



Development Permit Panel

Council Chambers, City Hall
6911 No. 3 Road

Wednesday, June 24, 2015
3:30 p.m.

Minutes

*Motion to adopt the **minutes** of the Development Permit Panel meeting held on Wednesday, June 10, 2015.*



1. **Development Variance Permit 15-694988**
(REDMS No. 4588527)

APPLICANT: Maybog Farms Ltd.

PROPERTY LOCATION: 2620 No. 6 Road

Director's Recommendation

That a Development Variance Permit be issued which would vary the provision of Richmond Zoning Bylaw 8500 to increase the maximum setback from a constructed public road abutting the property to the rear of a single detached housing building permitted in the "Agriculture (AG1)" from 50 m (164 ft.) to 130 m (426.5 ft.) in order to allow construction of a new house at 2620 No. 6 Road.



2. **Development Variance Permit 14-658670**
(REDMS No. 4590741 v. 2)

APPLICANT: Habitat for Humanity Society of Greater Vancouver Inc.

PROPERTY LOCATION: 8180 Ash Street

ITEM

Director's Recommendations

1. *That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *vary the minimum lot width from 12 m to 8.3 m for proposed Lot 5; and*
 - (b) *vary the minimum lot frontage from 6 m to 0.38 m for proposed Lot 4, to 2.7 m for proposed Lot 5 and to 0.60 m for proposed Lot 6; and*
2. *To permit subdivision of 8180 Ash Street into six (6) lots zoned "Single Detached (RS1/B)" for the purpose of developing single-family dwellings.*



3. New Business

4. Date of Next Meeting: Wednesday, July 15, 2015

5. Adjournment



**Development Permit Panel
Wednesday, June 10, 2015**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Robert Gonzalez, Chair
Dave Semple, General Manager, Community Services
John Irving, Director, Engineering

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 Wednesday, May 27, 2015, be adopted.

CARRIED

**1. General Compliance Ruling
Development Permit 07-363924
(File Ref. No.: DP 07-363924) (REDMS No. 4468201)**

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 7411 Moffatt Road (formerly 7411 and 7431 Moffatt Road)

INTENT OF PERMIT:

That the attached plans involving changes to the design be considered in General Compliance with Development Permit (DP 07-363924).

Development Permit Panel

Wednesday, June 10, 2015

Applicant's Comments

Matthew Cheng, Matthew Cheng Architect Inc., briefed the Panel on the proposed design modifications to the development, noting that the site's building permit was issued in 2013 and then construction commenced. Mr. Cheng advised that during a site visit it was discovered that the exterior of the development differed from the approved Development Permit plans and the architectural office was not informed of the changes to the exterior. As a result, the applicant sought direction from staff in order to comply with the approved Development Permit.

Charles Lee, Prosper Enterprises Ltd., noted that the development's architectural form and character generally remains the same; however, more natural materials will be used to beautify the project to appeal to potential buyers. He added that the design changes were a result of miscommunication between project stakeholders and that a General Compliance application was then filed in December 2014.

Patricia Campbell, PMG Landscape Architects, noted that the development's landscaping and open space design generally remains unchanged from the original proposal with the exception to the fence being modified to a more contemporary open design to match the balconies on the building. She added that the play area may be combined with an adjacent site in the future and includes play elements and a bench.

Ms. Campbell spoke of the planting on-site, noting that some plant species have changed however, the amount and the quality of the plantings will remain the same.

Ms. Campbell then commented on the paving on site, noting that the main nodes will have porous paving; however, the driveway will use scored concrete. Also, she added that the fencing pillars will comprise of concrete instead of cultured stone.

David Cha, Matthew Cheng Architect Inc., briefed the Panel on the proposed changes to the building materials, noting that hardi lap siding and culture stone will be retained; however, new cladding materials such as metal panel, rock dashed stucco and hardi board and batten will be introduced. Also, he noted that lap siding will be used instead of grey stucco along the driveway entrance.

Staff Comments

Wayne Craig, Director, Development, noted that the proposed modifications to the exterior will use high quality materials and will be an improvement to the original design.

Panel Discussion

Discussion ensued with respect to changing the driveway's permeable paving to concrete paving and the potential effect of runoff on-site.

In reply to queries from the Panel, Ms. Campbell noted that the driveway (i) will meet permeability standards, (ii) will have permeable paving along all concrete edges, and (iii) will have service catch basins.

Development Permit Panel

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In reply to queries from the Panel, Mr. Craig advised that (i) staff have reviewed the proposed modifications to the paving, (ii) permeable paving around the edges of the driveway will be retained, and (iii) the proposed paving meets requirements for site permeability.

In reply to queries from the Panel, Ms. Campbell noted that the play area will include grass areas, seating areas and play opportunities. Mr. Craig noted that there is a legal agreement which would facilitate the expansion of the play area to the adjacent site and that the play area meets the City's requirements.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Chair expressed concern with regard to the applicant modifying designs following Development Permit approval; however, he noted that there is a process to apply for design modifications and that the proposed design changes improve upon the original proposal. Also, he stressed the importance of ensuring applicants adhere to approved Development Permit designs as the approved designs considers neighbourhood input.

Panel Decision

It was moved and seconded

That the attached plans involving changes to the design be considered in General Compliance with Development Permit (DP 07-363924).

CARRIED

2. New Business

3. Date of Next Meeting: Wednesday, June 24, 2015

4. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:52 p.m.

CARRIED

Development Permit Panel
Wednesday, June 10, 2015

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, June 10, 2015.

Robert Gonzalez
Chair

Evangel Biason
Auxiliary Committee Clerk



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: June 1, 2015

From: Wayne Craig
Director of Development

File: DV15-694988

Re: Application by Maybog Farms Ltd. for a Development Variance Permit at
2620 No. 6 Road

Staff Recommendation

That a Development Variance Permit be issued which would vary the provision of Richmond Zoning Bylaw 8500 to increase the maximum setback from a constructed public road abutting the property to the rear of a single detached housing building permitted in the "Agriculture (AG1)" from 50 m (164 ft.) to 130 m (426.5 ft.) in order to allow construction of a new house at 2620 No. 6 Road.


Wayne Craig
Director of Development

WC: mp
Att.

Staff Report

Origin

Maybog Farms Ltd. has applied to the City of Richmond for permission to vary the maximum setback from a constructed public road abutting the property (i.e., No. 6 Road) to the rear of a single detached housing building in the “Agriculture (AG1)” zone from 50 m (164 ft.) to 130 m (426.5 ft.) to construct a new house at 2620 No. 6 Road (Attachment 1). The new house will be occupied by the farm owner Mr. May and his family.

Development Information

The subject site is approximately 15.4 ha (38.2 acres) in area and is currently used as a cranberry farm. The site is split-zoned: approximately 15 ha is zoned “Agriculture (AG1)”, and 0.4 ha is zoned “Agriculture and Truck Parking (ZA1) – No. 6 Road (East Richmond)” to allow truck delivery and staging area (rezoned in 2001). The site is located within the Agricultural Land Reserve (ALR).

Currently, 86% of the subject site (eastern portion) is covered by a cranberry field, and the remaining portion of the site is used for the older residence and supporting uses including storage of materials (e.g., gravel, sand, drain tile, general supplies) required for the maintenance of the cranberry farm; the farm operation consists of the subject site and two adjacent properties to the north and southeast, which is a total of approximately 70 acres under cranberry production.

The new house is proposed to be located to the east of the truck parking area. The proposed residential building envelope, which is 30 m (98 ft) by 30 m (98 ft), is shown on the attached the site plan (Attachment 2).

The subject site currently contains an older two-storey single family house at the northwest corner of the property. The owner would like retain the house to be used by a full-time farm employee and family to ensure that year-round assistance is provided for the cranberry farm operation. The subject site meets the criteria outlined in the Zoning Bylaw to have one additional residence for full-time farm workers. Details of the Zoning Bylaw regulations related to additional residences for farm use are provided in the “Analysis” section of the report.

Please refer to attached Development Application Data Sheet (Attachment 3) for a comparison of the proposed development data with the relevant Bylaw requirements.

Related Policies

2041 Official Community Plan (OCP) Designation

The land use designation of the site in the 2041 OCP is “Agriculture”. The development proposal is consistent with the existing land use designation.

Flood Plain Designation and Protection Bylaw

The proposed development must meet the requirements of the Flood Plain Designation and Protection Bylaw 8204. Registration of a Flood Plain Covenant on title is required prior to forwarding the Development Variance Permit application to Council.

Background

Development surrounding the subject site is as follows:

To the north is a cranberry field which is part of the Maybog Farm's farming operation. The property is zoned "Agriculture (AG1)" and located within the ALR.

To the east is also a cranberry field on a property zoned "Agriculture (AG1)" and located within the ALR.

To the southwest are two single family lots zoned "Single-Detached (RS1/F)". Both sites are contained in the ALR. Directly to the south across Bridgeport Road is a large agricultural property zoned "Agriculture (AG1)" and located within the ALR.

To the west across No. 6 Road are industrial buildings on a site zoned "Light Industrial Limited Office (Z18) – Bridgeport Road Area". The site is designated "Industrial" in the 2041 OCP and located outside of the ALR.

Consultation

Richmond Agricultural Advisory Committee (AAC) Review

The AAC reviewed the proposal at its meeting held on May 21, 2015, and passed the following motion (Attachment 4).

That the Development Variance Permit application for 2620 No. 6 Road be supported as presented.

Carried (Five (5) members in favour; one (1) member, Colin Dring, abstained)

Analysis

Requested Variance

The applicant requests to vary Section 14.1.6.1 of Richmond Zoning Bylaw 8500 to increase the maximum setback from a constructed public road abutting the property to the rear of a single detached housing building in the "Agriculture (AG1)" zone from 50 m (164 ft.) to 130 m (426.5 ft.). The intent of the maximum road setback regulation is to encourage houses to be located near the road frontage in order to minimize the impacts of the residential uses on farming operation and loss of farmland.

In support of the requested variance, the applicant has provided written rationales (Attachment 5) and an agrologist report that examines the agricultural capability of the proposed residential site and its impact on the current and future farm operations (Attachment 6).

Staff support the proposed variance as the proposed house location has been carefully chosen considering the following:

- ***The proposed area for the new house has been previously used to store materials required for maintenance of the cranberry field, dyke system and farm access road. As noted in the agrologist report, the soil condition of the area has been negatively impacted by these on-going storage activities, so it is not suitable for field crop production.***

- *The agrologist report notes that the location and configuration of the proposed area for the new house makes it difficult to bring this small area into field crop production as part of the large cranberry field to the east.*
- *The front portion of the subject site is currently zoned “Agriculture and Truck Parking (ZA1) – No. 6 Road (East Richmond)” to allow for truck parking as an accessory use to the cranberry farm. This truck parking area, which is approximately 82m deep and 57 m wide, further restricts the potential location for the new house in relation to the fronting road.*
- *The supporting uses (i.e., storage activities) for approximately 110 acres of cranberry production are currently conducted within 50m from No. 6 Road on the subject site. If the new house needs to be located within 50m from the road, the existing supporting uses will need to be relocated somewhere else on the site or the adjacent properties and it may negatively impact the productive crop land.*

Staff recommend a Section 219 covenant be registered on title to ensure that the maximum footprint of the proposed new house is limited within the area shown on the attached site plan.

Additional Residence

The applicant would like to retain the existing house to be occupied by a key farm employee to monitor and maintain important farm functions in order to prevent significant crop losses. The agrologist report indicates that provision of on-farm housing could be the key element in attracting skilled farm employees, especially in the Lower Mainland due to the high cost of housing.

The City’s Zoning Bylaw permits additional residences for farm use in the “Agriculture (AG1)” zone and sets out specific criteria to be met. The criteria have been established to ensure dwellings are limited to the minimum needed to support a viable agricultural operation. The Zoning Bylaw permits additional residences to be used for full-time farm workers for a farm operation employed on the lot in question, and the number of additional residences is determined by the lot area (e.g., one additional residence on a lot between 8.0 ha and 25.0 ha). In the case of the subject lot, the 15.4 ha size permits one additional residence. Also, the need for additional residences must be justified by a certified professional registered with the B.C. Institute of Agrologists (P.Ag).

Staff have consulted with the Agricultural Land Commission (ALC) regarding the proposed additional residence for farm use, and have received written confirmation that additional residences for farm use are permitted in the ALR under the ALC Act and consultation with the ALC is not necessary, if the local government is convinced there is a need for additional residences.

As the proposal meets the criteria set out in the Zoning Bylaw, the proposed retention of the existing house for full-time farm workers is permitted on the subject site under the current “Agriculture (AG1)” zoning.

Building Permit Stage

At the Building Permit stage, the applicant must complete the following service connection works:

- Water connection to be a minimum of 150 mm diameter to provide adequate fire protection
- Storm sewer to be tied into existing storm drainage along No. 6 Rd
- Applicant to contact Vancouver Coastal Health for septic system

The applicant is proposing to utilize the existing driveway crossing. Should the applicant wishes to construct a second driveway crossing in the future, it must be reviewed and approved by the Transportation Staff.

Conclusions

The proposed siting of the new house would not negatively impact the current and future farm operations of the subject property, and adequate justifications have been provided by a professional agrologist to support the requested variance.

Staff recommend that the application be supported and forwarded to Council for consideration of issuance of the Development Variance Permit.



Minhee Park
Planner 1

MP:cas

Attachment 1: Location Map

Attachment 2: Site Plan

Attachment 3: Development Application Data Sheet

Attachment 4: Agricultural Advisory Committee Minutes (May 21, 2015)

Attachment 5: Written Submission from the Applicant

Attachment 6: Agrologist Report

Attachment 7: Development Variance Permit Considerations

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

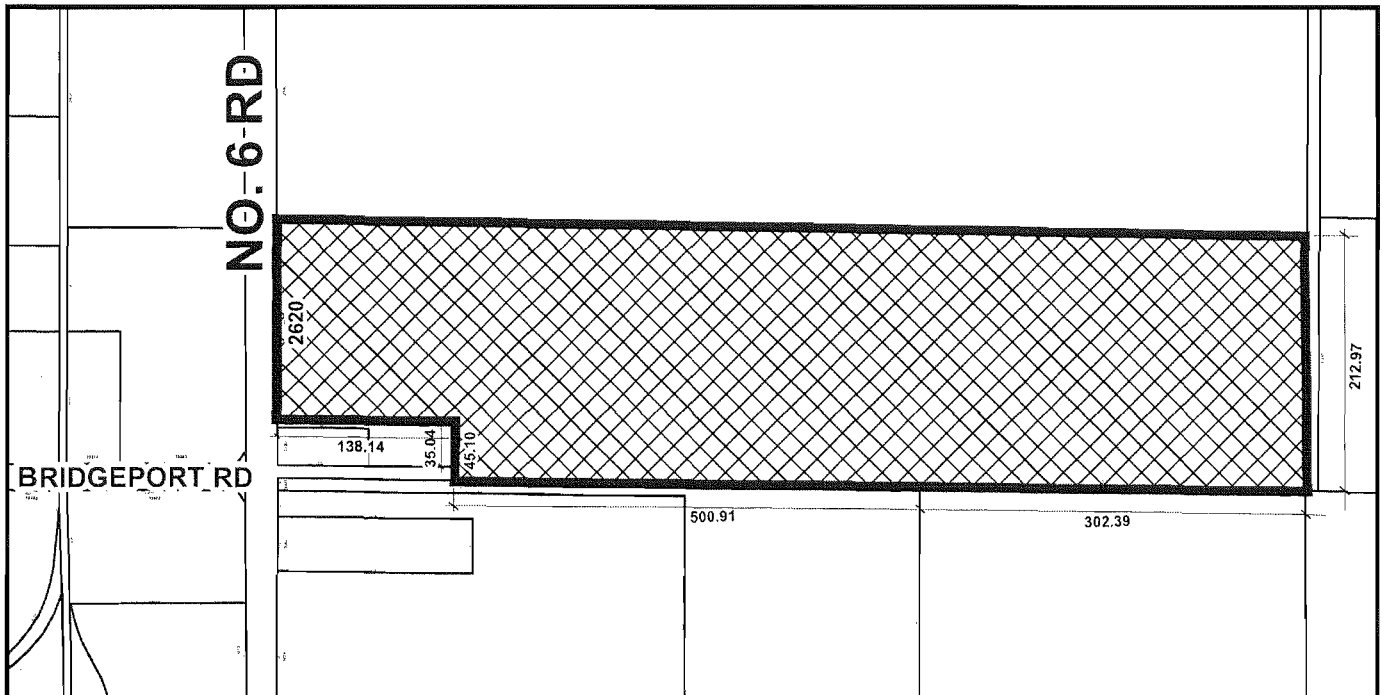
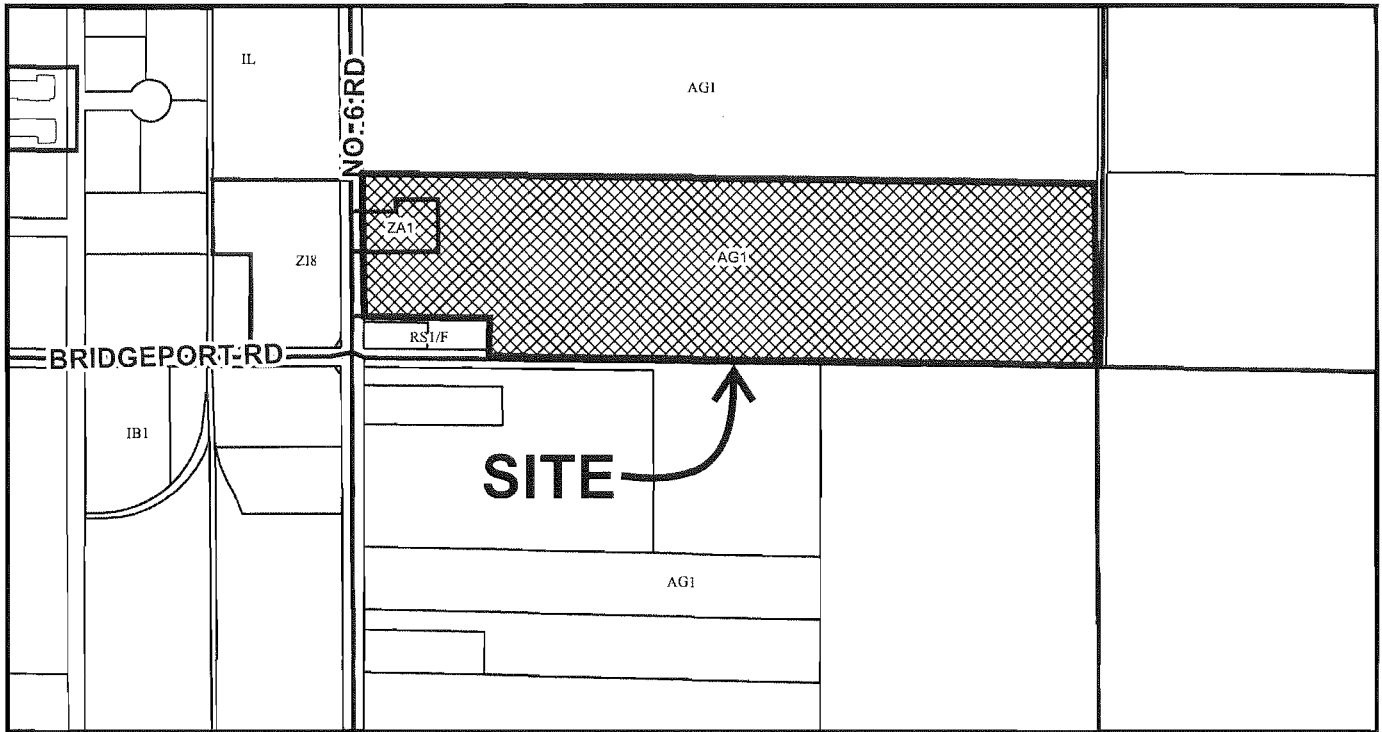
- Registration of a covenant on title limiting the maximum footprint of the proposed new house to the area shown on the sketch prepared by Matson Peck and Topliss, dated May 15, 2015.
- Registration of a flood plain covenant on title identifying a minimum Flood Construction Level of 3.0m GSC

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

- Submission of an acceptable Service Connection Design
- 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 Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).



City of
Richmond



DV 15-694988

Original Date: 03/23/15

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



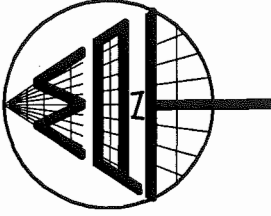
DV 15-694988

Original Date: 03/23/15

Revision Date:

Note: Dimensions are in METRES

SKETCH SHOWING PROPOSED RESIDENTIAL BUILDING SITE
SOUTH HALF OF THE SOUTH HALF SECTION 21
BLOCK 5 NORTH RANGE 5 WEST EXCEPT: PART ON PLAN 13169
NEW WESTMINSTER DISTRICT

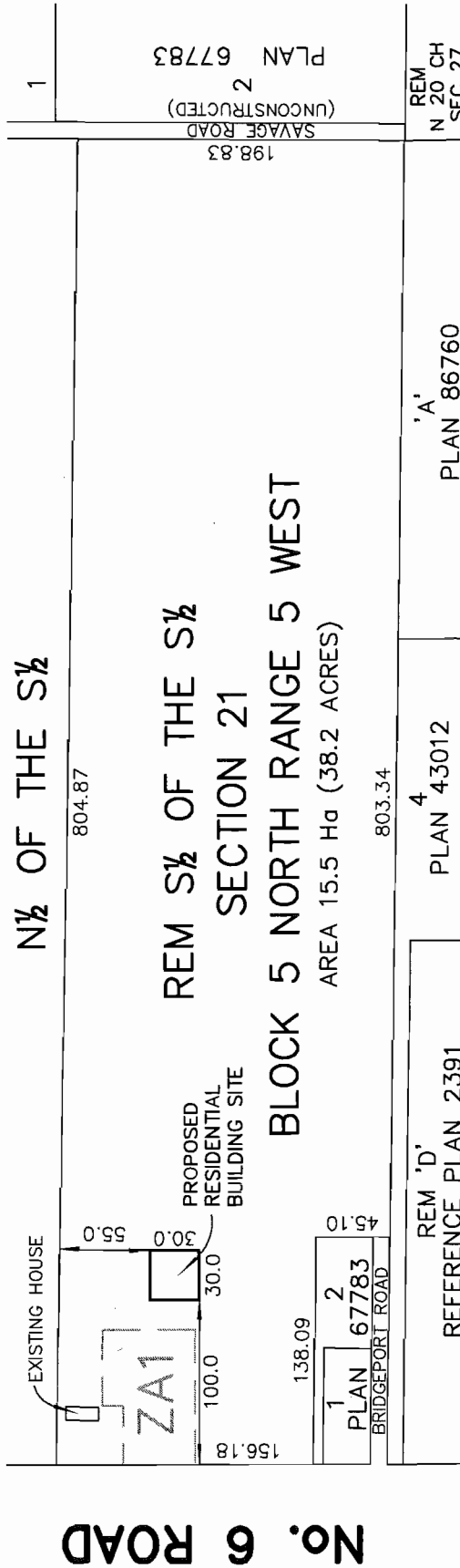


PARCEL IDENTIFIER (PID): 011-874-872

CIVIC ADDRESS
2620 No. 6 ROAD
RICHMOND, B.C.

NOTES:

- 1) PROPERTY BOUNDARIES ARE DERIVED FROM LAND TITLE AND SURVEY AUTHORITY RECORDS.
- 2) EXISTING BUILDING LOCATION IS APPROXIMATE.
- 3) ZONING BOUNDARY IS APPROXIMATE.



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MATSON PECK & TOPLISS

SURVEYORS & ENGINEERS

#320 - 11120 HORSESHOE WAY

RICHMOND, B.C.

V7A 5H7

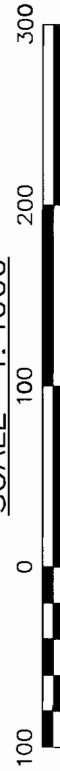
PH: 604.270.9331

FAX: 604.270.4137

CADFILE: 17873-001-SKT-000.DWG

LEGEND

SCALE 1:4000



ALL DISTANCES ARE IN METRES

ZA1 INDICATES ZONED FOR AGRICULTURE AND TRUCK PARKING

R-15-17873-001

CLIENT REF: MAYBOG FARMS LTD

DATE: 15 MAY 2015



DV DV15-694988

Attachment 3

Address: 2620 No. 6 Road

Applicant: Maybog Farms Ltd.

Owner: Maybog Farms Ltd.

Planning Area(s): East Richmond

	Existing	Proposed
Site Area:	38.26 acres (15.48 hectares)	No Change
Land Uses:	Agriculture	No Change
OCP Designation:	Agriculture	No Change
Zoning:	"Agriculture (AG1)" & "Agriculture and Truck Parking (ZA1) – No. 6 Road (East Richmond)"	No Change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max 0.6	Max 0.6	none permitted
Setback – Maximum Front Yard	Max 50 m	Max 130 m	Variance
Setback – Minimum Front Yard	Min. 6 m	Min. 6 m	None
Setback – Side Yard:	Min. 6 m	Min. 6 m	None
Setback – Rear Yard:	Min. 6 m	Min. 6 m	None
Height (m):	Max. 2 ½ storeys and 10.5 m	Max. 2 ½ storeys and 10.5 m	None

**Excerpt from the Minutes from
The Agricultural Advisory Committee Meeting**

**Thursday, May 21, 2015 – 7:00 p.m.
Anderson Room,
Richmond City Hall**

3. Development Proposal – Development Variance Permit Application (2620 No. 6 Road)

Staff provided a summary of the Development Variance Permit application to increase the maximum setback of 50 m from a road abutting the property for a single detached house in the AG1 zone. The proponent wishes to develop a new single family house on the property.

Staff noted that the intent of the maximum road setback regulation is to minimize the impact of residential developments on farmland, and the proponent had submitted an agrologist report to demonstrate that there would be no negative impact on the current and future farm operations and the agricultural capability of the site.

The proponent, Mr. May, explained the location had been carefully selected based on the current farm operation and land uses.

Committee had the following questions and comments on the proposal:

- The Ministry of Agriculture representative noted that other types (not soil-based) of agricultural production may be possible on the proposed residential site, and shared the ALC policy regarding additional residences for farm use.
- Staff clarified that additional residences for full-time farm workers is a permitted use under the current AG1 zone subject to meeting certain criteria specified in the Zoning Bylaw. As the subject site meets the criteria, one additional residence is permitted on the site. The need for the additional residence is supported by the agrologist.
- General comments were made about the additional residence and it was noted that more details should be provided in the agrologist report in support of the request to retain the existing house. It was asked if an application to the ALC would be required. Staff noted that additional residences for farm use are permitted under the ALC Act; however, staff will consult with the ALC to ensure the interpretation of the ALC Act is consistent.
- The proponent explained that a 24-hour watch was necessary for a cranberry farming operation of this size. He also noted that it might be difficult to find qualified workers without on-site farm housing due to the high housing cost in the region.
- Committee members noted that it is important that employees reside on the farm to monitor the farm operation in order to prevent significant crop loss.

The proponent, Mr. Todd May, recused himself from voting and left the room.

The AAC tabled the following motion:

That the Development Variance Permit application for 2620 No. 6 Road be supported as presented.

Carried (Five (5) members in favour; one (1) member, Colin Dring, abstained)



City Of Richmond
Development Applications Division
6911 No. 3 Road
Richmond BC V6Y 2C1

Dear Sirs,

We are writing to request a variance to the 50m maximum housing set back distance on the property at 2620 No. 6 Road. We wish to build a new residence for our family on our multi generational farm at a location which will not negatively impact current and future farming operations.


The proposed site is outlined in the attached Agrologist Report provided by Mr. Dave Melnychuk P. Ag. The house site was chosen to least impact the farming operations of this property and contiguous properties to the North and to the South East also involved in the farming operations. It is not suitable to agricultural production and is currently an area of ancillary use to the cranberry farm.

Farming operations on the property have guided the selection of the proposed house location. To the North is a harvesting pad. It is used to place and operate harvesting and support equipment. This area is particularly efficient as only one pad is necessary for two fields. To the West there is a cranberry truck staging area. It is denoted as Zoning ZA1 and is used to stage trucks prior to transport to offsite receiving and conversion facilities. The South is limited by soil and field input storage. Equipment, supplies and soil amendments are placed and then applied to the farm on an ongoing basis. East of the proposed house site is a cranberry field.

Recent expansion of our farm requires additional support in the form of dedicated employees. Often these critical employees are required to work long hours and be available at all times of the day or night. Maintaining the existing residence would provide the opportunity to attract experienced employees to our farm while addressing the challenges of housing and farming in close proximity to urban centers.

Please do not hesitate to contact us should you have any questions or concerns. Thanking you in advance for your consideration and support of our farm.

Kind regards,


Todd May
Maybog Farms Ltd.
604-290-3338

Agrologist Report

**Todd May
2620 No.6 Road
Richmond, BC
V6V 1P4**

Prepared by:
Dave Melnychuk, P.Ag
19915 – 37 A Avenue
Langley, B.C.
V3A 2S8
Ph: 604 812-3276
January 26, 2015

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Agrologist Report

1. **Landowner:** – Todd May
2. **Location** – 2620 No.6 Road, Richmond, V6V 1P4
3. **Background-**

- Mr. May is proposing to construct a residence at 2620-No.6 Road, Richmond, a property which has been utilized for cranberry production since 1986.. The proposed location for the residence is a site which is not part of the cranberry field but has been used for material, sand and aggregate storage. These materials are required for maintenance of the cranberry fields (i.e.,top dressing with sand), the dyke system and farm access roadways. The location for the proposed residence is approximately 110 to 148 meters from the front property line. The proposed residential location does not conform to Richmond's bylaw requirements which state that the maximum setback of a proposed residence must not exceed 50 meters from the front property line.
- Mr. May is requesting consideration by the City of Richmond for a variance (development variance permit) to the set back distance from the front property line to allow for utilization of the proposed site for construction of an additional residence.

4. Purpose of Agrologist report

The objectives of the Agrologist report include: comment on the existing uses of the property, with focus on the front 150 meter portion of the property; agricultural potential of the front 150 meter portion of the property; and the implications to the overall potential and functional utility of the property for agricultural purposes by a relaxation of the bylaw setback provisions.

5. Property features:

- **Location:** 2620 No. 6 Road, Richmond
- **Size:** 15.48 hectares (38.26 acres)
- **Zoning:** ZA1 and AG-1 –in the Agriculture Land Reserve
- **Soils description:** According to the soils information as outlined in the "*Soils of the Langley – Vancouver Map Area – RAB Bulletin 18*" published by the Province of British Columbia, the property contains complexes of 4 different soil types, including;
 - i. Delta – Blundell (DT-BU) soil type;
 - ii. Annis – Richmond (AN-RC) soil type

The Delta soil is formed from medium to moderately fine textured deltaic deposits and is typically poorly drained and has a high ground water table. As indicated on the attached soils map, this soil is more prevalent in the westerly

portion of the property where the present residence and support services are located.

The Blundell and Annis soils are developed from shallow (15 to 40 cm) organic deposits over moderately fine textured floodplain deposits.

The Richmond soils are developed from deeper well decomposed organic deposit (40 to 160 cm) over moderately fine textured deltaic deposits.

The depth of organic matter and suitability for cranberry production increases as you move from west to east on the subject property.

Cranberry production on fine textured soils is typically less successful as is evident in the relatively poor condition of cranberry plants located just east of the front building site.

- **Agricultural capability rating:** Land capability rating for land in British Columbia is a systematic grouping of lands that have the same relative degree of limitation for agricultural use. The intensity of limitations becomes progressively greater from Class 1 land to Class 7 land. Class 1 to 3 are considered prime agricultural soils, while class 4 lands have progressively more limitations for crop production. Class 5 lands is typically suitable for production of perennial forage grass and other specially adapted crops and class 6 land is non-arable but is suitable for livestock grazing. Class 7 is not suitable for agricultural production.
- **Agricultural capability sub-Classes:** The next level of classification is the capability sub-class which identifies the type of limitation inherent to soils. The sub-classes for mineral soils include the following categories: A (soil moisture deficiency); C (adverse climate); D (undesirable soil structure and/or low perviousness); E (erosion); F (fertility); I (inundation); N (salinity); P (stoniness); R (depth to bedrock); T (topography); W (excess water); Z (permafrost). Some of these limitations, such as moisture deficiency, stoniness and fertility, can be addressed with appropriate land improvements and cultural practices while some limitations are very difficult to address such as climate and depth to bedrock. According to the provincial maps, which illustrate agricultural capability ratings, the following ratings are indicated on the subject property. The property has 3 separate agricultural capability ratings (outside of the building and service area) as follows:
 - 60% Class 4W and 40% Class 2W – covers approximately 1 hectare located in the north west corner and adjacent to No.6 road
 - Class-4W – covers approximately 2 hectares located in the south west corner and No.6 road.
 - 70% Class 4W and 30% Class O4W - covers approximately 12.48 hectares located in the easterly portion of the property. This is the most productive area for cranberry production.

- The main limitation to crop production, in an unimproved state, is poor drainage. With drainage improvements, which have been implemented on this farm, the organic soils are well suited to cranberry production.

6. **Bylaw provisions:**

The existing bylaw provisions which are applicable to the proposed residential development indicate that, *"no portion of a single detached housing building, including any additional dwelling units, shall be located further than 50 meters from a constructed public road abutting the property"*. Many local governments, particularly in the Lower mainland, have enacted similar bylaws in an effort to be proactive and supportive of agriculture. The primary agricultural considerations for this bylaw is focused on:

- Limiting the impact of residential building on productive farmland
- Facilitating greater flexibility in the placement of farm buildings and farming operations on the remainder of the property
- Minimizing the potential for farm practices complaints, from neighbouring properties, related to normal farm practices which may generate noise, odour or other disturbances.

