



## Development Permit Panel

Council Chambers, City Hall  
6911 No. 3 Road

Wednesday, January 31, 2018  
3:30 p.m.

### MINUTES

*Motion to adopt the minutes of the Development Permit Panel meeting held on January 17, 2018.*



1. **DEVELOPMENT PERMIT 16-735007**  
(REDMS No. 5611727)

APPLICANT: Alex Sartori  
PROPERTY LOCATION: 6020 No. 4 Road

#### Director's Recommendations

*That a Development Permit be issued which would permit the construction of a Single-Family Residential Dwelling at 6020 No. 4 Road on a site zoned "Agriculture (AG1)" and designated as an Environmentally Sensitive Area (ESA).*



2. **DEVELOPMENT PERMIT 17-774155**  
(REDMS No. 5660408)

APPLICANT: Suncor Energy Inc.  
PROPERTY LOCATION: 11991 Steveston Highway

ITEM

**Director's Recommendations**

*That a Development Permit be issued which would permit the modification of an existing commercial building and drive-through to accommodate a drive-through restaurant establishment as a secondary use to the gas station at 11991 Steveston Highway on a site zoned "Gas Station Commercial (ZC15)- Broadmoor and Ironwood Area".*



**3. New Business**

**4. Date of Next Meeting: February 14, 2018**

**ADJOURNMENT**



**Development Permit Panel  
Wednesday, January 17, 2018**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, Chair  
Cecilia Achiam, General Manager, Community Safety  
Peter Russell, Senior Manager, Sustainability and District Energy

The meeting was called to order at 3:30 p.m.

**Minutes**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on December 13, 2017 be adopted.*

**CARRIED**

**1. Development Permit 17-774155  
(REDMS No. 5660408)**

APPLICANT: Suncor Energy Inc.

PROPERTY LOCATION: 11991 Steveston Highway

**INTENT OF PERMIT:**

Permit the modification of an existing commercial building and drive-through to accommodate a drive-through restaurant establishment as a secondary use to the gas station at 11991 Steveston Highway on a site zoned "Gas Station Commercial (ZC15) – Broadmoor and Ironwood Area".

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#### **Applicant's Comments**

Anna Stilwell, Suncor Energy, provided an overview of the proposed development and highlighted the following:

- the proposal is to modify the existing commercial building and drive-through to accommodate a drive-through restaurant;
- the applicant will introduce measures to limit odours, light overspill, and noise resulting from drive-through activities;
- new mechanical units will be installed on the existing commercial building to address ventilation and manage odours generated from cooking activities in the drive-through restaurant;
- as recommended by the applicant's acoustical consultant, the height of the existing screening for the rooftop mechanical equipment is proposed to be increased by an additional 0.7 meters (approximately 2.29 feet) to accommodate the installation of new mechanical units and comply with the City's Noise Regulation Bylaw;
- the proposed rooftop screen design and colour will be consistent with the existing design and colour of the building; and
- 11 off-street parking spaces and eight vehicle queue spaces along the drive-through aisle are proposed to comply with Zoning Bylaw requirements.

It was noted that any new signage or revised signage would require separate sign permit applications which would be required to comply with the City's sign regulations.

In reply to a query from the Panel, Ms. Stilwell acknowledged that an extra piece of mechanical equipment will be installed and the applicant's acoustical consultant had advised that the height of the existing rooftop screen be increased to comply with the City's Noise Regulation Bylaw.

Mary Chan Yip, PMG Landscape Architects, briefed the Panel on the proposed landscaping for the project, noting that (i) previously installed plantings on site, including trees, shrubs and hedges, are in good condition and have been well-maintained, (ii) one tree will be removed due to an upgrade of the adjacent No.5 Road sidewalk and two replacements trees are proposed on site, (iii) an additional canopy tree is proposed adjacent to the patio area, (iv) patio areas and crosswalks will be finished in stamped concrete to prevent infiltration and contamination of the ground soil on the gas station, (v) additional landscaping will be installed to provide a buffer between the drive-through lane and the outdoor patio, (vi) a crosswalk will be installed to provide a safe crossing for pedestrians from the sidewalk along No. 5 Road into the drive-through restaurant, and (vii) landscaping on the corner of No. 5 Road and Steveston Highway will be upgraded.

In reply to a query from the Panel, Ms. Chan confirmed that there is an existing single drive-through lane on site and the applicant is proposing a dual drive-through lane.

In reply to a query from the Panel, Ms. Stilwell acknowledged that new signage will be installed on the drive-through restaurant building.



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In reply to a further query from the Panel, Wayne Craig, Director, Development, confirmed that the proposal was reviewed by Transportation staff and the provision for eight vehicle queue spaces along the drive through lane meets the minimum requirement of the Zoning Bylaw.

#### **Staff Comments**

Mr. Craig noted that (i) there will be a City work order associated with the project for frontage improvements on Steveston Highway and No. 5 Road, and (ii) a voluntary cash contribution was secured for the future installation of a bus shelter on the bus pad along the frontage of the site through the rezoning application.

In reply to queries from the Panel, Mr. Craig advised that (i) the applicant could provide an updated building elevation showing the approximately two feet increase in height of the rooftop screening for mechanical equipment, (ii) after the staff report on the subject development application had been published, staff received information from the applicant regarding the proposed increase in the height of rooftop screening, (iii) staff noted that the height increase complies with the Zoning Bylaw and consistent with existing materials on the building as conveyed by the applicant, and (iv) increasing the height of the rooftop screening is one of the options to address the installation of additional mechanical equipment on the rooftop.

#### **Gallery Comments**

None.

#### **Correspondence**

None.

#### **Panel Discussion**

The Chair noted that the applicant's recent proposal to increase the height of the rooftop mechanical equipment screen should have been given more careful thought considering that the subject site is adjacent to residential developments.

In addition, the Chair suggested that the subject development permit application be referred back to staff and included in the agenda of the January 31, 2018 meeting of the Panel in order for staff to work with the applicant to explore alternatives to screening all rooftop mechanical equipment other than increasing the height of the screening.

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**Panel Decision**

It was moved and seconded

*That Development Permit application 17-774155 be referred back to staff and brought forward for consideration by the Development Permit Panel at its January 31, 2018 meeting, to be held at 3:30 p.m. in the Council Chambers, City Hall, in order for staff to work with the applicant to explore alternative approaches to screening all rooftop mechanical equipment on the building to mitigate and buffer noise other than increasing the height of the screened enclosure.*

**CARRIED**

The Panel agreed that Item 3 be considered ahead of Item 2.

**3. Development Variance 17-790824**  
(REDMS No. 5689809)

APPLICANT: Lafarge Canada Inc.

PROPERTY LOCATION: 7611 No. 9 Road

INTENT OF PERMIT:

Vary the provisions of Richmond Zoning Bylaw 8500 to:

1. Increase the maximum height for buildings from 12.0 m to 15.0 m; and
2. Increase the maximum height for accessory structures from 20.0 m to 65.0 m

in order to permit the construction of a new storage building and conveyor structure on a site zoned "Industrial (I)".

**Applicant's Comments**

Martin Spiekermann, Project Manager, Lafarge Canada Inc., provided an overview of the proposal and highlighted the following

- the applicant's Alternative Fuel Project intends to reduce greenhouse gas emissions in its existing cement plant and reduce the amount of waste placed into landfills;
- the project includes a new alternative fuel handling system and additional storage capacity for alternative fuels; and
- safety features, including state-of-the-art fire detection and fire suppression system, will be installed to prevent accidents and contain odours and dust in the building during storage and handling of alternative fuels.

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Pascal Bouchard, Plant Manager, Lafarge Cement Plant (Richmond), briefed the Panel on the benefits of the project from an environmental perspective, noting that (i) use of fossil fuel such as coal or natural gas will be reduced by at least 50 percent in the facility, (ii) greenhouse gas emissions in the facility will be reduced by 20 percent or approximately 50,000 tonnes of carbon dioxide equivalent, and (iii) low carbon fuels going to landfills will be diverted for use in the plant, reducing the amount of waste in landfills by approximately 100,000 tonnes per year.

In response to a query from the Panel, Mr. Bouchard clarified that low carbon fuels are waste materials that go normally to landfills or incinerators such as construction and demolition residues.

In response to a query from the Panel, Mr. Bouchard acknowledged that the applicant has the technology, expertise and experience for the project. In addition, he noted that bringing in a new stream of low carbon fuels requires demonstrating to Metro Vancouver that emissions will not be negatively impacted.

In response to a query from the Panel, Mr. Spiekermann acknowledged that the proposed conveyor structure will be visible from one angle, but its size is small relative to existing structures on site.

In response to queries from the Panel, Mr. Pascal advised that (i) a technologically advanced fire detection and suppression system will be installed in the storage building and conveyor structure which is compliant with and even exceeds fire code and regulation requirements, and (ii) walkways are provided for maintenance work on the conveyor structure.

In response to a query from the Panel, Mr. Spiekermann noted that the proposed colour scheme for the building and accessory structure is consistent with the existing structures on site.

In response to a query from the Panel, Mr. Craig confirmed that changes had been made in the Zoning Bylaw regarding the permitted maximum height of buildings and accessory structures for heavy industrial uses.

#### **Gallery Comments**

None.

#### **Correspondence**

None.

#### **Panel Decision**

It was moved and seconded

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

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1. *increase the maximum height for buildings from 12.0 m to 15.0 m; and*
  2. *increase the maximum height for accessory structures from 20.0 m to 65.0 m;*
- in order to permit the construction of a new storage building and conveyor structure on a site zoned "Industrial (I)".*

**CARRIED**

**2. Development Permit 17-778607**  
(REDMS No. 5518855)

APPLICANT: Interface Architecture

PROPERTY LOCATION: 7760 Garden City Road

INTENT OF PERMIT:

1. Permit the construction of four townhouse units at 7760 Garden City Road on a site zoned "Town Housing (ZT49) – Moffatt Road, St. Albans Sub-Area and South McLennan Sub Area (City Centre)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum required rear yard setback from 4.57 m to 3.0 m.

**Applicant's Comments**

Ken Chow, Interface Architecture, provided an overview of the proposed development and highlighted the following:

- the proposed development is sited on an orphan lot surrounded by multi-family housing developments;
- access to the development is through the townhouse development to the south of the subject site and residents' concerns were addressed by the applicant at rezoning;
- two of the four-unit townhouse development are convertible units; and
- the architectural form and character of the subject development blends well with surrounding developments.

In response to a query from the Panel, Mr. Chow advised that there will be no adjacency issues with regard to the townhouse unit immediately adjacent to the south of Building 2 of the subject development, noting that (i) there is an existing fence between Building 2 and the adjacent townhouse unit to the south which the owner had decided to retain, and (ii) Building 2 units and the adjacent unit to the south are both three-storeys and there are no potential overlook concerns.

In response to a further query from the Panel, the developer stated that he would be amenable to Panel's suggestion to provide 240-volt power for electric vehicle charging in the two convertible units' garages.

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#### Staff Comments

Mr. Craig noted that (i) the terms of the access agreement reached by the developer and the strata council of the adjacent development to the south will be secured as a consideration to rezoning, and (ii) the proposed rear yard setback variance relates only to the ground floor of Building 1 as the second and third floors of the building step back to meet the required minimum side yard setback.

In response to a query from the Panel, Mr. Craig confirmed that the variance request was identified at rezoning stage.

#### Gallery Comments

None.

#### Correspondence

None.

#### Panel Discussion

The Panel expressed support for the project subject to confirmation of the applicant's commitment to install 240-volt power for electric vehicle charging in the dwelling units.

#### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would:*

1. *permit the construction of four townhouse units at 7760 Garden City Road on a site zoned "Town Housing (ZT49) – Moffatt Road, St. Albans Sub-Area and South McLennan Sub Area (City Centre)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum required rear yard setback from 4.57 m to 3.0 m.*

**CARRIED**

2. **Date of Next Meeting: January 31, 2018**

3. **Adjournment**

It was moved and seconded

*That the meeting be adjourned at 4:10 p.m.*

**CARRIED**

**Development Permit Panel**  
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Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, January 17, 2018.

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Joe Erceg  
Chair

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Rustico Agawin  
Auxiliary Committee Clerk



City of  
Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** January 9, 2018

**From:** Wayne Craig  
Director, Development

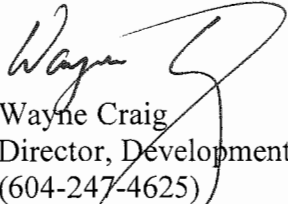
**File:** DP 16-735007

**Re:** Application by Alex Sartori for a Development Permit at 6020 No. 4 Road

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### Staff Recommendation

That a Development Permit be issued which would permit the construction of a Single-Family Residential Dwelling at 6020 No. 4 Road on a site zoned "Agriculture (AG1)" and designated as an Environmentally Sensitive Area (ESA).

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

WC:dcb  
Att. 4

## Staff Report

### Origin

Alex Sartori has applied to the City of Richmond for permission to develop a single detached dwelling at 6020 No. 4 Road on a site zoned “Agriculture (AG1)” and designated as an Environmentally Sensitive Area (ESA) in the Official Community Plan (OCP). The site is currently vacant. A rezoning is not required, as the proposed uses are consistent with the “Agriculture (AG1)” zone.

### Background

This application was initially reviewed by the Development Permit Panel at the meeting on April 12, 2017 (Attachment AA), but was referred back to staff. The application was again reviewed by the Panel on September 27, 2017 (Attachment AA), but was again referred back to staff, under the following referral motion:

***“That Development Permit application 16-735007 be referred to, and form part of, the Development Permit Panel agenda at the Panel’s next meeting scheduled for Wednesday, October 11, 2017 at 3:30 p.m. in the Council Chambers at Richmond Hall, for the purpose of further exploration of changes to the design of the proposed development to eliminate or reduce the proposed variance to the City’s maximum farm home plate area”.***

At the request of the applicant, the Panel granted the applicant a further deferral at the meeting on October 11, 2017 to allow the proponent more time to adequately respond to the Panel’s concerns.

The applicant has now revised both the site plan and the landscape plans for the site in response to the Panel’s referrals.

This supplemental report is being brought forward to:

- Provide a response to the referral.
- Provide a summary of revisions made to the development proposal.
- Outline how the revised application responds to recent amendments to the “Agriculture (AG1)” zone on May 17, 2017 (re: farm home plate and house size amendments).
- Present the revised plan submission.
- Provide information regarding the revised Development Permit considerations.
- Present the revised Development Permit for DP Panel consideration.

### Development Information

Please refer to this report and the revised Development Permit plans that accompany this report for:

- Information regarding the revisions made to the proposal to address the Development Permit Panel’s referral motion for the subject site.



- Compliance with the recently amended “Agriculture (AG1)” zone; specifically with regard to the maximum floor area for a principal dwelling unit and the maximum area of the farm home plate.
- Revised Development Application Data Sheet (Attachment AB).
- Revised Development Permit considerations (Attachment AC).
- Revised Plan Submission.
- Revised Development Permit.

Please refer to the original Staff Report dated March 27, 2017 (Attachment AA) for information pertaining to:

- Surrounding development.
- The Biologist’s Environmental Assessment.
- The Arborist’s Report and Assessment.
- Aircraft Noise Indemnification.
- Flood-Plain Covenant.
- Servicing Requirements.
- Financial Impacts.

The revised Development Application Data Sheet is provided in “Attachment AB” and provides a comparison of the proposed development data to the relevant bylaw requirements.

### **Staff Comments**

The revised scheme attached to this report has satisfactorily addressed the Development Permit Panel’s referral of September 27, 2017 and may now be reconsidered.

### **Analysis**

#### Summary of the Plan Revisions

The applicant has significantly revised the application to address the concerns raised by the Development Permit Panel. The modifications are as follows:

1. The proposed house size has been reduced from 1,067.21 m<sup>2</sup> (11,487.35 ft.<sup>2</sup>) to 955.29 m<sup>2</sup> (10,282.6 ft.<sup>2</sup>).
2. The proposed farm home plate area is reduced to 999.73 m<sup>2</sup> (10,761.00 ft.<sup>2</sup>).
3. The locations of both the house and the septic field have been shifted westward to minimize the impacts on the Environmentally Sensitive Area (ESA).
4. All structures have been removed from atop the septic field which will now be grass covered.
5. The driveway has been moved slightly northward but is still south of the mid-point of the lot.
6. The grading plan has been adjusted to reflect the reduced fill area.
7. The landscape plan has been revised to increase the area to be planted and strengthen the overall enhancement rationale for the plant/tree selections.
8. The landscape security amounts have been adjusted to reflect the changes in the quantity of ESA and non-ESA plant selections.

The "Agriculture (AG1)" zone indicates that the maximum house size and the maximum farm home plate for a property the size of the subject site is 1,000 m<sup>2</sup>. Both the proposed house size and farm home plate are now in full compliance with the "Agriculture (AG1)" zone and a house size/farm plate size variance is no longer required to accommodate the proposed development. This response fully addresses the Panel's request to eliminate or reduce the proposed variance to the City's maximum farm home plate area.

Transportation staff have reviewed the proposed driveway location and are satisfied that it will be sufficiently far from the No. 4 Road and Westminster Highway intersection and should not conflict with the No. 4 Road/Westminster Highway east turn lane traffic. They have no concerns with the driveway access as proposed.

The landscape selections have been improved both in terms of quantities and purpose. The biologist has provided the following rationale for the vegetation species selections and their role in providing habitats and benefits for birds and animals:

The biologist has provided a letter (Attachment AD) outlining the rationale for the species selections that will extend the vegetated portion of the site by replanting a mix of native riparian trees, shrubs and ground cover species. The letter also provides an overview of the ESA maintenance plan that incorporates three years of active invasive plant removal and watering. Staff have reviewed and concur with the rationale letter.

A total of 280 trees, 1,032 shrubs and 506 ground cover plants are proposed to be planted on site under the revised landscape plan.

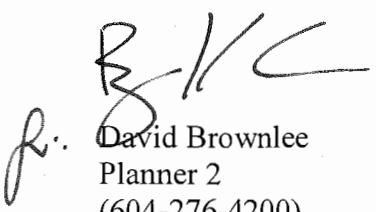
#### Revised Development Permit Considerations

Based on the revised submission, the Development Permit Considerations were adjusted as follows:

- The required landscape security is increased from \$28,548.52 to \$82,125.66 to reflect the increased area of landscaping. The revised total includes both ESA and non-ESA landscaping costs and a 10% contingency. The total also includes three years of invasive species removal and management within the ESA landscaping area.
- A requirement has been added for the submission of a sketch plan prepared by a registered BC Surveyor that outlines the ESA area. The sketch plan will be used in a legal agreement to be registered on Title to ensure that the ESA landscaping is maintained and not abandoned.
- The Development Considerations also include requirements for frontage improvements and utility servicing. All of the frontage improvements and utility servicing requirements will be addressed at building permit stage via work order agreements.

## Conclusions

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.



David Brownlee  
Planner 2  
(604-276-4200)

DCB:blg

### List of Attachments:

Attachment AA: Previous Staff Reports to DP Panel (Report Dated September 6, 2017 and Report Dated March 27, 2017)

Attachment AB: Revised Development Application Data Sheet

Attachment AC: Revised Development Permit Considerations

Attachment AD: ESA Landscape Rationale Letter

The revised plans and Development Permit are provided immediately following the attachments.

## **Attachment AA**

### **Prior Staff Reports to Development Permit Panel**

- Report Dated Sept. 6, 2017: Reviewed By DPP Sept. 27, 2017
- Report Dated Mar. 27, 2017: Reviewed By DPP Apr. 12, 2017



# City of Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** September 6, 2017

**From:** Wayne Craig  
Director, Development

**File:** DP 16-735007


**Re:** Application by Alex Sartori for a Development Permit at 6020 No. 4 Road

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### Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a Single-Family Residential Dwelling at 6020 No. 4 Road on a site zoned "Agriculture (AG1)" and designated as an Environmentally Sensitive Area (ESA); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum area of the farm home plate from 1,000 m<sup>2</sup> to 1,342 m<sup>2</sup>.

  
Wayne Craig  
Director, Development

DCB:blg  
Att. 3

## Staff Report

### Origin

Alex Sartori has applied to the City of Richmond for permission to develop a single detached dwelling at 6020 No. 4 Road on a site zoned "Agriculture (AG1)" and designated as an Environmentally Sensitive Area (ESA) in the Official Community Plan (OCP). The site is currently vacant. A rezoning is not required as the proposed uses are consistent with the "Agriculture (AG1)" zone.

