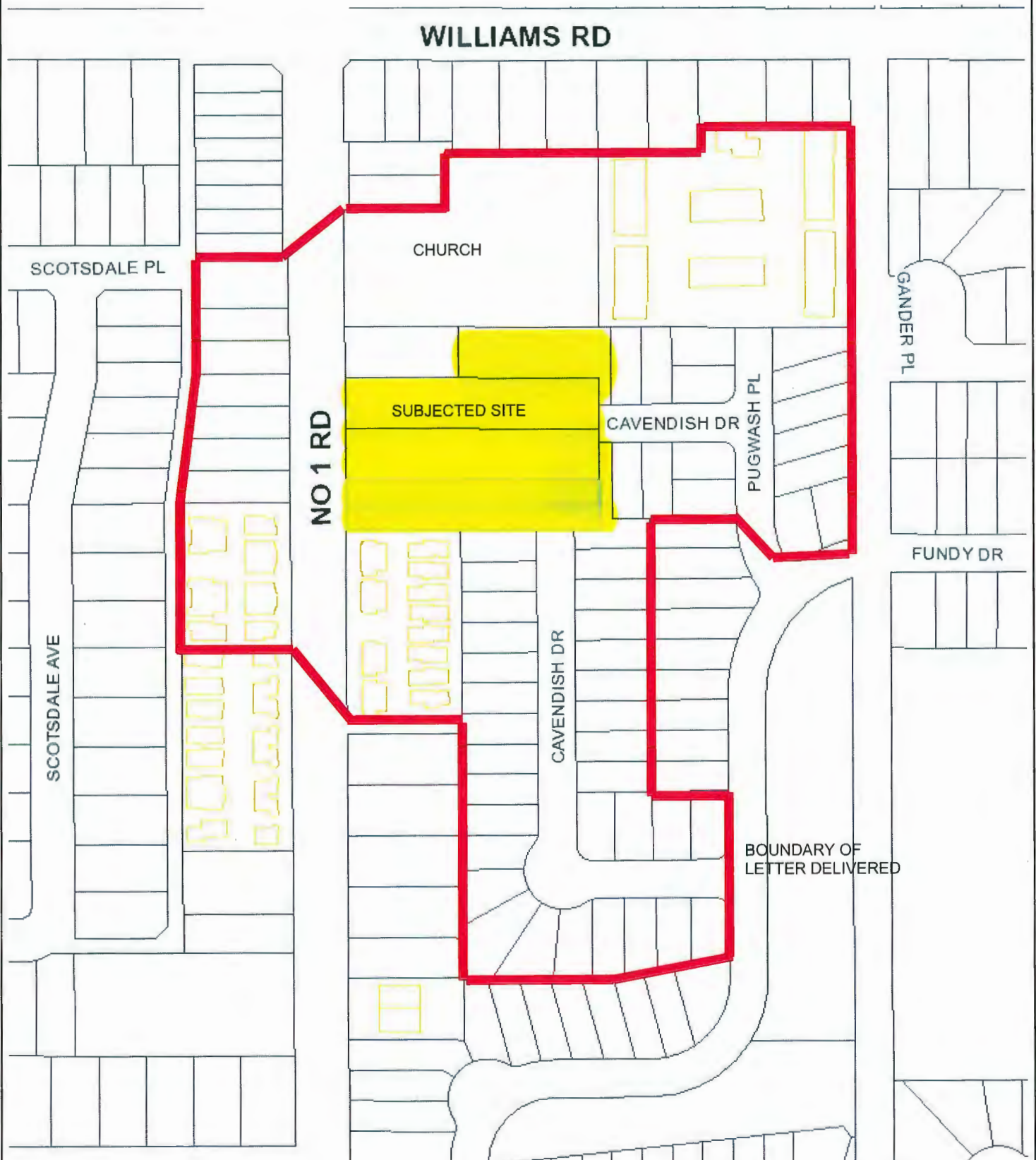
☐ **No**

(Please indicate above your preferred date and time)

*Please note that a copy of this Feedback Form will be copied to the City*

APPENDIX B  
NOTICE DISTRIBUTION AREA

## City of Richmond Interactive Map



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

© City of Richmond

CNCL - 223

APPENDIX C  
PRESENTATION BOARDS

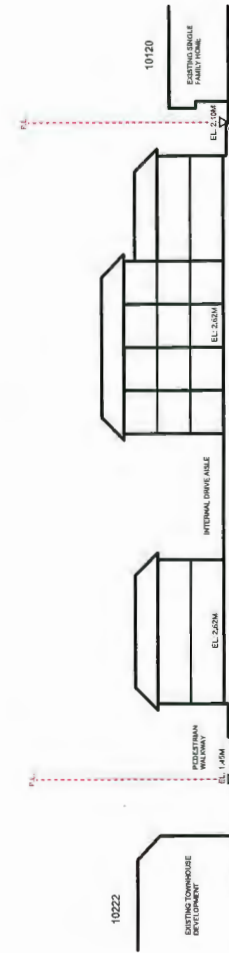
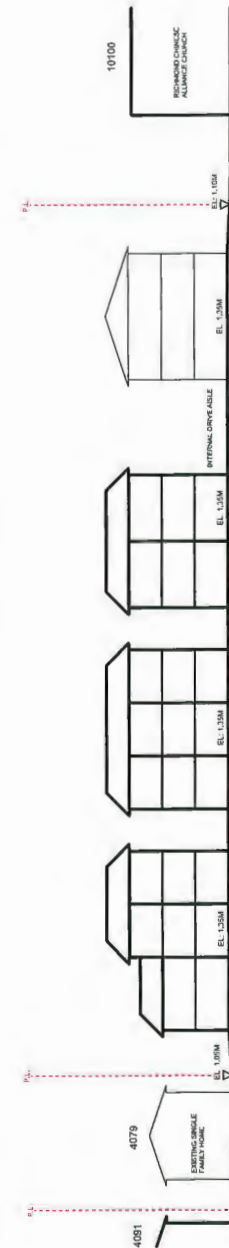
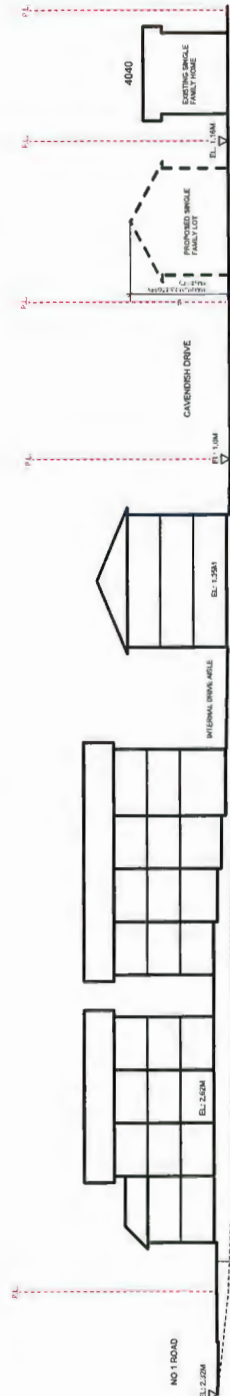
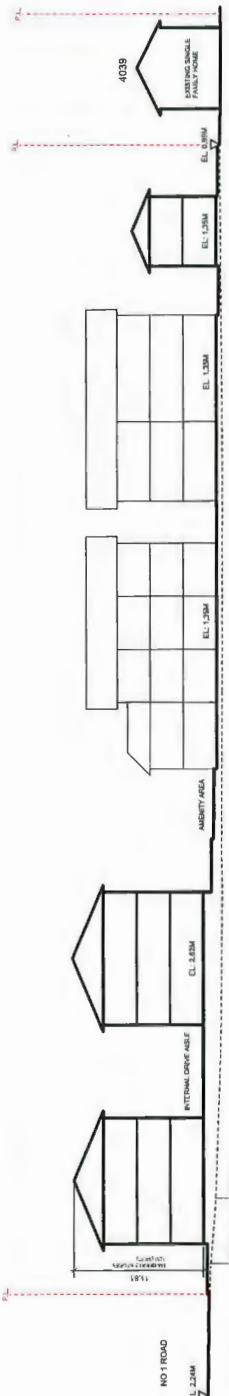




**SITE PLAN**  
SCALE: N.T.S.



<b>YAMATO ARCHITECTURE</b> 2907 - 33rd Ave S.W. Vancouver BC V6J 1B5 Tel: 604.271.1127 Fax: 604.271.1127	
<b>TOWNHOUSE DEVELOPMENT</b> 10240 10180 10190 HWY 1 ROAD AND 4031 4037 CAVENDISH DRIVE RICHMOND BC	
<b>SITE PLAN</b> Scale: N.T.S. Date: 06/09/20 Author: Designer Checked: Designer Drawn: Designer	
<b>A1.0</b> Sheet No. 1 of 1 Project No. 225	



<p>YAMAMOTO ARCHITECTURE</p> <p>307-331 E 4th Ave. Suite 200              Richmond, BC V6Y 1B6              T: 604.721.1327 F: 604.721.1327</p>	
<p>TOWNHOUSE DEVELOPMENT</p> <p>10140 10140 10140 NO. 1 ROAD AND              4011 4011 4011 CAVENDISH DRIVE, RICHMOND BC</p>	
<p>SITE SECTIONS</p>	
Scale: 1/8" = 1'-0"	Scale: 1/8" = 1'-0"
DATE: 06/20/24	Drawn By: [Signature]
Revision: 01	Reviewed By: [Signature]
<p>Project: 271</p>	







AREA UNDER OCP  
AMENDMENT FROM  
SINGLE FAMILY TO  
MULTI-FAMILY

COMMUNITY  
INSTITUTIONAL

**PARK**

ARTERIAL ROAD  
COMPACT LOT  
SINGLE DETACHED

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**YAMAMOTO  
ARCHITECTURE**

1

2027 - 33 East 8th Avenue  
Vancouver BC V5T 1R5

1-800-731-1127 F-8047

1

10140 10160 10180 NO. 1 ROAD AND

4051 40th CAVENTISH DRIVE RICHMOND BC

© 2004 Blackwell Publishing Ltd *Journal of Internal Medicine* 255: 111–118

---

NAME	DATE
WILLIAM M. JONES	1911

RV/RV90 - 2170  
A - OCP

## APPLICABLE CITY POLICIES

### RICHMOND 2041 OFFICIAL COMMUNITY PLAN

#### GOALS:

1. Welcoming and Diverse  
The City is inclusive and designed to support the needs of a diverse and changing population.
2. Connected and Accessible  
People are connected to and interact with each other. Places, buildings, and activities are connected and easily accessed by everyone.
3. Valued for its Special Places
4. Adaptable

### ARTERIAL ROAD POLICY

"The City supports densification along its arterial roads. The purpose of this densification is to locate developments on arterial road properties in close proximity to commercial services, public amenities, schools, and transit service."

### LOT SIZE POLICY

Minimum Lot Size: Subzone RS2/B  
= 360 SM  
= 3875 SF

### 2017 - 2027 AFFORDABLE HOUSING STRATEGY LOW END MARKET RENTAL POLICY (LEMUR)

"LEMUR units are secured as affordable in perpetuity through legal agreements on title, which restricts the maximum rents and tenant eligibility by income. This policy is intended to ensure the development of mixed income communities and provide rental homes for low-moderate income households."

## PROJECT SUMMARY

- Connect and complete Cavendish Drive, eliminating dead ends and improving pedestrian and vehicular circulation.
- Improve circulation for emergency vehicles and garbage and recycling vehicles.
- Improve infrastructure by connecting water mains on either side of Cavendish Drive.
- Improve security and passive surveillance by re-routing current walkway through undeveloped lot at 4068 Cavendish Drive onto new, standard City sidewalk and street lighting.
- Improve the Number 1 Road frontage with new sidewalk.
- Create two new single family lots to complete the single family character of the block.
- Minimize increase in traffic along Cavendish by providing all vehicular access to townhouse site from No. 1 Road.
- Provide six Low-End Market Rental units to provide affordable housing options
- Reduce scale of buildings fronting Cavendish to duplexes and triplexes that relate to scale of existing single family homes
- Reduce building heights adjacent to existing single family homes
- Orient windows away from existing single family homes and yards to maximize privacy for current homeowners
- Create pedestrian linkage from Cavendish Drive to No.2 Road.
- Amend OCP to provide additional townhouses in the eastern portion of the site to offset the cost of Cavendish Drive dedication and construction.

PROJECT NO. 17-01 PROJECT NAME: 4068 CAVENDISH DRIVE SIDEWALK AND STREET LIGHTING PROJECT LOCATION: 4068 CAVENDISH DRIVE, RICHMOND, BC PROJECT DESCRIPTION: IMPROVE INFRASTRUCTURE AND SECURITY ALONG CAVENDISH DRIVE	<b>YAMAMOTO ARCHITECTURE</b> 302-3330 8th Avenue Vancouver, BC V5T 1B5 T: 604-271-1127 F: 604-271-1127	<b>TOWNHOUSE DEVELOPMENT</b> 10-40 CAVENDISH DRIVE NO. 1 ROAD AND 4068 CAVENDISH DRIVE, RICHMOND, BC PROJECT SUMMARY Sched. 17-17-1 Sched. 17-17-2 Sched. 17-17-3 Sched. 17-17-4 Sched. 17-17-5 Sched. 17-17-6 Sched. 17-17-7 Sched. 17-17-8 Sched. 17-17-9 Sched. 17-17-10 Sched. 17-17-11 Sched. 17-17-12 Sched. 17-17-13 Sched. 17-17-14 Sched. 17-17-15 Sched. 17-17-16 Sched. 17-17-17 Sched. 17-17-18 Sched. 17-17-19 Sched. 17-17-20 Sched. 17-17-21 Sched. 17-17-22 Sched. 17-17-23 Sched. 17-17-24 Sched. 17-17-25 Sched. 17-17-26 Sched. 17-17-27 Sched. 17-17-28 Sched. 17-17-29 Sched. 17-17-30 Sched. 17-17-31 Sched. 17-17-32 Sched. 17-17-33 Sched. 17-17-34 Sched. 17-17-35 Sched. 17-17-36 Sched. 17-17-37 Sched. 17-17-38 Sched. 17-17-39 Sched. 17-17-40 Sched. 17-17-41 Sched. 17-17-42 Sched. 17-17-43 Sched. 17-17-44 Sched. 17-17-45 Sched. 17-17-46 Sched. 17-17-47 Sched. 17-17-48 Sched. 17-17-49 Sched. 17-17-50 Sched. 17-17-51 Sched. 17-17-52 Sched. 17-17-53 Sched. 17-17-54 Sched. 17-17-55 Sched. 17-17-56 Sched. 17-17-57 Sched. 17-17-58 Sched. 17-17-59 Sched. 17-17-60 Sched. 17-17-61 Sched. 17-17-62 Sched. 17-17-63 Sched. 17-17-64 Sched. 17-17-65 Sched. 17-17-66 Sched. 17-17-67 Sched. 17-17-68 Sched. 17-17-69 Sched. 17-17-70 Sched. 17-17-71 Sched. 17-17-72 Sched. 17-17-73 Sched. 17-17-74 Sched. 17-17-75 Sched. 17-17-76 Sched. 17-17-77 Sched. 17-17-78 Sched. 17-17-79 Sched. 17-17-80 Sched. 17-17-81 Sched. 17-17-82 Sched. 17-17-83 Sched. 17-17-84 Sched. 17-17-85 Sched. 17-17-86 Sched. 17-17-87 Sched. 17-17-88 Sched. 17-17-89 Sched. 17-17-90 Sched. 17-17-91 Sched. 17-17-92 Sched. 17-17-93 Sched. 17-17-94 Sched. 17-17-95 Sched. 17-17-96 Sched. 17-17-97 Sched. 17-17-98 Sched. 17-17-99 Sched. 17-17-100	<b>AS</b>
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## PARKING

PARKING REQUIRED LOW-END MARKET UNITS: = 6 SPACES

PARKING REQUIRED TOWNHOUSE UNITS: = 58 SPACES

PARKING REQUIRED VISITORS: = 7 SPACES

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$$= 4500 \text{ SF}^*$$
$$= 3875 \text{ SF}^*$$

PARKING PROVIDED LOW-END MARKET UNITS:  
= 6 SPACES

PARKING PROVIDED TOWNHOUSE UNITS:  
= 58 SPACES

PARKING PROVIDED VISITORS:  
= 7 SPACES

- 29 MARKET TOWNHOUSES @ 1460 SF  
= 42,340 SF

-6 LOW-END MARKET RENTAL UNITS @ 1222 SF = 7,332 SF

\* MAXIMUM 50% OF TOTAL UNITS HAVE TANDEM PARKING

YAMAMOTO  
ARCHITECTURE

= 753 SF

= 2260 SF

= CONTRIBUTION IN LIEU

= 2260 SF



## PROPOSED SITE PLAN



- ✓ Improved vehicular circulation in Cavendish Drive
- ✓ Improved fire, garbage, and recycling vehicle access in Cavendish Drive
- ✓ Pedestrian walkway connecting Cavendish Drive to No. 1 Road
- ✓ Improved street lighting and visibility
- ✓ Dispose of dead ends



# TOWNHOUSE DEVELOPMENT OF 10140-10180 NO. 1 ROAD & 4051/4068 CAVENDISH DRIVE, RICHMOND

## COMMUNITY FEATURE PLAN

ALFRED B DIXON  
ELEMENTARY SCHOOL



Distance to development : 500m

MANOAH STEVES PARK AND  
ELEMENTARY SCHOOL



Distance to development : 450m

EMMANUEL CHRISTIAN  
COMMUNITY



Distance to development : 175m

ST. JOSEPH THE WORKER  
PARISH AND MINISTRY



Distance to development : 430m

RICHMOND CHINESE  
ALLIANCE CHURCH



Distance to development : 20m

DIEFENBAKER ELEMENTARY  
SCHOOL



Distance to development : 265m



APPENDIX D  
SUMMARY OF FEEDBACK FORMS

# PUBLIC INFORMATION MEETING - SUMMARY OF ATTENDEE FEEDBACK

Date: Wednesday, June 20, 2018  
Location: Richmond Chinese Alliance Church

City File:  
Development Location:

RZ18-820669  
10140 – 10180 No. 1 Road &  
4051 and 4068 Cavendish Drive

Name	Address	Site Distance	OCP Amend. Support	Road Connect. Support	New S/F Lot Support	Cavendish to No. 1				Building Height Support	Building Setback Support	Other Feedback
						Cavendish Support	Sidewalk Support	Road Walkway	No	No	No	
Belkin, Avital & Karmi	4026 Cavendish Drive, Richmond	90m	No	No	No	No	No	No	No	No	No	Against development. Fears increased noise and traffic. Is of opinion that they bought in cul-de-sac and neighbourhood should not change.
Michaels, Bard & Rick	4028 Cavendish Drive, Richmond	75m	-	-	-	-	-	-	-	-	-	Feedback by Letter (Refer to Appendix E). General summary is that the Michael's have concerns include building slab height, setbacks, and lot grading that should be consistent with the existing neighbours. Shadowing and privacy impact on neighbour. Would like sidewalk and road repairs on Cavendish Drive between the site and Pugwash place. Would like a contiguous sidewalk for the new Cavendish Drive. Architectural review of privacy and building massings requested. Would like a wider bulge in the Cavendish Drive bend to accommodate street side parking.
Sun, Ben & Theresa	4040 Cavendish Drive, Richmond	60m	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Unsure	Most concerned that the proposed single family homes on Cavendish Drive should have similar height and site grading as the immediate neighbours. Would prefer sidewalk along the single family lots to reduce the number of pedestrians crossing near the corner.
Randall, Craig	4082 Cavendish Drive, Richmond	80m	-	-	-	-	-	-	-	-	-	No feedback form completed
Melvin, Monica & Bryar	4084 Cavendish Drive, Richmond	90m	-	-	-	-	-	-	-	-	-	Feedback by Letter (Refer to Appendix E). The Melvin's concerns are mostly focused on the form and character of the single family homes and the townhomes. They want them to be consistent with the existing neighbourhood. 3 story townhomes should not be permitted. Would like the walkway to be removed from the development. Concerned about parking and traffic safety if Cavendish Drive is completed.
Smrekar, Winnie	4102 Cavendish Drive, Richmond	130m	-	-	-	-	-	-	-	-	-	No feedback form completed
Tretheway, Geneva	10177 Pugwash Place, Richmond	130m	-	-	-	-	-	-	-	-	-	No feedback form completed
Person, Shawn	#7 - 10177 Pugwash PL., Richmond	130m	-	-	-	-	-	-	-	-	-	No feedback form completed



# PUBLIC INFORMATION MEETING - SUMMARY OF ATTENDEE FEEDBACK

Date: Wednesday, June 20, 2018  
Location: Richmond Chinese Alliance Church

City File:  
Development Location:

RZ18-820669  
10140 – 10180 No. 1 Road &  
4051 and 4068 Cavendish Drive

Name	Address	Site Distance	OCP Amend. Support	Road Connect. Support	New S/F Lot Support	Cavendish to No. 1				Building Height Support	Building Setback Support	Other Feedback
						Cavendish Sidewalk Support	Yes	Yes	Yes			
Nielsen, M.	#8 - 10177 Pugwash Pl., Richmond	130m	No	Unsure	Unsure	Yes	Yes	Yes	Unsure	Unsure	Unsure	Would like the form and character of Cavendish Drive to remain single family residential. Would like tall trees retained.
Siefke, Eleanor	#17 - 10177 Pugwash Pl., Richmond	130m	-	-	-	-	-	-	-	-	-	No feedback form completed
Mak, T.K.	10188 Pugwash Pl., Richmond	140m	No	No	No	No	No	No	Unsure	Unsure	Unsure	Concerned that development will impede access to church. Would like existing Cavendish sidewalk to Pugwash moved to north side of street for church access, feels public walkway does not adequately compensate for current access.
Yan, Cha Feng & Xu	10215 Pugwash Pl., Richmond	95m	No	No	Unsure	No	No	No	No	No	No	Against development. Concerned that traffic, privacy, parking, child play safety, and property security will be compromised. Would like tall trees preserved. Opposed homes > than two floors.
Masson, Annelaure	10186 Pugwash Pl., Richmond	145m	Yes	No	No	No	Yes	Yes	Yes	Unsure	Unsure	Primary concern is the preservation of existing trees and greenery
Liu, Zhe	10219 Pugwash Pl., Richmond	100m	No	No	Unsure	No	No	No	No	No	No	Safety, Environment, and Cavendish Drive Street side parking concerns. Does not support changes to Cavendish Drive. Would like to preserve all existing trees.
Tong, Joseph	10100 No. 1 Road, Richmond	85m	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No comments on form
Nguyen, Tia	3333 Corvette Way, Richmond	6,600m	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Indicated Architectural preferences for modern aesthetics and open concept with natural plantings. Allowance for commercial suites on ground level
Yuen, Connor	10511 Palmberg Road, Richmond	7,600m	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No comments on form
Lee, Jason	#11 - 9079 Jones Road, Richmond	4,500m	-	-	-	-	-	-	-	-	-	No feedback form completed
Ma, Sharon	5686 Cornwall Place, Richmond	3,600m	-	-	-	-	-	-	-	-	-	No feedback form completed
Lu, Tommy	10880 Roselea Cres, Richmond	3,800m	-	-	-	-	-	-	-	-	-	No feedback form completed
Carter, Hugh	20780 Willoughby T.C. Dr., Langley	48,000m	-	-	-	-	-	-	-	-	-	No feedback form completed
No, Tommy	1351 Continental Str., Vancouver	18,000m	-	-	-	-	-	-	-	-	-	No feedback form completed
Momeni, Mehrdad	Partial Address, phone only	-	-	-	-	-	-	-	-	-	-	No feedback form completed
Chow, Connie	No Address, phone only	-	-	-	-	-	-	-	-	-	-	No feedback form completed

# PUBLIC INFORMATION MEETING - SUMMARY OF ATTENDEE FEEDBACK

Date: Wednesday, June 20, 2018  
 Location: Richmond Chinese Alliance Church

City File: RZ18-820669  
 Development Location: 10140 – 10180 No. 1 Road & 4051 and 4068 Cavendish Drive

Name	Address	Site Distance	OCP Amend. Support	Road Connect. Support	New S/F Lot Support	Cavendish to No. 1				Building Height Support	Building Setback Support	Other Feedback
						Sidewalk Support	Road Walkway					
Chieng, Alex	No Address, phone only	-	-	-	-	-	-	-	-	-	-	No feedback form completed
Tsui, Leon	No Address, phone only	-	-	-	-	-	-	-	-	-	-	No feedback form completed
Tong, Vincent	No Address, phone only	-	-	-	-	-	-	-	-	-	-	No feedback form completed

## FEEDBACK FROM OTHERS NOT ATTENDING THE PUBLIC INFORMATION MEETING

Lopez, Ernesto & Flora	4104 Cavendish Drive, Richmond	130m	-	-	-	-	-	-	-	-	-	Feedback by e-mail (Refer to Appendix E). Have concerns about safety and increased pedestrian and vehicular through traffic. Would like cameras installed in the walkway as well as high illuminance.
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APPENDIX E  
ORIGINAL FEEDBACK FORMS

## RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

Site Address: 10140-10180 No.1 Road & 4051/4068 Cavendish Drive, Richmond, BC  
Name: Ben & Theresa Sun  
Address: 4040 Cavendish Drive  
Phone (Optional): 604-274-5090  
Email (Optional): \_\_\_\_\_  
Date: June 25, 2018

The proposed development will involve amending the City of Richmond Official Community Plan for a portion of the parcel from Single Family to Multi-Family to allow townhouses along the eastern portion of the property. Do you support this amendment?

Yes ☒

No ☐

Unsure ☐

Comments:

\_\_\_\_\_  
\_\_\_\_\_

The proposed development will involve connecting both dead ends of Cavendish Drive. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

After connecting both ends of Cavendish pedestrian and car traffic will increase. Parked cars on both sides of the street will block visibility of the traffic. Therefore we suggest to widen the street at the curve as shown on the plan for safety sake.

The proposed development will involve the addition of 2 new single-family lots. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

Provided the grade and the height of these houses are the same as the existing homes.

Please note that a copy of this Feedback Form will be copied to the City

## RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

The proposed development is planning on constructing a new, public sidewalk along the new Cavendish Drive. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

Build the sidewalk on the east side of the street (on the side of two single lots) connecting to the existing sidewalk on the south side of Cavendish. This will increase the safety of the pedestrian traffic as one does not need to cross the street at the curve as proposed in the plan.

The proposed development is planning on construction a new, public walkway that connects Cavendish Drive to No. 1 Road. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

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Do you support the proposed building heights?

Yes ☒

No ☐

Unsure ☐

Comments:

The plan do not show any buildings on the two single lots adjacent to 4040 and 4080 Cavendish Dr. It would be neighborly if the heights of these buildings limit to the same height as the neighbors'.

Do you support the proposed setbacks? (Distance between building and property line).

Yes ☐

No ☐

Unsure ☒

Comments:

The plan do not show any buildings on the lots adjacent to 4040 and 4080 Cavendish Dr. It would be neighborly to have the setback as the neighboring property.

Please note that a copy of this Feedback Form will be copied to the City

**What kind of Architectural style would you like to see on this site?**

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**CNCL - 240**

## RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

Site Address: 10140-10180 No.1 Road & 4051/4068 Cavendish Drive, Richmond, BC  
Name: Avital Belkin  
Address: 4026 Cavendish Dr  
Phone (Optional): 604-551-8564  
Email (Optional): avitalbel@hotmai.com  
Date: June 20/18

The proposed development will involve amending the City of Richmond Official Community Plan for a portion of the parcel from Single Family to Multi-Family to allow townhouses along the eastern portion of the property. Do you support this amendment?

Yes ☐

No ☒

Unsure ☐

Comments:

I am against! That would affect the price of our property negatively as well as make the area noisy and make traffic

The proposed development will involve connecting both dead ends of Cavendish Drive. Do you support this proposal?

Yes ☐

No ☒

Unsure ☐

Comments:

We don't want traffic in front of our house.

The proposed development will involve the addition of 2 new single-family lots. Do you support this proposal?

Yes ☐

No ☒

Unsure ☐

Comments:

\_\_\_\_\_  
\_\_\_\_\_

Please note that a copy of this Feedback Form will be copied to the City

## RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

The proposed development is planning on constructing a new, public sidewalk along the new Cavendish Drive. Do you support this proposal?

Yes ☐

No ☒

Unsure ☐

Comments:

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The proposed development is planning on construction a new, public walkway that connects Cavendish Drive to No. 1 Road. Do you support this proposal?

Yes ☐

No ☒

Unsure ☐

Comments:

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Do you support the proposed building heights?

Yes ☐

No ☒

Unsure ☐

Comments:

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Do you support the proposed setbacks? (Distance between building and property line).

Yes ☐

No ☒

Unsure ☐

Comments:

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*Please note that a copy of this Feedback Form will be copied to the City*



## RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

What kind of Architectural style would you like to see on this site?

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Other recommendations or suggestion:

We bought the property in  
quiet neighborhood in cobblesack.  
If you purpose to turn this area  
into something completely different.  
That will change this area  
bring noise, more people  
more traffic, more garbage  
pollution and bring the  
price of our property down!  
I hope you never do it  
in this area!

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Please note that a copy of this Feedback Form will be copied to the City

## RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

Site Address: 10140-10180 No.1 Road & 4051/4068 Cavendish Drive, Richmond, BC  
Name: Karmi Belkin  
Address: 4026 Cavendish Drive  
Phone (Optional): \_\_\_\_\_  
Email (Optional): \_\_\_\_\_  
Date: June 20, 2018

The proposed development will involve amending the City of Richmond Official Community Plan for a portion of the parcel from Single Family to Multi-Family to allow townhouses along the eastern portion of the property. Do you support this amendment?

Yes ☐

No ☒

Unsure ☐

Comments:

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The proposed development will involve connecting both dead ends of Cavendish Drive. Do you support this proposal?

Yes ☐

No ☒

Unsure ☐

Comments:

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The proposed development will involve the addition of 2 new single-family lots. Do you support this proposal?

Yes ☐

No ☒

Unsure ☐

Comments:

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*Please note that a copy of this Feedback Form will be copied to the City*

## RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

The proposed development is planning on constructing a new, public sidewalk along the new Cavendish Drive. Do you support this proposal?

Yes ☐

No ☒

Unsure ☐

Comments:

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The proposed development is planning on construction a new, public walkway that connects Cavendish Drive to No. 1 Road. Do you support this proposal?

Yes ☐

No ☒

Unsure ☐

Comments:

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Do you support the proposed building heights?

Yes ☐

No ☒

Unsure ☐

Comments:

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Do you support the proposed setbacks? (Distance between building and property line).

Yes ☐

No ☒

Unsure ☐

Comments:

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*Please note that a copy of this Feedback Form will be copied to the City*

**What kind of Architectural style would you like to see on this site?**

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**CNCL - 246**

## RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

Site Address: 10140-10180 No.1 Road & 4051/4068 Cavendish Drive, Richmond, BC  
Name: Zhe Li  
Address: 10219 Pignash PL.  
Phone (Optional): 604-600-1874  
Email (Optional): el08ms@gmail.com  
Date: June 29<sup>th</sup> 2018

The proposed development will involve amending the City of Richmond Official Community Plan for a portion of the parcel from Single Family to Multi-Family to allow townhouses along the eastern portion of the property. Do you support this amendment?

Yes ☐

No ☒

Unsure ☐

Comments:

For our safety and environment concern, I strongly do not support this amendment.

The proposed development will involve connecting both dead ends of Cavendish Drive. Do you support this proposal?

Yes ☐

No ☒

Unsure ☐

Comments:

More than 20 units will be built here if this amendment can be submitted. Which means; quite a lot of vehicles may be parked on Cavendish Drive then the project is finished.

The proposed development will involve the addition of 2 new single-family lots. Do you support this proposal?

Yes ☐

No ☐

Unsure ☒

Comments:

\_\_\_\_\_  
\_\_\_\_\_

Please note that a copy of this Feedback Form will be copied to the City

## RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

The proposed development is planning on constructing a new, public sidewalk along the new Cavendish Drive. Do you support this proposal?

Yes ☐

No ☒

Unsure ☐

Comments:

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The proposed development is planning on construction a new, public walkway that connects Cavendish Drive to No. 1 Road. Do you support this proposal?

Yes ☐

No ☒

Unsure ☐

Comments:

I can not support any proposal relate with rebuilding or  
change Cavendish Drive.

Do you support the proposed building heights?

Yes ☐

No ☒

Unsure ☐

Comments:

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Do you support the proposed setbacks? (Distance between building and property line).

Yes ☐

No ☒

Unsure ☐

Comments:

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*Please note that a copy of this Feedback Form will be copied to the City*



## RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

**What kind of Architectural style would you like to see on this site?**

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**Other recommendations or suggestion:**

This proposal doesn't talk about the greens. Lots of trees is grown in the area under OCP amendment. Do not kill these trees for economic benefits or interests.

*Please note that a copy of this Feedback Form will be copied to the City*

## RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

Site Address: 10140-10180 No.1 Road & 4051/4068 Cavendish Drive, Richmond, BC  
Name: M. NIELSEN  
Address: 8-10177 PUGWASH PLACE  
Phone (Optional): 604 272 1746  
Email (Optional): mark.nielsen@telmud.ca  
Date: 10/6/20

The proposed development will involve amending the City of Richmond Official Community Plan for a portion of the parcel from Single Family to Multi-Family to allow townhouses along the eastern portion of the property. Do you support this amendment?

Yes ☐

No ☒

Unsure ☐

Comments:

PREFER TO MAINTAIN SINGLE FAMILY DWELLINGS FRONTING  
CAVENDISH, IN KEEPING WITH CURRENT CHARACTER OF THE DRIVE

The proposed development will involve connecting both dead ends of Cavendish Drive. Do you support this proposal?

Yes ☒

No ☐

Unsure ☒

Comments:

OK - BUT WORRY ABOUT INCREASED TRAFFIC AS A RESULT

The proposed development will involve the addition of 2 new single-family lots. Do you support this proposal?

Yes ☐

No ☐

Unsure ☒

Comments:

I AM CONCERNED ABOUT THE POTENTIAL LOSS OF THE TALL TREES  
IN THE AREA, A NEIGHBOURHOOD LANDMARK

Please note that a copy of this Feedback Form will be copied to the City

## RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

The proposed development is planning on constructing a new, public sidewalk along the new Cavendish Drive. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

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---

The proposed development is planning on construction a new, public walkway that connects Cavendish Drive to No. 1 Road. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

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---

Do you support the proposed building heights?