Farmers have an opportunity of requesting a variance to the setback provisions of the bylaw, if they can demonstrate that the proposed residential development is an important component of the farming operation and has been proposed in a manner which has minimal impact on the farming.

7. **Present land use of property:**

The 15.48 hectares (38.26 acre) property is divided into 2 major components as outlined below:

- The back or easterly portion of the property is in cranberry production (planted in 1987) and covers approximately 13.23 hectares (33 acres) or about 86% of the property.
- The front or westerly portion of the property abutting No. 6 Road is used for an older residence plus storage of material (gravel, sand, drain tile, concrete and general supplies) required for the maintenance of the cranberry production on this property as well as on 2 adjacent cranberry properties. The 2 adjacent properties add about another 70 acres of cranberry production. In total, the front service/storage area serves the needs of approximately 110 acres of cranberry production. In addition, a small area of 0.34 hectares (0.84 acres) within this portion of the property has been rezoned for use as a seasonal staging area for cranberry trucks destined for the Ocean Spray receiving station.. These farm ancillary uses cover an area of approximately 2.25 hectares (5.3 acres) and is measured by approximately 150 meters by 150 meters. The attached map outlines all of these uses.



Existing residential site adjacent to No.6 Road



Portion of the property (adjacent to No.6 Road) which is used for storage of material required for maintenance of the cranberry operation. In addition, this area is also used for facilitating the truck delivery of harvested cranberries destined for Ocean Spray's processing facilities.



Multi purpose service area used for: storage of road mulch for farm access roadways; work area for farm employees to prepare water supply lines for irrigation and storage site for Big O field drain tiles.



Proposed new residential location with sand and gravel storage in the foreground and cranberry fields in the background

8. Agricultural capability of the proposed residential site.

The proposed residential site would cover an area of approximately 100 feet by 100 feet or approximately 0.23 acres (0.1 hectare). The ground on which the residence would be constructed has already been impacted by storage of granular material (gravel and sands) used for maintenance of the dyke and road access system for the 110 acres of cranberry production.

Because of the former and existing storage activities, the proposed residential site is not suitable for field crop production. In addition to the physical condition of the site, the location and configuration makes it impractical to bring this small site into crop production as part of the large cranberry field located immediately to the east.

9. Growth of the farm and rationale for a second residence:

The cranberry farm at 2620 No.6 Rd has grown over the last several years from one 38.26 acre parcel (planted in 1987) to over 110 acres of cranberry production. This expansion occurred with the purchase of the 40 acre adjacent property to the north which was planted in 2010 and the addition of another 30 acre parcel in 2011. The overall cranberry production area, served by the buildings and storage facilities located at 2620 No.6 Rd, amounts to approximately 110 acres. An operation of this size requires year round assistance of several employees and having critical farm employees living on the farm is a definite asset to the farm. Mr. May would prefer to maintain the old house, after the new residence is constructed, for use by key farm employees. One of the challenges facing many farm operations in British Columbia is the recruitment and maintenance of skilled and experienced farm employees. Provision of on-farm housing is an attractive component in the overall remuneration package for employees and may be the critical element between keeping and losing a valued farm employee.

10. Discussion and summary:

Based upon an inspection of the property and discussions with the owner/operator, the following findings are provided in support of the proposed residential development:

- The construction of a new residence on the proposed location will not alienate any productive crop land, as the proposed site contains the lowest quality agricultural land on the property and has been used for a loading area.
- The location of the new residence will not negatively impact the agricultural operation on the subject property, nor on the adjacent property to the north (owned and operated by the proponent) nor on the property to the south. A large well established vegetative buffer is located along the south property boundary of the subject property.
- It is not feasible to locate the proposed new residence within 50 meters of No. 6 Road, as specified by the existing bylaw provisions, because the land adjacent to No.6 road is required for support services of the cranberry farm operation as well as providing a staging area for truck delivery of cranberries to Ocean Spray.

The findings demonstrate that the proposal justifies consideration of a variance to the setback provisions of the bylaw.

11. Conclusion and summary comments:

In summary, the proposed construction of an additional residence at 2620 No.6 road property, as proposed by Mr. May, will not adversely affect the cranberry farm operation at this location nor the neighbouring farm operations. In addition, the proposed new residence will provide an opportunity for the farm to use the existing older residence as housing for essential farm labour component on this large cranberry operation.

OUTLINE OF FARM BOUNDARY

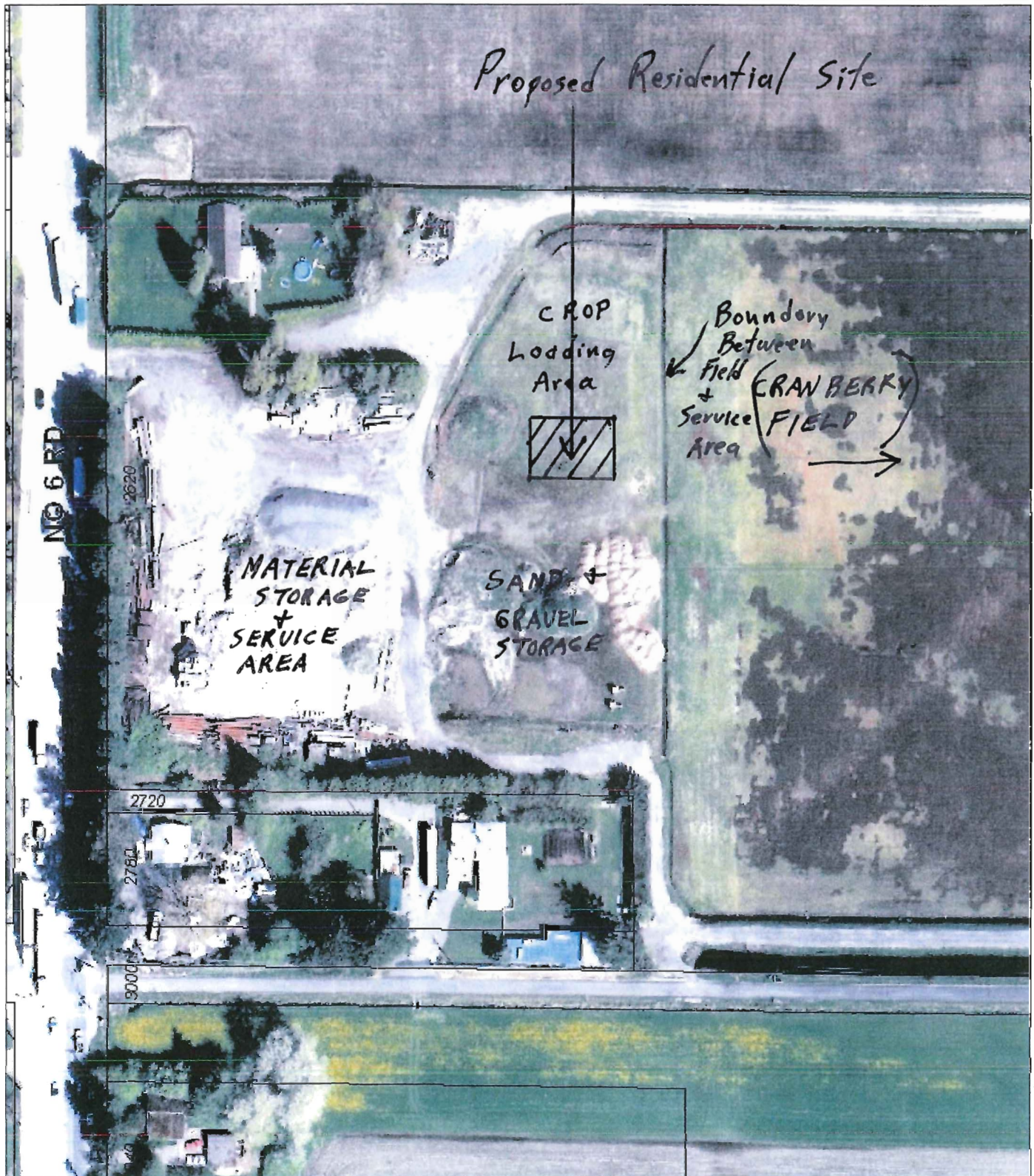
City of Richmond Interactive Map



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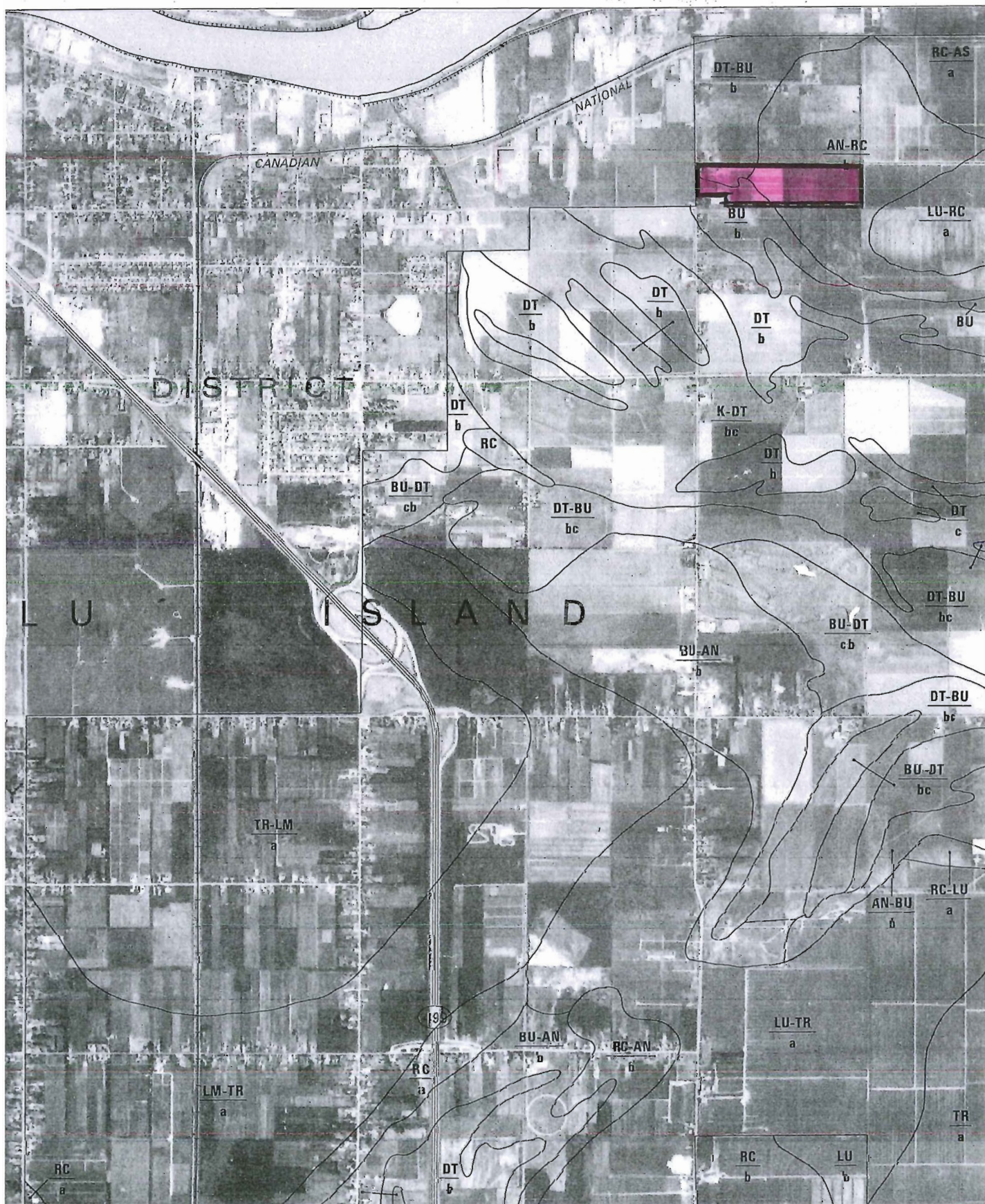
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City of Richmond Interactive Map

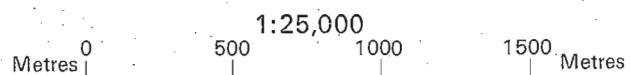


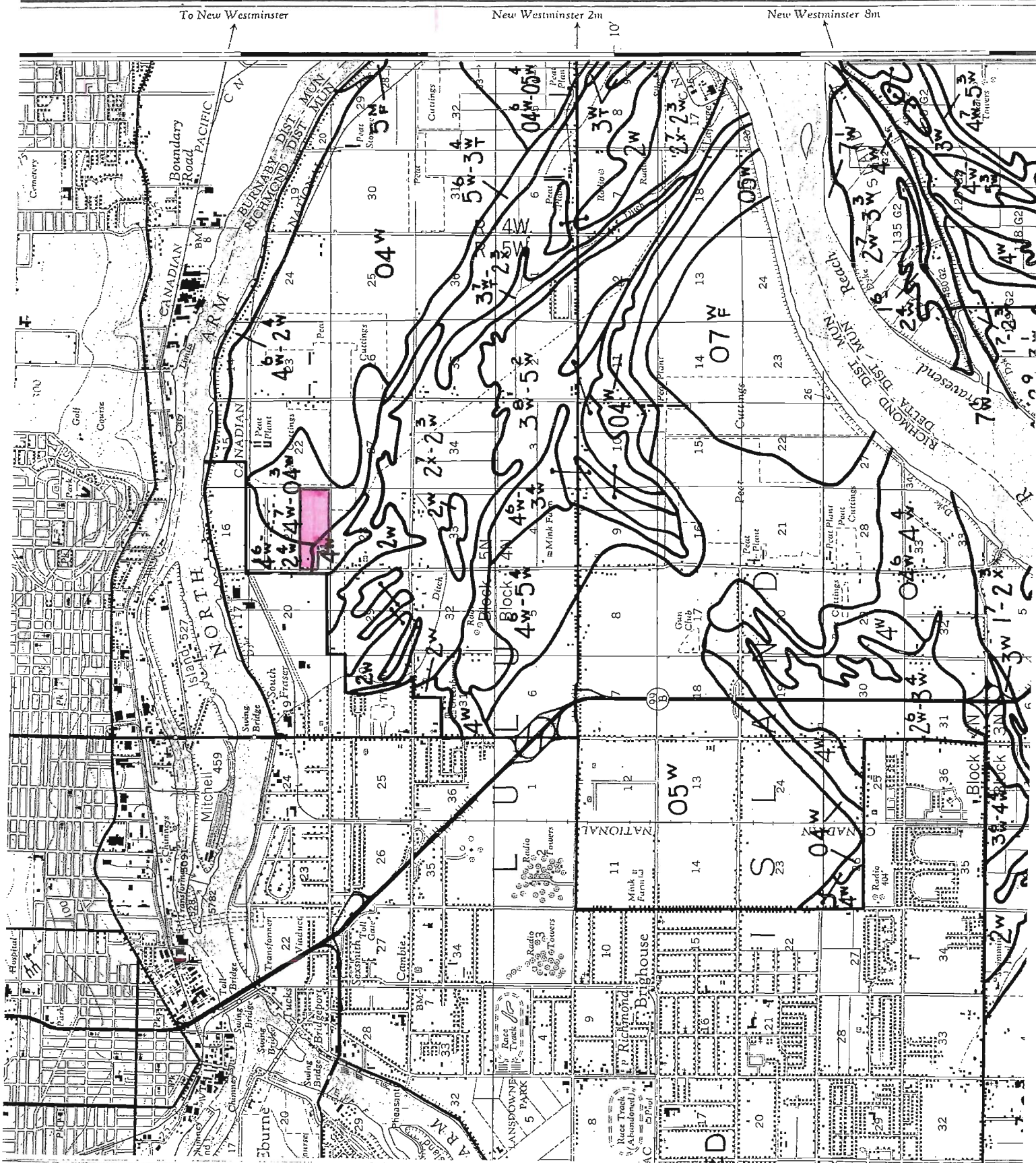
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ADJOINS PAGE 25





Addendum to the May Agrologist Report

This addendum has been prepared in response to the City of Richmond's Agriculture Advisory Committee's request for additional information regarding the importance of maintaining the original residence at 2620 No. 6 Road, after the new house is constructed

As indicated in the Agrologist report dated, January 26, 2015, the cranberry farm at 2620 No.6 Rd has grown over the last several years into a large cranberry operation. An operation of this size requires year round assistance of several employees and having key farm employees living on the farm is a definite asset to the farm.

For a large cranberry farm, it is important to have employees present on the farm, to monitor and maintain several important farm functions, such as the unique water management requirements of a cranberry farm. Water management is required at three critical stages. In the early part of the season, frost protection by surface irrigation is important to protect the plants from frost damage. The irrigation mode runs throughout the night and must be monitored several times during the night, because a mal function (i.e., pump failure, electrical problem, plugging of sprinklers and lines, pipe breaks, etc) for just a couple of hours can lead to significant plant damage and subsequent significant crop losses. Very often it takes the efforts of more than one employee to quickly resolve the problem.

The second phase of the irrigation season is during the growing season which is required for plant growth and berry production. Cranberry plants are shallow rooted and very sensitive to moisture conditions in the upper portion of the soil profile, therefore water application must be closely monitored and adjusted accordingly.

The third phase of water management is during the fall period when cranberry fields are flooded to facilitate harvest. Water transfer from reservoirs to cranberry fields and between cranberry fields is continuous and must be closely monitored in case of failures (i.e., pump failures, dyke breaches , etc). This is a very busy time of the year with many activities on-going and employees must be available at all hours of the day to meet the needs of the fall harvest and quickly respond to problems which can occur at any time of the day.

In summary the water management requirements on a cranberry farm are much greater than on any other type of farm in British Columbia. A malfunction of the irrigation system during any one of three critical periods can have disastrous consequences for crop production. Therefore it is essential to have qualified employees present on the farm at all times to insure that the various components of the water management system are functioning properly.

An employee who lives on the farm can respond more effectively to his duties and responsibilities compared to an employee who has to commute on a daily basis and fight through the ever increasing traffic congestion in the Lower Mainland.

The other important factor to consider is the challenge facing many farm operations in regard to recruitment and maintaining skilled and experienced farm employees. Provision of on-farm housing is a positive consideration for employees and their families, and may be the key element between keeping and losing a valued farm employee. This situation is particularly acute in Metro Vancouver area where housing affordability may have a somber effect on economic sustainability of the agriculture sector.

Prepared by:

Dave Melnychuk, P.Ag, May 25, 2015



Development Variance Permit Considerations

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

Address: 2620 No. 6 Road

File No.: DV15-694988

Prior to DV15-694988 being forwarded to Council for issuance, the developer is required to complete the following:

1. Registration of a covenant on title limiting the maximum footprint of the proposed new house to the area shown on the sketch prepared by Matson Peck and Topliss, dated May 15, 2015.
2. Registration of a flood plain covenant on title identifying a minimum Flood Construction Level of 3.0m GSC.

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

1. Submission of an acceptable Service Connection Design.
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. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

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

Signed _____

Date _____



City of Richmond

Development Variance Permit

No. DV15-694988

To the Holder: MAYBOG FARMS LTD.

Property Address: 2620 NO. 6 ROAD

Address: 15411 Cambie Road, Richmond BC V6V 1T3

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to increase the maximum setback from a constructed public road abutting the property to the rear of a single detached housing building in the "Agriculture (AG1)" zoning district from 50 m (164 ft.) to 130 m (426.5 ft.) in order to allow the construction of a new house.

The siting of the new house shall be as shown on Schedule "B" attached hereto.

4. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
5. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse.

This Permit is not a Building Permit.

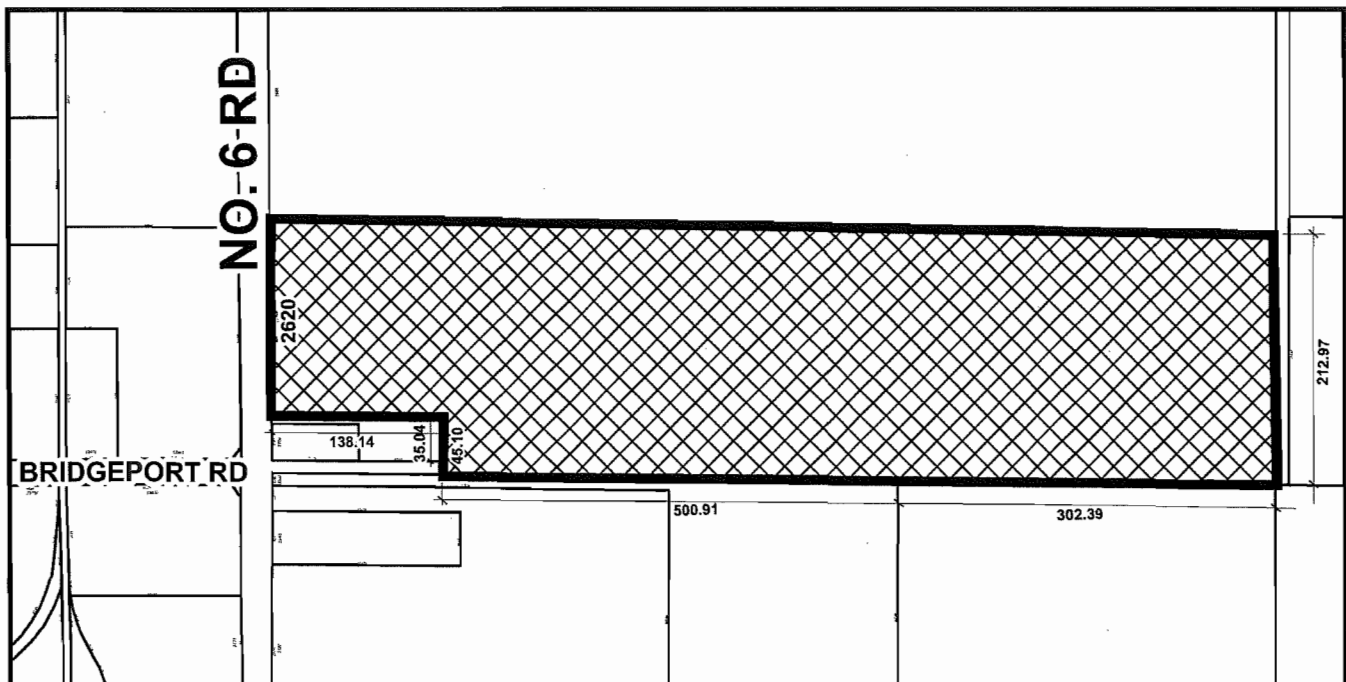
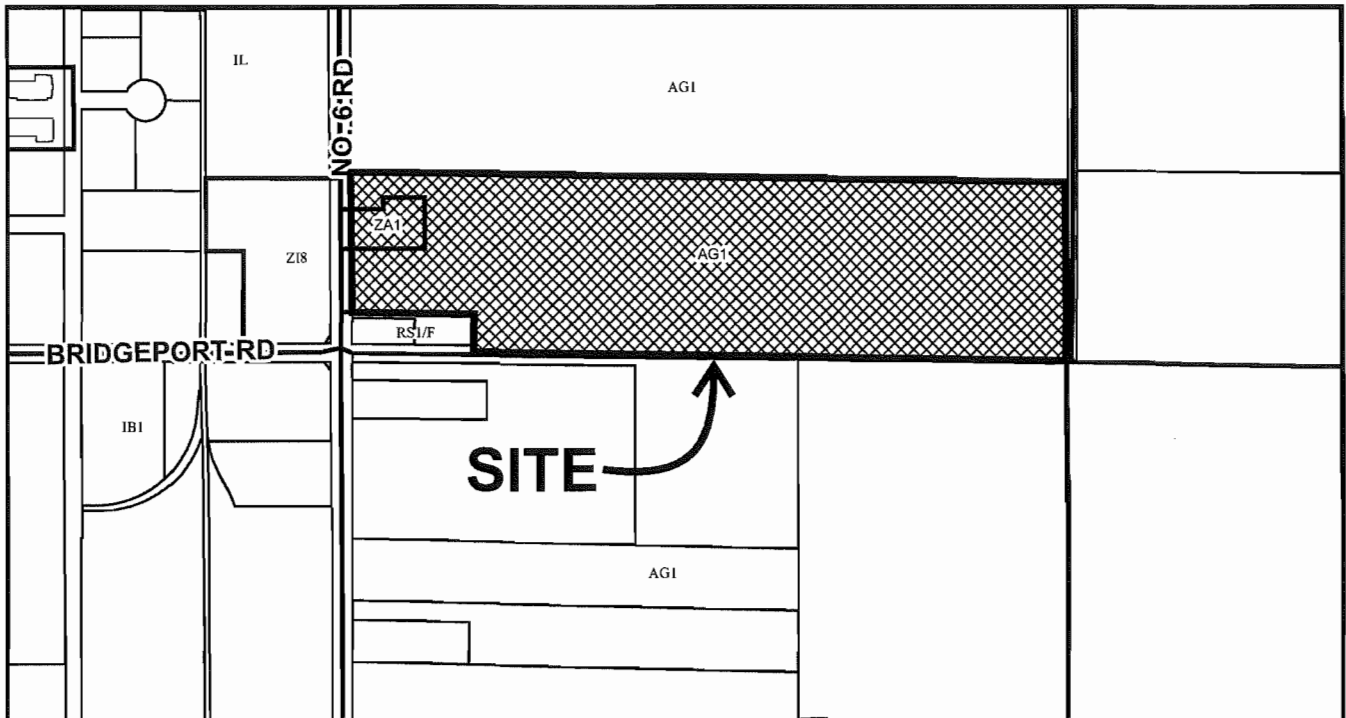
AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .



City of Richmond



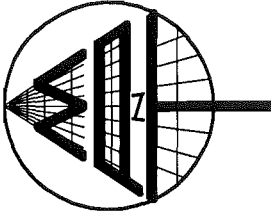
DV 15-694988
SCHEDULE "A"

Original Date: 03/23/15

Revision Date:

Note: Dimensions are in METRES

SKETCH SHOWING PROPOSED RESIDENTIAL BUILDING SITE SOUTH HALF OF THE SOUTH HALF SECTION 21 BLOCK 5 NORTH RANGE 5 WEST EXCEPT: PART ON PLAN 13169 NEW WESTMINSTER DISTRICT

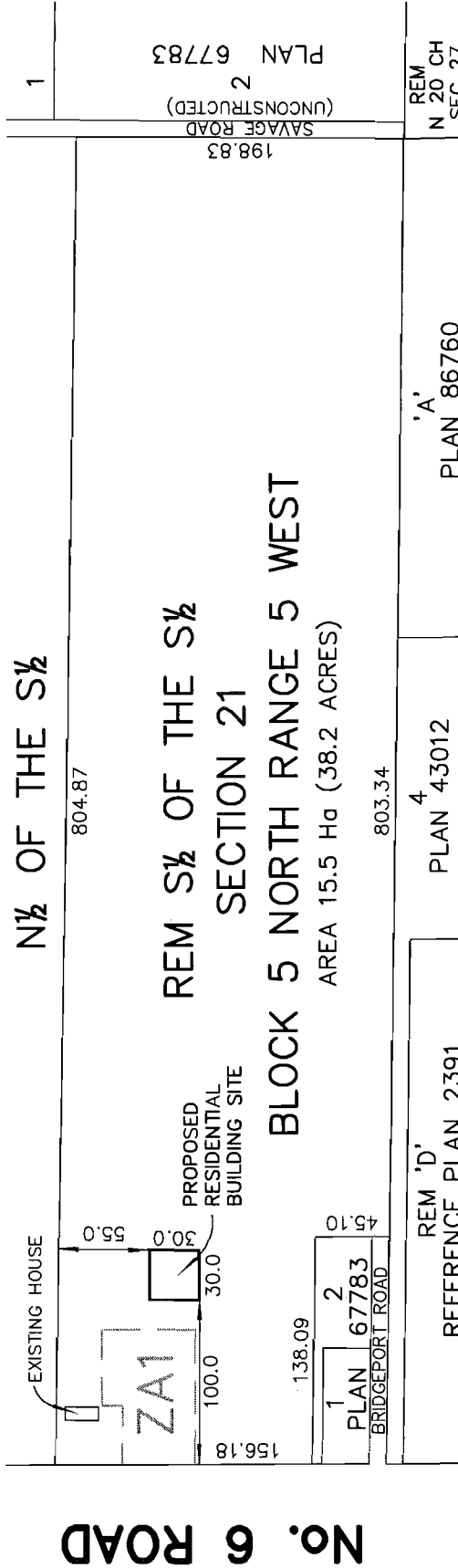


PARCEL IDENTIFIER (PID): 011-874-872

CIVIC ADDRESS
2620 No. 6 ROAD
RICHMOND, B.C.

NOTES:

- 1) PROPERTY BOUNDARIES ARE DERIVED FROM LAND TITLE AND SURVEY AUTHORITY RECORDS.
- 2) EXISTING BUILDING LOCATION IS APPROXIMATE.
- 3) ZONING BOUNDARY IS APPROXIMATE.



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MATSON PECK & TOPLISS

SURVEYORS & ENGINEERS

#320 - 11120 HORSESHOE WAY

RICHMOND, B.C.

V7A 5H7

PH: 604.270.9331

FAX: 604.270.4137

CADFILE: 17873-001-SKT-000.DWG

LEGEND

SCALE 1:4000



ALL DISTANCES ARE IN METRES

ZA1 INDICATES ZONED FOR AGRICULTURE AND TRUCK PARKING

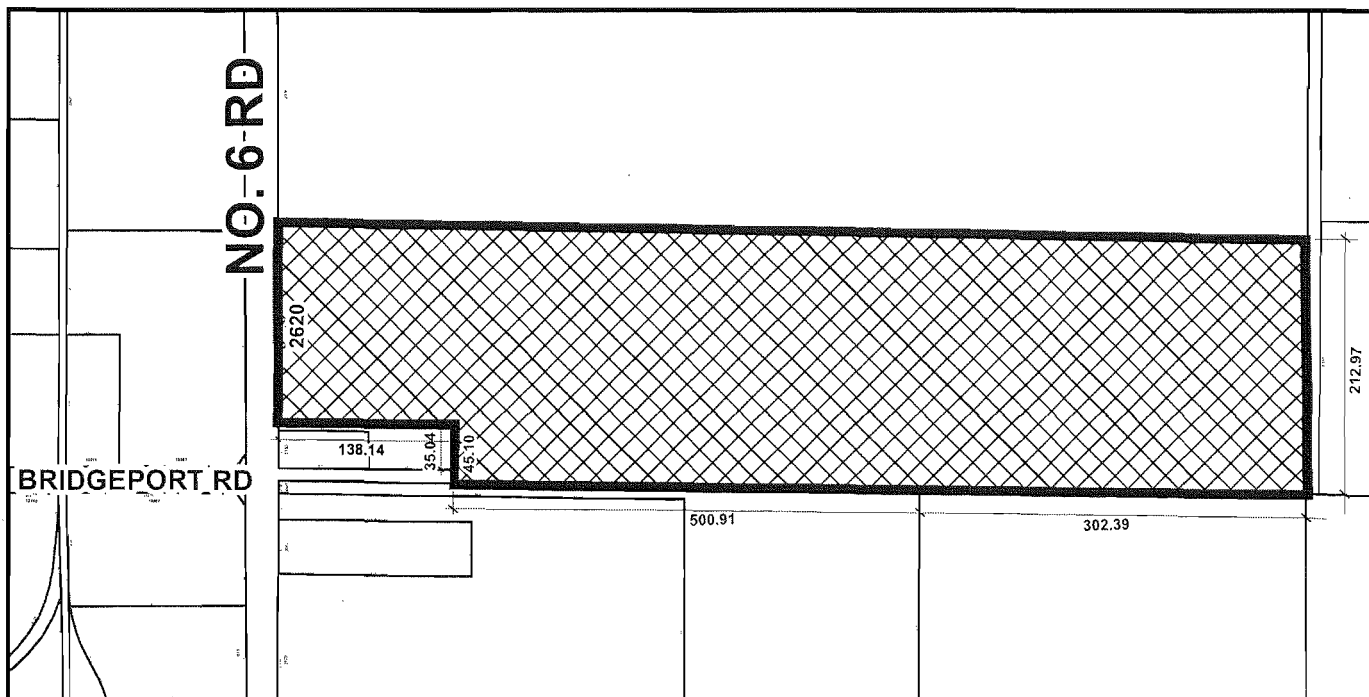
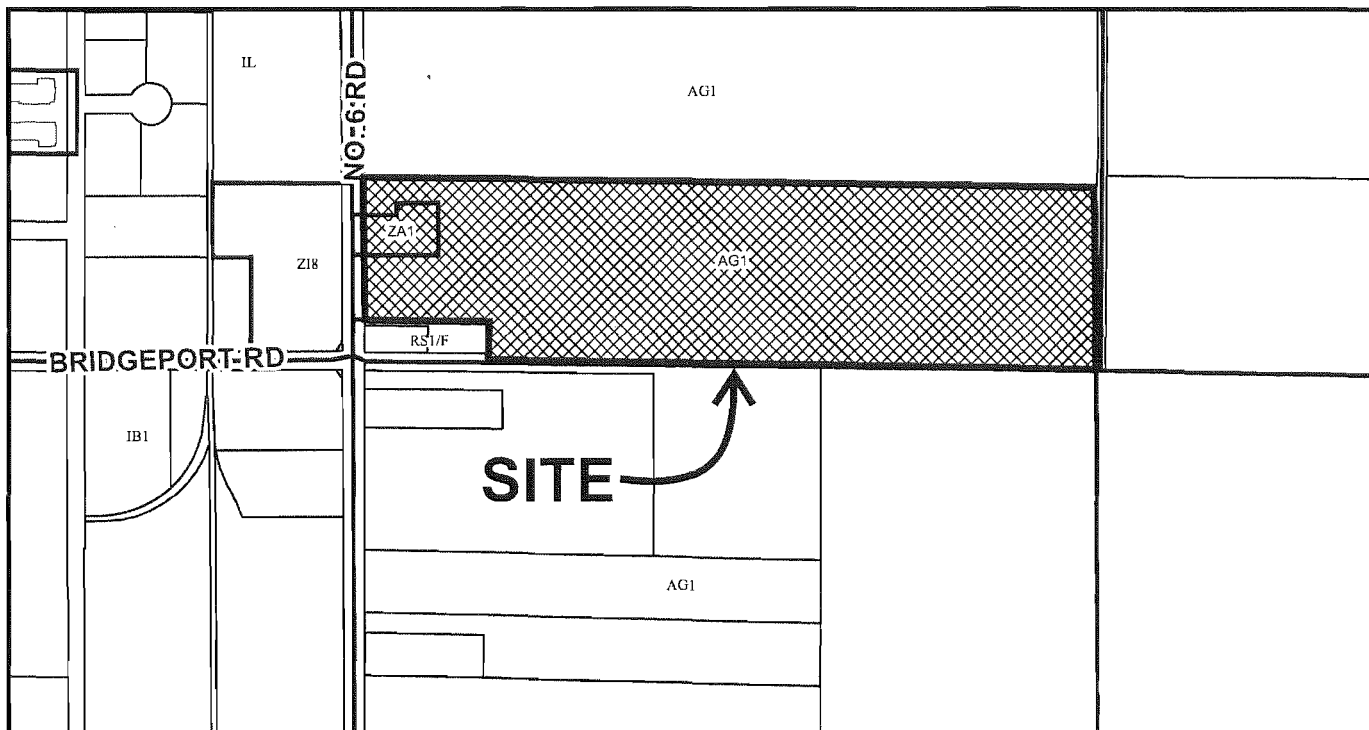
R-15-17873-001

CLIENT REF: MAYBOG FARMS LTD

DATE: 15 MAY 2015



City of Richmond



DV 15-694988

Original Date: 03/23/15

Revision Date:

Note: Dimensions are in METRES



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: June 3, 2015

From: Wayne Craig
Director of Development

File: DV 14-658670

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

Staff Recommendation

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

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

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


Wayne Craig
Director of Development

DN:blg
Att.