### Background

This application was initially reviewed by the Development Permit Panel at the meeting on April 12, 2017 (Attachment A), but was referred back to staff under the following referral motion:

***"That Development Permit application 16-735007 be referred back to staff for further discussions with the applicant to:***

- 1. Consider redesigning the proposed development to minimize its encroachment into the ESA;***
- 2. Investigate and address potential impacts of the proposed development to neighbouring properties' drainage;***
- 3. Review and reconcile data provided by staff and the applicant regarding the extent of the proposed development's impacts to the ESA;***
- 4. Clarify the rationale for the proposed location of the septic field; and***
- 5. Further explain how the proposed landscaping would enhance the redefined ESA and mitigate the development's impacts to the ESA."***

This supplemental report is being brought forward to:

- Provide a response to the referral.
- Provide a summary of revisions made to the development proposal.
- Outline how the revised application responds to recent amendments to the "Agriculture (AG1)" zone on May 17, 2017.
- Provide information regarding the revised Development Permit considerations.
- Present the revised Development Permit for DP Panel consideration.

### Development Information

Please refer to this report and the revised Development Permit plans that accompany this report for:

- Information regarding the revisions made to the proposal for the subject site to address the Development Permit Panel referral motion.
- Compliance with the recently amended "Agriculture (AG1)" zone; specifically with regard to the maximum floor area for a principal dwelling unit and the maximum area of the farm home plate.

- Revised Development Permit considerations.
- Revised Development Application Data Sheet.

Please refer to the original Staff Report dated March 27, 2017 (Attachment A) for information pertaining to:

- Surrounding development.
- The Biologist's Environmental Assessment.
- The Arborist's Report and Assessment.
- Aircraft Noise Indemnification.
- Flood-Plain Covenant.
- Servicing Requirements.
- Financial Impacts.

A revised Development Application Data Sheet is provided in "Attachment B" for a comparison of the proposed development data with the relevant bylaw requirements.

### **Staff Comments**

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the "Agriculture (AG1)" zone except for the zoning variances noted below.

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

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum area of the farm home plate to 1,342 m<sup>2</sup>.

*(Staff supports the proposed variance as:*

- The application (originally received June 16, 2016) was in-stream at the time that the "Agricultural (AG1)" farm home plate provisions were enacted on May 17, 2017. The owners have undertaken a significant reduction in the size of the proposed residential dwelling to comply with the 1,000 m<sup>2</sup> (10,763.9 ft<sup>2</sup>) maximum house size. Achieving compliance with the 1,000 m<sup>2</sup> farm home plate would require a complete redesign of the home and therefore impose additional hardship on the property owner.***
- At staff's request the entry driveway has been proposed as far south as possible to move it further away from the Westminster Highway and No. 4 Road intersection. Accommodating this location also contributes to the larger farm home plate).***

With exception to the requested farm home plate variance, the proposed development will be in full compliance with the "Agricultural (AG1)" zone, including the newly adopted 1,000 m<sup>2</sup> maximum house size requirement.

## Analysis

### Responses to Panel Comments

Panel Comment: ***Consider redesigning the proposed development to minimize its encroachment into the ESA.***

Response: The proponents have reduced the size of the house from 1,067.21 m<sup>2</sup> (11,487.35 ft.<sup>2</sup>) to 999.35 m<sup>2</sup> (10,656.9 ft.<sup>2</sup>) and eliminated the driveway which was previously planned along the south side of the house. That southern driveway is proposed to be replaced by additional ESA landscaping. In addition, all the structures previously located overtop of the septic field have been removed and replaced with grass.

Panel Comment: ***Investigate and address potential impacts of the proposed development to neighbouring properties' drainage.***

Response: An updated grading plan has been submitted showing transitions to the adjacent properties. The grade differences are confined to the western portion of the lot with no grade changes at the rear of the property where the ESA is to be retained. Along the south side of the house the previous driveway will be replaced with native landscaping, allowing more infiltration into the soil. In addition, perimeter drainage will be required as part of the Building Permit application requirements. Perimeter drainage is required around the area being filled – in this case, at the western portion of the site where the house is proposed to be located. This combination of increased ground infiltration and perimeter drainage represent reasonable measures to address the majority of the storm run-off concerns from the site.

Panel Comment: ***Review and reconcile data provided by staff and the applicant regarding the extent of the proposed development's impacts to the ESA.***

Response: The site plan has been significantly modified by reducing the size of the house and increasing the area proposed to be planted and retained as ESA. The estimated area of the retained and enhanced ESA is approximately 1,934.5 m<sup>2</sup> (20,822.41 ft.<sup>2</sup>). This is an increase of the ESA of approximately 547.6 m<sup>2</sup> (5,894 ft.<sup>2</sup>) from the original application submission. The Development Permit Considerations include a requirement for submission of a sketch plan prepared by a surveyor which will be used to prepare a protective covenant for the ESA areas on the subject site.

Panel Comment: ***Clarify the rationale for the proposed location of the septic field.***

Response: The septic field is proposed to be located just to the east of the existing house, but will not encroach into the existing ESA. The sanitary system design was prepared by a professional engineer to meet the requirements of the proposed house. Its size and location are appropriate to the proposed use. The septic field area is not included in the total ESA area calculation, but this area will be grass covered.



Panel Comment: *Further explain how the proposed landscaping would enhance the redefined ESA and mitigate the development's impacts to the ESA.*

Response: Three areas are proposed to be enhanced under the revised site plan:

- a. In and around the existing tree stand at the eastern end of the property, where invasive vegetation will be removed and replaced with native shrubs and trees.
- b. Across the area previously proposed for a driveway along the south side of the house, which is currently grassed with no trees and few native shrubs. The enhancement plan proposes a variety of native shrubs and trees to be installed; which will allow more opportunities for use by birds and small animals.
- c. Within part of the front yard setback adjacent to No. 4 Road.  
Although this area is not included in the ESA calculations, it is proposed to be planted with a variety of native shrubs and trees replacing the largely grassed area at the front of the lot helping to increase the area of native planted landscaping.

The proposed vegetation selections are intended to diversify the habitat by broadening the vegetation types, attracting a wider range of birds and animals at the site and providing new foraging opportunities (e.g. by including shrubs with berries in the species mix). These two aspects should increase the overall value for wildlife over the existing situation.

The revised landscape plan will result in approximately 84 more trees and 356 more shrubs than the original submission overall. A total of 282 trees, 977 shrubs and 506 ground cover plants are proposed to be planted on site under the revised landscape plan.

#### Revised Development Permit Considerations

Based on the revised submission, the Development Permit Considerations were adjusted as follows:

- The required landscape security is increased from \$28,548.52 to \$74,749.06 to reflect the increased area of landscaping. The revised total now includes both ESA and non-ESA landscaping costs.
- A new requirement has been added for the submission of a sketch plan prepared by a registered BC Surveyor that outlines the ESA area. The sketch plan will be used in a legal agreement to be registered on Title to ensure that the ESA landscaping is maintained and not abandoned.

The revised Development Permit Considerations are located in Attachment C.

#### **Conclusions**

The proponent for the proposed development has made extensive modifications to the project to address the issues identified by the Advisory Design Panel and staff. Significant reductions have been made to the floor area of the house to comply with the amended "Agriculture (AG1)" zone. At the same time, the overall landscaping areas have been significantly increased and areas of hard surface removed.

As the application was in-stream at the time that the "Agricultural (AG1)" zone farm home plate provisions were enacted for which compliance would impose additional hardship on the property owners, staff recommend that the Development Permit be endorsed with a variance to increase the maximum area of the farm home plate to 1,342 m<sup>2</sup>, and issuance by Council be recommended.



David Brownlee  
Planner 2  
(604-276-4200)

DCB:blg

List of Attachments:

- Attachment A: Original Staff Report to Development Permit Panel (dated March 27, 2017)
- Attachment B: Development Application Data Sheet
- Attachment C: Development Permit Considerations



City of  
Richmond

## Report to Development Permit Panel

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To: Development Permit Panel

Date: March 27, 2017

From: Wayne Craig  
Director, Development

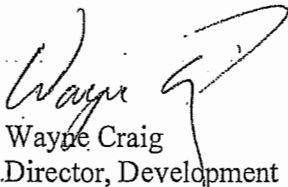
File: DP 16-735007

Re: Application by Alex Sartori for a Development Permit at 6020 No. 4 Road

---

### Staff Recommendation

That a Development Permit be issued which would permit the construction of a Single-Family Residential Dwelling at 6020 No. 4 Road on a site zoned "Agriculture (AG1)" zone and designated as an Environmentally Sensitive Area (ESA).

  
Wayne Craig  
Director, Development

DCB:blg  
Att. 3

## **Staff Report**

### **Origin**

Alex Sartori has applied to the City of Richmond for permission to develop a single detached dwelling at 6020 No. 4 Road on a site zoned "Agriculture (AG1)" and designated as an Environmentally Sensitive Area (ESA) in the Official Community Plan. The application was submitted on June 16, 2016. The site is currently vacant.

A rezoning is not required.

### **Development Information**

The development proposal involves the construction of a new single-family dwelling with a new driveway and a new septic field to support the development. The primary proposed residential uses will be within the front 50 m of the lot. A septic field with an outdoor fireplace and wood deck on top of the septic field will be located beyond the 50 m setback.

The subject property is entirely designated as an Environmentally Sensitive Area in Richmond's Official Community Plan however, a ground truthed environmental assessment suggests that the most valuable environmental assets occur in the eastern portion of the site which is proposed to be retained. This is explained further in the "Biologist's Environmental Assessment" section later in this report.

Please refer to the attached Development Application Data Sheet (Attachment 1) for a comparison of the proposed development data with the relevant bylaw requirements.

### **Background**

Development surrounding the subject site is as follows:

To the north: a 0.35 ha (0.87 ac) lot zoned "Agriculture (AG1)" and currently used as a veterinary office.

To the east: a 0.35 ha (0.87 ac) no access lot zoned "Agriculture (AG1)". That lot is fully treed and has no existing structures.

To the south: a 0.18 ha (0.44 ac) lot zoned "Agriculture (AG1)" and containing a single-family dwelling.

On the west side of No. 4 Road is:

- A 0.35 ha (0.86 ac) corner lot zoned "Gas & Service Stations (CG2)". The site is currently vacant and a rezoning application (RZ 16-742722) to allow 19 townhouse units is currently under review by the City.
- A 1.33 ha (3.29 ac) lot zoned "Town Housing (ZT59) – North McLennan (City Centre).
- A 0.39 ha (0.95 ac) lot zoned "Medium Density Townhouses (RTM2)".

## **Zoning**

Single detached housing is a permitted use on a parcel under "Agriculture (AG1)" zoning and as such, structures must be consistent with this use. The proposed use is consistent with the AG1 zoning. The conceptual house plans submitted for this application will be subject to a future Building Permit and will be required to conform to all Bylaws at the time of the Building Permit review.

## **Staff Comments**

The proposed scheme attached to this report has satisfactorily addressed the Environmentally Sensitive Area issues and other staff comments identified as part of the review of the subject Development Permit application.

## **Analysis**

### ***Site Planning***

- The house and driveway are both accommodated within the 50 m maximum setback from No. 4 Road as per the "Agriculture (AG1)" zone.
- The entry driveway has been located as far south as possible due to the proximity to the Westminster Highway/No. 4 Road intersection.
- The proposed site plan does not result in any impacts to bylaw-sized trees on the property.
- The site grading plan indicates that the portion of the property east of the 50 m maximum building setback boundary will be kept at the current existing grade, with the exception that some re-grading is proposed for those areas where invasive vegetation are to be removed.
- The site grading for the portion of the property west of the 50 m maximum building setback boundary will be raised to address the flood construction elevations. Approximately 0.16 ha (17,016 ft<sup>2</sup>) is proposed to be raised with fill is less than the 0.2 ha (21,528 ft<sup>2</sup>) Agricultural Land Commission review threshold.
- Permeable pavers are proposed for both the internal drive aisles and the pedestrian walkway to the front entrance.

### ***Proposed House***

The applicant is proposing to build a two-storey residential dwelling with an attached three car garage. The house footprint will be approximately 633.76 m<sup>2</sup> (6,822 ft<sup>2</sup>) in area.

The house will require a Building Permit and will be required to conform to the City's Bylaws at the time of the application.

### ***Arborist's Report***

- Both an Arborist's Report and a Biologist's Report have been submitted and that work in concert with each other. The Arborist's report (dated April 25, 2016), prepared by Mountain Maple Garden & Tree Service Ltd., identifies 24 bylaw-sized trees on-site; at the rear (eastern side) of the property. The majority of the trees are deciduous (Birch, Oak and Alder trees). All 24 trees are to be retained. The submission is also accompanied by a letter stating that "Certified Arborist supervision is required for any works within the vicinity of the roots of the retained trees within the ESA". This will be required as the Biologist's Report recommends removal of invasive plant species from areas around trees and shrubs to

be retained in the eastern portion of the site. Mountain Maple Ltd. has submitted a letter of undertaking to provide site supervision for all on-site works within or adjacent to the ESA.

- The Development Permit Considerations (Attachment 3) include a requirement for the submission of a contract entered into between the applicant and a Certified Arborist for supervision of any on-site works within the vicinity of the roots of the retained trees within the Environmentally Sensitive Area (ESA).
- To ensure that the proposed enhancements have the best chance of survival and that invasive species are controlled, the Development Permit Considerations include a requirement for monitoring and annual reporting by a Qualified Environmental Professional for three years.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and has provided the following comments:

- 23 trees located on site and in designated ESA are to be retained and protected.
- 1 tree (11 in. Birch – no tag#) located on-site (but outside ESA) to be retained and protected.
- 8 trees located off site to be retained.

Requirements for the installation of protective fencing for retained trees, the ESA and for silt control measures are included in the Development Permit Considerations.

#### ***Biologist's Environmental Assessment***

As stated previously, the entire subject site is designated as an Environmentally Sensitive Area (ESA) in the Official Community Plan however a ground-truthed Biologist's environmental assessment (report dated June 14, 2016, prepared by Sartori Environmental Services) and subsequent direct communication with the Biologist indicates that the most valuable environmental assets occur in the eastern portion of the site.

The Biologist's key findings are outlined below:

- The Official Community Plan designates the site as "FRWT - Freshwater Wetland" however no evidence was found of hydric (wet/moist) soils, which should be present within a freshwater wetland. Similarly, the lack of aquatic plant communities on the site do not support the designation as a freshwater wetland.
- The western portion of the property is primarily grassed with Himalayan Blackberry along the perimeter and there is no reported evidence of the site being farmed or used for grazing.
- Anthropogenic impacts (e.g. concrete rubble, indications of prior structures and debris, etc.) are evident in the western portion of the property.
- The eastern portion of the site contains a treed area with a dense under-storey in a mix of native and non-native species. The treed area covers approximately 964 m<sup>2</sup> at the eastern end of the site. The Biologist advises that this portion of the site has a much higher ecological diversity and function than the western portion of the property.
- Himalayan Blackberry dominates the outer 1 – 3 m of the interface area with the treed area (see Landscape Plan L2).
- Small quantities of other invasive species (English Holly, English Laurel) are also found in the periphery of the treed area.

***Proposed Environmentally Sensitive Area Enhancement***

Based on the site observations, the Biologist's assessment locates and spatially defines the most valuable ecological portion of the site (see Attachment 2) and proposes a prescription for its enhancement as a reasonable trade-off for the impacts of the proposed development in the western portion of the site. Key elements of the proposal include the following:

- All the building and pavement areas will be kept within the first 50 m (164 ft.) of the lot with only the proposed septic field and associated wood deck and seating area being beyond the 50 m mark.
- All the existing trees on the property are to be retained.
- The eastern portion of the site is proposed to be enhanced by carefully removing invasive species and installing native species trees and shrubs to enhance/expand this area and discourage re-establishment of invasive species.
- Temporary protective fencing and silt control measures will be installed outside the redefined ESA area (as proposed in Attachment 2) prior to construction activity.
- Invasive species around the periphery and within the treed area will be carefully removed under the supervision of a Certified Arborist.
- Enhancement planting within the redefined ESA will consist of 48 trees, 130 native shrubs and ground covers over an area of approximately 529 m<sup>2</sup> (5,694 ft<sup>2</sup>).
- All of the vegetation planting within the redefined ESA will be native species.
- A landscape security in the amount of \$28,548.52 is included in the Development Permit Considerations for the landscaping within the redefined ESA area.
- A permanent split-rail wood fence will be installed as a physical barrier that the redefined ESA is to be protected.
- Three years of monitoring and annual reporting will be undertaken by a Qualified Environmental Professional.
- A legal agreement is proposed to protect the redefined Environmentally Sensitive Area (Attachment 2); an area of approximately 1,386.9 m<sup>2</sup> (14,928.5 ft<sup>2</sup>) to ensure that it is retained and not removed. This area encompasses approximately 39.3% of the subject site.

The Biologist indicates that, while there are ecological values provided by the grassland area in the western portion of the site, the ecological values provided by enhancing and permanently protecting the eastern portion of the site will be much higher and will support a greater diversity of both plant and animal species. The overall objective of the proposed compensation and enhancement is for long term maintenance and conservation. The proposed enhancement plans aim to achieve this.

***Landscaping Plan – Outside the Redefined ESA***

In addition to the landscaping enhancements within the redefined ESA, the applicant has proposed landscaping for area outside the redefined ESA incorporates a high percentage of trees, shrubs and ground cover species considered to be native local species. The area adjacent to No. 4 Road is proposed to contain a row of Western Red Cedar trees; with a Red Alder and a Vine Maple tree flanking the driveway entrance. These same tree species are sprinkled along the internal drive aisle and in front of the house along with Japanese Magnolias, Japanese Black Pine trees, Bitter Cherry and Paper Birch trees.

Shrubs and ground covers include Red Osier Dogwood, Indian Plum, Salmonberry, Red Elderberry, Dwarf English Boxwood, Field Mint, and Rhododendron. The complete list of shrubs and ground covers is shown on the submitted landscape plans. The Development Permit Considerations include a requirement for submission of a separate landscape security for the non-ESA planting to ensure appropriate installation.

The tree and shrub species selections in this area will be complementary to the proposed planting enhancements within the "redefined" Environmentally Sensitive Area (as shown in Attachment 2).

### ***Aircraft Noise Indemnification***

The Development Permit Considerations include the registration of an aircraft noise indemnity as the property is located within Richmond's Aircraft Noise Policy Area.

### ***Flood-Plain Covenant***

The Development Permit Considerations include the registration of a Flood-Plain Covenant on title identifying a minimum habitable elevation of 2.9 m GSC.

### ***Servicing Requirements***

A Servicing Agreement will not be required for this development. Utility connections and frontage improvements will be addressed at Building Permit stage via one or more work orders. These improvements are detailed in the Development Permit Considerations (Attachment 3) and include:

- Water service connections.
- Registration of Statutory Rights-of-Way for storm utilities.
- Only a single driveway access to be located as far south as possible to be permitted.
- Relocation of any existing power poles and/or guy wires within the property boundaries, etc.

### ***Financial Impacts***

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



March 27, 2017

- 7 -

### **Conclusions**

Staff concur that the proposed retention and enhancement of the eastern portion of the subject site should provide greater ecological benefit than is currently afforded by the grassed area in the western portion of the site that would be impacted by the development. On the basis of the environmental assessment and the proposed compensation and enhancement plans staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.



David Brownlee  
Planner 2  
(604-276-4200)

DCB:blg

### Attachments

- Attachment 1: Development Application Data Sheet
- Attachment 2: Sketch Plan of the Redefined ESA (Proposed)
- Attachment 3: Development Permit Considerations



City of  
Richmond

## Development Application Data Sheet

Development Applications Department

**DP 16-735007**

**Attachment 1**

Address: 6020 No. 4 Road

Applicant: Alex Sartori

Owner: Jessica Sun and Qi Ming Wang

Planning Area(s): East Richmond

Floor Area Gross: 1,067.21 m<sup>2</sup> (11,487.75 ft<sup>2</sup>)

|                  | Existing   | Proposed                 |
|------------------|--|--------------------------|
| Site Area:       | 3,529.70 m <sup>2</sup> (37,993.4 ft <sup>2</sup> ) m <sup>2</sup> | Same                     |
| Land Uses:       | Vacant   | Single Detached Dwelling |
| OCP Designation: | Agriculture  | Same                     |
| Zoning:          | Agriculture (AG1)  | Same                     |
| Number of Units: | None   | 1                        |

|                                       | Bylaw Requirement                                   | Proposed             | Variance       |
|---------------------------------------|---|----------------------|----------------|
| Floor Area Ratio:                     | 0.6   | 0.31                 | none permitted |
| Lot Coverage:                         | Max. 35%  | 18%                  | None           |
| Setback – Front Yard:                 | Min. 6.0 m  | 9.35 m               | None           |
| Setback – Interior Side Yard (north): | Min. 1.2 m  | 1.22 m               | None           |
| Setback – Interior Side Yard (south): | Min. 3.0 m  | 11.37 m              | None           |
| Setback – Rear Yard:                  | Min. 6.0 m  | 45.50 m              | None           |
| Height (m):                           | Max. 10.5 m (no more than 2.5 storeys)              | 10.0 m (2 storeys)   | None           |
| Lot Size:                             | Min. 828 m <sup>2</sup> for Single Detached Housing | 3,529.70             | None           |
| Total off-street Spaces:              | 3   | 5                    | None           |
| Secondary Suite                       | Max. 90 m <sup>2</sup>                              | 85.42 m <sup>2</sup> | None           |

# SKETCH PLAN SHOWING AREA OF PROPOSED COVENANT OVER ENVIRONMENTALLY SENSITIVE AREA ON LOT "B", BLOCK 64, SECTION 11, BLOCK 4 NORTH, RANGE 6 WEST, GROUP ONE, NEW WESTMINSTER DISTRICT, PLAN 1228

1 : 4.00 0 8 16 24 32

BCGS 92G.015

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 280mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:400.