Yes ☐

No ☐

Unsure ☒

Comments:

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Do you support the proposed setbacks? (Distance between building and property line).

Yes ☐

No ☐

Unsure ☒

Comments:

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*Please note that a copy of this Feedback Form will be copied to the City*

## RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

What kind of Architectural style would you like to see on this site?

TRADITIONAL, BLENDING WITH NEIGHBORING SITES

Other recommendations or suggestion:

*Please note that a copy of this Feedback Form will be copied to the City*

## RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

Site Address: 10140-10180 No.1 Road & 4051/4068 Cavendish Drive, Richmond, BC  
Name: T.K. Mak  
Address: 10188 Pugnash PL  
Phone (Optional): 604-448-8871  
Email (Optional): \_\_\_\_\_  
Date: \_\_\_\_\_

The proposed development will involve amending the City of Richmond Official Community Plan for a portion of the parcel from Single Family to Multi-Family to allow townhouses along the eastern portion of the property. Do you support this amendment?

Yes ☐

No ☒

Unsure ☐

Comments:

Difficult to access the church (North side).

The proposed development will involve connecting both dead ends of Cavendish Drive. Do you support this proposal?

Yes ☐

No ☒

Unsure ☐

Comments:

children like to play at dead end road.  
more cars can park for going to the church.

The proposed development will involve the addition of 2 new single-family lots. Do you support this proposal?

Yes ☐

No ☒

Unsure ☐

Comments:

No, because the proposed plan will  
block accessing to the church in the  
North.

*Please note that a copy of this Feedback Form will be copied to the City*

## RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

The proposed development is planning on constructing a new, public sidewalk along the new Cavendish Drive. Do you support this proposal?

Yes ☐

No ☐

Unsure ☐

Comments:

*support the side walk moving to the north for accessing the church*

The proposed development is planning on construction a new, public walkway that connects Cavendish Drive to No. 1 Road. Do you support this proposal?

Yes ☐

No ☒

Unsure ☐

Comments:

*the south side is very bad idea for accessing the church.*

Do you support the proposed building heights?

Yes ☐

No ☐

Unsure ☒

Comments:

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Do you support the proposed setbacks? (Distance between building and property line).

Yes ☐

No ☐

Unsure ☒

Comments:

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*Please note that a copy of this Feedback Form will be copied to the City*



## RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

What kind of Architectural style would you like to see on this site?

No change with Cavendish.

Other recommendations or suggestion:

*Please note that a copy of this Feedback Form will be copied to the City*

## RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

Site Address: 10140-10180 No.1 Road & 4051/4068 Cavendish Drive, Richmond, BC  
 Name: Chunfeng Yan & R Yan Xu  
 Address: 10215 Pugwash Place  
 Phone (Optional): 604-271-4158, 778-688-9853  
 Email (Optional): Kcfyan@yahoo.com, Yanx\_98@yahoo.com  
 Date: June 20, 2018

The proposed development will involve amending the City of Richmond Official Community Plan for a portion of the parcel from Single Family to Multi-Family to allow townhouses along the eastern portion of the property. Do you support this amendment?

Yes ☐

No ☒

Unsure ☐

Comments:

*negatively impact*  
 Building Multi-family houses will ~~be~~ <sup>negatively impact</sup> the current neighborhood ~~traffic~~ <sup>privacy</sup>,  
~~parking and~~ <sup>the</sup> ~~current~~ <sup>all</sup> tall trees will be cut which the green environment  
 will be disappear. ~~Increasing density will heavily negatively impact privacy, safety and cause~~  
~~much concerns.~~ <sup>much concerns.</sup> Kids in neighborhood will lose their

The proposed development will involve connecting both dead ends of Cavendish Drive. <sup>play land</sup>  
 Do you support this proposal? <sup>and security</sup>  
<sup>will be a big</sup>  
<sup>concern.</sup>

Yes ☐

No ☒

Unsure ☐

Comments:

*if Both ends are connected, our neighbour hood will become big parking lot.*  
*The developer only designed 7 visitor parking which is way under the need of the families*  
*in the multi-house area. The parking on No.1 road is also limited and there are ~~many~~ <sup>many</sup> churches,*  
*schools and community areas around. After building multi-family house, no doubt that visitors and*  
 The proposed development will involve the addition of 2 new single-family lots. Do you <sup>we will use our neighbour</sup>  
 support this proposal? <sup>hood as parking</sup>  
<sup>comment</sup>  
<sup>lot Area.</sup>

Yes ☐

No ☐

Unsure ☒

Comments:

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Please note that a copy of this Feedback Form will be copied to the City

## RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

The proposed development is planning on constructing a new, public sidewalk along the new Cavendish Drive. Do you support this proposal? ~~At all~~

Yes ☐

No ☒

Unsure ☐

Comments:

~~It will give~~ All though we will have convenient access to No. 1. it also ~~increase~~ <sup>provide</sup> the convenient access to thieves and other ~~other~~ <sup>criminal</sup> behavior. We ~~to~~ prefer safety and security over convenience. The proposed development is planning on construction a new, public walkway that connects Cavendish Drive to No. 1 Road. Do you support this proposal?

Yes ☐

No ☒

Unsure ☐

Comments:

Do you support the proposed building heights?

Yes ☐

No ☒

Unsure ☐

Comments:

Privacy concern. Most of current houses are two floor and lower. Building the proposed building heights are higher ~~and it will~~ <sup>rather</sup>

Do you support the proposed setbacks? (Distance between building and property line).

Yes ☐

No ☒

Unsure ☐

Comments:

Prefer ~~big~~ longer.

**What kind of Architectural style would you like to see on this site?**

**Other recommendations or suggestion:**

## RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

Site Address: 10140-10180 No.1 Road & 4051/4068 Cavendish Drive, Richmond, BC  
Name: Annelaure MASSON  
Address: 10186 PLUGWASH BL  
Phone (Optional): \_\_\_\_\_  
Email (Optional): \_\_\_\_\_  
Date: June 20 / 2018

The proposed development will involve amending the City of Richmond Official Community Plan for a portion of the parcel from Single Family to Multi-Family to allow townhouses along the eastern portion of the property. Do you support this amendment?

Yes ☒

No ☐

Unsure ☐

Comments:

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---

The proposed development will involve connecting both dead ends of Cavendish Drive. Do you support this proposal?

Yes ☒

No ☒

Unsure ☐

Comments:

Connecting The streets does not provide any benefits -  
Concern on trees being removed.

The proposed development will involve the addition of 2 new single-family lots. Do you support this proposal?

Yes ☐

No ☒

Unsure ☐

Comments:

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## RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

The proposed development is planning on constructing a new, public sidewalk along the new Cavendish Drive. Do you support this proposal?

Yes ☐

No ☒

Unsure ☐

Comments:

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---

The proposed development is planning on construction a new, public walkway that connects Cavendish Drive to No. 1 Road. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

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---

Do you support the proposed building heights?

Yes ☒

No ☐

Unsure ☐

Comments:

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---

Do you support the proposed setbacks? (Distance between building and property line).

Yes ☐

No ☐

Unsure ☒

Comments:

Concern on Trees being removed. Loss of  
Greenery is an issue

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**RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK**

**What kind of Architectural style would you like to see on this site?**

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**Other recommendations or suggestion:**

Keep trees (very mature and Bird friendly)

*Please note that a copy of this Feedback Form will be copied to the City*

## RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

Site Address: 10140-10180 No.1 Road & 4051/4068 Cavendish Drive, Richmond, BC

Name: JOSEPH TONG

Address: 10100 No.1 Road

Phone (Optional): \_\_\_\_\_

Email (Optional): tongjelly@gmail.com

Date: 2018-06-20

The proposed development will involve amending the City of Richmond Official Community Plan for a portion of the parcel from Single Family to Multi-Family to allow townhouses along the eastern portion of the property. Do you support this amendment?

Yes ☒

No ☐

Unsure ☐

Comments:

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---

The proposed development will involve connecting both dead ends of Cavendish Drive. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

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---

The proposed development will involve the addition of 2 new single-family lots. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

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## RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

The proposed development is planning on constructing a new, public sidewalk along the new Cavendish Drive. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

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---

The proposed development is planning on construction a new, public walkway that connects Cavendish Drive to No. 1 Road. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

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---

Do you support the proposed building heights?

Yes ☒

No ☐

Unsure ☐

Comments:

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---

Do you support the proposed setbacks? (Distance between building and property line).

Yes ☒

No ☐

Unsure ☐

Comments:

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*Please note that a copy of this Feedback Form will be copied to the City*

## RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

**What kind of Architectural style would you like to see on this site?**

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**Other recommendations or suggestion:**

[illegible]

*Please note that a copy of this Feedback Form will be copied to the City*

## RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

Site Address: 10140-10180 No.1 Road & 4051/4068 Cavendish Drive, Richmond, BC  
Name: Tia Nguyen  
Address: 3333 corvette way  
Phone (Optional): 604-908-8978  
Email (Optional): Hanguyen@outlook.com  
Date: June 20, 2018

The proposed development will involve amending the City of Richmond Official Community Plan for a portion of the parcel from Single Family to Multi-Family to allow townhouses along the eastern portion of the property. Do you support this amendment?

Yes ☒

No ☐

Unsure ☐

Comments:

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---

The proposed development will involve connecting both dead ends of Cavendish Drive. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

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---

The proposed development will involve the addition of 2 new single-family lots. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

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---

*Please note that a copy of this Feedback Form will be copied to the City*

## RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

The proposed development is planning on constructing a new, public sidewalk along the new Cavendish Drive. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

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---

The proposed development is planning on construction a new, public walkway that connects Cavendish Drive to No. 1 Road. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

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---

Do you support the proposed building heights?

Yes ☒

No ☐

Unsure ☐

Comments:

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---

Do you support the proposed setbacks? (Distance between building and property line).

Yes ☒

No ☐

Unsure ☐

Comments:

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*Please note that a copy of this Feedback Form will be copied to the City*



## RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

What kind of Architectural style would you like to see on this site?

- modern aesthetics
  - open - concept
  - community - feel for families
  - plantations (nature)
  - commercial suites on ground level
- minimal  
sleek

Other recommendations or suggestion:

central air condition

Please note that a copy of this Feedback Form will be copied to the City

## RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

Site Address: 10140-10180 No.1 Road & 4051/4068 Cavendish Drive, Richmond, BC  
Name: CONNOR QUEN  
Address: 3333 CORVETTE WAY  
Phone (Optional): 778 999 3353  
Email (Optional): \_\_\_\_\_  
Date: JUN 20 2018

The proposed development will involve amending the City of Richmond Official Community Plan for a portion of the parcel from Single Family to Multi-Family to allow townhouses along the eastern portion of the property. Do you support this amendment?

Yes ☒

No ☐

Unsure ☐

Comments:

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---

The proposed development will involve connecting both dead ends of Cavendish Drive. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

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---

The proposed development will involve the addition of 2 new single-family lots. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

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*Please note that a copy of this Feedback Form will be copied to the City*

## RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

The proposed development is planning on constructing a new, public sidewalk along the new Cavendish Drive. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

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---

The proposed development is planning on construction a new, public walkway that connects Cavendish Drive to No. 1 Road. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

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---

Do you support the proposed building heights?

Yes ☒

No ☐

Unsure ☐

Comments:

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---

Do you support the proposed setbacks? (Distance between building and property line).

Yes ☒

No ☐

Unsure ☐

Comments:

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*Please note that a copy of this Feedback Form will be copied to the City*

**What kind of Architectural style would you like to see on this site?**

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This image shows a single page of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

**CNCL - 270**

**David Kozak**

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**From:** Ernesto & Flora Lopez <ernie\_flora@hotmail.com>  
**Sent:** Monday, July 09, 2018 2:58 PM  
**To:** David Kozak  
**Subject:** Development Application Feedback

Dear Mr. Kozak,

**RE: RZ18-820669 - DEVELOPMENT APPLICATION FEEDBACK**

Site address: 10140-10180 No. 1 Road & 4051/4068 Cavendish Drive, Richmond, BC

Name: Ernesto & Flora Lopez  
Address: 4104 Cavendish Dr., Richmond  
Date: July 9, 2018

**Comments:**

Hello, we were unable to attend the public information meeting that occurred on June 20, however we would still like to provide our feedback. We have lived in this cul-de-sac for 16 years and have enjoyed a quiet, safe, no-through road neighbourhood. Our concerns now are regarding more traffic flow (pedestrians/cars) and safety. Should this proposal be approved we wish to see the following recommendations take effect and be provided by our tax dollars. To provide safety measures regarding more people coming in and out of our neighbourhood we strongly recommend having numerous bright lamp-posts throughout the pathways and possibly cameras. This is to deter and discourage any illegal/dangerous activities as sometimes there are people that drug-deal or break and enter in neighbourhoods that are really dark at night, and have an easy way to get in/out. Having bright lights and a couple of cameras throughout the pathways and streets we feel strongly would discourage such activities at night. This is a relatively safe neighbourhood full of children and we hope to keep it this way for many more years. We would appreciate a copy of this email be sent to Edwin Lee from the City of Richmond.

Sincerely,  
Ernesto & Flora Lopez

## **RZ18-820669 - DEVELOPMENT APPLICATION FEEDBACK**

**Site Address:** 10140 - 10180 No.1 Road & 4051/4068 Cavendish Drive  
Richmond

**Name:** Monica Melvin

**Address:** 4084 Cavendish Drive

**Date:** June 20, 2018

I am concerned about proposed development and rezoning application put forth by Core Concept Consulting Ltd. for these reasons:

- 1) There is very limited information on the handout as to how the plot of land will be developed, there needs to be further drawings and explanations about the style and type of houses and townhouses. Will the architecture match what is currently in the neighbourhood?
- 2) If a developer is building into an existing neighbourhood they should be aware of the surroundings and build homes that will be harmonious to the neighbourhood. All the houses on Cavendish West, Cavendish North and Pugwash are **2 story homes**. Building 3 story townhouses will not fit in or be harmonious to the street. **There should only be 2 story homes and townhouses.**
- 3) The pedestrian walkway should not be included, it will bring vagrants and allow people to wander through our neighbourhood which might increase the crime rate. Right now, we have a very safe and private street due to the dead end. With this development, our privacy will be lost.
- 4) If the road of Cavendish Drive is joined, then the traffic will increase. The parishioners from the Chinese Alliance Church and people in the neighbourhood will use the parking on the extended Cavendish Road and due to the curve this will not be safe as cars will be parked on both sides. Drivers will not be able to see who is coming around the curved corner. This could cause an increase in accidents.



**David Kozak**

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**From:** Rick Michaels <RickMichaels@Shaw.ca>  
**Sent:** Sunday, June 10, 2018 8:08 PM  
**To:** Lee, Edwin  
**Subject:** Rezoning 18-820669 - No1 Rd & Cavendish Dr.

Hi Edwin, my name is Rick Michaels and I live at 4028 Cavendish Dr. We received a redevelopment package for this rezoning together with an invite to a public information meeting on June 20th. The plans are too preliminary to provide meaningful feedback at this time. Information in these meetings can be quite varied in level of detail and not complete to the degree necessary to properly evaluate its impact. Hence writing to you now before the meeting to request specific pieces of information that will assist me in formulating a proper opinion. Do you provide electronic access to rezoning applications and plans as is done in Vancouver? If not can you please arrange for electronic access to these plans for public viewing either thru the City or the applicant? The items I wish to gain a proper understanding of may take longer to figure out than provided for in a crowded noisy information meeting.

The information I am most interested in at the moment is the following:

4068 Cavendish Drive and the new lot west of 4040 Cavendish

- 1) Will the site grading be raised above that existing or will the current grading which is compatible with neighbouring sites be the maximum permitted?
- 2) Will the building form massing and design including setbacks, height in feet and storeys be required to be the same as the neighbouring sites?
- 3) Will the drawings at the information meeting clearly show site grading, the maximum permitted envelope, setbacks and design criteria including adequate design details to evaluate shadowing and privacy/ overlook into neighbouring residences?
- 4) What will be the extent of the sidewalk and road repairs on Cavendish Drive between the development site and Pugwash Place. Tree root damage at the west end of the current street is significant and posing tripping hazards and some drainage issues.
- 5) What will be the degree of boulevard improvement/change in front of the existing houses of 4039, 4037, 4028 and 4040.
- 6) I recall on your service maps that the current east-west sanitary line in the rear yards of 4040 and 4028 and 10215 Pugwash turns north-south immediately west of 4040. Will this north-south leg and what appears to be a manhole (in plan ) be relocated or will it remain with an easement required for a portion of the east side yard of the new north-south lot?

#### 4 TOWNHOUSE BLOCKS ON THE WEST SIDE OF NEW CAVENDISH EXTENSION

- 1) What will be the finish grade of the site in this part of the development site. I appreciate that the west side buildings on No 1 will be on a raised grade to meet No. 1 Rd but happens thereafter and at Cavendish Dr.?
- 2) What will be the maximum permitted height of the three storeys.
- 3 ) Similar to 3 above. Form, massing, site planning, design criteria?

4) Same as 5 what exactly is being proposed biting that boulevard treatment between the two Cavendish Drives are not the same. They were at one time until City had to to remove the majority of the trees because of the significant root damage to driveways, sidewalks and curbs ( Qualico which built this subdivision in the early 80's planted maples in undersized landscape pockets between buildings and other hardscape. The longer Cavendish landscape is not the same as the shorter one and now we will have this new middle section. How will this potentially eclectic circumstance be handled? Digressing for a moment - I have never understood the logic of sidewalks not being continuous from street end to street end? This will be the case here – what is the science and logic for switching sidewalks midblock from one side of the street to the other?

5) The most northerly 2 two storey townhouses have significant facades directly facing the the only open spaces and some of the major windows of 4039. A 3m setback is shown. However even without the detailed plans this seems to be a severe impact to that existing residence and its open spaces and some of its windows and rooms. The sketch graphics show the proposed building to be set back from the 3m setback by about another 1.5 m. If this is the case then why not increase the setback to the setback shown on the sketch. Again it would be helpful to have detailed information on those buildings for the 4039 property owners to evaluate impact to their site.

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My major concern at the moment is that the site grading along Cavendish is not raised to any new higher standard and matches that on both existing portions of Cavendish Dr. The house siting and design criteria for the two new lots be consistent with the existing built forms on Cavendish with due respect to shadowing, privacy/overlook. The street and boulevard treatments of the three sections of Cavendish be blended and harmonious not three eclectic compositions from three eras of landscape thinking. The townhouse form along Cavendish be neighbourly with and compatible and respectful interfaces with existing development.

Figure 2 of the package delivered is missing a property line between 4026 and 10215. One more question, the road alignment in figure 2 shows that the new piece of Cavendish will be skewed to the east and not aligned in the typical fashion with the other two sections of Cavendish – why? Why not have a wider bulge at the turn noting there will be more cars on the street and it isn't an atypical quiet street with the church traffic. The Church traffic and parking will probably increase with a fully developed road and proper pedestrian access to No. 1 RD. Have no issues with the church traffic and parking, they are great neighbours; however lets make this as safe as possible and easy for two way traffic to manage the corner. Lets not after the fact have to lose street parking to manage atypical traffic on this street. Visitors to our future new neighbours plus some of the new residents will also make use of the street frontage for their parking, and rightly so. They are entitled just like anyone else. So how about maxing out the number of spaces available plus increase the safety margin accordingly. The current schematic of the street seems to fall short in regards to these considerations? A wider turn similar to that at the other end of Cavendish ( maybe not to the same extreme ) might help or some other street geometry?

Thank you for time and patience.  
Rick Michaels

## YAMAMOTO ARCHITECTURE

DATE –

September 16th, 2019

TO –

City of Richmond  
6911 No. 3 Road  
Richmond, BC, V6Y 2C1

PROJECT –

10140 – 10180 No. 1 Road &  
4051 & 4068 Cavendish Drive  
Richmond, BC

ATTN –

Edwin Lee

PROJECT NO –

RZ 18-820669

**Summary of Public Information Meeting – Number Two**  
**10140 – 10180 No. 1 Road and 4051 and 4068 Cavendish Drive**  
**City File: RZ 18-820669**

Dear Edwin,

A second Public Information Meeting for the proposed 35 unit townhouse and 2 single family lot development located at 10140 – 10180 No. 1 Road and 4051 and 4068 Cavendish Drive (City File RZ 18-820669) was held between 5.00pm and 8.00pm on June 26, 2019 at the Richmond Chinese Alliance Church located at 10100 No. 1 Road.

Core Concepts Consulting Ltd. Prepared a Public Information Meeting invitation including a document outlining the synopsis of the proposed development. The invitation packages were hand- delivered by Bohan Developments staff to the residences in the vicinity of the proposed development on June 12<sup>th</sup>, 2019. Please refer to Appendix A for the Public Information Invitation Package and Appendix B for the map defining the notice distribution area.

There are 53 single family homes and 53 residences and the church in the notice distribution area. 12 residences in the notice distribution area attended the second Public Information Meeting (11%). Two residents attended the second Public Information Meeting who had not attended the first one.

Attendees of the meeting were greeted upon entry and encouraged to sign the attendance sheet. 12 attendees were formally recorded on the attendance sheet but often one signature actually represented households with multiple household members in attendance. We estimate a total turn out of 20 people.

The attendees were free to examine a series of presentation boards (20 boards in total) and Mr Steven Yang (Bohan Developments) and Brian Sheehan (Yamamoto Architecture) were available to address any questions raised by the attendees in either small informal groups or one-on-one as preferred by the attendee. Refer to Appendix C for a reduced copy of the Presentation Boards displayed.

Each participant was provided a feedback form that they complete at the meeting or which they could take home and complete at their leisure. As part of the second Public Information Meeting the presentation boards and feedback were made available to attendees on the Bohan Development website.

# YAMAMOTO ARCHITECTURE

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As of September 6<sup>th</sup>, we compiled 7 feedback forms and 2 independent emails. A table summarizing each of the feedback forms received and our synopsis of the comments received is included in Appendix D. The synopses provided for each feedback form addresses what we interpret to be the key points raised by the Attendee. Not all points are necessarily addressed or identified. The reader should peruse each of the feedback forms to establish their own interpretation of the tone and content of the feedback forms supplied in Appendix E.

Overall a majority of the attendees were in support of the design changes that were made and felt that their feedback / concerns from the first Public Information Meeting were addressed. There were still one or two issues that were of most concern to them.

## Public Walkway Between No. 1 Road & Cavendish Drive

Majority of attendees supported the proposal for the walkway connection between No.1 Road and Cavendish Drive after reviewing the design and landscape drawings. There two residence that still maintained their concerns that the construction of the public walkway would result in an increase in crime and undesirable activities.

## Single Family Lots

Feedback from the attendees with regards to the single family lots were side yard setbacks to be increased to reduce shadowing and reducing the front yard setback to provide larger rear yard spaces to each single-family lot.

## Trees Preservation / Planting

Attendees were able to review the landscape / tree management boards and understand the existing mature trees which are being retained and rationale for a large number of trees being removed. Attendees requested for street trees to be planted along the Cavendish Drive connection with the species matching the current city trees. Attendees would also prefer slow growing planting and non-invasive trees with wide spread root bases.

The community feedback has been reviewed and the proposal has been adjusted to suit.

Please contact me if you have any questions

Best Regards,

Brian Sheehan

## APPENDIX D

### SUMMARY OF FEEDBACK FORMS

# YAMAMOTO ARCHITECTURE

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## APPENDIX A

### PUBLIC INFORMATION INVITATION PACKAGE



To: Owner/Occupant

June 10, 2019

Subject: Notice of 2<sup>nd</sup> Public Information Meeting for the Proposed Development of 10140-10180 No. 1 Road & 4051/4068 Cavendish Drive (Rezoning No. 18-820669)

Dear Neighbour,

Bohan Properties, the owner of the above parcel would like to extend an invitation for you to attend a 2nd Public Information Meeting (PIM) related to the proposed 2 & 3 story townhomes and 2 single family residential lots for the above subject properties. The purpose of this meeting is to allow the public an opportunity to learn more about the revised project.

**Public Information Meeting**

Location: Richmond Alliance Church  
10100 No. 1 Road, Richmond, BC  
Date: June 26<sup>th</sup>, 2019  
Time: 5:00pm to 8:00pm (Open house format)

The site is located in between No 1 Road on the west, Cavendish Drive on the east, single-family homes on the south, a church and a single-family home on the north side as shown in Figure 1.

The proposed development requires a formal rezoning and Official Community Plan (OCP) amendment application to the City of Richmond

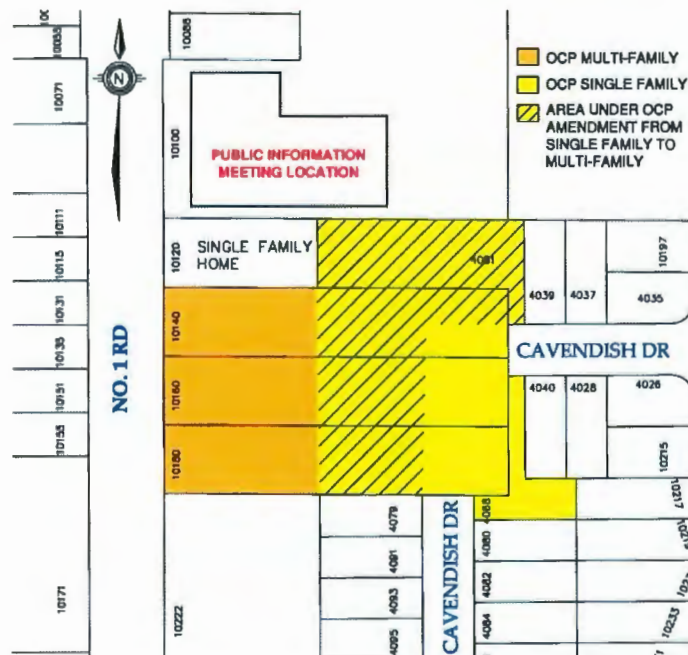


Figure 1. Proposed Parcels for Rezoning & OCP Amendment

The 1<sup>st</sup> Public Information Meeting was held for this application on June 20<sup>th</sup>, 2018 where we listened to community feedback. The application has been revised to incorporate this feedback.

Summary of Key Changes since the June 20<sup>th</sup> PIM:

- ⊕ The internal road and unit layouts have been revised to preserve mature and healthy trees.
- ⊕ Cavendish Drive has been reconfigured to permit only through pedestrian access (and emergency vehicle access through locked steel bollards). A Traffic Impact Assessment (TIA) report confirmed this configuration was favorable and had minimal impact on the neighbourhood. We believe this will address neighbourhood concerns regarding noise, traffic, and parking.
- ⊕ The TIA validated the proposed site entry from No. 1 Road.
- ⊕ The form and character of the townhomes fronting Cavendish will suit the character of the neighbourhood. The height of these units has been reduced from 3 stories to 2 and 2.5 stories.
- ⊕ The form and character of the two residential lots will suit the other homes in the neighbourhood. The main floor elevation of the lots will be 0.3m above the centerline of the fronting roadway in accordance with City Bylaw 8204.

We welcome your attendance anytime between 5:00pm and 8:00pm and look forward to your feedback on this project. The presentation materials may be viewed online on June 27<sup>th</sup>, 2019 or later at [www.bohan.ca/cavendishrezoning](http://www.bohan.ca/cavendishrezoning).

If you cannot attend the meeting you may contact the City or the Developer to obtain more information or to provide feedback. They may be reached at:

Bohan Properties  
Steven Yang, Managing Partner  
Phone: (604) 341 7777  
Email: [steven@bohan.ca](mailto:steven@bohan.ca)

City of Richmond Planning  
Edwin Lee, Planner I  
Phone: (604) 276 4121  
Email: [elee@richmond.ca](mailto:elee@richmond.ca)

We look forward to seeing you at the public information meeting.

Yours Truly,  
**Core Concept Consulting Ltd.**

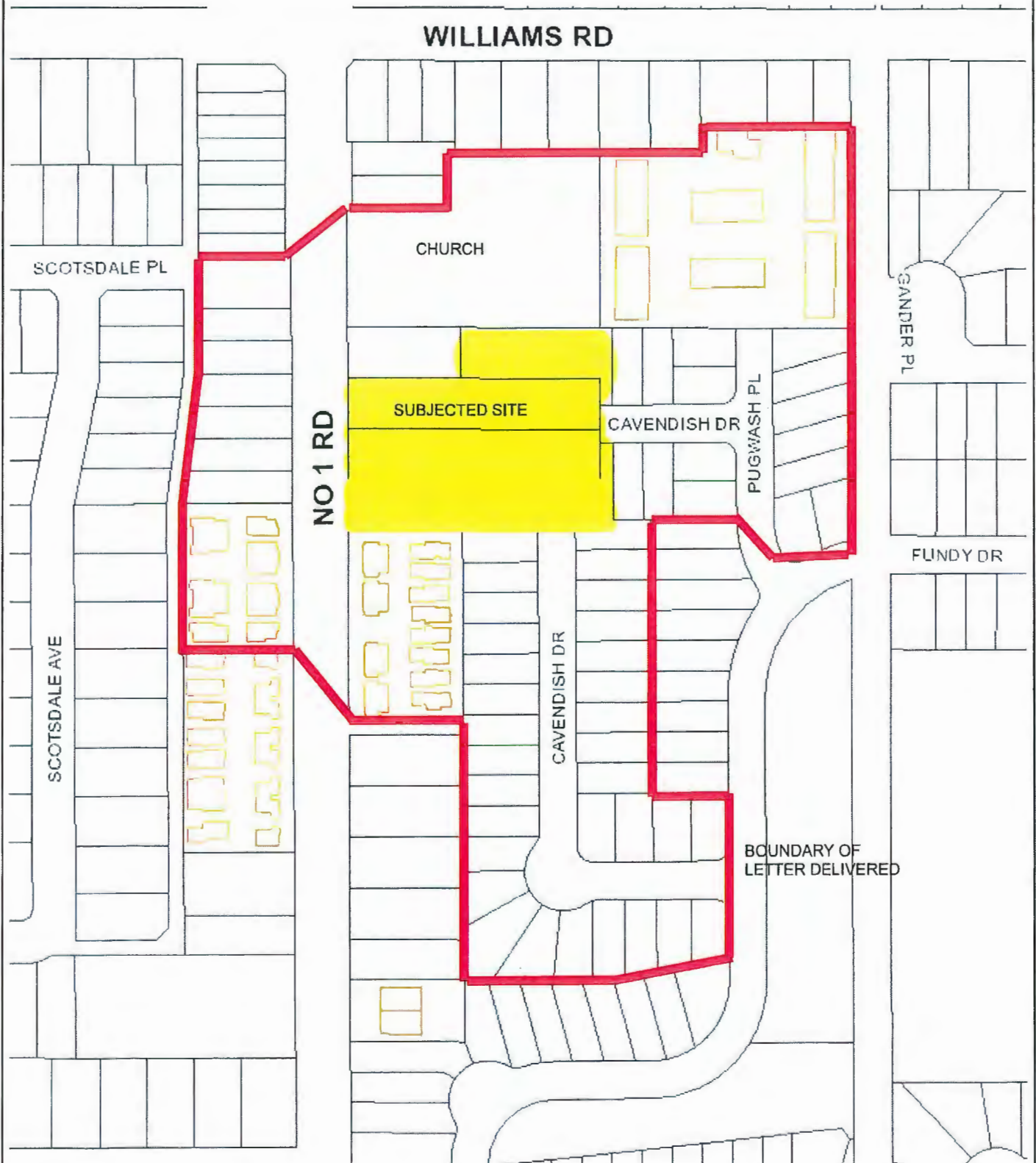


David R. Kozak  
Senior Project Manager  
Phone: (604) 249 5040  
Email: [drkozak@coreconceptconsulting.com](mailto:drkozak@coreconceptconsulting.com)

# YAMAMOTO ARCHITECTURE

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## City of Richmond Interactive Map



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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# YAMAMOTO ARCHITECTURE

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## APPENDIX B

### NOTICE DISTRIBUTION AREA

## PROJECT STATISTICS

ADDRESS: 10140, 10160, 10180 NO.1 ROAD &  
4051, 4068 CAVENDISH DRIVE.

SITE AREA BEFORE ROADWAY DEDICATIONS

83,990 SQFT (7,803 SM)

TOWNHOUSE SITE AREA AFTER DEDICATIONS

66,368 SQFT (6,166 SM)

### PROPOSED DENSITY TOWNHOUSE SITE:

-35 TOWNHOUSES WHICH INCLUDE:

-29 MARKET TOWNHOUSES (INCL 4 CONVERTIBLE UNITS & 1 SECONDARY SUITE)

-6 LOW-END MARKET RENTAL UNITS (LEMR UNITS)

TOTAL: 35 UNITS

43,589 SQFT

0.65 FAR

### PROPOSED AMENITY SPACE

INDOOR AMENITY SPACE REQUIRED:

775 SQFT (72 SM)

OUTDOOR AMENITY SPACE REQUIRED:

2,235 SQFT (216 SM)

INDOOR AMENITY SPACE PROVIDED:

CONTRIBUTION IN LIEU

OUTDOOR AMENITY SPACE PROVIDED:

3,592 SQFT (333.7 SM)

### PROPOSED SINGLE FAMILY LOTS

PROPOSED SINGLE FAMILY LOT A AREA:

4,779 SQFT (444 SM)

PROPOSED SINGLE FAMILY LOT B AREA:

3,875 SQFT (360 SM)

\*Both Single Family Lots to comply with Lot Size Policy

\*Each Single Family dwelling will include a secondary suite

## PARKING

PARKING REQUIRED LOW-END MARKET UNITS:

6 SPACES

PARKING REQUIRED TOWNHOUSE UNITS:

58 SPACES

PARKING REQUIRED VISITORS:

7 SPACES

TOTAL PARKING REQUIRED:

71 SPACES

PARKING PROVIDED LOW-END MARKET UNITS:

6 SPACES

PARKING PROVIDED TOWNHOUSE UNITS:

58 SPACES

PARKING PROVIDED VISITORS:

7 SPACES

TOTAL PARKING PROVIDED:

71 SPACES

\*40% OF TOTAL UNITS HAVE TANDEM PARKING. MAXIMUM 50%

<b>BOHAN</b> PROPERTIES <small>BOHAN PROPERTIES INC. 1000 SHEPPARD AVENUE EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 1T5          TEL: (416) 291-1111 FAX: (416) 291-1112          WWW.BOHANPROPERTIES.COM</small>	
<b>YAMAMOTO</b> ARCHITECTURE <small>302-371 King Street West          Toronto, ON M5T 1K5          T: (416) 593-1122 F: (416) 593-1127</small>	
<b>TOWNHOUSE DEVELOPMENT</b> <small>1000 SHEPPARD AVENUE EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 1T5</small>	
<b>PROJECT SUMMARY</b> <small>DATE: 10/11/2019          BY: M. BOHAN          SCALE: 1/8" = 1'-0"</small>	
<b>PROJECT NO.</b> <small>1000 SHEPPARD AVENUE EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 1T5</small>	
<b>PROJECT NO.</b> <small>1000 SHEPPARD AVENUE EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 1T5</small>	

## APPLICABLE CITY POLICIES

### RICHMOND 2041 OFFICIAL COMMUNITY PLAN

#### GOALS:

1. Welcome and Diverse  
The City is inclusive and designed to support the needs of a diverse and changing population.
2. Connected and Accessible  
People are connected to and interact with each other. Places, buildings, and activities are connected and easily accessed by everyone.
3. Valued for its Special Places
4. Adaptive.

