



## Development Permit Panel

Council Chambers, City Hall  
6911 No. 3 Road

Wednesday, April 12, 2017  
3:30 p.m.

### Minutes

*Motion to adopt the minutes of the Development Permit Panel meeting held on March 29, 2017.*



1. **Development Permit 16-735007**  
(REDMS No. 5313132 v. 3)

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)" zone and designated as an Environmentally Sensitive Area (ESA).*



2. **New Business**

3. **Date of Next Meeting: April 26, 2017**

4. **Adjournment**



**Development Permit Panel  
Wednesday, March 29, 2017**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, Chair  
Cathryn Volkering-Carlile, General Manager, Community Services  
Robert Gonzalez, General Manager, Engineering and Public Works

The meeting was called to order at 3:32 p.m.

**Minutes**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on February 15, 2017, be adopted.*

**CARRIED**

**1. Development Permit 16-740024**

(REDMS No. 5321653) (File Ref. No.: Xr: HA 16-744661)

APPLICANT: Tien Sher Chatham Development Ltd.

PROPERTY LOCATION: 3755 Chatham Street

**INTENT OF PERMIT:**

1. Permit the construction of a 3 storey mixed use development containing 16 residential units at 3755 Chatham Street on a site zoned "Commercial Mixed Use (ZMU32) – Steveston Village";
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - (a) Increase the maximum permitted building height from 12 m up to 14.75 m to allow elevator and stair access to the rooftop and a portion of the building parapet to project beyond the maximum building height; and
3. Issue a Heritage Alteration Permit (HA 16-744661) at 3755 Chatham Street in

## Development Permit Panel

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accordance with the Development Permit.

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

Ken Chow, Interface Architecture, accompanied by Charan Sethi, Tien Shier Group, provided background information on the proposed development and highlighted the following:

- the project design concept is to create four distinct building facades corresponding to historic lot lines and inspired by four identified heritage resource buildings in the Steveston Village Heritage Conservation Area;
- modern cladding materials such as hardie narrow board lap siding, shingle siding, and fiber cement/wood trim are proposed to be used;
- the zero lot line adjacency on the east and west side yards and narrow gap between the subject building and adjacent buildings on both sides are addressed by continuing the cladding treatment on both sides of the elevation, infilling with hardie trim, installing a metal flashing to cover the top of the narrow gap, and incorporating a movable wood panel at the base of the gap on the west side;
- a public pedestrian access is provided from the lane at the back to retail and commercial frontages along Chatham Street through the indoor parking area secured on both ends by metal security gates; and
- the proposed rooftop amenity area is located at the center to minimize visibility from the street and can be accessed by a full-size elevator and stairs.

Meredith Mitchell, M2 Landscape Architecture, briefed the Panel on the main landscaping features of the proposed development, noting that (i) an existing neighbouring tree at the back is proposed to be retained and protected with tree protection fencing, (ii) low planting materials will be introduced at the outdoor parking area off the lane, (iii) special paving treatment is proposed for the sidewalk along Chatham Street frontage which matches the architecture of the building, (iv) the rooftop amenity area is programmed to create a “room” feel for the active and passive spaces, and (v) storage space for garden tools will be provided for rooftop garden users.

In response to queries from the Panel, the design team advised that (i) usable space under the mansard roof could be utilized for installation of cubbie shelves for storage of garden tools, (ii) barrier-free access is provided from the handicapped parking space to the commercial and retail frontages, (iii) the proposed public pedestrian access through the parkade is not enclosed, is well-lit, and will be provided with signage to address potential safety and security issues, and (iv) relocating the elevator and stairs closer to the centre of the building would result in an inefficient building design.

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#### Staff Comments

Wayne Craig, Director, Development, noted that (i) the project was reviewed and supported by the Richmond Heritage Commission and Advisory Design Panel, (ii) the proposed development includes 16 basic universal housing units, (iii) significant sustainability features of the project include meeting Energuide 82 standards, (iv) the two stair access structures are approximately one meter above the 12-meter maximum permitted building height, and (v) the elevator overrun exceeds the maximum building height by 2.75 meters.

In response to a query from the Panel, Mr. Craig acknowledged that the proposed building height variances are consistent with the height variances granted to similar projects with rooftop access through elevator and stairway.

#### Gallery Comments

Ralph Turner, 3411 Chatham Street, noted that four development projects in Steveston Village have been granted height variances and questioned the rationale for allowing the height variances despite the limitation provided in the Zoning Bylaw.

In response to Mr. Turner's query, the Chair stated that the current provision on maximum permitted building height in the Zoning Bylaw is restrictive; however, the Development Permit Process provides for height variances to be considered on a case-by-case basis and subject to the merits of the variance request.

Jeannethe Root, 3760 Broadway Street, expressed concern regarding the plan for the westward extension of the existing lane at the back of the subject property which will terminate at the west end of the proposed development, and not continue all the way through to Second Avenue. She noted that the proposed location of the parking entrance off the future lane extension will cause traffic congestion in the already busy lane due to the location of the medical building, Steveston United Church and child care in the area.