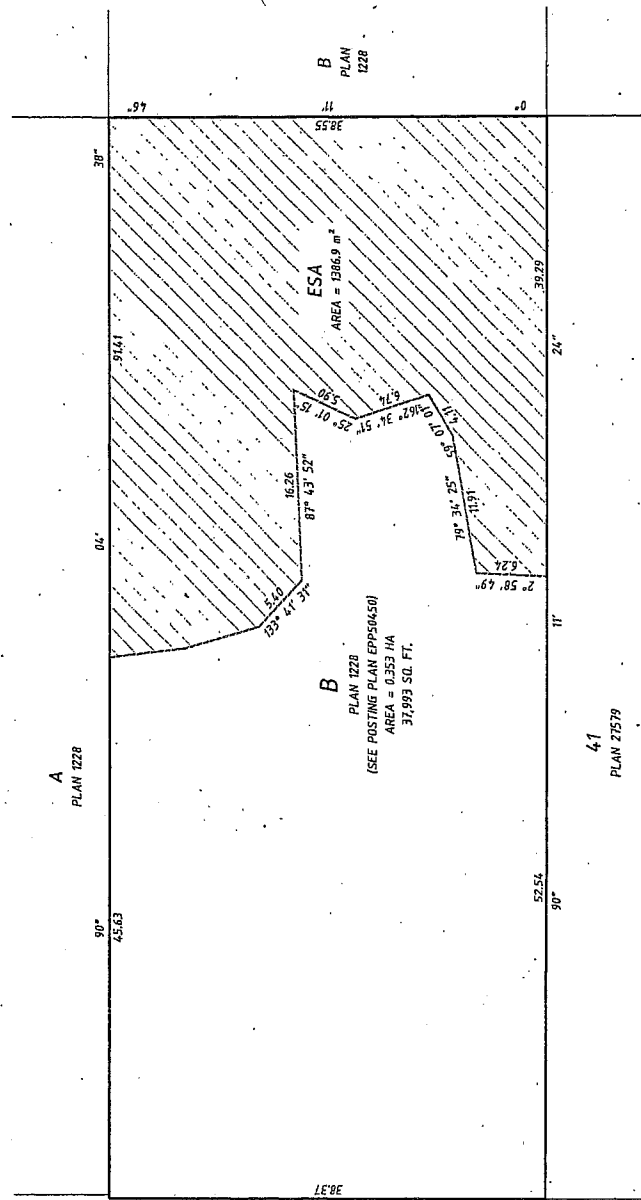
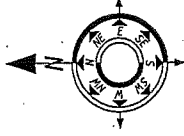
INTEGRATED SURVEY AREA NO. 18 (RICHMOND) NAD83(CRS) 4.0.0.BC.1.GVRD.

GRID BEARINGS ARE DERIVED FROM DUAL FREQUENCY GNSS RTK OBSERVATIONS ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED.

TO COMPUTE GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9996034 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENT 869792, LELU ISLAND (BCLU).

THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY ACHIEVED ARE DERIVED FROM DUAL FREQUENCY GNSS RTK OBSERVATIONS TO GEODETIC CONTROL MONUMENT 869792, LELU ISLAND (BCLU).



## LEGEND

ESA ENVIRONMENTALLY SENSITIVE AREA

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#202 - 7001 KINGSWAY

VANCOUVER, BC V5V 3C7

T. 604-616-4292

INFO@360SURVEYS.CA

WWW.360SURVEYS.CA

JOB: 2015051

FILE: 2015051.DWG



Address: 6020 No. 4 Road

File No.: DP 16-735007

**Prior to approval of the Development Permit, the developer is required to complete the following:**

1. Receipt of a landscaping security acceptable to the Director of Development in the amount of \$28,548.52 (based on the costs estimate provided by a CSLA registered landscape Architect including 10% contingency) for Environmentally Sensitive Area landscaping.
2. Submission of a cost estimate and security for the non-Environmentally Sensitive Area landscaping acceptable to the Director of Development and as prepared by a CSLA registered landscape Architect, including 10% contingency.
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the Environmentally Sensitive Area (ESA) as outlined in the Sketch Plan by 360 Land Surveying Ltd or within the tree protection zone of the trees to be retained.
4. Submission of a Contract entered into between the applicant and a Qualified Environmental Professional to monitor and provide annual reporting to the City on the ESA area for three years.
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. Installation of appropriate Environmentally Sensitive Area protection fencing and silt control fencing at the location indicated on the Landscape plans (dated Dec. 2016) prior to any construction activities, including building demolition, occurring on-site.
7. Registration of an aircraft noise indemnity Covenant on Title.
8. Registration of a flood-plain Covenant on title identifying a minimum habitable elevation of 2.9 m GSC. The site is in East Richmond.
9. Registration of a legal agreement on title to ensure that landscaping retained and planted within the Environmentally Sensitive Area as identified in the ESA Sketch Plan by 360 Land Surveying Ltd is maintained as outlined in the Environmentally Sensitive Area report by Sartori Environmental Services (dated June 14, 2016) and will not be abandoned or removed.

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

1. Enter into a Work Order\* for the design and construction of utility connections and frontage improvements. Works include, but may not be limited to the following:

**DP 16-735007 – 6020 No.4 Rd - Engineering Servicing Requirements:**

**Scope:** ALEX SARTORI has applied to the City of Richmond for permission to construct an approximately 929 square meters (10,000 square feet) single-family dwelling at 6020 No 4 Road on a site designated as Environmentally Sensitive Area.

**A servicing agreement is not required.**

**a. Water Works:**

- Using the OCP Model, there is 867 L/s of water available at a 20 psi residual at the No. 4 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.

- 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. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
- At the Developers cost, the City is to:
  - Install a new water service connection complete with meter and meter box off of the existing 300 mm AC watermain on No.4 Road.

**b. Storm Sewer Works:**

- The Developer is required to:
  - Provide a 3.0 m by 3.0 m utility SRW at the west property line for the proposed storm inspection chamber.
  - Provide a 3.0 m by 11.0 m utility SRW at the southwest corner of the lot for the existing storm inspection chamber STIC49676.
- At the Developers cost, the City is to:
  - Install a new storm service connection off of the existing box culvert on No.4 Road complete with inspection chamber.
  - Cut & cap the existing storm service leads at the northwest and southwest corners of the subject site.

**c. Sanitary Sewer Works:**

As per Policy 7401, properties outside of City sewer boundaries are not permitted to connect to the City sanitary sewer. An on-site sanitary disposal system is required, to be designed by a Professional Engineer.

**d. Frontage Improvements:**

- The Developer is required to:
  - Coordinate with BC Hydro, Telus and other private communication service providers:
    - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - To determine if above ground structures are required and coordinate their locations (e.g. PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).
  - Complete other frontage improvements as per Transportation's requirements.

**e. General Items:**

- a. The Developer is required to:
    - The subject site is located in an environmentally sensitive area (ESA), coordination with the City's Planning and Development Department is required.
    - 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.
2. 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.

3. If applicable, payment of latecomer agreement charges 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 contains 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.

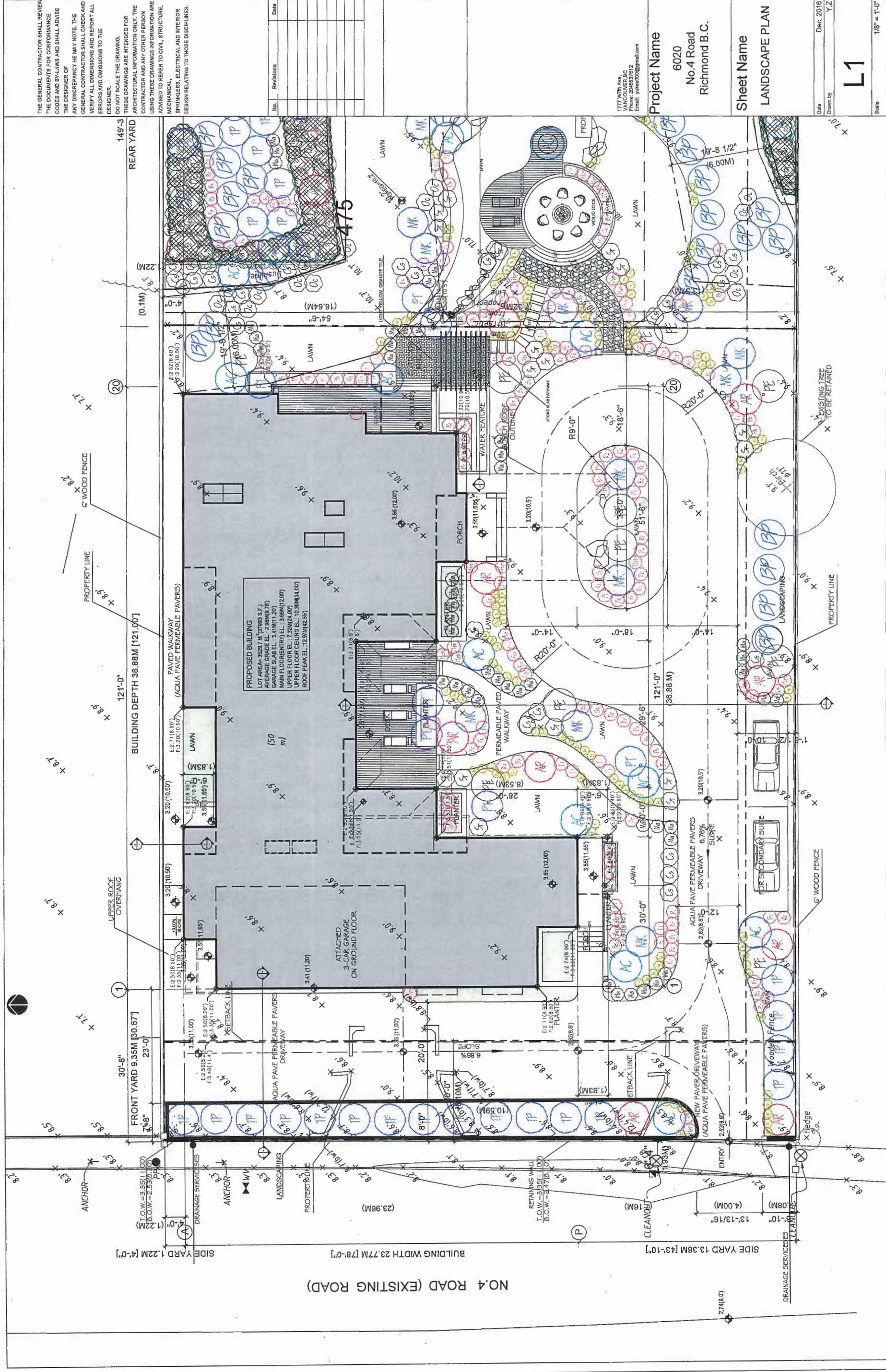
Signed \_\_\_\_\_

Date \_\_\_\_\_





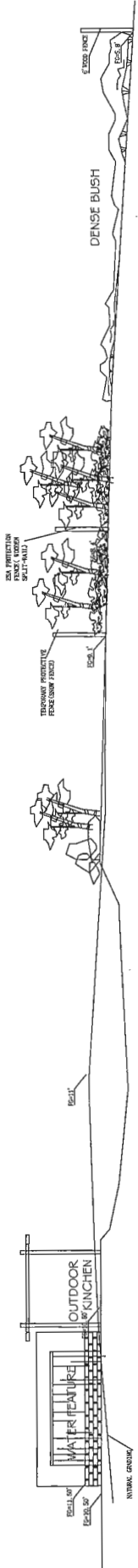




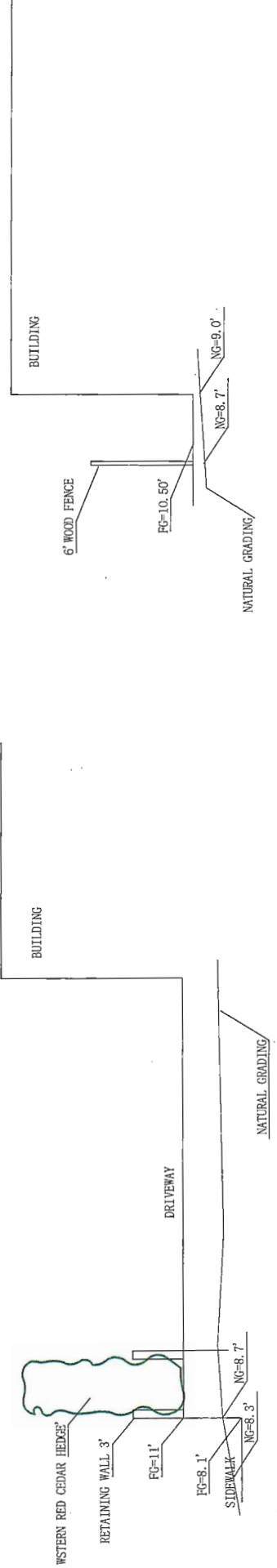




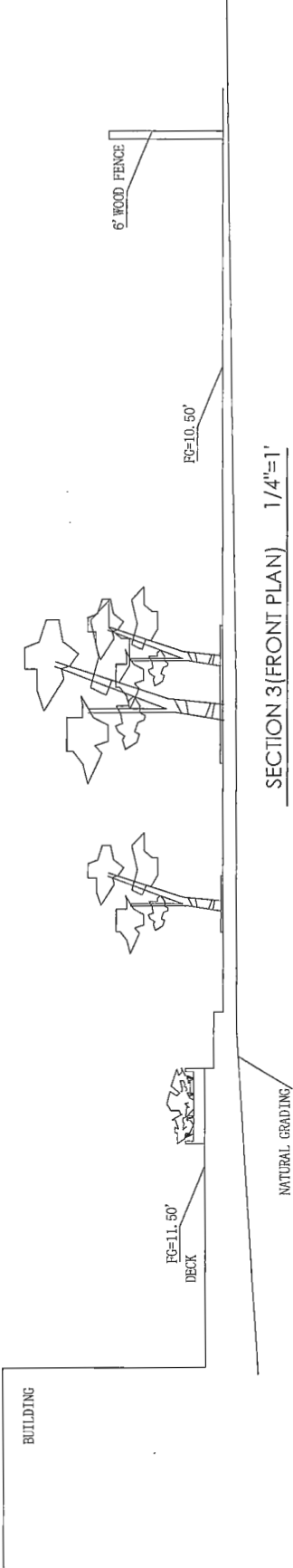




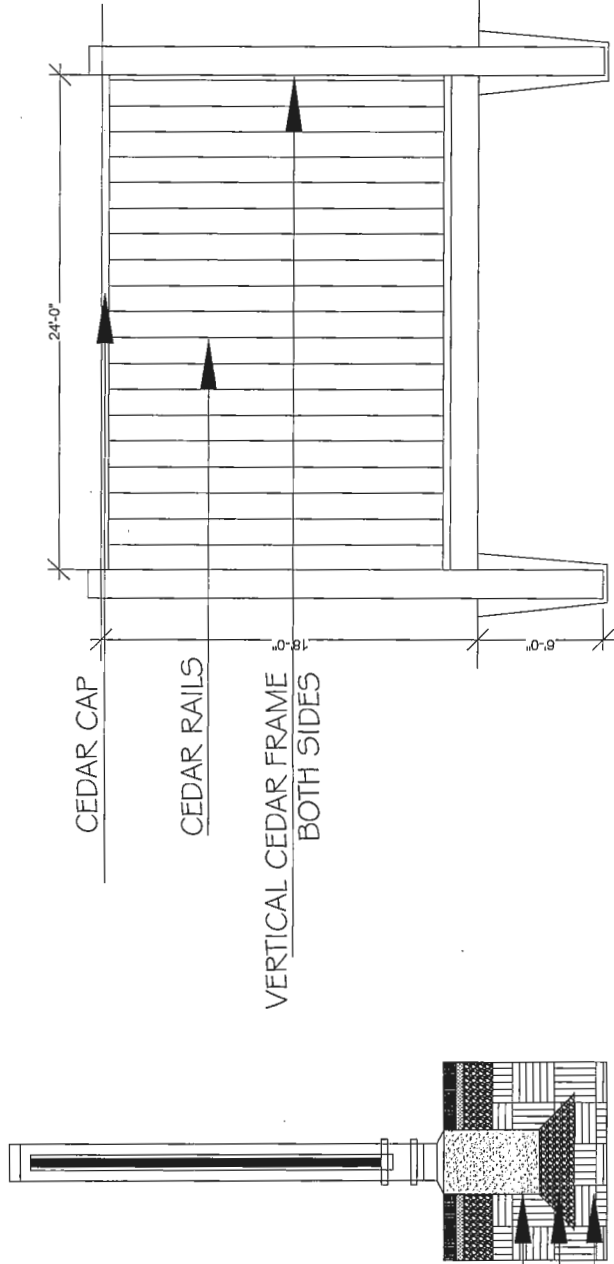
SECTION 1 (SIDES PLAN) 1/4"=1'



SECTION 2 (REAR PLAN) 1/4"=1'



SECTION 3 (FRONT PLAN) 1/4"=1'



SECTION 4 (EX AREA) 1/8"=1'

CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS  
6" DEPTH 3/4 " MINUS GRANULAR  
APPROVED COMPACTED SUBGRADE

6' WOOD FENCE 1/4"=1'

THE GENERAL CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH THE BY-LAWS AND SHALL ADVISE THE DESIGNER OF ANY DISCREPANCY HE MAY NOTE. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

DO NOT SCALE THE DRAWING.

THESE DRAWINGS ARE INTENDED FOR ARCHITECTURAL INFORMATION ONLY. THE CONTRACTOR AND ANY OTHER PERSON USING THESE DRAWINGS INFORMATION ARE ADVISED TO REFER TO CIVIL, STRUCTURE, MECHANICAL, ELECTRICAL AND INTERIOR DESIGN RELATING TO THOSE DISCIPLINES.

| No. | Revisions | Date |
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1777 W 10th Ave.  
VANCOUVER, BC  
Phone: 204-5537812  
Email: yatescoo@gmail.com

Project Name  
6020  
No. 4 Road  
Richmond B.C.

Sheet Name  
LANDSCAPE PLAN

Date  
Dec. 2016  
Drawn by  
Y.Z.