### ARTERIAL ROAD POLICY

"The City supports densification along its arterial roads. The purpose of this densification is to locate developments on arterial road properties in close proximity to commercial services, public amenities, schools, and transit service."

### LOT SIZE POLICY

Minimum Lot Size: Subzone RS2/B  
=360SM (3,875 SQFT)

### 2017 - 2027 AFFORDABLE HOUSING STRATEGY LOW END MARKET RENTAL POLICY (LEMR)

"LEMR units are secured as affordable in perpetuity through legal agreements on title, which restricts the maximum rents and tenant eligibility by income. This policy is intended to ensure the development of mixed income communities and provide rental homes for low-moderate income households."

## PROJECT SUMMARY

Development Application:  
Formal Rezoning & Official Community Plan (OCP) Amendment Application.

Connect Cavendish Drive, eliminating dead ends and improving pedestrian circulation. Bollards to be installed at each end to ensure no public vehicle access.

Improve infrastructure by connecting watermain on either side of Cavendish Drive.

Improve security and passive surveillance by re-routing current walkway through undeveloped lot at 4068 Cavendish Drive onto new, standard City sidewalk and street lighting.

Improve the No. 1 Road frontage with new 1.8m Boulevard & 1.5m sidewalk.

Create a pedestrian walkway between No1 Road and Cavendish Drive, increasing neighbourhood access to Cavendish Drive, schools, transit and neighbourhood circulation.

Create two new single family lots to complete the single family character of the block. Driveway access to each lot from teh south end of Cavendish Drive.

Proposed single family lots to include a secondary suite within the proposed dwelling.

Minimize increase in traffic along Cavendish by providing all vehicular access to townhouse site from No. 1 Road.

Within the 35 unit development there will be provide six Low-End Market Rental units (LEMR) to provide affordable housing options and 4 Convertible units to provide options for aging in place and provide housing opportunities for different needs.

Orient windows away from existing single family homes and yards to maximize privacy for current homeowners.

Amend OCP to provide additional townhouses in the eastern portion of the site to offset the cost of Cavendish Drive dedication and construction.

<b>BOHANN</b> PROPERTIES	
2041 - 21st Ave SE, Suite 100 Vancouver, BC V6A 1S6 Tel: 604-271-1111 Fax: 604-271-1112	
<b>YAMAKOTO</b> ARCHITECTURE	
2041 - 21st Ave SE, Suite 100 Vancouver, BC V6A 1S6 Tel: 604-271-1111 Fax: 604-271-1112	
PROJECT SUMMARY	
NAME:	A1
DATE:	2018-08-20
BY:	BOHANN
FOR:	BOHANN



## PREVIOUS PUBLIC CONCERNS

Below are public concerns on the previous proposal that came out of the first Public Information Meeting (PIM).

We have taken these concerns on board and addressed them in the new proposal.

### REMOVAL OF EXISTING TREES

- mature tree being removed
- privacy concerns

### BUILDING HEIGHT

- facing Cavendish Drive
- facing existing single family
- window locations

### CAVENDISH DRIVE CONNECTION

- Increased traffic flow
- Townhouse access

## HOW HAVE THESE BEEN ADDRESSED

### EXISTING TREES

Interior drive aisle and townhouse layout revised to preserve mature and healthy trees.

Existing mature sequoia & spruce trees to be retained and incorporated into the proposed outdoor amenity space. Trees of good health and structure will be retained along the south, east and west property line. Existing trees will be integrated into the overall landscape design.

### BUILDING HEIGHT

Townhouses fronting Cavendish Drive have been reduced from 3 storey to 2.5 storey. This will help relate to the scale of the existing single family homes within the neighbourhood.

Townhouses fronting onto the public walkway along the south property line have been reduced from 3 storey to 2 storey. With the public walkway and proposed landscaping this will reduce the exposure and limit the building massing.

Townhouses adjacent to existing single family lots have been reduced from 3 storey to 2 storey.

Townhouse windows will be orientated away from existing single family homes and yards to maximize privacy for current homeowners.

### CAVENDISH DRIVE CONNECTION

Proposed Cavendish Drive connection will improve pedestrian circulation to No 1 Road, transit and neighbourhood circulation. Bollards to be installed at each end to ensure no public vehicle access.

Bollards will be fitted with locks to allow for emergency vehicle access only.

The Cavendish Drive road width has been reduced from 15m to 6m width. The reduced road width provides an increased landscaped boulevard between single family lots and townhouse development.

Cavendish Drive connection provides a closed off "open space" for neighbourhood activities.

Improve security and passive surveillance by re-routing current walkway through undeveloped lot at 4068 Cavendish Drive onto new, standard City sidewalk and street lighting.

Improve infrastructure by connecting watermain on either side of Cavendish Drive.

### NO 1 ROAD FRONTAGE & PUBLIC WALKWAY TO CAVENDISH DRIVE

Improve the No. 1 Road frontage with new 1.8m Boulevard & 1.5m sidewalk with landscaped buffer. The wider 1.5m sidewalk will provide a safer walkway for pedestrian flow and will be set back from No 1 Road.

New paved pedestrian walkway between No1 Road and Cavendish Drive will increase neighbourhood access to Cavendish Drive, schools, transit and neighbourhood circulation.

The pedestrian walkway will be lit with street lights to provide a secure walkway for pedestrians and neighbouring houses.

**BOHANN**  
PROPERTIES

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**YANAMOTO**  
ARCHITECTURE

YANAMOTO ARCHITECTURE is a registered architectural firm under the Architect Act of the Province of British Columbia. License No. 123456789. YANAMOTO ARCHITECTURE is not an architect.

100-101 East 2nd Avenue  
Vancouver, BC V5T 1P9  
T: 604-271-1234 F: 604-271-1235

PHASE 1

TOWNHOUSE DEVELOPMENT

100-101 East 2nd Avenue  
Vancouver, BC V5T 1P9  
T: 604-271-1234 F: 604-271-1235

PHASE 1

PUBLIC CONSULTING

100-101 East 2nd Avenue  
Vancouver, BC V5T 1P9  
T: 604-271-1234 F: 604-271-1235

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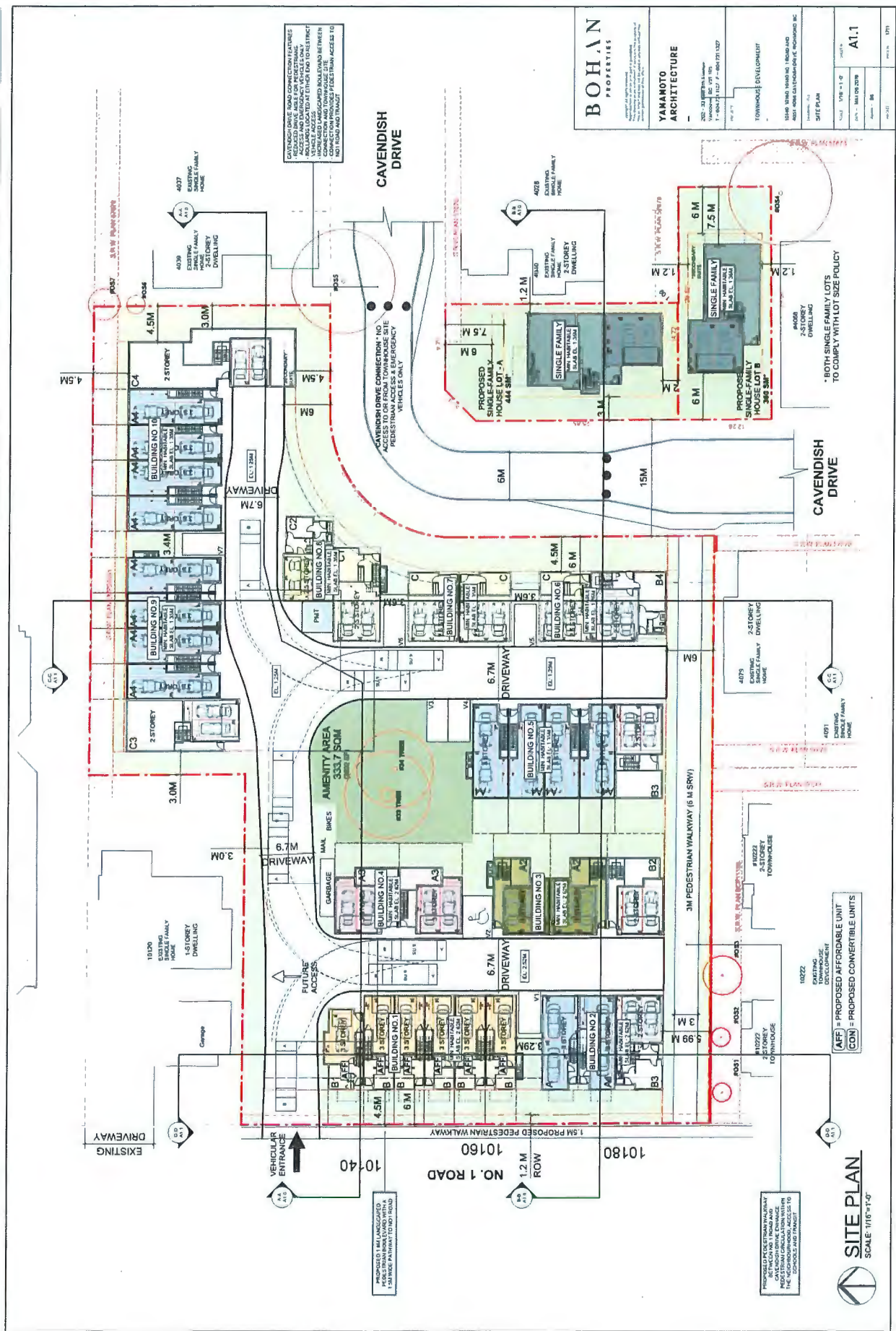
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BOHANN  
PROPERTIES

**YAMAMOTO  
ARCHITECTURE**

200 - 33 East 8th Avenue  
Vancouver BC V6T 1G6  
T - 604 731 1127 F - 604 731 1327

TOWNSHIP DEVELOPMENT

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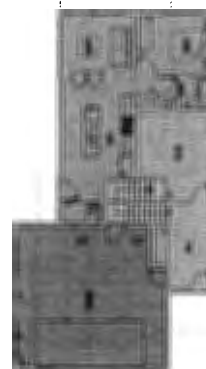
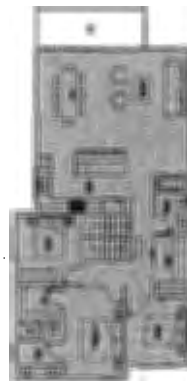
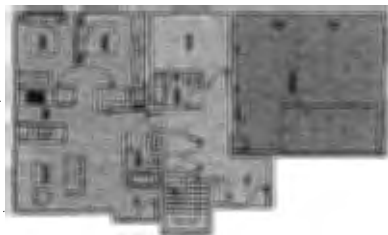
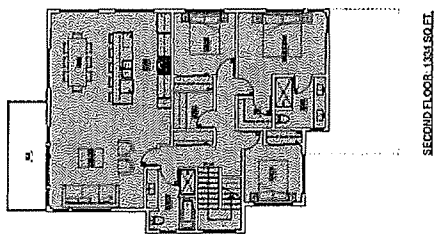
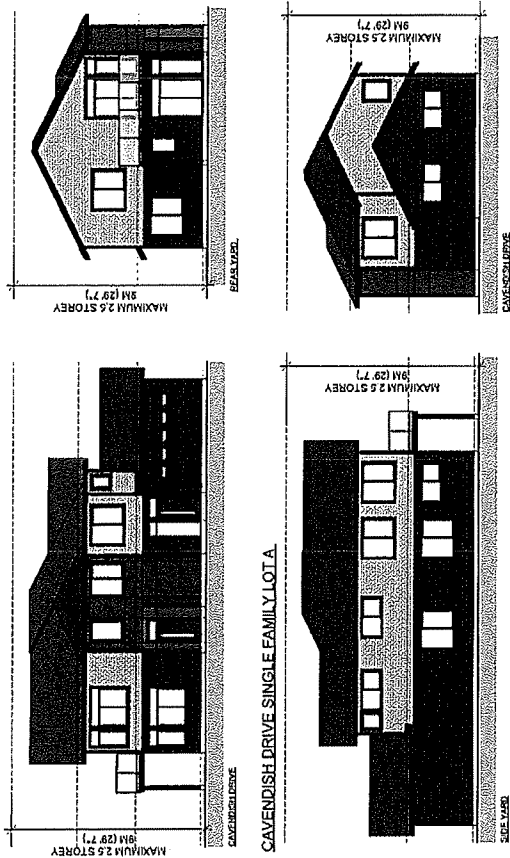


<b>BOHAN PROPERTIES</b> <small>1000 10th Avenue SW, Suite 100          Vancouver, BC V6H 1A5          Tel: 604.275.1234 Fax: 604.275.1235</small>	
<b>YAMAMOTO ARCHITECTURE</b> <small>205 - 205 East 1st Avenue          Vancouver, BC V6T 1M6          Tel: 604.771.1122 Fax: 604.771.1123</small>	
<b>TERMINOUSE DEVELOPMENT</b> <small>1000 10th Avenue SW, Suite 100          Vancouver, BC V6H 1A5          Tel: 604.275.1234 Fax: 604.275.1235</small>	
<b>SITE PHOTOS</b>	
PHOTO DATE SUBJECT	PHOTO DATE SUBJECT
<b>A1.4</b>	
1000 10th Avenue SW, Suite 100 Vancouver, BC V6H 1A5 Tel: 604.275.1234 Fax: 604.275.1235	





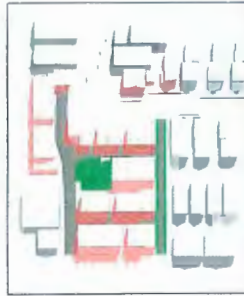




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PROJECT CAVENDISH DRIVE SINGLE FAMILY LOT A AND LOT B	DATE 1/4/2019 DRAWN BY JH
SCALE 1/4" = 1'-0" 1/4" = 1'-0" 1/4" = 1'-0"	SHEET NO. A1.7
PROJECT NO. 10030101	PROJECT - 10030101



21 MARCH 10AM



21 JUNE 10AM



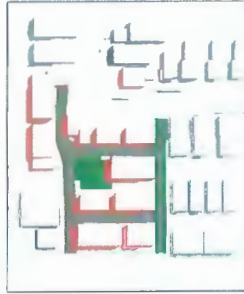
21 SEPTEMBER 10AM



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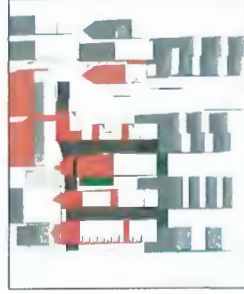
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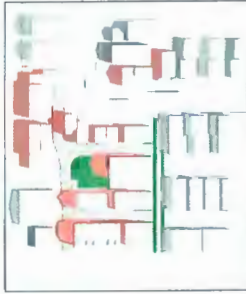
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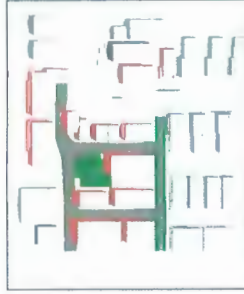
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21 MARCH 4PM



21 JUNE 4PM



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BOHAN  
PROPERTIES

YAMATO  
ARCHITECTURE

TOWNHOUSE DEVELOPMENT

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PROJECT SHADOW STUDY

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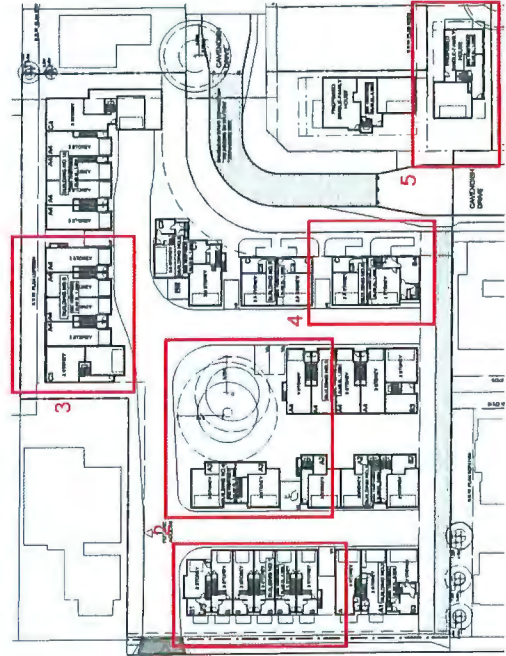


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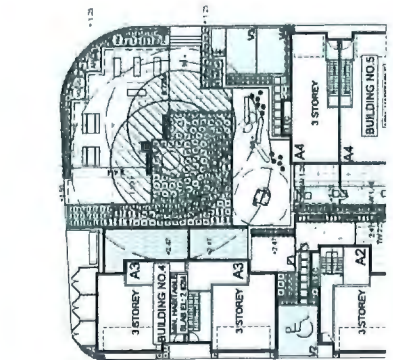
**pnc**  
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ARCHITECTS  
Suite C100 - 4100 Oak Creek Drive  
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SEA

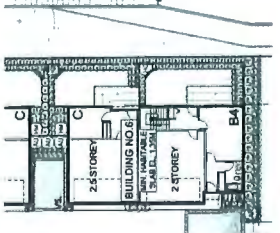
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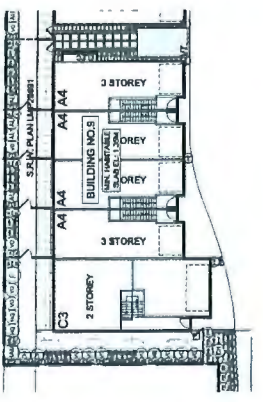
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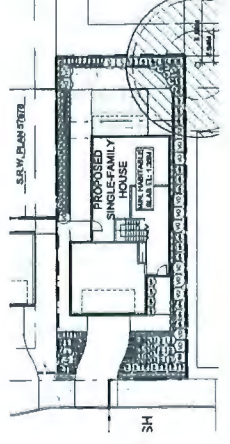
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2 SHRUB PLAN ENLARGEMENT 2



3 SHRUB PLAN ENLARGEMENT 3



4 SHRUB PLAN ENLARGEMENT 4

5 SHRUB PLAN ENLARGEMENT 5

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SJA



MODERN CURVED BENCH



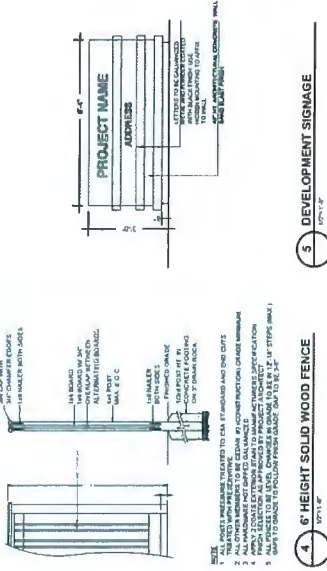
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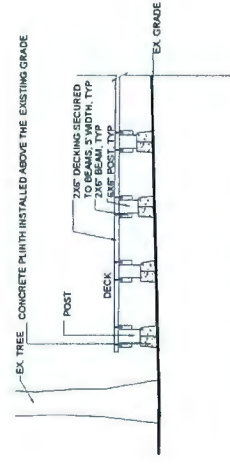
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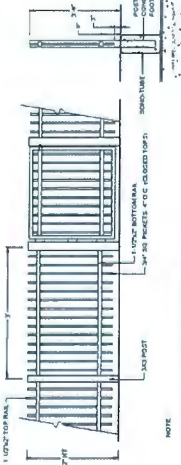
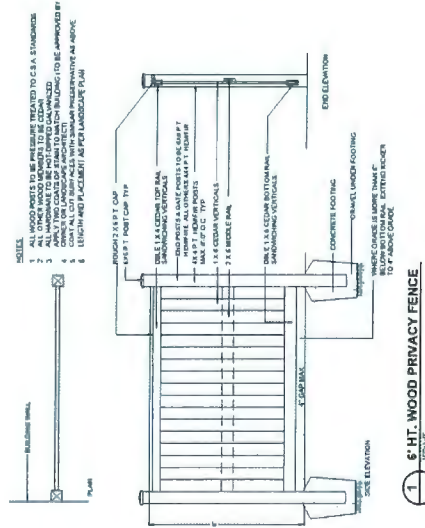
KID-FRIENDLY PLAY STRUCTURE



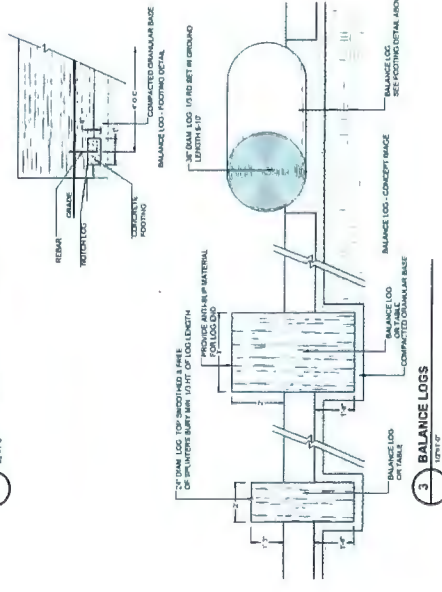
**5 DEVELOPMENT SIGNAGE**  
10/21/18



**6 DECK UNDER THE EXISTING TREE**  
10/21/18



**2 42' HT. METAL FENCE AND GATE**  
10/21/18



**3 BALANCE LOGS**  
10/21/18





## TREE INFORMATION TABLE

Tree #	Species	DBH (cm)	Health & Condition	CRZ (Min) (m)	CRZ (Preferred) (m)	Comments/Recommendations
1	Fir	88	Poor	5.28	10.55	<ul style="list-style-type: none"> <li>Previously topped</li> <li>hydro pruned</li> <li>heavily covered in ivy</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Remove.</li> </ul>
2	Walnut	28	Good-Fair	1.68	3.36	<ul style="list-style-type: none"> <li>Previously topped/pruned.</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Consider for removal.</li> </ul>
3	Pine	24	Poor	1.44	2.88	<ul style="list-style-type: none"> <li>Previously topped.</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Remove</li> </ul>
4	Min Ash	18	Poor	1.08	2.16	<ul style="list-style-type: none"> <li>Extensive decay.</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Remove</li> </ul>
5	Apple	18	Poor	1.08	2.16	<ul style="list-style-type: none"> <li>Extensive decay.</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Remove</li> </ul>
6	Cherry	41.5	Fair	2.49	4.98	<ul style="list-style-type: none"> <li>1-sided canopy</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Consider for removal.</li> </ul>
7	Fir	43	Poor	2.58	5.16	<ul style="list-style-type: none"> <li>1-sided canopy</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Remove</li> </ul>
8	Poplar	90	Poor	5.4	10.8	<ul style="list-style-type: none"> <li>Large limbs prev. Removed</li> <li>Visible decay.</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Remove</li> </ul>
9	Lombardy Poplar	95	Fair	5.7	11.4	<ul style="list-style-type: none"> <li>Overmature</li> <li>Frequent shedding of limbs likely</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Consider for removal.</li> </ul>
10	Lombardy Poplar	90	Fair	5.4	10.8	<ul style="list-style-type: none"> <li>Overmature</li> <li>Frequent shedding of limbs likely.</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Consider for removal.</li> </ul>
11	Fir	34	Poor	2.04	4.08	<ul style="list-style-type: none"> <li>Lean towards east.</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Remove</li> </ul>

12	Spruce	30	Good	1.8	3.6	<b>Recommend:</b> <ul style="list-style-type: none"> <li>Consider for removal.</li> </ul>
13	Hazelnut	10 avg	Fair	0.6	1.2	<b>Recommend:</b> <ul style="list-style-type: none"> <li>Consider for removal.</li> </ul>
14	Apple	37	Poor	2.22	4.44	<ul style="list-style-type: none"> <li>4 main stems</li> <li>heavily leaning towards property.</li> <li>heaving roots</li> <li>extensive decay.</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Remove</li> </ul>
15	Walnut	27	Fair	1.52	3.24	<b>Recommend:</b> <ul style="list-style-type: none"> <li>Consider for removal.</li> </ul>
16	Willow	100	Poor	6.0	12.0	<ul style="list-style-type: none"> <li>Deadwood &amp; decay throughout canopy.</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Remove</li> </ul>
17	Golden cedar	30-41	Good-Fair	2.46	4.92	<ul style="list-style-type: none"> <li>Hedge row. 3 stems prev. topped.</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Consider for removal.</li> </ul>
18	Spruce	59	Poor	3.54	7.08	<ul style="list-style-type: none"> <li>Previously topped</li> <li>high heeled roots.</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Remove</li> </ul>
19	Magnolia	21	Poor	1.26	2.52	<ul style="list-style-type: none"> <li>Poor pruning history/canopy structure.</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Remove</li> </ul>
20	Cherry	59	Poor	3.54	7.08	<ul style="list-style-type: none"> <li>Multi-stem</li> <li>visible decay.</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Remove</li> </ul>
21	Birch	20/21/28	Poor	1.68	3.36	<ul style="list-style-type: none"> <li>Multi-site</li> <li>previously topped</li> <li>visible decay.</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Remove</li> </ul>
22	Spruce	32	Poor	1.92	3.84	<ul style="list-style-type: none"> <li>Previously topped.</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Remove</li> </ul>
23	Cedar	44	Good-Fair	2.64	5.28	<ul style="list-style-type: none"> <li>Slight lean towards property.</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Consider for removal.</li> </ul>