In addition, Ms. Root noted that (i) the lane is currently used for vehicular parking by medical building clients, (ii) visitor and employee parking has increased on the streets surrounding the proposed development due to hourly restrictions on street parking in downtown Steveston Village and lack of parking spaces for stores and offices in the area, and (iii) the proposed public pedestrian access through the ground floor parkade of the proposed development could pose potential security issues.

In response to queries from the Panel, Mr. Craig advised that (i) the proposed number of visitor, commercial and residential parking spaces for the subject development complies with the Zoning Bylaw, (ii) further westward extension of the lane up to Second Avenue will happen when neighbouring lots to the west of the subject site will be redeveloped in the future, and (iii) the project provides a vehicle turnaround area on the dead end lane.

#### Correspondence

Jeannethe Root, 3460 Broadway Street ([Schedule 1](#))

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In response to the questions and concerns raised by Ms. Root in her letter, Mr. Craig noted that (i) the consideration of the subject Development Permit Application is in keeping with the typical development process, (ii) the subject application will not advance to Council until the rezoning is in place, (iii) on-site tree removal was considered at the rezoning stage, and (iv) fully enclosed garbage and recycling bins are provided at the rear of the development and accessed off the lane.

In response to the concern raised by Ms. Root regarding the current location of garbage dumpsters used by the medical building and United Methodist Church at the end of the existing lane, the Chair noted that they are required to be kept on private property. Also in response to the same concern of Ms. Root, Mr. Craig advised that the issue has been forwarded to the City's Community Bylaw Department and will be followed up by staff.

With regard to Ms. Root's concern regarding the increased parking and traffic in the neighbourhood, Mr. Craig noted that the proposed on-site parking for the subject development complies with the City's Zoning Bylaw. In response to queries from the Panel, Mr. Craig further noted that (i) the City's Transportation Department had reviewed the project, and (ii) commercial and visitor parking stalls could be shared in the proposed development.

In response to a query from the Panel, Kevin Eng, Planner 2, confirmed that the proposed City lane extension treatment will be the standard 5.4 meter wide asphalt driving surface with rolled curb and gutter and street lighting.

#### **Panel Discussion**

The Panel expressed support for the project and commended the design team and staff for (i) the building design with four distinct components, (ii) a well-thought out project and provision for adequate parking, (iii) the design and location of the rooftop structures which minimize their visibility from the street, and (iv) accessibility of the rooftop amenity area for people in wheelchairs.

#### **Panel Decision**

It was moved and seconded

1. *That a Development Permit be issued which would permit the construction of a 3 storey mixed use development containing 16 residential units at 3755 Chatham Street on a site zoned "Commercial Mixed Use (ZMU32) – Steveston Village";*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
  - (a) *Increase the maximum permitted building height from 12 m up to 14.75 m to allow elevator and stair access to the rooftop and a portion of the building parapet to project beyond the maximum building height; and*
3. *That a Heritage Alteration Permit (HA 16-744661) be issued at 3755 Chatham Street in accordance with the Development Permit.*

**CARRIED**

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**Wednesday, March 29, 2017**

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**2. Development Variance 16-740665**  
(REDMS No. 5317777)

APPLICANT: Polygon Trafalgar Square (South) Ltd.

PROPERTY LOCATION: 9491/9511/9531/9551/9591 Alexandra Road

INTENT OF PERMIT:

1. Permit the construction of 263 residential units in two four-storey residential apartment buildings over a single-level parkade at 9491, 9511, 9531, 9551, 9591 Alexandra Road on a site zoned "Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)".

**Applicant's Comments**

Scott Baldwin, Polygon Homes Ltd., introduced the members of the design team and clarified that six affordable housing units are proposed. The balance of the Affordable Housing Contribution was previously approved to be paid as cash-in-lieu through the rezoning application.

Robert Ciccozzi, Ciccozzi Architecture Inc., provided background information on the project's site context and form and character, noting that (i) the project will be built in two phases, (ii) the indoor and outdoor amenity spaces are incorporated in the first phase of the project, (iii) the project is inspired by east-coast brownstones architecture, (iv) massing is visually broken down through the use materials and colour, and (v) there is significant use of brick materials in the building.

David Stoyko, Connect Landscape Architecture, briefed the Panel on the main landscaping features of the project, noting that the key areas for landscaping works include the street edge on the three sides of the development, the outdoor amenity space, and the greenway edge at the east side of the building.

**Panel Discussion**

In response to a query from the Panel, Mr. Stoyko noted that (i) the design of the off-site City greenway is currently being developed, (ii) the greenway will be built as part of the project, and (iii) the design team is coordinating with the neighbouring development to the west for precedents on edge treatments.

In response to further queries from the Panel, Mr. Stoyko acknowledged that (i) patios at the building exterior are provided with hose bibs, (ii) provision of any off-site lighting along the greenway will be coordinated with City staff, (iii) the location of affordable housing units will be spread out in Phase 1 of the project, (iv) elevators are provided at the north and south sides of the development to provide accessibility, (v) provision of ramps is not feasible to provide wheelchair access from the interior of the building to the exterior patios, and (vi) the greenway will be built concurrently with the proposed development.