Staff Report

Origin

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

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

A staff report was reviewed by the Development Permit Panel at a meeting on March 25, 2015 (Attachment B) and referred back to staff. In response to the referral, the applicant has hosted a Public Information Meeting where updated building designs were presented and the applicant demonstrated that a visitor parking space for the proposed Dayton Court fronting lots can be accommodated on private property.

Background

The following referral motion was carried at the March 25, 2015 Development Permit Panel meeting:

"That the staff report titled Application by Habitat for Humanity Society of Greater Vancouver for a Development Variance Permit at 8180 Ash Street, dated March 2, 2015, from the Director, Development, be referred back to staff to review:

- 1. Community feedback and additional community consultation for the proposed development;*
- 2. The proposed architectural design of the proposed development; and*
- 3. On-site vehicle visitor parking, site manoeuvring within the site and access to the site from Dayton Court;*

And report back to the Wednesday, April 29, 2015 Development Permit Panel."

This report addresses the Development Permit Panel referral by providing a summary and analysis of the applicant's response to the Development Permit Panel's direction. We note that the applicant was not able to prepare materials and meet scheduling requirements to be considered at the April 29, 2015 agenda.

Development Information

Please refer to the original Development Variance Permit staff report dated March 2, 2015 (Attachment B) for the following information:

- Development data;
- Surrounding development;

- A synopsis of community consultation and public input received to March 2, 2015, including a Public Information Meeting hosted by the applicant on October 1, 2014;
- Zoning variance evaluation;
- Urban design response analysis, including consideration of site and functional planning, traffic and safety, on-site parking and on-site manoeuvring for proposed lots fronting Dayton Court;
- Architectural form and character;
- Background pertaining to Habitat for Humanity's housing model; and
- Future subdivision conditions.

Public Input

Concerns expressed by the public during the Development Variance Permit application review process to March 2, 2015 were considered in the original Development Variance Permit report dated March 2, 2015 (Attachment B). After the original Development Variance Permit staff report was written, the City received two (2) calls and correspondence representing six (6) households, which includes individuals who have previously called or submitted correspondence. Seven (7) individuals attended the March 25, 2015 Development Permit Panel meeting to express concerns associated with the proposed development. A petition with 25 signatures, representing 15 households, of which five (5) had previously submitted correspondence, was received at the March 25, 2015 Development Permit Panel meeting. A letter and an e-mail were received subsequent to March 25, 2015 and a neighbourhood resident has periodically contacted staff to confirm the project's status. A total of 23 households commented on the proposal (Attachment C).

Concerns expressed in the new correspondence, or at the March 25, 2015 Development Permit Panel meeting, reiterated issues that were included in the original Development Variance Permit staff report dated March 2, 2015. Topics include:

- Insufficient on-site parking for proposed Dayton Court fronting lots.
The proposed on-site parking complies with the Zoning Bylaw. Transportation staff have reviewed and support the proposed driveway access and turn-around provisions, which accommodate on-site manoeuvring.
- Traffic safety and volume (Dayton Court).
A traffic speed study conducted by City Transportation staff does not support introduction of traffic calming measures in the area at this time. The driveway design accommodates on-site turn-around so that motorists exit the site in a forward direction.
- Height and character of proposed buildings/carports.
The design of a single-family home is typically governed only by the building envelope restriction articulated by the site's zoning. Despite being permitted to construct homes with a maximum height of 2 ½ storeys, the applicant proposes to construct 2-storey homes with a modest roof pitch in recognition of the style of existing homes.
- Too many lots proposed by the subdivision.
With the exception of the requested lot width and frontage variances, subdivision of the lot into six (6) parcels complies with the site's existing "Single Detached (RS1/B)" zoning.

- Neighbourhood history of site drainage issues.
The site is within an area with soils known to be high in peat; therefore, the applicant would be required to submit a geotechnical report as part of the Building Permit review to identify any anticipated impacts to adjacent properties and to secure appropriate mitigation measures, including perimeter drainage.

The following new concerns were raised by area residents subsequent to March 25, 2015:

- Rear property lines between proposed Lot 6 and 8271 McBurney Court only partially align; the neighbour would prefer installation of a new fence along the full length of his rear property line.
During the May 12, 2015 Public Information Meeting that was hosted by the applicant, Habitat for Humanity CEO, Tim Clark, spoke with the owner and a verbal agreement was made to replace the full length of the fence along the neighbor's property line conditional to the owner participating in the construction and installation process.
- Concern regarding the minimum flood construction level of proposed new lots.
The applicant has confirmed that homes would be constructed at an elevation that is a minimum of 0.3 m (1 ft.) above the crown of the adjacent roads; thereby minimizing the difference in building height and construction elevation between the proposed development and adjacent properties while complying with the Flood Plain Designation and Protection Bylaw No. 8204.
- Concern that the notification area is insufficient.
The standard notification area (50 m (164 ft.) radius of the subject site) was expanded to include all properties on Dayton Court, which is consistent with the area notified in 2010/ 2011 when the proposed Development Variance Permit was originally considered. The extended notification area includes 70 single family properties and a strata townhouse development (Attachment D).

Additional Community Consultation

In accordance with direction from the Development Permit Panel, the applicant hosted a second Public Information Meeting. The meeting was hosted at Howard DeBeck Elementary School on May 12, 2015 from 6:00 PM to 8:00 PM, to provide an opportunity for additional consultation with the community, specifically related to the topics of architectural design of the proposed homes and accommodation of on-site visitor parking for the three (3) proposed Dayton Court fronting lots.

Invitations were delivered by Canada Post to residents within the standard 50 m (164 ft.) radius of the subject site, as well as all Dayton Court properties, which is consistent with the expanded notification catchment area previously established. 112 households were invited and nine (9) households were represented at the meeting.

Changes to Architectural Design Concept

- Prior to the meeting, the project architect revisited the surrounding neighbourhood to analyze the existing architectural character and building materials. The study was used to update the proposed architectural house design. Two (2) updated architectural design

options were presented at the Public Information Meeting. Revisions to the design include:

- Introduction of a symmetrical triangle roof line. Option 1 is characterized as a shallow pitch roof with an enclosed attic. Option 2 is characterized as a shallow pitch roof with exposed beam and rafters for half the roof area. The updated rendering show a shingle roof; however, the applicant has advised that a metal roof, as original proposed, remains an option.
 - Proposed building materials have been expanded to include wide wood panels and stone, as well as an updated colour pallet (Attachment E). The material and color board shown on the rendering included in Attachment E would be updated to be consistent with the rendering and included in the legal agreement required to be registered at future subdivision stage to ensure the building design is generally consistent with Attachment E.
- Further, the applicant has confirmed that compliance with the Flood Construction Bylaw will be achieved by constructing homes at an elevation that is approximately 0.3 m (1 ft.) above the crown of the adjacent road. As a result, the building height would be no more than 8 m (26 ft.).

Accommodation of On-site Visitor Parking for Proposed Dayton Court Fronting Lots

- The on-site manoeuvring and turning template, which demonstrates that the driveway design for lots proposed fronting Dayton Court adequately accommodates on-site turn-around so that motorists exit the site in a forward direction rather than backing out into the street, was updated by the applicant to demonstrate that a visitor may park on-site without affecting access or the feasibility of turning around on-site (Attachment F).

Ten (10) individuals representing nine (9) households attended the meeting and signed the attendance sheet (Attachment G). Habitat for Humanity staff has advised that 12 individuals representing nine (9) households attended the meeting. The applicant has provided a Public Information Meeting synopsis (Attachment H). The following summarizes the opinions expressed in the returned comment forms from the May 12, 2015 Public Information Meeting:

Changes to Architectural Design

- Two (2) respondents indicated a preference for Option 1.
- One (1) respondent indicated a preference for Option 2.
- Changes are limited to roof line and building material updates. The floor plan is unchanged and carports remain; therefore, the changes are not supported.
- Despite efforts to reduce building height, the proposed homes remain too tall for the neighbourhood and will tower above existing homes. Ceiling height within the homes should be lowered.
- Carports are still proposed and may be used for storage, which will be unsightly and result in residents parking on the street.
- The proposed design is not compatible with the character of the existing neighbourhood.
- Support for the proposed landscaping and consolidated outdoor amenity area.

Accommodation of On-site Visitor Parking for Proposed Dayton Court Fronting Lots

- Visitor parking solution is not feasible. The proposed on-site manoeuvring is too complicated.
- On-site parking for Dayton Court fronting lots has been adequately resolved for the subdivision as proposed.

Proposed Shared Driveway for Dayton Court Fronting Lots and Dayton Court Traffic

- Not supportive of proposed variance, as the resulting shared driveway would not support use by up to 12 vehicles.
- Motorists will not turn around on-site to exit the proposed Dayton Court fronting lots in a forward direction resulting in safety issues.
- Overflow parking from the proposed Dayton Court fronting lots onto Dayton Court is a strong concern.
- Support for two (2), rather than three (3) lots fronting Dayton Court that share a single access.
- The proposal will result in traffic and disruption within the neighbourhood.

Fence

- Residents/owners of 8251 and 8271 McBurney Court have requested that they be contacted by Habitat for Humanity directly to follow through on a verbal agreement made by Habitat for Humanity CEO, Tim Clark, to replace the full length of the fence along their rear property lines that abut proposed Lot 5 and 6. The owners would participate in the fence construction and installation process.

Consultation

- Disappointment with level of public engagement prior to the May 12, 2015 Public Information Meeting.
- Dayton Court residents do not feel their concerns are being heard and distrust the consultation process.

Analysis*Additional Community Consultation*

The meeting was appropriately conducted and suitable information presented to the public for review and comment. The project proponent submitted a summary of responses received at the meeting and a copy of the updated information presented at the meeting (Attachments E-H).

Changes to Architectural Design

The project proponent has updated the proposed building design to include two (2) building options (shallow pitch roof/enclosed attic and/or shallow pitch roof/exposed beam and rafters), expanded the proposed building materials and modified the color pallet. Although the proposed home designs remain contemporary the changes reference characteristics within the neighbourhood. Constructing 2-storey homes at a minimum elevation of 0.3 m (1 ft.) above the crown of the adjacent road minimizes privacy and shadow impacts on adjacencies.

Accommodation of On-site Visitor Parking for Proposed Dayton Court Fronting Lots

An updated on-site manoeuvring and turning plan demonstrates that the driveway design for proposed Dayton Court fronting lots adequately accommodate a visitor parking space on-site without affecting access or on-site turn-around provisions (Attachment F). The configuration is supported by Transportation staff.

Considerations of Development Variance Permit Issuance and Subdivision

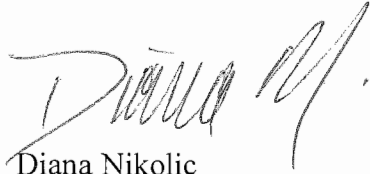
- Attachment I lists the considerations associated with issuance of the Development Variance Permit, subdivision and Building Permit issuance. To ensure fences along the rear yard of proposed Lots 5 and 6 meet expectations agreed to between Habitat for Humanity and the owners of abutting 8251 and 8271 McBurney Court, Habitat for Humanity is to provide the City with a signed copy of a letter of undertaking that articulates the terms and process for fence installation (Attachment H).
- Attachment I lists the terms associated with the future subdivision stage, which are consistent with the considerations listed in the March 2, 2015 report and include an agreement that specifies building design, secures shared driveway access for the proposed Dayton Court fronting lots, and provision of secondary suites.
- At the future subdivision stage, the applicant is required to enter into a standard Servicing Agreement, which includes all requirements listed in the attached Development Variance Permit Considerations.

Conclusion

The applicant has addressed the Development Permit Panel's referral, which includes hosting a Public Information Meeting, where updated building designs were presented and the applicant demonstrated that a visitor parking space for the proposed Dayton Court fronting lots can be accommodated on private property.

The applicant has updated the architectural design to include two (2) schemes that incorporate variations of a shallow pitch triangle roof and expand the building materials to include wood and stone in response to concerns that the originally proposed simplified, contemporary architecture was not compatible with the existing neighbourhood character. The applicant has updated the on-site manoeuvring and turning plan, to the satisfaction of Transportation staff, to demonstrate that the driveway design for proposed Dayton Court fronting lots adequately accommodates a visitor parking space on-site without affecting access or on-site turn around provisions. The applicant has also verbally made arrangements to address fencing related concerns of adjacent neighbours.

On the basis of the applicant's response to direction from the Development Permit Panel, in addition to the analysis of the proposed subdivision noted in the original Development Variance Permit report, staff recommend support of the proposed lot width and frontage variances.



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

DN:blg

- Attachment A: Proposed Development/Subdivision Scheme
- Attachment B: Original Development Variance Permit staff report dated March 2, 2015
- Attachment C: Correspondence received between March 2, 2015 and March 25, 2015, Petition Signature Map
- Attachment D: Extended Notification Area Map
- Attachment E: Design Revisions, Confirmation of Flood Construction Level and Updated Street Scape Renderings presented at the Public Information Meeting on May 12, 2015
- Attachment F: Updated On-site Manoeuvring and Turn-around Plan with Accommodation of On-site Visitor Parking presented at the Public Information Meeting on May 12, 2015
- Attachment G: May 12, 2015 Public Information Meeting Sign In Sheets, comments received from public who attend the meeting, Public Meeting Attendance Map
- Attachment H: May 12, 2015 Public Information Meeting Synopsis prepared by applicant
- Attachment I: Development Variance Permit Considerations





**City of
Richmond**

Report to Development Permit Panel

To: Development Permit Panel

Date: March 2, 2015

From: Wayne Craig
Director of Development

File: DV 14-658670

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

Staff Recommendation

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

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

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

Wayne Craig
Director of Development

DN:blg
Att.

Staff Report

Origin

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

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

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

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

Surrounding Development

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

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

Development surrounding the subject site is as follows:

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

Background

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

Community Consultation

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

On-site Parking (Dayton Court Fronting Lots)

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

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

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

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

Traffic Impact (Dayton Court)

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

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

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

Height and Character of Proposed Buildings/Overlook/Privacy

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

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

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

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

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

Number of Lots Proposed by the Subdivision

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

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

Drainage Concerns

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

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

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

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

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

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

(Staff supports the proposed variance.

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

Access, Parking and Safety

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

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

Impact on Existing Character of the Neighbourhood

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

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

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

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

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

Streetscape

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

Site & Functional Planning

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

Exploration of Alternative Access to Proposed Dayton Court Lots

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

Consideration of Driveway Width

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

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

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

Manoeuvring

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

Vehicle/Pedestrian Relationship & Safety

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

On-Site Parking

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

Garbage and Recycling Collection

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

Architectural Form and Character

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

Tree Preservation and Landscape Design

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

Table 1: Tree Preservation/Compensation Synopsis

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

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

Affordable Housing

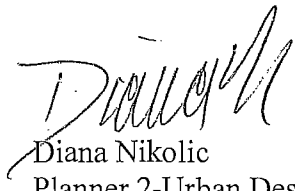
- The housing model proposed by Habitat for Humanity Society of Greater Vancouver, which proposes to facilitate entry level home ownership, responds to one of the primary objectives of the Affordable Housing Strategy: affordable home ownership.
- The applicant has provided the following details of their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

Subdivision

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

Conclusions

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



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

DN:blg

Attachment 1: Proposed Development Scheme

Attachment 2: Data Sheet

Attachment 3: Expanded Notification Area (Map)

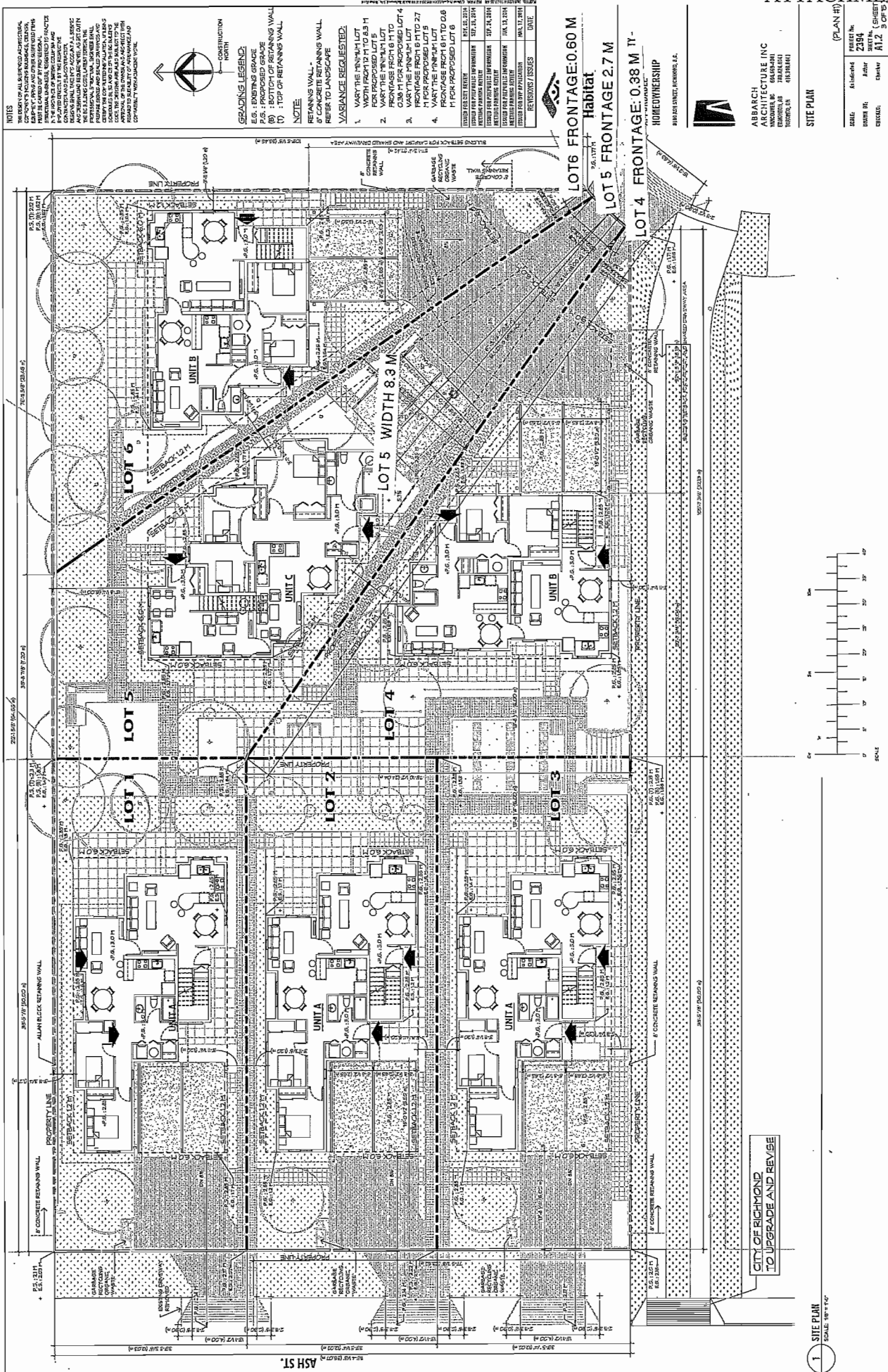
Attachment 4: Public Information Meeting Attendance Map & Meeting Notice

Attachment 5: Public Information Meeting Synopsis Prepared by Applicant

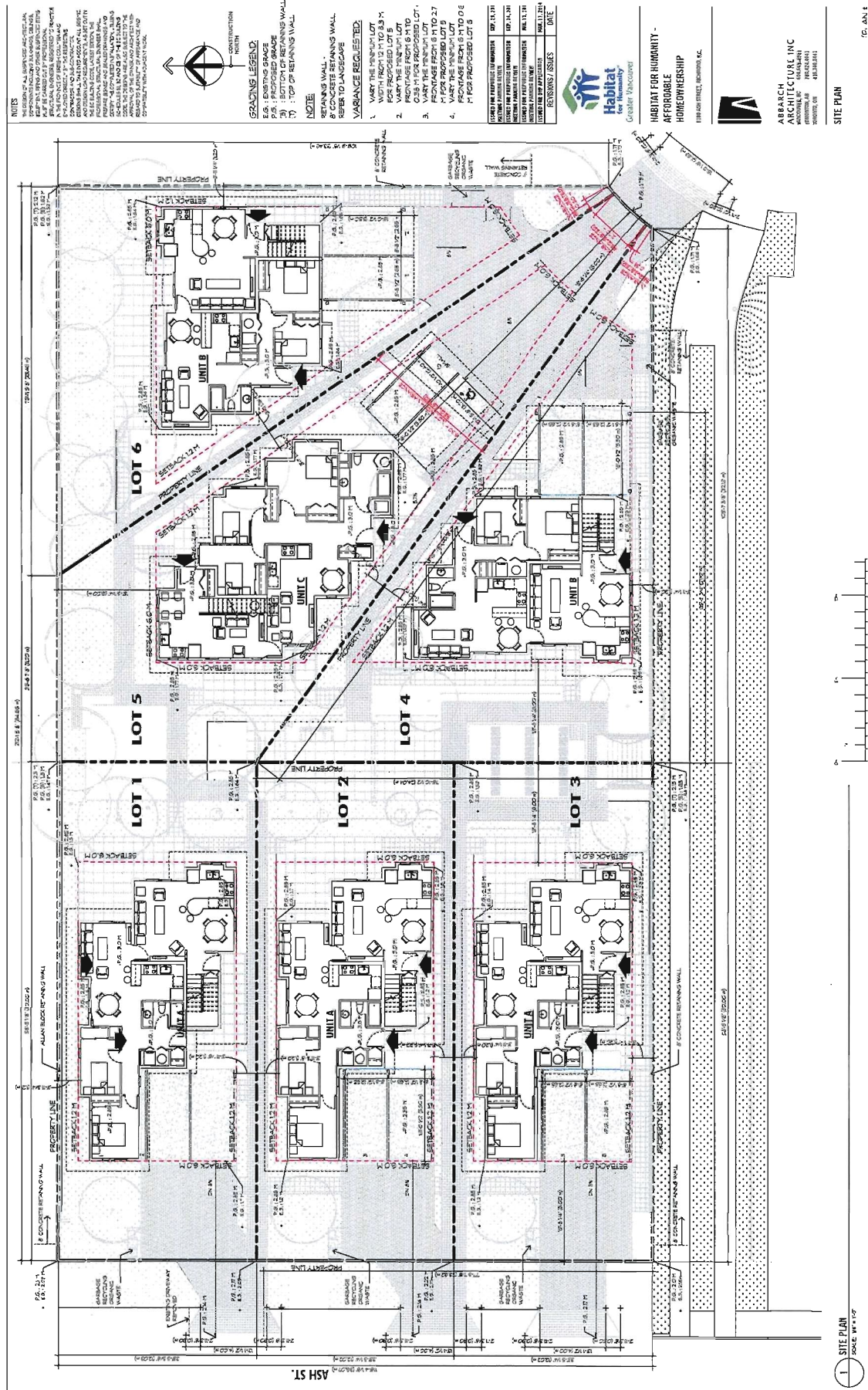
Attachment 6: On-Site Turning Movements

Attachment 7: Streetscape Views

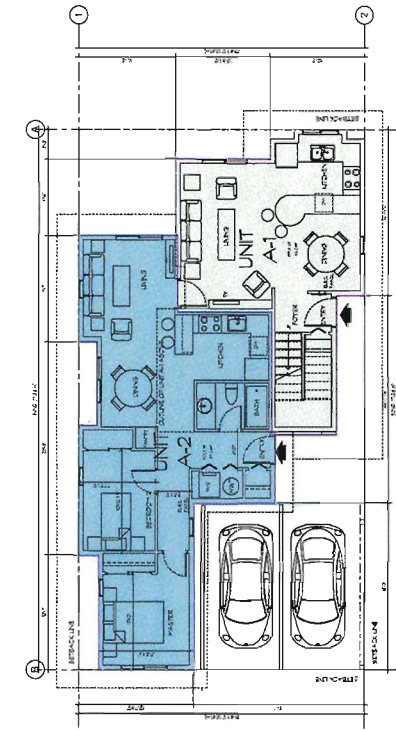
Attachment 8: Development Variance Permit Considerations



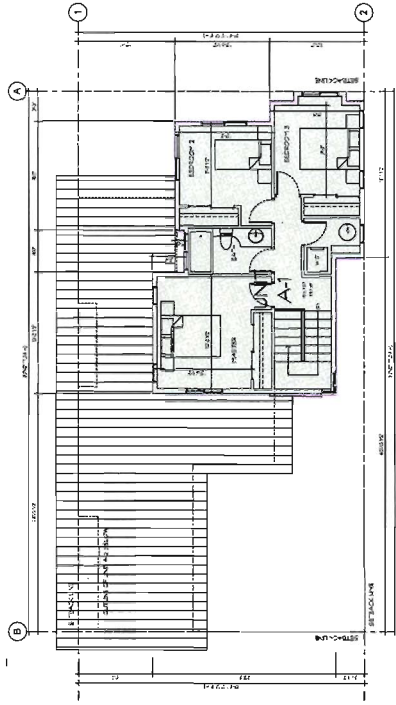
PLAN #1 SITE PLAN



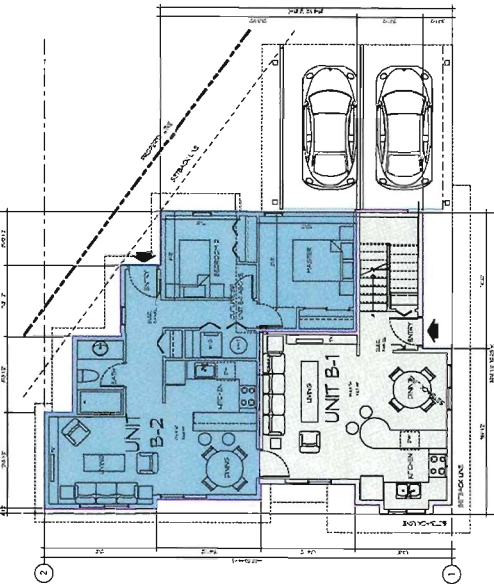
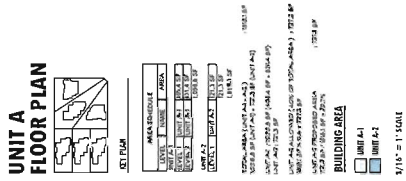
PLAN #5.a UNIT PLANS



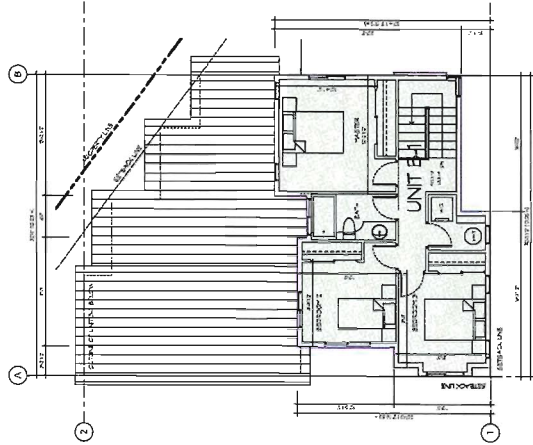
UNIT A FLOOR PLAN - LEVEL 1



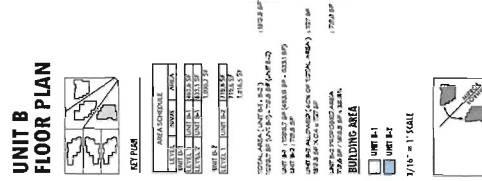
UNIT A FLOOR PLAN - LEVEL 2



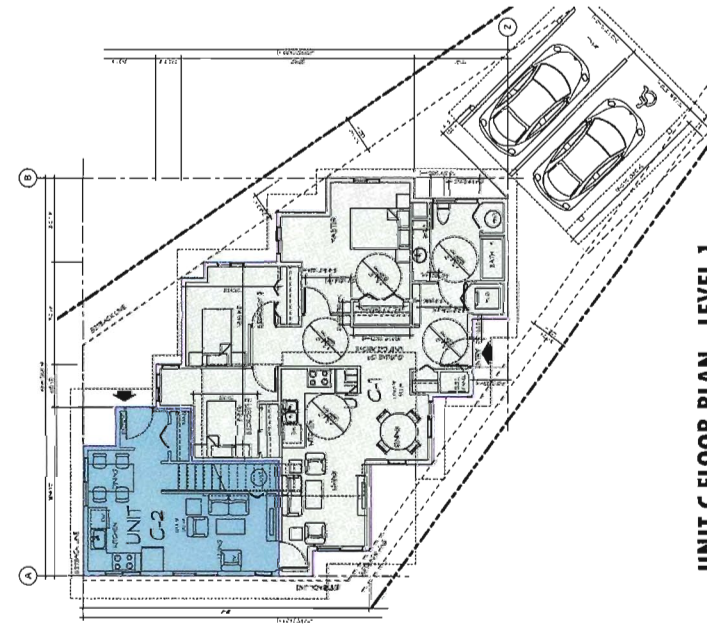
UNIT B FLOOR PLAN - LEVEL 1



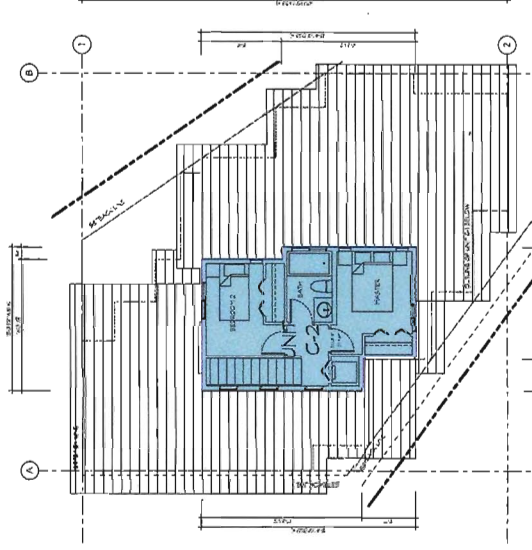
UNIT B FLOOR PLAN - LEVEL 2



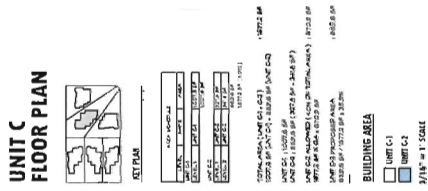
PLAN #5.b UNIT PLANS



UNIT C FLOOR PLAN - LEVEL 1



UNIT C FLOOR PLAN - LEVEL 2



LOT 1 UNIT A



SCALE: 1" = 30'-0"

— ENIN.



SCALE: 1" = 30'-0"



**ABBARCH
ARCHITECTURE INC**
VANCOUVER, BC 604.559-4041
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HABITAT FOR HUMANITY - AFFORDABLE HOMEOWNERSHIP
1180 ASH STREET, RICHMOND, B.C.

NORTH & EAST ELEVATION CONTEXT VIEW

SCALE:

DRAWN BY:

DATE: 11/20/14

PROJECT No:
2394

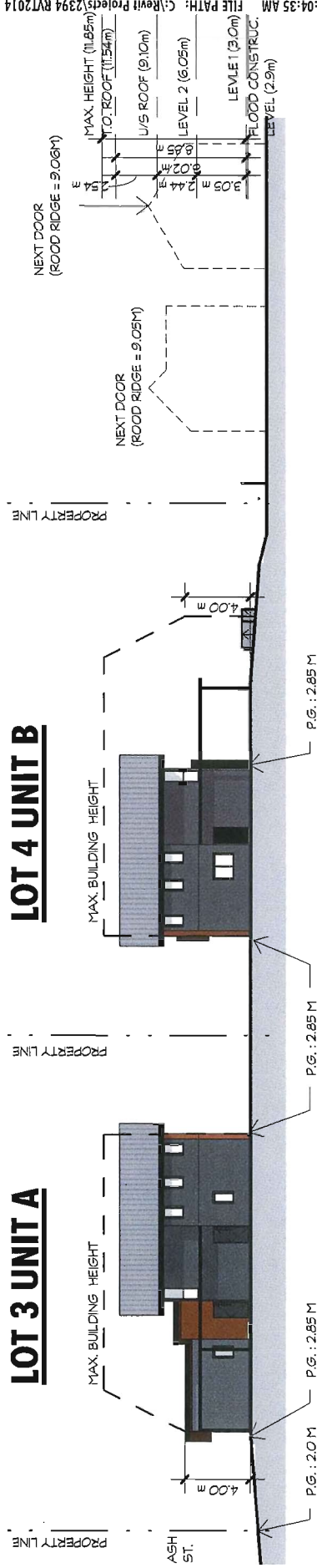
REF. SHEET No. REV. No.