1	1/16" = 1'0"	1/8" = 1'0"	1/4" = 1'0"	1/2" = 1'0"	3/4" = 1'0"	1" = 1'0"	1 1/4" = 1'0"	1 1/2" = 1'0"	1 3/4" = 1'0"	2" = 1'0"	2 1/4" = 1'0"	2 1/2" = 1'0"	2 3/4" = 1'0"	3" = 1'0"	3 1/4" = 1'0"	3 1/2" = 1'0"	3 3/4" = 1'0"	4" = 1'0"	4 1/4" = 1'0"	4 1/2" = 1'0"	4 3/4" = 1'0"	5" = 1'0"	5 1/4" = 1'0"	5 1/2" = 1'0"	5 3/4" = 1'0"	6" = 1'0"	6 1/4" = 1'0"	6 1/2" = 1'0"	6 3/4" = 1'0"	7" = 1'0"	7 1/4" = 1'0"	7 1/2" = 1'0"	7 3/4" = 1'0"	8" = 1'0"	8 1/4" = 1'0"	8 1/2" = 1'0"	8 3/4" = 1'0"	9" = 1'0"	9 1/4" = 1'0"	9 1/2" = 1'0"	9 3/4" = 1'0"	10" = 1'0"	10 1/4" = 1'0"	10 1/2" = 1'0"	10 3/4" = 1'0"	11" = 1'0"	11 1/4" = 1'0"	11 1/2" = 1'0"	11 3/4" = 1'0"	12" = 1'0"	12 1/4" = 1'0"	12 1/2" = 1'0"	12 3/4" = 1'0"	13" = 1'0"	13 1/4" = 1'0"	13 1/2" = 1'0"	13 3/4" = 1'0"	14" = 1'0"	14 1/4" = 1'0"	14 1/2" = 1'0"	14 3/4" = 1'0"	15" = 1'0"	15 1/4" = 1'0"	15 1/2" = 1'0"	15 3/4" = 1'0"	16" = 1'0"	16 1/4" = 1'0"	16 1/2" = 1'0"	16 3/4" = 1'0"	17" = 1'0"	17 1/4" = 1'0"	17 1/2" = 1'0"	17 3/4" = 1'0"	18" = 1'0"	18 1/4" = 1'0"	18 1/2" = 1'0"	18 3/4" = 1'0"	19" = 1'0"	19 1/4" = 1'0"	19 1/2" = 1'0"	19 3/4" = 1'0"	20" = 1'0"	20 1/4" = 1'0"	20 1/2" = 1'0"	20 3/4" = 1'0"	21" = 1'0"	21 1/4" = 1'0"	21 1/2" = 1'0"	21 3/4" = 1'0"	22" = 1'0"	22 1/4" = 1'0"	22 1/2" = 1'0"	22 3/4" = 1'0"	23" = 1'0"	23 1/4" = 1'0"	23 1/2" = 1'0"	23 3/4" = 1'0"	24" = 1'0"	24 1/4" = 1'0"	24 1/2" = 1'0"	24 3/4" = 1'0"	25" = 1'0"	25 1/4" = 1'0"	25 1/2" = 1'0"	25 3/4" = 1'0"	26" = 1'0"	26 1/4" = 1'0"	26 1/2" = 1'0"	26 3/4" = 1'0"	27" = 1'0"	27 1/4" = 1'0"	27 1/2" = 1'0"	27 3/4" = 1'0"	28" = 1'0"	28 1/4" = 1'0"	28 1/2" = 1'0"	28 3/4" = 1'0"	29" = 1'0"	29 1/4" = 1'0"	29 1/2" = 1'0"	29 3/4" = 1'0"	30" = 1'0"	30 1/4" = 1'0"	30 1/2" = 1'0"	30 3/4" = 1'0"	31" = 1'0"	31 1/4" = 1'0"	31 1/2" = 1'0"	31 3/4" = 1'0"	32" = 1'0"	32 1/4" = 1'0"	32 1/2" = 1'0"	32 3/4" = 1'0"	33" = 1'0"	33 1/4" = 1'0"	33 1/2" = 1'0"	33 3/4" = 1'0"	34" = 1'0"	34 1/4" = 1'0"	34 1/2" = 1'0"	34 3/4" = 1'0"	35" = 1'0"	35 1/4" = 1'0"	35 1/2" = 1'0"	35 3/4" = 1'0"	36" = 1'0"	36 1/4" = 1'0"	36 1/2" = 1'0"	36 3/4" = 1'0"	37" = 1'0"	37 1/4" = 1'0"	37 1/2" = 1'0"	37 3/4" = 1'0"	38" = 1'0"	38 1/4" = 1'0"	38 1/2" = 1'0"	38 3/4" = 1'0"	39" = 1'0"	39 1/4" = 1'0"	39 1/2" = 1'0"	39 3/4" = 1'0"	40" = 1'0"	40 1/4" = 1'0"	40 1/2" = 1'0"	40 3/4" = 1'0"	41" = 1'0"	41 1/4" = 1'0"	41 1/2" = 1'0"	41 3/4" = 1'0"	42" = 1'0"	42 1/4" = 1'0"	42 1/2" = 1'0"	42 3/4" = 1'0"	43" = 1'0"	43 1/4" = 1'0"	43 1/2" = 1'0"	43 3/4" = 1'0"	44" = 1'0"	44 1/4" = 1'0"	44 1/2" = 1'0"	44 3/4" = 1'0"	45" = 1'0"	45 1/4" = 1'0"	45 1/2" = 1'0"	45 3/4" = 1'0"	46" = 1'0"	46 1/4" = 1'0"	46 1/2" = 1'0"	46 3/4" = 1'0"	47" = 1'0"	47 1/4" = 1'0"	47 1/2" = 1'0"	47 3/4" = 1'0"	48" = 1'0"	48 1/4" = 1'0"	48 1/2" = 1'0"	48 3/4" = 1'0"	49" = 1'0"	49 1/4" = 1'0"	49 1/2" = 1'0"	49 3/4" = 1'0"	50" = 1'0"	50 1/4" = 1'0"	50 1/2" = 1'0"	50 3/4" = 1'0"	51" = 1'0"	51 1/4" = 1'0"	51 1/2" = 1'0"	51 3/4" = 1'0"	52" = 1'0"	52 1/4" = 1'0"	52 1/2" = 1'0"	52 3/4" = 1'0"	53" = 1'0"	53 1/4" = 1'0"	53 1/2" = 1'0"	53 3/4" = 1'0"	54" = 1'0"	54 1/4" = 1'0"	54 1/2" = 1'0"	54 3/4" = 1'0"	55" = 1'0"	55 1/4" = 1'0"	55 1/2" = 1'0"	55 3/4" = 1'0"	56" = 1'0"	56 1/4" = 1'0"	56 1/2" = 1'0"	56 3/4" = 1'0"	57" = 1'0"	57 1/4" = 1'0"	57 1/2" = 1'0"	57 3/4" = 1'0"	58" = 1'0"	58 1/4" = 1'0"	58 1/2" = 1'0"	58 3/4" = 1'0"	59" = 1'0"	59 1/4" = 1'0"	59 1/2" = 1'0"	59 3/4" = 1'0"	60" = 1'0"	60 1/4" = 1'0"	60 1/2" = 1'0"	60 3/4" = 1'0"	61" = 1'0"	61 1/4" = 1'0"	61 1/2" = 1'0"	61 3/4" = 1'0"	62" = 1'0"	62 1/4" = 1'0"	62 1/2" = 1'0"	62 3/4" = 1'0"	63" = 1'0"	63 1/4" = 1'0"	63 1/2" = 1'0"	63 3/4" = 1'0"	64" = 1'0"	64 1/4" = 1'0"	64 1/2" = 1'0"	64 3/4" = 1'0"	65" = 1'0"	65 1/4" = 1'0"	65 1/2" = 1'0"	65 3/4" = 1'0"	66" = 1'0"	66 1/4" = 1'0"	66 1/2" = 1'0"	66 3/4" = 1'0"	67" = 1'0"	67 1/4" = 1'0"	67 1/2" = 1'0"	67 3/4" = 1'0"	68" = 1'0"	68 1/4" = 1'0"	68 1/2" = 1'0"	68 3/4" = 1'0"	69" = 1'0"	69 1/4" = 1'0"	69 1/2" = 1'0"	69 3/4" = 1'0"	70" = 1'0"	70 1/4" = 1'0"	70 1/2" = 1'0"	70 3/4" = 1'0"	71" = 1'0"	71 1/4" = 1'0"	71 1/2" = 1'0"	71 3/4" = 1'0"	72" = 1'0"	72 1/4" = 1'0"	72 1/2" = 1'0"	72 3/4" = 1'0"	73" = 1'0"	73 1/4" = 1'0"	73 1/2" = 1'0"	73 3/4" = 1'0"	74" = 1'0"	74 1/4" = 1'0"	74 1/2" = 1'0"	74 3/4" = 1'0"	75" = 1'0"	75 1/4" = 1'0"	75 1/2" = 1'0"	75 3/4" = 1'0"	76" = 1'0"	76 1/4" = 1'0"	76 1/2" = 1'0"	76 3/4" = 1'0"	77" = 1'0"	77 1/4" = 1'0"	77 1/2" = 1'0"	77 3/4" = 1'0"	78" = 1'0"	78 1/4" = 1'0"	78 1/2" = 1'0"	78 3/4" = 1'0"	79" = 1'0"	79 1/4" = 1'0"	79 1/2" = 1'0"	79 3/4" = 1'0"	80" = 1'0"	80 1/4" = 1'0"	80 1/2" = 1'0"	80 3/4" = 1'0"	81" = 1'0"	81 1/4" = 1'0"	81 1/2" = 1'0"	81 3/4" = 1'0"	82" = 1'0"	82 1/4" = 1'0"	82 1/2" = 1'0"	82 3/4" = 1'0"	83" = 1'0"	83 1/4" = 1'0"	83 1/2" = 1'0"	83 3/4" = 1'0"	84" = 1'0"	84 1/4" = 1'0"	84 1/2" = 1'0"	84 3/4" = 1'0"	85" = 1'0"	85 1/4" = 1'0"	85 1/2" = 1'0"	85 3/4" = 1'0"	86" = 1'0"	86 1/4" = 1'0"	86 1/2" = 1'0"	86 3/4" = 1'0"	87" = 1'0"	87 1/4" = 1'0"	87 1/2" = 1'0"	87 3/4" = 1'0"	88" = 1'0"	88 1/4" = 1'0"	88 1/2" = 1'0"	88 3/4" = 1'0"	89" = 1'0"	89 1/4" = 1'0"	89 1/2" = 1'0"	89 3/4" = 1'0"	90" = 1'0"	90 1/4" = 1'0"	90 1/2" = 1'0"	90 3/4" = 1'0"	91" = 1'0"	91 1/4" = 1'0"	91 1/2" = 1'0"	91 3/4" = 1'0"	92" = 1'0"	92 1/4" = 1'0"	92 1/2" = 1'0"	92 3/4" = 1'0"	93" = 1'0"	93 1/4" = 1'0"	93 1/2" = 1'0"	93 3/4" = 1'0"	94" = 1'0"	94 1/4" = 1'0"	94 1/2" = 1'0"	94 3/4" = 1'0"	95" = 1'0"	95 1/4" = 1'0"	95 1/2" = 1'0"	95 3/4" = 1'0"	96" = 1'0"	96 1/4" = 1'0"	96 1/2" = 1'0"	96 3/4" = 1'0"	97" = 1'0"	97 1/4" = 1'0"	97 1/2" = 1'0"	97 3/4" = 1'0"	98" = 1'0"	98 1/4" = 1'0"	98 1/2" = 1'0"	98 3/4" = 1'0"	99" = 1'0"	99 1/4" = 1'0"	99 1/2" = 1'0"	99 3/4" = 1'0"	100" = 1'0"	100 1/4" = 1'0"	100 1/2" = 1'0"	100 3/4" = 1'0"	101" = 1'0"	101 1/4" = 1'0"	101 1/2" = 1'0"	101 3/4" = 1'0"	102" = 1'0"	102 1/4" = 1'0"	102 1/2" = 1'0"	102 3/4" = 1'0"	103" = 1'0"	103 1/4" = 1'0"	103 1/2" = 1'0"	103 3/4" = 1'0"	104" = 1'0"	104 1/4" = 1'0"	104 1/2" = 1'0"	104 3/4" = 1'0"	105" = 1'0"	105 1/4" = 1'0"	105 1/2" = 1'0"	105 3/4" = 1'0"	106" = 1'0"	106 1/4" = 1'0"	106 1/2" = 1'0"	106 3/4" = 1'0"	107" = 1'0"	107 1/4" = 1'0"	107 1/2" = 1'0"	107 3/4" = 1'0"	108" = 1'0"	108 1/4" = 1'0"	108 1/2" = 1'0"	108 3/4" = 1'0"	109" = 1'0"	109 1/4" = 1'0"	109 1/2" = 1'0"	109 3/4" = 1'0"	110" = 1'0"	110 1/4" = 1'0"	110 1/2" = 1'0"	110 3/4" = 1'0"	111" = 1'0"	111 1/4" = 1'0"	111 1/2" = 1'0"	111 3/4" = 1'0"	112" = 1'0"	112 1/4" = 1'0"	112 1/2" = 1'0"	112 3/4" = 1'0"	113" = 1'0"	113 1/4" = 1'0"	113 1/2" = 1'0"	113 3/4" = 1'0"	114" = 1'0"	114 1/4" = 1'0"	114 1/2" = 1'0"	114 3/4" = 1'0"	115" = 1'0"	115 1/4" = 1'0"	115 1/2" = 1'0"	115 3/4" = 1'0"	116" = 1'0"	116 1/4" = 1'0"	116 1/2" = 1'0"	116 3/4" = 1'0"	117" = 1'0"	117 1/4" = 1'0"	117 1/2" = 1'0"	117 3/4" = 1'0"	118" = 1'0"	118 1/4" = 1'0"	118 1/2" = 1'0"	118 3/4" = 1'0"	119" = 1'0"	119 1/4" = 1'0"	119 1/2" = 1'0"	119 3/4" = 1'0"	120" = 1'0"	120 1/4" = 1'0"	120 1/2" = 1'0"	120 3/4" = 1'0"	121" = 1'0"	121 1/4" = 1'0"	121 1/2" = 1'0"	121 3/4" = 1'0"	122" = 1'0"	122 1/4" = 1'0"	122 1/2" = 1'0"	122 3/4" = 1'0"	123" = 1'0"	123 1/4" = 1'0"	123 1/2" = 1'0"	123 3/4" = 1'0"	124" = 1'0"	124 1/4" = 1'0"	124 1/2" = 1'0"	124 3/4" = 1'0"	125" = 1'0"	125 1/4" = 1'0"	125 1/2" = 1'0"	125 3/4" = 1'0"	126" = 1'0"	126 1/4" = 1'0"	126 1/2" = 1'0"	126 3/4" = 1'0"	127" = 1'0"	127 1/4" = 1'0"	127 1/2" = 1'0"	127 3/4" = 1'0"	128" = 1'0"	128 1/4" = 1'0"	128 1/2" = 1'0"	128 3/4" = 1'0"	129" = 1'0"	129 1/4" = 1'0"	129 1/2" = 1'0"	129 3/4" = 1'0"	130" = 1'0"	130 1/4" = 1'0"	130 1/2" = 1'0"	130 3/4" = 1'0"	131" = 1'0"	131 1/4" = 1'0"	131 1/2" = 1'0"	131 3/4" = 1'0"	132" = 1'0"	132 1/4" = 1'0"	132 1/2" = 1'0"	132 3/4" = 1'0"	133" = 1'0"	133 1/4" = 1'0"	133 1/2" = 1'0"	133 3/4" = 1'0"	134" = 1'0"	134 1/4" = 1'0"	134 1/2" = 1'0"	134 3/4" = 1'0"	135" = 1'0"	135 1/4" = 1'0"	135 1/2" = 1'0"	135 3/4" = 1'0"	136" = 1'0"	136 1/4" = 1'0"	136 1/2" = 1'0"	136 3/4" = 1'0"	137" = 1'0"	137 1/4" = 1'0"	137 1/2" = 1'0"	137 3/4" = 1'0"	138" = 1'0"	138 1/4" = 1'0"	138 1/2" = 1'0"	138 3/4" = 1'0"	139" = 1'0"	139 1/4" = 1'0"	139 1/2" = 1'0"	139 3/4" = 1'0"	140" = 1'0"	140 1/4" = 1'0"	140 1/2" = 1'0"	140 3/4" = 1'0"	141" = 1'0"	141 1/4" = 1'0"	141 1/2" = 1'0"	141 3/4" = 1'0"	142" = 1'0"	142 1/4" = 1'0"	142 1/2" = 1'0"	142 3/4" = 1'0"	143" = 1'0"	143 1/4" = 1'0"	143 1/2" = 1'0"	143 3/4" = 1'0"	144" = 1'0"	144 1/4" = 1'0"	144 1/2" = 1'0"	144 3/4" = 1'0"	145" = 1'0"	145 1/4" = 1'0"	145 1/2" = 1'0"	145 3/4" = 1'0"	146" = 1'0"	146 1/4" = 1'0"	146 1/2" = 1'0"	146 3/4" = 1'0"	147" = 1'0"	147 1/4" = 1'0"	147 1/2" = 1'0"	147 3/4" = 1'0"	148" = 1'0"	148 1/4" = 1'0"	148 1/2" = 1'0"	148 3/4" = 1'0"	149" = 1'0"	149 1/4" = 1'0"	149 1/2" = 1'0"	149 3/4" = 1'0"	150" = 1'0"	150 1/4" = 1'0"	150 1/2" = 1'0"	150 3/4" = 1'0"	151" = 1'0"	151 1/4" = 1'0"	151 1/2" = 1'0"	151 3/4" = 1'0"	152" = 1'0"	152 1/4" = 1'0"	152 1/2" = 1'0"	152 3/4" = 1'0"	153" = 1'0"	153 1/4" = 1'0"	153 1/2" = 1'0"	153 3/4" = 1'0"	154" = 1'0"	154 1/4" = 1'0"	154 1/2" = 1'0"	154 3/4" = 1'0"	155" = 1'0"	155 1/4" = 1'0"	155 1/2" = 1'0"	155 3/4" = 1'0"	156" = 1'0"	156 1/4" = 1'0"	156 1/2" = 1'0"	156 3/4" = 1'0"	157" = 1'0"	157 1/4" = 1'0"	157 1/2" = 1'0"	157 3/4" = 1'0"	158" = 1'0"	158 1/4" = 1'0"	158 1/2" = 1'0"	158 3/4" = 1'0"	159" = 1'0"	159 1/4" = 1'0"	159 1/2" = 1'0"	159 3/4" = 1'0"	160" = 1'0"	160 1/4" = 1'0"	160 1/2" = 1'0"	160 3/4" = 1'0"	161" = 1'0"	161 1/4" = 1'0"	161 1/2" = 1'0"	161 3/4" = 1'0"	162" = 1'0"	162 1/4" = 1'0"	162 1/2" = 1'0"	162 3/4" = 1'0"	163" = 1'0"	163 1/4" = 1'0"	163 1/2" = 1'0"	163 3/4" = 1'0"	164" = 1'0"	164 1/4" = 1'0"	164 1/2" = 1'0"	164 3/4" = 1'0"	165" = 1'0"	165 1/4" = 1'0"	165 1/2" = 1'0"	165 3/4" = 1'0"	166" = 1'0"	166 1/4" = 1'0"	166 1/2" = 1'0"	166 3/4" = 1'0"	167" = 1'0"	167 1/4" = 1'0"	167 1/2" = 1'0"	167 3/4" = 1'0"	168" = 1'0"	168 1/4" = 1'0"	168 1/2" = 1'0"	168 3/4" = 1'0"	169" = 1'0"	169 1/4" = 1'0"	169 1/2" = 1'0"	169 3/4" = 1'0"	170" = 1'0"	170 1/4" = 1'0"	170 1/2" = 1'0"	170 3/4" = 1'0"	171" = 1'0"	171 1/4" = 1'0"	171 1/2" = 1'0"	171 3/4" = 1'0"	172" = 1'0"	172 1/4" = 1'0"	172 1/2" = 1'0"	172 3/4" = 1'0"	173" = 1'0"	173 1/4" = 1'0"	173 1/2" = 1'0"	173 3/4" = 1'0"	174" = 1'0"	174 1/4" = 1'0"	174 1/2" = 1'0"	174 3/4" = 1'0"	175" = 1'0"	175 1/4" = 1'0"	175 1/2" = 1'0"	175 3/4" = 1'0"	176" = 1'0"	176 1/4" = 1'0"	176 1/2" = 1'0"	176 3/4" = 1'0"	177" = 1'0"	177 1/4" = 1'0"	177 1/2" = 1'0"	177 3/4" = 1'0"	178" = 1'0"	178 1/4" = 1'0"	178 1/2" = 1'0"	178 3/4" = 1'0"	179" = 1'0"	179 1/4" = 1'0"	179 1/2" = 1'0"	179 3/4" = 1'0"	180" = 1'0"	180 1/4" = 1'0"	180 1/2" = 1'0"	180 3/4" = 1'0"	181" = 1'0"	181 1/4" = 1'0"	181 1/2" = 1'0"	181 3/4" = 1'0"	182" = 1'0"	182 1/4" = 1'0"	182 1/2" = 1'0"	182 3/4" = 1'0"	183" = 1'0"	183 1/4" = 1'0"	183 1/2" = 1'0"	183 3/4" = 1'0"	184" = 1'0"	184 1/4" = 1'0"	184 1/2" = 1'0"	184 3/4" = 1'0"	185" = 1'0"	185 1/4" = 1'0"	185 1/2" = 1'0"	185 3/4" = 1'0"	186" = 1'0"	186 1/4" = 1'0"	186 1/2" = 1'0"	186 3/4" = 1'0"	187" = 1'0"	187 1/4" = 1'0"	187 1/2" = 1'0"	187 3/4" = 1'0"	188" = 1'0"	188
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NO.	DATE	REVISION/DESCRIPTION	BY
1	11/15/2018	ISSUE FOR PERMITTING AND CONSTRUCTION	BOH
2	11/15/2018	ISSUE FOR PERMITTING AND CONSTRUCTION	BOH
3	11/15/2018	ISSUE FOR PERMITTING AND CONSTRUCTION	BOH
4	11/15/2018	ISSUE FOR PERMITTING AND CONSTRUCTION	BOH
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13	11/15/2018	ISSUE FOR PERMITTING AND CONSTRUCTION	BOH
14	11/15/2018	ISSUE FOR PERMITTING AND CONSTRUCTION	BOH
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21	11/15/2018	ISSUE FOR PERMITTING AND CONSTRUCTION	BOH
22	11/15/2018	ISSUE FOR PERMITTING AND CONSTRUCTION	BOH
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49	11/15/2018	ISSUE FOR PERMITTING AND CONSTRUCTION	BOH
50	11/15/2018	ISSUE FOR PERMITTING AND CONSTRUCTION	BOH
51	11/15/2018	ISSUE FOR PERMITTING AND CONSTRUCTION	BOH
52	11/15/2018	ISSUE FOR PERMITTING AND CONSTRUCTION	BOH

37	Poplar x 3	120 / 50 / 60	Poor	7.2	14.4	<ul style="list-style-type: none"> <li>Row of 3 trees.</li> <li>Recommend: Remove</li> </ul>
38	Cedar x 4	25	Poor	1.5	3.0	<ul style="list-style-type: none"> <li>Row of 4 trees.</li> <li>Recommend: Remove</li> </ul>
39	Dogwood	25	Poor	1.5	3.0	<ul style="list-style-type: none"> <li>Recommend: Remove</li> </ul>
40	Cedar	25	Poor	1.5	3.0	<ul style="list-style-type: none"> <li>Recommend: Remove</li> </ul>
41	Poplar	80	Fair-Poor	4.8	9.6	<ul style="list-style-type: none"> <li>Consider for removal.</li> </ul>
42	Poplar	65	Fair-Poor	3.9	7.8	<ul style="list-style-type: none"> <li>Consider for removal.</li> </ul>
43	Pine	30	Poor	1.8	3.6	<ul style="list-style-type: none"> <li>Recommend: Remove</li> </ul>
44	Poplar	85	Fair-Poor	5.1	10.2	<ul style="list-style-type: none"> <li>Consider for removal.</li> </ul>
45	Cedar	40	Poor	2.4	4.8	<ul style="list-style-type: none"> <li>Recommend: Remove</li> </ul>
46	Pine / Maple	42 / 32	Poor	1.92	3.84	<ul style="list-style-type: none"> <li>Codominant trees.</li> <li>Recommend: Remove</li> </ul>
47	Fir	51	Dead	3.06	6.12	<ul style="list-style-type: none"> <li>Recommend: Remove</li> </ul>
48	Willow	41	Poor	2.46	4.92	<ul style="list-style-type: none"> <li>Previously topped.</li> <li>Recommend: Remove</li> </ul>
49	Plum	27	Very poor	1.62	3.24	<ul style="list-style-type: none"> <li>Actively falling</li> <li>broken limbs</li> <li>decay.</li> <li>Recommend: Remove</li> </ul>
50	Holly / Excelsa cedar	15- 25	Poor	1.5	3.0	<ul style="list-style-type: none"> <li>Hedge row.</li> <li>Recommend: Remove</li> </ul>
51	Pine	91	Poor	5.46	10.92	<ul style="list-style-type: none"> <li>Previously topped at several heights</li> <li>twin stem</li> <li>included bark.</li> <li>Recommend: Remove</li> </ul>
52	Willow	73	Very Poor	4.38	8.76	<ul style="list-style-type: none"> <li>Extensive decay.</li> <li>Recommend: Remove</li> </ul>

24	Holly x 4	15- 22	Poor	1.32	2.64	<ul style="list-style-type: none"> <li>Hedge row.</li> <li>Recommend: Remove</li> </ul>
25	Fir	100	Poor	6.0	12.0	<ul style="list-style-type: none"> <li>Previously topped.</li> <li>hydra pruned</li> <li>heavily covered in ivy</li> <li>Recommend: Remove</li> </ul>
26	Excelsa cedar	12- 19	Fair-Poor	1.14	2.28	<ul style="list-style-type: none"> <li>Hedge row.</li> <li>Previously topped</li> <li>Hard pruned.</li> <li>Recommend: Consider for removal.</li> </ul>
27	Birch	26	Very poor	1.56	3.12	<ul style="list-style-type: none"> <li>Recommend: Remove</li> </ul>
28	Excelsa cedar	15- 30	Fair	1.8	3.6	<ul style="list-style-type: none"> <li>Hedge row.</li> <li>Previously topped</li> <li>Recommend: Consider for removal.</li> </ul>
29	Pine	56	Poor	3.36	6.72	<ul style="list-style-type: none"> <li>Previously topped to hedge height.</li> <li>Recommend: Remove</li> </ul>
30	Excelsa / Emerald cedar	15- 20	Fair-Poor	1.2	2.4	<ul style="list-style-type: none"> <li>Previously topped.</li> <li>Recommend: Consider for removal.</li> </ul>
31	Excelsa cedar	10- 20	Fair-Poor	1.2	2.4	<ul style="list-style-type: none"> <li>Hedge row.</li> <li>Previously topped.</li> <li>Recommend: Consider for removal.</li> </ul>
32	Deodar cedar	53 / 61	Poor	3.66	7.32	<ul style="list-style-type: none"> <li>Twin stem</li> <li>Previously topped.</li> <li>Recommend: Remove</li> </ul>
33	Sequoia	140	Fair	8.4	16.8	<ul style="list-style-type: none"> <li>Species is rapid grower</li> <li>Recommend: Retain per City request; install tree protection fencing</li> <li>Arborist supervision required during excavations for adjacent building.</li> </ul>
34	Spruce	56	Poor	3.36	6.72	<ul style="list-style-type: none"> <li>Recommend: Retain per City request; install tree protection fencing</li> </ul>
35	Spruce	23	Poor	1.38	2.76	<ul style="list-style-type: none"> <li>Conflict with proposed amenity area</li> <li>Recommend: Remove</li> </ul>
36	Willow	25	Poor	1.5	3.0	<ul style="list-style-type: none"> <li>Recommend: Remove</li> </ul>

OS2	Excelsa	<20	Good	1.2	2.4	<ul style="list-style-type: none"> <li>Neighbour's property. Recommend:</li> <li>Retain; install tree protection fencing at property line</li> </ul>
OS3	Fir	<20	Good	1.2	2.4	<ul style="list-style-type: none"> <li>Neighbour's property. Recommend:</li> <li>Retain; install tree protection fencing at property line</li> </ul>
OS4	Deodar cedar	49	Good	2.94	5.88	<ul style="list-style-type: none"> <li>Neighbour's property. Recommend:</li> <li>Retain; install tree protection fencing</li> <li>Arborist supervision is recommended during excavations required for proposed single family house</li> </ul>
OS5	Maple	46	Good	2.76	5.52	<ul style="list-style-type: none"> <li>Blvd./Neighbour's property. Recommend:</li> <li>Retain; install tree protection fencing</li> </ul>
OS6	Walnut	5	Good	0.3	0.6	<ul style="list-style-type: none"> <li>Neighbour's property. Recommend:</li> <li>Retain; install tree protection fencing at property line</li> </ul>
OS7	Lilac	10	Good	0.6	1.2	<ul style="list-style-type: none"> <li>Neighbour's property. Recommend:</li> <li>Retain; install tree protection fencing at property line</li> </ul>

53	Fir	33	Poor	1.98	3.96	<ul style="list-style-type: none"> <li>Previously topped</li> <li>Decay. Recommend:</li> <li>Remove</li> </ul>
54	Plum	35	Dying	2.16	4.32	<ul style="list-style-type: none"> <li>Failed limbs</li> <li>Decay. Recommend:</li> <li>Remove</li> </ul>
55	Willow	38	Very poor	2.28	4.56	<ul style="list-style-type: none"> <li>Multiple stems. Recommend:</li> <li>Remove</li> </ul>
56	Willow	50	Very poor	3.0	6.0	<ul style="list-style-type: none"> <li>Multiple stems</li> <li>Decay. Recommend:</li> <li>Remove</li> </ul>
57	Willow	35	Very poor	2.1	4.2	<ul style="list-style-type: none"> <li>Multiple stems</li> <li>Decay. Recommend:</li> <li>Remove</li> </ul>
58	Willow	35	Very poor	2.1	4.2	<ul style="list-style-type: none"> <li>Multiple stems</li> <li>Decay. Recommend:</li> <li>Remove</li> </ul>
59	Birch	41	Poor	2.46	4.92	<ul style="list-style-type: none"> <li>Twin stems. Recommend:</li> <li>Remove</li> </ul>
60	Willow	25	Very poor	1.5	3.0	<ul style="list-style-type: none"> <li>Multiple stems</li> <li>Decay. Recommend:</li> <li>Remove</li> </ul>
61	Willow	30	Very poor	1.8	3.6	<ul style="list-style-type: none"> <li>Multiple stems</li> <li>Decay. Recommend:</li> <li>Remove</li> </ul>
62	Willow	35	Very poor	2.16	4.32	<ul style="list-style-type: none"> <li>Multiple stems</li> <li>Decay. Recommend:</li> <li>Remove</li> </ul>
63	Willow	35	Very poor	2.16	4.32	<ul style="list-style-type: none"> <li>Multiple stems</li> <li>Decay. Recommend:</li> <li>Remove</li> </ul>
OS1	Excelsa	<20	Good	1.2	2.4	<ul style="list-style-type: none"> <li>Neighbour's property. Recommend:</li> <li>Retain; install tree protection fencing at property line</li> </ul>

1	DATE	10/11/2011	BY	BOHANN
2	DESCRIPTION	REVISION	BY	BOHANN
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18	DESCRIPTION	REVISION	BY	BOHANN
19	DATE	10/11/2011	BY	BOHANN
20	DESCRIPTION	REVISION	BY	BOHANN

**BOHANN**  
PROPERTIES

PROJECT

**TOWNHOUSE DEVELOPMENT**  
10140, 10160, 10180 NO. 1 ROAD  
AND 4531, 4535 CAVENISH DRIVE  
RICHMOND, BC

DRAWING TITLE

**TREE INFORMATION**  
**TABLE**

DATE: 10/11/2011  
SCALE: 1/4" = 1'-0"  
DRAWN BY: L7  
CHECKED BY: L7  
PROJECT NUMBER: 10-013

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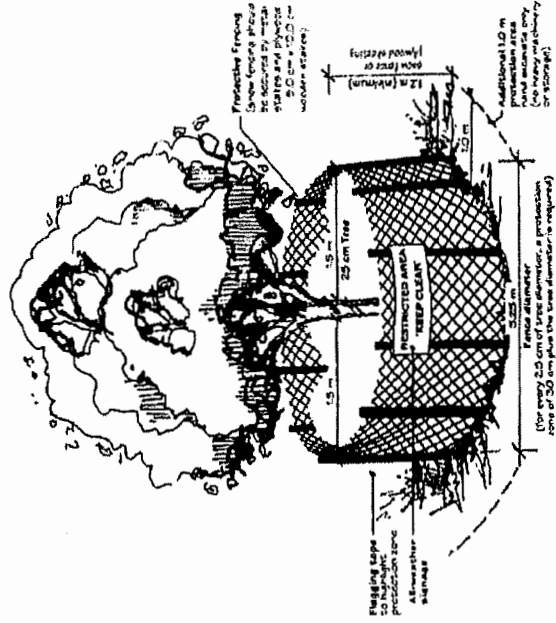
**ping**  
LANDSCAPE  
ARCHITECTS

Suite 2100 - 4185 Oak Street  
Vancouver, BC V6N 2M1  
Tel: 604.261.1111 Fax: 604.261.1122

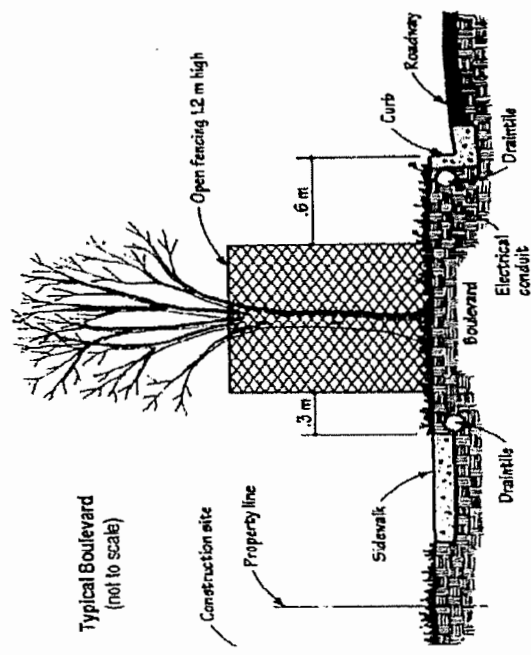
5/24

### SUITABLE REPLACEMENT TREES

SPECIES		BOTANICAL NAME
COMMON NAME		
ACER PALMATUM		JAPANESE MAPLE
ACER RUBRUM 'RED SUNSET'		RED SUNSET MAPLE
AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'		AUTUMN BRILLIANCE SERVICEBERRY
CERCIDIPHYLLUM JAPONICUM		KATSURA TREE
CORNUS KOUSA 'CHINENSIS'		CHINESE KOUSA DOGWOOD
LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'		SLENDER SILHOUETTE SWEETGUM
LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'		WORPLESDON SWEET GUM
PINUS NIGRA 'ARNOLD SENTINEL'		ARNOLD SENTINEL AUSTRIAN BLACK PINE
PSEUDOTSUGA MENZIESII		DOUGLAS FIR
PYRUS CALLERYANA 'CHANTICLEER'		CHANTICLEER PEAR
QUERCUS PALAISTRIS 'GREEN PILLAR'		GREEN PILLAR PIN OAK



### 1 TREE PROTECTION BARRIER



NO.	DATE	REVISION/OCCUPATION	BY
1	2011.05.11	REVISED FOR PERMITTING	BOH
2	2011.05.11	REVISED FOR PERMITTING	BOH
3	2011.05.11	REVISED FOR PERMITTING	BOH
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10	2011.05.11	REVISED FOR PERMITTING	BOH
11	2011.05.11	REVISED FOR PERMITTING	BOH
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87	2011.05.11	REVISED FOR PERMITTING	BOH
88	2011.05.11	REVISED FOR PERMITTING	BOH
89	2011.05.11	REVISED FOR PERMITTING	BOH
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98	2011.05.11	REVISED FOR PERMITTING	BOH
99	2011.05.11	REVISED FOR PERMITTING	BOH
100	2011.05.11	REVISED FOR PERMITTING	BOH

**BOHAN**  
PROPERTIES

PROJECT  
TOWNHOUSE DEVELOPMENT  
10140, 10140, 10140 NO. 1 ROAD  
AND 4051, 4051 CAVENDISH DRIVE  
RICHMOND, BC

DATE: 11/01/11  
SCALE: 1/8"=1'-0"  
DRAWN: JH  
DESIGN: JH  
CHECK: JH  
DATE: 11/01/11

DATE: 11/01/11  
SCALE: 1/8"=1'-0"  
DRAWN: JH  
DESIGN: JH  
CHECK: JH  
DATE: 11/01/11

DATE: 11/01/11  
SCALE: 1/8"=1'-0"  
DRAWN: JH  
DESIGN: JH  
CHECK: JH  
DATE: 11/01/11



## City of Richmond

TITLE		PRELIMINARY ROAD LAYOUT			
		10140-10180 NO 1 ROAD			
		CITY/STATE			
DESIGN	SCALE	DATE	DATE	DATE	DATE
10140-10180	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10180-10190	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10190-10200	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10200-10210	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10210-10220	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10220-10230	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10230-10240	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10240-10250	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10250-10260	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10260-10270	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10270-10280	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10280-10290	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10290-10300	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10300-10310	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10310-10320	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10320-10330	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10330-10340	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10340-10350	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10350-10360	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10360-10370	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10370-10380	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10380-10390	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10390-10400	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10400-10410	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10410-10420	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10420-10430	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10430-10440	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10440-10450	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10450-10460	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10460-10470	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10470-10480	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10480-10490	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10490-10500	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10500-10510	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10510-10520	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10520-10530	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10530-10540	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10540-10550	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10550-10560	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10560-10570	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10570-10580	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10580-10590	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10590-10600	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10600-10610	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10610-10620	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10620-10630	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10630-10640	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10640-10650	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10650-10660	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10660-10670	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10670-10680	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10680-10690	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10690-10700	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10700-10710	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10710-10720	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10720-10730	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10730-10740	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10740-10750	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10750-10760	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10760-10770	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10770-10780	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10780-10790	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78
10790-10800	1" = 100'	10/1/78	10/1/78	10/1/78	10/1/78

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DATE		TIME		LOCATION		REMARKS	
DAY	MONTH	YEAR	HOUR	MINUTE	PLACE	NO.	DESCRIPTION
1	20	10	10	10	10	10	10
2	20	10	10	10	10	10	10
3	20	10	10	10	10	10	10
4	20	10	10	10	10	10	10
5	20	10	10	10	10	10	10
6	20	10	10	10	10	10	10
7	20	10	10	10	10	10	10
8	20	10	10	10	10	10	10
9	20	10	10	10	10	10	10
10	20	10	10	10	10	10	10
11	20	10	10	10	10	10	10
12	20	10	10	10	10	10	10
13	20	10	10	10	10	10	10
14	20	10	10	10	10	10	10
15	20	10	10	10	10	10	10
16	20	10	10	10	10	10	10
17	20	10	10	10	10	10	10
18	20	10	10	10	10	10	10
19	20	10	10	10	10	10	10
20	20	10	10	10	10	10	10
21	20	10	10	10	10	10	10
22	20	10	10	10	10	10	10
23	20	10	10	10	10	10	10
24	20	10	10	10	10	10	10
25	20	10	10	10	10	10	10
26	20	10	10	10	10	10	10
27	20	10	10	10	10	10	10
28	20	10	10	10	10	10	10
29	20	10	10	10	10	10	10
30	20	10	10	10	10	10	10
31	20	10	10	10	10	10	10

**CoreConcept**  
CONSULTING LTD  
#222-2618 Viking Way Richmond, BC, V6V 3B7  
www.ccc.ca

**BOLLAN PROPERTIES**

Core Concepts Consulting Project No. 17103  
DWC. 1 OF 1

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## APPENDIX C PRESENTATION BOARDS

# PUBLIC INFORMATION MEETING - SUMMARY OF ATTENDEE FEEDBACK

RZ18-820669  
10140 – 10180 No. 1 Road &  
4051 and 4068 Cavendish Drive

Date: Wednesday, June 26, 2019  
Location: Richmond Chinese Alliance Church  
Summary Revised September 16th, 2019

Name	Address	Site Distance	OCP Ammend. Support	Road Connect. Support	New S/F Lot Support	Cavendish to No. 1 Road Walkway	Building Height Support	Building Setback Support	Other Feedback
Michaels, Rick	4028 Cavendish Drive, Richmond	75m	-	-	-	-	-	-	Feedback by Email (Refer to Appendix E). General summary is that Rick had concerns with the siting of the Single Family lots. Rick's suggests equalizing the side yards to 2m, reducing the front yard setback to provide a larger rear yard and reviewing options for reducing the separation between the second floor layouts between houses.
Sun, Ben & Theresa	4040 Cavendish Drive, Richmond	60m	-	-	-	-	-	-	Most concerned that the proposed single family homes on Cavendish Drive allow for overlook into their rear yard. Suggestions are provided to move the single family houses forward on the site (reducing the front yard setback) and aligning them with existing neighbouring houses.
Kozij, Grant	4080 Cavendish Drive, Richmond	60m	Unsure	Yes	No	No	Unsure	Unsure	Concerns that the walkway form No.1 Road to Cavendish Drive will increase crime in the area and does not link to buses.
Randall, Craig	4082 Cavendish Drive, Richmond	80m	-	-	-	-	-	-	No feedback form completed
Melvin, Monica & Bryan	4084 Cavendish Drive, Richmond	90m	-	-	-	-	-	-	Would like the proposed street trees along the Cavendish Drive connection to match the existing street trees. Proposed planting should also be slow growing and minimal root depth. No Fir or Maple trees.
Mah, Paul	4095 Cavendish Drive, Richmond	80m	Yes	Yes	Yes	No	No	Unsure	Does not want to have the Cavendish Drive Townhouses to have access to the Cavendish Drive connection due to concerns of increased pedestrian and vehicle traffic and parking. Would like to see a maritime architectural style incorporated into the building exterior detailing. Does not support the walkway between No.1 Road and Cavendish Road due to potential increase in crime. Would like to see non-invasive trees planted as part of the development and provided an alternative for the walkway location.
Danny,	4113 Cavendish Drive, Richmond	130m	Yes	No	No	No	No	Yes	REV. 190916 Form received from Edwin Lee on the 6th September. Does not want Cavendish Road connection, single family lots and would prefer two level buildings.
Masson, Anne & Neil	10186 Pugwash Pl., Richmond	145m	Yes	Yes	Yes	Yes	Unsure	Yes	Primary comment to plant more trees, Current trees are mature and provide a beautiful addition to the area and wildlife.