L3

Scale  
1/4" = 1'-0"  
1/8" = 1'-0"

APR 12 2017

DP 16-735007

Plan #4



# City of Richmond

## Development Permit

No. DP 16-735007

To the Holder: ALEX SARTORI  
Property Address: 6020 NO. 4 ROAD  
Address: C/O CHLOE LEE  
BOUHOUSE DESIGN GROUP INC.  
#1 - 3331 VIKING WAY, RICHMOND BC

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #15 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$28,548.52 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

No. DP 16-735007

To the Holder: ALEX SARTORI

Property Address: 6020 NO. 4 ROAD

Address: C/O CHLOE LEE  
BOUTHOUSE DESIGN GROUP INC.  
#1 - 3331 VIKING WAY, RICHMOND BC

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7. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO:  
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

\_\_\_\_\_  
MAYOR





# City of Richmond

## Development Application Data Sheet

Development Applications Department

**DP 16-735007**

**Attachment B**

Address: 6020 No. 4 Road

Applicant: Alex Sartori

Owner: Jessica Sun and Qi Ming Wang

Planning Area(s): East Richmond

Floor Area Gross: 999.64 m<sup>2</sup> (10,760.0 ft.<sup>2</sup>)

|                  | Existing   | Proposed                 |
|------------------|--|--------------------------|
| Site Area:       | 3,529.70 m <sup>2</sup> (37,993.4 ft <sup>2</sup> ) m <sup>2</sup> | Same                     |
| Land Uses:       | Vacant   | Single Detached Dwelling |
| OCP Designation: | Agriculture  | Same                     |
| Zoning:          | Agriculture (AG1)  | Same                     |
| Number of Units: | None   | 1                        |

|                                       | Bylaw Requirement                                   | Proposed                | Variance       |
|---------------------------------------|---|-------------------------|----------------|
| Floor Area Ratio:                     | 0.6   | 0.3                     | none permitted |
| Lot Coverage:                         | Max. 35%  | 16.87%                  | None           |
| Setback – Front Yard:                 | Min. 6.0 m  | 11.63 m                 | None           |
| Setback – Interior Side Yard (north): | Min. 1.2 m  | 1.22 m                  | None           |
| Setback – Interior Side Yard (south): | Min. 3.0 m  | 11.37 m                 | None           |
| Setback – Rear Yard:                  | Min. 6.0 m  | 45.5 m                  | None           |
| Height (m):                           | Max. 10.5 m (no more than 2.5 storeys)              | 10.17 m (2 storeys)     | None           |
| Lot Size:                             | Min. 828 m <sup>2</sup> for Single Detached Housing | 3,529.70 m <sup>2</sup> | None           |
| Total off-street Spaces:              | 3   | 3                       | None           |
| House Size:                           | Max. 1000 m <sup>2</sup>                            | 999.35 m <sup>2</sup>   | None           |
| Farm Home Plate Area:                 | Max. 1000 m <sup>2</sup>                            | 1,342 m <sup>2</sup>    | Variance       |



# City of Richmond

## ATTACHMENT C

**Development Permit Considerations**  
Development Applications Department  
6911 No. 3 Road, Richmond, BC V6Y 2C1

**Address:** 6020 No. 4 Road

**File No.:** DP 16-735007

**Prior to approval of the Development Permit, the developer is required to complete the following:**

1. Receipt of a landscaping security acceptable to the Director of Development in the amount of \$58,332.34 (based on the costs estimate provided by a landscape Architect including 10% contingency) for Environmentally Sensitive Area landscaping.
2. Receipt of a landscaping security acceptable to the Director of Development in the amount of \$16,416.72 (based on the costs estimate provided by a landscape Architect including 10% contingency) for non-Environmentally Sensitive Area landscaping.
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the Environmentally Sensitive Area (ESA) or within the tree protection zone of the trees to be retained.
4. Submission of a Contract entered into between the applicant and a Qualified Environmental Professional to monitor and provide annual reporting to the City on the ESA area for three years.
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. Installation of appropriate Environmentally Sensitive Area protection fencing and silt control fencing between the development areas of the site and the retained vegetation area of the site prior to any construction activities; including building demolition, occurring on-site.
7. Registration of an aircraft noise indemnity Covenant on Title.
8. Registration of a flood-plain Covenant on Title identifying a minimum habitable elevation of 2.9 m GSC. The site is in East Richmond.
9. Submission of a sketch plan prepared by a registered surveyor, and to the satisfaction of the Director of Development, defining the boundary between the ESA area and non-ESA area.
10. Registration of a legal agreement on Title to ensure that retained and enhanced landscaping within the ESA area as shown in the surveyor's sketch plan described in Condition 9 is maintained as outlined in the Environmentally Sensitive Area report by Sartori Environmental Services (dated June 14, 2016) and will not be abandoned or removed.

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

1. Enter into a Work Order\* for the design and construction of utility connections and frontage improvements. Works include, but may not be limited to the following:

**DP 16-735007 – 6020 No.4 Rd - Engineering Servicing Requirements:**

**Scope:** ALEX SARTORI has applied to the City of Richmond for permission to construct an approximately 929 square meters (10,000 square feet) single-family dwelling at 6020 No 4 Road on a site designated as Environmentally Sensitive Area.

**A servicing agreement is not required.**

**a. Water Works:**

- Using the OCP Model, there is 867 L/s of water available at a 20 psi residual at the No. 4 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- 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 on-site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
- At the Developers cost, the City is to:
  - Install a new water service connection complete with meter and meter box off of the existing 300 mm AC watermain on No.4 Road.

**b. Storm Sewer Works:**

- The Developer is required to:
  - Provide a 3.0 m by 3.0 m utility Statutory right-of-way (SRW) at the west property line for the proposed storm inspection chamber.
  - Provide a 3.0 m by 11.0 m utility SRW at the southwest corner of the lot for the existing storm inspection chamber STIC49676.
- At the Developers cost, the City is to:
  - Install a new storm service connection off of the existing box culvert on No.4 Road complete with inspection chamber.
  - Cut and cap the existing storm service leads at the northwest and southwest corners of the subject site.

**c. Sanitary Sewer Works:**

As per Policy 7401, properties outside of City sewer boundaries are not permitted to connect to the City sanitary sewer. An on-site sanitary disposal system is required, to be designed by a Professional Engineer.

**d. Frontage Improvements:**

- The Developer is required to:
  - Coordinate with BC Hydro, Telus and other private communication service providers:
    - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - To determine if above ground structures are required and coordinate their locations (e.g. PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).
  - Complete other frontage improvements as per Transportation Department's requirements.

**e. General Items:**

- a. The Developer is required to:
  - The subject site is located in an environmentally sensitive area (ESA); coordination with the City's Planning and Development Department is required.



- 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.
- 2. 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.
- 3. If applicable, payment of latecomer agreement charges 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.

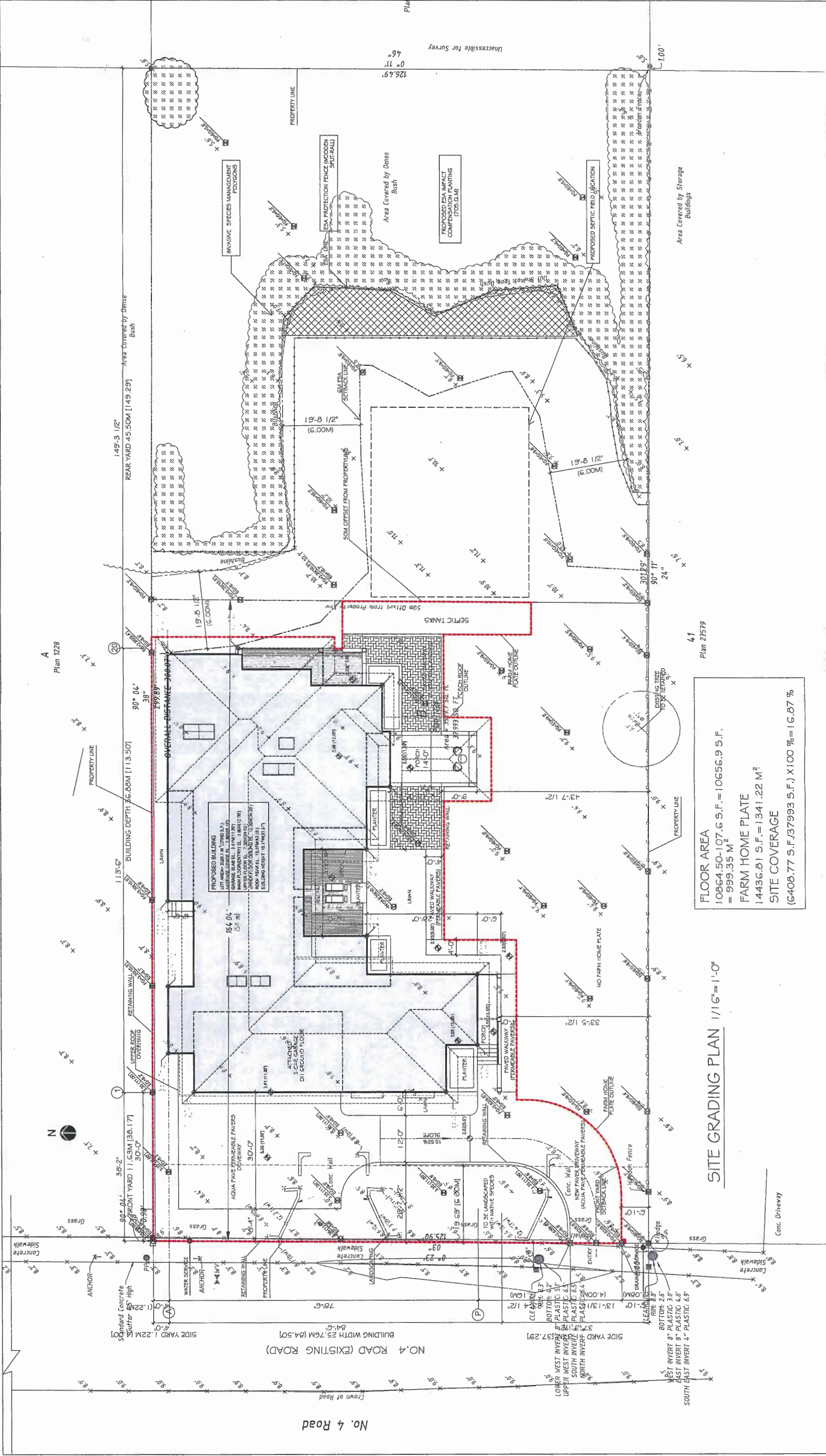
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director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



FLOOR AREA  
10864.50-107.6 S.F.= 10656.9 S.F.  
= 999.35 M<sup>2</sup>  
FARM HOME PLATE  
14436.81 S.F.= 1341.22 M<sup>2</sup>  
SITE COVERAGE  
(6408.77 S.F./37993 S.F.) X 100 % = 16.87 %

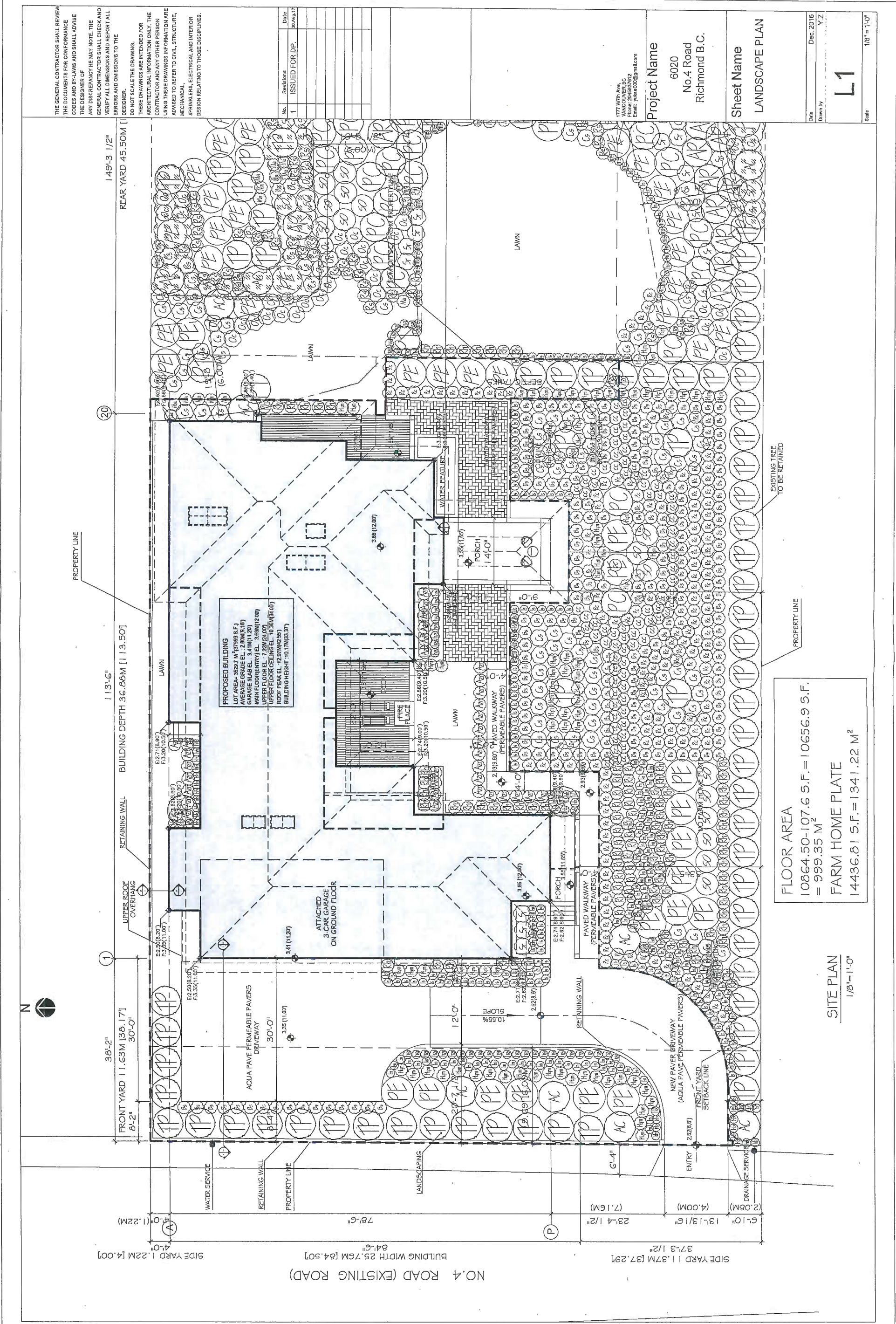
| Sheet Name        | Project Name                      | BoutHouse Design Group Inc.   | Date      |
|-------------------|-----------------------------------|---|-----------|
| SITE GRADING PLAN | 6020 NO.4 RD.<br>RICHMOND<br>B.C. | UNIT 3-3331 VIGORS WAY<br>RICHMOND, B.C. V6X 1Y1<br>PHONE: 778-287 7201<br>FAX: 778-287 5501<br>Email: tony.bouthouse@gmail.com | AUG. 2017 |

Plan #1

SEP 27 2017

DP 16-735007

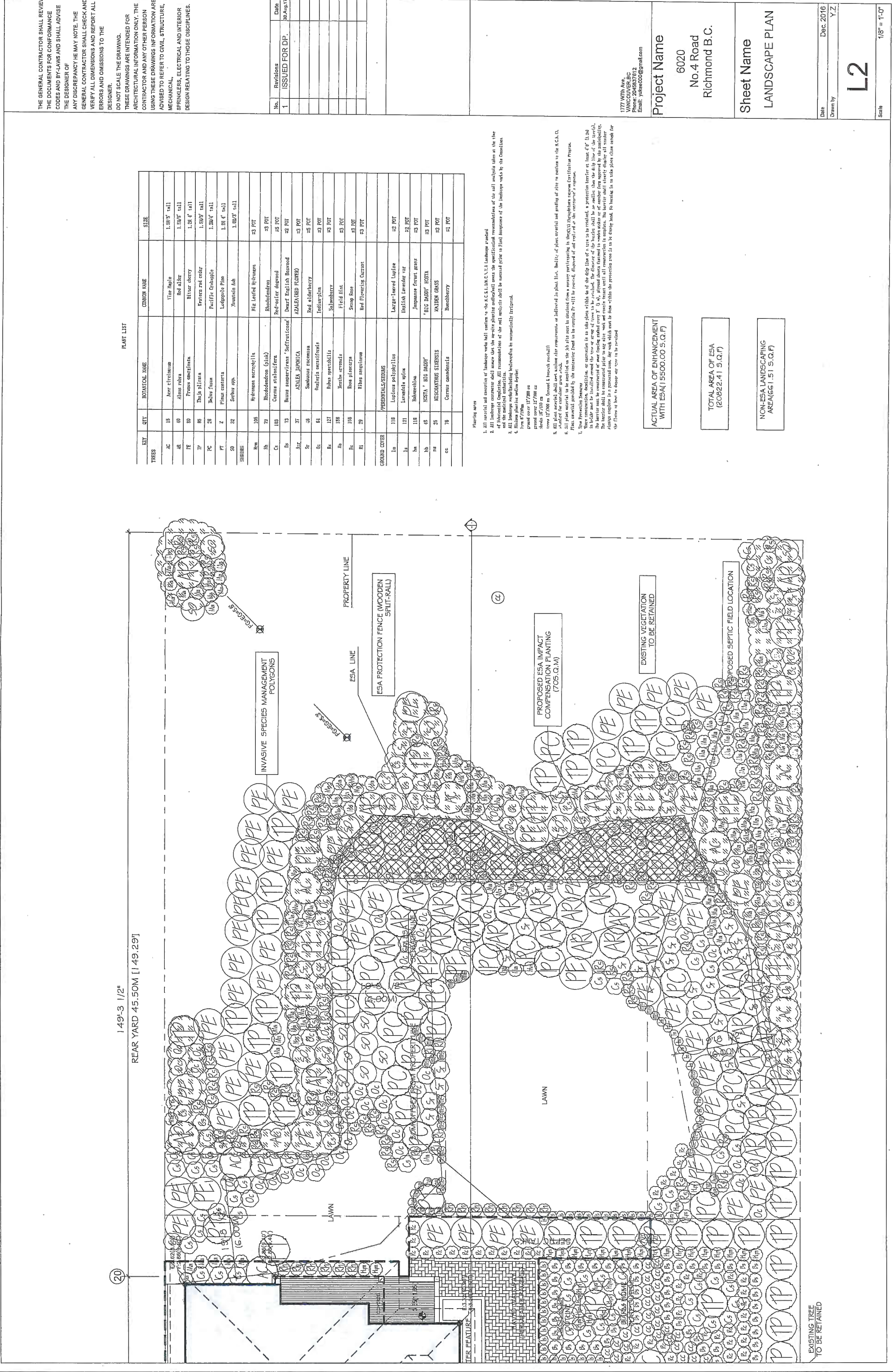




SEP 27 2017  
16-735007  
DP

Plan #2





THE GENERAL CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH THE BY-LAWS AND SHALL ADVISE THE DESIGNER OF ANY DISCREPANCY HE MAY NOTE. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

THESE DRAWINGS ARE INTENDED FOR ARCHITECTURAL INFORMATION ONLY. THE CONTRACTOR AND ANY OTHER PERSON USING THESE DRAWINGS INFORMATION ARE ADVISED TO REFER TO CIVIL, STRUCTURE, MECHANICAL, ELECTRICAL AND INTERIOR DESIGN RELATING TO THOSE DISCIPLINES.

| No. | Revisions      | Date      |
|-----|----------------|-----------|
| 1   | ISSUED FOR DP. | 30 Aug 17 |

1777 With Ave  
Richmond B.C. V6X 3K6  
Phone 246-3378  
Email: yohanes00@gmail.com

Project Name

6020  
No.4 Road  
Richmond B.C.

Sheet Name

LANDSCAPE PLAN

Date Dec 2016  
Drawn by Y.Z.

L2

Scale 1/8" = 1'-0"

Plan #3

SEP 27 2017

13-736000 DP

THE GENERAL CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE CODES AND BY-LAWS AND SHALL ADVISE THE DESIGNER OF ANY DISCREPANCY HE MAY NOTE. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.  
DO NOT SCALE THE DRAWING.  
THESE DRAWINGS ARE INTENDED FOR ARCHITECTURAL INFORMATION ONLY. THE CONTRACTOR AND ANY OTHER PERSON USING THESE DRAWINGS INFORMATION ARE ADVISED TO REFER TO CIVIL STRUCTURE, MECHANICAL, ELECTRICAL AND INTERIOR DESIGN RELATING TO THOSE DISCIPLINES.

| No. | Revisions      | Date      |
|-----|----------------|-----------|
| 1   | ISSUED FOR DP. | 30 Aug 17 |
|     |                |           |
|     |                |           |
|     |                |           |
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|     |                |           |
|     |                |           |

1777 With Ave.  
Richmond B.C.  
Phone: 204-833-7612  
Email: yds@a00@gmail.com

Project Name  
6020  
No.4 Road  
Richmond B.C.