SKETCH No.






1 WEST ELEVATION CONTEXT VIEW 01

SCALE: 1" = 30'-0"



2 SOUTH ELEVATION CONTEXT VIEW 01

SCALE: 1" = 30'-0"

	 <p>ABBARCH ARCHITECTURE INC VANCOUVER BC ENCOUVER AB TORONTO, ON</p>	<p>HABITAT FOR HUMANITY - AFFORDABLE HOMEOWNERSHIP</p> <p>8180 ASH STREET, RICHMOND, B.C.</p>	<p>WEST & SOUTH ELEVATION CONTEXT VIEW</p>	<p>REF. SHEET No. </p> <p>SKETCH No. SK1.9</p>	<p>PROJECT No: 2394</p> <p>DATE: 11/20/14</p> <p>DRAWN BY: RL</p> <p>SCALE:</p>	<p>FILE PATH: C:\Revit Projects\2394 RVT\2014 8180 Ash St Richmond Site_Richmond.rvt</p> <p>PLOTTED: 20/11/2014 10:04:35 AM</p>
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SECTION 1: DEVELOPMENT INTRODUCTION



MATERIALS LISTING	1	EXTERIOR WALLS: LIGHT GREY CONCRETE BLOCK
2	3	EXTERIOR WALLS: DARK GREY CONCRETE BLOCK
4	5	EXTERIOR WALLS: WHITE CONCRETE BLOCK
6	7	EXTERIOR WALLS: DARK BROWN WOOD SIDING
8	9	EXTERIOR WALLS: LIGHT BROWN WOOD SIDING
10	11	EXTERIOR WALLS: DARK GREY WOOD SIDING
12	13	EXTERIOR WALLS: WHITE WOOD SIDING
14	15	EXTERIOR WALLS: DARK BROWN WOOD SIDING
16	17	EXTERIOR WALLS: LIGHT BROWN WOOD SIDING
18	19	EXTERIOR WALLS: DARK GREY WOOD SIDING
20	21	EXTERIOR WALLS: WHITE WOOD SIDING
22	23	EXTERIOR WALLS: DARK BROWN WOOD SIDING
24	25	EXTERIOR WALLS: LIGHT BROWN WOOD SIDING
26	27	EXTERIOR WALLS: DARK GREY WOOD SIDING
28	29	EXTERIOR WALLS: WHITE WOOD SIDING
30	31	EXTERIOR WALLS: DARK BROWN WOOD SIDING
32	33	EXTERIOR WALLS: LIGHT BROWN WOOD SIDING
34	35	EXTERIOR WALLS: DARK GREY WOOD SIDING
36	37	EXTERIOR WALLS: WHITE WOOD SIDING
38	39	EXTERIOR WALLS: DARK BROWN WOOD SIDING
40	41	EXTERIOR WALLS: LIGHT BROWN WOOD SIDING

Habitat for Humanity Affordable Home Ownership \$180 Ach St. Richmond, BC

ABBARCH ARCHITECTURE INC.

1000 14th Ave. Richmond, BC V6X 1A1





DV 14-658670

Attachment 2

Address: 8180 Ash Street

Applicant: Habitat for Humanity Society of Greater Vancouver

Owner: Habitat for Humanity Society of
Greater Vancouver

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

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

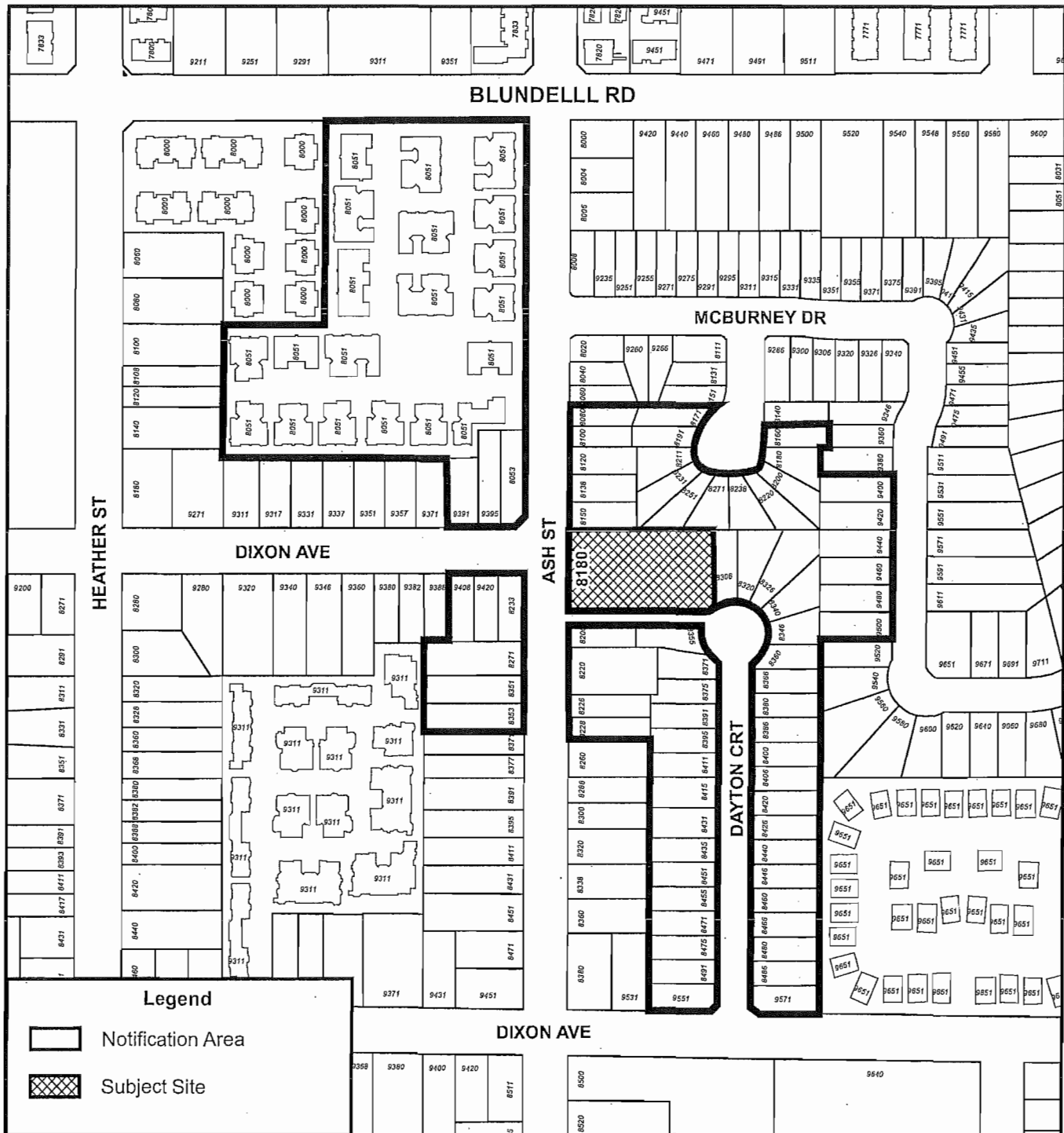
On Future Subdivided Lots	RS1/B Requirement	Proposed	Variance
Floor Area Ratio:	0.55	Lot 1, 2, 3: 0.47 Lot 4: 0.43 Lot 5: 0.35 Lot 6: 0.42	none permitted
Lot Coverage:	Max. 45%	34.2-39.5%	None
Setback – Front Yard:	Min. 6 m	Lot 1, 2, 3: 6.0 m Lot 4: 11 m Lot 5: 14.36 m Lot 6: 13.25 m	None
Setback – Interior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

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



City of Richmond

ATTACHMENT 3

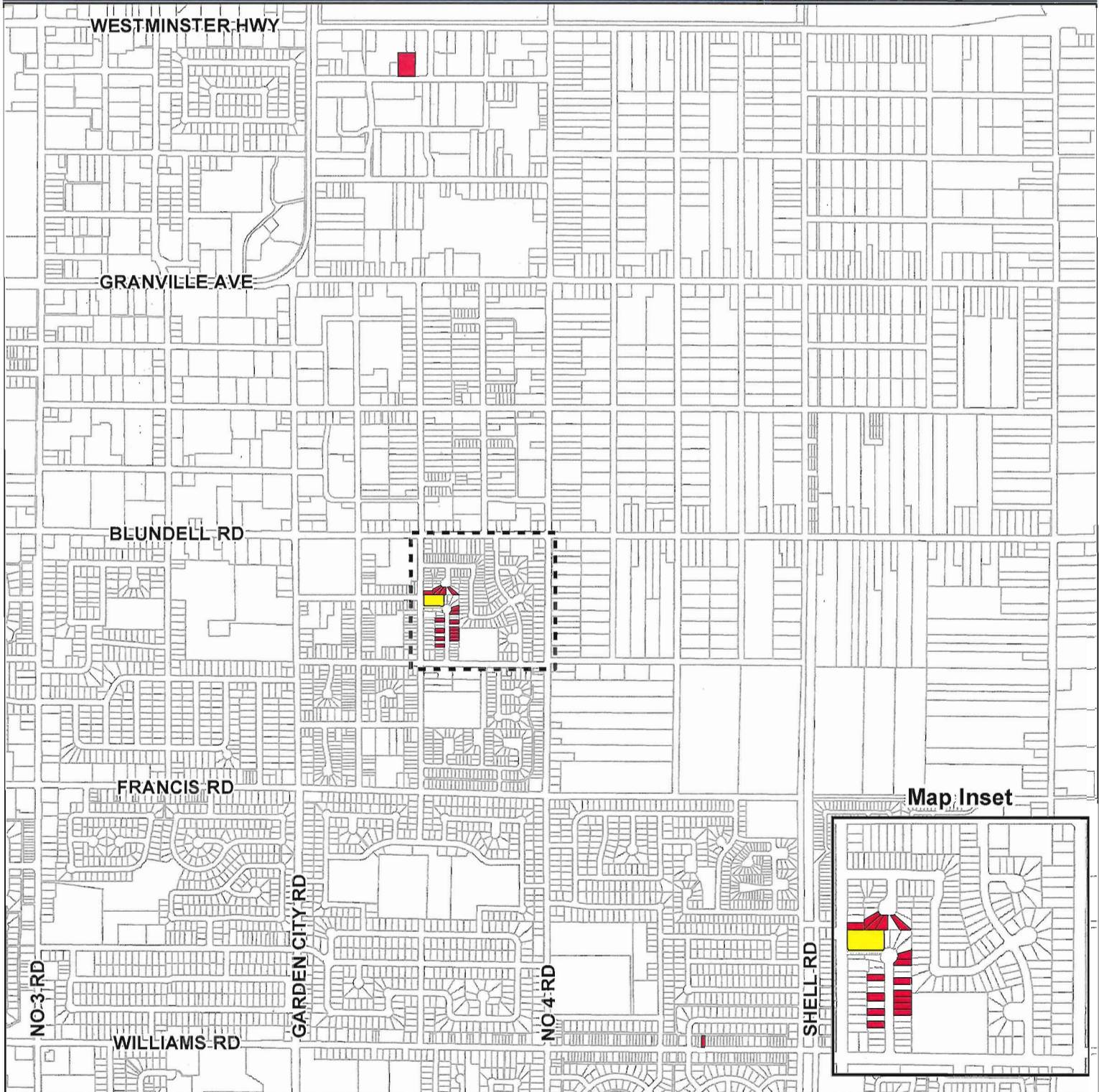


Extended Notification Area
DV 14-658670



Original Date: 02/26/15

Revision Date:

Note: Dimensions are in METRES



Legend

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

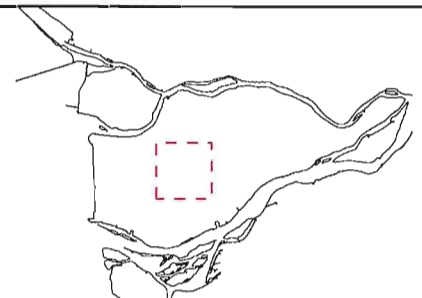
October 23, 2014
Prepared by Onkar Buttar

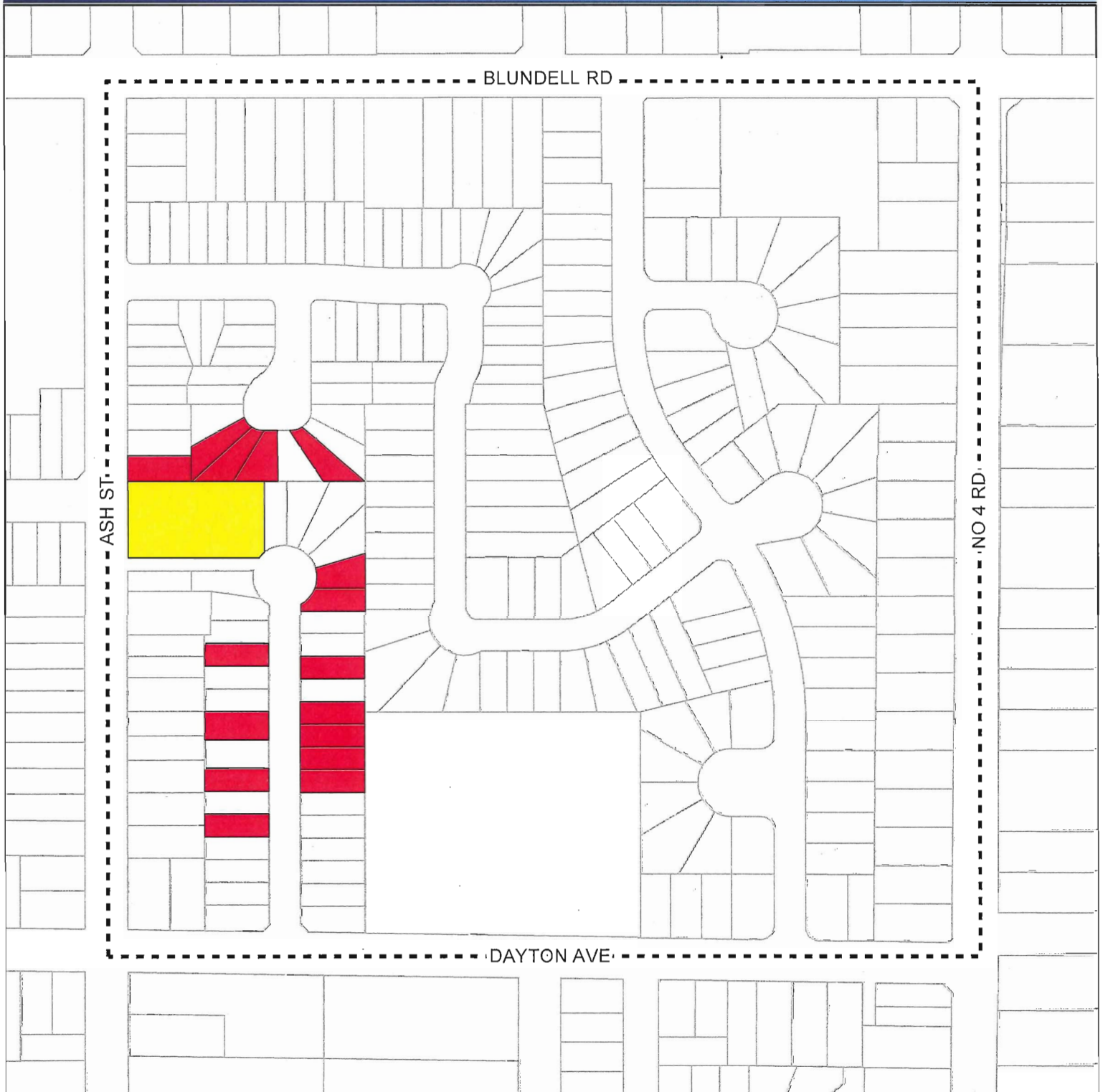
Note:
The information shown on this map is compiled from various sources and the City makes no warranties, expressed or implied, as to the accuracy or completeness of the information.
Users are reminded that lot sizes and legal description must be confirmed at the Land Title office in New Westminster.
This IS NOT a legal document, and is published for information and convenience purposes only.
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1:17,353

0 62.5 125 250 375 500 Meters





Legend

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

March 2, 2015
Prepared by Onkar Buttar

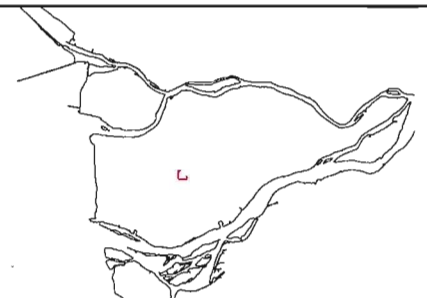
Note:
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1:2,545



City of
Richmond





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

Dear Homeowner:

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

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

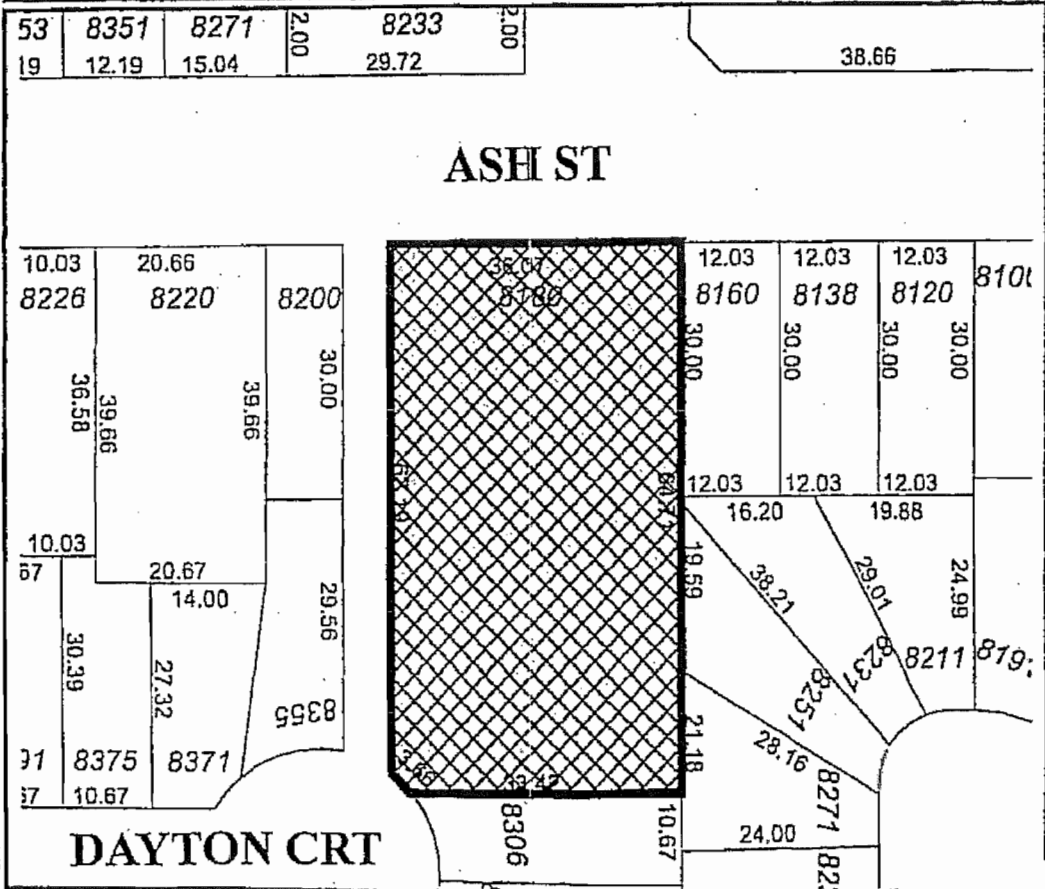
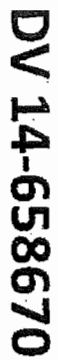
This Development Permit Application is the same application brought to the public in 2011 by BC Housing Rental Society and was approved by Council. BC Housing let the Development permit lapse by not building the homes within the 2 year requirement. There have been no changes made to the original Development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

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

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

Sincerely,

Tim Clark
CEO





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October 20, 2014

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

File: 08-4105-20-AMANDA#2014

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

Dear Ms. Nikolic:

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

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

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

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

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

If you require any further information please contact me.

A handwritten signature in black ink that reads "Tim Clark". The signature is written in a cursive, slightly slanted style.

Tim Clark
Chief Executive Officer

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

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

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

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

Aaron Urion, Associate
B. Arch.

Engaging Design™

ABBARCH ARCHITECTURE INC

Suite 1830, One Bentall Centre
505 Burrard St., Box 79
Vancouver, BC V7X 1M6
WWW.ABBARCH.COM
T 604.669.4041, Ext 316 F 604.683.5338 C 778.229.1077

VANCOUVER EDMONTON TORONTO

Response from Architect:

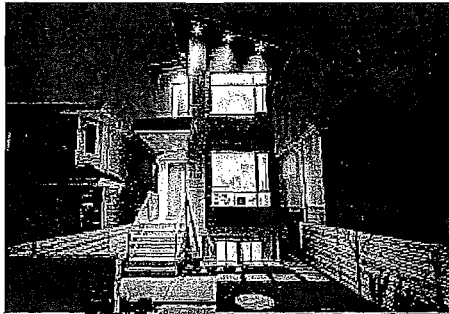
Aaron Urion, Architect of record from Abbarch Architecture, was in attendance at the public presentation. The architect's comments and responses from the public information meeting held on October 1, 2014 are summarized below.

Question 1

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

Question 2

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



Response from Landscape Architect:

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

Question 1

There were no relevant questions regarding the lot size variances.

Question 2

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

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

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

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

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

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

PWL Partnership Landscape Architects Inc.
Jeff Philips



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Public Information Meeting
October 1st, 2014
Sign-In Sheet

	Full Name	Address	Postal Code	E-mail Address	Signature
1	JOHN SHAM	8160 ASH	V6Y2S3		
2	MEI AN	"	"		
3	HARVEY SEITZMAN	8426 DAYTON COURT			
4	D-N MacDONALD	8251 McBurney Crt Dayton Ct			
5	D. McNEIL	8415 Dayton Court			
6	HAN	8360 Dayton Court	V6Y3H6		
7	Charita.	8360 Dayton Court	V6Y3H6		
8	Joseph Yang	8420 Dayton Court			
9	Dave CAMPBELL	8391 Dayton Court			
10	MANG, YIYUNG	8220 McBurney Crt	V6Y3H5		
	MATTHEW (108AMU)				



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Public Information Meeting
October 1st, 2014
Sign-In Sheet

	Full Name	Address	Postal Code	E-mail/Address	Signature
2	Paul Lam	8231 McBurney Crt.	V6Y 3H5	paul.lam@metro.vancouver.org	[Signature]
13	TIM CHAN	8271 McBurney Ct.	V6Y 3H5	tchan3000@hotmail.com	[Signature]
14	Carmine Lee	8271 McBurney Court	V6Y 3H5	clec0806@hotmail.com	[Signature]
15	Gary Zhuo	4333 Tensdale Rd	V6Y 1X4		[Signature]
16	Brian Dagnault	8435 Dayton CRT	V6Y 3H6		[Signature]
17	Fredy Lee	"	"		[Signature]
18	DAN CUEVAS	8346 DAYTON CRT	"		[Signature]
19	Brian Dowdle	8455 Dwyer Rd	V6Y 3H6	dowdle@shaw.ca	[Signature]
20	David Alon Levy	8386 Dayton Court.	"		[Signature]
21	ALEX LEVY	8280 DAYTON CRT	"		[Signature]



**Public Information Meeting
October 1st, 2014
Sign-In Sheet**

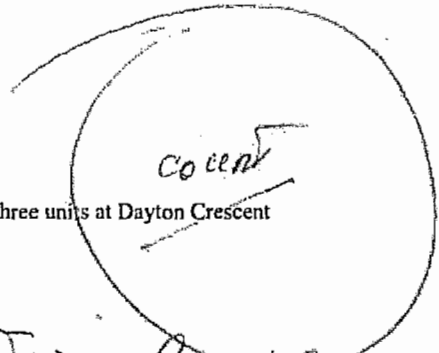
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Greater Vancouver

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



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

Yes/No

Comments:

(1) PARKING, SCHOOL ZONE, TRAIL, PARKWAYS
WILL BE, SIDEWALK, CARS ON DAYTON
CRESCENT, CONCRETE DISPOSAL - BINS ETC.
(5) FURTHER MORE, IN WHAT CONCRETE WILL
BE, HAVE - + PEOPLE IN HOUSE - CARS -
(6) OPEN RESALE VALUES, COMMON AREA

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

Yes/No

Comments:

They Do Not Look Like Other
Houses. BUILDINGS LOOK CHEAPLY
BUILT & DO NOT DO ANYTHING FOR
SUBDIVISION / OVERALL APPEARANCE VERY POOR.
OPPOSED TO THE DEVELOPMENT

Name:

J. RITA

Address:

1 8435 DAYTON
CRESCENT

OPPOSED



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

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

☒ Yes ☐ No

Comments:

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

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

☒ Yes ☐ No

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

Name: MEI AM Address: 8160 ASH ST.



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

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

☒ Yes/No

Comments:

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

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

☒ Yes/No

Comments: BY RAISING THE EXISTING 3 UNITS, OVERTAKE
SCHEMATIC OF SOIL MIGHT DAMAGE THE NEIGHBORING
PROPERTIES. PRIVACY MIGHT BE AN ISSUE. COMMON
AREA BEING ACCESSIBLE TO PUBLIC MIGHT BE AN ISSUE.

Name: JOHN SIMM Address: 8160 ASH STREET.



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

Court

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

☒ Yes/☐ No

Comments:

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

When will we become a crescent?

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

☒ Yes/☐ No

Comments:

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

Name: Lorraine Dowdell Address: 8455 Dayton Crt.

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



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

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

☒ Yes ☐ No

Comments:

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

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

☒ Yes ☐ No

Comments:

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

Name: HARI UPATH

Address: 8360 Dayton Court Richmond BC
V6Y 3H6.



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

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

☒ Yes/No

Comments:

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

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

Yes/No

Comments:

Name: Dave Camponas Address: 8391 Dayton Court



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

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

☒ Yes/No

Comments:

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

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

☒ Yes/No

Comments: *ARCHITECTURAL THEY DO NOT FIT IN TO
THE NEIGHBOURHOOD. THERE ARE NO GARAGES
OR STORAGE ITENS WILL BE STORDED ON
COOPART*

Name: *H. SHAPIRO* Address: *8428 Dayton Crescent*



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

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

☒ Yes ☐ No

Comments:

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

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

☒ Yes ☐ No

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

Name: Joseph

Address: _____

* Using the lane as vehicle access a possibility?



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

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

Yes/No

Comments:

" DEEPLY CONCERN OVER TRAFFIC VOLUME & ACCESS
AT DAYTON COURT, THERE ARE CHILDREN/STUDENT.
AGE 2 to WHICH FREQUENT DAYTON CRT.
PREFERENCE TO NOT HAVE ACCESS AT
DAYTON. WOULD PREFER TO HAVE CITY STAFF
TO REVIEW TRAFFIC CONDITIONS ON SITE!

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

Yes/No

Comments:

Name: Joe Kang Lai Address: Maurice
Shao Blex Leung

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

REGISTERED MAIL

October 15, 2014

CEO
Habitat for Humanity Greater Vancouver
69 West 69th Avenue
Vancouver, BC
V5X 2W6

Development Variance Application # DV 14-658670

(City of Rmd ref: DP08-4105-20-AMANDA# 12014-Vol 01)

8180 Ash Street, Richmond, B.C.

Dear Ms Clark,

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

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

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

(B) Items of specific concern to the adjoining neighbours

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

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

I look forward to your comments and responses.

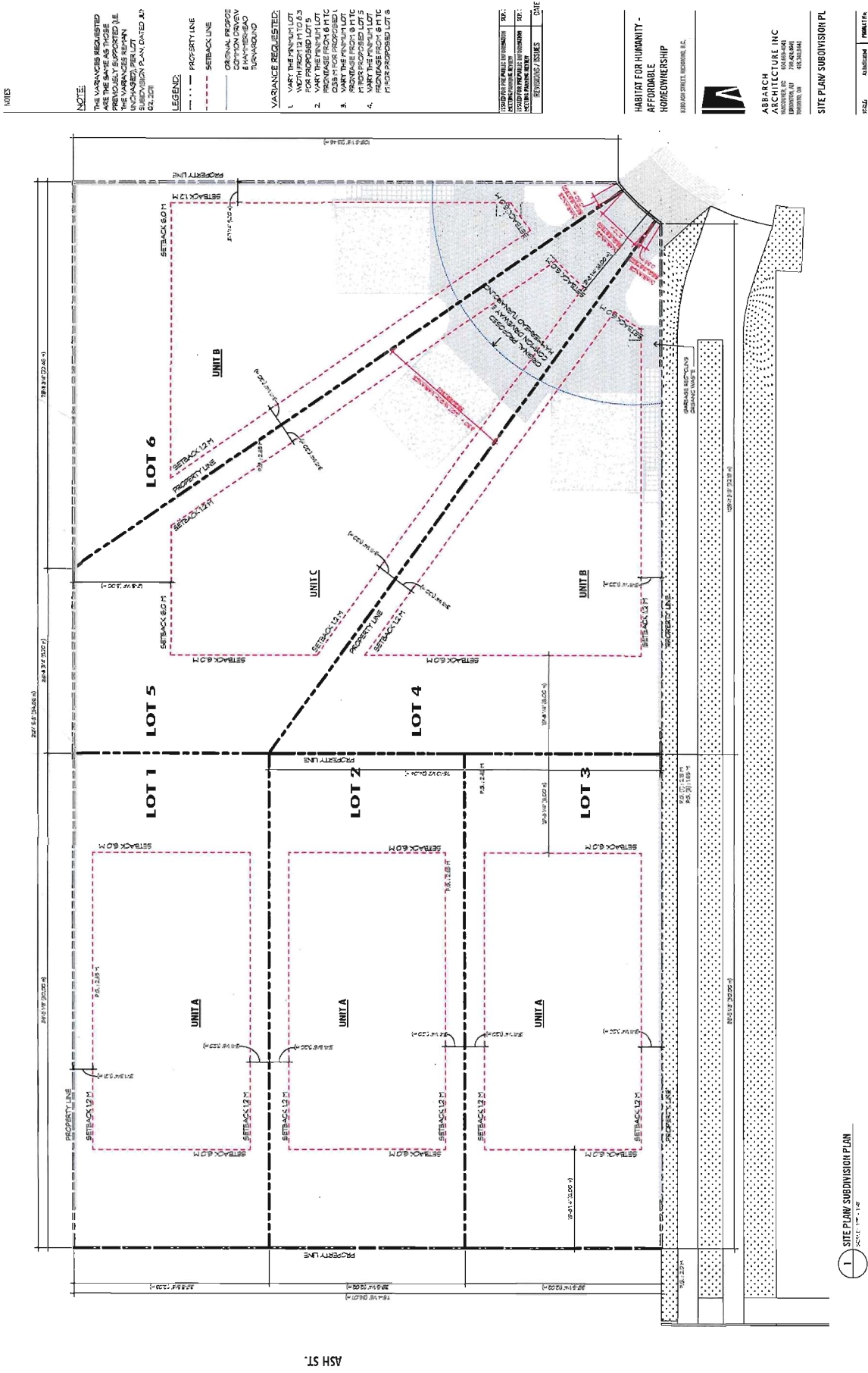
Sincerely,

(original signed and mailed)