# PUBLIC INFORMATION MEETING - SUMMARY OF ATTENDEE FEEDBACK

Date: Wednesday, June 26, 2019  
 Location: Richmond Chinese Alliance Church  
 Summary Revised September 16th, 2019

RZ18-820669  
 10140 – 10180 No. 1 Road &  
 4051 and 4068 Cavendish Drive

Name	Address	Site Distance	OCP Ammend. Support	Road Connect. Support	New S/F Lot Support	Cavendish to No. 1 Road Walkway	Building Height Support	Building Setback Support	Other Feedback
Nathan	No Address, phone only		Yes	Yes	Yes	Yes	Yes	Yes	Overall support of the development, No. 1 Road / Cavendish Drive walkway and Cavendish Drive connection.
Pearl	10222 No. 1 Road, Richmond	250m	-	-	-	-	-	-	No feedback form completed
Curtis	Partial Name, phone only	-	Yes	Yes	Yes	Yes	Yes	Yes	In support of the overall development.
Marco	Partial Name, phone only	-	-	-	-	-	-	-	No feedback form completed



## APPENDIX E

### ORIGINAL FEEDBACK FORMS

# Cavendish Public Information Meeting, Sign-in Sheet

Location: Richmond  
Chinese Alliance  
Church

Address: 10100  
No. 1 Road,  
Richmond

Date: June 26,  
2019

Time: 5pm to  
8pm

Name	Phone Number	Address
1 RANDALL	604-278-5578	4082 CAVENDISH
2 Melvin	604-275-2274	4084 Cavendish Dr.
3 Nathan	604-764-8374	
4 Paul	778-297-1715	
5 Grant	604-241-4368	4095 CAVENDISH
6 Curtis	778-939-9884	4080 Cavendish
7 Marco	604-771-2449	
8 Anne	604-272-0537	PUGWASH PL.
9 NEIL	604-272-0537	10186 PUGWASH PLACE
10 Ben	604-274-5070	4040 CAVENDISH
11 Danny	778-846-1204	4113 Cavendish
12 Pearl	778-688-4420	10222 No. Rd
13		
14		
15		
16		
17		
18		
19		
20		

## RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

Site Address: 10140-10180 No.1 Road & 4051/4068 Cavendish Drive, Richmond, BC  
Name: Nathan ~~Glachan~~  
Address:   
Phone (Optional): 604-764-8574  
Email (Optional): nathan.glachan@gmail.com  
Date: 06/26/2019

The proposed development will involve amending the City of Richmond Official Community Plan for a portion of the parcel from Single Family to Multi-Family to allow townhouses along the eastern portion of the property. Do you support this amendment?

Yes ☒

No ☐

Unsure ☐

**Comments:**

This provides more potential housing for Richmond citizens. This will increase efficiency of the usage of land.

The proposed development will involve connecting both dead ends of Cavendish Drive with a Pedestrian and Emergency Access connector (no through traffic permitted). Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

**Comments:**

This reduces the chance of potential congestion from non-emergency vehicles while opening up the dead ends.

The proposed development will involve the addition of 2 new single-family lots. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

**Comments:**

Adding to the community, this is a nice touch. Most developments focus on one type of home. Rather, two new single family lots increases the diversity of the neighbourhood (property-wise).

Please note that a copy of this Feedback Form will be copied to the City

## RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

The proposed development is planning on construction a new, public walkway that connects Cavendish Drive to No. 1 Road. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

~~With~~ with the aforementioned drive being for emergency vehicles only, the public walkway will allow residents to move between these areas without congesting the emergency vehicle area.

Do you support the proposed building heights?

Yes ☒

No ☐

Unsure ☐

Comments:

Heights are not too tall which is great. This will allow the development to better amalgamate into the other properties in the area.

Do you support the proposed setbacks? (Distance between building and property line).

Yes ☒

No ☐

Unsure ☐

Comments:

N/A

What kind of Architectural style would you like to see on this site?

Ideally, something more architecturally pleasing in-line with Vancouver's newer styles. The development can take the lead in changing the architecture in the area.

Other recommendations or suggestion:

The plant/tree removal, of rotting ones, is excellent. The lot only allows so many amenities due to the limited space. However, it all makes sense and addresses existing community issues (rotting trees).

Please note that a copy of this Feedback Form will be copied to the City

## RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

Site Address: 10140-10180 No.1 Road & 4051/4068 Cavendish Drive, Richmond, BC  
Name: ANNE MASSON  
Address: PUGWASH DL  
Phone (Optional): \_\_\_\_\_  
Email (Optional): \_\_\_\_\_  
Date: June 26

The proposed development will involve amending the City of Richmond Official Community Plan for a portion of the parcel from Single Family to Multi-Family to allow townhouses along the eastern portion of the property. Do you support this amendment?

Yes ☒

No ☐

Unsure ☐

Comments:

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The proposed development will involve connecting both dead ends of Cavendish Drive with a Pedestrian and Emergency Access connector (no through traffic permitted). Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

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The proposed development will involve the addition of 2 new single-family lots. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

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*Please note that a copy of this Feedback Form will be copied to the City*

## RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

The proposed development is planning on construction a new, public walkway that connects Cavendish Drive to No. 1 Road. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

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Do you support the proposed building heights?

Yes ☐

No ☐

Unsure ☒

Comments:

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Do you support the proposed setbacks? (Distance between building and property line).

Yes ☒

No ☐

Unsure ☐

Comments:

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What kind of Architectural style would you like to see on this site?

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Other recommendations or suggestion:

Plant more trees - Current trees are mature and provide a beautiful addition to the area and houses wildlife.

*Please note that a copy of this Feedback Form will be copied to the City*

## RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

Site Address: 10140-10180 No.1 Road & 4051/4068 Cavendish Drive, Richmond, BC  
Name: Monica Melvin  
Address: 4084 Cavendish Dr.  
Phone (Optional): 604-275-2274  
Email (Optional): \_\_\_\_\_  
Date: June 26 / 19

The proposed development will involve amending the City of Richmond Official Community Plan for a portion of the parcel from Single Family to Multi-Family to allow townhouses along the eastern portion of the property. Do you support this amendment?

Yes ☐

No ☐

Unsure ☐

Comments:

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The proposed development will involve connecting both dead ends of Cavendish Drive with a Pedestrian and Emergency Access connector (no through traffic permitted). Do you support this proposal?

Yes ☐

No ☐

Unsure ☐

Comments:

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The proposed development will involve the addition of 2 new single-family lots. Do you support this proposal?

Yes ☐

No ☐

Unsure ☐

Comments:

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*On other Page.*

Please note that a copy of this Feedback Form will be copied to the City





## RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

The proposed development is planning on construction a new, public walkway that connects Cavendish Drive to No. 1 Road. Do you support this proposal?

Yes ☐

No ☐

Unsure ☐

Comments:

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Do you support the proposed building heights?

Yes ☐

No ☐

Unsure ☐

Comments:

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Do you support the proposed setbacks? (Distance between building and property line).

Yes ☐

No ☐

Unsure ☐

Comments:

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What kind of Architectural style would you like to see on this site?

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Other recommendations or suggestion:

*\*On landscape Drawing Code 14. "Street Tree 4" \**  
Re: Trees being replaced on the Pedestrian Access at the end of the Cavendish Drive. Please plant trees or shrubs that will grow slowly and not create deep <sup>spreading</sup> roots which damage driveways. If you can match the trees that are already on Cavendish Drive that would be nice. It would blend in better. They are slow growing and not so large with shallower roots. Please no firs or maples.

## RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

Site Address: 10140-10180 No.1 Road & 4051/4068 Cavendish Drive, Richmond, BC  
Name: CURTIS ELMES  
Address: \_\_\_\_\_  
Phone (Optional): \_\_\_\_\_  
Email (Optional): \_\_\_\_\_  
Date: June 26/2019

The proposed development will involve amending the City of Richmond Official Community Plan for a portion of the parcel from Single Family to Multi-Family to allow townhouses along the eastern portion of the property. Do you support this amendment?

Yes ☒

No ☐

Unsure ☐

Comments:

100% support this. This area  
needs more multi family and there is demand  
for it

The proposed development will involve connecting both dead ends of Cavendish Drive with a Pedestrian and Emergency Access connector (no through traffic permitted). Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

Will improve pedestrian access

The proposed development will involve the addition of 2 new single-family lots. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

\_\_\_\_\_  
\_\_\_\_\_

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## RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

The proposed development is planning on construction a new, public walkway that connects Cavendish Drive to No. 1 Road. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

Yes will be a great addition to  
the multi family development

Do you support the proposed building heights?

Yes ☒

No ☐

Unsure ☐

Comments:

Do you support the proposed setbacks? (Distance between building and property line).

Yes ☒

No ☐

Unsure ☐

Comments:

What kind of Architectural style would you like to see on this site?

modern ~~but~~ Moderna and  
effective use of all space

Other recommendations or suggestion:

GREATER FSR

Please note that a copy of this Feedback Form will be copied to the City

## RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

Site Address: 10140-10180 No.1 Road & 4051/4068 Cavendish Drive, Richmond, BC

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone (Optional): \_\_\_\_\_

Email (Optional): \_\_\_\_\_

Date: \_\_\_\_\_

The proposed development will involve amending the City of Richmond Official Community Plan for a portion of the parcel from Single Family to Multi-Family to allow townhouses along the eastern portion of the property. Do you support this amendment?

Yes ☐

No ☐

Unsure ☐

Comments:

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The proposed development will involve connecting both dead ends of Cavendish Drive with a Pedestrian and Emergency Access connector (no through traffic permitted). Do you support this proposal?

Yes ☐

No ☐

Unsure ☐

Comments:

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The proposed development will involve the addition of 2 new single-family lots. Do you support this proposal?

Yes ☐

No ☐

Unsure ☐

Comments:

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## RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

The proposed development is planning on construction a new, public walkway that connects Cavendish Drive to No. 1 Road. Do you support this proposal?

Yes ☐

No ☐

Unsure ☐

Comments:

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---

Do you support the proposed building heights?

Yes ☐

No ☐

Unsure ☐

Comments:

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Do you support the proposed setbacks? (Distance between building and property line).

Yes ☐

No ☐

Unsure ☐

Comments:

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What kind of Architectural style would you like to see on this site?

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Other recommendations or suggestion:

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## RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

Site Address: 10140-10180 No.1 Road & 4051/4068 Cavendish Drive, Richmond, BC  
Name: Ernest Kozij  
Address: 4080 Cavendish Dr.  
Phone (Optional): \_\_\_\_\_  
Email (Optional): gkozij@shaw.ca  
Date: July 3/19

The proposed development will involve amending the City of Richmond Official Community Plan for a portion of the parcel from Single Family to Multi-Family to allow townhouses along the eastern portion of the property. Do you support this amendment?

Yes ☐

No ☐

Unsure ☒

Comments:

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The proposed development will involve connecting both dead ends of Cavendish Drive with a Pedestrian and Emergency Access connector (no through traffic permitted). Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

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The proposed development will involve the addition of 2 new single-family lots. Do you support this proposal?

Yes ☐

No ☒

Unsure ☐

Comments:

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*Please note that a copy of this Feedback Form will be copied to the City*



## RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

Site Address: 10140-10180 No.1 Road & 4051/4068 Cavendish Drive, Richmond, BC  
Name: Ernest Kozij  
Address: 4080 Cavendish Dr.  
Phone (Optional): \_\_\_\_\_  
Email (Optional): gkozij@shaw.ca  
Date: July 3/19

The proposed development will involve amending the City of Richmond Official Community Plan for a portion of the parcel from Single Family to Multi-Family to allow townhouses along the eastern portion of the property. Do you support this amendment?

Yes ☐

No ☐

Unsure ☒

Comments:

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The proposed development will involve connecting both dead ends of Cavendish Drive with a Pedestrian and Emergency Access connector (no through traffic permitted). Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

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The proposed development will involve the addition of 2 new single-family lots. Do you support this proposal?

Yes ☐

No ☒

Unsure ☐

Comments:

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Please note that a copy of this Feedback Form will be copied to the City

## RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

The proposed development is planning on construction a new, public walkway that connects Cavendish Drive to No. 1 Road. Do you support this proposal?

Yes ☐

No ☒

Unsure ☐

Comments:

Allows people to access neighbour hood, does not link to buses, could increase crime in area

Do you support the proposed building heights?

Yes ☐

No ☐

Unsure ☒

Comments:

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Do you support the proposed setbacks? (Distance between building and property line).

Yes ☐

No ☐

Unsure ☒

Comments:

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What kind of Architectural style would you like to see on this site?

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Other recommendations or suggestion:

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*Please note that a copy of this Feedback Form will be copied to the City*

## RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

Site Address: 10140-10180 No.1 Road & 4051/4068 Cavendish Drive, Richmond, BC  
Name: Paul Mah  
Address: 4095 Cavendish Drive  
Phone (Optional): \_\_\_\_\_  
Email (Optional): \_\_\_\_\_  
Date: July 2, 2019

The proposed development will involve amending the City of Richmond Official Community Plan for a portion of the parcel from Single Family to Multi-Family to allow townhouses along the eastern portion of the property. Do you support this amendment?

Yes ☒

No ☐

Unsure ☐

**Comments:**

We agree as long as there is a fence border with landscaping separating the townhouses from the Cavendish neighbourhood. We do not want gated access along this fence border between the townhomes and Cavendish Drive.

The proposed development will involve connecting both dead ends of Cavendish Drive with a Pedestrian and Emergency Access connector (no through traffic permitted). Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

**Comments:**

We wish to ensure that there is adequate street lighting along the new connector. However, we do not want the front of the townhomes to face the new Cavendish connector because this will increase car traffic and parking congestion from the townhome owners/visitors entering Cavendish Drive.

The proposed development will involve the addition of 2 new single-family lots. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

**Comments:**

We support the plan for the two new single family homes. However, we do have a concern about the home on lot A due to the amount of shadow and lack of sunlight it will receive throughout the year.

Can this be addressed in some way to improve this issue for the prospective home owner?

*Please note that a copy of this Feedback Form will be copied to the City*

## RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

**The proposed development is planning on construction a new, public walkway that connects Cavendish Drive to No. 1 Road. Do you support this proposal?**

Yes ☐

No ☒

Unsure ☐

**Comments:**

We prefer not to have a public walkway connecting No. 1 Rd to Cavendish. It will make our quiet street busier and give criminals easier entry/exit which is not good for our neighbourhood in particular because it is unique in that the design of our homes do not allow clear

front view of the street. We have a history of thefts and property intrusions. We have strong concerns that a Cavendish walkway will only make crime worse for our neighbourhood. If the City deems the walkway a requirement, please reconsider its location (see comments below).

**Do you support the proposed building heights?**

Yes ☐

No ☒

Unsure ☐

**Comments:**

We would prefer the new townhouse development be consistent with existing 2 story townhouse height behind us on No. 1 Rd. We do not like the idea of 3 story townhomes over looking our neighbourhood for privacy reasons.

**Do you support the proposed setbacks? (Distance between building and property line).**

Yes ☐

No ☐

Unsure ☒

**Comments:**

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**What kind of Architectural style would you like to see on this site?**

We prefer the style to be consistent with Steveston / the Maritimes (hence our street names), as well as with our current neighbourhood house design and colour schemes. We do not wish to have big mansion style homes here.

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**Other recommendations or suggestion:**

Do not plant trees with invasive roots that could damage property. Ensure adequate property line drainage between the new development (ie. single family homes / townhomes) and existing Cavendish homes to prevent their flooding. Keep plan

for low end market rental units to be situated closer to No. 1 Rd and further away from Cavendish side. If a new pedestrian walkway becomes

a City requirement, we prefer the new walkway be located north of the townhouse development and just south of the church connecting No. 1 Rd to Pugwash Place, thereby allowing the walkway to remain straight and without any angles.

Building a walkway here makes the most sense because it would be nearby a major community gathering space, that is the church, and would therefore meet the City's goal for communities to be connected and accessible.

*Please note that a copy of this Feedback Form will be copied to the City*

From: **Steven Yang** [steven@bohan.ca](mailto:steven@bohan.ca)  
Subject: Fwd: Cavendish Project  
Date: July 17, 2019 at 4:49 PM  
To: Brian Sheehan [bsheehan@yamamotoarchitecture.com](mailto:bsheehan@yamamotoarchitecture.com)

SY

One of the feedbacks received FYI. Another to come.

----- Forwarded message -----

From: **ben sun** <[ben\\_sun\\_bc@yahoo.ca](mailto:ben_sun_bc@yahoo.ca)>  
Date: Wed, Jul 10, 2019 at 3:23 PM  
Subject: Cavendish Project  
To: [steven@bohan.ca](mailto:steven@bohan.ca) <[steven@bohan.ca](mailto:steven@bohan.ca)>, Edwin Lee <[elee@richmond.ca](mailto:elee@richmond.ca)>  
Cc: Rick Michaels <[rickmichaels@shaw.ca](mailto:rickmichaels@shaw.ca)>

Hi, as a owner and resident of 4040 Cavendish I thank you for the opportunity to view your proposal. I like your green space idea with emergency vehicle access on this stretch of the street.


I have some concerns about the two new houses adjacent to me. They are overlooking my backyard and intruding my privacy. They also blocking western sunlight which my vegetable garden need. If the house on lot B moved forward toward west such that the front of the house align with its neighbouring site, it will provide me with more privacy. It will provide a bigger backyard which the two units can share.

Regarding the house on lot A, if the house is shift to the north and west will provide me better privacy and sunlight for my backyard. By shifting west by 4 feet (a total of 2.4m between my fence and side of the house) will provide ease of maintenance. By shifting north the new house will align with the neighbouring sites. I wonder if the garage should facing north instead of west.

Of course the green space and the bollard placements need to be adjusted accordingly.

Thank you  
Ben

--  
**Steven Yang**  
Managing Partner | BOHAN Properties  
D: 6043417777  
E: [steven@bohan.ca](mailto:steven@bohan.ca)

From: **Steven Yang** [steven@bohan.ca](mailto:steven@bohan.ca)   
Subject: Fwd: Cavendish Project  
Date: July 17, 2019 at 4:50 PM  
To: Brian Sheehan [bsheehan@yamamotoarchitecture.com](mailto:bsheehan@yamamotoarchitecture.com)

Feedback from Rick Michaels.

----- Forwarded message -----

From: Rick Michaels <[RickMichaels@shaw.ca](mailto:RickMichaels@shaw.ca)>  
Date: Thu, Jun 27, 2019 at 11:30 AM  
Subject: Cavendish Project  
To: Edwin Lee <[ELee@richmond.ca](mailto:ELee@richmond.ca)>, Steven Yang <[steven@bohan.ca](mailto:steven@bohan.ca)>

Hi , thank you for the opportunity to view your proposal! I commend and congratulate you on making excellent improvements for the development and its neighbours.

I have attached a marked up plan for the two Cavendish Street houses that hopefully benefit those two houses and gain more alignment with neighbouring sites without one iota of change to the building designs and floor plans. Equalizing the side yards for the house west of me gives more separation to my neighbour but also gives the new house more side yard for mtce purposes. A side yard of 2m is all the difference in the world for ladder placements and the like. Pinching towards the greenway is no harm done and actually brings eyes closer to the street.

As for the house south of me; its neighbour is one storey at the front and rear. Decreasing the driveway by moving the house forward to align better with the existing house would create more useable rear yard for the development site This would also better align the two storey portions of both buildings. Yes, all cards on the table this also serves me as more rear yard on the development site means less overlook into my house from the second storey windows and deck. The second storey in the new houses are primary living spaces so far more active than our seconds storeys of bedrooms only. So a little more separation and less driveway would be helpful.

Shifting the house forward in creating the larger rear yard would pull the deck aback and perhaps a stair can be added to the deck. A larger rear yard would lend itself to creating private yard space for the secondary suite and the upper floor unit. The driveway and entry taking up so much space at the front when all other house are punched forward is questionable.

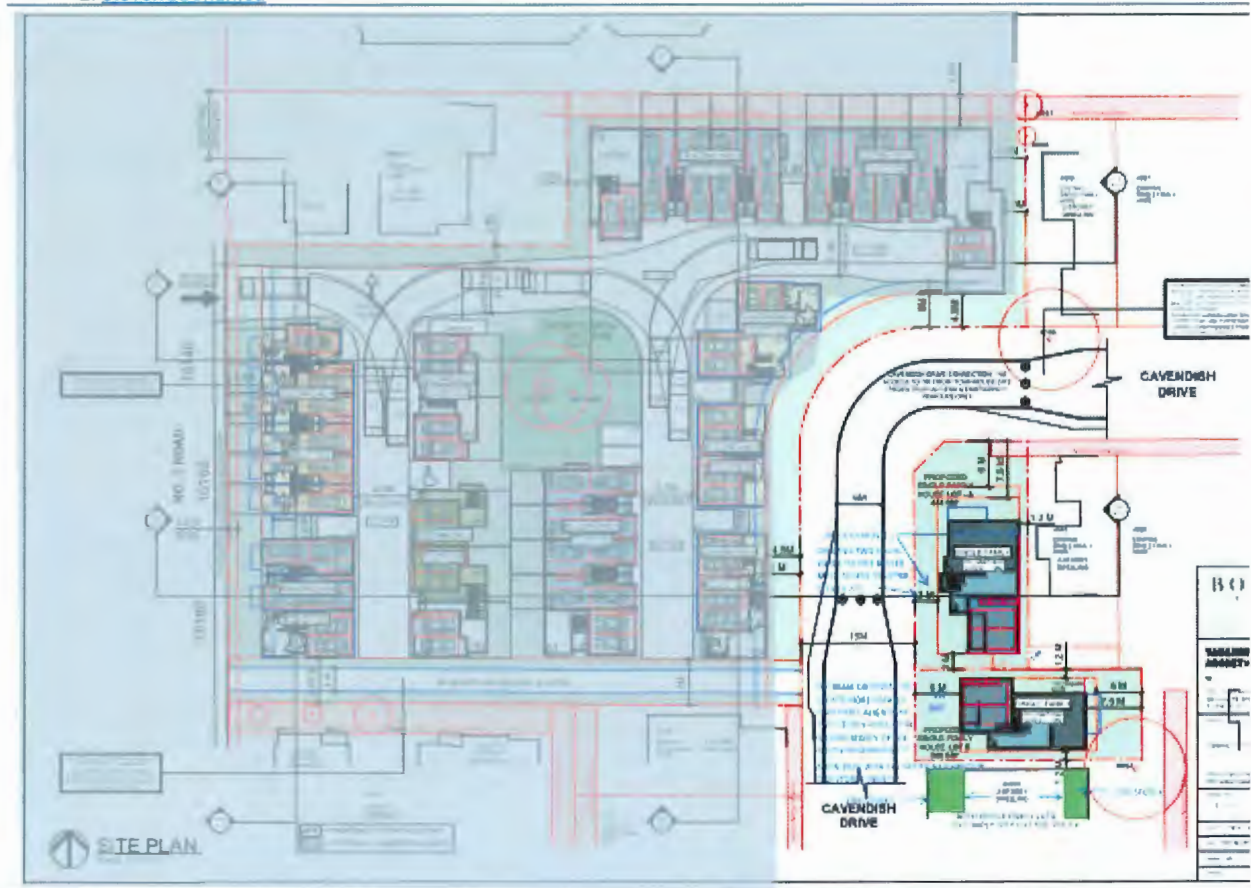
The only comment I would offer on the west house is would reversing the upper floor plan give the upper floor unit an improved greener distant outlook and more sun from the west? The impact to accommodate the stair change appears to be minor – both units might then gain benefit of a more distant outlook from key rooms? This might reduce the overlook into Ben's courtyard which is the substantive “outward” view window for his living room. Just a thought.

Hope this helps and looking forward to new neighbours !!!!

Thanks,  
Rick

--  
Steven Yang





## RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

Site Address: 10140-10180 No.1 Road & 4051/4068 Cavendish Drive, Richmond, BC  
Name: DANNY TU  
Address: 4113 CAVENDISH DR.  
Phone (Optional): \_\_\_\_\_  
Email (Optional): \_\_\_\_\_  
Date: 8/19/2019

The proposed development will involve amending the City of Richmond Official Community Plan for a portion of the parcel from Single Family to Multi-Family to allow townhouses along the eastern portion of the property. Do you support this amendment?

Yes ☒

No ☐

Unsure ☐

Comments:

Only because the architect is Tansanoto. If  
changed to another architect then "no"

The proposed development will involve connecting both dead ends of Cavendish Drive with a Pedestrian and Emergency Access connector (no through traffic permitted). Do you support this proposal?

Yes ☐

No ☒

Unsure ☐

Comments:

\_\_\_\_\_  
\_\_\_\_\_

The proposed development will involve the addition of 2 new single-family lots. Do you support this proposal?

Yes ☐

No ☒

Unsure ☐

Comments:

\_\_\_\_\_  
\_\_\_\_\_

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## RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

The proposed development is planning on construction a new, public walkway that connects Cavendish Drive to No. 1 Road. Do you support this proposal?

Yes ☐

No ☒

Unsure ☐

Comments:

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Do you support the proposed building heights?

Yes ☐

No ☒

Unsure ☐

Comments:

2-level building height is better

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Do you support the proposed setbacks? (Distance between building and property line).

Yes ☒

No ☐

Unsure ☐

Comments:

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What kind of Architectural style would you like to see on this site?

light color exterior wall with modern look.

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Other recommendations or suggestion:

N/A.

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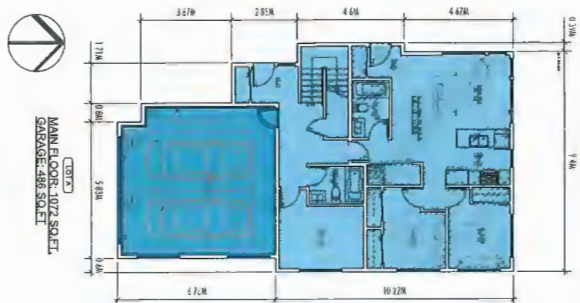
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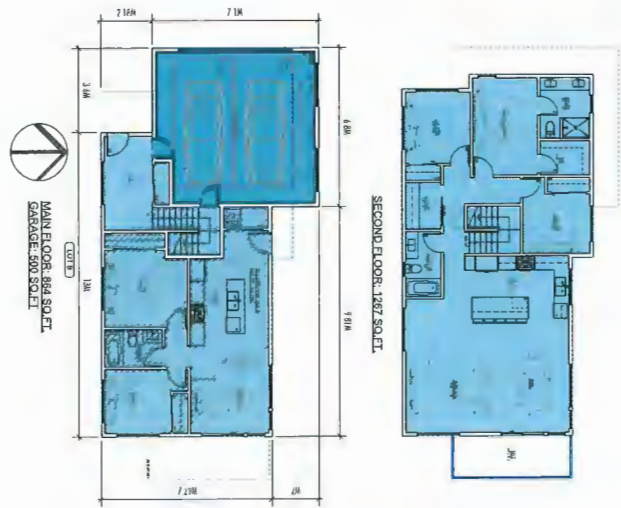