Sheet Name  
LANDSCAPE PLAN

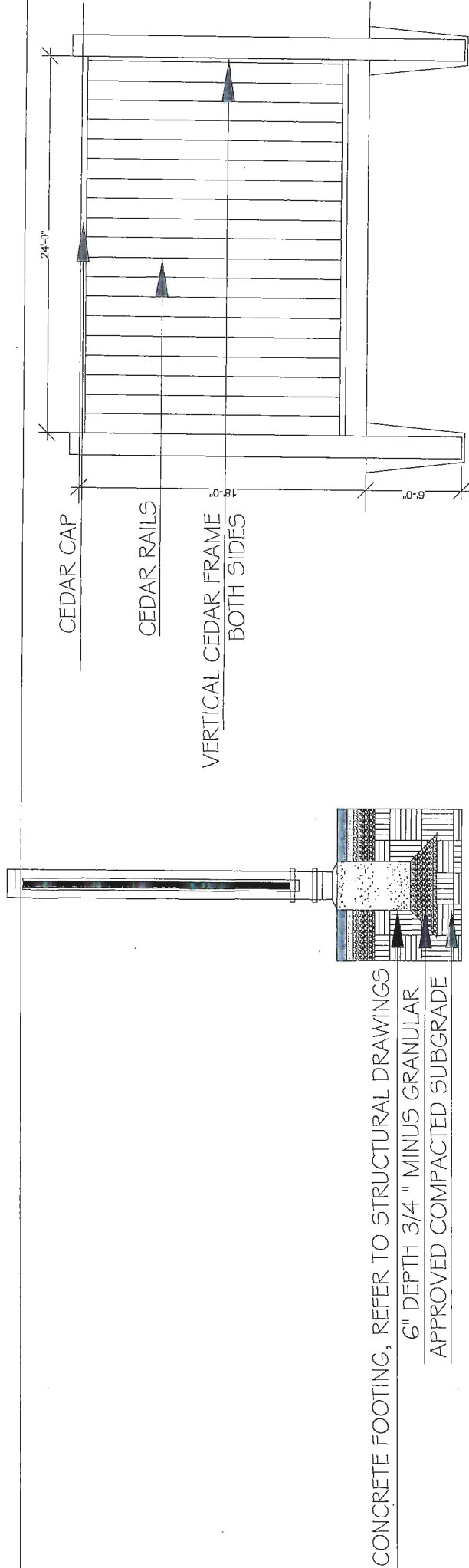
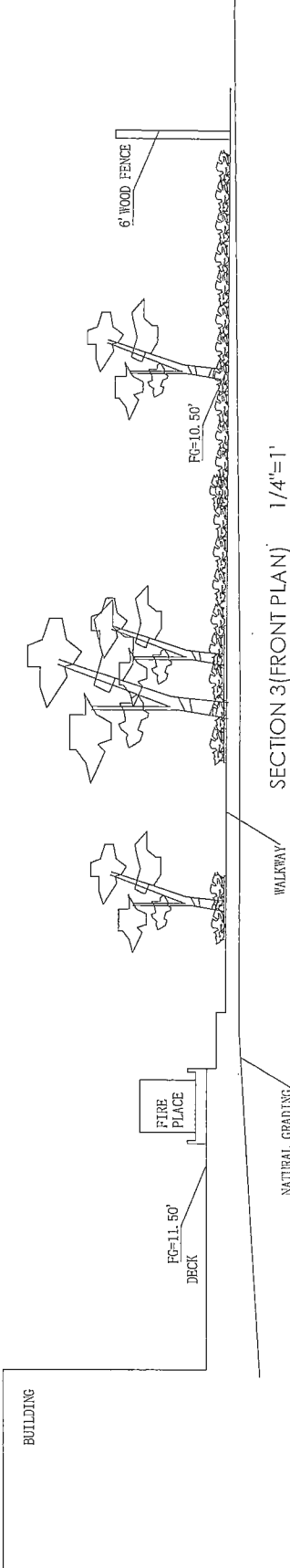
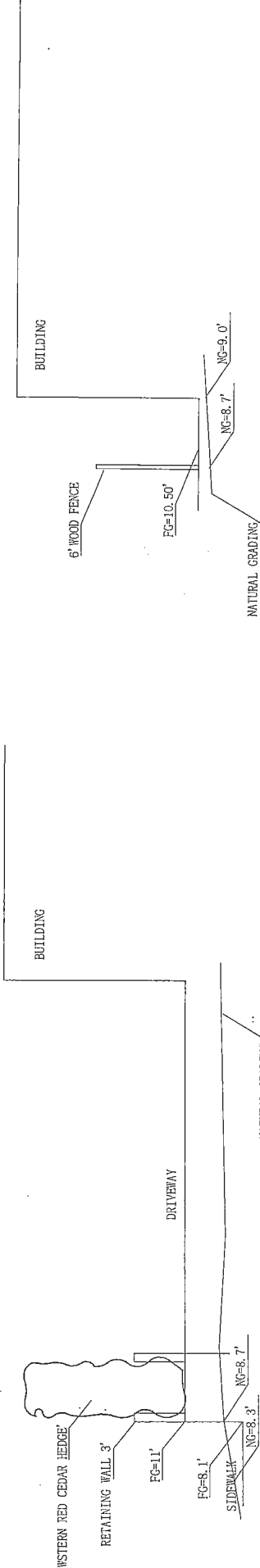
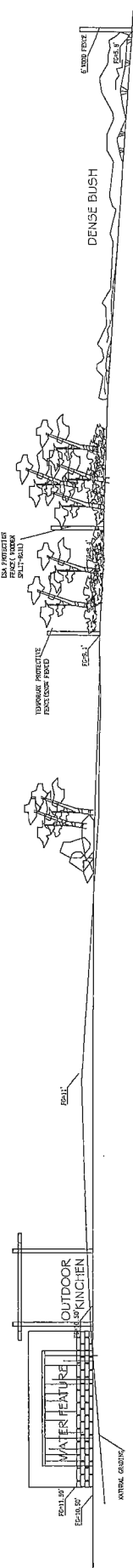
Date  
Dec. 2016

Drawn by  
Y.Z

L3

Scale  
1/4" = 1'-0"  
1/8" = 1'-0"

Plan #4



CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS  
6" DEPTH 3/4 " MINUS GRANULAR  
APPROVED COMPACTED SUBGRADE







# City of Richmond

## Development Permit

No. DP 16-735007

To the Holder: ALEX SARTORI  
Property Address: 6020 NO. 4 ROAD  
Address: C/O BOUTHOUSE DESIGN GROUP INC.  
#1 - 3331 VIKING WAY  
RICHMOND, BC V6V 1W1

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
  - a) The "Richmond Zoning Bylaw 8500" is hereby varied to increase the maximum area of the farm home plate to 1,342 m<sup>2</sup>.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #5 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$58,332.34 for ESA landscaping and \$16,416.72 for non-ESA landscaping to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived. Note that, post installation, the reduced security for ESA may be held for the duration of the three year monitoring period.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

**Development Permit**  
**No. DP 16-735007**

To the Holder: ALEX SARTORI  
Property Address: 6020 NO. 4 ROAD  
Address: C/O BOUTHOUSE DESIGN GROUP INC.  
#1 - 3331 VIKING WAY  
RICHMOND, BC V6V 1W1

---

7. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF

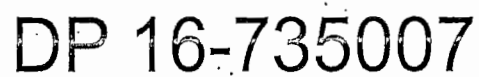
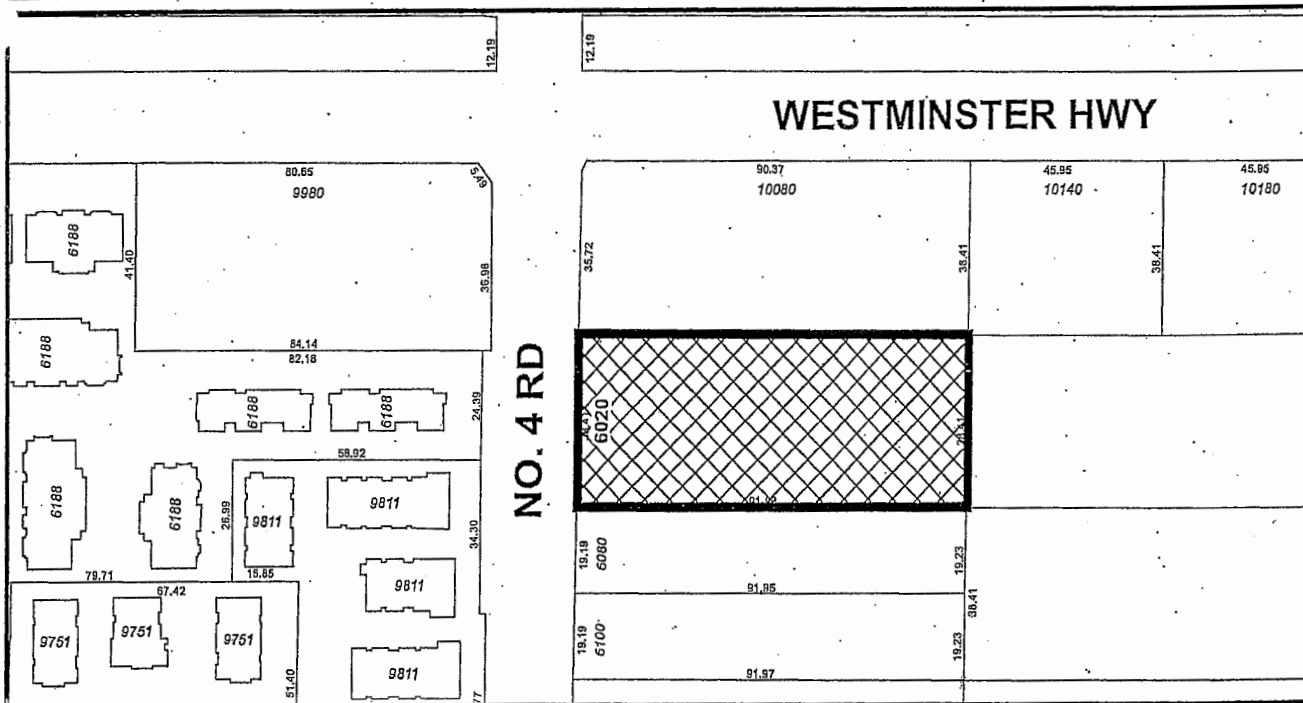
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

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MAYOR





Note: Dimensions are in METRES

**Attachment AB**  
Revised Development Application Data Sheet



**DP 16-735007**

**Attachment AB**

Address: 6020 No. 4 Road

Applicant: Alex Sartori

Owner: Jessica Sun and Qi Ming Wang

Planning Area(s): East Richmond

Floor Area Gross: 955.29 m<sup>2</sup> (10,282.60 ft.<sup>2</sup>)

|                  | Existing   | Proposed                 |
|------------------|--|--------------------------|
| Site Area:       | 3,529.70 m <sup>2</sup> (37,993.4 ft <sup>2</sup> ) m <sup>2</sup> | Same                     |
| Land Uses:       | Vacant   | Single Detached Dwelling |
| OCP Designation: | Agriculture  | Same                     |
| Zoning:          | Agriculture (AG1)  | Same                     |
| Number of Units: | None   | 1                        |

|                                       | Bylaw Requirement                                   | Proposed                | Variance       |
|---------------------------------------|---|-------------------------|----------------|
| Floor Area Ratio:                     | 0.6   | 0.3                     | none permitted |
| Lot Coverage:                         | Max. 35%  | 16.10%                  | None           |
| Setback – Front Yard:                 | Min. 6.0 m  | 8.43 m                  | None           |
| Setback – Interior Side Yard (north): | Min. 1.2 m  | 1.27 m                  | None           |
| Setback – Interior Side Yard (south): | Min. 3.0 m  | 11.70 m                 | None           |
| Setback – Rear Yard:                  | Min. 6.0 m  | 52.67 m                 | None           |
| Height (m):                           | Max. 10.5 m (no more than 2.5 storeys)              | 10.18 m (2 storeys)     | None           |
| Lot Size:                             | Min. 828 m <sup>2</sup> for Single Detached Housing | 3,529.70 m <sup>2</sup> | None           |
| Total off-street Spaces:              | 3   | 3                       | None           |
| House Size:                           | Max. 1000 m <sup>2</sup>                            | 955.29 m <sup>2</sup>   | None           |
| Farm Home Plate Area:                 | Max. 1000 m <sup>2</sup>                            | 999.73 m <sup>2</sup>   | None           |

**Attachment AC**  
Revised Development Permit Considerations



**Address:** 6020 No. 4 Road

**File No.:** DP 16-735007

**Prior to approval of the Development Permit, the developer is required to complete the following:**

1. Receipt of a landscaping security acceptable to the Director of Development in the amount of \$72,564.14 (based on the costs estimate provided by a landscape Architect including 10% contingency) for Environmentally Sensitive Area landscaping.
2. Receipt of a landscaping security acceptable to the Director of Development in the amount of \$9,561.52 (based on the costs estimate provided by a landscape Architect including 10% contingency) for non-Environmentally Sensitive Area landscaping.
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the Environmentally Sensitive Area (ESA) or within the tree protection zone of the trees to be retained.
4. Submission of a Contract entered into between the applicant and a Qualified Environmental Professional to monitor and provide annual reporting to the City on the ESA area for three years.
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. Installation of appropriate Environmentally Sensitive Area protection fencing and silt control fencing between the development areas of the site and the retained vegetation area of the site prior to any construction activities; including building demolition, occurring on-site.
7. Registration of an aircraft noise indemnity Covenant on Title.
8. Registration of a flood-plain Covenant on Title identifying a minimum habitable elevation of 2.9 m GSC. The site is in East Richmond.
9. Submission of a sketch plan prepared by a registered surveyor, and to the satisfaction of the Director of Development, outlining the ESA area.
10. Registration of a legal agreement on Title to ensure that retained and enhanced landscaping within the ESA area as shown in the surveyor's sketch plan described in Condition 9 is maintained and will not be abandoned or removed.

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

1. Enter into a Work Order\* for the design and construction of utility connections and frontage improvements. Works include, but may not be limited to the following:

**DP 16-735007 – 6020 No.4 Rd - Engineering Servicing Requirements:**

**Scope:** *ALEX SARTORI has applied to the City of Richmond for permission to construct an approximately 929 square meters (10,000 square feet) single-family dwelling at 6020 No 4 Road on a site designated as Environmentally Sensitive Area.*

**A servicing agreement is not required.**

**a. Water Works:**

- Using the OCP Model, there is 867 L/s of water available at a 20 psi residual at the No. 4 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- 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 on-site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
- At the Developers cost, the City is to:
  - Install a new water service connection complete with meter and meter box off of the existing 300 mm AC watermain on No.4 Road.

**b. Storm Sewer Works:**

- The Developer is required to:
  - Provide a 3.0 m by 3.0 m utility Statutory right-of-way (SRW) at the west property line for the proposed storm inspection chamber.
  - Provide a 3.0 m by 11.0 m utility SRW at the southwest corner of the lot for the existing storm inspection chamber STIC49676.
- At the Developers cost, the City is to:
  - Install a new storm service connection off of the existing box culvert on No. 4 Road complete with inspection chamber.
  - Cut and cap the existing storm service leads at the northwest and southwest corners of the subject site.

**c. Sanitary Sewer Works:**

As per Policy 7401, properties outside of City sewer boundaries are not permitted to connect to the City sanitary sewer. An on-site sanitary disposal system is required, to be designed by a Professional Engineer.

**d. Frontage Improvements:**

- The Developer is required to:
  - Coordinate with BC Hydro, Telus and other private communication service providers:
    - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - To determine if above ground structures are required and coordinate their locations (e.g. PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).
  - Complete other frontage improvements as per Transportation Department's requirements.

**e. General Items:**

- a. The Developer is required to:
  - The subject site is located in an environmentally sensitive area (ESA); coordination with the City's Planning and Development Department is required.

- 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.
- 2. 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.
- 3. If applicable, payment of latecomer agreement charges 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 contains 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

---

Date



January 8, 2018

David Brownlee  
 Planner – Special Projects  
 City of Richmond  
 6911 No. 3 Road  
 Richmond, B.C. V6Y 2C1

**Re: 6020 No. 4 Road, Richmond – ESA Landscape Rationale**

---

Dear David,

Sartori Environmental Inc. (SEI) has reviewed the proposed planting plan prepared by Chloe Lee for 6020 No. 4 Road, and specifically the plan for the area to be retained as Environmental Sensitive Area (ESA), freshwater wetland (FRWT, ER-1; see Figure 1). As indicated in City of Richmond's (CoR) Official Community Plan ESA Type Descriptions, the protection intent of FRWT-type ESA is to *"maintain the areal extent and condition of fresh water wetland designated as ESAs by preserving vegetation and soils, and maintaining pre-development hydrology, drainage patterns and water quality."* The following landscape rationale forms part of the City of Richmond's (CoR) ESA Development Permit (ESADP) application for this site.



Figure 1. Subject property and portion of an identified ESA (imagery and layers courtesy of RIM, 2017)

### ESA Planting Rationale

The subject property is 3,530 m<sup>2</sup> in size and is currently undeveloped. The entire site has been designated as an ESA area, however only the eastern third of the property contains native riparian trees and shrubs, and the remaining two thirds consist primarily of grass and invasive shrub vegetation. The current ESA designation over the subject property is freshwater wetland. SEI conducted a site assessment in January 2016 and documented



that soil and hydrological conditions are not conducive to wetland habitat due to dry soil conditions and an absence of aquatic vegetation within the designated area.

The objective of the proposed ESA landscape plan is to extend the vegetated portion of the property south from the northern property line by replanting a dense mix of native riparian trees, shrubs and ground cover species.

The proposed ESA planting plan increases the vegetated portion of the ESA from approximately 950 m<sup>2</sup> (27%) to 2,100 m<sup>2</sup> (60%) and maintains habitat connectivity with adjacent treed ESA habitat to the north and east of the subject property. Further, the defined ESA planting area defines the permanent ESA habitat to be protected in perpetuity.

### ESA Maintenance Plan

In order to protect and maintain the ESA over the long-term, SEI recommends the following management measures be integrated into CoR's DP:

1. **ESA Protection Fence** – Install fencing (wooden split-rail type or equivalent), along the outside edge of delineated ESA. Fencing must be at minimum 1.0 m in height and have a single access gate to the ESA for maintenance purposes.
2. **Invasive Plant Species Management** – For a period of three years following initial native riparian planting of the ESA management area (inclusive of invasive species management polygons), the Owner must retain a qualified landscaper, knowledgeable in invasive species identification and removal, to remove any new invasive plant regrowth that is observed each year. As the management area will already be regraded and protected with fencing, management should be limited to hand cutting or hand-digging of identified regrowth. Following yearly invasive species management, areas devoid of vegetation within the ESA management area due to removal or plant mortality, should be revegetated with suitable native species. It will be the responsibility of the Owner to retain a Qualified Environmental Professional (QEP) following the three year monitoring/management period to assess invasive species removal and revegetation success, and to provide an assessment of the efficacy of the ESA Maintenance Plan. The Owner should keep good records, including photo-documentation of yearly work, to facilitate final QEP assessment.
3. **Watering of Landscaped Areas** – In an effort to increase viability of newly planted trees and shrubs proposed in the plan, an above-ground irrigation system (*i.e.* soaker hose and timer) must be installed within the peripheral invasive species management polygons and newly planted ESA area following revegetation. If alternative irrigation methods are desired by the owner, details should be provided to SEI and CoR.

### Conclusion

Upon review of the landscape plan for the proposed development at 6020 No. 4 Road, Richmond, BC, it is the opinion of SEI that planned landscape works to extend the treed ESA area southward, satisfies the intent of the CoR's Criteria for Protection of Environmentally Sensitive Areas while allowing for a development footprint within the subject property.

Please contact the undersigned if you require any additional information or clarification of the above.