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#### Staff Comments

Mr. Craig advised that (i) the project will be designed to connect to the City's Alexandra District Energy Utility and meet the aircraft noise mitigation standards, (ii) a comprehensive Transportation Demand Management package has been put forward at rezoning which includes on- and off-site improvements, and (iii) the project has two separate Servicing Agreements, one for the design and construction of the greenway and the other for frontage and utility upgrades.

#### Gallery Comments

None.

#### Correspondence

None.

#### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would permit the construction of 263 residential units in two four-storey residential apartment buildings over a single-level parkade at 9491, 9511, 9531, 9551, 9591 Alexandra Road on a site zoned "Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)".*

**CARRIED**

### 3. Development Permit 16-745853

(REDMS No. 5253954 v. 6)

APPLICANT: YuanHeng Seaside Developments Ltd.

PROPERTY LOCATION: 3031, 3211, 3231, 3291, 3311, 3331 and 3351 No. 3 Road and 8151 Capstan Way

INTENT OF PERMIT:

1. Permit the construction of the first phase of a three-phase, high-rise, mixed use development comprised of 535 dwellings (including 41 affordable housing units) and street-oriented commercial uses at 3031, 3211, 3231, 3291, 3311, 3331 and 3351 No. 3 Road and 8151 Capstan Way on a site zoned "Residential / Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)".

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

W.T. Leung, W.T. Leung Architects, Inc., briefed the Panel on the main features of the proposed development, noting that (i) the first phase of the three-phase development is comprised of 535 dwellings including 41 affordable housing units and street-oriented commercial uses, (ii) 108 Basic Universal Housing Units are provided including all of the affordable units, (iii) two underground parking entrances are provided off the new East-West Road and Corvette Way, (iv) proposed heights of six buildings in Phase 1 are varied and modulated, (v) a significant setback is proposed along the Capstan Way frontage to provide a greenway, (vi) public plazas are proposed along Capstan Way and at the No. 3 Road and new East-West Street intersection, and (vii) a bold and curved building façade anchors the prominent No. 3 Road and Capstan Way corner.

Daryl Tyacke, ETA Landscape Architecture, provided background information on the proposed landscaping for the project, noting that (i) native planting is proposed along the Capstan Way frontage, (ii) colourful planting materials are proposed at the commercial intersections of the proposed development, (iii) a large multi-use outdoor space is provided at the podium rooftop level, and (iv) green roofs and terraces between buildings provide suitable habitat for birds and insects.

In response to queries from the Panel, the design team acknowledged that (i) the proposed outdoor amenity spaces are intended for the use of all Phase 1 residents, (ii) a storage area for garden tools is provided for the community garden space, (iii) green rooftop areas could be accessed by a ladder for maintenance, (iv) the podium rooftop outdoor amenity space is programmed for the use of various age groups, and (v) the large volume of soil on the outdoor amenity spaces of the project will contribute to storm water management.

#### **Staff Comments**

Mr. Craig advised that (i) the project will contribute funding for the future Capstan Canada Line Station and public open space requirements will be consistent with Capstan Station Bonus open space policy, (ii) the project's significant Transportation Demand Management measures include end-of-trip cycling facilities, quick charging stations for electric vehicles, and electric vehicle parking for commercial units, (iii) the project is designed to be District Energy Utility ready and to achieve the City's aircraft noise mitigation standards, and (iv) there will be significant Servicing Agreements for frontage works around the project including the creation of the new East-West Road, improvements to No. 3 Road, Capstan Way and Corvette Way, and integration of a new City pump station into the Capstan Way frontage.

In response to a query from the Panel, Mr. Craig confirmed that off-site works are coordinated between the subject development and future development to the west along Capstan Way.



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#### Panel Discussion

In response to queries from the Panel, the design team confirmed that (i) the proposed water feature on the public plaza at the corner of No. 3 Road and Capstan Way will provide animation to the corner should the proposed public art location not materialize, (ii) electric outlets to be located along the sidewalk at Corvette Way could provide power for tree lighting along the street frontage, (iii) proposed building heights in the subject phase and the second phase are varied, and (iv) Servicing Agreements for offsite works along the surrounding streets of the subject development will be done in the first phase of the overall development except for the north curb of new East-West Road which will be done in Phase 2.

#### Gallery Comments

Olivia Xue, 3111 Corvette Way, stated that she lives in the neighbouring Wall Centre development and queried whether (i) road improvements will be done on Corvette Way to provide egress to Sea Island Way, and (ii) there are construction timelines for the future development to the west of the subject site.

In response to the first query of Ms. Xue, Suzanne Carter-Huffman, Senior Planner, advised that the Servicing Agreement requires the applicant to reconstruct the north end of Corvette Way to allow vehicles to enter/egress Corvette Way from/to Sea Island Way.

In response to the second query of Ms. Xue, Mr. Craig confirmed that the proposed development to the west of the subject site is currently under rezoning application and has not yet been considered by Council; thus, construction timelines for the project could not yet be determined.

#### Correspondence

None.