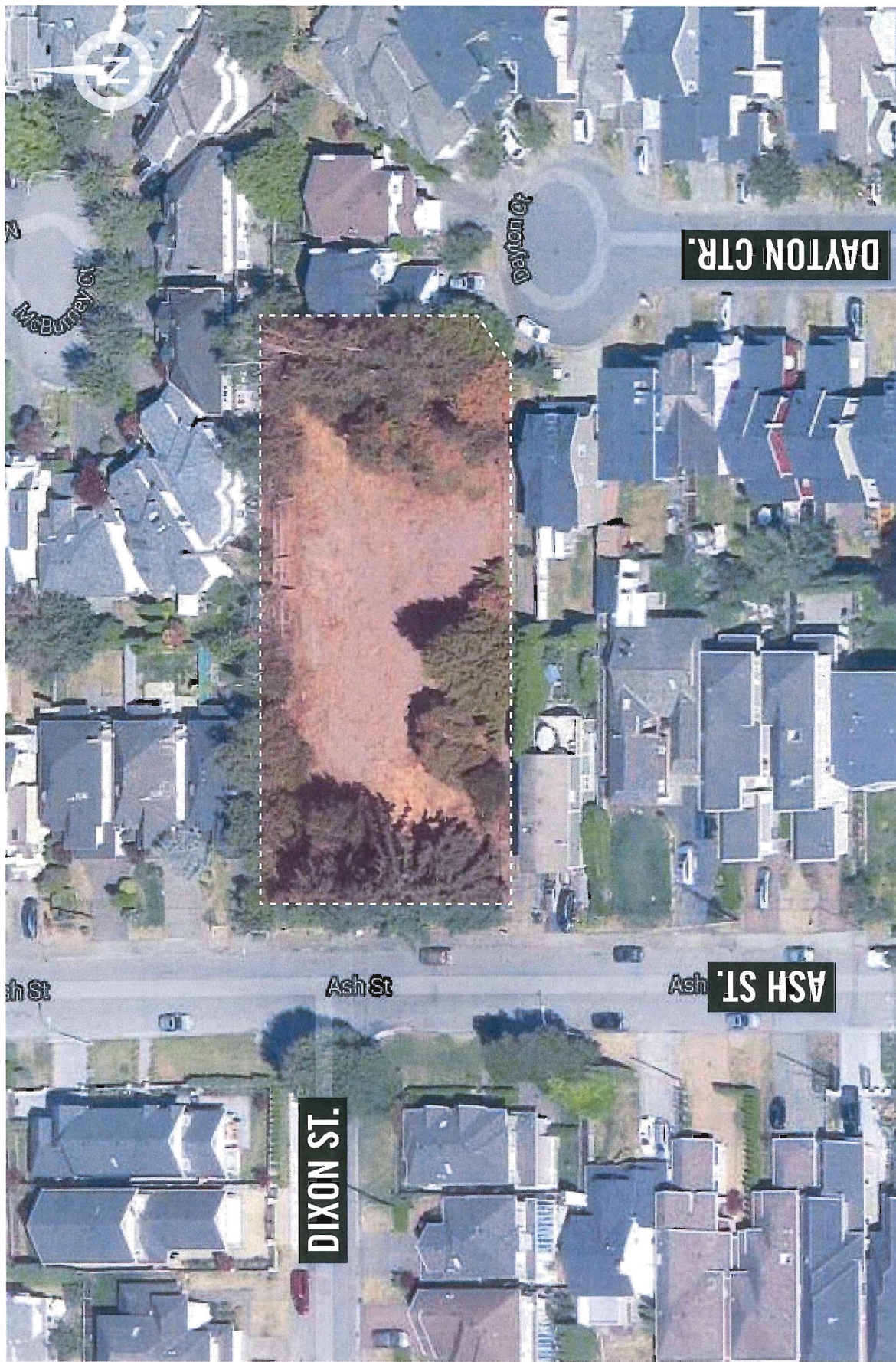
Paul Lam

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

PLAN #1.a SUBDIVISION/ZONING PLAN



PLAN #1.b AREA PLAN



PLAN #1.c SITE STATISTICS/ZONING PROJECT DATA

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

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

PROPERTY OWNER:
HABITAT FOR HUMANITY - GREATER VANCOUVER

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

SITE AREA:

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

PERMITTED LOT COVERAGE:

PERMITTED LOT COVERAGE	PERMITTED LOT COVERAGE	PERMITTED LOT COVERAGE	PERMITTED LOT COVERAGE	PERMITTED LOT COVERAGE	PERMITTED LOT COVERAGE
LOT#	LOT#	LOT#	LOT#	LOT#	LOT#
LOT 1 (UNIT A)	LOT 2 (UNIT A)	LOT 3 (UNIT A)	LOT 4 (UNIT B)	LOT 5 (UNIT C)	LOT 6 (UNIT B)
45%	45%	45%	45%	45%	45%
39.5%	39.5%	39.5%	39.5%	39.5%	39.5%
17%	17%	17%	17%	17%	17%
25%	25%	25%	25%	25%	25%
20%	20%	20%	20%	20%	20%
24%	24%	24%	24%	24%	24%
25%	25%	25%	25%	25%	25%
34%	34%	34%	34%	34%	34%
35%	35%	35%	35%	35%	35%

PERMITTED DENSITY:

PERMITTED DENSITY	PERMITTED DENSITY	PERMITTED DENSITY	PERMITTED DENSITY	PERMITTED DENSITY	PERMITTED DENSITY
LOT#	LOT#	LOT#	LOT#	LOT#	LOT#
LOT 1 (UNIT A)	LOT 2 (UNIT A)	LOT 3 (UNIT A)	LOT 4 (UNIT B)	LOT 5 (UNIT C)	LOT 6 (UNIT B)
0.55	0.55	0.55	0.55	0.55	0.55
0.55	0.55	0.55	0.55	0.55	0.55
0.55	0.55	0.55	0.55	0.55	0.55
0.55	0.55	0.55	0.55	0.55	0.55
0.55	0.55	0.55	0.55	0.55	0.55
0.55	0.55	0.55	0.55	0.55	0.55
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0.55	0.55	0.55	0.55	0.55	0.55
0.55	0.55	0.55	0.55	0.55	0.55

YARDS & SETBACKS:

YARDS & SETBACKS	YARDS & SETBACKS	YARDS & SETBACKS	YARDS & SETBACKS	YARDS & SETBACKS	YARDS & SETBACKS
LOT#	LOT#	LOT#	LOT#	LOT#	LOT#
LOT 1 (UNIT A)	LOT 2 (UNIT A)	LOT 3 (UNIT A)	LOT 4 (UNIT B)	LOT 5 (UNIT C)	LOT 6 (UNIT B)
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6.0 M	6.0 M	6.0 M	6.0 M	6.0 M	6.0 M
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6.0 M	6.0 M	6.0 M	6.0 M	6.0 M	6.0 M
6.0 M	6.0 M	6.0 M	6.0 M	6.0 M	6.0 M
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6.0 M	6.0 M	6.0 M	6.0 M	6.0 M	6.0 M
6.0 M	6.0 M	6.0 M	6.0 M	6.0 M	6.0 M
6.0 M	6.0 M	6.0 M	6.0 M	6.0 M	6.0 M
6.0 M	6.0 M	6.0 M	6.0 M	6.0 M	6.0 M

PERMITTED HEIGHTS:

PERMITTED HEIGHTS	PERMITTED HEIGHTS	PERMITTED HEIGHTS	PERMITTED HEIGHTS	PERMITTED HEIGHTS	PERMITTED HEIGHTS
LOT#	LOT#	LOT#	LOT#	LOT#	LOT#
LOT 1 (UNIT A)	LOT 2 (UNIT A)	LOT 3 (UNIT A)	LOT 4 (UNIT B)	LOT 5 (UNIT C)	LOT 6 (UNIT B)
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8.02 M	8.02 M	8.02 M	8.02 M	8.02 M	8.02 M
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8.02 M	8.02 M	8.02 M	8.02 M	8.02 M	8.02 M
8.02 M	8.02 M	8.02 M	8.02 M	8.02 M	8.02 M

PERMITTED SUBDIVISION PROVISIONS/MINIMUM LOT SIZE:

PERMITTED SUBDIVISION PROVISIONS/MINIMUM LOT SIZE:	PERMITTED SUBDIVISION PROVISIONS/MINIMUM LOT SIZE:	PERMITTED SUBDIVISION PROVISIONS/MINIMUM LOT SIZE:	PERMITTED SUBDIVISION PROVISIONS/MINIMUM LOT SIZE:	PERMITTED SUBDIVISION PROVISIONS/MINIMUM LOT SIZE:	PERMITTED SUBDIVISION PROVISIONS/MINIMUM LOT SIZE:
LOT#	LOT#	LOT#	LOT#	LOT#	LOT#
LOT 1 (UNIT A)	LOT 2 (UNIT A)	LOT 3 (UNIT A)	LOT 4 (UNIT B)	LOT 5 (UNIT C)	LOT 6 (UNIT B)
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12.03 M	12.03 M	12.03 M	12.03 M	12.03 M	12.03 M
12.03 M	12.03 M	12.03 M	12.03 M	12.03 M	12.03 M
12.03 M	12.03 M	12.03 M	12.03 M	12.03 M	12.03 M
12.03 M	12.03 M	12.03 M	12.03 M	12.03 M	12.03 M
12.03 M	12.03 M	12.03 M	12.03 M	12.03 M	12.03 M
12.03 M	12.03 M	12.03 M	12.03 M	12.03 M	12.03 M

PERMITTED SUBDIVISION PROVISIONS/MINIMUM LOT SIZE:

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

PARKING: (ZONING BYLAW PART A SECTION 7)

PARKING	PARKING	PARKING	PARKING	PARKING	PARKING
LOT#	LOT#	LOT#	LOT#	LOT#	LOT#
LOT 1 (UNIT A)	LOT 2 (UNIT A)	LOT 3 (UNIT A)	LOT 4 (UNIT B)	LOT 5 (UNIT C)	LOT 6 (UNIT B)
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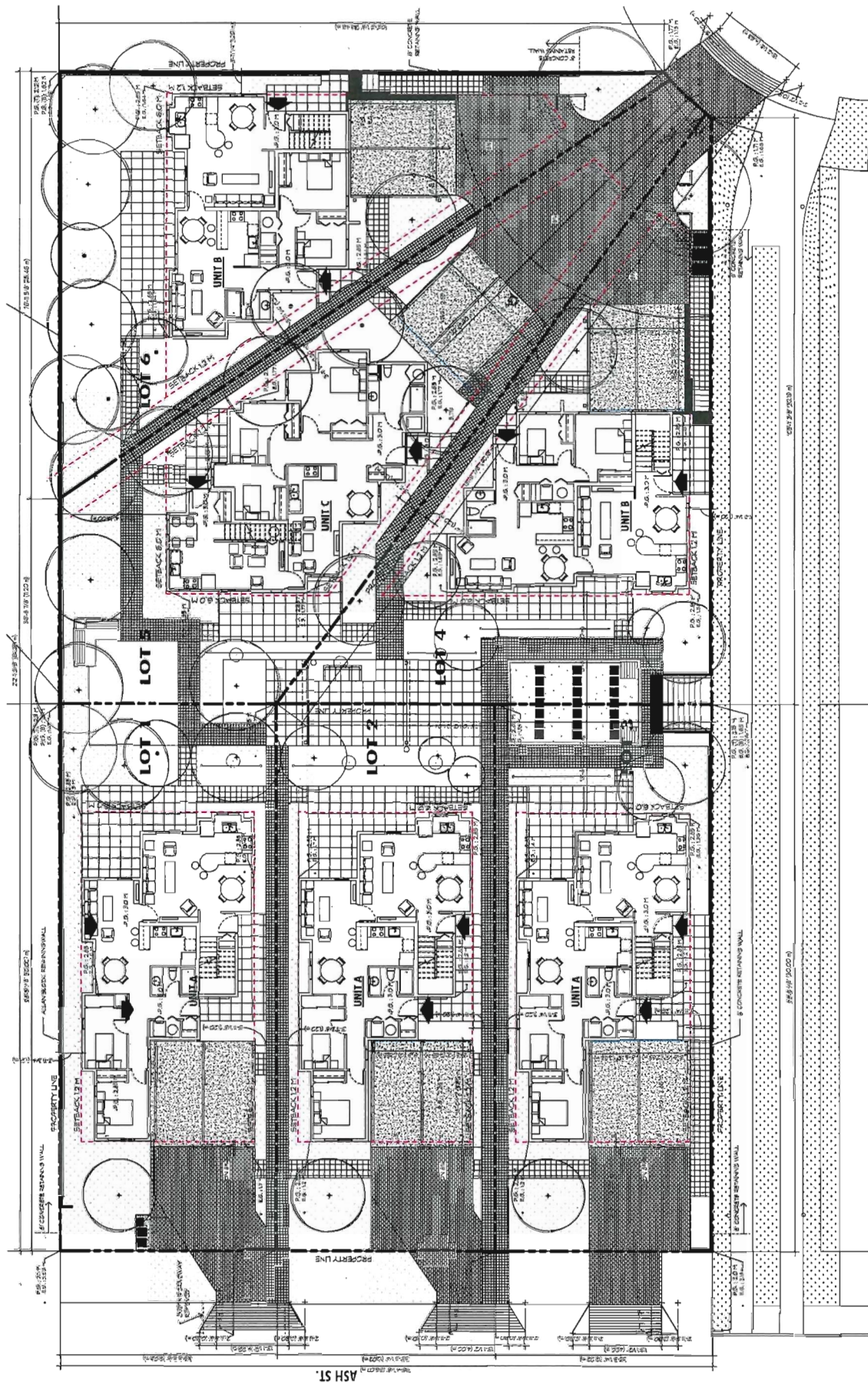
PARKING SPACE: (ZONING BYLAW PART A SECTION 7)

PARKING SPACE	PARKING SPACE	PARKING SPACE	PARKING SPACE	PARKING SPACE	PARKING SPACE
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LOT 1 (UNIT A)	LOT 2 (UNIT A)	LOT 3 (UNIT A)	LOT 4 (UNIT B)	LOT 5 (UNIT C)	LOT 6 (UNIT B)
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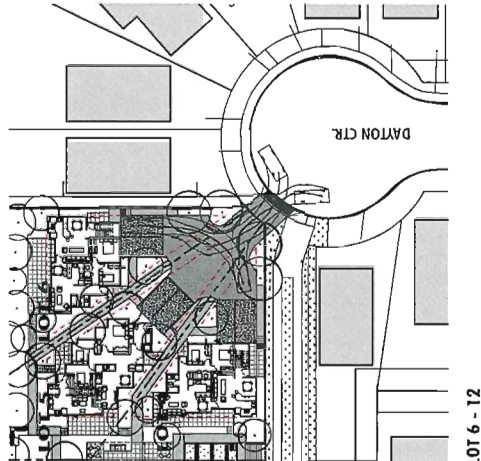
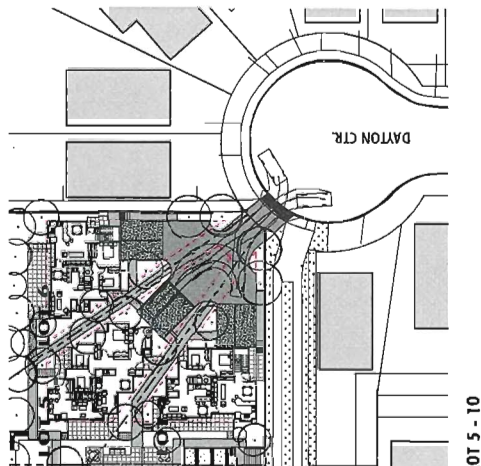
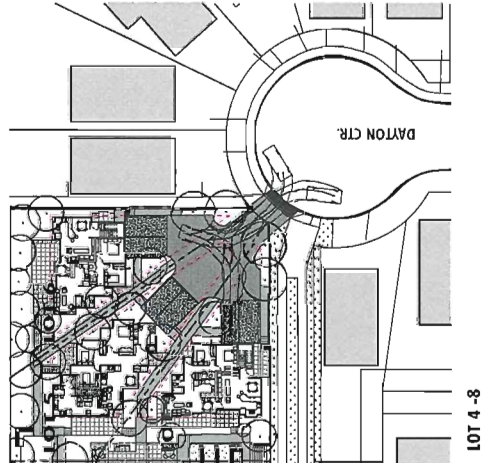
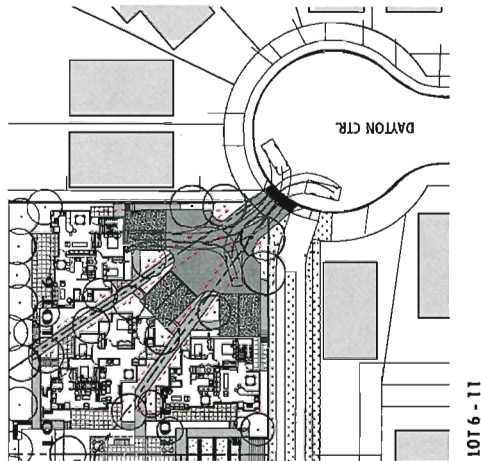
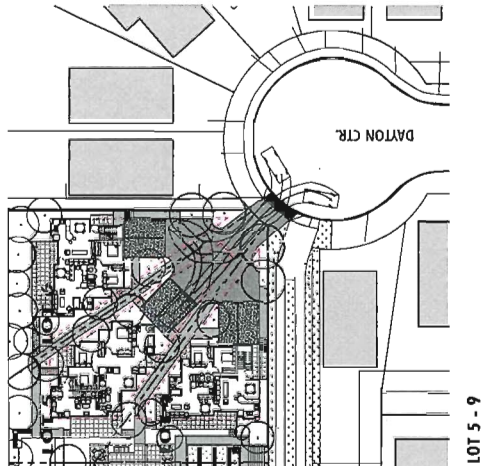
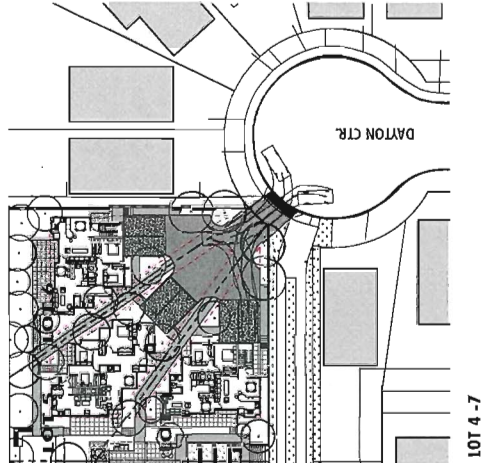
VARIANCE REQUESTED:

VARIANCE REQUESTED:	VARIANCE REQUESTED:	VARIANCE REQUESTED:	VARIANCE REQUESTED:	VARIANCE REQUESTED:	VARIANCE REQUESTED:
LOT#	LOT#	LOT#	LOT#	LOT#	LOT#
LOT 1 (UNIT A)	LOT 2 (UNIT A)	LOT 3 (UNIT A)	LOT 4 (UNIT B)	LOT 5 (UNIT C)	LOT 6 (UNIT B)
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0.38 M	0.38 M	0.38 M	0.38 M	0.38 M	0.38 M
0.38 M	0.38 M	0.38 M	0.38 M	0.38 M	0.38 M
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PLAN #2.a PARKING PLAN

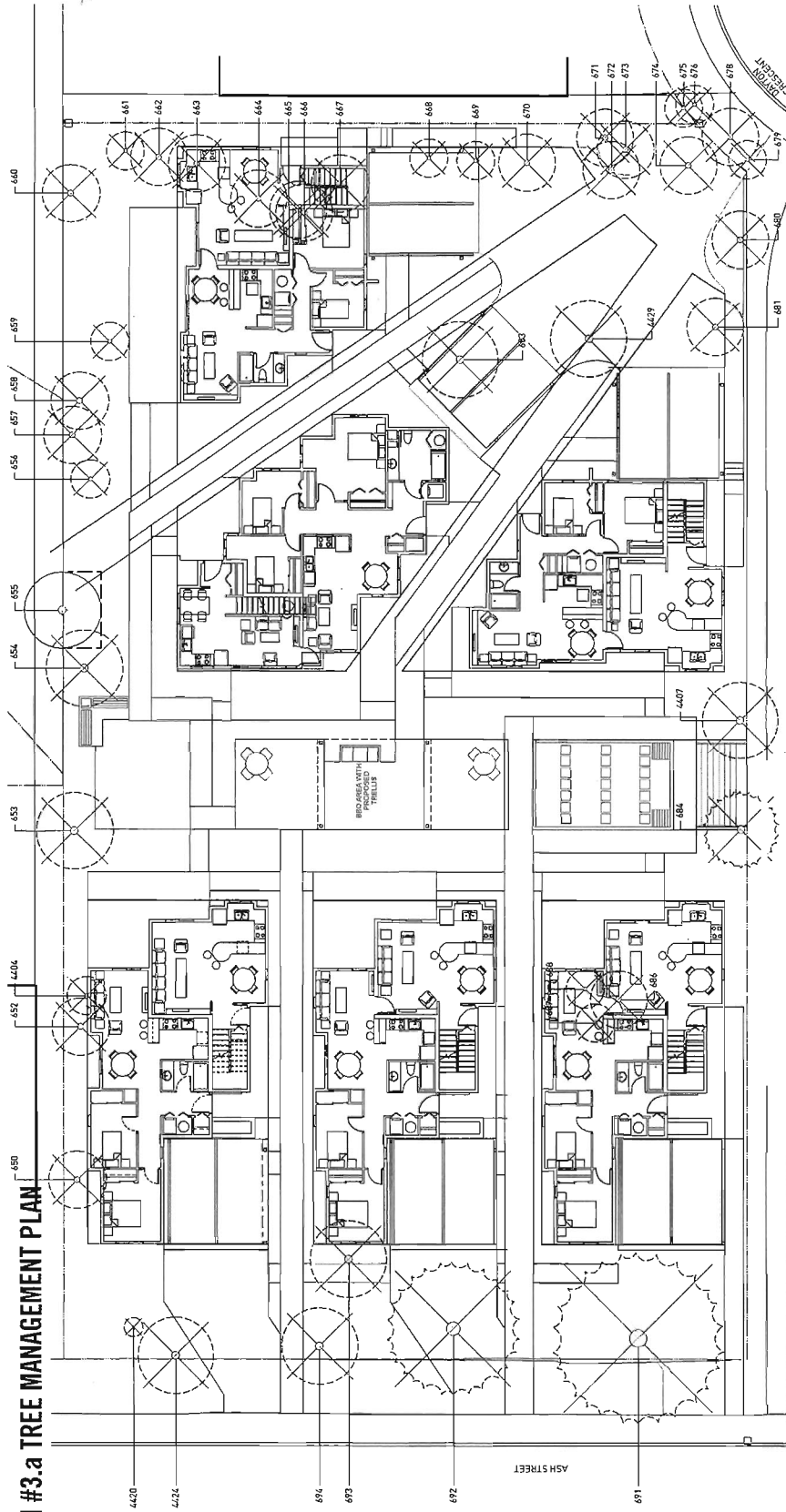





PLAN #2.b PARKING TURNING MOVEMENTS



SECTION 3: PROPOSED LANDSCAPING

PLAN #3.a TREE MANAGEMENT PLAN

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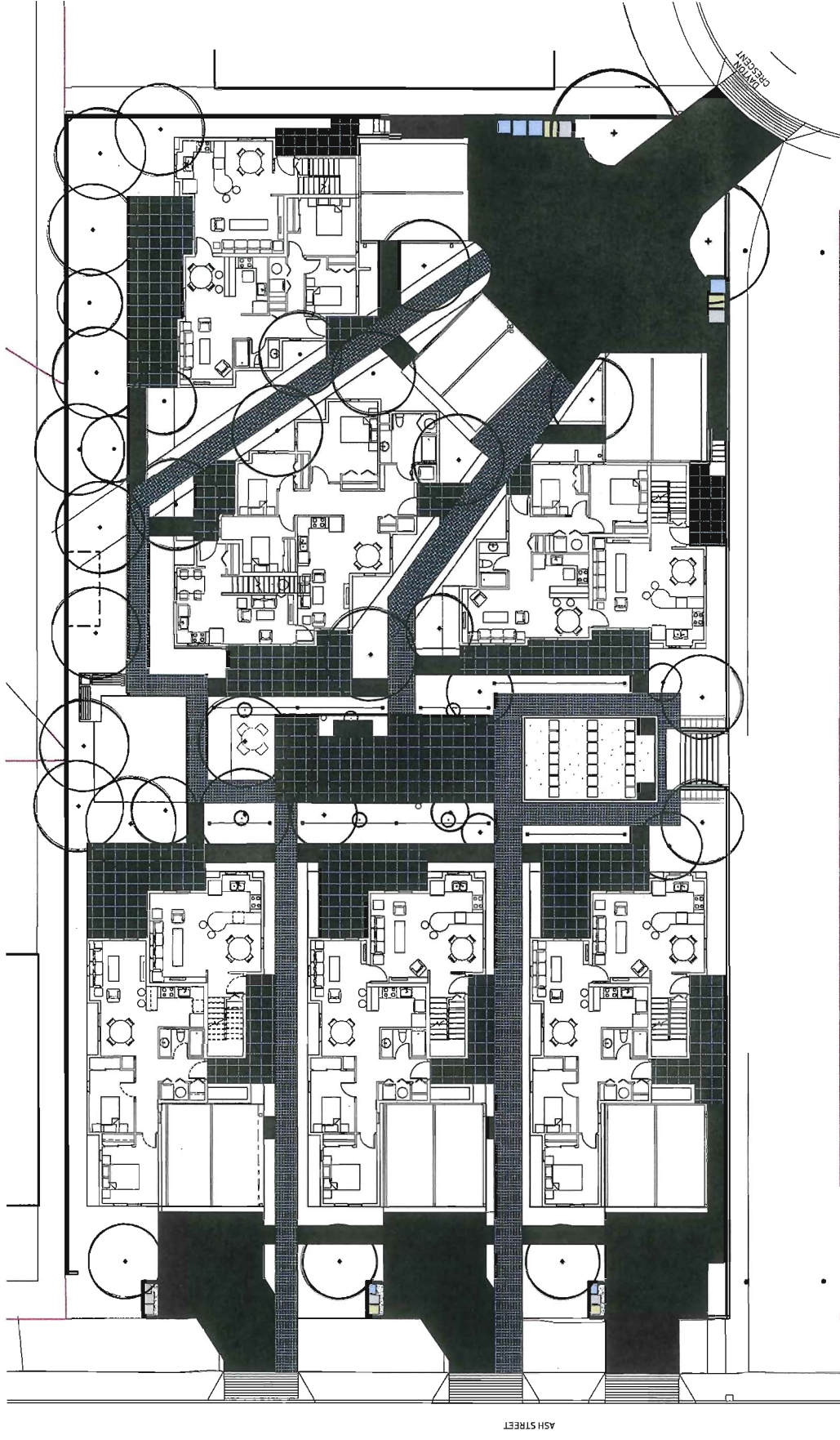
TREE MANAGEMENT LEGEND:			DESCRIPTION
SYMBOL	KEY		
	THREE PROTECTION BARRIERS		
	DECIDUOUS TREE TO BE RETAINED		CONFIDENTIAL TREE TO BE REMOVED
	DECIDUOUS TREE TO BE REMOVED		



PWL partnership



PLAN #3.b LANDSCAPE PLAN



PLAN #3.c RENDERED LANDSCAPE SITE PLAN

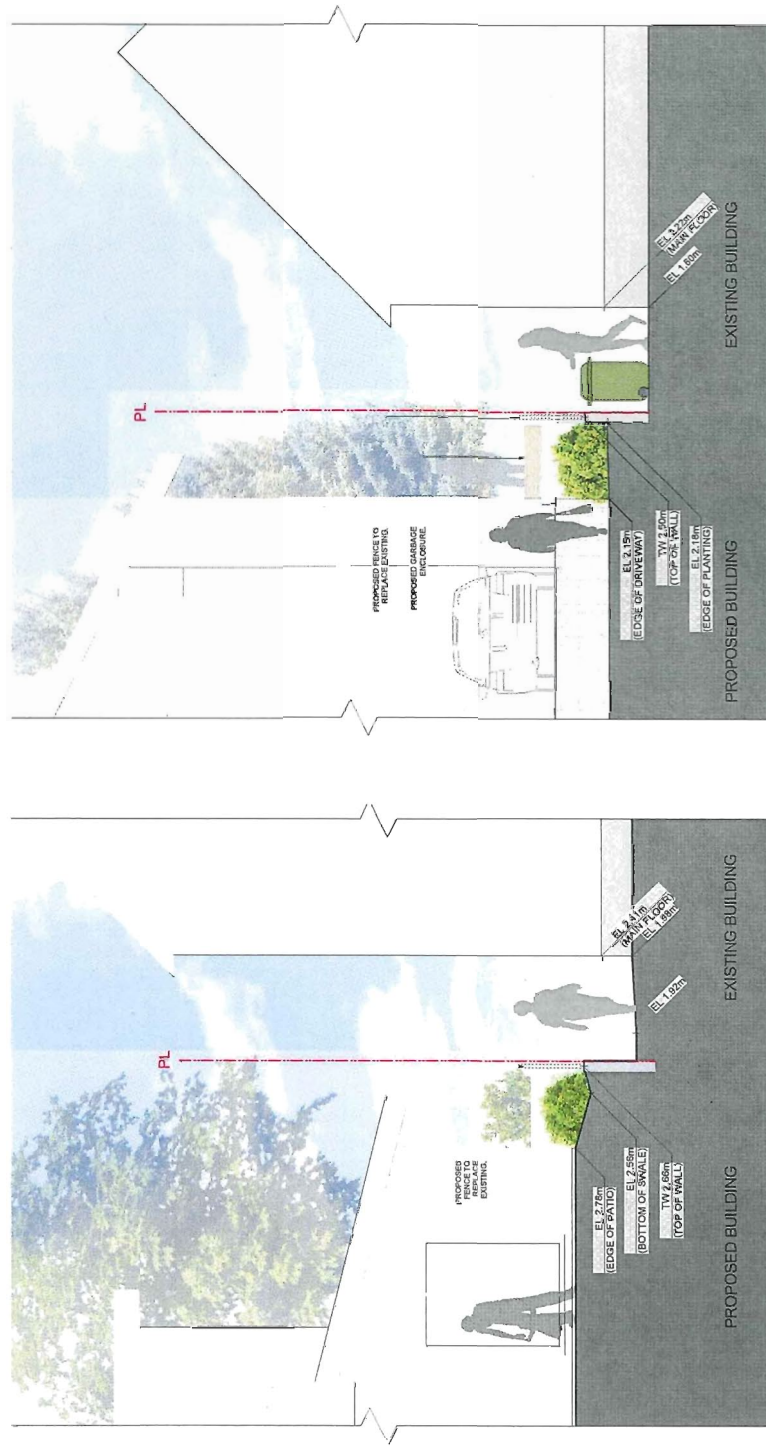


PLAN #3.d RENDERED LANDSCAPE SITE SECTION & RATIONAL

Landscape Design Rationale

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

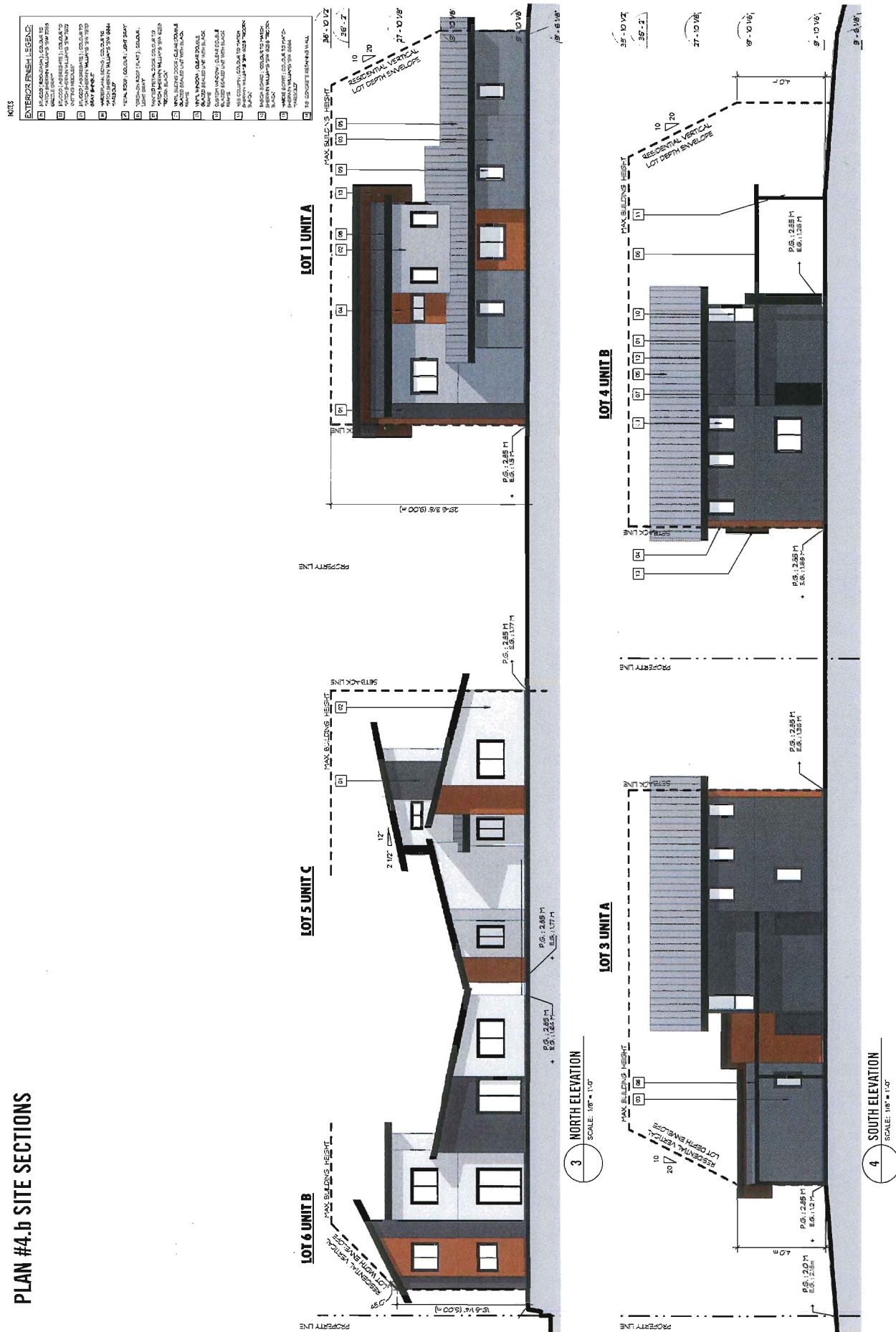
In the south-facing open space between the units, the vegetable garden supplies fresh harvest to the families living here. The adjoining barbecue area allows parents cook meals as they watch their children play in the adjacent play area. This central spine is lined with fruit-bearing shrubs and small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