Sincerely,

Sartori Environmental Inc



J. Alex Sartori, R.P.Bio.



# City of Richmond

## Development Permit

**No. DP 16-735007**

To the Holder: ALEX SARTORI  
Property Address: 6020 NO. 4 ROAD  
Address: C/O BOUTHOUSE DESIGN GROUP INC.  
#1 - 3331 VIKING WAY  
RICHMOND, BC V6V 1W1

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "AD" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #5 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$72,564.14 for ESA landscaping and \$9,561.52 for non-ESA landscaping to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived. Note that, post installation, the reduced security for ESA may be held for the duration of the three year monitoring period.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

**Development Permit**  
**No. DP 16-735007**

To the Holder: ALEX SARTORI  
Property Address: 6020 NO. 4 ROAD  
Address: C/O BOUTHOUSE DESIGN GROUP INC.  
#1 - 3331 VIKING WAY  
RICHMOND, BC V6V 1W1

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7. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

---

MAYOR

[illegible][illegible]

ISSUED FOR BP

**BoutHouse**  
Design Group Inc.

UNIT 3-2331 VIKING WAY  
RICHMOND, BC V6V 1W1  
Phone: 778-257 7222  
Fax: 778-257 5501  
Email: [lori.bouthouse@gmail.com](mailto:lori.bouthouse@gmail.com)

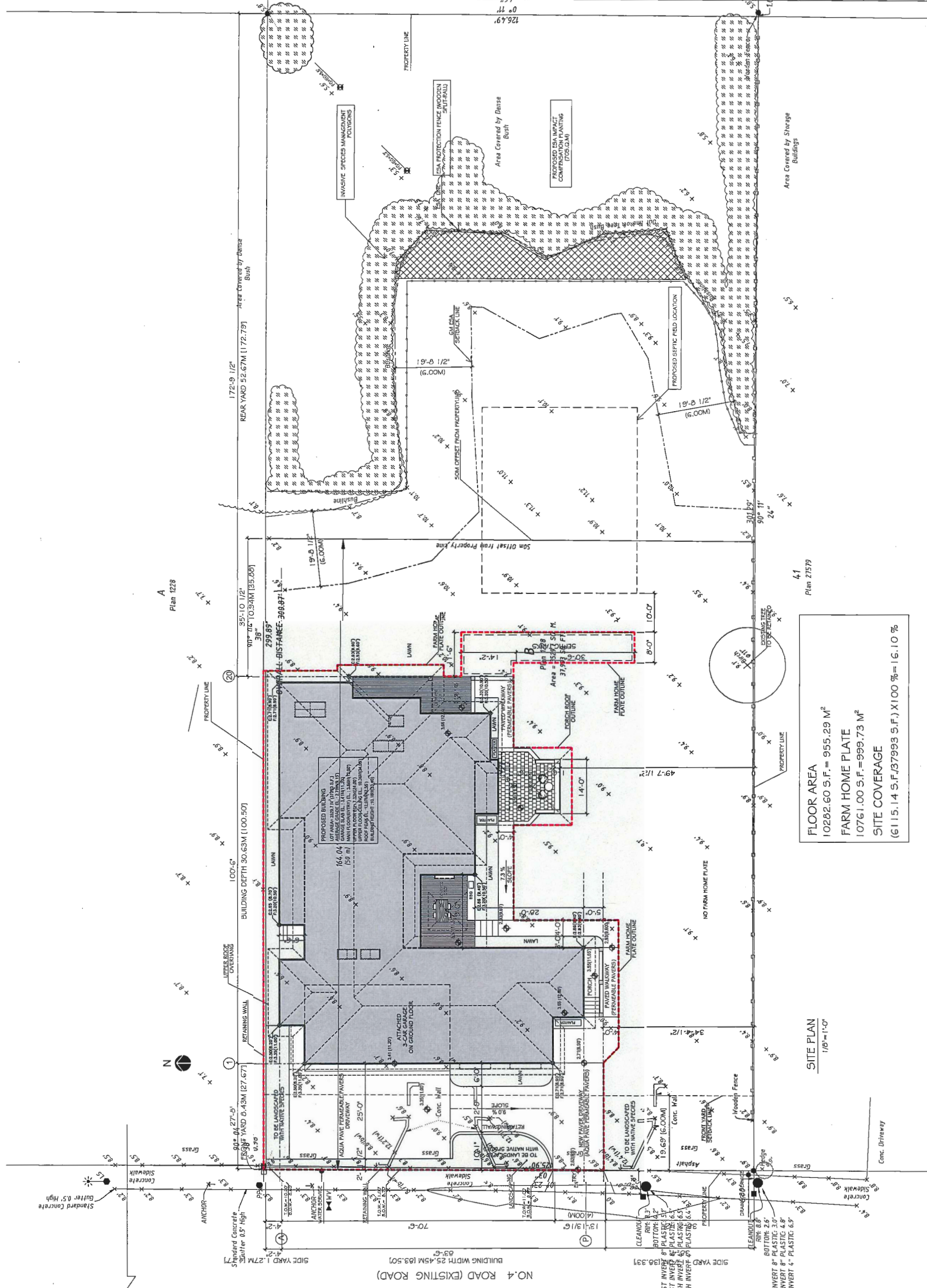
**Project Name**  
6020 NO.4 RD  
RICHMOND  
B.C.

|            |           |
|------------|-----------|
| Sheet Name | SITE PLAN |
|------------|-----------|

|          |           |
|----------|-----------|
| Date     | NOV. 2017 |
| Drawn by | TONY LI   |

A1

Scale  $1/8" = 1'-0"$

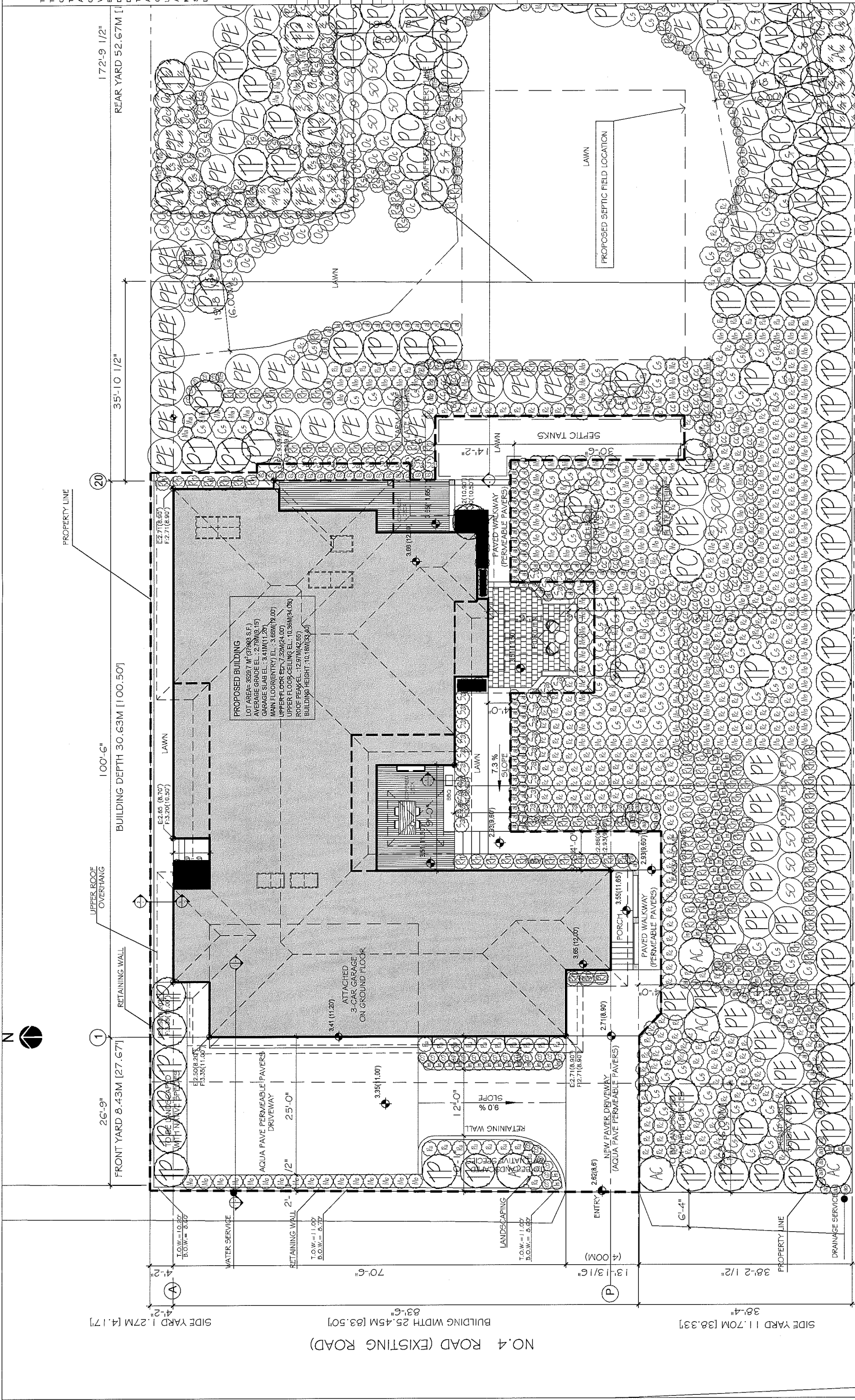


FLOOR AREA  
10232.60 S.F. = 955.29 M<sup>2</sup>  
FARM HOME PLATE  
10761.00 S.F. = 999.73 M<sup>2</sup>  
SITE COVERAGE  
(6115.14 S.F./37993 S.F.) X 100 % = 16.10 %

SITE PLAN

SITE PLAN





THE GENERAL CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH THE BY-LAWS AND SHALL ADVISE THE DESIGNER OF ANY DISCREPANCY HE MAY NOTE. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

THESE DRAWINGS ARE INTENDED FOR ARCHITECTURAL INFORMATION ONLY. THE CONTRACTOR AND ANY OTHER PERSON USING THESE DRAWINGS INFORMATION ARE ADVISED TO REFER TO CIVIL, STRUCTURE, MECHANICAL, ELECTRICAL AND INTERIOR DESIGN RELATING TO THOSE DISCIPLINES.

| No. | Revisions      | Date      |
|-----|----------------|-----------|
| 1   | ISSUED FOR DP. | 15 Nov.17 |
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1777 Wile Ave,  
Richmond B.C.  
Phone: 2045537912  
Email: yves@yves000@gmail.com

**Project Name**  
6020  
No.4 Road  
Richmond B.C.

**Sheet Name**  
LANDSCAPE PLAN

Date  
Dec. 2017  
Drawn by  
Y.Z

**L1**

Scale  
1/8" = 1'-0"

**FLOOR AREA**  
10282.60 S.F. = 955.29 M<sup>2</sup>  
**FARM HOME PLATE**  
10761.00 S.F. = 999.73 M<sup>2</sup>  
**SITE COVERAGE**  
(6115.14 S.F./37993 S.F.) X 100 % = 16.10 %

**SITE PLAN**  
1/8" = 1'-0"



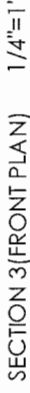
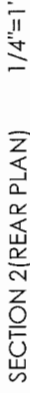
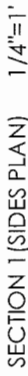
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Project Name  
6020  
No.4 Road  
Richmond B.

|          |           |
|----------|-----------|
| Date     | Dec. 2017 |
| Drawn by | Y.Z       |

|  | Scale            |
|--|------------------|
|  | $1/4'' = 1'-0''$ |
|  | $1/8'' = 1'-0''$ |

DP 16-735007



CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS  
6" DEPTH 3/4 " MINUS GRANULAR  
APPROVED COMPACTED SUBGRADE











**To:** Development Permit Panel  
**From:** Wayne Craig  
Director, Development  
**Date:** January 25, 2018  
**File:** DP 17-774155  
**Re:** **11991 Steveston Highway - Referral from January 17, 2018 Development Permit Panel**

---

### Origin

This memo responds to the following referral made at the January 17, 2018 Development Permit Panel meeting:

*That Development Permit application 17-774155 be referred back to staff and brought forward for consideration by the Development Permit Panel at its January 31, 2018 meeting, to be held at 3:30 p.m. in the Council Chambers, City Hall, in order for staff to work with the applicant to explore alternative approaches to screening all rooftop mechanical equipment on the building to mitigate and buffer noise other than increasing the height of the screened enclosure.*

### Analysis

The applicant is proposing the following responses and revisions to the rooftop screen to address the referral from Panel.

#### *Height of Rooftop Screen*

The proposed height of the rooftop screen is being reduced to 1.3 m (4.3 ft.), which is consistent with the height of the existing screen. The 1.3 m (4.3 ft.) screened enclosure height is 0.7 m (2.3 ft.) lower than the height proposed by the applicant at the January 17, 2018 Development Permit Panel meeting.

#### *Additional Measures to Reduce Noise*

To address sound generated by the rooftop mechanical equipment to ensure compliance with the City's Noise Regulation Bylaw 8856, two measures are being proposed for implementation in the project.

- Incorporation of a silencer to be installed on one of the rooftop mechanical units and selection of a new mechanical unit with decreased sound level generation; and
- Installation of solid panels incorporated into the design of the rooftop screen in accordance with the acoustical consultant's recommendations.

The applicant's acoustical consultant has confirmed that with the above proposed revisions, the anticipated noise generated from the proposed operations will be in compliance with the Bylaw.

Confirmation of the design and implementation of these measures will be secured through the building permit process.

#### *Rooftop Screen – Design Revisions*

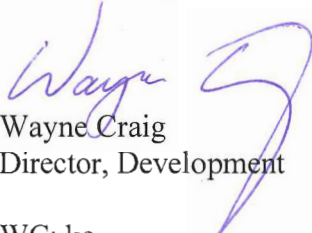
The applicant is also proposing a revised design of the rooftop screen to implement horizontal slats with reveals to provide additional architectural detailing and articulation to the structure. The proposed colour will match the base colour of the existing building. This design detail takes into account the requirement for the panels to be solid and does not result in any increase to the structure above the 1.3 m (4.3 ft.) height.

All information on other aspects of the proposed Development Permit is contained in the original staff report (Attachment 1).

#### **Conclusions**

The rooftop screen has been redesigned to be at a height of 1.3 m (4.3 ft.) and includes horizontal slats for improved design articulation of the structure. The acoustical consultant has reviewed the revised proposal, including the installation of a solid panels in the rooftop screen enclosure, a mechanical unit silencer and selection of a mechanical unit with decreased sound level generation and has confirmed the anticipated operations will be in compliance with the Noise Bylaw.

Staff support the proposed changes to the rooftop screen and recommend that the attached Development Permit and drawings be forwarded to the January 31, 2018 Development Permit Panel meeting for consideration.



Wayne Craig  
Director, Development

WC: ke

pc: Kevin Eng, Planner 2

Attachment 1 – Staff report (forwarded to January 18, 2018 Development Permit Panel)

The following are to be met prior to forwarding this application to Council for approval:

- Receipt of a Letter-of-Credit for landscaping in the amount of \$10,803.10.

Prior to future Building Permit issuance, the developer is required to complete the following:

- The following frontage works are required to be completed through a City work order process:
  - Along No. 5 Road – 1.5 m wide sidewalk and 1.5 m wide boulevard.
  - Along Steveston Highway:
    - 1.5 m wide sidewalk and 1.5 m wide boulevard.
    - 3.0 m wide by 9 m in length concrete landing pad for accessible bus stop requirements, including the necessary on-site statutory right-of-way (SRW) (approximately 1.5 m wide by 5 m in length) for a concrete pad for the placement of a bus shelter.

- Address all site service connections to City water (including metering) and storm systems to the satisfaction of Engineering staff.
- City approval of design drawings and payment of fees for the construction of the off-site works is required prior to the issuance of any building permit.
- Prior to issuance of the Building Permit, the applicant's professional consultant (acoustical/mechanical engineer) is required to provide confirmation through a letter of assurance or other acceptable document to confirm the following:
  - That the entire rooftop mechanical screened enclosure area (existing and area to be expanded) design is consistent with the recommendations in the acoustical consultant's report to confirm screen panels weigh at least 2lbs/ft<sup>2</sup> and no air gaps exist between roof screen panels and posts, adjoining panels and between the bottom of the panels and the roof.
  - Design of rooftop mechanical equipment with the applicable silencer/unit specifications as identified in the acoustical consultant's report.

Occupancy/Final inspection of the building permit will not be granted until the professional consultant provides confirmation that the above has been completed and installed to the satisfaction of the City.

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).
- If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.



City of  
Richmond

## Report to Development Permit Panel

---

**To:** Development Permit Panel

**Date:** December 18, 2017

**From:** Wayne Craig  
Director of Development

**File:** DP 17-774155

**Re:** Application by Suncor Energy Inc. for a Development Permit at 11991 Steveston Highway

---

### Staff Recommendation

That a Development Permit be issued which would permit the modification of an existing commercial building and drive-through to accommodate a drive-through restaurant establishment as a secondary use to the gas station at 11991 Steveston Highway on a site zoned "Gas Station Commercial (ZC15) – Broadmoor and Ironwood Area".

  
Wayne Craig  
Director of Development

WC:ke

Att. 1

## Staff Report

### Origin

Suncor Energy Inc. has applied to the City of Richmond for permission to modify the existing commercial building and drive-through on the subject site to accommodate a drive-through restaurant within the building on a site zoned “Gas Station Commercial (ZC15) – Broadmoor and Ironwood Area”. The site currently contains a gas station, accessory retail convenience store and supporting drive-through.

The site is being rezoned to allow “Restaurant, drive-through” as a site-specific use on the property at 11991 Steveston Highway under Bylaw 9698 (ZT 14-656010). A Public Hearing was held and 3<sup>rd</sup> reading granted on April 18, 2017. Frontage works were identified through the rezoning application to complete a sidewalk and landscaped boulevard on No. 5 Road and Steveston Highway and add an accessible concrete pad and bus shelter area for an existing bus stop along Steveston Highway. These works are required to be completed through a City work order process with all design drawings approval and fees for construction to be paid prior to Building Permit issuance. Through the rezoning, a voluntary cash contribution (\$30,000) was secured for the future installation of a bus shelter on the bus pad referenced above.

### Development Information

Please refer to attached Development Application Data Sheet (Attachment 1) for a comparison of the proposed development data with the relevant Bylaw requirements.

### Background

Development surrounding the subject site is as follows:

- To the north, A property zoned “Single-Detached RS1/E” that contains a single family dwelling;
- To the east, Across No. 5 Road, “The Gardens” mixed use development zoned “Commercial Mixed Use – The Gardens (Shellmont) (ZMU18)”;
- To the south, Across Steveston Highway, a gas station zoned “Gas Station Commercial (ZC15) – Broadmoor and Ironwood” and Ironwood Shopping Centre zoned “Community Commercial (CC)”;
- To the west, A townhouse development zoned “Low Density Townhouses (RTL3)”.

### Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage:

- Ensure all existing and new heating, ventilation and air conditioning (HVAC) equipment is properly screened from neighbouring sites.

*In response to this item, solid screening (1.3 m or 4.3 ft. in height) is proposed around the perimeter of all rooftop mechanical equipment and is consistent with the existing design of the building.*

- Measures to control and limit odours, light overspill and noise.

*In response to the above noted items, an acoustical engineer was engaged to assess the proposed development and all drive-through operations in conjunction with the City's Noise Regulation Bylaw 8856. The consultant's examination determined that the anticipated noise generated from the operations would be in compliance with the Bylaw. The applicant has confirmed that the volume for the speaker boxes for the drive-through service are automatically adjusted to take into account surrounding ambient noise levels to minimize any disturbance to neighbours. Speaker box volume levels can also be manually adjusted by staff.*

*New mechanical units will be installed on the building to support the new drive-through restaurant to address ventilation and manage odour generated from the cooking activities. The cooking ventilation units are equipped with filters to capture smoke and grease particles and minimize odours.*

*Lighting on the building and for the drive-through is recessed and shielded to prevent light overspill and glare to surrounding properties.*

- Implement landscaping to accommodate for any modifications resulting from the project.

*In response, a landscape plan has been provided that covers the implementation and replacement of landscaping on areas of the site that are impacted by the proposal.*

The Public Hearing for the rezoning of this site was held on April 18, 2017. At the Public Hearing, no concerns were noted.

### **Staff Comments**

The proposal involves minor exterior modifications to the existing commercial building to relocate an existing drive-through window along the north elevation of the building. When the gas station redeveloped approximately 10 year ago, the drive-through window and drive-aisle intended to service the retail store has never been operational. On-site modifications are proposed to accommodate the required number of vehicle queue spaces (8 minimum) for the drive-through and ensure all on-site vehicle maneuvering and circulation can be accommodated. The proposed Development Permit drawings have addressed the site planning and design issues specific to the proposal, including applicable design guidelines and policies contained in the Official Community Plan (OCP). The proposal also complies with the existing "Gas Station Commercial (ZC15) – Broadmoor and Ironwood" zoning district. No variances are being requested.

### **Advisory Design Panel Comments**

Due to the relative minor changes to the existing building and reconfiguration to the drive-through, the project was not presented to the Advisory Design Panel.

### **Analysis**

#### ***Conditions of Adjacency***

- The existing commercial building, situated along the north portion of the site, is one storey and setback approximately 6 m (20 ft.) from the north property line providing for suitable building massing adjacent to the surrounding residential context.

- Reconfiguration of the existing drive-through aisle to accommodate the required minimum 8 vehicle queue spaces occurs mainly along the east portion of the site adjacent to No. 5 Road, with the main drive-through aisle running along the north edge of the site (between the building and property line) being maintained in its present configuration.
- Order menu boards and intercoms for the drive-through are located east of the building near the entrance of the drive-through and oriented towards No. 5 Road and away from the neighbouring residential property to the north.

### ***Urban Design and Site Planning***

- With the exception of modifications at the north east portion of the site to accommodate changes to the drive-through, other minor changes are proposed for the building to accommodate the following:
  - Ensure all on-site vehicle maneuvering and circulation for the site operations (gas station, convenience store, drive-through) are accommodated without any conflicts.
  - Right-in/out driveway entrance along No. 5 Road remains clear to avoid vehicle queuing onto the public road.
  - Maintain a pedestrian connection from the sidewalk along No. 5 Road to the entrance of the commercial building, taking into account the modifications to the drive-through.
- Driveway access to the site will remain in its current configuration with one right-in/out driveway access/exit on No. 5 Road and Steveston Highway respectively.
- A total of 11 off-street parking spaces is being provided, which meets zoning bylaw requirements.

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

- The existing commercial building's cladding consists of textured concrete block, smooth texture stucco, and cultured stone with decorative metal awnings. Proposed exterior modifications will be to accommodate the relocation of the drive-through pick-up window along the north elevation to the centre of the building. The new drive-through pick-up window proposes materials consistent with existing cladding and non-illuminated identification signage. The existing pick-up window being removed will be replaced with cultured stone, consistent with existing cladding.
- An overall update to the project's corporate branding is also being undertaken with the addition of the drive-through establishment to implement new signage on the building and new graphics/signage incorporated into the existing monument sign at the corner of the site. Any signage with illumination is restricted to portions of the building fronting the public streets only to minimize impacts to neighbouring residential land uses.
- There is an existing screened enclosure (metal solid screen 1.3 m or 4.3 ft. in height) on the rooftop of the building that will be expanded to screen all mechanical equipment required for the commercial building. An existing 0.75 m (2.5 ft.) height parapet also helps to minimize the visibility of the screened mechanical enclosure from surrounding areas.
- As recommended by the applicant's acoustical consultant, the above referenced screened enclosure for the rooftop mechanical equipment has been designed to mitigate and buffer noise. Confirmation of the screened enclosure being designed and installed in accordance with the acoustical consultant's recommendations will be secured through the building permit process.