#### Panel Discussion

The Panel expressed support for the project and commended the applicant for the design of the project and provision for significant amount of outdoor amenity spaces.

#### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would permit the construction of the first phase of a three-phase, high-rise, mixed use development comprised of 535 dwellings (including 41 affordable housing units) and street-oriented commercial uses at 3031, 3211, 3231, 3291, 3311, 3331 and 3351 No. 3 Road and 8151 Capstan Way on a site zoned "Residential / Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)".*

**CARRIED**

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**Wednesday, March 29, 2017**

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4. **Date of Next Meeting: April 12, 2017**

5. **Adjournment**

It was moved and seconded

*That the meeting be adjourned at 5:10 p.m.*

**CARRIED**

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, March 29, 2017.

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Joe Erceg  
Chair

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Rustico Agawin  
Auxiliary Committee Clerk

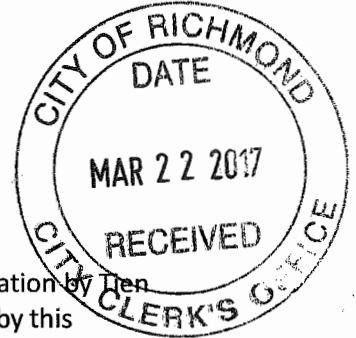
Schedule 1 to the Minutes of the  
Development Permit Panel  
meeting held on Wednesday,  
March 29, 2017.

March 21, 2017

Director, City Clerk's Office  
6911 No 3 Road,  
Richmond, B.C. V6Y 2C1

Re: Development Permit Application and Heritage Alteration Permit  
DP 16-740024 and HA 16-744661  
3755 Chatham Street, Richmond, B.C.

To Development Permit Panel	
Date:	MARCH 29/17
Item #	1
Re:	DP 16-740024
	HA 16-744661



To Development Permit Panel,

I am writing in regard to the above Development Permit and Heritage Alteration Application by Ten Sher Chatham Development. As I am one of the neighbouring residents most affected by this development, I would like my concerns expressed at this meeting if I am not able to attend.

At the time that the re-zoning application was to be processed, I talked to Kevin Eng, Planning & Development Department and he referred me to the information about this development on the City of Richmond website. We had quite a long conversation regarding the plans and although I am not directly opposed to the development, I have since that time developed a number of concerns regarding the plans and procedure of the permit process.

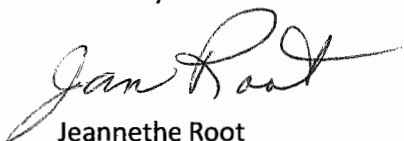
- 1) **Timing of the hearing by the Permit Panel** - At the time of our conversation before the re-zoning hearing Mr Eng told me that the Development application could not be heard until the applicant had fulfilled all the requirements and payments specified in the re-zoning. He stated that one requirement was the removal of the trees on the 4 lots involved and the removal of the buildings on the lots in order to consolidate the 4 lots into one parcel. As I look out my window today, the buildings are still on the property and the trees have not been removed so I question why this application for development is being heard.
- 2) **Removal of Heritage Trees in the Village of Steveston** - The trees to be removed by this development include extremely large Lombardy Poplars which I am sure are at least 100 years old and are the only trees in our direct neighbourhood that are used for nesting purposes by many species of birds and squirrels. The fact that this development will not be required to replace these trees or provide trees of any sort is altering the nature of our part of Steveston village. I have called the City Parks department at least twice in the past few years requesting that the City plant some trees on the south boulevard of Broadway Street between the United Church and 1<sup>st</sup> Avenue to discourage people from parking their vehicles perpendicular and parallel to the street on the boulevard in front of the two homes in that area. I have been told that this would not be done. This would be a good area for some kind of tree replacement.
- 3) **Extension of the alley behind the development** - I understand that the city alley at the rear of the development and the alley behind my home will be extended westward to the end of the development at the cost of the developer. This extension is to provide access to the parkade to be incorporated into the developed building. The alley will not however not be extended all the way through to 2<sup>nd</sup> Avenue providing no access to the property from 2<sup>nd</sup> Avenue. The portion of

this alley that is now paved is already providing access to vehicles visiting and parking at the Medical Clinic directly behind my house, to the United Church parking lot, to my garage and the garage of my neighbor to the east and to the three garbage trucks that visit to empty the 3 dumpsters that are currently situated at the end of the alley. This development will add numerous vehicles to the current traffic, all into a dead-end alley. This, to me is very poor planning and should not be allowed. For years, I have had times when I could neither enter or exit my garage because someone decided to park in front of my garage door while they went to the clinic.

- 4) **Position of Garbage Dumpsters** - I have great concern about the placement of the garbage dumpsters that are currently residing in the alley at the rear of my home. Two of these dumpsters are used by the medical clinic and the other is used by the United Church next door to my home. The area around these dumpsters are also used by many residents who choose to dump whatever they want in the alley adjacent to the dumpsters. I have been told that the clinic and the church would have to place these dumpsters on their own property. They would not be allowed to use the city alley which they currently do. My very big concern is that this would not be enforced by the city and they would end up on the north side of the alley or on church property directly adjacent to my property thus decreasing the value of my property and my enjoyment of my property.
  