PLAN #4.a SITE SECTIONS



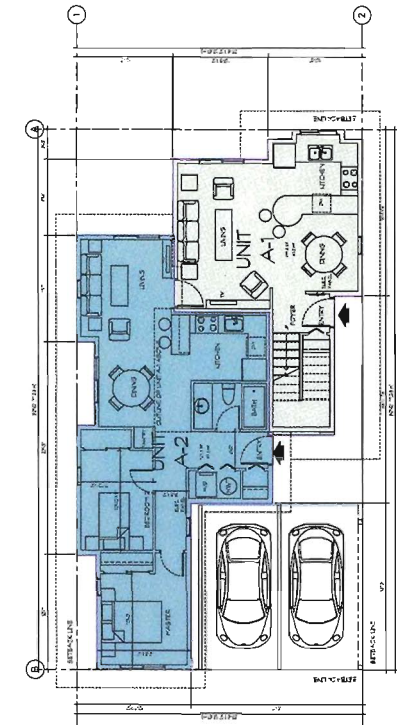
PLAN #4.b SITE SECTIONS



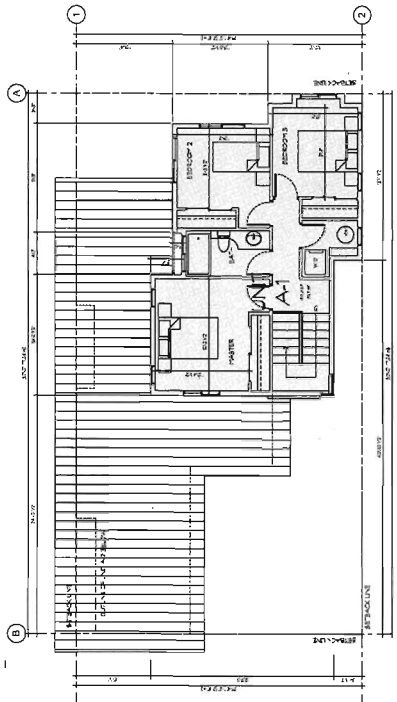
PLAN #4.c AREA SITE SECTIONS



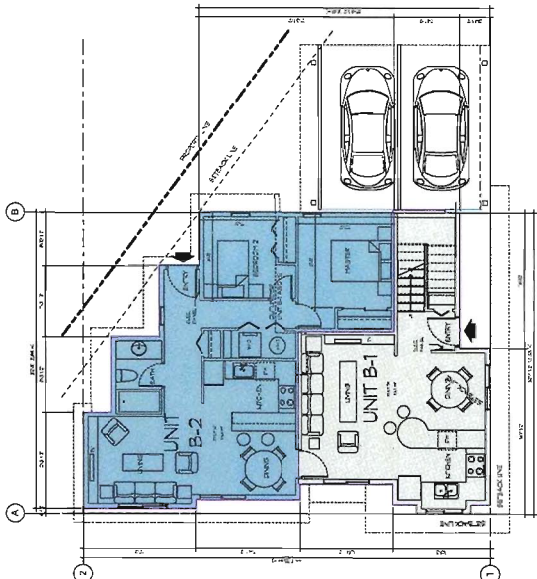
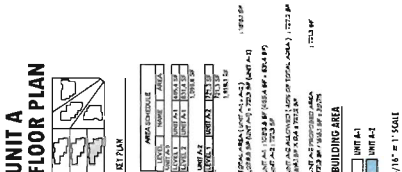
PLAN #5.a UNIT PLANS



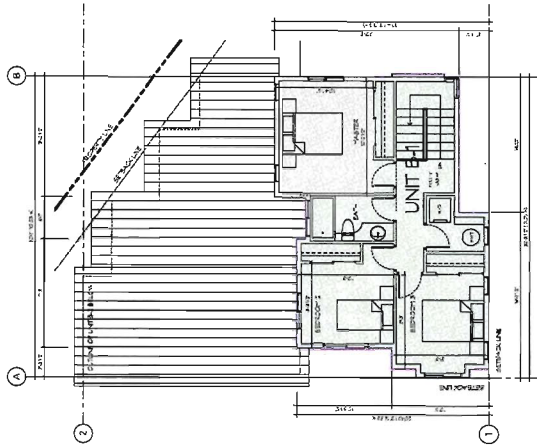
UNIT A FLOOR PLAN - LEVEL 1



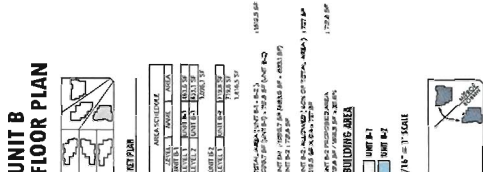
UNIT A FLOOR PLAN - LEVEL 2



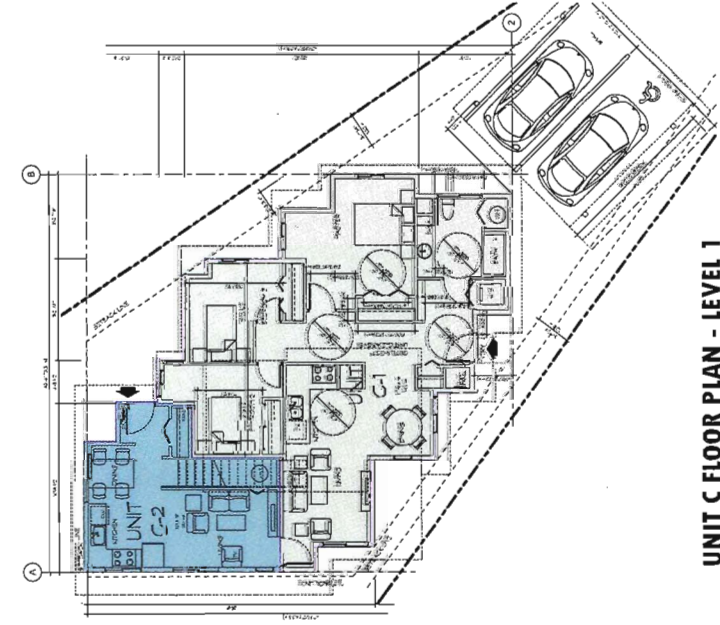
UNIT B FLOOR PLAN - LEVEL 1



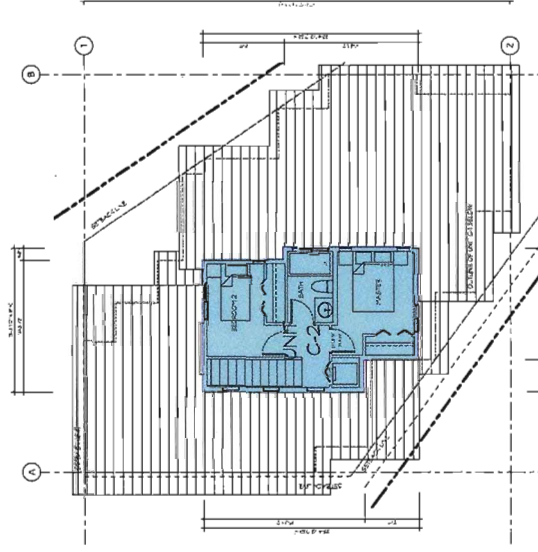
UNIT B FLOOR PLAN - LEVEL 2



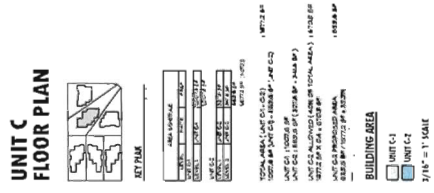
PLAN #5.b UNIT PLANS



UNIT C FLOOR PLAN - LEVEL 1



UNIT C FLOOR PLAN - LEVEL 2

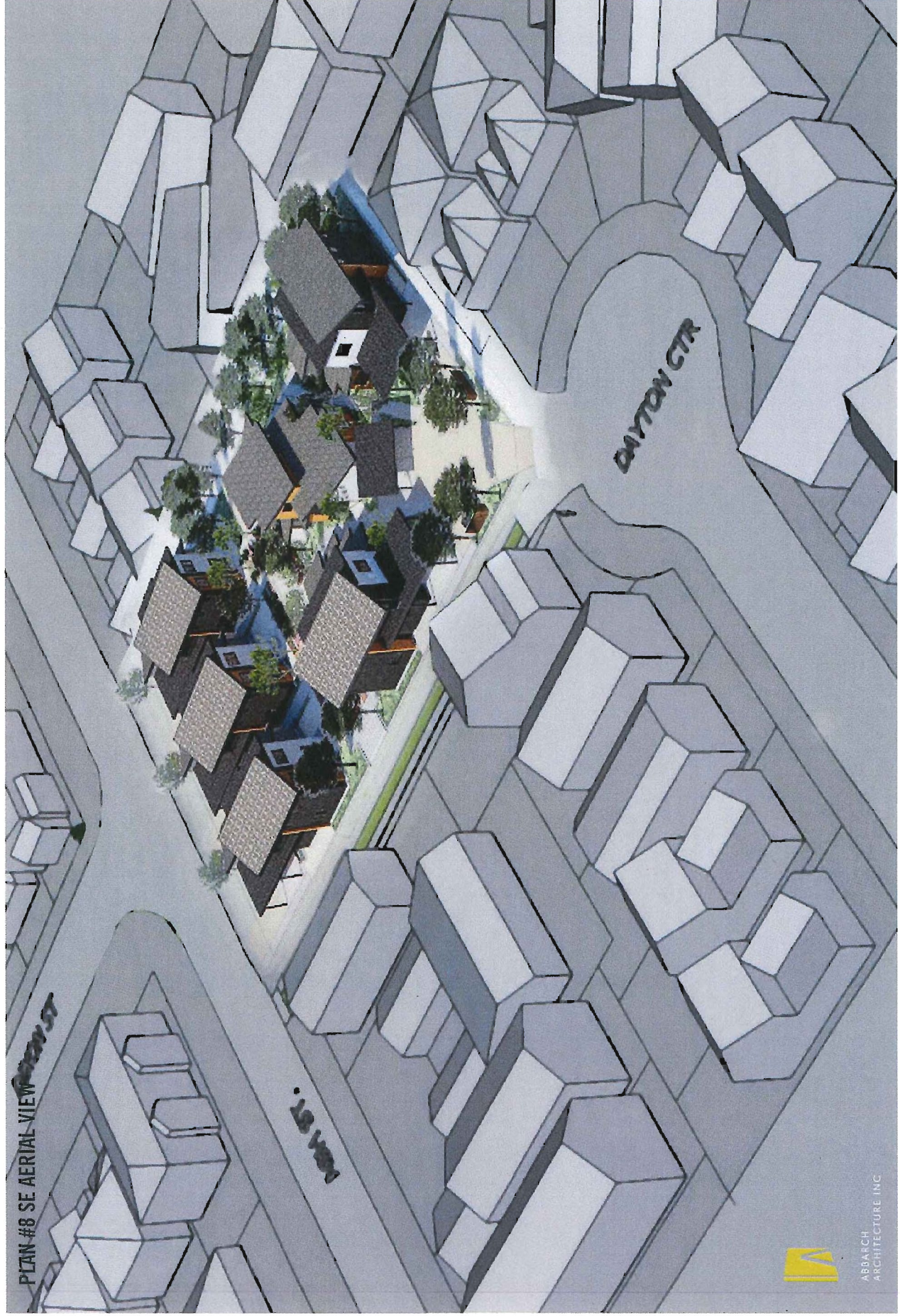


PLAN #7 RENDERED VIEWS
SE STREET VIEW



W STREET VIEW





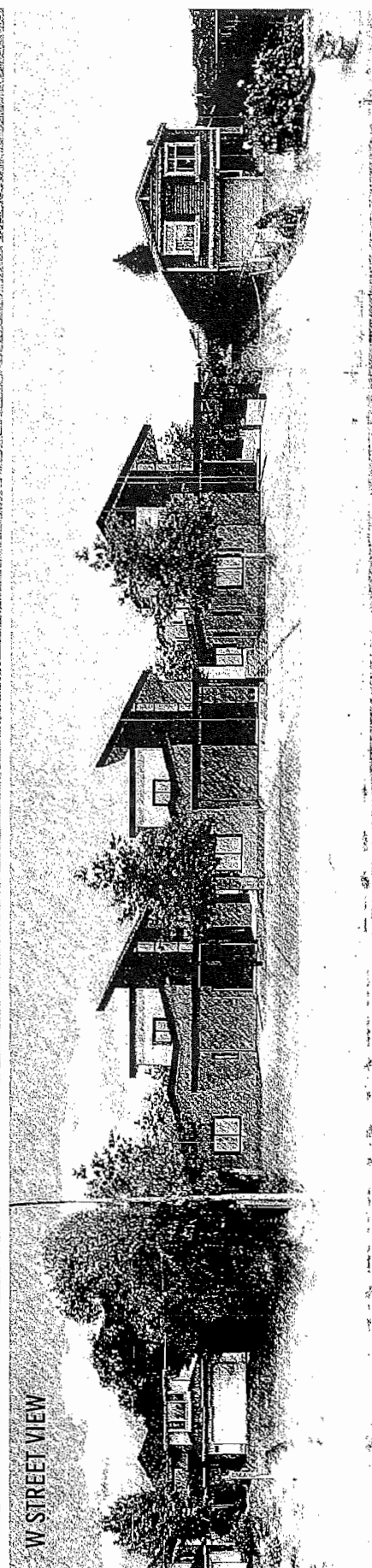
SECTION 1: DEVELOPMENT INTRODUCTION

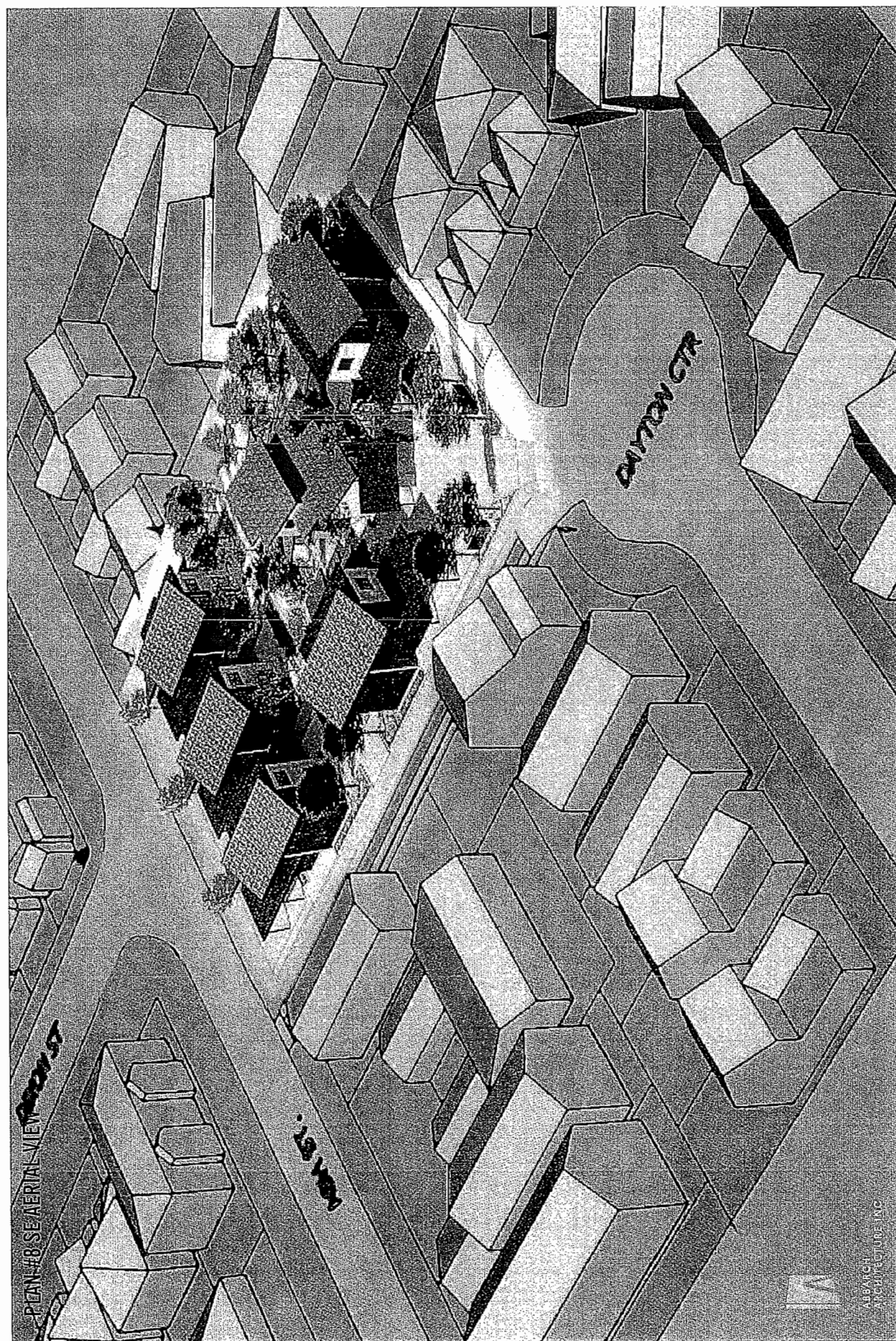
[illegible]

PLAN #7 RENDERED VIEWS
SE STREET VIEW



W STREET VIEW





ABBARCH
ARCHITECTURE INC





Address: 8180 Ash Street

File No.: DV 14-658670

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

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

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

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

a) Water Works

The developer is required to:

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

b) Sanitary Works

The developer is required to:

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

- Provide a statutory right of way for the above listed item with a minimum 3.0 m clearance in all directions.

c) Storm Works:

- The developer is required to confirm and demonstrate that in accordance with Bylaw 7551 (Drainage, Dyke and Sanitary Sewer System bylaw), storm water run-off shall be contained within each subdivided property and discharged into a city drainage system.
- The developer is required to:
 - Coordinate with Building Department to revise on-site storm water designs;
 - Install up to 60 m of 200 mm storm pipe including 2 manholes and appropriate number of inspection chambers along the property's south frontage to provide lane drainage. Flow is to be directed west to Ash Street.
 - Install drainage service connections and inspection chambers to service each new lot.

d) Private Utility Works:

The developer is required to:

- Coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground the Hydro service lines for the proposed development;
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages (Ash Street);
 - To determine if above ground structures are required and coordinate their locations (e.g. vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.)

e) General items:

- Realign the existing emergency access to accommodate the proposed Dayton Court shared driveway. Remove the two drive aisle strips affected by the realignment, construct a uniform hard surface for the affected area, and replace the existing emergency access barrier curb at Ash Street with a roll over curb.
- Confirm that the emergency access meets BC Building Code requirements for 3.2.5.6 Fire Department Access route design. Lane modifications may be required.
- Ensure that the emergency access lane is kept unobstructed through construction and that it suffers not negative impacts (e.g. disruption to drive aisle strips and/or lane drainage may need to be provided in the emergency access lane if significant modifications are required to address impacts resulting from proposed development of the subject site). Any such impacts will be rectified at the developer's cost.
- Removal of the existing driveway letdown on Ash Street and its replacement with barrier curb and gutter, boulevard and sidewalk per the frontage improvement standards established to the north and south of the subject site.
- Any necessary improvements to the existing sidewalk and rollover curb for the proposed Dayton Court fronting lots in accordance with City design standards.

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

1. Submission of a Geotech report to identify any anticipated impacts to adjacent properties and undertake appropriate mitigation measures, including registration on title of any associated required covenants.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and

associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

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

Note:

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

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

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

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

Signed (original on file)

Date



City of Richmond

Development Variance Permit

No. DV 14-658670

To the Holder: HABITAT FOR HUMANITY SOCIETY
OF GREATER VANCOUVER

Property Address: 8180 ASH STREET

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

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

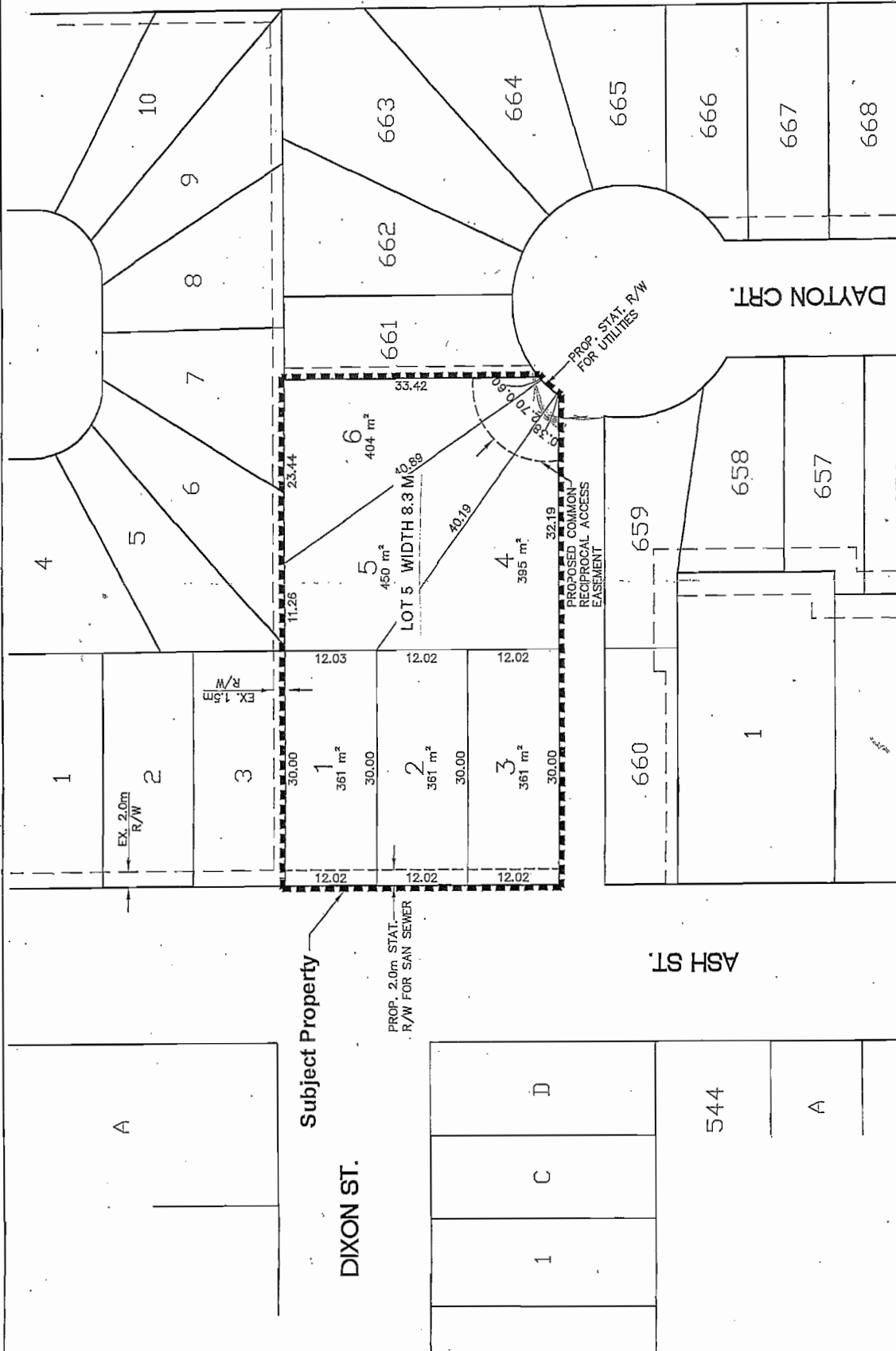
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



Civic Address:
#8180 Ash Street

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

Proposed Subdivision Plan

Scale 1:500

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



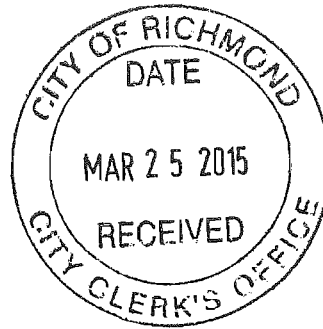
Four A

HunterLaird
ENGINEERING LTD.
September 2010
#5324

Schedule 1 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
March 25, 2015.

March 25, 2015

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



ATTACHMENT C

ATT: DEVELOPMENT PERMIT PANEL

RE: 8180 ASH STREET, HABITAT FOR HUMANITY SOCIETY OF GREATER VANCOUVER

The Habitat for Humanity Society of Greater Vancouver is requesting to vary the minimum lot width from 12 m to 8.3 m for proposed Lot 5; and to vary the minimum lot frontage from 6 m to 0.38 m for proposed Lot 4, to 2.7 m for proposed Lot 5 and 0.60 m for proposed Lot 6. These are not minor variances nor will the effect of these variances be minor to the residents of Dayton Court who will be most negatively affected by the variances, subsequent subdivision and construction of the proposed homes.

The Society held a Public Information Meeting on October 1, 2014 at South Arm Community Centre. The meeting was well attended by the residents of Ash Street, Dayton Court and McBurney Drive considering it was not held at nearby DeBeck Elementary but rather at South Arm a considerable distance away which results in a lower turnout.

The residents who attended the meeting raised a number of serious concerns with the proponents at the meeting including the invasive form of architecture and the limited amount of parking particularly for the homes to access Dayton Court.

There was no character study of the surrounding neighbourhood presented, only renderings of the buildings inserted into the existing streetscape. The proposed buildings bear no resemblance to any homes in the immediate or extended neighbourhood. The existing homes, particularly on Dayton, are all two storey with cedar siding and either shake or asphalt shingle roofs. They all have either a two car garage or a garage and carport. The proposed buildings will be using stucco, hardy board and metal roofs and provide only two carports per building. There are no elements of this new architecture that relates in any way to the existing form and character of the long established homes in the neighbourhood. We are told that architecture similar to the proposed new buildings is being well received in Vancouver and therefore the residents of this neighbourhood should love it too. We emphatically do not and believe it is a blight and will be an unwanted vulgar intrusion into a well-established neighbourhood for years to come.

A quick review of the written submissions from the Public Information Meeting reveals consistent concerns for the lack of parking, inappropriate architecture and traffic. It's not surprising that several of the residents commented that they thought the buildings looked "cheap" after viewing the architecture and materials compared to the existing neighbourhood. There were no comments supporting the proposed development.

While not only is the architecture and materials dramatically different from the existing neighbourhood, the entire concept of the homes is different as well. The surrounding neighbourhood (with the exception of the nearby townhouse project) is a community of single family homes. The new buildings are not new homes with a suite they are purpose designed to be a duplex pretending to be a single family home. This significantly alters the look and presentation of the home. None of the homes on Dayton for instance have a secondary suite or could even be converted to accommodate one.

As a result of these duplex like homes being proposed the two parking stalls per home are going to be woefully inadequate. The design of the homes and site plan does not allow for parking in the driveway if the carport is being used for other uses (which is quite likely to be the case as the housing units are very small) as is the case in a typical single family home. The driveway will be shared with six units. With the

potential for at least twelve cars in this incredibly confined space the vehicles will have no place to go but onto the street. And, since these units are located at the end of a cul-de-sac where there is no opportunity for street parking the vehicles will be spread down the length of Dayton Court imposing on the existing home owners forever.

The residents signed below oppose not only the variance but the entire development in the strongest possible manner and respectfully request that the application by the Habitat for Humanity Society of Greater Vancouver for the said variances be denied.

Thank you for considering the concerns of existing residents in the neighbourhood.

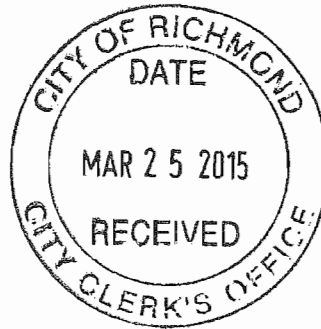
Signature	Print Name	Address
	Songling Lee	8480 Dayton Crt
	Joseph Yang	8440 Dayton Crt
	Shelia Kishin	8480 Dayton Crt
	Henry Han	8480 Dayton Crt
	MICHELLE ANN	7171 Dayton Ave
	Chin Yuen	8440 Dayton Crt
	KANG CAI	8420 Dayton Crt
	HELENA	8420 Dayton Crt
	FUNG LI	8406 Dayton Crt
	Daisy Lai	8406 Dayton Crt
	Shirley Kwom	8406 Dayton Crt
	Michael Li	8400 Dayton Court
	Henry Leung	8386 Dayton Court
	Lei Su Wai	8386 Dayton Court
	LEUNG CHONG YU	8386 Dayton Crt
	LEUNG CHAM Kwan	8366 Dayton Crt
	Chen Pei Huen	8366 Dayton Crt
	Ho Yim Wai	8366 Dayton Crt
	Sin Wan	8100 Ash Street
	Man Li	8100 Ash Street
	Benjamin Lin	8020 Ash St.
	C RRECTOR	8211 McBurney Crt
	Troy Jung	8426 Dayton Court
	Anna Jung	8426 Dayton Court
	Brian Dalvaug	8435 Dayton Court

Schedule 2 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
March 25, 2015.

8435 Dayton Court
Richmond, B.C.
V6Y 3H6
604-241-0867

March 24, 2015

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



ATT: DEVELOPMENT PERMIT PANEL

RE: Development Variance Application #DV 14-658670
8180 Ash Street

As a resident of Dayton Court for going on 29 years our family has enjoyed our quiet cul-de-sac and the many families that have come and gone over that time period. Currently we have more pre-school and early school aged children than ever before which makes for a delightful street carnival of noise and activity virtually every evening and weekend during our warmer dryer months. The quiet safe cul-de-sac was a primary reason for picking this location when we purchased our home when our son was of a similar age. I suspect many of our current neighbours chose this location for the same reason.

We have always enjoyed the beautiful street trees and the design and character of the homes on our little Court. For almost 30 years they have aged well and still look good today. While not cookie cutter repetitions of each other, the homes bear a similarity that just "fits" into our street while providing some diversity and individuality.

Unfortunately the application before you, if successful, would destroy much of what we and our neighbours love about our quiet cul-de-sac. The proposed architecture is jarring and offensive. It makes no attempt to relate to the surrounding homes with its angular and asymmetrical lines, open car ports and virtually no front yard. These homes and the entire development will be intrusive and the proponent has obviously made no effort to be sympathetic to their new neighbours. Not even the most optimistic observer would expect that all the necessary parking can be provided on site with six units being stuffed into this extremely narrow access opening. The significant additional street parking and traffic (whether travelling below the speed limit or not) will be intrusive and disruptive to the many children who play regularly on this street as all the new traffic will have to navigate the full length of the street.

I personally have some concerns regarding the process for this application's review. I'm not sure why the Public Information Meeting couldn't be held at DeBeck nearby rather than South Arm. Holding these meetings in the immediate neighbourhood where residents are able to walk to these meetings results in a much higher turnout. I'm sure an appropriate date could have been arranged.

At the meeting itself the proponents, for the most part, were pleasant and informative but didn't appear to be particularly interested in our comments, critique or suggestions for changes. I was particularly disturbed by the Chief Executive Officer of Habitat for Humanity refusing to talk to me about their project before she left at the end of the meeting. Written feedback from the local residents is always important and many took the opportunity to complete the forms and leave them with the proponents. I note that they were included in the report in front of you today that is with the exception of my submission which has been left out of the package. I'm not sure how many others might have been left out as well.

I was surprised, considering all of the submissions had serious concerns about the project and had expressed their disapproval that the report and the comments from the proponents and their staff conclude that:

"The applicant has satisfactorily demonstrated that the lots can be developed in a manner that minimizes the impact of development on the existing neighbourhood";

"We feel our design will bring a sense of place to the surrounding neighbourhood and will be something that the communities will help build and take pride in";

"The discussions that I took part in related to form and character were positive. An understanding of the architecture and its need to be practical in its use of materials being low maintenance were received positively";

"For the public who were interested and wanted to engage in conversation with us it was our feeling that this was well received related to form design and character of the buildings".

They must have been listening to different conversations and reading different comment sheets than the rest of us. Interestingly, all of the concerns of the neighbourhood were deftly dealt with without ever changing a single line on a plan or page between the Public Information Meeting and the meeting here today. Almost six months and not a single change in response to community concerns!

The proponents have done a very poor job of consultation and designing a project that is appropriate for a long established community and have shown no interest in addressing any of the concerns of form and character and parking that have been repeatedly identified by the neighbourhood.

My wife and I would respectfully request that you deny this application before you today and preserve the character of our little area of Richmond for us and our neighbours.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Brian Dagneault", with a stylized flourish at the end.

Brian Dagneault CIP, RPP

Subject: FW: Ash Street Habitat for Humanity Project

From: Andersons <jtja@shaw.ca>
Date: March 24, 2015 at 10:24:24 PM PDT
To: <ccarlile@richmond.ca>
Subject: Ash Street Habitat for Humanity Project

To Development Permit Panel
Date: <u>March 25, 2015</u>
Item # <u>3</u>
Re: <u>8180 Ash Street</u> <u>DVP 14-658670</u>

Hello Ms. Carlile,

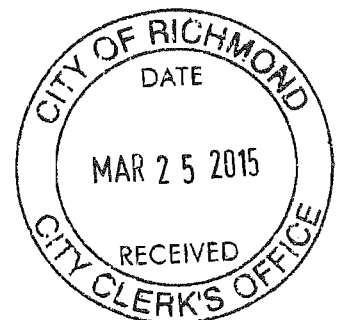
We have enjoyed living on Dayton Court since 1985, it is a very quite cul-de-sac, one of the reasons why we bought on this particular street.

We feel the proposed design plans for this property do not fit with the flow of this neighbourhood, much too crowded!

We are not in agreement with driveway access to the Ash Street project from Dayton Court. It would definitely change the quiet of the street we have all cherished.

How much parking is being planned for homeowners and renters?

James and Joanne Anderson



Schedule 4 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
March 25, 2015.