***Landscape Design and Open Space Design***

- The site has established landscaping and perimeter fencing to the north and west adjacent to the neighbouring residential land uses:
  - To the north, the drive-through aisle is buffered by an existing mature hedge and fence, which will remain. Where the drive-through is reconfigured, cedar hedging is proposed to replace the existing hedging to be removed to maintain the solid landscape screen.
  - To the west (adjacent to the low-density townhouses) is existing landscaping consisting of a wooden fence, mature evergreen hedging and equally spaced medium sized deciduous trees that will remain and provides for an effective landscaped buffer.
- Replacement landscaping will also be implemented around the north east portion of the site in response to the reconfiguration of the drive-through to add plantings to border the drive-aisles and help define the proposed outdoor courtyard/seating area located to the east of the building. Proposed plantings are consistent with the existing on-site plant and tree species and help buffer the drive-through aisle from the neighbouring property to the north and the fronting road (No. 5 Road).
- The paved/stamped concrete areas existing at the north east corner of the site will be modified to accommodate the changes to the drive-through, with appropriate pavement markings and stamped concrete to be reinstated where removed.
- In order to ensure the proposed revisions to the on-site landscaping are completed, a landscape security of \$10,803.10 will be submitted prior to issuance of the Development Permit by Council.

***Crime Prevention Through Environmental Design***

- Illumination at the rear of the existing building along the drive-through aisle is provided by existing on-site light standards and building mounted lights. To minimize light overspill and glare, the light standards have downward oriented recessed lighting and building mounted lighting is shielded and incorporated into the design of the building.
- Active and passive surveillance of the rear of the building will be facilitated with drive-through operations.

**Conclusions**

The proposed development addresses conditions of adjacency to minimize any potential impacts to the neighbouring residential land uses and the changes to the existing commercial building are consistent with the form and character of the overall site. On this basis, staff recommend support of this Development Permit application.



Kevin Eng  
Planner 2

KE:le

The following are to be met prior to forwarding this application to Council for approval:

- Receipt of a Letter-of-Credit for landscaping in the amount of \$10,803.10.

Prior to future Building Permit issuance, the developer is required to complete the following:

- The following frontage works are required to be completed through a City work order process:

- Along No. 5 Road – 1.5 m wide sidewalk and 1.5 m wide boulevard.
- Along Steveston Highway:
  - 1.5 m wide sidewalk and 1.5 m wide boulevard.
  - 3.0 m wide by 9 m in length concrete landing pad for accessible bus stop requirements, including the necessary on-site statutory right-of-way (SRW) (approximately 1.5 m wide by 5 m in length) for a concrete pad for the placement of a bus shelter.
- Address all site service connections to City water (including metering) and storm systems to the satisfaction of Engineering staff.
- City approval of design drawings and payment of fees for the construction of the off-site works is required prior to the issuance of any building permit.
- Prior to issuance of the Building Permit, the applicant's professional consultant (acoustical/mechanical engineer) is required to provide confirmation through a letter of assurance or other acceptable document that the entire rooftop mechanical screened enclosure area (existing and area to be expanded) design is consistent with the recommendations in the acoustical consultant's report to confirm screen panels weigh at least 2lbs/ft<sup>2</sup> and no air gaps exist between roof screen panels and posts, adjoining panels and between the bottom of the panels and the roof. Final inspection/occupancy of the building permit will not be granted until the professional consultant provides confirmation that the screened enclosure has been installed in accordance with the appropriate specifications.
- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).
- If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.



# City of Richmond

## Development Application Data Sheet

Development Applications Department

**DP 17-774155****Attachment 1**Address: 11991 Steveston HighwayApplicant: Suncor Energy Inc.Owner: Suncor Energy Inc.Planning Area(s): Ironwood Sub Area

|                  | Existing   | Proposed  |
|------------------|--|---|
| Site Area:       | 3,042 m <sup>2</sup>                                   | No change   |
| Land Uses:       | Gas station and accessory retail convenience store     | Add a drive-through restaurant to the existing commercial building as a secondary use |
| OCP Designation: | Neighbourhood Service Centre                           | No change – complies  |
| Zoning:          | Gas Station Commercial (ZC15) – Broadmoor and Ironwood | Add “Restaurant, drive-through” as a site specific secondary use                      |

|                          | Bylaw Requirement                                 | Proposed  | Variance       |
|--------------------------|---|---|----------------|
| Floor Area Ratio:        | 0.35  | 0.1   | none permitted |
| Lot Coverage:            | Max. 35%  | 17% (includes existing canopy over gas pump islands)  | None           |
| Building Setbacks:       | Road: Min. 12 m<br>Rear: Min 3 m<br>Side: Min 3 m | Road: 33 m (Steveston Highway)<br>Road: 18 m (No. 5 Road)<br>Rear: 6.5 m (north)<br>Side: 20 m (west) | None           |
| Height (m):              | Max. 9 m  | 5.2 m   | None           |
| Total off-street Spaces: | 9 stalls  | 11 stalls   | None           |



# City of Richmond

## Development Permit

No. DP 17-774155

To the Holder: Suncor Energy Inc. (c/o Anna Stilwell)

Property Address: 11991 Steveston Highway

Address: 200, 4838 Richard Road SW  
Calgary, Alberta  
T3E 6L1

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1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #7 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$10,803.10 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

**Development Permit**  
**No. DP 17-774155**

To the Holder: Suncor Energy Inc.  
Property Address: 11991 Steveston Highway  
Address: 200, 4838 Richard Road SW  
Calgary, Alberta  
T3E 6L1

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7. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

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MAYOR













ST-77-155

| Revisions |             |      | DRAWN | APPROD. |
|-----------|-------------|------|-------|---------|
| REV.      | DESCRIPTION | DATE |       |         |
|           |             |      |       |         |
|           |             |      |       |         |
|           |             |      |       |         |
|           |             |      |       |         |
|           |             |      |       |         |

|  | TO   | FOR                              | DATE        |
|--|------|----------------------------------|-------------|
|  | CITY | ISSUED FOR DEVELOPMENT PERMIT    | 13 APR 2017 |
|  | CITY | RE-ISSUED FOR DEVELOPMENT PERMIT | 08 DEC 2017 |

SEAL.

VANCOUVER • TORONTO • OTTAWA

4889 Kingsway • Suite 401  
www.apandoralect.com  
Burnaby, BC V5H 4T2  
(604) 568-6060 fax (604) 568-4160



WESTERN REGION

DRAWING TITLE:

PROPOSED  
FLOOR PLAN

PROJECT:  
NEIGHBOURS (A&W) REBRANDING  
11991 STEVENSTON HWY @ No.5 ROAD

RICHMOND, BRITISH COLUMBIA

|                 |    |   |
|-----------------|----|---|
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DATE DRAWN: \_\_\_\_\_ DEC 2017

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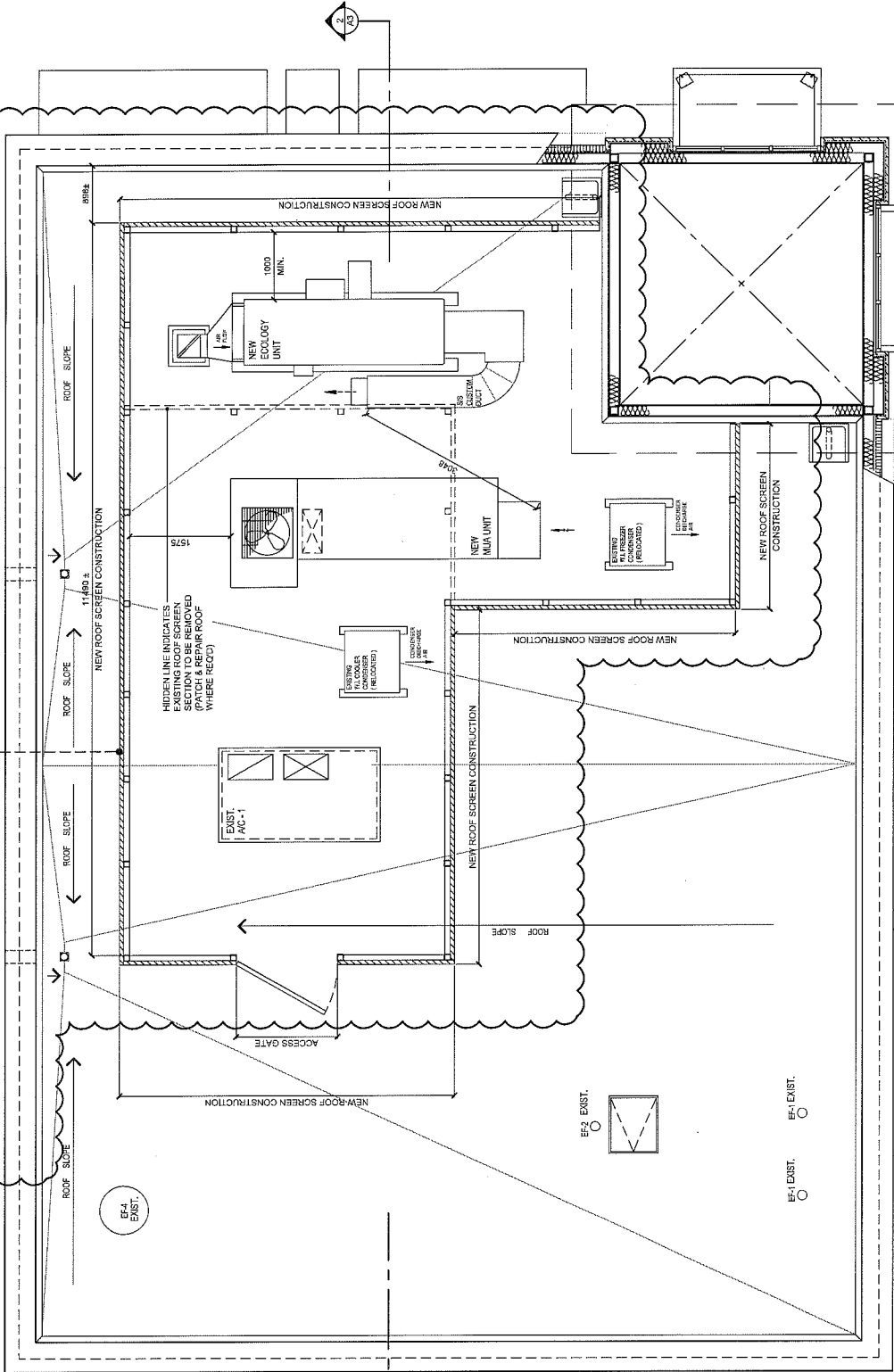
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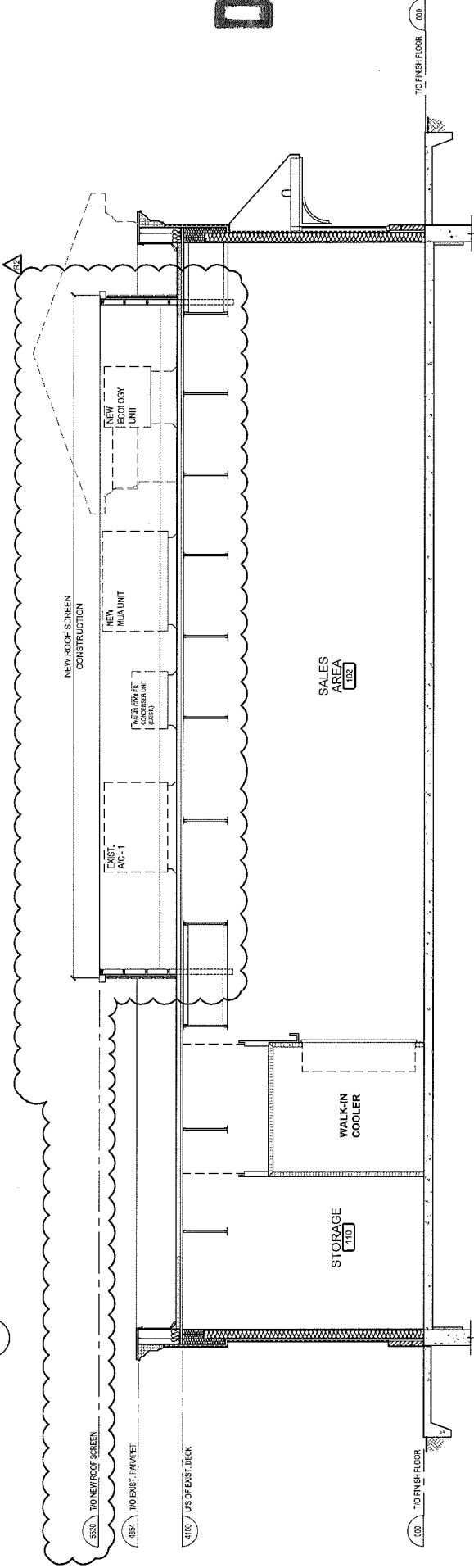
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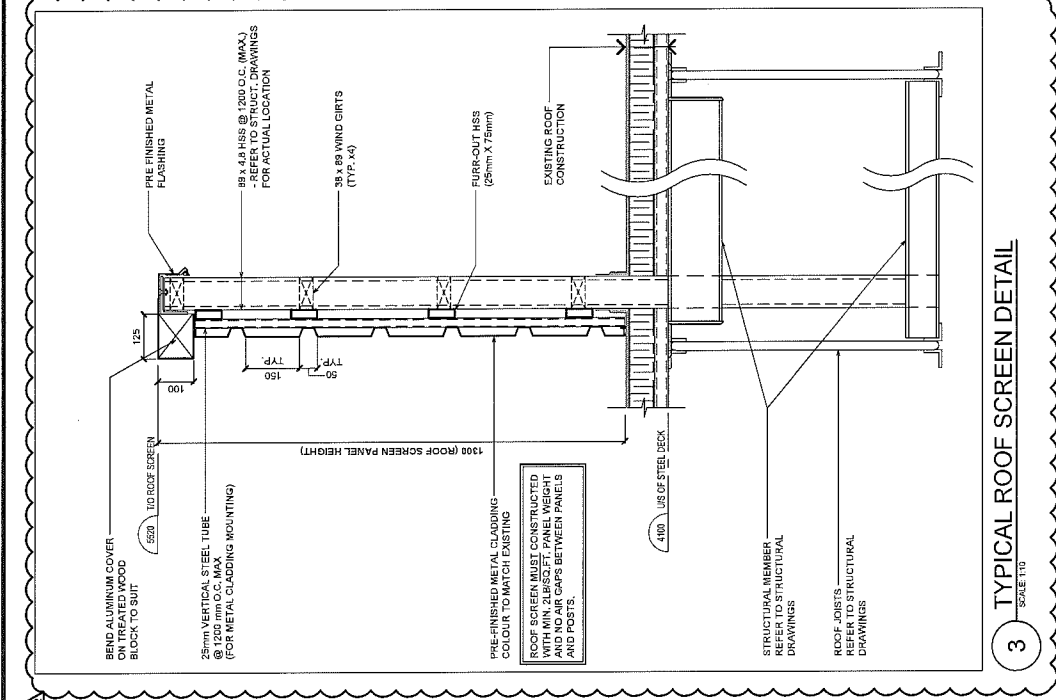
NEW ROOF SCREEN (TYPICAL)  
MUST BE CONSTRUCTED WITH MIN. 2 LB/SD.FT. PANEL WEIGHT  
AND NO AIR GAPS BETWEEN PANELS AND POSTS.  
PROVIDE ALL NEW ROOF SCREEN TO MEET ABOVE REQUIREMENTS IF NEEDED.



1 ROOF PLAN  
SCALE 1/8"



2 BUILDING SECTION (THRU ROOF SCREEN)  
SCALE 1/8"



3 TYPICAL ROOF SCREEN DETAIL  
SCALE 1/4"

**Metric**

- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
- CONTRACTOR TO CHECK/VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ALL DISCREPANCIES TO BE REPORTED TO PROJECT DESIGNER.
- DO NOT SCALE DRAWINGS.

**Revisions**

| REV | DESCRIPTION                     | DRAWN (APP'D) | DATE        |
|-----|---------------------------------|---------------|-------------|
| A   | REVISION: ROOF TOP UNIT LAYOUT  |               | 08 DEC 2017 |
| B   | REVISION: ROOF SCREEN EXTENSION |               | 25 JAN 2018 |
| C   | REVISION: ROOF SCREEN LAYOUT    |               |             |
| D   | REVISION: ROOF SCREEN LAYOUT    |               |             |

**Issue Table**

| TO   | FOR                              | DATE        |
|------|----------------------------------|-------------|
| CITY | ISSUED FOR DEVELOPMENT PERMIT    | 13 APR 2017 |
| CITY | RE-ISSUED FOR DEVELOPMENT PERMIT | 10 JAN 2018 |
|      |                                  |             |
|      |                                  |             |
|      |                                  |             |

SEAL

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www.xpaularchitect.com  
(604) 564-4000