68 - 69



Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	Yr 16	Yr 17	Yr 18	Yr 19	Yr 20	Yr 21	Yr 22	Yr 23	Yr 24	Yr 25	Yr 26	Yr 27	Yr 28	Yr 29	Yr 30	Yr 31	Yr 32	Yr 33	Yr 34	Yr 35	Yr 36	Yr 37	Yr 38	Yr 39	Yr 40	Yr 41	Yr 42	Yr 43	Yr 44	Yr 45	Yr 46	Yr 47	Yr 48	Yr 49	Yr 50	Yr 51	Yr 52	Yr 53	Yr 54	Yr 55	Yr 56	Yr 57	Yr 58	Yr 59	Yr 60	Yr 61	Yr 62	Yr 63	Yr 64	Yr 65	Yr 66	Yr 67	Yr 68	Yr 69	Yr 70	Yr 71	Yr 72	Yr 73	Yr 74	Yr 75	Yr 76	Yr 77	Yr 78	Yr 79	Yr 80	Yr 81	Yr 82	Yr 83	Yr 84	Yr 85	Yr 86	Yr 87	Yr 88	Yr 89	Yr 90	Yr 91	Yr 92	Yr 93	Yr 94	Yr 95	Yr 96	Yr 97	Yr 98	Yr 99	Yr 100	Yr 101	Yr 102	Yr 103	Yr 104	Yr 105	Yr 106	Yr 107	Yr 108	Yr 109	Yr 110	Yr 111	Yr 112	Yr 113	Yr 114	Yr 115	Yr 116	Yr 117	Yr 118	Yr 119	Yr 120	Yr 121	Yr 122	Yr 123	Yr 124	Yr 125	Yr 126	Yr 127	Yr 128	Yr 129	Yr 130	Yr 131	Yr 132	Yr 133	Yr 134	Yr 135	Yr 136	Yr 137	Yr 138	Yr 139	Yr 140	Yr 141	Yr 142	Yr 143	Yr 144	Yr 145	Yr 146	Yr 147	Yr 148	Yr 149	Yr 150	Yr 151	Yr 152	Yr 153	Yr 154	Yr 155	Yr 156	Yr 157	Yr 158	Yr 159	Yr 160	Yr 161	Yr 162	Yr 163	Yr 164	Yr 165	Yr 166	Yr 167	Yr 168	Yr 169	Yr 170	Yr 171	Yr 172	Yr 173	Yr 174	Yr 175	Yr 176	Yr 177	Yr 178	Yr 179	Yr 180	Yr 181	Yr 182	Yr 183	Yr 184	Yr 185	Yr 186	Yr 187	Yr 188	Yr 189	Yr 190	Yr 191	Yr 192	Yr 193	Yr 194	Yr 195	Yr 196	Yr 197	Yr 198	Yr 199	Yr 200	Yr 201	Yr 202	Yr 203	Yr 204	Yr 205	Yr 206	Yr 207	Yr 208	Yr 209	Yr 210	Yr 211	Yr 212	Yr 213	Yr 214	Yr 215	Yr 216	Yr 217	Yr 218	Yr 219	Yr 220	Yr 221	Yr 222	Yr 223	Yr 224	Yr 225	Yr 226	Yr 227	Yr 228	Yr 229	Yr 230	Yr 231	Yr 232	Yr 233	Yr 234	Yr 235	Yr 236	Yr 237	Yr 238	Yr 239	Yr 240	Yr 241	Yr 242	Yr 243	Yr 244	Yr 245	Yr 246	Yr 247	Yr 248	Yr 249	Yr 250	Yr 251	Yr 252	Yr 253	Yr 254	Yr 255	Yr 256	Yr 257	Yr 258	Yr 259	Yr 260	Yr 261	Yr 262	Yr 263	Yr 264	Yr 265	Yr 266	Yr 267	Yr 268	Yr 269	Yr 270	Yr 271	Yr 272	Yr 273	Yr 274	Yr 275	Yr 276	Yr 277	Yr 278	Yr 279	Yr 280	Yr 281	Yr 282	Yr 283	Yr 284	Yr 285	Yr 286	Yr 287	Yr 288	Yr 289	Yr 290	Yr 291	Yr 292	Yr 293	Yr 294	Yr 295	Yr 296	Yr 297	Yr 298	Yr 299	Yr 300	Yr 301	Yr 302	Yr 303	Yr 304	Yr 305	Yr 306	Yr 307	Yr 308	Yr 309	Yr 310	Yr 311	Yr 312	Yr 313	Yr 314	Yr 315	Yr 316	Yr 317	Yr 318	Yr 319	Yr 320	Yr 321	Yr 322	Yr 323	Yr 324	Yr 325	Yr 326	Yr 327	Yr 328	Yr 329	Yr 330	Yr 331	Yr 332	Yr 333	Yr 334	Yr 335	Yr 336	Yr 337	Yr 338	Yr 339	Yr 340	Yr 341	Yr 342	Yr 343	Yr 344	Yr 345	Yr 346	Yr 347	Yr 348	Yr 349	Yr 350	Yr 351	Yr 352	Yr 353	Yr 354	Yr 355	Yr 356	Yr 357	Yr 358	Yr 359	Yr 360	Yr 361	Yr 362	Yr 363	Yr 364	Yr 365	Yr 366	Yr 367	Yr 368	Yr 369	Yr 370	Yr 371	Yr 372	Yr 373	Yr 374	Yr 375	Yr 376	Yr 377	Yr 378	Yr 379	Yr 380	Yr 381	Yr 382	Yr 383	Yr 384	Yr 385	Yr 386	Yr 387	Yr 388	Yr 389	Yr 390	Yr 391	Yr 392	Yr 393	Yr 394	Yr 395	Yr 396	Yr 397	Yr 398	Yr 399	Yr 400	Yr 401	Yr 402	Yr 403	Yr 404	Yr 405	Yr 406	Yr 407	Yr 408	Yr 409	Yr 410	Yr 411	Yr 412	Yr 413	Yr 414	Yr 415	Yr 416	Yr 417	Yr 418	Yr 419	Yr 420	Yr 421	Yr 422	Yr 423	Yr 424	Yr 425	Yr 426	Yr 427	Yr 428	Yr 429	Yr 430	Yr 431	Yr 432	Yr 433	Yr 434	Yr 435	Yr 436	Yr 437	Yr 438	Yr 439	Yr 440	Yr 441	Yr 442	Yr 443	Yr 444	Yr 445	Yr 446	Yr 447	Yr 448	Yr 449	Yr 450	Yr 451	Yr 452	Yr 453	Yr 454	Yr 455	Yr 456	Yr 457	Yr 458	Yr 459	Yr 460	Yr 461	Yr 462	Yr 463	Yr 464	Yr 465	Yr 466	Yr 467	Yr 468	Yr 469	Yr 470	Yr 471	Yr 472	Yr 473	Yr 474	Yr 475	Yr 476	Yr 477	Yr 478	Yr 479	Yr 480	Yr 481	Yr 482	Yr 483	Yr 484	Yr 485	Yr 486	Yr 487	Yr 488	Yr 489	Yr 490	Yr 491	Yr 492	Yr 493	Yr 494	Yr 495	Yr 496	Yr 497	Yr 498	Yr 499	Yr 500	Yr 501	Yr 502	Yr 503	Yr 504	Yr 505	Yr 506	Yr 507	Yr 508	Yr 509	Yr 510	Yr 511	Yr 512	Yr 513	Yr 514	Yr 515	Yr 516	Yr 517	Yr 518	Yr 519	Yr 520	Yr 521	Yr 522	Yr 523	Yr 524	Yr 525	Yr 526	Yr 527	Yr 528	Yr 529	Yr 530	Yr 531	Yr 532	Yr 533	Yr 534	Yr 535	Yr 536	Yr 537	Yr 538	Yr 539	Yr 540	Yr 541	Yr 542	Yr 543	Yr 544	Yr 545	Yr 546	Yr 547	Yr 548	Yr 549	Yr 550	Yr 551	Yr 552	Yr 553	Yr 554	Yr 555	Yr 556	Yr 557	Yr 558	Yr 559	Yr 560	Yr 561	Yr 562	Yr 563	Yr 564	Yr 565	Yr 566	Yr 567	Yr 568	Yr 569	Yr 570	Yr 571	Yr 572	Yr 573	Yr 574	Yr 575	Yr 576	Yr 577	Yr 578	Yr 579	Yr 580	Yr 581	Yr 582	Yr 583	Yr 584	Yr 585	Yr 586	Yr 587	Yr 588	Yr 589	Yr 590	Yr 591	Yr 592	Yr 593	Yr 594	Yr 595	Yr 596	Yr 597	Yr 598	Yr 599	Yr 600	Yr 601	Yr 602	Yr 603	Yr 604	Yr 605	Yr 606	Yr 607	Yr 608	Yr 609	Yr 610	Yr 611	Yr 612	Yr 613	Yr 614	Yr 615	Yr 616	Yr 617	Yr 618	Yr 619	Yr 620	Yr 621	Yr 622	Yr 623	Yr 624	Yr 625	Yr 626	Yr 627	Yr 628	Yr 629	Yr 630	Yr 631	Yr 632	Yr 633	Yr 634	Yr 635	Yr 636	Yr 637	Yr 638	Yr 639	Yr 640	Yr 641	Yr 642	Yr 643	Yr 644	Yr 645	Yr 646	Yr 647	Yr 648	Yr 649	Yr 650	Yr 651	Yr 652	Yr 653	Yr 654	Yr 655	Yr 656	Yr 657	Yr 658	Yr 659	Yr 660	Yr 661	Yr 662	Yr 663	Yr 664	Yr 665	Yr 666	Yr 667	Yr 668	Yr 669	Yr 670	Yr 671	Yr 672	Yr 673	Yr 674	Yr 675	Yr 676	Yr 677	Yr 678	Yr 679	Yr 680	Yr 681	Yr 682	Yr 683	Yr 684	Yr 685	Yr 686	Yr 687	Yr 688	Yr 689	Yr 690	Yr 691	Yr 692	Yr 693	Yr 694	Yr 695	Yr 696	Yr 697	Yr 698	Yr 699	Yr 700	Yr 701	Yr 702	Yr 703	Yr 704	Yr 705	Yr 706	Yr 707	Yr 708	Yr 709	Yr 710	Yr 711	Yr 712	Yr 713	Yr 714	Yr 715	Yr 716	Yr 717	Yr 718	Yr 719	Yr 720	Yr 721	Yr 722	Yr 723	Yr 724	Yr 725	Yr 726	Yr 727	Yr 728	Yr 729	Yr 730	Yr 731	Yr 732	Yr 733	Yr 734	Yr 735	Yr 736	Yr 737	Yr 738	Yr 739	Yr 740	Yr 741	Yr 742	Yr 743	Yr 744	Yr 745	Yr 746	Yr 747	Yr 748	Yr 749	Yr 750	Yr 751	Yr 752	Yr 753	Yr 754	Yr 755	Yr 756	Yr 757	Yr 758	Yr 759	Yr 760	Yr 761	Yr 762	Yr 763	Yr 764	Yr 765	Yr 766	Yr 767	Yr 768	Yr 769	Yr 770	Yr 771	Yr 772	Yr 773	Yr 774	Yr 775	Yr 776	Yr 777	Yr 778	Yr 779	Yr 780	Yr 781	Yr 782	Yr 783	Yr 784	Yr 785	Yr 786	Yr 787	Yr 788	Yr 789	Yr 790	Yr 791	Yr 792	Yr 793	Yr 794	Yr 795	Yr 796	Yr 797	Yr 798	Yr 799	Yr 800	Yr 801	Yr 802	Yr 803	Yr 804	Yr 805	Yr 806	Yr 807	Yr 808	Yr 809	Yr 810	Yr 811	Yr 812	Yr 813	Yr 814	Yr 815	Yr 816	Yr 817	Yr 818	Yr 819	Yr 820	Yr 821	Yr 822	Yr 823	Yr 824	Yr 825	Yr 826	Yr 827	Yr 828	Yr 829	Yr 830	Yr 831	Yr 832	Yr 833	Yr 834	Yr 835	Yr 836	Yr 837	Yr 838	Yr 839	Yr 840	Yr 841	Yr 842	Yr 843	Yr 844	Yr 845	Yr 846	Yr 847	Yr 848	Yr 849	Yr 850	Yr 851	Yr 852	Yr 853	Yr 854	Yr 855	Yr 856	Yr 857	Yr 858	Yr 859	Yr 860	Yr 861	Yr 862	Yr 863	Yr 864	Yr 865	Yr 866	Yr 867	Yr 868	Yr 869	Yr 870	Yr 871	Yr 872	Yr 873	Yr 874	Yr 875	Yr 876	Yr 877	Yr 878	Yr 879	Yr 880	Yr 881	Yr 882	Yr 883	Yr 884	Yr 885	Yr 886	Yr 887	Yr 888	Yr 889	Yr 890	Yr 891	Yr 892	Yr 893	Yr 894	Yr 895	Yr 896	Yr 897	Yr 898	Yr 899	Yr 900	Yr 901	Yr 902	Yr 903	Yr 904	Yr 905	Yr 906	Yr 907	Yr 908	Yr 909	Yr 910	Yr 911	Yr 912	Yr 913	Yr 914	Yr 915	Yr 916	Yr 917	Yr 918	Yr 919	Yr 920	Yr 921	Yr 922	Yr 923	Yr 924	Yr 925	Yr 926	Yr 927	Yr 928	Yr 929	Yr 930	Yr 931	Yr 932	Yr 933	Yr 934	Yr 935	Yr 936	Yr 937	Yr 938	Yr 939	Yr 940	Yr 941	Yr 942	Yr 943	Yr 944	Yr 945	Yr 946	Yr 947	Yr 948	Yr 949	Yr 950	Yr 951	Yr 952	Yr 953	Yr 954	Yr 955	Yr 956	Yr 957	Yr 958	Yr 959	Yr 960	Yr 961	Yr 962	Yr 963	Yr 964	Yr 965	Yr 966	Yr 967	Yr 968	Yr 969	Yr 970	Yr 971	Yr 972	Yr 973	Yr 974	Yr 975	Yr 976	Yr 977	Yr 978	Yr 979	Yr 980	Yr 981	Yr 982	Yr 983	Yr 984	Yr 985	Yr 986	Yr 987	Yr 988	Yr 989	Yr 990	Yr 991	Yr 992	Yr 993	Yr 994	Yr 995	Yr 996	Yr 997	Yr 998	Yr 999	Yr 1000
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BOHANN PROPERTIES		202-235-8234 (toll-free) 202-235-8234 (local) T-604-721-1157 F-604-721-1327
YAMAMOTO ARCHITECTURE		TOWNHOUSE DEVELOPMENT
10400 140th STREET, SUITE 100 4001 KENNEDY ROAD, KENNEDY, ONTARIO L3R 9V1		SINGLE FAMILY HOUSE - 4001 KENNEDY ROAD, KENNEDY, ONTARIO L3R 9V1
DATE: MAY 08 2019		A2.3
DRAWN: RS		PROJECT: 1001

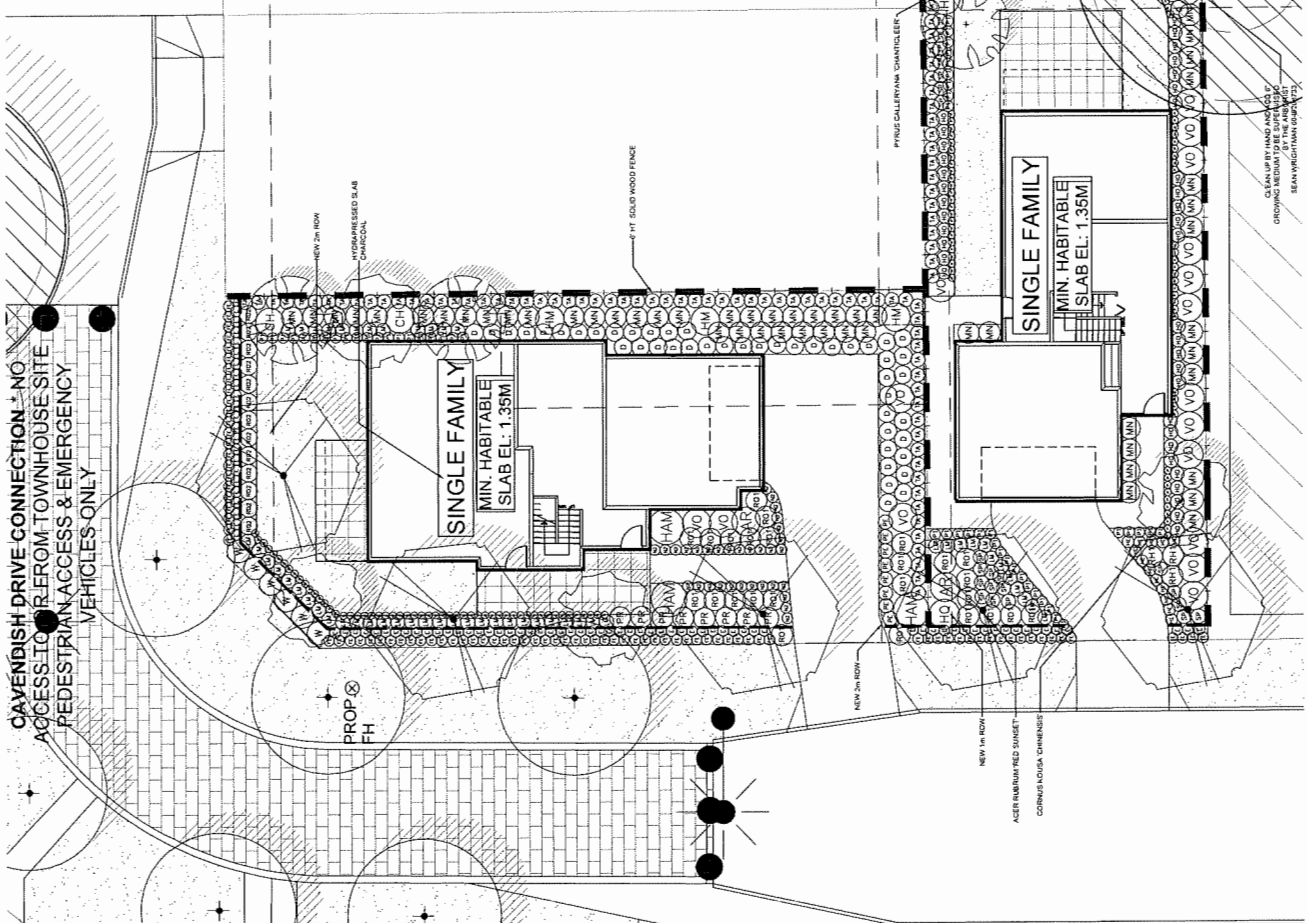


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Richmond, BC V6X 1A1  
P: 604-274-0111 F: 604-284-0022

SEAL

CNCL - 332



PLANT SCHEDULE - SINGLE FAMILY			PMG PROJECT NUMBER: 19-013	
SYMBOL	SYMBOL NAME	CUSTOM NAME	PLANTED SIZE	REMARKS
1	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	10CM CAL. 2M PTD. 800	
2	PRUNUS CALIFORNICA 'CHANTICLEER'	CHANTICLEER PEACH	10CM CAL. 1.5M PTD. 800	
3	ABUTILUS UNDO 'COMPACT 2'	COMPACT 3 STRAWBERRY BUSH	#2 POT. 40CM	
4	HYDRANGEA MACROPHYLLA 'NINKO BLUE'	HYDRANGEA NINKO BLUE	#2 POT. 80CM	
5	WAX PALM 'NANA'	WAX PALM NANA	#2 POT. 80CM	
6	WAX PALM 'NANA'	WAX PALM NANA	#2 POT. 80CM	
7	WAX PALM 'NANA'	WAX PALM NANA	#2 POT. 80CM	
8	WAX PALM 'NANA'	WAX PALM NANA	#2 POT. 80CM	
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14	WAX PALM 'NANA'	WAX PALM NANA	#2 POT. 80CM	
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16	WAX PALM 'NANA'	WAX PALM NANA	#2 POT. 80CM	
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18	WAX PALM 'NANA'	WAX PALM NANA	#2 POT. 80CM	
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23	WAX PALM 'NANA'	WAX PALM NANA	#2 POT. 80CM	
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36	WAX PALM 'NANA'	WAX PALM NANA	#2 POT. 80CM	
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40	WAX PALM 'NANA'	WAX PALM NANA	#2 POT. 80CM	
41	WAX PALM 'NANA'	WAX PALM NANA	#2 POT. 80CM	
42	WAX PALM 'NANA'	WAX PALM NANA	#2 POT. 80CM	
43	WAX PALM 'NANA'	WAX PALM NANA	#2 POT. 80CM	
44	WAX PALM 'NANA'	WAX PALM NANA	#2 POT. 80CM	
45	WAX PALM 'NANA'	WAX PALM NANA	#2 POT. 80CM	
46	WAX PALM 'NANA'	WAX PALM NANA	#2 POT. 80CM	
47	WAX PALM 'NANA'	WAX PALM NANA	#2 POT. 80CM	
48	WAX PALM 'NANA'	WAX PALM NANA	#2 POT. 80CM	
49	WAX PALM 'NANA'	WAX PALM NANA	#2 POT. 80CM	
50	WAX PALM 'NANA'	WAX PALM NANA	#2 POT. 80CM	
51	WAX PALM 'NANA'	WAX PALM NANA	#2 POT. 80CM	
52	WAX PALM 'NANA'	WAX PALM NANA	#2 POT. 80CM	
53	WAX PALM 'NANA'	WAX PALM NANA	#2 POT. 80CM	
54	WAX PALM 'NANA'	WAX PALM NANA	#2 POT. 80CM	
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56	WAX PALM 'NANA'	WAX PALM NANA	#2 POT. 80CM	
57	WAX PALM 'NANA'	WAX PALM NANA	#2 POT. 80CM	
58	WAX PALM 'NANA'	WAX PALM NANA	#2 POT. 80CM	
59	WAX PALM 'NANA'	WAX PALM NANA	#2 POT. 80CM	
60	WAX PALM 'NANA'	WAX PALM NANA	#2 POT. 80CM	
61	WAX PALM 'NANA'	WAX PALM NANA	#2 POT. 80CM	
62	WAX PALM 'NANA'	WAX PALM NANA	#2 POT. 80CM	
63	WAX PALM 'NANA'	WAX PALM NANA	#2 POT. 80CM	
64	WAX PALM 'NANA'	WAX PALM NANA	#2 POT. 80CM	
65	WAX PALM 'NANA'	WAX PALM NANA	#2 POT. 80CM	
66	WAX PALM 'NANA'	WAX PALM NANA	#2 POT. 80CM	
67	WAX PALM 'NANA'	WAX PALM NANA	#2 POT. 80CM	
68	WAX PALM 'NANA'	WAX PALM NANA	#2 POT. 80CM	
69	WAX PALM 'NANA'	WAX PALM NANA	#2 POT. 80CM	
70	WAX PALM 'NANA'	WAX PALM NANA	#2 POT. 80CM	
71	WAX PALM 'NANA'	WAX PALM NANA	#2 POT. 80CM	
72	WAX PALM 'NANA'	WAX PALM NANA	#2 POT. 80CM	
73	WAX PALM 'NANA'	WAX PALM NANA	#2 POT. 80CM	
74	WAX PALM 'NANA'	WAX PALM NANA	#2 POT. 80CM	
75	WAX PALM 'NANA'	WAX PALM NANA	#2 POT. 80CM	

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CHS STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DETAILED CONTAINER AT SOURCE OF SUPPLY. \* AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND PRINCE GEORGE. \* SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT. \* PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* RED WOOD NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NO.	DATE	REVISION DESCRIPTION	BY
1	19-01-13	ISSUED FOR PERMITTING	CP
2	19-01-13	ISSUED FOR PERMITTING	CP
3	19-01-13	ISSUED FOR PERMITTING	CP
4	19-01-13	ISSUED FOR PERMITTING	CP
5	19-01-13	ISSUED FOR PERMITTING	CP
6	19-01-13	ISSUED FOR PERMITTING	CP
7	19-01-13	ISSUED FOR PERMITTING	CP
8	19-01-13	ISSUED FOR PERMITTING	CP
9	19-01-13	ISSUED FOR PERMITTING	CP
10	19-01-13	ISSUED FOR PERMITTING	CP
11	19-01-13	ISSUED FOR PERMITTING	CP
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BOHAN  
PROPERTIES

PROJECT  
TOWNHOUSE DEVELOPMENT  
10140, 10140, 10140 NO. 1 ROAD  
AND 4051, 4051 CAVENDISH DRIVE  
RICHMOND, BC

DRAWING TITLE  
SINGLE FAMILY  
ENLARGEMENT

DATE 19 JAN 13  
SCALE 1/8" = 1'-0"  
DRAWN RJ  
DESIGN RJ  
CHKD POM  
PMG PROJECT NUMBER 19-013



CLEAN UP BY HAND AND/OR BY  
GROWING MEDIUM TO BE REMOVED  
SEAN WRIGHTMAN (SUPERVISOR)

**BOHAN**  
PROPERTIES

10000 100th Ave. Suite 100  
Edmonton, Alberta T6E 4E1  
Phone: 780-443-1122 Fax: 780-443-1123

**YAMAMOTO**  
ARCHITECTURE

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Edmonton, Alberta T6C 1P6  
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PROJECT: TOWNHOUSE DEVELOPMENT

10000 100th Ave. Suite 100  
Edmonton, Alberta T6E 4E1  
Phone: 780-443-1122 Fax: 780-443-1123

PROJECT TITLE: PROJECT SHADOW STUDY  
SINGLE FAMILY LOT 1 & 2

DATE: MAY 08 2010

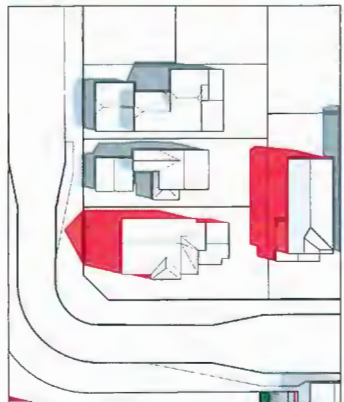
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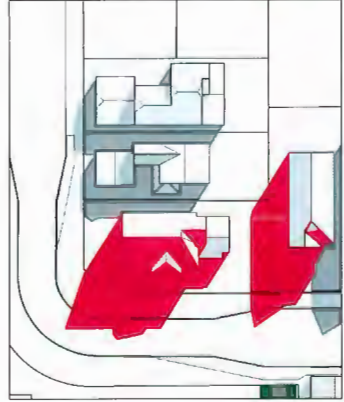
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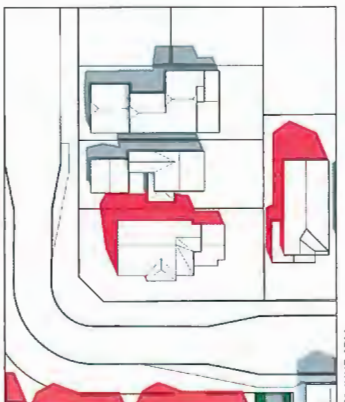
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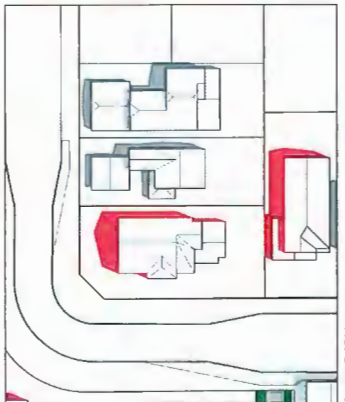
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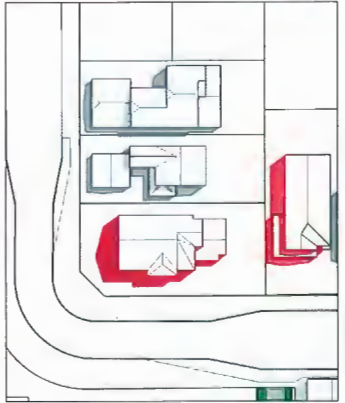
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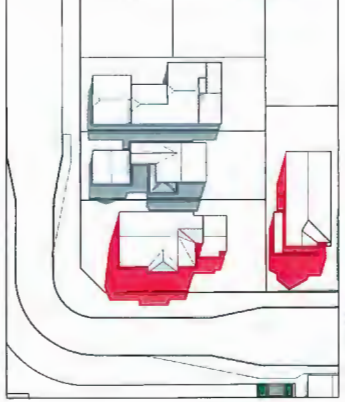
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21 JUNE 2PM



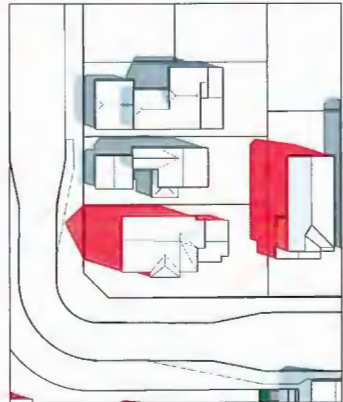
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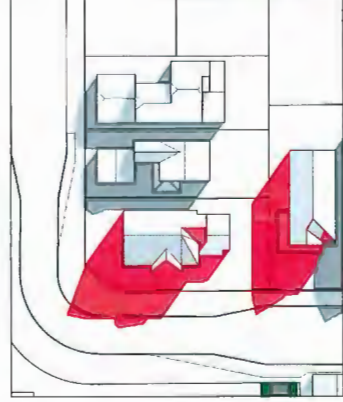
21 SEPTEMBER 4PM



21 SEPTEMBER 2PM



21 SEPTEMBER 12PM



21 SEPTEMBER 10AM





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SEA

NO.	DATE	REVISION DESCRIPTION	BY
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**BOHAN**  
PROPERTIES

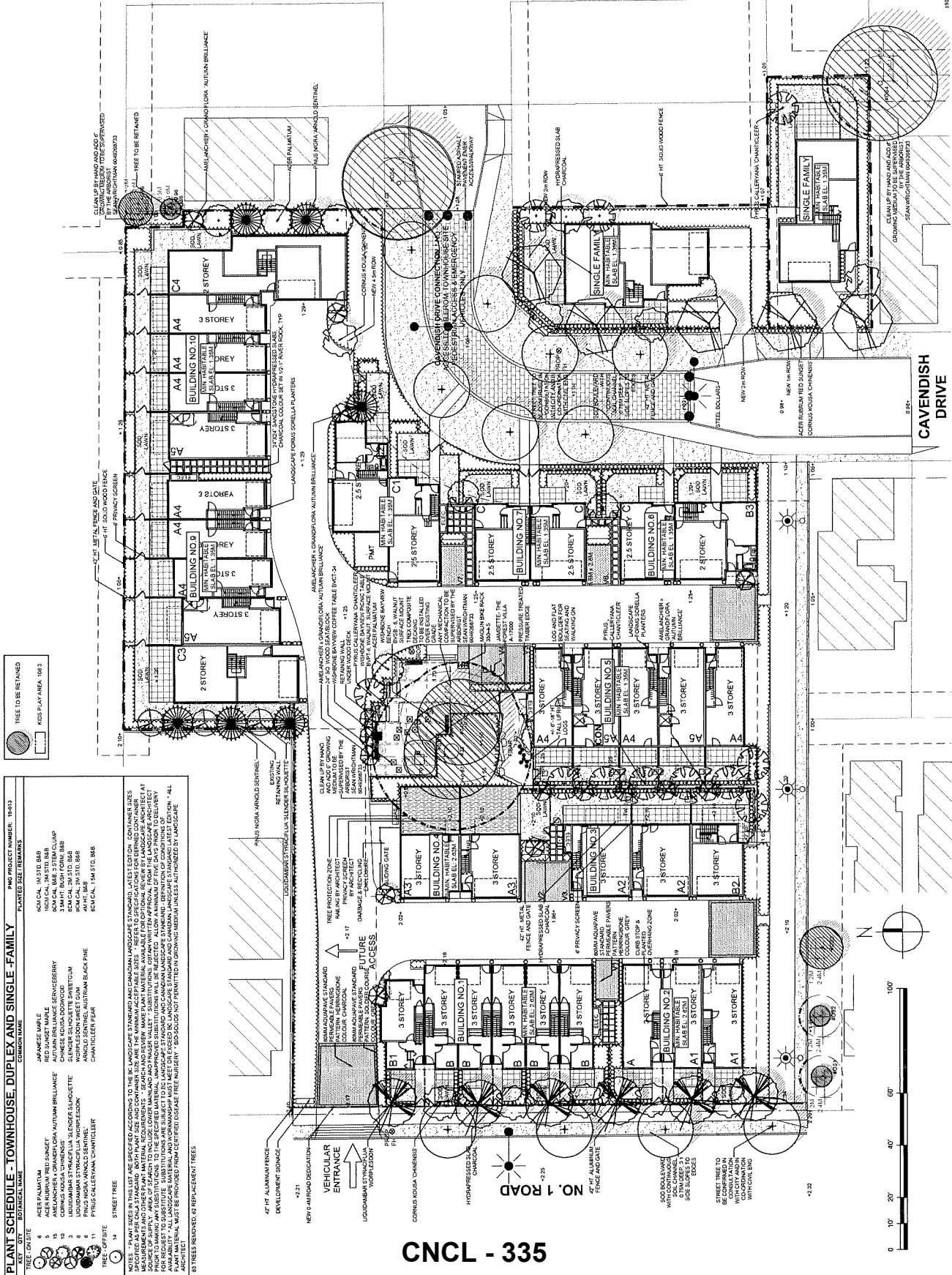
PROJECT

**TOWNHOUSE DEVELOPMENT**  
10140, 10140, 10140 NO. 1 ROAD  
RICHMOND, BC

LANDSCAPE  
PLAN

DATE: 15 JAN 21  
SCALE: 1/8" = 1'-0"  
DRAWN: RJ  
DESIGN: RJ  
CHECK: PM  
PMG PROJECT NUMBER: 15-013

15-013-01



CNCL - 335

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ARCHITECTS  
Suite C100 - 4185 Still Creek Drive  
Richmond, BC V6X 2A6  
P: 604.264.0311 F: 604.264.0222

SEA

**BOHAN**  
PROPERTIES

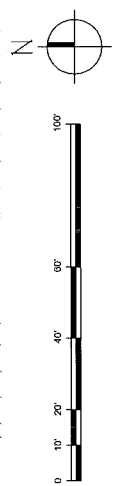
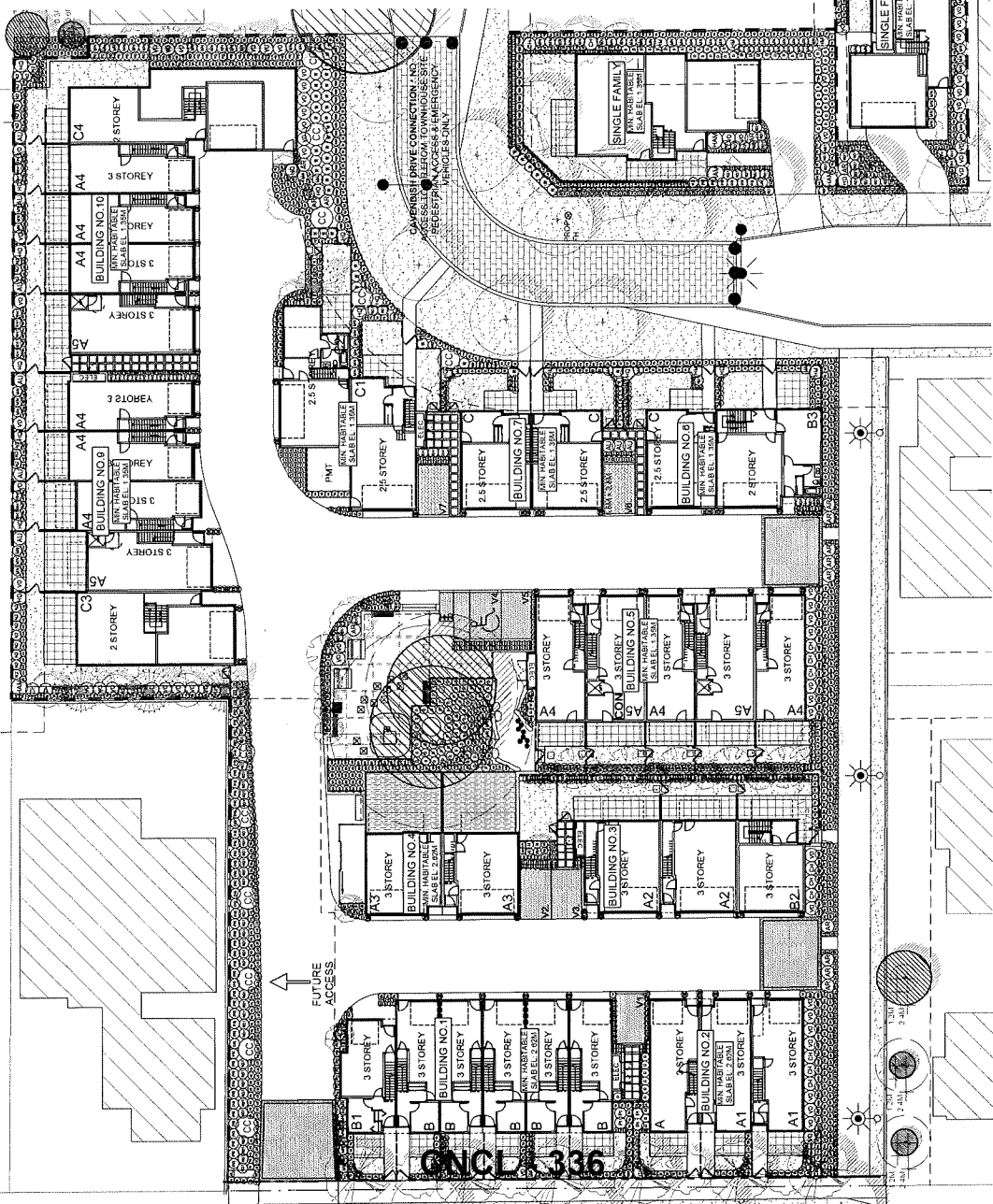
PROJECT  
TOWNHOUSE DEVELOPMENT  
10140, 10160, 10180 NO. 1 ROAD  
AND 4051, 4068 CAVENISH DRIVE  
RICHMOND, BC

DRAWING TITLE  
**SHRUB PLAN**

DATE: 15 JAN 11 DRAWING NUMBER: 12  
SCALE: 1/2"=1'-0"  
DRAWN: RJ  
DESIGN: RJ  
CHECK: POA  
OF 9

PAGE PROJECT NUMBER: 19-013

PLANT SCHEDULE			TOWNHOUSE, DUPLEX AND SINGLE - FAMILY		PLANTED SIZE / REMARKS	
SYMBOL	QTY	COMMON NAME	SYMBOL	QTY	COMMON NAME	PLANTED SIZE / REMARKS
1	1	ARBUUS UNDO COMPACTA	1	1	COMPACT STRAWBERRY BUSH	#3 POT 60CM
2	1	AUCUBA JAPONICA SERRATA FOLIA	2	2	SANTALINIUM NIGRA	#3 POT 60CM
3	1	BUXUS SEMPERVIRENS	3	1	SPYDER BUSH	#3 POT 60CM
4	1	COTONEASTER VIGOROSA	4	1	MEXICAN AGAVE	#3 POT 60CM
5	1	HYDRANGEA MACROPHYLLA NANKO BLUE	5	1	GOLDEN MADRONE BUSH	#3 POT 60CM
6	1	HYDRANGEA OBLONGIFOLIA	6	1	BRIDLE LEAF HYDRANGEA (BLUE)	#3 POT 60CM
7	1	MAHONIA	7	1	CAULIFLOWER HYDRANGEA	#3 POT 60CM
8	1	MAHONIA	8	1	LONG LEAF HYDRANGEA	#3 POT 60CM
9	1	MAHONIA	9	1	LONG LEAF HYDRANGEA	#3 POT 60CM
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ONCL 336