Subject: FW: Ash Street Habitat for Humanity Project

From: Andersons [<mailto:jtja@shaw.ca>]
Sent: Tuesday, 24 March 2015 22:28
To: Gonzalez, Robert
Subject: Ash Street Habitat for Humanity Project

To Development Permit Panel
Date: <u>March 25, 2015</u>
Item # <u>3</u>
Re: <u>8180 Ash Street</u> <u>DVP 14-658670</u>

Hello Mr. Gonzalez,

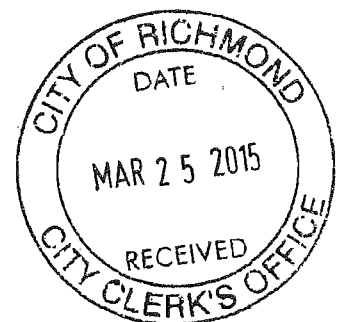
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How much parking is being planned for homeowners and renters?

James and Joanne Anderson



Schedule 5 to the Minutes of the Development Permit Panel meeting held on Wednesday, March 25, 2015.

Subject: FW: Development Permit Panel - 8180 Ash Street

From: Lorraine Dowdall <dowdalls@shaw.ca>
Date: March 24, 2015 at 7:56:50 PM PDT
To: <ccarlile@richmond.ca>
Subject: Development Permit Panel - 8180 Ash Street

To Development Permit Panel
Date: <u>March 25, 2015</u>
Item # <u>3</u>
Re: <u>8180 Ash Street</u>
<u>DVP 14-658670</u>

Cathy,

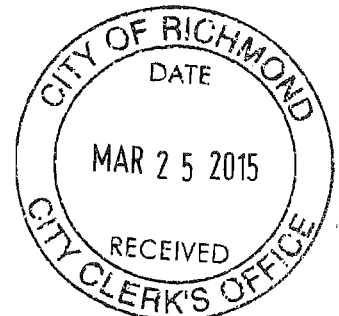
I am not able to attend the March 25, 3:30 pm meeting to be held at Richmond City Hall regarding the above development permit at 8180 Ash Street by Habitat for Humanity Society of Greater Vancouver.

I did attend the Public Information meeting on October 1, 2014 at South Arm Community Centre. I do not support the variance changes proposed. I am not impressed with the type of housing that is being proposed to be built on the 8180 Ash Street site. The housing proposal does not fit in with the existing architecture on Dayton Court. I don't object to housing on the existing site but suggest keeping the same lot size with less homes being built on the land.

Lorraine & John Dowdall
8455 Dayton Court
Richmond



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www.avast.com



Schedule 6 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
March 25, 2015.

Subject: FW: Development Permit Panel, 8180 Ash Street

From: Lorraine Dowdall [mailto:dowdalls@shaw.ca]
Sent: Tuesday, 24 March 2015 19:58
To: Gonzalez, Robert
Subject: Development Permit Panel, 8180 Ash Street

To Development Permit Panel
Date: March 25, 2015
Item # 3
Re: 8180 Ash Street
DVP 14-658670

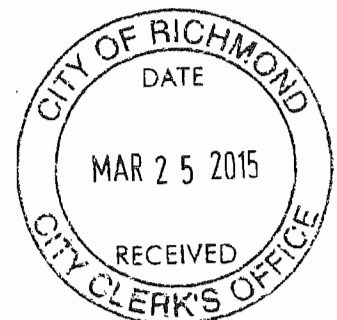
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Lorraine & John Dowdall
8455 Dayton Court
Richmond



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CityClerk

To Development Permit Panel
Date: <u>March 25, 2015</u>
Item # <u>3</u>
Re: <u>8180 Ash Street</u>
<u>DPP 14-658670</u>

From: Lorraine Dowdall <dowdalls@shaw.ca>

Date: March 24, 2015 at 19:53:25 PDT

To: <jerceg@richmond.ca>

Subject: Intent of Permit - Development Permit - 8180 Ash Street, Habitat for Humanity Society of Greater Vancouver

Sir,

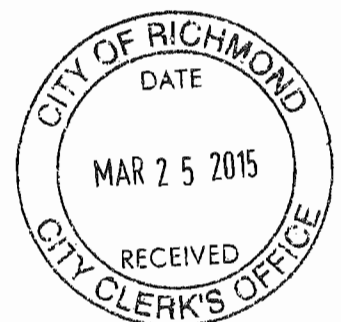
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Lorraine Dowdall



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www.avast.com



Schedule 8 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
March 25, 2015.

From: Anna Popok [annapopok@yahoo.ca]
Sent: Tuesday, 24 March 2015 9:39 PM
To: Nikolic, Diana
Subject: 8180 Ash Street

To Development Permit Panel
Date: <u>March 25, 2015</u>
Item # <u>3</u>
Re: <u>8180 Ash Street</u>
<u>DVP 14-658670</u>

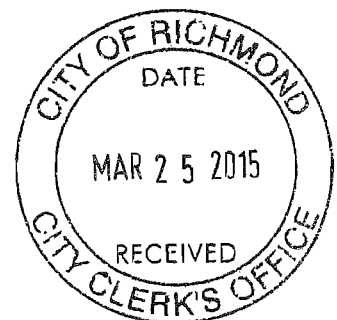
Sent from my iPad

Dear City Planners!

I am writing on behalf of the people who were privileged to live in this wonderful neighborhood for more than 15 years. We raised our kids here and hoping to raise our grandchildren. It is one of the most charming and safe single family housing establishments in Richmond.

I do not think that proposed development would agree with existing bylaw. This housing will interfere with our infrastructure and will affect safety of the whole neighborhood.

Sorry to raise my concern so close to the hearing. I was completely in the dark about city plans even though I reside in 9400 Dayton Av. I think it is outrageous not to inform the residents about City's plans. At list in 2007 and 2011 we were well aware about the situation...



Schedule 9 to the Minutes of the Development Permit Panel meeting held on Wednesday, March 25, 2015.

Subject: FW: Habitat for Humanity project on Dayton Court
Attachments: Letter to Development Permit Panel.doc

To Development Permit Panel	
Date:	<u>March 25, 2015</u>
Item #	<u>3</u>
Re:	<u>B180 Ash St</u>
	<u>DVP 14-658670</u>

From: harvey7627@comcast.net [mailto:harvey7627@comcast.net]

Sent: Wednesday, 25 March 2015 10:20

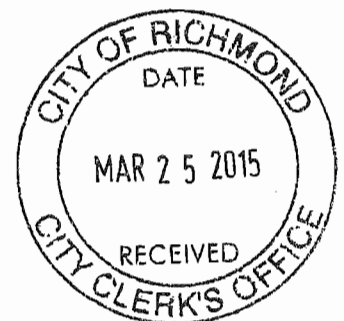
Subject: Habitat for Humanity project on Dayton Court

As a concerned homeowner my wife and I oppose the subject development for the following reasons.

1. Parking will be an issue.
2. Architecturally the project does not suite the neighborhood.
3. Additional traffic, 12 additional vehicles traveling to 1 driveway on Dayton Court plus any visitors or maintenance vehicles. No home on Dayton Court receives that much vehicle traffic.

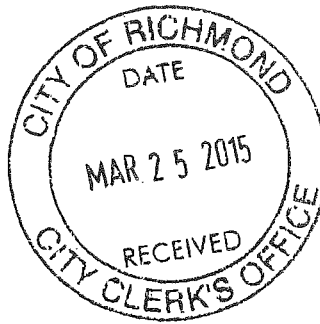
Respectfully,

Tay and Harvey Schwarzbauer
7627 Dayton Court
Richmond, B. C. V6Y-3H6



March 25, 2015

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



ATT: DEVELOPMENT PERMIT PANEL

RE: 8180 ASH STREET, HABITAT FOR HUMANITY SOCIETY OF GREATER VANCOUVER

The Habitat for Humanity Society of Greater Vancouver is requesting to vary the minimum lot width from 12 m to 8.3 m for proposed Lot 5; and to vary the minimum lot frontage from 6 m to 0.38 m for proposed Lot 4, to 2.7 m for proposed Lot 5 and 0.60 m for proposed Lot 6. These are not minor variances nor will the effect of these variances be minor to the residents of Dayton Court who will be most negatively affected by the variances, subsequent subdivision and construction of the proposed homes.

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The residents who attended the meeting raised a number of serious concerns with the proponents at the meeting including the invasive form of architecture and the limited amount of parking particularly for the homes to access Dayton Court.

There was no character study of the surrounding neighbourhood presented, only renderings of the buildings inserted into the existing streetscape. The proposed buildings bear no resemblance to any homes in the immediate or extended neighbourhood. The existing homes, particularly on Dayton, are all two storey with cedar siding and either shake or asphalt shingle roofs. They all have either a two car garage or a garage and carport. The proposed buildings will be using stucco, hardy board and metal roofs and provide only two carports per building. There are no elements of this new architecture that relates in any way to the existing form and character of the long established homes in the neighbourhood. We are told that architecture similar to the proposed new buildings is being well received in Vancouver and therefore the residents of this neighbourhood should love it too. We emphatically do not and believe it is a blight and will be an unwanted vulgar intrusion into a well-established neighbourhood for years to come.

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As a result of these duplex like homes being proposed the two parking stalls per home are going to be woefully inadequate. The design of the homes and site plan does not allow for parking in the driveway if the carport is being used for other uses (which is quite likely to be the case as the housing units are very small) as is the case in a typical single family home. The driveway will be shared with six units. With the

The residents signed below oppose not only the variance but the entire development in the strongest possible manner and respectfully request that the application by the Habitat for Humanity Society of Greater Vancouver for the said variances be denied.

[illegible]

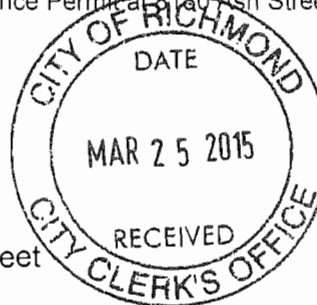
Schedule 10 to the Minutes of the Development Permit Panel meeting held on Wednesday, March 25, 2015.

From: Y.W. Lam [paul.lam@live.ca]
Sent: Tuesday, 24 March 2015 11:02 PM
To: CityClerk
Cc: Bob; Nikolic, Diana; brian@dagneaultplanning.com; forenzx@hotmail.com
Subject: Development Variance Permit at 8180 Ash Street

Importance: High

To: Director City Clerks Office
c.c. City Planner, Diana Nikolic

Ref: File DV 14-658670 - 8180 Ash Street



To Development Permit Panel	
Date:	March 25, 2015
Item #	3
Re:	8180 Ash Street DVP 14-658670

Dear Mr. Weber,

Please accept this email as my written submission to the Development Variance Panel for consideration at the meeting tomorrow (March 25, 2015).

This submission could be read in conjunction with my letter of October 15, 2014 addressed to the Habitat for Humanity, a copy of which is included in Appendix 5 of the Staff Report of March 2, 2015 under Item 3 of the Meeting Agenda. For ease of reference, part of my letter is extracted below:

" General features that are of concern to the neighbourhood:

A.1 The 3 housing units facing Dayton Court with a shared driveway has posed concerns to the neighbourhood during the 2011 public consultation process (when BC Housing applied for the variance). Some of our neighbours suggest that it should only be 2 instead of 3 units. Insufficient parking for this complex may result in over-flow street parking on Dayton Court and Ash Street.

A.2 The proposed height of the new houses is apparently higher than the neighbours. This is contrary to what we were told by the Architect's surveyors when field measurements (including the elevation of our homes) were conducted some months ago.

A.3 The general features of this proposed scheme (in relation to height/building form/character) are likely to attract more attention from the surrounding community at large. In this connexion, we would like to know how many residents in the neighborhood had been notified of the Open House event, and whether notices had been placed in the local papers before the event."

With due respect, no one from the Habitat for Humanity, its Architect or the City have responded to my letter. Further, I must admit that I found no relief to my questions above after reading the Staff Report.

B.1 The reason given in the Staff Report in support of six units is that "reducing the number of lots would limit the impact of the innovative affordable home ownership model proposed.." (ref. page 5 of Staff Report). I remain to be educated as to what is the impact of the innovative model, and why is such impact considered more important than the impact to the neighbourhood. In response to the concern of insufficient parking, page 4 of the Report relies on the rationale that "two parking spaces per unit complies with the Zoning Bylaw". This does not adequately address parking needs for the tenants in the secondary suites, in addition to the home owners.

B.2 The final elevations of the new houses are still uncertain. They could be as much as 9.9 feet higher (per page 7 of the Report), despite the grade level could only be 1 foot higher than the crown of the road. The Architect is referring to two sets of numbers here (one set comparing the ground/grade level and another set comparing the top elevations between houses. Why are they making it so confusing to the readers?). As a matter of fact, The Report recognizes the potential interference to the neighbouring houses along the north and south edge of this site, and considers that the impact will not be significant on the southern edge due to separation provided by the existing fire-lane (emergency access lane). That leaves the problem on the north side unattended.

B.3 The "extended notification area" per Attachment 3 of the Report duly acknowledges the need for a wider circulation of the project portfolio. The attention given by the City Planner in this respect is appreciated. However in this particular case, a 50m radius of the subject site (plus Dayton Court) is not sufficient to cover the community at large, particularly for many nearby residents who are concerned with the development. I have spoken with quite a few neighbours on McBurney Drive and Ash Street who are surprised that they have no knowledge at all of this project.

In summary, with questions remain unanswered, and with no changes made by the applicant to realistically address the neighbourhood's concerns, I submit my request to the Panel to defer approval of the subject application.

Respectfully,

Paul Lam

8231 McBurney Court
Richmond, B.C.
V6Y 3H5

(Hard copy signed and mailed to the City Clerk Office for record)

Schedule 11 to the Minutes of
the Development Permit Panel
meeting held on Wednesday,
March 25, 2015.

From: Troy Junge [<mailto:tjunge@gmail.com>]
Sent: Wednesday, 25 March 2015 15:19
To: Erceg, Joe
Subject: Zoning Variance on Dayton Court

Dear Mr. Erceg,

I want to write you to establish I have deep concern regarding the proposed zoning variances proposed for Habitat for Humanity development at the end of Dayton Court. The increased traffic to the end of our closed cul de sac will be unacceptable considering the frontage that it is intended to utilize. Based on the variance proposed we can easily expect up to 12 or more additional cars utilizing the road. With parking allotted 6 six spots and no room in the cul de sac to park these cars will end up attempting to park on a street already tight for free street parking. As you may or may not be aware most of the frontages in this Court are driveway already. I do understand that there are carports in the plans that have spots for 6 cars. But considering the size of the housing and additional suites and with prevalence of 2 car families this does not make sense. It would be irresponsible to city management and unfair to the existing owners and residents of Dayton Court.

Not to mention that there are many families with small children that live and play in the area. With the already long design of the court there are challenges with too many people speeding up and down it as it is. I have two children myself age 4 and 6, and there is easy a total of 20 children on this block of elementary age.

I hope you take my concerns seriously when contemplating the proposed variance to the property.

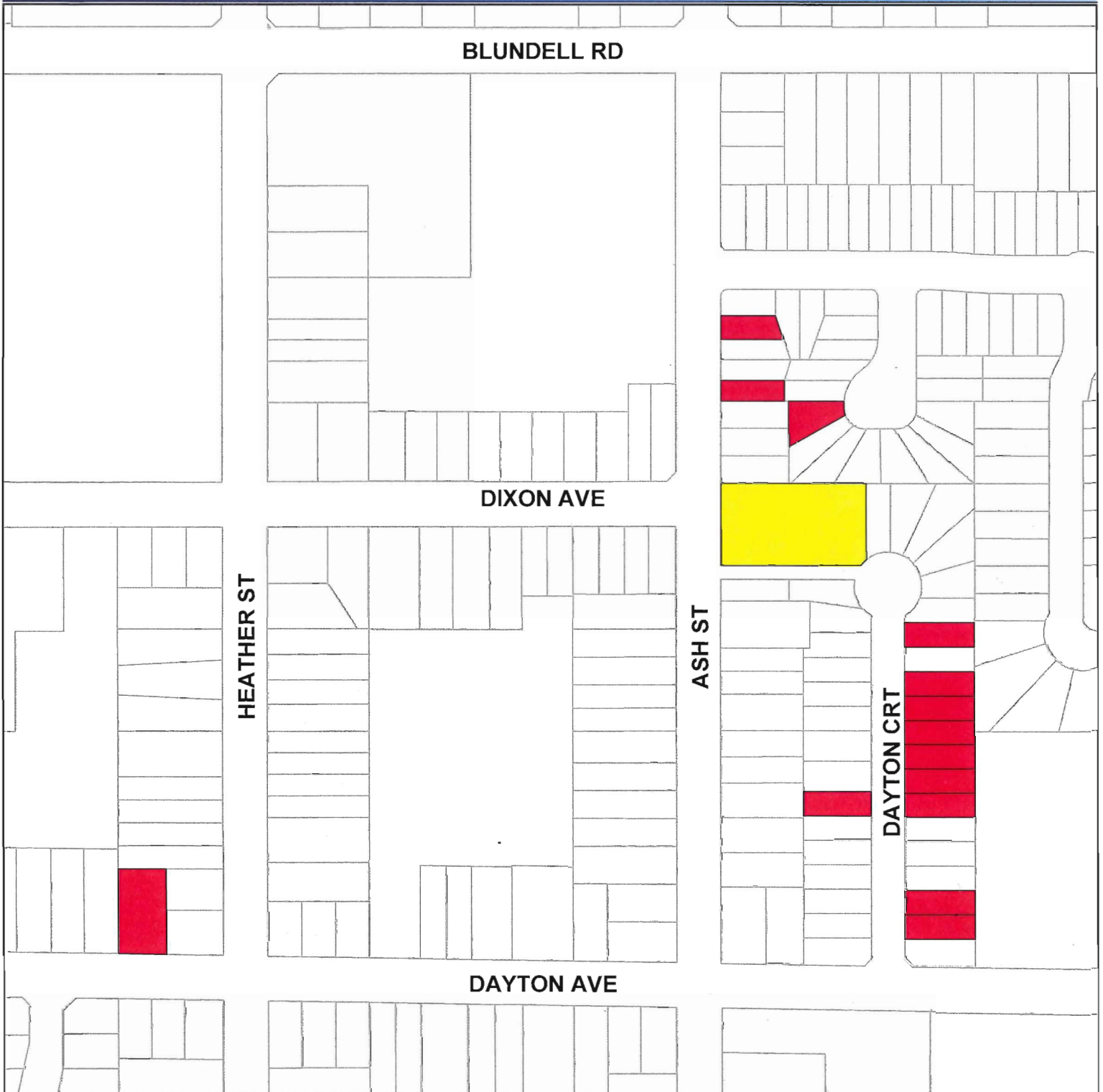
Best Regards,

Troy Junge

8426 Dayton Court
778-875-7131



8180 Ash Street: Petition Signatures (March 25, 2015)



Legend



Subject Site



25 signatures from 14 households

June 4, 2015
Prepared by Onkar Buttar

Note:
The information shown on this map is compiled from various sources and the City makes no warranties, expressed or implied, as to the accuracy or completeness of the information.
Users are reminded that lot sizes and legal description must be confirmed at the Land Title office in New Westminster.
This IS NOT a legal document, and is published for information and convenience purposes only.
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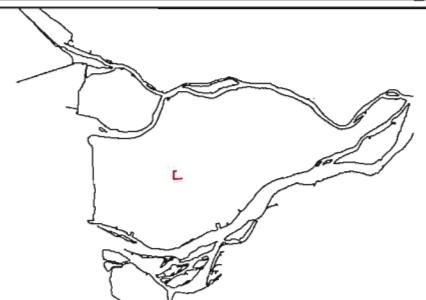


1:2,381

0 25 50 meters

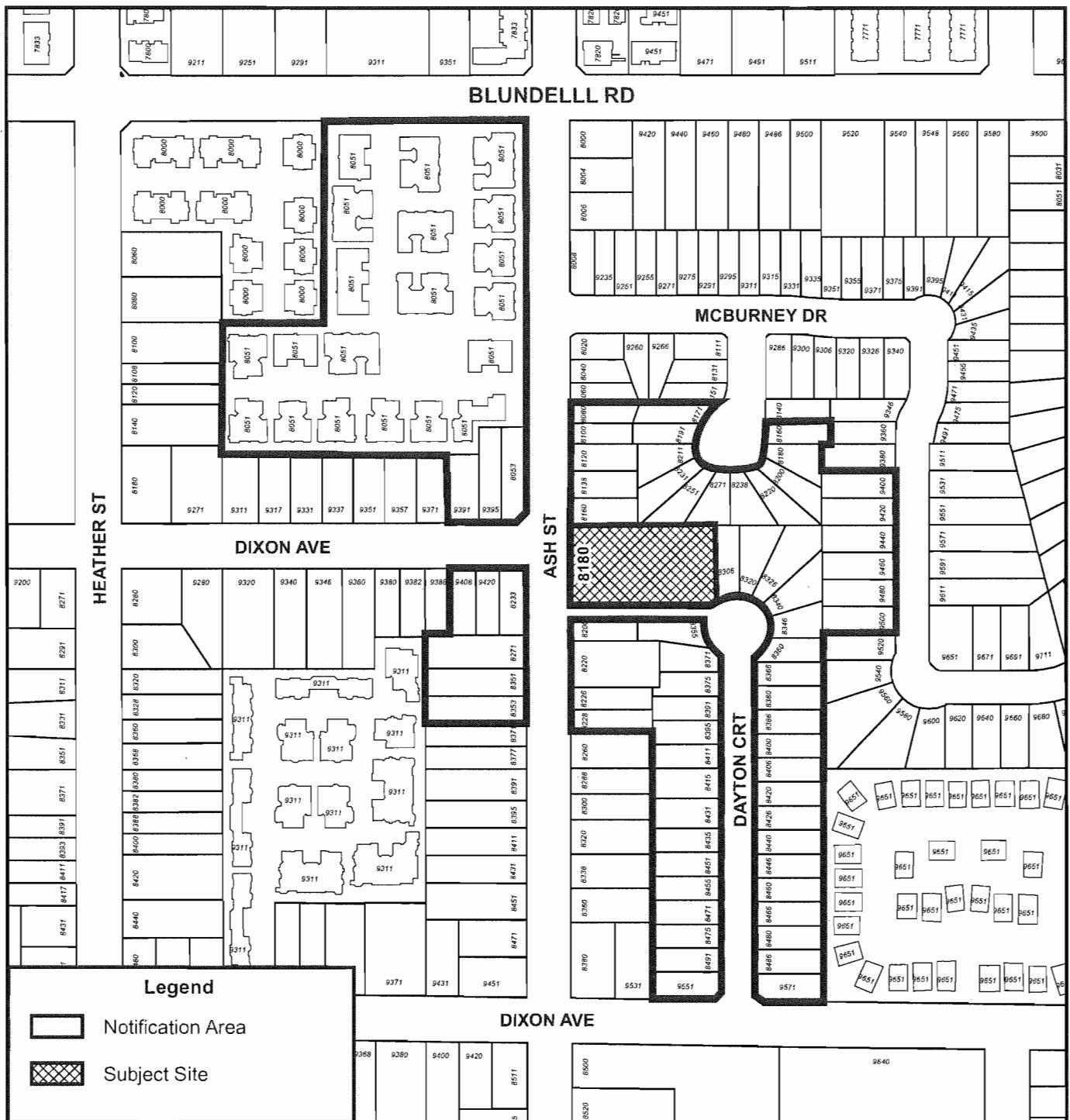


City of
Richmond





City of Richmond



Extended Notification Area
DV 14-658670

Original Date: 02/26/15

Revision Date:

Note: Dimensions are in METRES

PLAN #9 MATERIALS BOARD & DESIGN OPTIONS FOR NEIGHBORHOOD CONSIDERATION OPT 1



1.0 Introduction

The proposed development is nestled in an established quiet suburban neighbourhood in the south side of Richmond. The site is bounded on the north and east sides by single family residential homes, on the west by Ash Street and on the south by an access walkway.

2.0 Design Concept

Given the nature of the development it was deemed important that it would be unobtrusive and discreet in its setting but at the same time be inviting and unique. The development consists of a single family residences each consisting of a principal residence with a small independent suite which is located at grade. Each residence is located on their respective legal lots and respect the setback, height and density requirements. The residences range in size from 1,707 sq. ft. to 1,828 sq. ft. and consist of a shared car port, independent access with accommodation located on lower and upper floors.

One of the units is fully accessible for wheelchair access with door, kitchens and bathroom all designed to accommodate the disabled. To evoke a real sense of community within the development the boundaries between the six lots are not defined or divided by fences or other barriers. Setbacks are combined to create open common walkways, courtyards and spaces suitable for community activities like summer barbecues. All the common areas are creatively landscaped to give a sense of space, pride and upkeep.

Children can play in the common areas under the watchful eyes of all the residents. It is secure but at the same time open and accessible.

The design of the residences has a contemporary west coast feel and a muted palette of colours that blend with the existing surrounding community. The use of wood siding in combination with rough and smooth stucco exterior finishes create a sense of place and individuality but at the same time each residence is of equal hierarchy. All the residences with common walkways and their private patios overlooking communal gardens create a community oasis which encourages interaction amongst the occupants and leads towards a supportive, sustainable and interactive lifestyle.

3.0 Summary

The quality of the house designs, community gardens and walkways is of a standard that will encourage a sense of place. Residents will take ownership of their individual homes but at the same time respect their neighbours domain and desire for privacy. Maintenance and upkeep will take a community effort thus creating a sense of a supportive group of residents who will take pride in their environment. The eyes and ears of the residents are the security measures for children, elderly and those who may need extra support as they adjust to home ownership and a fruitful future.

Yours Truly,
ABBARCH Architecture Inc.

WALLS		FLOORS		FURNITURE	
1	2	3	4	5	6
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36
37	38	39	40	41	42
43	44	45	46	47	48
49	50	51	52	53	54
55	56	57	58	59	60
61	62	63	64	65	66
67	68	69	70	71	72
73	74	75	76	77	78
79	80	81	82	83	84
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145	146	147	148	149	150
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163	164	165	166	167	168
169	170	171	172	173	174
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193	194	195	196	197	198
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283	284	285	286	287	288
289	290	291	292	293	294
295	296	297	298	299	300

Material for Humana Mortable Home Ownership 8180 Ash St. Richmond, BC

ABBARCH Architecture Inc.



PLAN #9 MATERIALS BOARD & DESIGN OPTIONS FOR NEIGHBORHOOD CONSIDERATION OPT 2.



1.0 Introduction

The proposed development is nestled in an established quiet suburban neighbourhood in the south side of Richmond. The site is bounded on the north and east sides by single family residential homes, on the west by Ash Street and on the south by an access walkway.

2.0 Design Concept

Given the nature of the development it was deemed important that it would be unobtrusive and discreet in its setting but at the same time be inviting and unique. The development consists of a single family residences each consisting of a principal residence with a small independent suite which is located at grade. Each residence is located on their respective legal lots and respect the setbacks, height and density requirements. The residences range in size from 1,707 sq. ft. to 1,828 sq. ft. and consist of a shared car port, independent access with accommodation located on lower and upper floors.

One of the units is fully accessible for wheelchair access with door, kitchens and bathroom all designed to accommodate the disabled. To evoke a real sense of community within the development the boundaries between the six lots are not defined or divided by fences or other barriers. Setbacks are combined to create open common walkways, courtyards and spaces suitable for community activities like summer barbecues. All the common areas are creatively landscaped to give a sense of space, pride and upkeep.

Children can play in the common areas under the watchful eyes of all the residents. It is secure but at the same time open and accessible.

The design of the residences has a contemporary west coast feel and a muted pallet of colours that blend with the existing surrounding community. The use of wood siding in combination with rough and smooth stucco exterior finishes create a sense of place and individuality but at the same time each residence is of equal hierarchy. All the residences with common walkways and their private patios overlooking communal gardens create a community oasis which encourages interaction amongst the occupants and leads towards a supportive, sustainable and interactive lifestyle.

3.0 Summary

The quality of the house designs, community gardens and walkways is of a standard that will encourage a sense of place. Residents will take ownership of their individual homes but at the same time respect their neighbours domain and desire for privacy. Maintenance and upkeep will take a community effort thus creating a sense of a supportive group of residents who will take pride in their environment. The eyes and ears of the residents are the security measures for children, elderly and those who may need extra support as they adjust to home ownership and a fruitful future.

Yours truly,

ABBARCH Architecture Inc.

MATERIALS LIST	
1	Exterior Wall - Light Grey Stucco
2	Exterior Wall - Dark Grey Stucco
3	Exterior Wall - White Stucco
4	Exterior Wall - Dark Grey Stucco
5	Exterior Wall - Light Grey Stucco
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99	Exterior Wall - Light Grey Stucco
100	Exterior Wall - Dark Grey Stucco

Habitat for Humanity Affordable Home Ownership 8100 Ash St, Richmond, BC

ABBARCH ARCHITECTURE INC.



Team introduction:

Aaron Urion	- ABBARCH Architects
Tim Clark	- CEO, Habitat For Humanity Greater Vancouver
Mary Wong	- PWL Partnership Landscape Architects

Proposal Overview:

Habitat Model For Affordable Housing

Architectural

1.0 Introduction

Our revised architectural concept for the site focused on revisiting the surrounding neighborhood and analyzing existing architectural character and materials that have been implemented in the area. Using this analysis our goal was to present the public with options of architectural solutions. We would then present these solutions to stimulate dialogue between the neighbors and the surrounding community. We were also asked to review turning patterns off Dayton Court that show a possible visitor car outside of the proposed parking. We tested two sets of cars in each of the three homes in questions and made sure they could navigate around a potential visiting car.

2.0 Design Concept

The revised development has not changed in area or in its plan design. It still consists of 6 single family residences each consisting of a principal residence with a small independent suit which is located at grade. The residences range in size from 1,707 sq. ft. to 1,828 sq. ft. and consist of a shared car port, independent access with accommodation located on lower and upper floors.

One of the units is fully accessible for wheelchair access with door, kitchens and bathroom all designed to accommodate the disabled.

To evoke a sense of community setbacks are combined to create open common walkways, courtyards and spaces suitable for community

We have redesigned two architectural options for the public open house. These options along with their materiality borrow from neighboring homes. Architectural symmetry has been reviewed and revised to capture a symmetrical triangle roof line. As per the public's request we have revised the materials using wide wood planks, stone, and a colour pallet that will suit the neighborhood.

3.0 Summary

We received positive reviews from the community related to the exterior revised home designs. The neighboring residences were also happy to see the height of the homes and retaining walls drop due to the reduced revised flood plain height.

Some of the public still felt that there were too many homes fronting Dayton Court and they were worried about future tenants extra cars congesting the court.

PLAN #7 RENDERED VIEWS
SE STREET VIEW



W STREET VIEW





PLAN #8 SE AERIAL VIEW



ABBARCH
ARCHITECTURE, INC.