Burnaby, BC V5H 4T2  
Fax: (604) 564-4109

**PETRO-CANADA**  
A Suncor Energy Business

**WESTERN REGION**

**ROOF PLAN & BUILDING SECTION**

**PROJECT:**  
NEIGHBOURS (A&W) REBRANDING  
11991 STEVENSTON HWY @ No.5 ROAD  
RICHMOND, BRITISH COLUMBIA

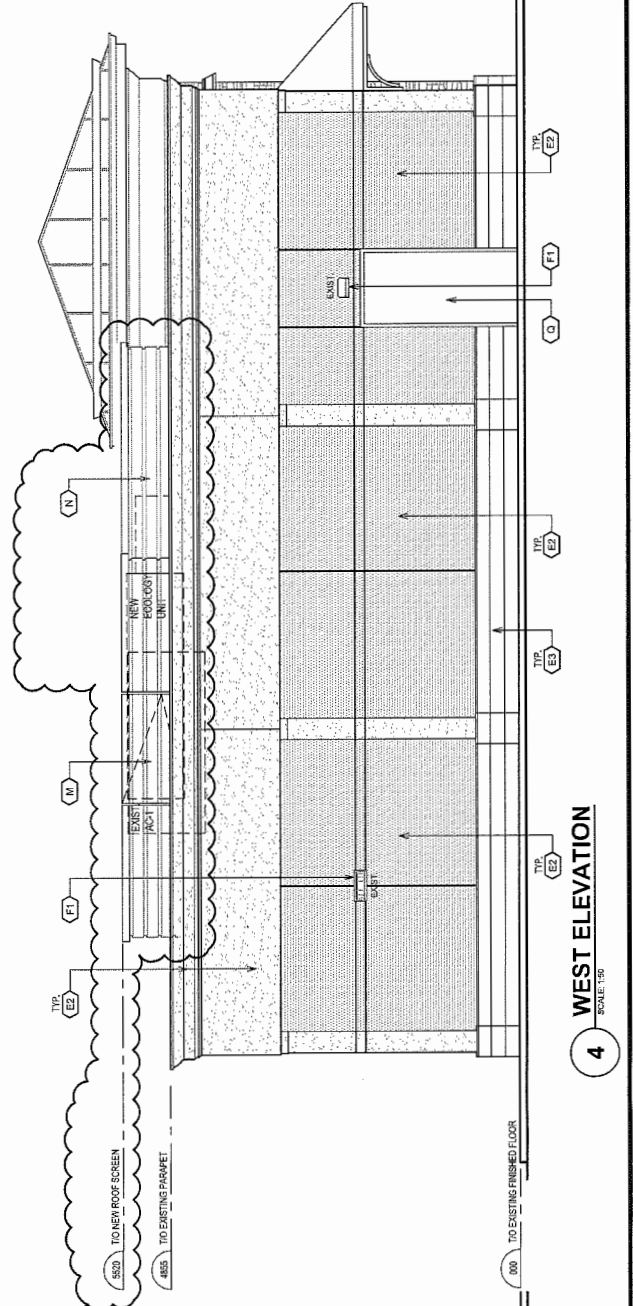
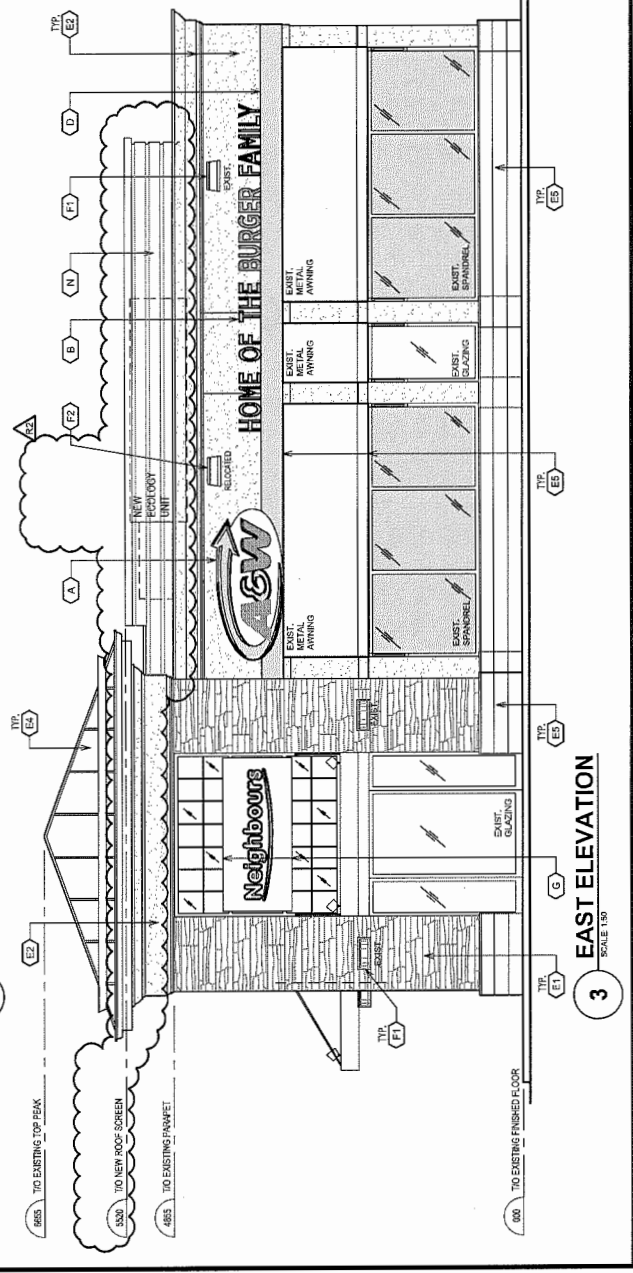
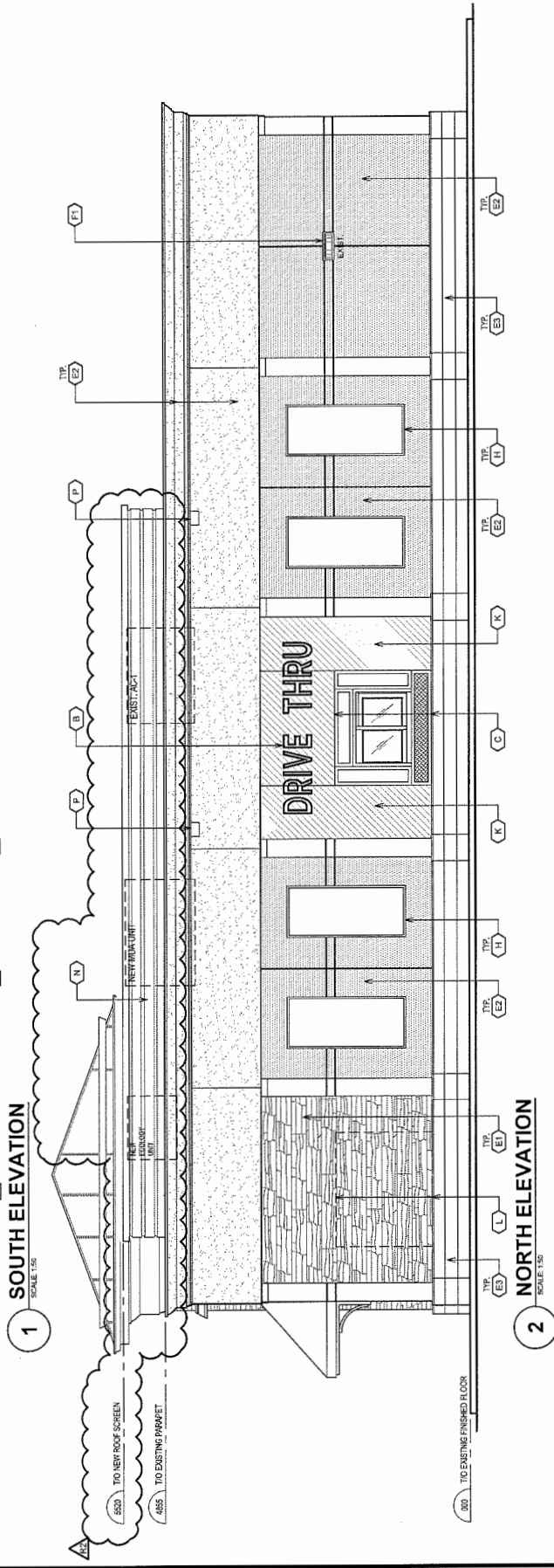
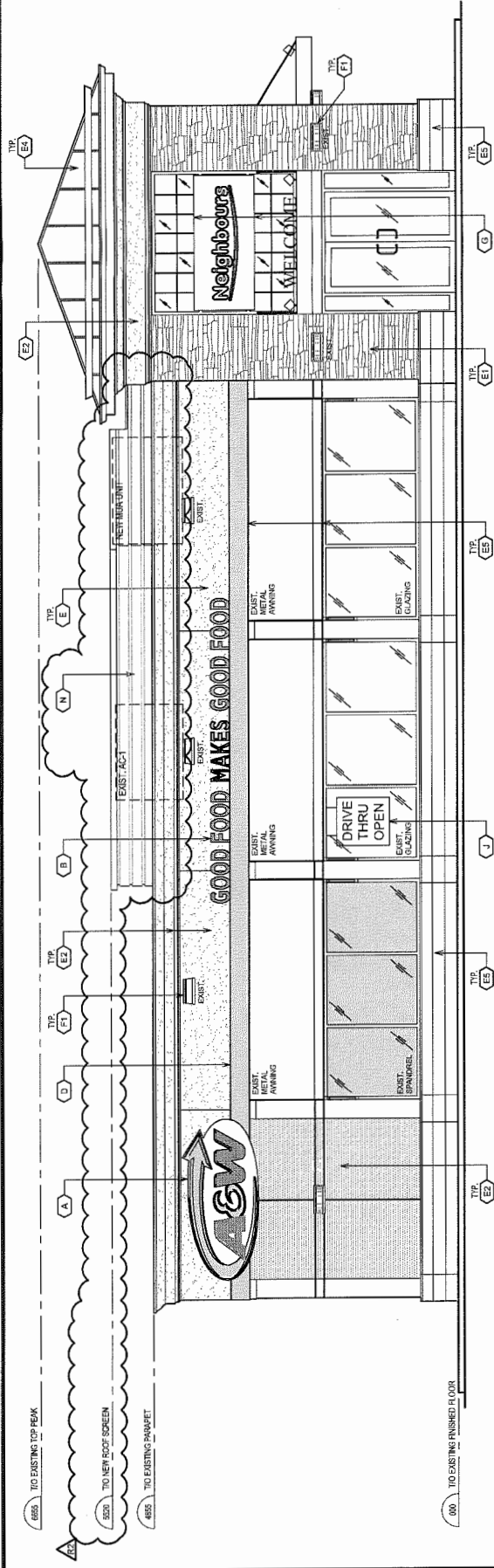
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|----------------|------------|-------------|-------------|
| 1:50           |            | JAN 2018    |             |

| PLOT SCALE | PLOT DATE | APPROVED BY: | PLOT CONFIGURATION |
|------------|-----------|--------------|--------------------|
|            |           |              |                    |

|                    |    |
|--------------------|----|
| STD No./OUTLET No. | A3 |
| 02807              |    |

Plan 4  
JAN 25 2018  
DP 17-774155



| NO. | PRODUCT  | SPECIFICATION & COLOUR                              | REMARKS                              |
|-----|--|---|--------------------------------------|
| A   | NEW ILLUMINATED LOGO SIGN                      |   | PROVIDED BY AAW                      |
| B   | NEW NON-ILLUMINATED LETTER SIGN                |   | PROVIDED BY AAW                      |
| C   | RELOCATED DRIVE-THRU WINDOW                    |   |                                      |
| D   | ILLUMINATED SIGN BAND                          | COLOUR : AAW ORANGE                                 | SUPPLIED BY AAW<br>INSTALLED BY C.C. |
| E1  | EXISTING CULTURED STONE FINISH                 |   |                                      |
| E2  | EXISTING STUCCO FINISH                         |   |                                      |
| E3  | EXISTING ARCHITECTURAL BLOCK BASE              |   |                                      |
| E4  | EXISTING METAL ROOF                            | PATCH & REPAIR WHERE REDD (SITE VERIFY)             |                                      |
| E5  | EXISTING METAL AWNING                          |   |                                      |
| E6  | EXISTING LIGHT FIXTURES                        | ENSURE IN GOOD WORKING CONDITION<br>RE-LAMP IF REQD |                                      |
| E7  | EXISTING LIGHT FIXTURES (RELOCATED)            |   |                                      |
| E8  | NEW SIGN FACE                                  | APPLY ON EXISTING ILLUMINATED SIGN BOX              | PROVIDED BY AAW                      |
| E9  | NON-ILLUMINATED AAW<br>GRAPHIC SNAP FRAME UNIT |   | PROVIDED BY AAW                      |
| E10 | AAW DRIVE-THRU OPEN<br>ILLUMINATED SIGN        | INTERIOR SUSPENDED                                  |                                      |
| E11 | NEW AAW WALL PANEL                             | COLOUR TO MATCH : AAW ORANGE                        |                                      |
| E12 | NEW CULTURED STONE IN-FILL                     |   |                                      |
| E13 | ROOF SCREEN ACCESS GATE                        | COLOUR TO MATCH EXISTING                            |                                      |
| E14 | NEW ROOF SCREEN CONSTRUCTION                   | COLOUR TO MATCH EXISTING                            |                                      |
| E15 | EXISTING ROOF SCUPPER                          |   |                                      |
| E16 | EXISTING DOOR & FRAME                          | PATCH & REPAIR WHERE REQD (SITE VERIFY)             |                                      |

5 EXTERIOR FINISH SCHEDULE  
SCALE N.T.S.

Plan 5A  
JAN 25 2018  
DP 17-774155

Metric

- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED
- CONFORM TO THE CANADIAN STANDARD FOR ARCHITECTURAL DRAWINGS
- DO NOT SCALE DRAWINGS

Revisions

| REV. | DESCRIPTION                        | DRAWN (APP'D) | DATE        |
|------|------------------------------------|---------------|-------------|
| A    | REISED ROOF SCREEN LAYOUT & HEIGHT |               | 25 JAN 2018 |
|      |                                    |               |             |
|      |                                    |               |             |
|      |                                    |               |             |

Issue Table

| TO   | FOR                              | DATE        |
|------|----------------------------------|-------------|
| CITY | ISSUED FOR DEVELOPMENT PERMIT    | 13 APR 2017 |
| CITY | RE-ASSUED FOR DEVELOPMENT PERMIT | 10 JAN 2018 |
|      |                                  |             |
|      |                                  |             |

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PAUL ARCHITECT

ARCHITECTS • INTERIORS • LANDSCAPE

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Vancouver, BC V6M 4K6  
(604) 685-6600

PETRO-CANADA

A Sunoco Energy Business

WESTERN REGION

PROPOSED EXTERIOR ELEVATIONS

PROJECT: NEIGHBOURS (AAW) REBRANDING

11991 STEVENSTON HWY @ No.5 ROAD

RICHMOND, BRITISH COLUMBIA

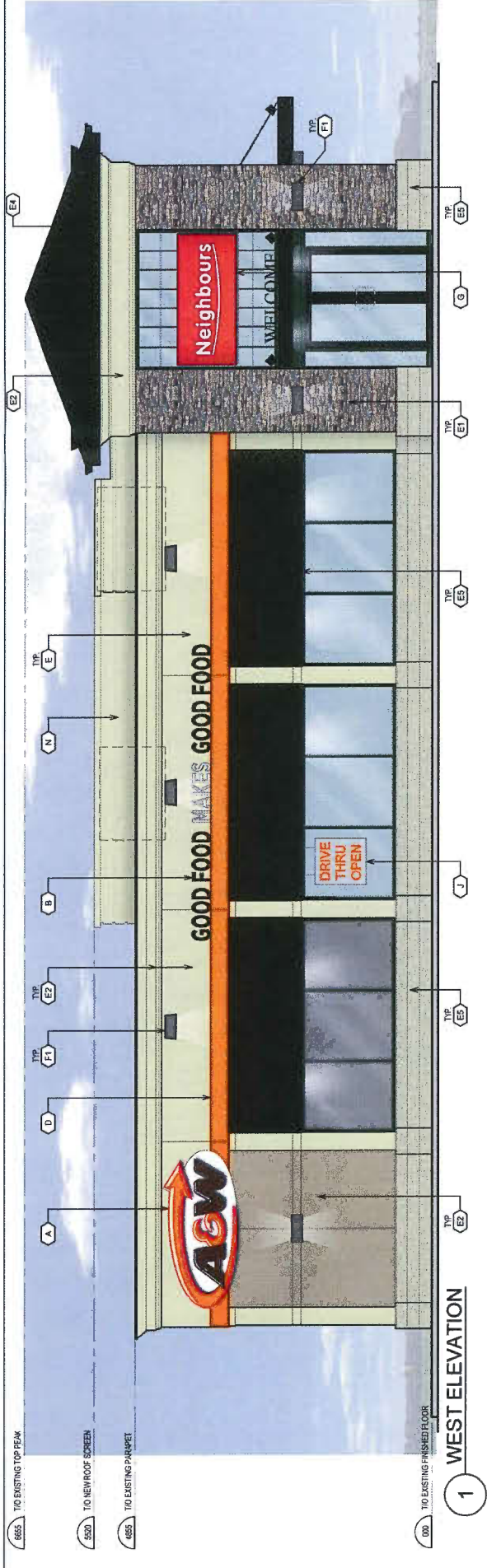
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PLOT DATE  
PLOT CONFIGURATION

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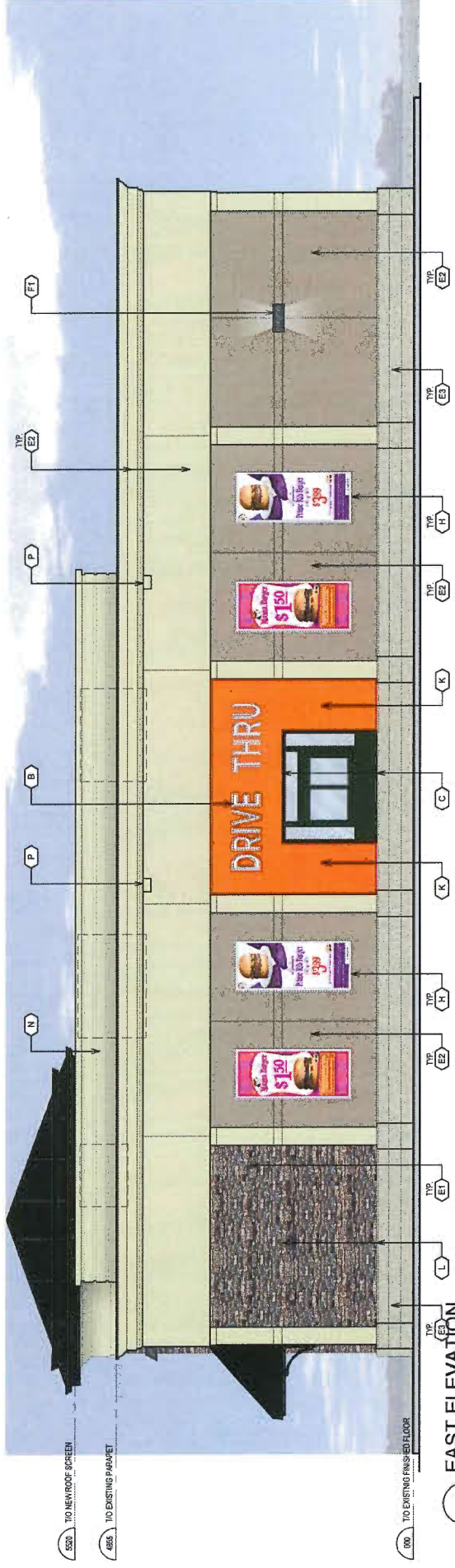
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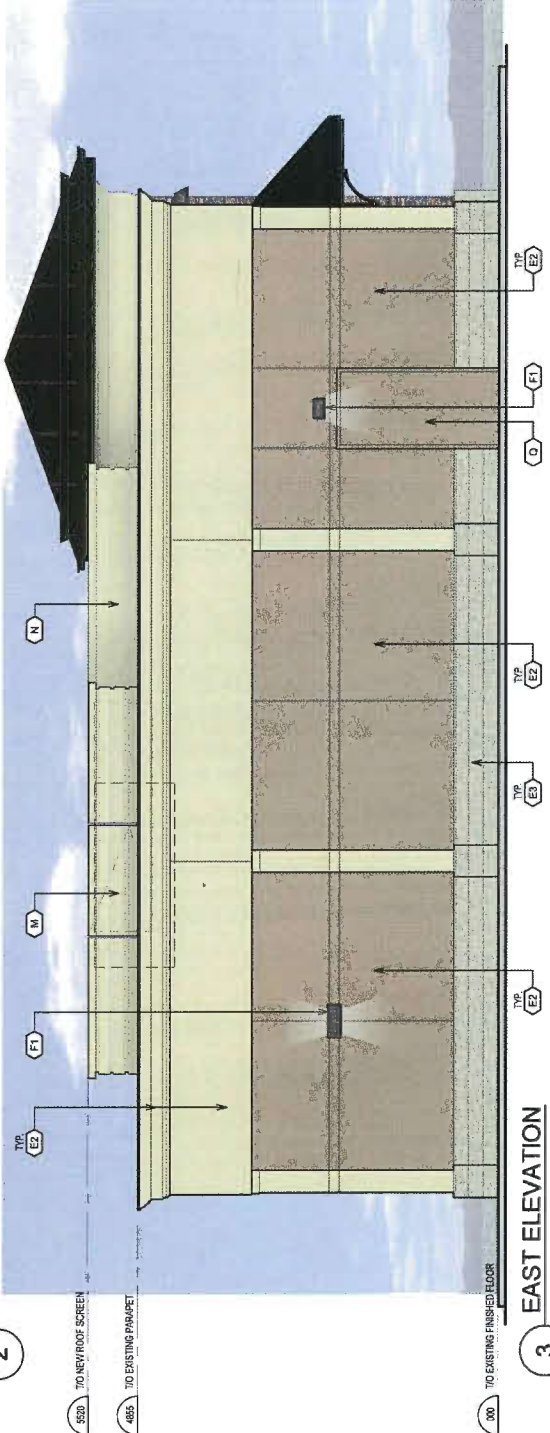




1 WEST ELEVATION



2 EAST ELEVATION



3 EAST ELEVATION



4 WEST ELEVATION

| NO. | PRODUCT  | SPECIFICATION & COLOUR                               | REMARKS                              |
|-----|--|--|--------------------------------------|
| A   | NEW ILLUMINATED LOGO SIGN                      |  | PROVIDED BY A&W                      |
| B   | NEW NON-ILLUMINATED LETTER SIGN                |  | PROVIDED BY A&W                      |
| C   | RELOCATED DRIVE-THRU WINDOW                    |  |                                      |
| D   | ILLUMINATED SIGN BAND                          | COLOUR : A&W ORANGE                                  | SUPPLIED BY A&W<br>INSTALLED BY G.C. |
| E1  | EXISTING CULTURED STONE FINISH                 |  |                                      |
| E2  | EXISTING STUCCO FINISH                         |  |                                      |
| E3  | EXISTING ARCHITECTURAL BLOCK BASE              | PATCH & REPAIR WHERE RECD (SITE VERIFY)              |                                      |
| E4  | EXISTING METAL ROOF                            |  |                                      |
| E5  | EXISTING METAL AWNING                          |  |                                      |
| E6  | EXISTING LIGHT FIXTURES                        | ENLARGE IN GOOD WORKING CONDITION<br>RE-LAMP IF RECD |                                      |
| E7  | EXISTING LIGHT FIXTURES (RELOCATED)            | APPLY ON EXISTING ILLUMINATED SIGN BOX               |                                      |
| E8  | NEW SIGN FACE                                  |  |                                      |
| E9  | NON-ILLUMINATED A&W<br>GRAPHIC SNAP FRAME UNIT |  | PROVIDED BY A&W                      |
| F1  | A&W DRIVE-THRU OPEN<br>ILLUMINATED SIGN        | INTERIOR SUSPENDED                                   | PROVIDED BY A&W                      |
| K   | NEW ACM WALL PANEL                             | COLOUR TO MATCH : A&W ORANGE                         |                                      |
| L   | NEW CULTURED STONE INFILL                      |  |                                      |
| M   | ROOF SCREEN ACCESS GATE                        | COLOUR TO MATCH EXISTING                             |                                      |
| N   | NEW ROOF SCREEN EXTENSION                      | COLOUR TO MATCH EXISTING                             |                                      |
| P   | EXISTING ROOF SCUPPER                          |  |                                      |
| Q   | EXISTING DOOR & FRAME                          | PATCH & REPAIR WHERE RECD (SITE VERIFY)              |                                      |

5 EXTERIOR FINISH SCHEDULE

SCALE: 1/8" = 1'-0"

Plan 5B

JAN 25 2018

DP 17-774155