- 5) **Increase of traffic and parking on our block** - The City of Richmond does not require recent developments in the village of Steveston to provide adequate parking for vehicles that frequent the many stores and offices in the village. A few years ago, the city put hourly restrictions on parking on the streets in the downtown area of the village. As a result of these factors, most visitors to the village and people employed and working in village businesses and offices are now parking on residential streets north of Chatham Street, most notably on 1<sup>st</sup> Avenue, 2<sup>nd</sup> Avenue and Broadway Street. These vehicles are here all day long and quite frequently are parking well up on the grass areas of the boulevards. Residents of the apartments above the stores east of 1st Avenue on Chatham are permanently parking in front of my neighbour's house facing 1<sup>st</sup> Avenue. The streets are not very wide and this increased parking has resulted in speeding on our streets and safety concerns for children resident on our streets. This has become a big issue in our neighbourhood. The plans of this development will do nothing but make the parking problem worse.

I hope the Development Permit Panel will discuss my concerns regarding this development and address some of the issues.

Sincerely



Jeannethe Root  
3760 Broadway Street  
Richmond, B.C. V7E 4Y8  
604-277-2653



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

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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)" 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).

### **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



**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	.031	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



BCGS 92G.015

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

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

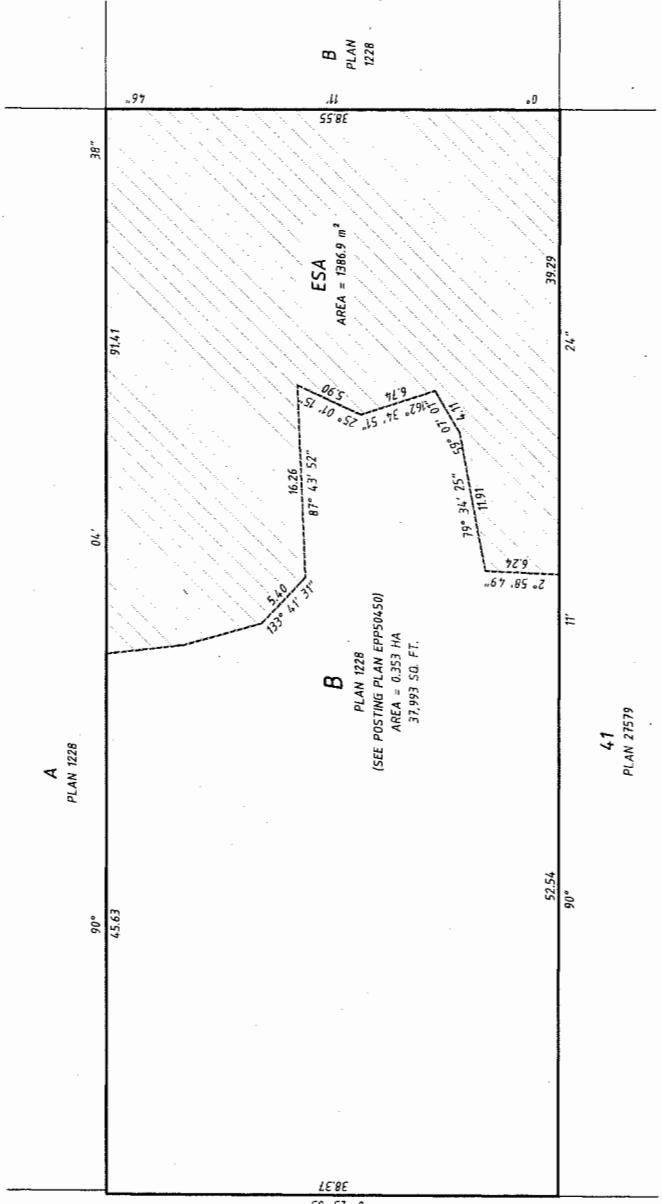
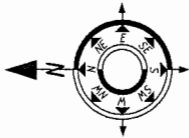
INTEGRATED SURVEY AREA NO. 18 (RICHMOND) NAD83(CRS) 4.0.0.BC.LGVRD.

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 8765190.

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



## LEGEND

ESA ENVIRONMENTALLY SENSITIVE AREA

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JOB: 2075051

FILE: 2075051.DWG



# City of Richmond

**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 \$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





# 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  
BOUTHOUSE 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