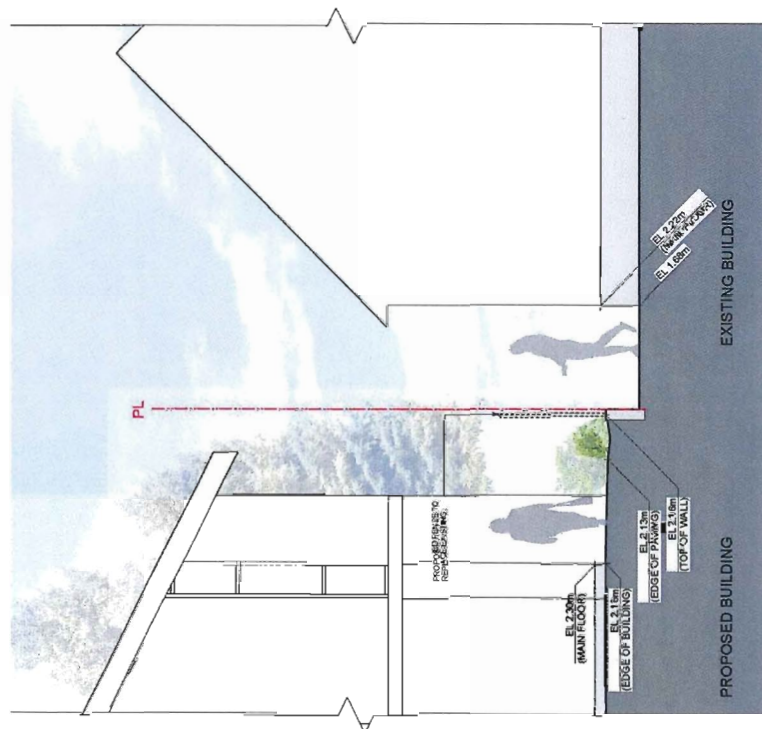
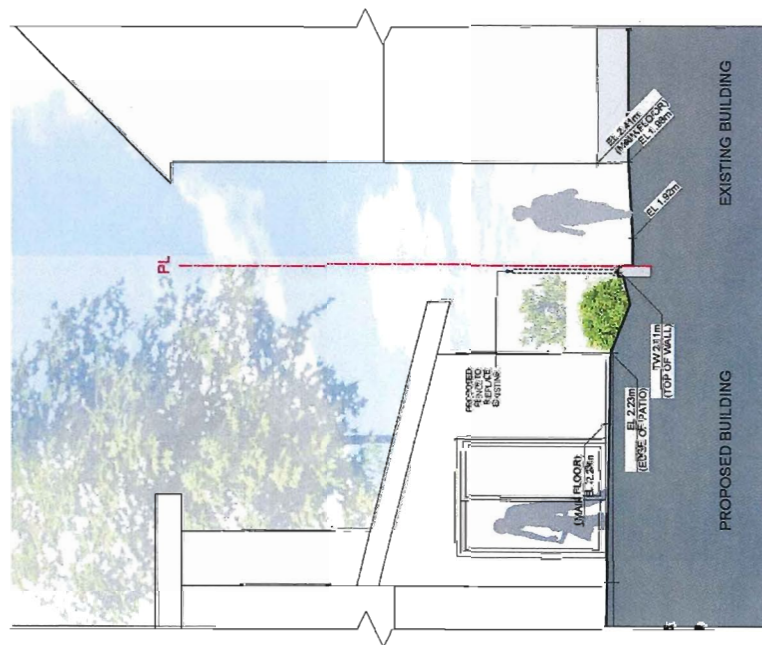


PLAN #3.d RENDERED LANDSCAPE SITE SECTION & RATIONAL

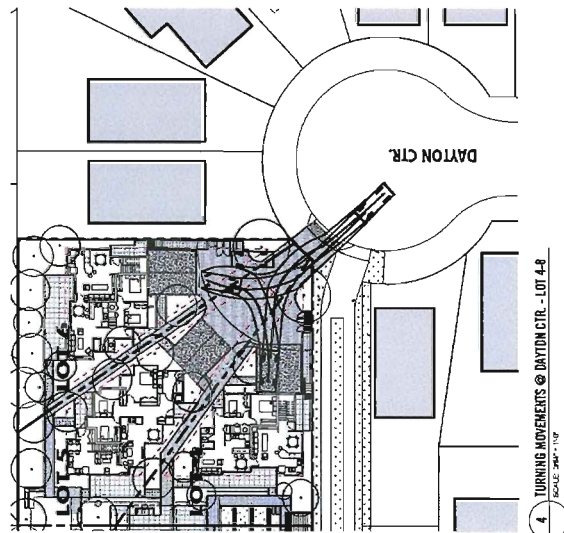
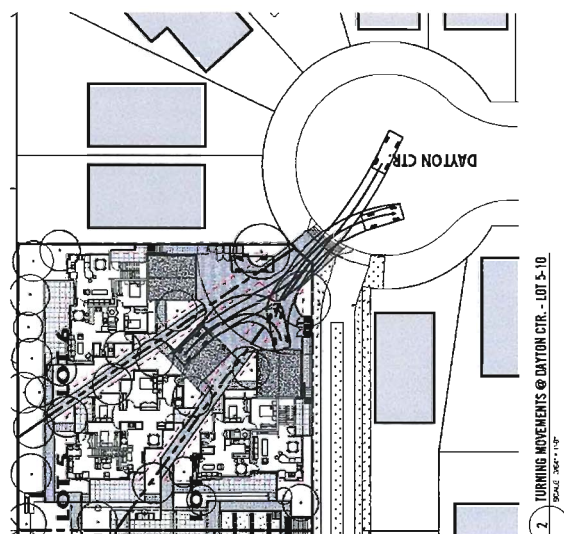
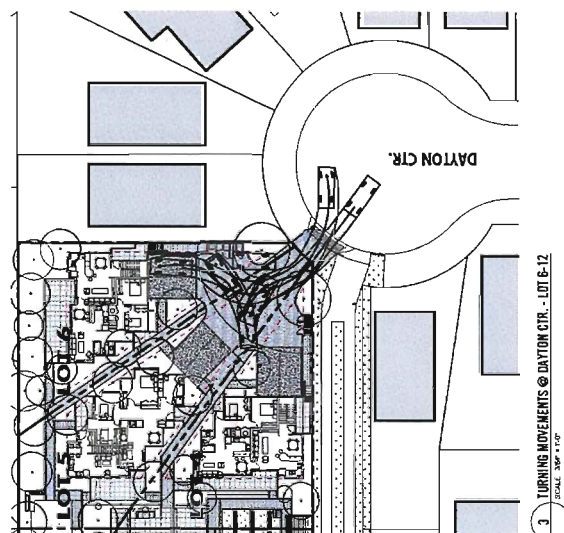
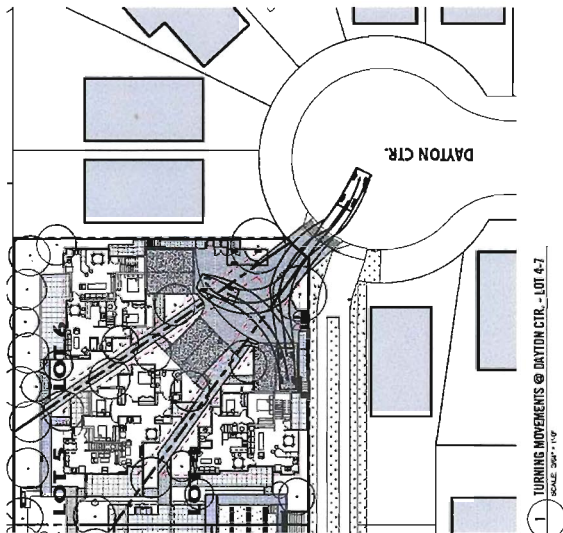
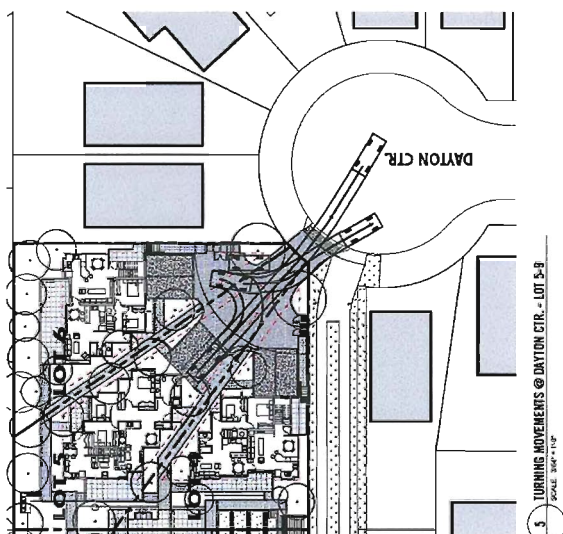
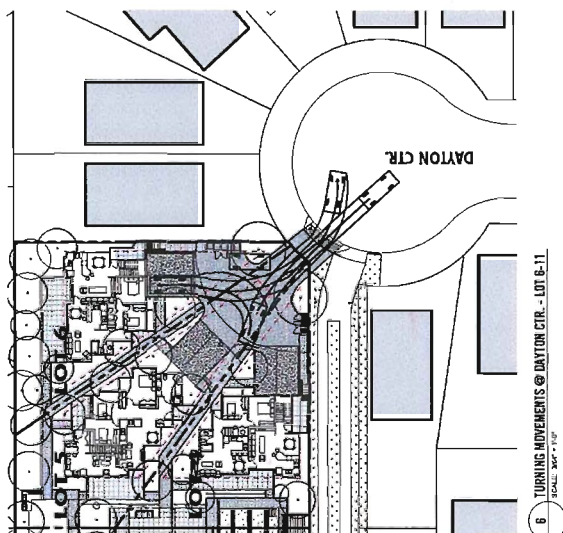
Landscape Design Rationale

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

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



PLAN #2.b PARKING TURNING MOVEMENTS





Building Homes.
Building Hope.

Public Information Meeting
May 12, 2015
Sign-In Sheet

ATTACHMENT G

Full Name	Address	Postal Code	E-mail Address	Signature
Tina Chan / Chan Lee	8271 McBurney Ct.	V6Y 3H5	chan-lee@shaw.ca	
Dennis Ngani MacDonald	9251 McBurney Ct	V6Y 3H5	mel.wouldack@gmail.com	
MEI AN	8160 Ash St	V6Y 2S3	mei.auboy@gmail.com	
Sunny Shum	8300 Dayton Court	V6Y 3H6		
BRIAN TANNENBERG	8435 Dayton Court	V6Y 3H6	ttf@tcs.net.ca	
Shirley Kwong	8400 Dayton Court	V6Y 3H6		
Michael Li	8400 Dayton Court	V6Y 3H6		
Joseph Yang	8440 Dayton Ct	V6Y 3H6		



Habitat for Humanity

**Building Homes.
Building Hope.**

Public Information Meeting

May 12, 2015

Sign-In Sheet

[illegible]

Public Input
May 12, 2015
Debeck Elementary School
8600 Ash Street
Richmond, BC
6:30pm – 8:00pm

- 1 Do you have any concerns with the updated access and visitor parking solution for the proposed Dayton Court fronting lots:

Yes ☒ No

Comments:

- We like the greenery & open space you are bringing to the property.

- 2 Do you have any comments regarding the updated building schemes in relation to height/building form/character:

Yes ☒ No

Comments: Be your request for which building option we prefer - option 1

- Please contact us at the appropriate time re building the north fence line.

Name: DENNIS & NARUNI MacDonald

Address: 8251 McBurney Court

Email: Mediumblack@gmail.com

Would the Architect please email us the view we would see looking south from our home?

Thank you
Welcome to the neighbourhood!

Public Input
May 12, 2015
Debeck Elementary School
8600 Ash Street
Richmond, BC
6:30pm – 8:00pm

1. Do you have any concerns with the updated access and visitor parking solution for the proposed Dayton Court fronting lots:

Yes ☒ No

Comments:

I THINK HABITAT HAS DONE ALL THEY CAN TO RESOLVE THE
PARKING AT DAYTON COURT.

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

Yes ☒ No

Comments: WE ARE IN FAVOR OF "OPTION 2" ARCHITECTURAL DESIGN.



WE ALSO ^{LIKE} ~~WANT~~ THE NEW
'LOWERED' ELEVATION (GRADE) AND
'LOWERED' BUILDING PEAK HEIGHT.
AS PROPOSED ON MAY 12, 2015.

THANK YOU HABITAT !!

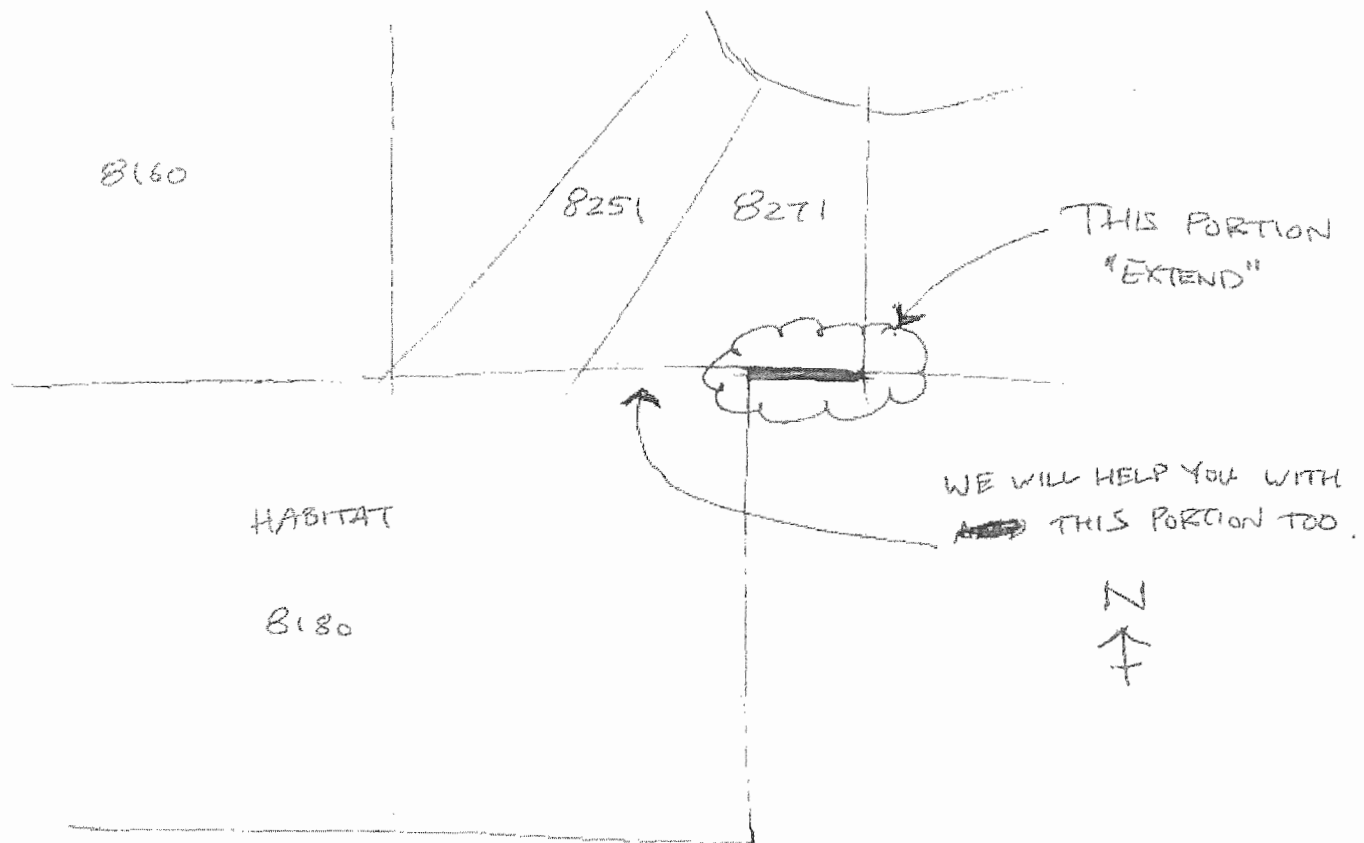
Name: TIMOTHY CHAN + CARMINLEE

Address: 8271 MCBURNET COURT, RICHMOND BC

PLEASE
SEE PAGE
OVER

VOLUNTEER

- WE WOULD LIKE TO DONATE OUR TIME TO HELP EXTEND OUR FENCE TO COMPLETE THE SOUTH COVERAGE ~~OF~~ OF OUR LOT 8271 MCBURNET CT.



- ~~WE~~^I WOULD ALSO LIKE TO VOLUNTEER MY TIME (TIMOTHY) TO HELP HABITAT WITH FUTURE DRAFTING WORK EG. RESTORE STORE PERMIT DRAWINGS.

MY CONTACT: TIMOTHY CHAN

tcdesigngroup@shaw.ca

604 889-5229

Public Input
May 12, 2015
Debeck Elementary School
8600 Ash Street
Richmond, BC
6:30pm – 8:00pm

1. Do you have any concerns with the updated access and visitor parking solution for the proposed Dayton Court fronting lots:

☒ Yes/No

Comments: I STILL OBJECT TO THE VARIANCE BEING APPROVED
THE UPDATED VISITOR SPOT FROM WITHIN THE CORNER
DRIVEWAY IS A WORSE IDEA THAN THE ORIGINAL
I DON'T BELIEVE MAKING THE MINIMUM REQUIREMENTS
TO MAKE A 3 POINT TURN IS SUFFICIENT, THERE IS A
REASON WHY A VARIANCE IS REQUIRED SINCE IT DOES NOT

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

☒ Yes/No

Comments: THE BUILDING HEIGHT ALTHOUGH LOWERED
BY A FOOT IS STILL A HUGE DIFFERENCE TO
EXISTING NEIGHBORING HOMES. HAS A TOWERING EFFECT.

THESE ARE NOT MEGA HOMES, SHOULD CONSIDER
LOWERING THE CEILING HEIGHT FROM WITHIN THE
HOMES IF FOUNDATION CAN NOT BE LOWERED

Name: MEI AN

Address: 8160 ASH ST

Public Input
May 12, 2015
Debeck Elementary School
8600 Ash Street
Richmond, BC
6:30pm – 8:00pm

1. Do you have any concerns with the updated access and visitor parking solution for the proposed Dayton Court fronting lots:

☒ Yes/No

Comments:

I don't like your proposal. 3 units share
to use the narrow access to Dayton Court
It ~~could~~ will cause traffic to Dayton Court

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

Yes/No

Comments:

Name: Shirley Kwong
Address: 8400 Dayton Court

Public Input
May 12, 2015
Debeck Elementary School
8600 Ash Street
Richmond, BC
6:30pm – 8:00pm

1. Do you have any concerns with the updated access and visitor parking solution for the proposed Dayton Court fronting lots:

☒ Yes ☐ No

Comments:

I prefer 2 units using the access to Dayton Court.

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

Yes/No

Comments:

Name:

MICHAEL LI

Address:

8400 Dayton Court

Public Input
May 12, 2015
Debeck Elementary School
8600 Ash Street
Richmond, BC
6:30pm – 8:00pm

1. Do you have any concerns with the updated access and visitor parking solution for the proposed Dayton Court fronting lots:

☒ Yes ☐ No

- Reducing the number of lots will help!!

Comments:

- The visitor parking solution does not appear feasible at all!
- There will still be issues if all 6 families (Lot 4, 5, 6 & respective secondary suite each have more than one cars. The REAL problem is in the frontage variance, where it creates inconvenience for not only the new families, but also all the existing residents because

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

☒ Yes ☐ No

↳ of traffic & parking issues. The variance should not be permitted because it is way too crowded.

Comments: The three lots exiting onto Dayton Ct is not practical
Way too cramped!!

Name: Joseph Yang

Address: 8440 Dayton Cr.

Public Input
May 12, 2015
Debeck Elementary School
8600 Ash Street
Richmond, BC
6:30pm – 8:00pm

1. Do you have any concerns with the updated access and visitor parking solution for the proposed Dayton Court fronting lots:

☒ Yes/No

Comments:

I failed to see how residents are able to manoeuvre through the space with 3 lanes and possibly 8 cars (6 + 2 1/2 lanes) going through the small entrance, the traffic will be nightmare. Parking will be a big problem as there will 12 families in the development.

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

☒ Yes/No

Comments:

The outlook of the new buildings look exposed comparing to neighborhood.

Name:

Sunny Shum

Address:

8300 Dayton Court

Public Input
May 12, 2015
Debeck Elementary School
8600 Ash Street
Richmond, BC
6:30pm – 8:00pm

1. Do you have any concerns with the updated access and visitor parking solution for the proposed Dayton Court fronting lots:

☒ Yes ☐ No

Comments:

THE VARIANCE CREATES A SITUATION WHERE THERE IS A POTENTIAL FOR AS MANY AS 12 OR MORE CARS SHARING A SINGLE DRIVEWAY. HABITAT HAS NO MEANS OF CONTROLLING THIS SITUATION, THERE IS NO MECHANISM TO PREVENT THE CARPORS FROM BACKING OUTDOOR STORAGE FURTHER EXASPERATING THE PARKING PROBLEM.

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

☒ Yes ☐ No

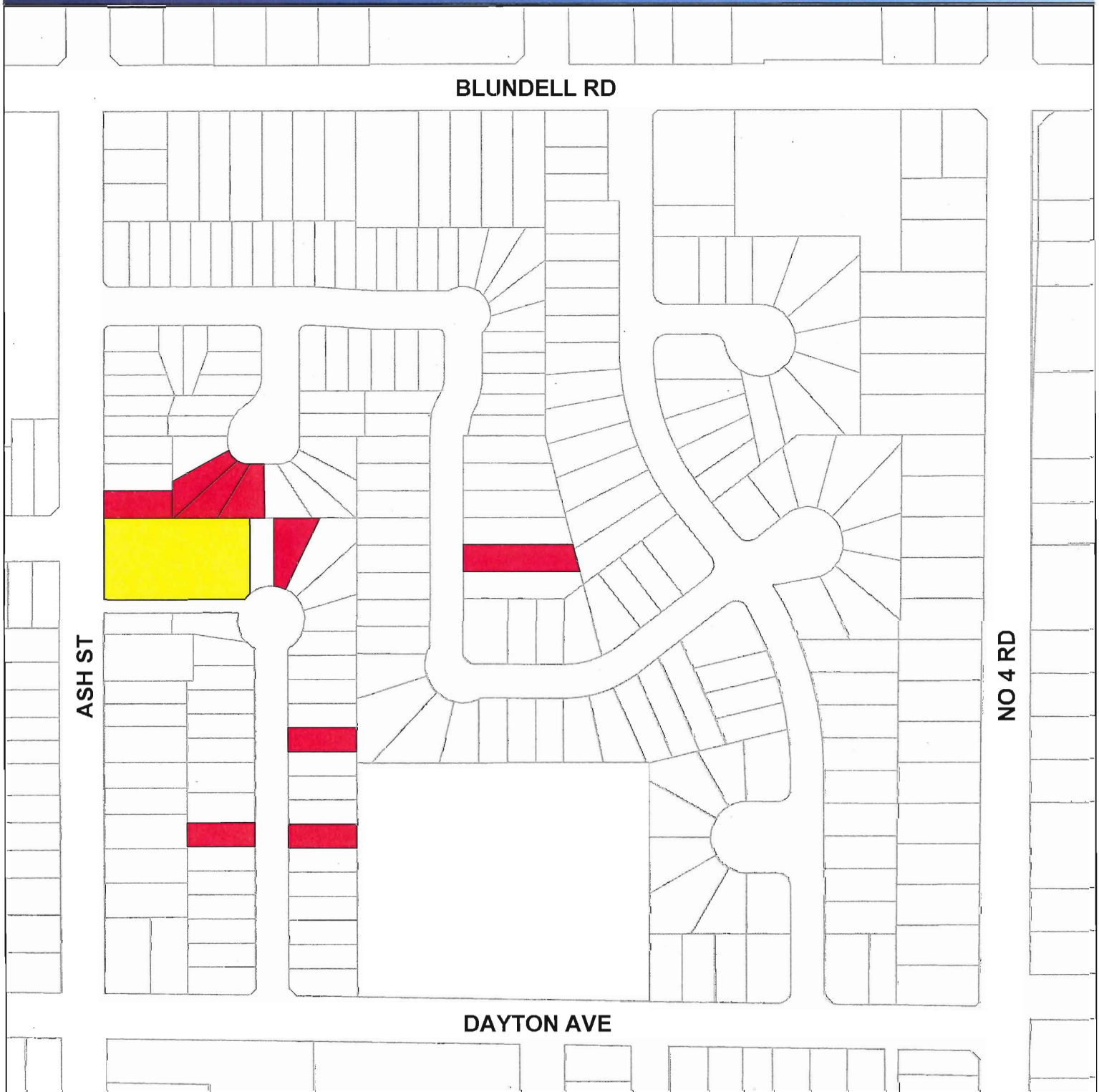
Comments: OPTION 1 IS AN IMPROVEMENT BUT BY KEEPING THE EXACT SAME FLOOR PLAN ANY REAL CHANGES ARE LIMITED TO TARTING UP THE SAME BOX. AS A RESULT THE OVERALL DESIGN IS UNACCEPTABLE, THE ENGAGEMENT OF THE RESIDENTS BEFORE TONIGHT HAS BEEN NON-EXISTANT WHICH WAS SURPRISING.

Name: BRIAN DAGNEAU



Address: 8435 DAYTON COURT

I AM OPPOSED TO THE VARIANCE AS IT CREATES ALL THE PROBLEMS RELATED TO DENSITY, PARKING, OVERFLOW PARKING AND GRADEAL NEIGHBOURHOOD DISRUPTION. RESIDENTS OF DAYTON

DO NOT BELIEVE THEY WILL BE LISTENED TO AND THE DECISION TO APPROVE THE VARIANCE HAS ALREADY BEEN MADE



Legend

-  Subject Site
-  Public Information Meeting Attendees
10 signatures from 9 households

June 2, 2015
Prepared by Onkar Buttar

Note:
The information shown on this map is compiled from various sources and the City makes no warranties, expressed or implied, as to the accuracy or completeness of the information.
Users are reminded that lot sizes and legal description must be confirmed at the Land Title office in New Westminster.
This IS NOT a legal document, and is published for information and convenience purposes only.
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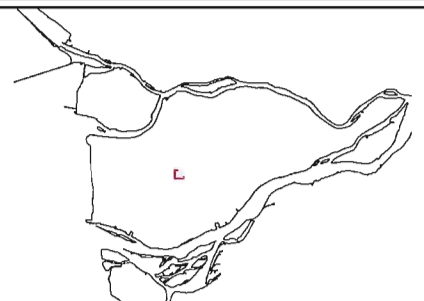


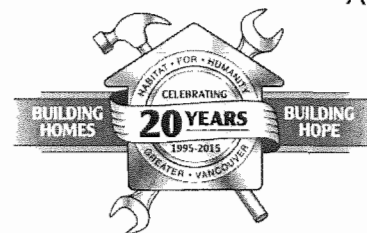
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City of
Richmond





May 19, 2015

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

Re: File: 08-4105-20-AMANDA#2014
DVP Public Information Meeting, 8180 Ash Street, Richmond, BC

Dear Ms. Nikolic:

Habitat for Humanity Greater Vancouver hosted a public information session at the Howard DeBeck Elementary School on May 12, 2015. This information session was a requirement of our Development Variance Application for 8180 Ash Street, Richmond, BC.

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

Habitat for Humanity Greater Vancouver provided notification to an extended geographical area providing 112 households with notification of the meeting.

Attached are the sign in sheets and written responses from attendees. There were 12 individuals in attendance, representing 9 households. Thus, 8% of households notified attended the meeting, of those 9 households, 3 had Dayton Court addresses. Of these 9 households represented 8 written comments were submitted; 2 of the written comments received came from the same household.

The general comments received were directed towards traffic on Dayton Court, neighbourhood fence design, the newly lowered height elevations.

In response to public feedback received from the October 1st, 2014 Public Information Meeting and in compliance to City's requirement to set finish floor elevation at least 1' above the crown of road, please also find enclosed the revised grading plan for 8180 Ash Street. This plan revision is consistent to the illustrated cross section shown at the May 12 Public Information Meeting and shows an improved, lower elevation interface with adjacent properties.

If you require any further information please contact me.

Tim Clark
Chief Executive Officer



Address: 8180 Ash Street

File No.: DV 14-658670

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

1. Provision of a letter of guarantee to ensure tree replacement (including tree replacement for specimen trees valued at \$3,000/specimen tree) and landscaping is in accordance with the plans attached to the Permit.
2. Provision of a signed copy of a letter of undertaking addressed to the owners of 8251 and 8271 McBurney Court that articulates the terms and process associated with the replacement of the full length of the fence along the rear property lines that separate 8251 and 8271 McBurney Court and proposed Lot 5 & 6.

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

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

a) Water Works

The developer is required to:

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

b) Sanitary Works

The developer is required to:

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

- Provide a statutory right of way for the above listed item with a minimum 3.0 m clearance in all directions.

c) Storm Works:

- The developer is required to confirm and demonstrate that in accordance with Bylaw 7551 (Drainage, Dyke and Sanitary Sewer System bylaw), storm water run-off shall be contained within each subdivided property and discharged into a city drainage system.
- The developer is required to:
 - Coordinate with Building Department to revise on-site storm water designs;
 - Install up to 60 m of 200 mm storm pipe including 2 manholes and appropriate number of inspection chambers along the property's south frontage to provide lane drainage. Flow is to be directed west to Ash Street.
 - Install drainage service connections and inspection chambers to service each new lot.

d) Private Utility Works:

The developer is required to:

- Coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground the Hydro service lines for the proposed development;
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages (Ash Street);
 - To determine if above ground structures are required and coordinate their locations (e.g. vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.)

e) General items:

- Realign the existing emergency access to accommodate the proposed Dayton Court shared driveway. Remove the two drive aisle strips affected by the realignment, construct a uniform hard surface for the affected area, and replace the existing emergency access barrier curb at Ash Street with a roll over curb.
- Confirm that the emergency access meets BC Building Code requirements for 3.2.5.6 Fire Department Access route design. Lane modifications may be required.
- Ensure that the emergency access lane is kept unobstructed through construction and that it suffers not negative impacts (e.g. disruption to drive aisle strips and/or lane drainage may need to be provided in the emergency access lane if significant modifications are required to address impacts resulting from proposed development of the subject site). Any such impacts will be rectified at the developer's cost.
- Removal of the existing driveway letdown on Ash Street and its replacement with barrier curb and gutter, boulevard and sidewalk per the frontage improvement standards established to the north and south of the subject site.
- Any necessary improvements to the existing sidewalk and rollover curb for the proposed Dayton Court fronting lots in accordance with City design standards.

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

1. Submission of a Geotech report to identify any anticipated impacts to adjacent properties and undertake appropriate mitigation measures, including registration on title of any associated required covenants.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

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

Note:

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

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

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

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

Signed (original on file)

Date



City of Richmond

Development Variance Permit

No. DV 14-658670

To the Holder: HABITAT FOR HUMANITY SOCIETY
OF GREATER VANCOUVER INC.

Property Address: 8180 ASH STREET

Address: C/O STEPHANI SAMARIDIS
69 WEST 69TH AVENUE
VANCOUVER, BC V5X 2W6

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

ISSUED BY THE COUNCIL THE

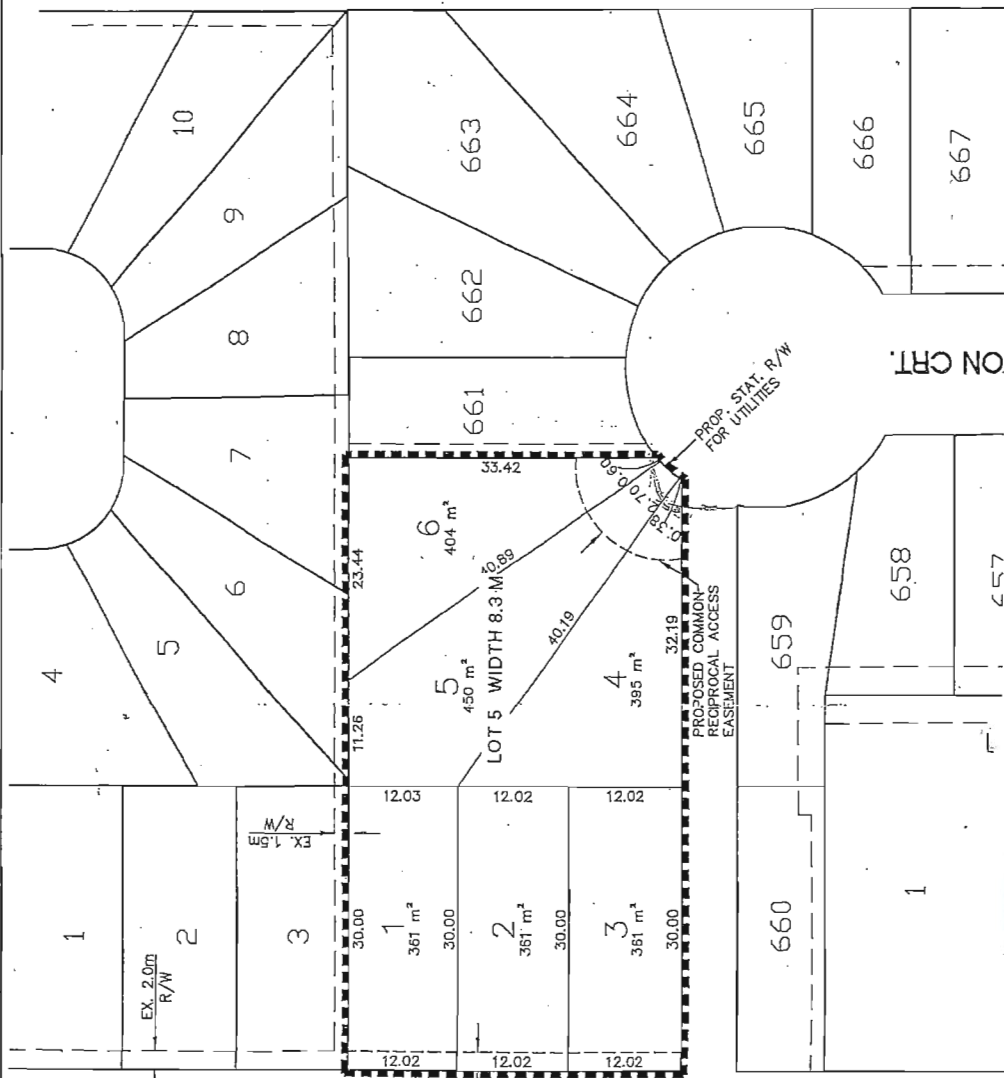
DELIVERED THIS DAY OF

MAYOR



Civic Address:
#8180 Ash Street

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



Subject Property

PROP. 2.0m STAT.
R/W FOR SAN SEWER

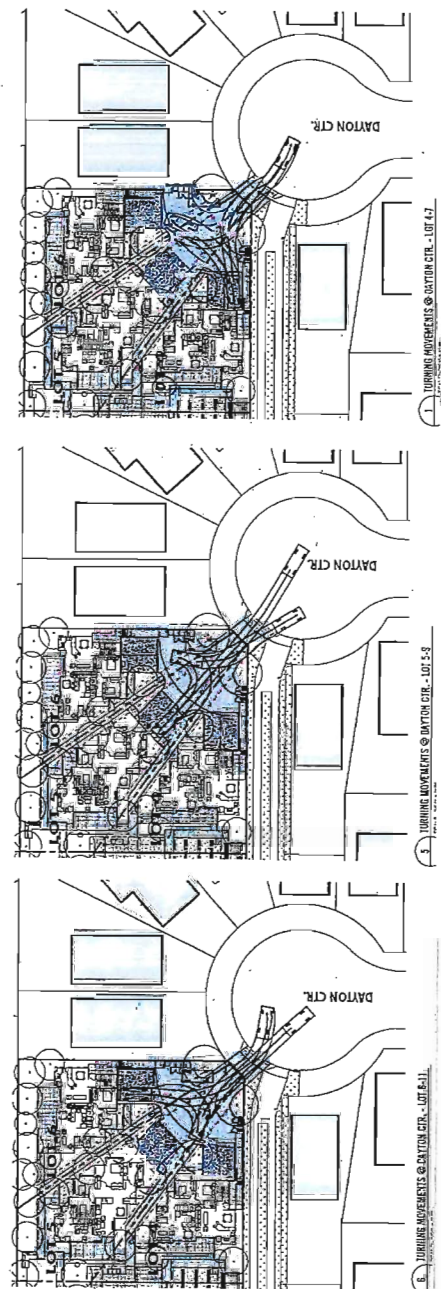
ASH ST.

PARKING TURNING MOVEMENTS

lots 4 to
all time
plan is I

Proposed Subdivision Plan

Scale 1:500



TURNING MOVEMENTS @ DAYTON CRT. - LOT 4-2

TURNING MOVEMENTS @ DAYTON CRT. - LOT 5-8

TURNING MOVEMENTS @ DAYTON CRT. - LOT 6-11