JAMETTE THE FOREST VILLA



BAGLINE BACK 3504.9



WISBONE BAYVIEW BENCH



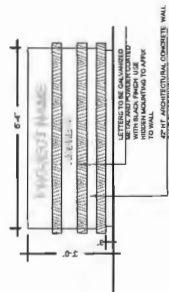
### CONSTRUCTIVE RESPONSE TABLE



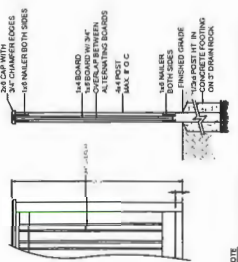
WISHBONE BAYVIEW PICNIC TA



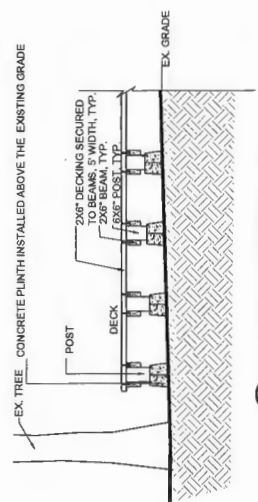
LANDSCAPE FORMS SORELLA PLANTERS



### 3 DEVELOPMENT SIGNAGE



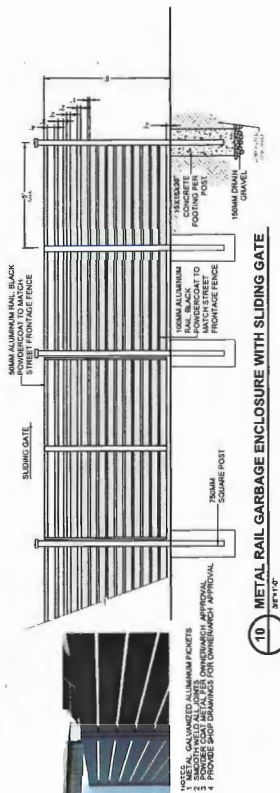
2 6' HEIGHT SOLID WOOD FENCE



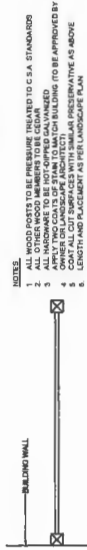
5 DECK UNDER THE EXISTING TREE



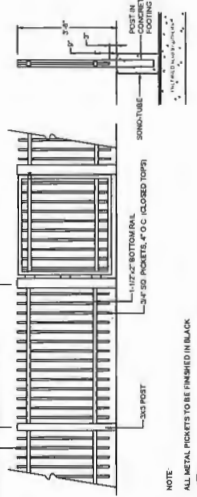
7 BALANCE LOGS



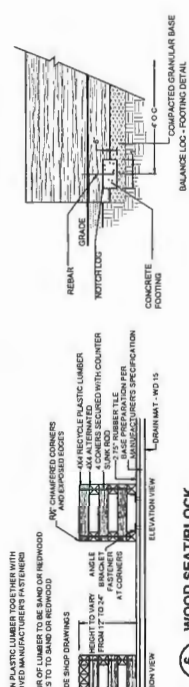
10 METAL RAIL GARBAGE ENCLOSURE WITH SLIDING GATE 3/8" x 1'-0"



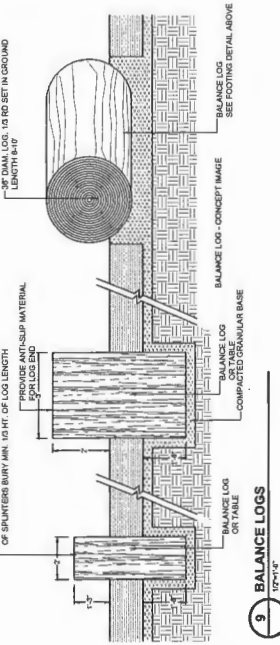
1 6' HT. WOOD PRIVACY FENCE



4 42" HT. METAL FENCE AND GATE



⑥ WOOD SEAT/BLOCK



9 BALANCE LOGS  
1/2"=1'-0"



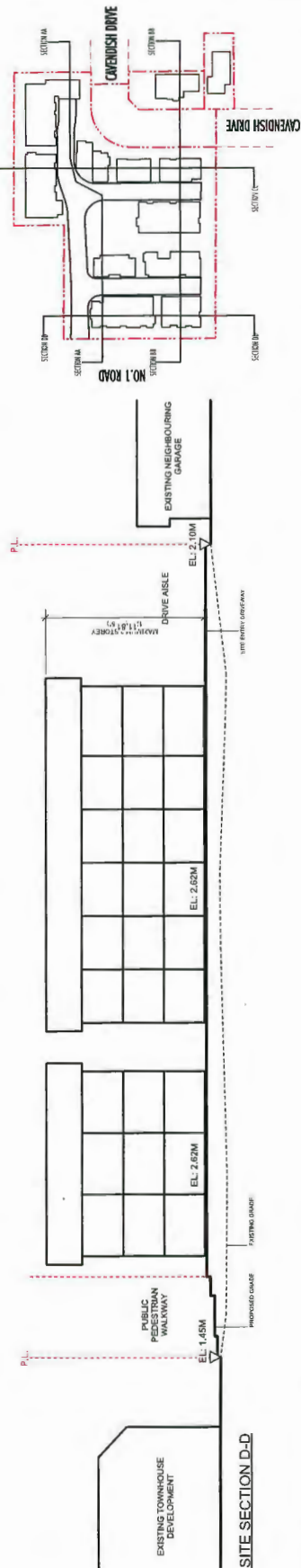
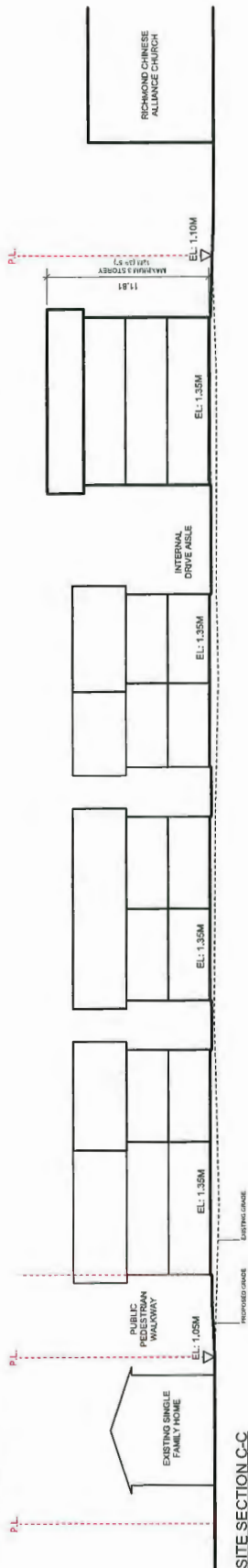
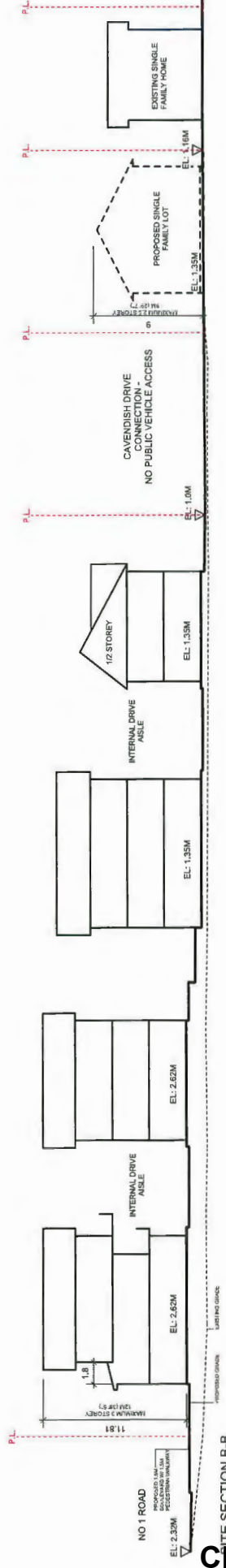
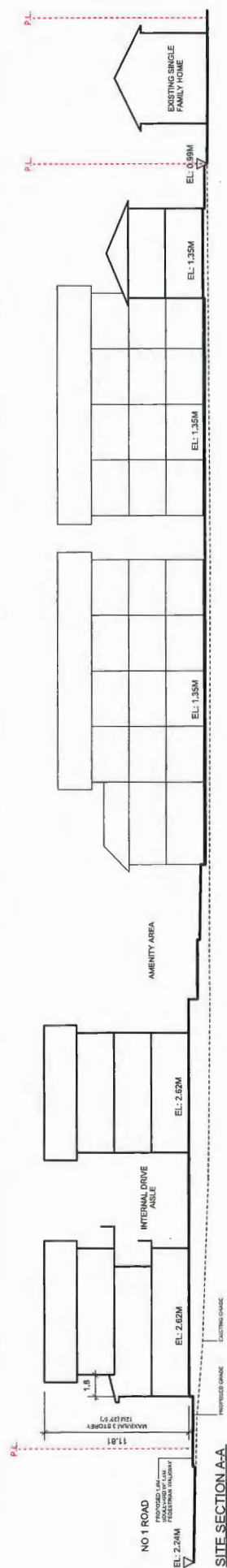


CNCL - 338

# STREETSCAPES

SCALE: 1:150

BOHAN PROPERTIES	707-335-1200
YAMAMOTO ARCHITECTURE	707-335-1200
TOWNHOUSE DEVELOPMENT	707-335-1200
10101 101st Avenue, Richmond BC V6V 1K5	707-335-1200
NO 1 ROAD & CAVENISH DRIVE	707-335-1200
STREETSCAPES	707-335-1200
A2.4	707-335-1200
DATE: 01/01/2019	707-335-1200
BY: BS	707-335-1200
707-335-1200	707-335-1200

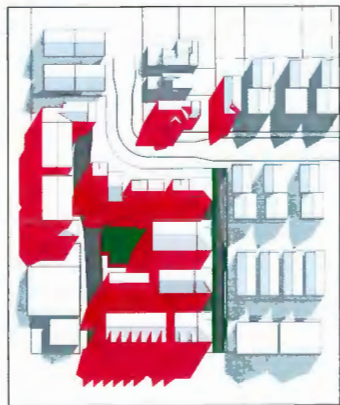


## SITE SECTIONS

SCALE: 1:150

## KEY PLAN





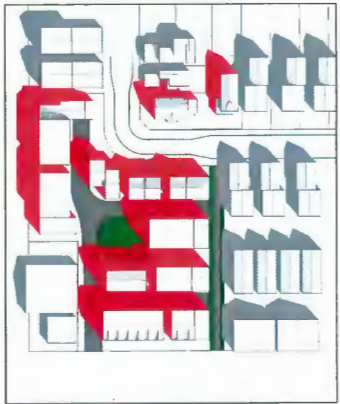
21 MARCH 10AM



21 MARCH 12PM



21 MARCH 2PM



21 MARCH 4PM



21 JUNE 10AM



21 JUNE 12PM



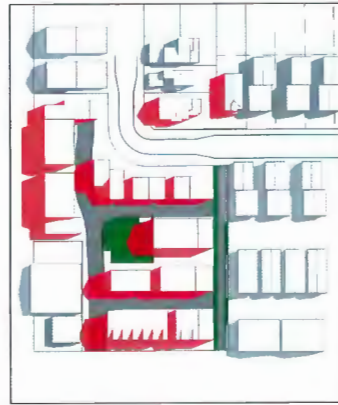
21 JUNE 2PM



21 JUNE 4PM



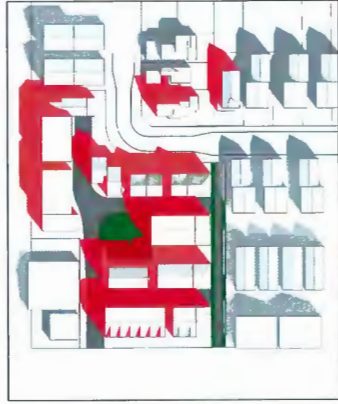
21 SEPTEMBER 10AM



21 SEPTEMBER 12PM



21 SEPTEMBER 2PM



21 SEPTEMBER 4PM

**BOHAN**  
PROPERTIES

100-1000 BOHAN PROPERTIES  
100-1000 BOHAN PROPERTIES  
100-1000 BOHAN PROPERTIES

**YAMAMOTO**  
ARCHITECTURE

202-531-8811  
202-531-8811  
202-531-8811

PROJECT

TOWNHOUSE DEVELOPMENT

100-1000 BOHAN PROPERTIES  
100-1000 BOHAN PROPERTIES  
100-1000 BOHAN PROPERTIES

PROJECT SHADOW STUDY  
TOWNHOUSE DEVELOPMENT

A3.0

DATE: MAY 08 2018  
LAYOUT: BS  
PROJECT: 100-1000 BOHAN PROPERTIES

FILE: 100-1000 BOHAN PROPERTIES





## TREE INFORMATION TABLE

Tree #	Species	DBH (cm)	Health & Condition	CRZ (Min) (m)	CRZ (Preferred) (m)	Comments/Recommendations
1	Fir	88	Poor	5.28	10.56	<ul style="list-style-type: none"> <li>Previously topped</li> <li>hydro pruned</li> <li>heavily covered in ivy.</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Remove.</li> </ul>
2	Walnut	28	Good-Fair	1.68	3.36	<ul style="list-style-type: none"> <li>Previously topped/pruned.</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Consider for removal.</li> </ul>
3	Pine	24	Poor	1.44	2.88	<ul style="list-style-type: none"> <li>Previously topped.</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Remove</li> </ul>
4	Mtn Ash	18	Poor	1.08	2.16	<ul style="list-style-type: none"> <li>Previously topped.</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Remove</li> </ul>
5	Apple	18	Poor	1.08	2.16	<ul style="list-style-type: none"> <li>Extensive decay.</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Remove</li> </ul>
6	Cherry	41.5	Fair	2.49	4.98	<ul style="list-style-type: none"> <li>Consider for removal.</li> </ul>
7	Fir	43	Poor	2.58	5.16	<ul style="list-style-type: none"> <li>1-sided canopy.</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Remove</li> </ul>
8	Poplar	90	Poor	5.4	10.8	<ul style="list-style-type: none"> <li>Large limbs prev. Removed</li> <li>Visible decay.</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Remove</li> </ul>
9	Lombardy Poplar	95	Fair	5.7	11.4	<ul style="list-style-type: none"> <li>Overmature</li> <li>Frequent shedding of limbs likely.</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Consider for removal.</li> </ul>
10	Lombardy Poplar	90	Fair	5.4	10.8	<ul style="list-style-type: none"> <li>Overmature</li> <li>Frequent shedding of limbs likely.</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Consider for removal.</li> </ul>
11	Fir	34	Poor	2.04	4.08	<ul style="list-style-type: none"> <li>Lean towards east.</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Remove</li> </ul>

\* NOTE: TREE #21 TO BE REMOVED UNDER TREE REMOVAL PERMIT.  
PERMIT NUMBER 19 875281

CNCL - 342

12	Spruce	30	Good	1.8	3.6	<b>Recommend:</b> <ul style="list-style-type: none"> <li>Consider for removal.</li> </ul>
13	Hazelnut	10 avg	Fair	0.6	1.2	<b>Recommend:</b> <ul style="list-style-type: none"> <li>Consider for removal.</li> </ul>
14	Apple	37	Poor	2.22	4.44	<ul style="list-style-type: none"> <li>4 main stems</li> <li>heavily leaning towards property,</li> <li>heaving roots</li> <li>extensive decay.</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Remove</li> </ul>
15	Walnut	27	Fair	1.62	3.24	<b>Recommend:</b> <ul style="list-style-type: none"> <li>Consider for removal.</li> </ul>
16	Willow	100	Poor	6.0	12.0	<ul style="list-style-type: none"> <li>Deadwood &amp; decay throughout canopy.</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Remove</li> </ul>
17	Golden cedar	30-41	Good-Fair	2.46	4.92	<ul style="list-style-type: none"> <li>Hedge row, 3 stems prev. topped.</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Consider for removal.</li> </ul>
18	Spruce	59	Poor	3.54	7.08	<ul style="list-style-type: none"> <li>Previously topped</li> <li>high heeled roots.</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Remove</li> </ul>
19	Magnolia	21	Poor	1.26	2.52	<ul style="list-style-type: none"> <li>Poor pruning history/canopy structure.</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Remove</li> </ul>
20	Cherry	59	Poor	3.54	7.08	<ul style="list-style-type: none"> <li>Multi-stem</li> <li>visible decay.</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Remove</li> </ul>
21	Birch	20/21/28	Poor	1.68	3.36	<ul style="list-style-type: none"> <li>Multi-site</li> <li>previously topped</li> <li>visible decay.</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Remove</li> </ul>
22	Spruce	32	Poor	1.92	3.84	<ul style="list-style-type: none"> <li>Previously topped.</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Remove</li> </ul>
23	Cedar	44	Good-Fair	2.64	5.28	<ul style="list-style-type: none"> <li>Slight lean towards property.</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Consider for removal.</li> </ul>

NO.	DATE	REVISION DESCRIPTION	BY
1	12/10/19	ISSUED FOR PERMITTING	PM
2	12/10/19	FOR PRELIMINARY COMMENTS	PM
3	12/10/19	FOR PRELIMINARY COMMENTS	PM
4	12/10/19	FOR PRELIMINARY COMMENTS	PM
5	12/10/19	FOR PRELIMINARY COMMENTS	PM
6	12/10/19	FOR PRELIMINARY COMMENTS	PM
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8	12/10/19	FOR PRELIMINARY COMMENTS	PM
9	12/10/19	FOR PRELIMINARY COMMENTS	PM
10	12/10/19	FOR PRELIMINARY COMMENTS	PM
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99	12/10/19	FOR PRELIMINARY COMMENTS	PM
100	12/10/19	FOR PRELIMINARY COMMENTS	PM

**BOHAN**  
PROPERTIES

PROJECT

**TOWNHOUSE DEVELOPMENT**  
10140, 10160, 10180 NO. 1 ROAD  
10140, 10160, 10180 CAVENDISH DRIVE  
RICHMOND, VA

DRAWING TITLE  
**TREE INFORMATION TABLE**

DATE 12 JAN 21 DRAWING NUMBER

SCALE AS SHOWN  
DRAWN BY  
CHECKED BY  
DESIGNED BY  
PROJECT MANAGER

16 OF 9

19-013



CNCL - 343

24	Holly x 4	15-22	Poor	1.32	2.64	<ul style="list-style-type: none"> <li>Hedge row.</li> <li>Recommend:</li> <li>Remove</li> </ul>
25	Fir	100	Poor	6.0	12.0	<ul style="list-style-type: none"> <li>Previously topped, hydro pruned heavily covered in ivy.</li> <li>Recommend:</li> <li>Remove</li> </ul>
26	Excelsa cedar	12-19	Fair-Poor	1.14	2.28	<ul style="list-style-type: none"> <li>Hedge row.</li> <li>Previously topped</li> <li>Hard pruned.</li> <li>Recommend:</li> <li>Consider for removal.</li> </ul>
27	Birch	26	Very poor	1.56	3.12	<ul style="list-style-type: none"> <li>Recommend:</li> <li>Remove</li> </ul>
28	Excelsa cedar	15-30	Fair	1.8	3.6	<ul style="list-style-type: none"> <li>Hedge row.</li> <li>Previously topped.</li> <li>Recommend:</li> <li>Consider for removal.</li> </ul>
29	Pine	56	Poor	3.36	6.72	<ul style="list-style-type: none"> <li>Previously topped to hedge height.</li> <li>Recommend:</li> <li>Remove</li> </ul>
30	Excelsa / Emerald cedar	15-20	Fair-Poor	1.2	2.4	<ul style="list-style-type: none"> <li>Previously topped.</li> <li>Recommend:</li> <li>Consider for removal.</li> </ul>
31	Excelsa cedar	10-20	Fair-Poor	1.2	2.4	<ul style="list-style-type: none"> <li>Hedge row.</li> <li>Previously topped.</li> <li>Recommend:</li> <li>Consider for removal.</li> </ul>
32	Decodar cedar	53-61	Poor	3.66	7.32	<ul style="list-style-type: none"> <li>Twin stem</li> <li>Previously topped.</li> <li>Recommend:</li> <li>Remove</li> </ul>
33	Sequoia	140	Fair	8.4	16.8	<ul style="list-style-type: none"> <li>Species is rapid grower</li> <li>Recommend:</li> <li>Retain per City request: install tree protection fencing</li> <li>Arborist supervision required during excavations for adjacent building.</li> </ul>
34	Spruce	56	Poor	3.36	6.72	<ul style="list-style-type: none"> <li>Recommend:</li> <li>Retain per City request: install tree protection fencing</li> </ul>
35	Spruce	23	Poor	1.38	2.76	<ul style="list-style-type: none"> <li>Conflict with proposed amenity area</li> <li>Recommend:</li> <li>Remove</li> </ul>
36	Willow	25	Poor	1.5	3.0	<ul style="list-style-type: none"> <li>Recommend:</li> <li>Remove</li> </ul>

37	Poplar x 3	120 / 50 / 60	Poor	7.2	14.4	<ul style="list-style-type: none"> <li>Row of 3 trees.</li> <li>Recommend:</li> <li>Remove</li> </ul>
38	Cedar x 4	25	Poor	1.5	3.0	<ul style="list-style-type: none"> <li>Row of 4 trees.</li> <li>Recommend:</li> <li>Remove</li> </ul>
39	Dogwood	25	Poor	1.5	3.0	<ul style="list-style-type: none"> <li>Recommend:</li> <li>Remove</li> </ul>
40	Cedar	25	Poor	1.5	3.0	<ul style="list-style-type: none"> <li>Recommend:</li> <li>Remove</li> </ul>
41	Poplar	80	Fair-Poor	4.8	9.6	<ul style="list-style-type: none"> <li>Recommend:</li> <li>Consider for removal.</li> </ul>
42	Polar	65	Fair-Poor	3.9	7.8	<ul style="list-style-type: none"> <li>Recommend:</li> <li>Consider for removal.</li> </ul>
43	Pine	30	Poor	1.8	3.6	<ul style="list-style-type: none"> <li>Recommend:</li> <li>Remove</li> </ul>
44	Poplar	85	Fair-Poor	5.1	10.2	<ul style="list-style-type: none"> <li>Recommend:</li> <li>Consider for removal.</li> </ul>
45	Cedar	40	Poor	2.4	4.8	<ul style="list-style-type: none"> <li>Recommend:</li> <li>Remove</li> </ul>
46	Pine / Maple	42 / 32	Poor	1.92	3.84	<ul style="list-style-type: none"> <li>Codominant trees.</li> <li>Recommend:</li> <li>Remove</li> </ul>
47	Fir	51	Dead	3.06	6.12	<ul style="list-style-type: none"> <li>Recommend:</li> <li>Remove</li> </ul>
48	Willow	41	Poor	2.46	4.92	<ul style="list-style-type: none"> <li>Previously topped.</li> <li>Recommend:</li> <li>Remove</li> </ul>
49	Plum	27	Very poor	1.62	3.24	<ul style="list-style-type: none"> <li>Actively failing</li> <li>broken limbs</li> <li>decay.</li> <li>Recommend:</li> <li>Remove</li> </ul>
50	Holly / Excelsa cedar	15-25	Poor	1.5	3.0	<ul style="list-style-type: none"> <li>Hedge row.</li> <li>Recommend:</li> <li>Remove</li> </ul>
51	Pine	91	Poor	5.46	10.92	<ul style="list-style-type: none"> <li>Previously topped at several heights</li> <li>twin stem</li> <li>included bark.</li> <li>Recommend:</li> <li>Remove</li> </ul>
52	Willow	73	Very Poor	4.38	8.76	<ul style="list-style-type: none"> <li>Extensive decay.</li> <li>Recommend:</li> <li>Remove</li> </ul>

NO.	DATE	REVISION DESCRIPTION	BY
1	2023.10.18	INITIAL PLANTING	MM
2	2023.10.18	INITIAL PLANTING	MM
3	2023.10.18	INITIAL PLANTING	MM
4	2023.10.18	INITIAL PLANTING	MM
5	2023.10.18	INITIAL PLANTING	MM
6	2023.10.18	INITIAL PLANTING	MM
7	2023.10.18	INITIAL PLANTING	MM
8	2023.10.18	INITIAL PLANTING	MM
9	2023.10.18	INITIAL PLANTING	MM
10	2023.10.18	INITIAL PLANTING	MM

**BOHAN**  
PROPERTIES

PROJECT

TOWNHOUSE DEVELOPMENT

10340, 10160, 10180 NO. 1 ROAD  
AND 4051, 4068 CAVENDISH DRIVE  
RICHMOND, BC

DRAWING TITLE

**TREE INFORMATION  
TABLE**

DATE 13 JAN 21  
SCALE RJ  
DRAWN RJ  
DESIGN RJ  
CHECK POM  
PNO PROJECT NUMBER 19-013

DRAWING NUMBER  
**L7**

OF 9



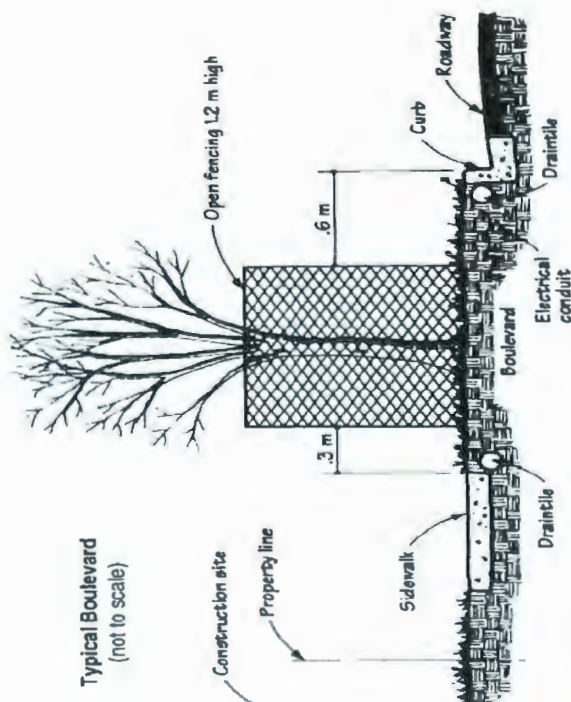
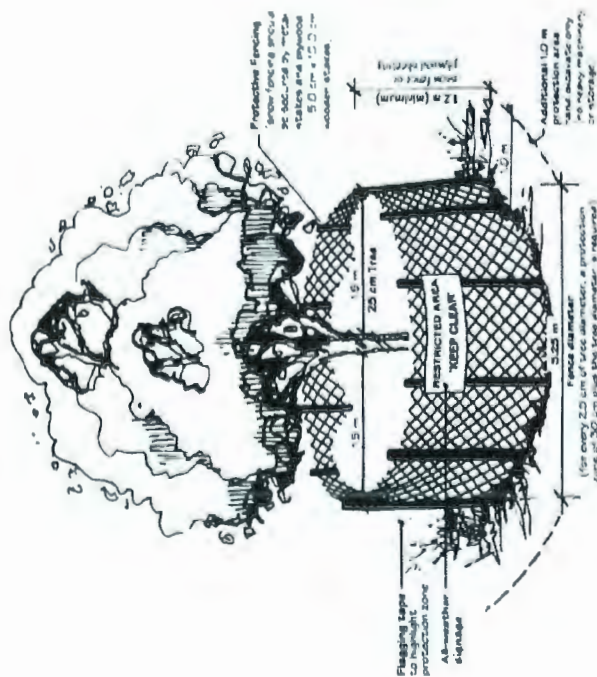
NO	DATE	REVISION DESCRIPTION	BY
1	10/14/10	REVISED TREE SCHEDULE	DM
2	10/14/10	REVISED TREE SCHEDULE	DM
3	10/14/10	REVISED TREE SCHEDULE	DM
4	10/14/10	REVISED TREE SCHEDULE	DM
5	10/14/10	REVISED TREE SCHEDULE	DM
6	10/14/10	REVISED TREE SCHEDULE	DM
7	10/14/10	REVISED TREE SCHEDULE	DM
8	10/14/10	REVISED TREE SCHEDULE	DM
9	10/14/10	REVISED TREE SCHEDULE	DM
10	10/14/10	REVISED TREE SCHEDULE	DM

OS2	Excelsa	<20	Good	1.2	2.4	<ul style="list-style-type: none"> <li>Neighbour's property.</li> <li>Recommend: Retain; install tree protection fencing at property line</li> </ul>
OS3	Fir	<20	Good	1.2	2.4	<ul style="list-style-type: none"> <li>Neighbour's property.</li> <li>Recommend: Retain; install tree protection fencing at property line</li> </ul>
OS4	Deodar cedar	49	Good	2.94	5.88	<ul style="list-style-type: none"> <li>Neighbour's property.</li> <li>Recommend: Retain; install tree protection fencing</li> <li>Arborist supervision is recommended during excavations required for proposed single family house</li> </ul>
OS5	Maple	46	Good	2.76	5.52	<ul style="list-style-type: none"> <li>Blvd./Neighbour's property.</li> <li>Recommend: Retain; install tree protection fencing</li> </ul>
OS6	Walnut	5	Good	0.3	0.6	<ul style="list-style-type: none"> <li>Neighbour's property.</li> <li>Recommend: Retain; install tree protection fencing at property line</li> </ul>
OS7	Lilac	10	Good	0.6	1.2	<ul style="list-style-type: none"> <li>Neighbour's property.</li> <li>Recommend: Retain; install tree protection fencing at property line</li> </ul>

53	Fir	33	Poor	1.98	3.96	<ul style="list-style-type: none"> <li>Previously topped</li> <li>Recommend: Retain; install tree protection fencing at property line</li> </ul>
54	Plum	35	Dying	2.16	4.32	<ul style="list-style-type: none"> <li>Failed limbs</li> <li>Recommend: Retain; install tree protection fencing at property line</li> </ul>
55	Willow	38	Very poor	2.28	4.56	<ul style="list-style-type: none"> <li>Multiple stems.</li> <li>Recommend: Retain; install tree protection fencing at property line</li> </ul>
56	Willow	50	Very poor	3.0	6.0	<ul style="list-style-type: none"> <li>Multiple stems</li> <li>Recommend: Retain; install tree protection fencing at property line</li> </ul>
57	Willow	35	Very poor	2.1	4.2	<ul style="list-style-type: none"> <li>Multiple stems</li> <li>Recommend: Retain; install tree protection fencing at property line</li> </ul>
58	Willow	35	Very poor	2.1	4.2	<ul style="list-style-type: none"> <li>Multiple stems</li> <li>Recommend: Retain; install tree protection fencing at property line</li> </ul>
59	Birch	41	Poor	2.46	4.92	<ul style="list-style-type: none"> <li>Twin stems.</li> <li>Recommend: Retain; install tree protection fencing at property line</li> </ul>
60	Willow	25	Very poor	1.5	3.0	<ul style="list-style-type: none"> <li>Multiple stems</li> <li>Recommend: Retain; install tree protection fencing at property line</li> </ul>
61	Willow	30	Very poor	1.8	3.6	<ul style="list-style-type: none"> <li>Multiple stems</li> <li>Recommend: Retain; install tree protection fencing at property line</li> </ul>
62	Willow	35	Very poor	2.16	4.32	<ul style="list-style-type: none"> <li>Multiple stems</li> <li>Recommend: Retain; install tree protection fencing at property line</li> </ul>
63	Willow	35	Very poor	2.16	4.32	<ul style="list-style-type: none"> <li>Multiple stems</li> <li>Recommend: Retain; install tree protection fencing at property line</li> </ul>
OS1	Excelsa	<20	Good	1.2	2.4	<ul style="list-style-type: none"> <li>Neighbour's property.</li> <li>Recommend: Retain; install tree protection fencing at property line</li> </ul>

USE ALL

SUITABLE REPLACEMENT TREES		
SPECIES		
COMMON NAME	BOTANICAL NAME	
ACER PALMATUM	JAPANESE MAPLE	
ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	
AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	
CORNUS KOUSA 'CHINENSIS'	CHINESE KOUSA DOGWOOD	
LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	
LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	WORPLESDON SWEET GUM	
PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE	
PSUEDOTSUGA MENZIESII	DOUGLAS FIR	
PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	