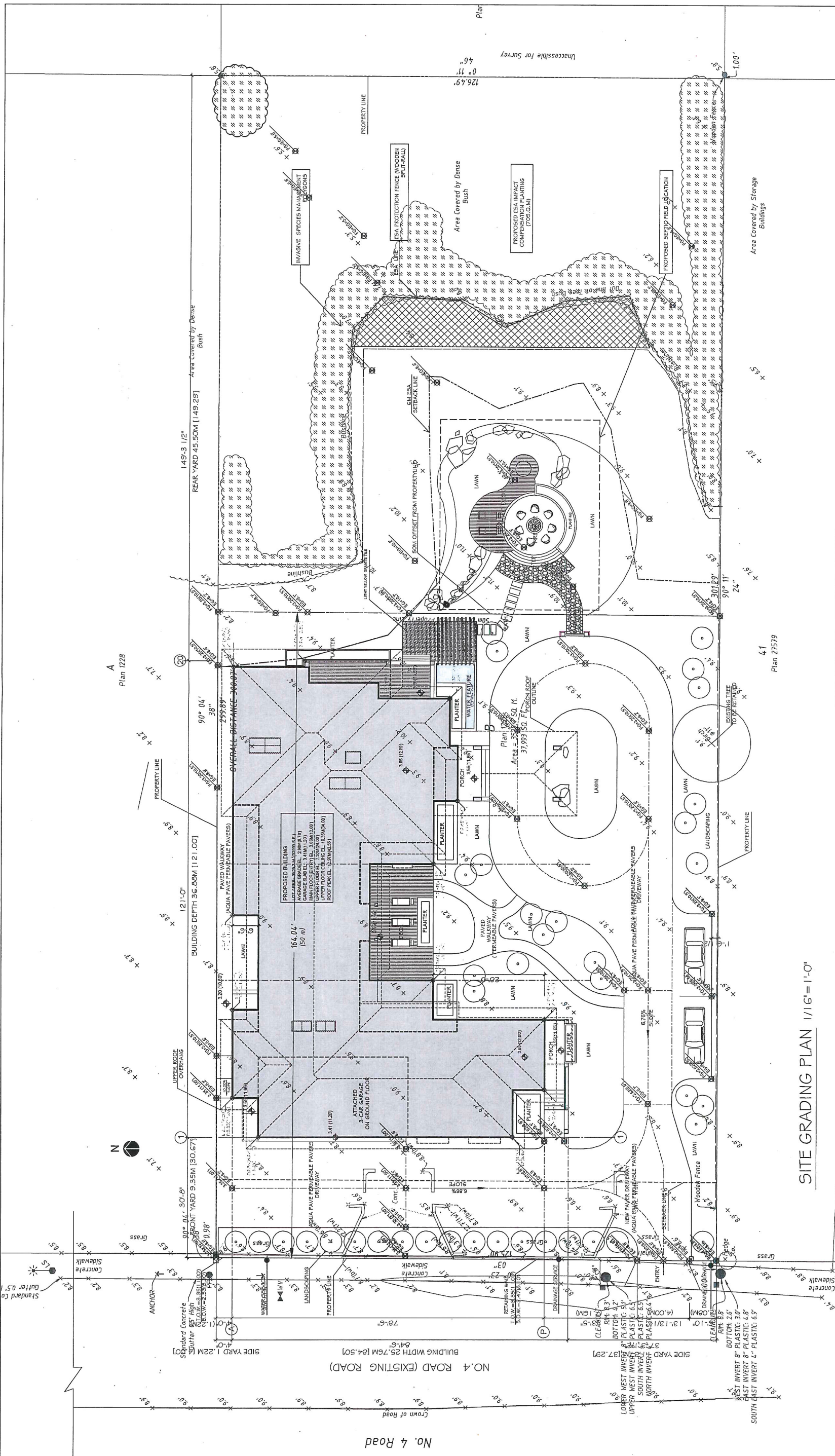
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

---

MAYOR





<p>Sheet Name</p> <p>SITE GRADING PLAN</p>	<p>Project Name</p> <p>6020 NO.4 RD. RICHMOND B.C.</p>	<p>BoutHouse Design Group Inc.</p> <p>UNIT 3-331 VIKING WAY RICHMOND, BC V6V 1W1 Tel: 778-537 5501 Fax: 778-537 5501 Email: tony.bouthouse@gmail.com</p>	<p>Date</p> <p>JAN 2017</p> <p>Drawn by</p> <p>GUNNAR LIANG</p>
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Plan #1

DP 16-735007

APR 12 2017



[illegible]

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

DP 16-735007



THE GENERAL CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH THE 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 DESIGNERS, ELECTRICAL AND INTERIOR DESIGN RELATING TO THOSE DISCIPLINES.

[illegible]

1777 W7th Ave.  
VANCOUVER, BC  
Phone: 2045837612  
Email: yukae000@gmail.com

Project Name

6020

No.4 Road  
Richmond B.C.

Sheet Name

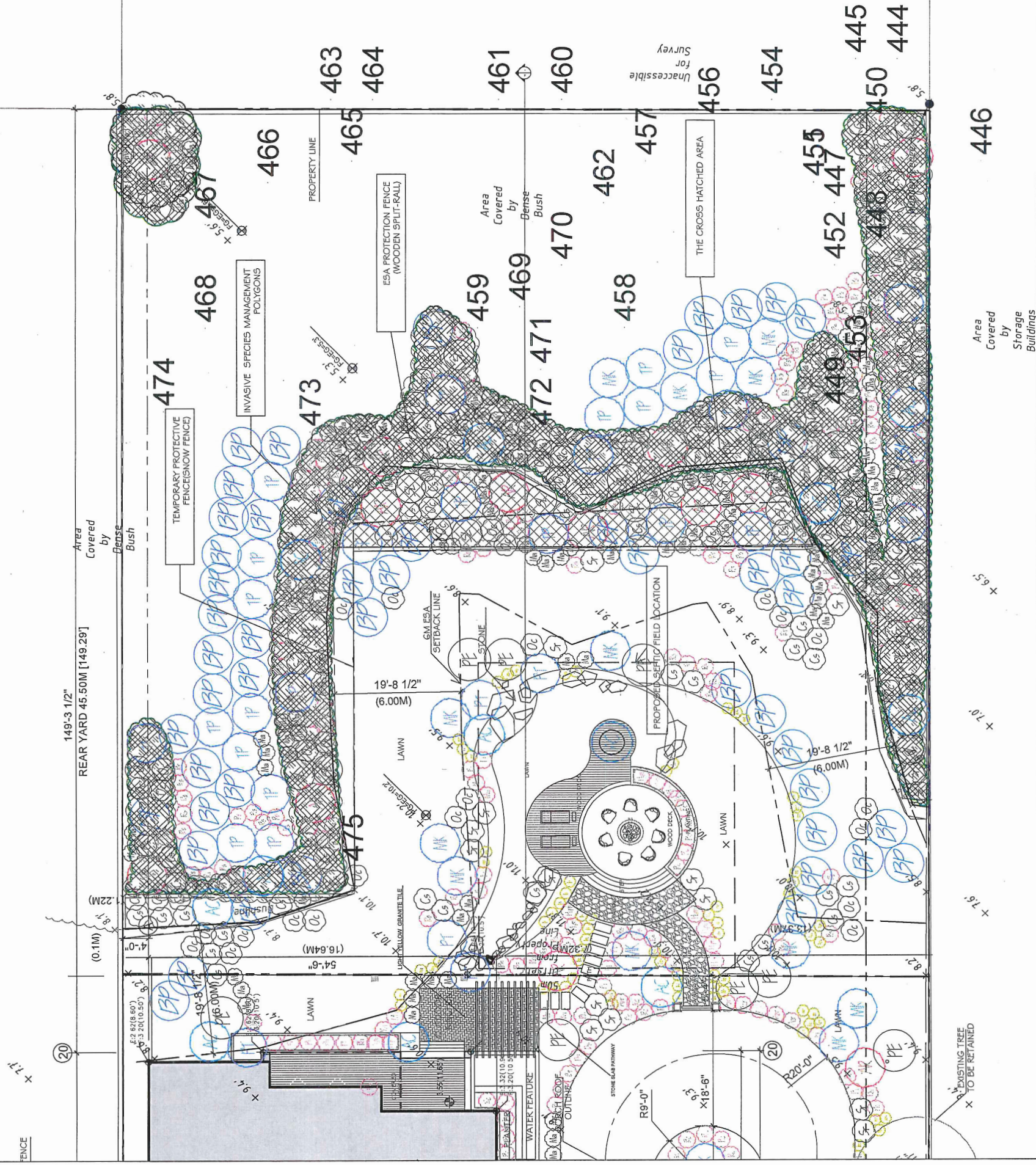
LANDSCAPE PLAN

Date	Dec. 2016
Drawn by	Y.Z

2

Scale	1/8" = 1'-0"
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Platz #3



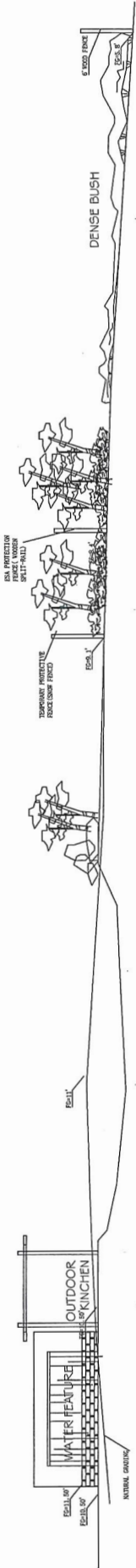
Planting notes

- [illegible]

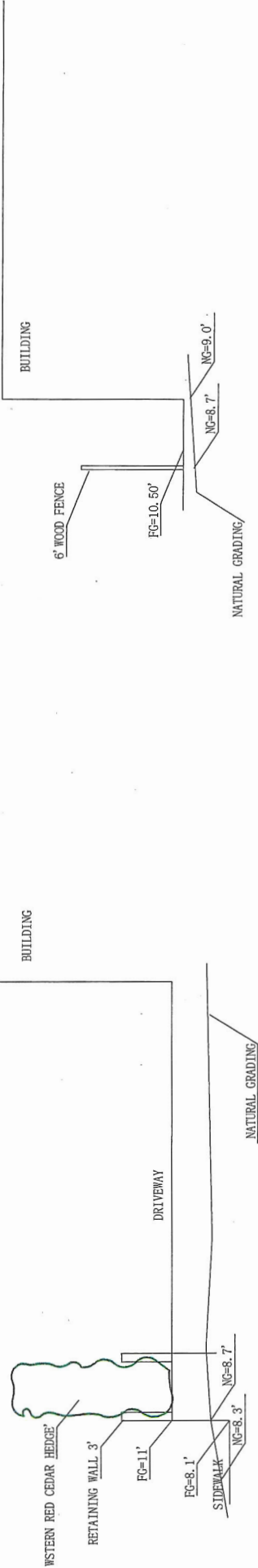
ACTUAL AREA OF ENHANCEMENT  
WITH ESA(5692.54 S.Q.F)

TOTAL AREA OF ESA RETAINED(11254.46 S.Q.F)
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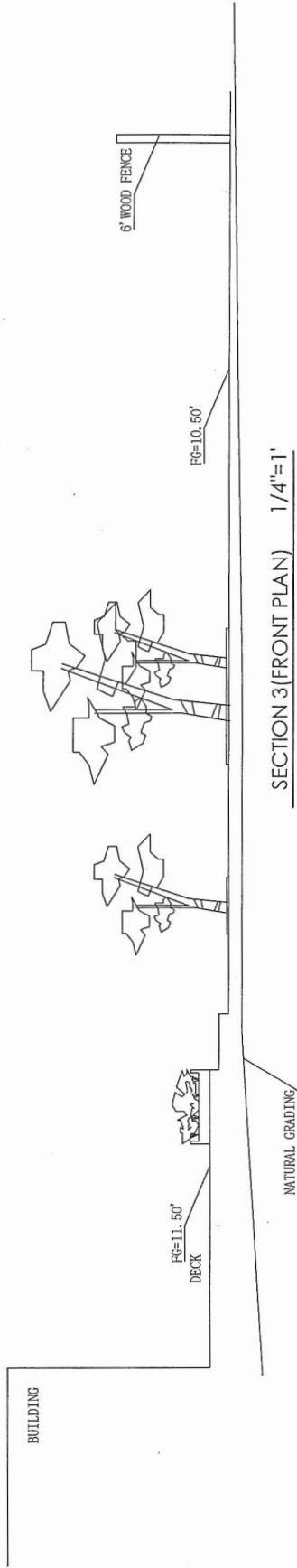




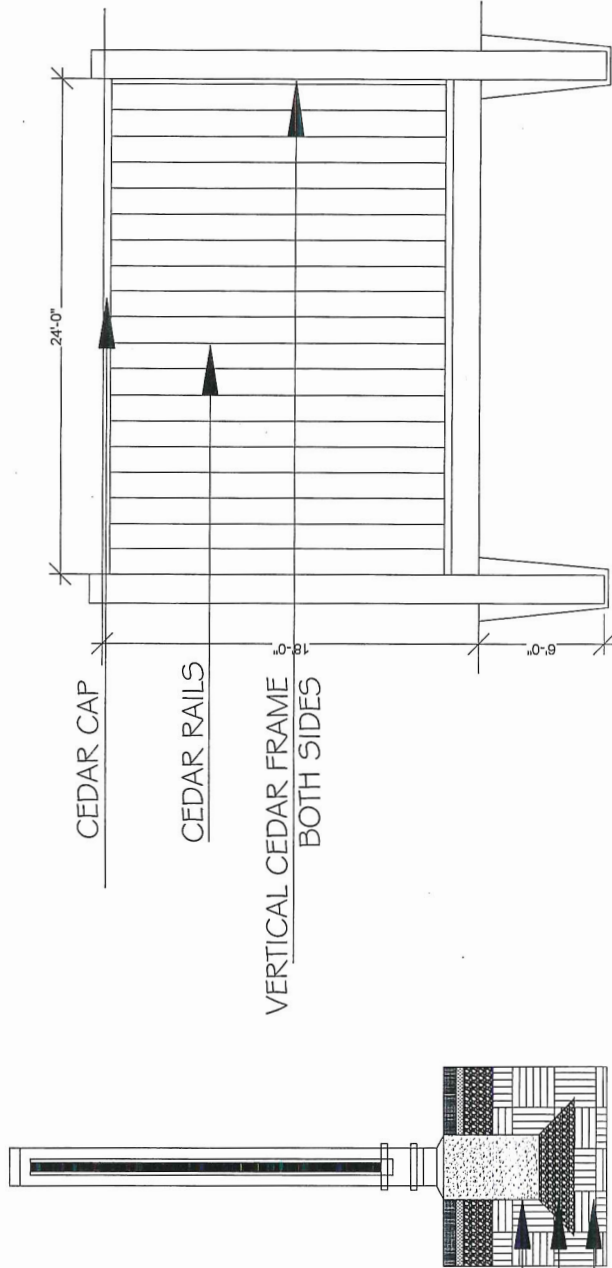
SECTION 1 (SIDES PLAN) 1/4"=1'



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



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



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

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

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 SPRINKLERS, ELECTRICIAL AND INTERIOR DESIGN RELATING TO THOSE DISCIPLINES.

No.	Revisions	Date

1777 W7th Ave.  
VANCOUVER, BC  
V6L 1A5  
Phone: 604-273-8877  
Email: ykacac00@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

APR 12 2017

DP 16-735007