1 TREE PROTECTION BARRIER

DATE	DESCRIPTION	AMOUNT	BALANCE
1/1/18	NEW SET MANAGEMENT	100.00	100.00
2/1/18	NEW SET MANAGEMENT	100.00	200.00
3/1/18	NEW SET MANAGEMENT	100.00	300.00
4/1/18	NEW SET MANAGEMENT	100.00	400.00
5/1/18	NEW SET MANAGEMENT	100.00	500.00
6/1/18	NEW SET MANAGEMENT	100.00	600.00
7/1/18	NEW SET MANAGEMENT	100.00	700.00
8/1/18	NEW SET MANAGEMENT	100.00	800.00
9/1/18	NEW SET MANAGEMENT	100.00	900.00
10/1/18	NEW SET MANAGEMENT	100.00	1000.00
11/1/18	NEW SET MANAGEMENT	100.00	1100.00
12/1/18	NEW SET MANAGEMENT	100.00	1200.00
1/1/19	NEW SET MANAGEMENT	100.00	1300.00
2/1/19	NEW SET MANAGEMENT	100.00	1400.00
3/1/19	NEW SET MANAGEMENT	100.00	1500.00
4/1/19	NEW SET MANAGEMENT	100.00	1600.00
5/1/19	NEW SET MANAGEMENT	100.00	1700.00
6/1/19	NEW SET MANAGEMENT	100.00	1800.00
7/1/19	NEW SET MANAGEMENT	100.00	1900.00
8/1/19	NEW SET MANAGEMENT	100.00	2000.00
9/1/19	NEW SET MANAGEMENT	100.00	2100.00
10/1/19	NEW SET MANAGEMENT	100.00	2200.00
11/1/19	NEW SET MANAGEMENT	100.00	2300.00
12/1/19	NEW SET MANAGEMENT	100.00	2400.00
1/1/20	NEW SET MANAGEMENT	100.00	2500.00
2/1/20	NEW SET MANAGEMENT	100.00	2600.00
3/1/20	NEW SET MANAGEMENT	100.00	2700.00
4/1/20	NEW SET MANAGEMENT	100.00	2800.00
5/1/20	NEW SET MANAGEMENT	100.00	2900.00
6/1/20	NEW SET MANAGEMENT	100.00	3000.00
7/1/20	NEW SET MANAGEMENT	100.00	3100.00
8/1/20	NEW SET MANAGEMENT	100.00	3200.00
9/1/20	NEW SET MANAGEMENT	100.00	3300.00
10/1/20	NEW SET MANAGEMENT	100.00	3400.00
11/1/20	NEW SET MANAGEMENT	100.00	3500.00
12/1/20	NEW SET MANAGEMENT	100.00	3600.00
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4/1/21	NEW SET MANAGEMENT	100.00	4000.00
5/1/21	NEW SET MANAGEMENT	100.00	4100.00
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7/1/21	NEW SET MANAGEMENT	100.00	4300.00
8/1/21	NEW SET MANAGEMENT	100.00	4400.00
9/1/21	NEW SET MANAGEMENT	100.00	4500.00
10/1/21	NEW SET MANAGEMENT	100.00	4600.00
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6/1/22	NEW SET MANAGEMENT	100.00	5400.00
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3/1/25	NEW SET MANAGEMENT	100.00	8700.00
4/1/25	NEW SET MANAGEMENT	100.00	8800.00
5/1/25	NEW SET MANAGEMENT	100.00	8900.00
6/1/25	NEW SET MANAGEMENT	100.00	9000.00
7/1/25	NEW SET MANAGEMENT	100.00	9100.00
8/1/25	NEW SET MANAGEMENT	100.00	9200.00
9/1/25	NEW SET MANAGEMENT	100.00	9300.00
10/1/25	NEW SET MANAGEMENT	100.00	9400.00
11/1/25	NEW SET MANAGEMENT	100.00	9500.00
12/1/25	NEW SET MANAGEMENT	100.00	9600.00
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2/1/26	NEW SET MANAGEMENT	100.00	9800.00
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4/1/26	NEW SET MANAGEMENT	100.00	10000.00
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7/1/30	NEW SET MANAGEMENT	100.00	15100.00
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9/1/30	NEW SET MANAGEMENT	100.00	15300.00
10/1/30	NEW SET MANAGEMENT	100.00	15400.00
11/1/30	NEW SET MANAGEMENT	100.00	15500.00
12/1/30	NEW SET MANAGEMENT	100.00	15600.00
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3/1/31	NEW SET MANAGEMENT	100.00	15900.00
4/1/31	NEW SET MANAGEMENT	100.00	16000.00
5/1/31	NEW SET MANAGEMENT	100.00	16100.00
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10/1/31	NEW SET MANAGEMENT	100.00	16600.00
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12/1/31	NEW SET MANAGEMENT	100.00	16800.00
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9/1/32	NEW SET MANAGEMENT	100.00	17700.00
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9/1/33	NEW SET MANAGEMENT	100.00	18900.00
10/1/33	NEW SET MANAGEMENT	100.00	19000.00
11/1/33	NEW SET MANAGEMENT	100.00	19100.00
12/1/33	NEW SET MANAGEMENT	100.00	19200.00
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3/1/34	NEW SET MANAGEMENT	100.00	19500.00
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5/1/34	NEW SET MANAGEMENT	100.00	19700.00
6/1/34	NEW SET MANAGEMENT	100.00	19800.00
7/1/34	NEW SET MANAGEMENT	100.00	19900.00
8/1/34	NEW SET MANAGEMENT	100.00	20000.00
9/1/34	NEW SET MANAGEMENT	100.00	20100.00
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11/1/34	NEW SET MANAGEMENT	100.00	20300.00
12/1/34	NEW SET MANAGEMENT	100.00	20400.00
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2/1/35	NEW SET MANAGEMENT	100.00	20600.00
3/1/35	NEW SET MANAGEMENT	100.00	20700.00
4/1/35	NEW SET MANAGEMENT	100.00	20800.00
5/1/35	NEW SET MANAGEMENT	100.00	20900.00
6/1/35	NEW SET MANAGEMENT	100.00	21000.00
7/1/35	NEW SET MANAGEMENT	100.00	21100.00
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6/1/36	NEW SET MANAGEMENT	100.00	22200.00
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8/1/36	NEW SET MANAGEMENT	100.00	22400.00
9/1/36	NEW SET MANAGEMENT	100.00	22500.00
10/1/36	NEW SET MANAGEMENT	100.00	22600.00
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12/1/36	NEW SET MANAGEMENT	100.00	22800.00
1/1/37	NEW SET MANAGEMENT	100.00	22900.00
2/1/37	NEW SET MANAGEMENT	100.00	23000.00
3/1/37	NEW SET MANAGEMENT	100.00	23100.00
4/1/37	NEW SET MANAGEMENT	100.00	23200.00
5/1/37	NEW SET MANAGEMENT	100.00	23300.00
6/1/37	NEW SET MANAGEMENT	100.00	23400.00
7/1/37	NEW SET MANAGEMENT	100.00	23500.00
8/1/37	NEW SET MANAGEMENT	100.00	23600.00
9/1/37	NEW SET MANAGEMENT	100.00	23700.00
10/1/37	NEW SET MANAGEMENT	100.00	23800.00
11/1/37	NEW SET MANAGEMENT	100.00	23900.00
12/1/37	NEW SET MANAGEMENT	100.00	24000.00
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4/1/38	NEW SET MANAGEMENT	100.00	24400.00
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7/1/38	NEW SET MANAGEMENT	100.00	24700.00
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3/1/39	NEW SET MANAGEMENT	100.00	25500.00
4/1/39	NEW SET MANAGEMENT	100.00	25600.00
5/1/39	NEW SET MANAGEMENT	100.00	25700.00
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7/1/39	NEW SET MANAGEMENT	100.00	25900.00
8/1/39	NEW SET MANAGEMENT	100.00	26000.00
9/1/39	NEW SET MANAGEMENT	100.00	26100.00
10/1/39	NEW SET MANAGEMENT	100.00	26200.00
11/1/39	NEW SET MANAGEMENT	100.00	26300.00
12/1/39	NEW SET MANAGEMENT	100.00	

1

BOHANN  
PROPERTIES

Product

TOWNHOUSE DEVELOPMENT

10140, 10160, 10180 NO. 1 ROAD  
AND 4051, 4068 CAVENDISH DRIVE  
RICHMOND, BC

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## TREE MANAGEMENT DETAIL

STATE	DATE	DRAWING NUMBER
	10 JAN 91	

19

[illegible]

10 013

19713-10

## YAMAMOTO ARCHITECTURE

DATE –

February 27, 2020

TO –

City of Richmond Planning Dept.  
6911 No. 3 Rd.  
Richmond, B.C. V6Y 2C1

DEVELOPER –

Bohan Properties

REFERENCE –

RZ 18-820669

ATTN –

Edwin Lee

PROJECT –

10140, 10160 No. 1 Road & 4051 & 4068  
Cavendish Drive, Richmond, BC

Dear Edwin,

RE: Letter of Commitment for Energy Step Code Requirements for Rezoning

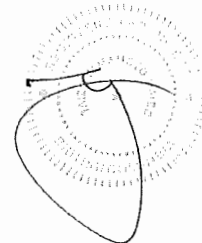
Project Address: 10140, 10160 &amp; 10180 No. 1 Rd and 4051 &amp; 4068 Cavendish Drive, Richmond, BC

Please accept this letter as confirmation that the townhouse development comprised of the following addresses 10140, 10160 & 10180 No. 1 Road and 4051 & 4068 Cavendish Drive, Richmond, BC will comply with the requirements of the Energy Step Code Part 9 Policy for the Rezoning Stage.

At this stage the preferred pathway for compliance has not yet been determined for this project.

Regards,

Taizo Yamamoto, AIBC



Professional Seal

Signed: \_\_\_\_\_

Name: Taizo Yamamoto, Architect AIBC



**Address:** 10140, 10160 & 10180 No. 1 Road and 4051 & 4068 Cavendish Drive **File No.:** RZ 18-820669

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10156, the developer is required to complete the following:**

1. Final Adoption of OCP Amendment Bylaw 10155.
2. A minimum width of 15.0 m road dedication to link the two discontinuous ends of Cavendish Drive through the subject site. Exact width is to be confirmed with survey information to be submitted by the applicant.
3. An approximately 0.4 m wide road dedication across the entire No. 1 Road frontage to accommodate the required frontage improvements including a new sidewalk and grass and treed boulevard. Exact width is to be confirmed with survey information to be submitted by the applicant.
4. Granting of a 6.0 m wide statutory right-of-way along the south property line of the townhouse development site for the purposes of public access between No. 1 Road and Cavendish Drive. Any works essential for public access within the required statutory right-of-way (SRW) are to be included in the Servicing Agreement (SA). The design must be prepared in accordance with City specifications & standards and the construction of the works will be inspected by the City concurrently with all other SA related works. The property owner/strata are responsible for all maintenance of improvements, including but not limited to the public walkways/sidewalks, street furniture, lighting and landscaping within the SRW, and are responsible for all liability of SRW area.
5. Registration of a statutory right-of-way (SRW), and/or other legal agreements or measures; as determined to the satisfaction of the Director of Development, over the entire area of the proposed entry driveway on the townhouse site from No. 1 Road, in favour of future residential developments to the north, including the installation of way-finding and other appropriate signage on the subject property, and requiring a covenant that the owner provide written notification of this through the disclosure statement to all initial purchasers, provide an acknowledgement of the same in all purchase and sale agreements, and erect signage in the initial sales centre advising purchasers of the potential for these impacts. Language should be included in the SRW document that the City will not be responsible for maintenance or liability within the SRW and that utility SRW under the drive aisle is required.
6. Registration of a flood indemnity covenant on title.
7. Subdivision of the existing properties into two development parcels: one townhouse development site on the west side of Cavendish Drive and one single family development site on the east side of Cavendish Drive. (Note: demolition of the existing dwellings on site will be required).
8. Registration of a legal agreement on Title to ensure that no development on the single family development site on the east side of Cavendish Drive is permitted until the entire site is rezoned to "Single Detached (RS2/B)" and is further subdivided into two single family lots as per the "Single Detached (RS2/B)" zone.
9. Registration of a legal agreement on title to ensure that, at future development stages (i.e., Subdivision and Building Permit), the developments in the proposed single family subdivision are generally consistent with the preliminary site plans (including proposed setbacks), landscape plans and building elevations included as Attachment 13 to this report.
10. Registration of a legal agreements on Title or other measures, as determined to the satisfaction of the Director of Development, to ensure that:
  - a) No final Building Permit inspection is granted until three secondary suites are constructed on the townhouse development site, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
  - b) The secondary suites cannot be stratified or otherwise held under separate title.
11. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space

12. Registration of the City's standard Housing Agreement to secure six affordable housing units, the combined habitable floor area of which shall comprise no less than 14% of the subject development's total residential building area on the townhouse development site. Occupants of the affordable housing units subject to the Housing Agreement shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces. The terms of the Housing Agreements shall indicate that they apply in perpetuity and provide for the following:

Unit Type	Number of Units	Minimum Unit Area	Maximum Monthly Unit Rent**	Total Maximum Household Income**
2 Bdrm + Den	6	69 m <sup>2</sup> (741 ft <sup>2</sup> )	\$1,218	\$46,800 or less

\* Unit mix in the above table may be adjusted through the Development Permit Process provided that the total area comprises at least 10% of the subject development's total residential building area.

\*\* May be adjusted periodically as provided for under adopted City policy.

13. City acceptance of the developer's offer to voluntarily contribute \$42,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
14. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
15. Submission of a Tree Survival Security to the City in the amount of \$20,000.00 for the 140 cm caliper Sequoia tree (specifically tag# 33) and the 56 cm caliper Spruce tree (specifically tag# 34) to be retained.
16. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
17. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a two-bedroom secondary suite is constructed on both of the two future single family residential lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
18. City acceptance of the developer's offer to voluntarily contribute \$0.85 per buildable square foot (e.g. \$36,669.58) to the City's public art fund.
19. Contribution of \$81,600.00 in-lieu of on-site indoor amenity space.
20. Submission of a Landscape Plan for the proposed single family subdivision, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
- include a mix of coniferous and deciduous trees; and
  - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report.
21. Registration of a legal agreement on Title identifying that the proposed development must be designed and constructed in a manner that mitigates potential traffic noise from No. 1 Road to the proposed dwelling units. Dwelling units must be designed and constructed to achieve:
- a) CMHC guidelines for interior noise levels as indicated in the chart below:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

- b) The ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces.
22. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
23. Enter into a Servicing Agreement\* for the design and construction of a new public walkway along the south property line of the site between No. 1 Road and Cavendish Drive, a new emergency access/greenway to connect the two discontinuous ends of Cavendish Drive, frontage beautification works on the road frontages, as well as water, storm sewer and sanitary sewer upgrades and service connections along both No. 1 Road and Cavendish Drive. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to,



Water Works:

- Using the OCP Model, there is 368 L/s and 103 L/s of water available at a 20 psi residual at the hydrants located along No. 1 Road and Cavendish Drive respectively. Based on your proposed development, your townhouse development requires a minimum fire flow of 220 L/s and your single family home development requires a minimum fire flow of 95 L/s.
- At the Developer's cost, the Developer is required to:
  - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection at the Building Permit stage. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit designs.
  - Coordinate with the City's Fire Department to determine whether an onsite fire hydrant is required to service the townhouse development.
  - Upgrade approx. 67m of watermain along Cavendish Drive (east-west) from 150 AC to 200 PVC. The tie in to the east shall be to the existing watermain along Pughwash Place.
  - Install approx. 51m of 200mm PVC watermain from the south property line of 10180 No. 1 Road towards north along the new Cavendish Road. Continue the new watermain approx. 13m towards the east. Tie in to the south shall be to the ex. watermain. Tie in to the east shall be to the upgraded. watermain.
  - Install a new service connection for each of the two single family units off of the new water main on Cavendish Dr., complete with water meter assembly.
  - Provide an adequately sized utility SRW for a new water meter and its chamber that shall be placed inside the proposed townhouse development. A plan showing the location and size of the required utility SRW shall be submitted to the City for review and approval at the servicing agreement stage.
- At the Developer's cost, the City will:
  - Cut and cap at main all existing water service connections to the developing property.
  - Reconnect all existing water service connection on Cavendish Drive to the new or upgraded watermain.
  - Install a new service connection for the townhouse development off of the existing 300mm watermain along No. 1 Road frontage, complete with water meter placed inside the development with in an adequate City utility ROW.

Storm Sewer Works:

- At the Developer's cost, the Developer is required to:
  - Install approximately 44m of new 600mm storm sewer from the existing manhole STMH5319 northwards and approximately 24m towards east and shall tie into ex. manhole STMH5328. Upgrade STMH5328 and STMH5319 to a 1200mm diameter manhole. The manhole at the intersection of the two storm sewers shall be the highpoint of the system.
  - Install approx. 90 m of 300mm storm sewer for road drainage for the proposed pedestrian walk way, Complete with manholes and CBs.
  - Install a service lateral off of the new storm sewer on Cavendish Road at the adjoining property line of the two single family homes, complete with one new IC and 2 service connections.
  - Appropriately sized manholes and catch basins are required for the new storm sewer, spaced as per City standard.
- At the Developer's cost, the City will:
  - Install a new storm service connection for the townhouse development off of existing box culvert located along the No. 1 Road frontage.
  - Cut and cap at main all existing storm service connections.
  - Remove all existing inspection chambers and storm service leads and dispose offsite.
  - Complete all tie-ins, cutting, and capping of all proposed works to the existing city infrastructure.



Sanitary Sewer Works:

- At the Developer's cost, the Developer is required to not start onsite excavation and/or foundation works until the City has completed the proposed rear yard sanitary connections. Also indicate this as a note on the site plan and SA design plans.
- At the Developer's cost, the City will:
  - Install a new sanitary service connection for the townhouse development off of the existing sanitary manhole SMH4217.
  - Remove the existing IC SIC7205, the service connection to 10160 No. 1 Road, the service lateral extending northwards from SIC15873.
  - Upgrade the existing inspection chamber SIC15873 and install service connection to the new single family development west of 4040 Cavendish Dr. off of the new IC. Reconnect the connection to 4040 Cavendish Dr.
  - Confirm that inspection chamber SIC9376 is up to City standard. If confirmed, retain the existing IC and service connection to service the new single family lot north of 4080 Cavendish Road. If SIC9376 is not up to City Standard, upgrade it with a new IC and reconnect all connections.
  - Provide a 15m x 3m sanitary right of way along the north property line of the new single family development north of 4080 Cavendish Road, measuring 15m from the east property line.
  - Discharge 5m x 15m sanitary right of way located on 4068 Cavendish Drive.
  - Cut and cap at main all existing sanitary service connections to the proposed site.
  - Remove all existing inspection chambers and sanitary leads connected to the proposed site and dispose offsite.
  - Complete all proposed sanitary sewer service connections and tie-ins.

Frontage Improvements:

- At the Developer's cost, the Developer is required to:
  - provide frontage improvements:
    - No. 1 Road Frontage
      - i. Sidewalk, boulevard and curb/gutter:
        - Remove and replace the existing concrete curb and gutter.
        - Remove the existing sidewalk and railing, and construct a new 1.5m-wide concrete sidewalk next to the new west property line of the subject site. The functional plan does not show the s/w at PL and needs to be updated.
        - Construct a new minimum 1.5m-wide grass boulevard between the new sidewalk and the new curb.
        - The new sidewalk and boulevard are to transition to meet the existing frontage treatments to the north and south of the subject site.
      - ii. All existing driveways along the No. 1 Road development frontage are to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, concrete sidewalk, and grass boulevard as described under Item i above. Vehicle access to the proposed townhouse development is to be provided by a single driveway located on No. 1 Road.
      - iii. Provide a standard City of Richmond lighting system and other utility requirements along No. 1 Road. There are utility poles that may need to be relocated.

Cavendish Drive Frontage Improvements

- iv. Construct a new greenway linking the discontinuous sections of Cavendish Drive to the east and south of the subject site, with a road cross-section consisting of:
  - A stamped asphalt walkway with a minimum pavement width of 6.0 m.
  - Concrete edge banding along the outside edge of the asphalt walkway.

- Grass / tree boulevards over the remaining width between the walkway and the new property lines of Cavendish drive.
- Removable steel bollards to allow emergency vehicle access at the transitions to Cavendish Drive south and east of the subject site.
- Lighting is required as part of servicing agreement works.
- v. Construct new smooth transitions between the existing cross-sections of Cavendish Drive south and east of the subject site, and the new greenway described in Item iv, including:
  - Barrier curb and gutter on both sides of Cavendish Drive.
  - New driveways for 4068, 4040, and 4039 Cavendish Drive, as well as the new single family lot at the corner of Cavendish Drive.
  - 2.0m-wide concrete sidewalks along the back-of-curb to link the new greenway to the existing sidewalks on Cavendish Drive, as well as the new pedestrian walkway along the south of the subject site.
  - Grass/tree boulevards over the remaining width between the new curbs/sidewalks and the property lines of Cavendish Road.
  - The new sidewalk and boulevard are to transition to meet the existing frontage treatments to the east and south of the subject site.
- vi. Remove and replace the full existing cross section of Cavendish Drive at the dead ends south and east of the subject site, including the existing pavement, curb and gutter, and sidewalk as described in Item iv. The precise extent of this work is to be determined at the City's sole discretion as part of the Servicing Agreement for the proposed development; however, it shall extend to the east property line of 4039 Cavendish Drive and the south property line of 4079 Cavendish Drive at a minimum.
- vii. Provide a standard City of Richmond lighting system and other utility requirements along Cavendish Drive. There are utility poles that may need to be relocated.

Pedestrian Access Walkway

- viii. Construct a new pedestrian access walkway along the south property line of the subject site to connect No. 1 Road and Cavendish Drive, with a cross-section consisting of:
  - A 3.0m-wide asphalt pedestrian walkway
  - A 1.5m-wide grass buffer strip on either side of the walkway
  - Wayfinding signage that clearly identifies the walkway as a public access route.
  - Pedestrian scale lighting to be included as part of servicing agreement works.
- ix. Provide required pedestrian lighting and other utility requirements for the proposed walkway along the south property line.
- Luminaires are to be LED and are to match the roadway lighting within the surrounding area.
- Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the right of way requirements and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:
  - BC Hydro Vista - Confirm SRW dimensions with BC Hydro
  - BC Hydro PMT – Approximately 4mW X 5m (deep) – Confirm SRW dimensions with BC Hydro
  - BC Hydro LPT – Approximately 3.5mW X 3.5m (deep) – Confirm SRW dimensions with BC Hydro
  - Street light kiosk – Approximately 2mW X 1.5m (deep)
  - Traffic signal controller cabinet – Approximately 3.2mW X 1.8m (deep)
  - Traffic signal UPS cabinet – Approximately 1.8mW X 2.2m (deep)

- Shaw cable kiosk – Approximately 1mW X 1m (deep) – show possible location in functional plan. Confirm SRW dimensions with Shaw
- Telus FDH cabinet - Approximately 1.1mW X 1m (deep) – show possible location in functional plan. Confirm SRW dimensions with Telus

General Items:

- The Developer is required to:
  - Provide, within the building permit application, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting the development site) and provide mitigation recommendations.
  - 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.
  - Provide Private utility companies rights-of-ways to accommodate their equipment (i.e. above ground private utility kiosks, vista, transformers, etc. shall be designed to minimize the impacts on public space); the developer is required contact the private utility companies to learn of their requirements.
  - Pre-duct for future hydro, telephone and cable utilities along all property frontages.

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

1. Complete an acoustical and thermal report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

**Prior to Development Permit\* issuance, the following must be completed:**

1. Submission of a Landscaping Security based on 100% of the cost estimate provided by the landscape architect.

**At Subdivision\* stage, the developer must complete the following requirements:**

1. Payment of property taxes up to the current year, Development Cost Charges (City, Metro Vancouver and Translink), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the required servicing works and frontage improvements.

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

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

Note: Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit and submit landscaping security (i.e. \$88,500 in total) to ensure the replacement planting will be provided.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of energy efficiency, CPTED, sustainability, and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**Note:**

- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which 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

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Date



**Richmond Official Community Plan Bylaw 7100  
Amendment Bylaw 10155 (RZ 18-820669)  
10140, 10160 & 10180 No. 1 Road and 4051 & 4068 Cavendish Drive**

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

1. Richmond Official Community Plan Bylaw 7100, Schedule 2.4 (Steveston Area Plan), is amended by replacing the Steveston Area Land Use Map with "Schedule A attached to and forming part of Bylaw 10155".
2. This Bylaw may be cited as "**Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10155**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

_____
_____
_____
_____
_____
_____

CITY OF RICHMOND
APPROVED by <i>E.L.</i>
APPROVED by Manager or Solicitor <i>[Signature]</i>

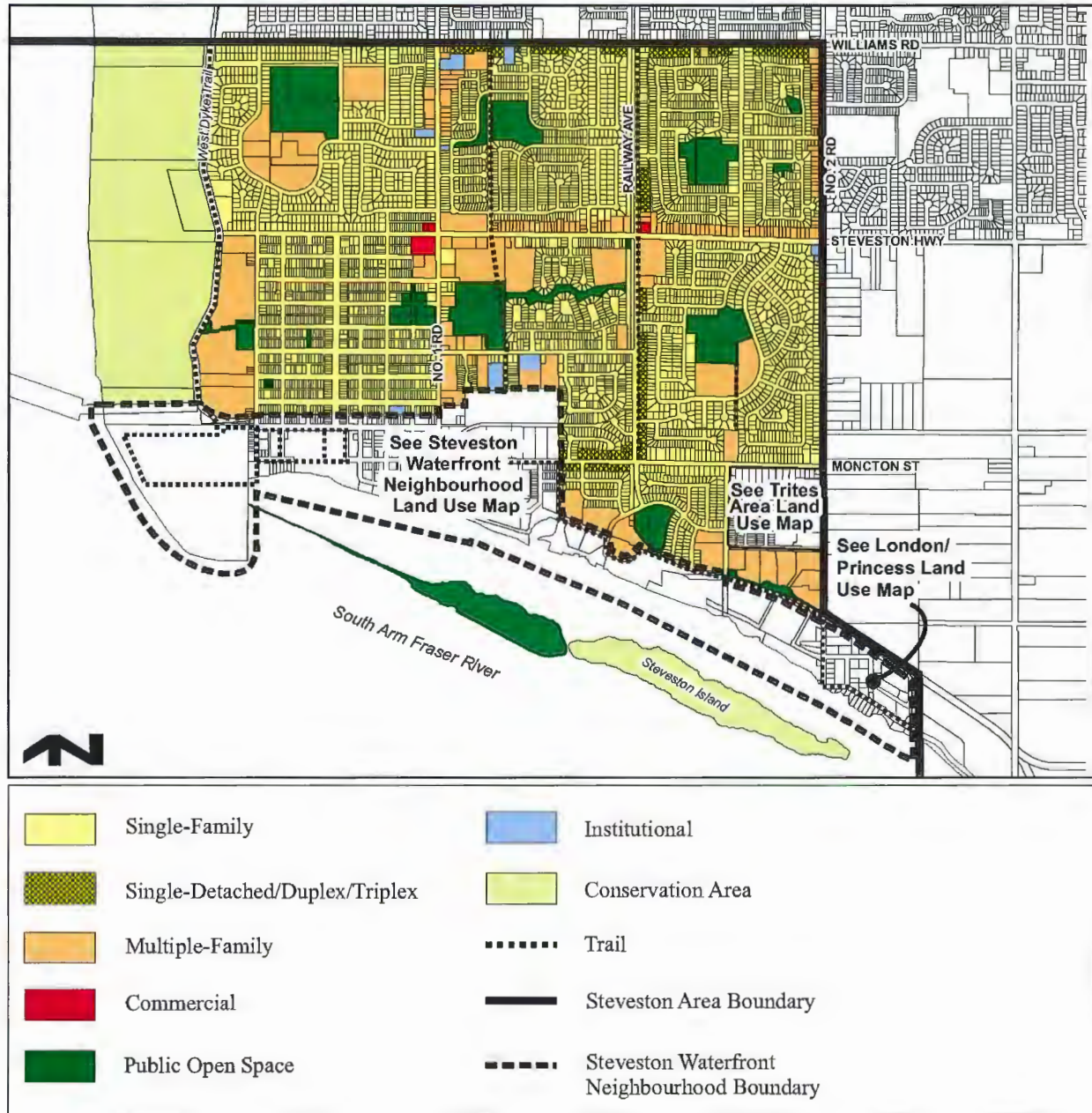
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

“Schedule A” attached to and forming part of Bylaw 10155

## Schedule A

### Steveston Area Land Use Map







**Richmond Zoning Bylaw 8500  
Amendment Bylaw 10156 (RZ 18-820669)  
10140, 10160 & 10180 No. 1 Road and 4051 & 4068 Cavendish Drive**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by:
  - a. Inserting the following into the end of the table contained in Section 5.15.1c regarding affordable housing density bonusing provisions:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
"ZT88	\$8.50"

- b. Inserting as Section 17.88 thereof the following:

**“ 17.88 Town Housing (ZT88) – No. 1 Road (Steveston)**

**17.88.1 Purpose**

The **zone** provides for **town housing** and other compatible **uses**.

**17.88.2 Permitted Uses**

- **child care**
- **housing, town**

**Secondary Uses**

- **boarding and lodging**
- **home business**
- **community care facility, minor**

**17.88.3 Permitted Density**

1. The maximum **floor area ratio** (FAR) is 0.40, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 17.88.3.1, the reference to “0.4” is increased to a higher **density** of “0.60” if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the ZT88 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.

3. Notwithstanding Section 17.88.3.1, the reference to "0.4" is increased to a higher **density** of "0.65", if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the ZT88 zone, and provided that prior to the first occupancy of the **building** the **owner**:
  - a) provides in the **building** not less than 6 **affordable housing units** and the combined **habitable space** of the total number of **affordable housing units** comprises not less than 14% of total **floor area** that is **habitable space**; and
  - b) enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against the title to the **lot**.

#### 17.88.4 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.
2. No more than 65% of the **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 25% of the **lot area** is restricted to **landscaping** with live plant material.

#### 17.88.5 Yards & Setbacks

1. The minimum **road setback** is 4.5 m from No. 1 Road and from Cavendish Drive.
2. Notwithstanding Section 4.9 of this bylaw, no **building** projection including fireplaces and chimneys, **bay windows** and **hutches, balconies** and **porches**, shall be permitted in the minimum **road setback**.
3. The minimum **side yard** and **rear yard** is 3.0 m.

#### 17.88.6 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, but containing no more than 3 **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

#### 17.88.7 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** on major **arterial roads** is 50.0 m.
2. The minimum **lot depth** is 35.0 m.
3. There is no minimum **lot area**.

**17.88.8 Landscaping & Screening**

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

**17.88.9 On-Site Parking and Loading**

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

**17.88.10 Other Regulations**

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. "
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area "A" on "Schedule A" attached to and forming part of this bylaw as "**TOWN HOUSING (ZT88) – No. 1 Road (Steveston)**".
3. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area "B" on "Schedule A" attached to and forming part of this bylaw as "**SINGLE DETACHED (RS2/B)**".
4. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 10156**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

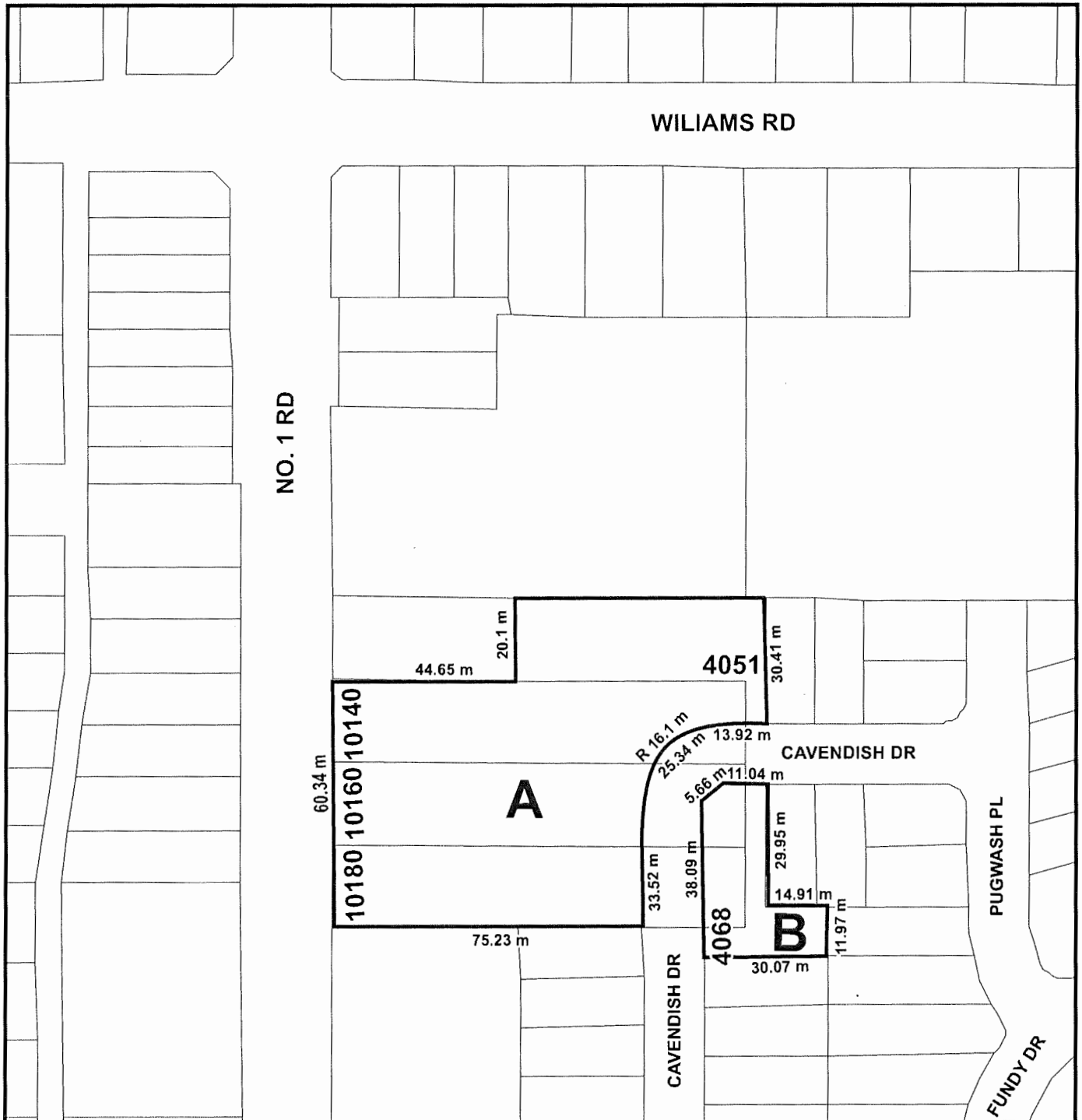
OTHER CONDITIONS SATISFIED

ADOPTED

\_\_\_\_\_  
MAYOR\_\_\_\_\_  
CORPORATE OFFICER



# City of Richmond



## “Richmond Zoning Bylaw 8500 Amendment Bylaw 10156” “Schedule A”

Original Date: 03/10/20

Revision Date:

Note: Dimensions are in METRES



**Business Licence Bylaw No. 7360,  
Amendment Bylaw No. 10171**

The Council of the City of Richmond enacts as follows:

1. **Business Licence Bylaw No. 7360**, as amended, is further amended at Section 5.1 by deleting the last paragraph and inserting the following:

“commits an offence and upon conviction shall be liable to a fine of not more than Fifty Thousand Dollars (\$50,000.00), in addition to the costs of the prosecution, and where the offence is a continuing one, each day that the offence is continued shall constitute a separate offence, and may result in the suspension, cancellation or revocation of the **licence** in question.”

2. This Bylaw is cited as “**Business Licence Bylaw No. 7360, Amendment Bylaw No. 10171**”.

FIRST READING

MAR 23 2020

SECOND READING

MAR 23 2020

THIRD READING

MAR 23 2020

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating Division <i>CW</i>
APPROVED for legality by Solicitor <i>MA</i>

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



**Business Regulation Bylaw No. 7538, Amendment Bylaw No. 10172**

The Council of the City of Richmond enacts as follows:

1. Business Regulation Bylaw No. 7538, as amended, is further amended at Section 24.1 by deleting subsection (e) and replacing it with the following:  
  
“(e) makes any false or misleading statement, commits an offence and upon conviction shall be liable to a fine of not more than Fifty Thousand Dollars (\$50,000.00), in addition to the costs of the prosecution, and where the offence is a continuing one, each day that the offence is continued shall constitute a separate offence. .”
2. This Bylaw is cited as “**Business Regulation Bylaw No. 7538, Amendment Bylaw No. 10172**”.

FIRST READING

MAR 23 2020

SECOND READING

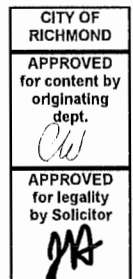
MAR 23 2020

THIRD READING

MAR 23 2020

LEGAL REQUIREMENTS SATISFIED

ADOPTED



\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER