



Development Permit Panel

Council Chambers, City Hall
6911 No. 3 Road

Wednesday, September 27, 2017
3:30 p.m.

MINUTES

*Motion to adopt the **minutes** of the Development Permit Panel meeting held on September 13, 2017.*



1. **DEVELOPMENT PERMIT 16-726865**
(REDMS No. 5510231)

APPLICANT: ZHAO XD Architect Ltd.

PROPERTY LOCATION: 8631 Alexandra Road

Director's Recommendations

That a Development Permit be issued which would:

- 1. Permit the construction of a two-storey commercial building at 8631 Alexandra Road on a site zoned "Auto-Oriented Commercial (CA)"; and*
- 2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum interior (west) side yard from 3 m to 0 m.*



2. **DEVELOPMENT PERMIT 16-735007**
(REDMS No. 5493885)

APPLICANT: Alex Sartori

PROPERTY LOCATION: 6020 No. 4 Road

ITEM

Director's Recommendations

That a Development Permit be issued which would:

1. *Permit the construction of a Single-Family Residential Dwelling at 6020 No. 4 Road on a site zoned "Agriculture (AG1)" and designated as an Environmentally Sensitive Area (ESA); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum area of the farm home plate from 1,000 m² to 1,342 m².*



3. **New Business**

4. **Date of Next Meeting: October 11, 2017**

ADJOURNMENT



**Development Permit Panel
Wednesday, September 13, 2017**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Robert Gonzalez, Chair
Cathryn Volkering Carlile, 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 August 9, 2017, be adopted.

CARRIED

1. Development Permit 16-728670
(REDMS No. 5336686)

APPLICANT: Anwer Kamal
PROPERTY LOCATION: 6571/6573 No. 4 Road
INTENT OF PERMIT:

Permit the construction of the second phase of six townhouse units at 6571/6573 No. 4 Road on a site zoned "Town Housing (ZT60) – North McLennan (City Centre)".

Applicant's Comments

Eric Law, Eric Law Architect, provided background information on the proposed development and highlighted the following:

Development Permit Panel Wednesday, September 13, 2017

- the proposed six-unit two-storey townhouse development is located at the end block of the adjacent townhouse development to the north;
- the building design for the proposed development is similar to the townhouse development to the north;
- vehicle access will be provided through the internal drive aisle of the neighbouring development to the north through an existing easement registered on title;
- the proposed outdoor amenity area provides a welcoming experience; and
- landscaping is proposed on the A.R. MacNeill Secondary School, along the west and south property lines of the subject site to provide a buffer between the school and the subject site.

Jenny Liu, JHL Design Group Inc., briefed the Panel on the main landscaping features of the project, noting that (i) a variety of hardy and drought tolerant plants are proposed to provide year round interest, (ii) landscaping has been designed to maximize views and eliminate potential hiding areas, (iii) sustainability features for the project include, among others, installation of permeable pavers in some areas on-site, (iv) the outdoor amenity area includes a children's play area and seating to encourage social interaction among residents, (v) layered landscaping is proposed for the No. 4 Road frontage to meet Agricultural Land Area (ALR) landscape buffer requirements, (vi) on-site tree selection complies with BC Hydro requirements for trees located near power lines, (viii) the existing tree at the southwest corner of the site will be retained and protected, and (ix) proposed landscaping along the west and south property lines of the subject site will be coordinated with the A.R. MacNeill Secondary School to ensure safety, security and visual interest.

Panel Discussion

In response to a query from the Panel, Ms. Liu acknowledged that (i) the Zoning Bylaw requires that fencing along street frontages should not exceed four feet in height, and (ii) a four-foot high hedge planting is proposed behind the three-foot high metal picket fence along the subject site's frontage on No. 4 Road.

Staff Comments

Wayne Craig, Director, Development, noted that (i) the City's Agricultural Advisory Committee has reviewed the proposed ALR landscape buffer along No. 4 Road and its comments have been incorporated into the current landscape plan, (ii) the project has been designed to achieve an EnerGuide 82 rating, (iii) one convertible unit is proposed for the project, and (iv) there will be a Servicing Agreement for frontage improvements along No. 4 Road prior to issuance of a Building Permit.

Gallery Comments

None.

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Correspondence

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of six townhouse units at 6571/6573 No. 4 Road on a site zoned "Town Housing (ZT60) – North McLennan (City Centre)".

CARRIED

2. Development Permit 17-763780
(REDMS No. 5513700)

APPLICANT: Oris (TLP) Developments Corp.

PROPERTY LOCATION: 5071 Steveston Highway

INTENT OF PERMIT:

1. Permit the construction of nine townhouses at 5071 Steveston Highway on a site zoned "Low Density Townhouses (RTL4)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) allow 50% of the required resident vehicle parking spaces to be small-sized; and
 - (b) reduce the minimum lot width from 50 m to 24 m.

Applicant's Comments

Dana Westermarck, Oris Consulting Ltd., provided background information on the proposed development and highlighted the following:

- the subject site has a peculiar shape, with a frontage of 80 feet and depth of 300 feet;
- a variance is requested to reduce the minimum lot width from 50 meters to 24 meters due to the small size of the site;
- a variance is also requested to reduce the number of standard-sized vehicle parking spaces to accommodate resident bicycle parking spaces within the garages of the townhouse units;
- vehicular access to the site is provided from Steveston Highway and the existing rear lane for the two northernmost units; and

Development Permit Panel

Wednesday, September 13, 2017

- shared vehicle and pedestrian access to the adjacent properties to the northwest and to the east of the subject site will be provided through the public right-of-passage to be registered on Title over the entire drive-aisle and the pedestrian pathway from the City lane at the rear.

Panel Discussion

In response to queries from the Panel, Mr. Westermark acknowledged that (i) in addition to the wood fence at the west property line, the existing cedar hedge within the property of the neighbouring pub to the west will be retained to provide a buffer between the pub and the adjacent townhouse units on the subject site, (ii) residents of the two-storey duplex building at the north end of the internal drive aisle could access their garage off the rear City lane and visitors could park their cars in the visitor parking spaces within the subject site and walk down to the front door of their units, and (iii) there will be no potential privacy issues with the single-family home across the rear lane as it is not in close proximity to the two-storey duplex building on the subject site.

In response to a query from the Panel, Greg Andrews, The Andrews Architects Inc., acknowledged that (i) there is approximately a one-meter grade difference between Steveston Highway at the front and the City lane at the rear of the subject site, and (ii) the existing backyard of the subject property will be filled to improve the interface between the rear lane and the adjacent two-storey duplex building on the subject site.

Staff Comments

Mr. Craig noted that (i) there are two technical variances associated with the subject development permit application due to the existing geometry of the site, (ii) the requested parking variance allowing 50 percent of the required vehicle parking spaces to be small-sized is consistent with other parking variances granted to similar townhouse projects, (iii) one convertible unit is proposed for the project, and (iv) there will be a Servicing Agreement which includes frontage improvements to Steveston Highway and the rear City lane which extends from the frontage of the property all the way out to Hollymount Drive.

In response to a query from the Panel, Mr. Craig acknowledged that (i) there will be no turning movement restrictions placed on the subject site, and (ii) all garbage and recycling collections will be from the rear lane.

Gallery Comments

None.

Correspondence

None.

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Wednesday, September 13, 2017

Panel Decision

It was moved and seconded

That a Development Permit be issued which would

1. *Permit the construction of nine townhouses at 5071 Steveston Highway on a site zoned "Low Density Townhouses (RTL4)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *allow 50% of the required resident vehicle parking spaces to be small-sized; and*
 - (b) *reduce the minimum lot width from 50 m to 24 m.*

CARRIED

3. Date of Next Meeting: September 27, 2017

4. Adjournment

It was moved and seconded

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

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, September 13, 2017.

Robert Gonzalez
Chair

Rustico Agawin
Auxiliary Committee Clerk



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: September 5, 2017

From: Wayne Craig
Director, Development

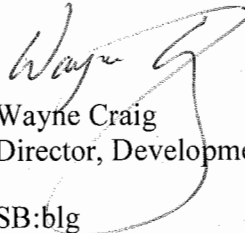
File: DP 16-726865

Re: Application by ZHAO XD Architect Ltd. for a Development Permit at
8631 Alexandra Road

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a two-storey commercial building at 8631 Alexandra Road on a site zoned "Auto-Oriented Commercial (CA)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Reduce the minimum interior (west) side yard from 3 m to 0 m.


Wayne Craig
Director, Development

SB:blg
Att. 4

Staff Report

Origin

Zhao XD Architect Ltd. has applied to the City of Richmond for permission to develop a two-storey commercial building at 8631 Alexandra Road on a site zoned "Auto-Oriented Commercial (CA)". The site is currently vacant.

The applicant has proposed to develop the site in accordance with the site's existing zoning. A Servicing Agreement is required prior to future Building Permit issuance for the design and construction of transportation and engineering infrastructure works along both frontages of the subject site (Attachment 1).

Development Information

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

Background

Development surrounding the subject site is as follows:

- To the north, are homes fronting Leslie Road on properties zoned "Single Detached (RS1/E)" with future redevelopment potential under the City Centre Area Plan (CCAP) for urban business park purposes in accordance with guidelines for Urban Centre T4 (25m) and Sub-Area A.2.
- To the east, across the City road, is a two-storey commercial building on a property zoned "Auto-Oriented Commercial (CA)" with the same future redevelopment potential under the City Centre Area Plan (CCAP) as the subject site.
- To the south, across Alexandra Road, is a hotel and vacant property both zoned "Auto-Oriented Commercial (CA)" with future redevelopment potential under the City Centre Area Plan (CCAP) for medium density mid-rise commercial purposes in accordance with guidelines for Urban Centre T5 (25m) and Sub-Area A.3. A Development Permit application (DP 13-630087) was endorsed by DP Panel on November 27, 2013 for a single-storey commercial development on the vacant lot at 8680 Alexandra Road.
- To the west, is a one-storey commercial building built at zero lot line along the shared property line on a commercial development property zoned "Auto-Oriented Commercial (CA)" with the same future redevelopment potential under the City Centre Area Plan (CCAP) as the subject site.

Related Policies & Studies

Official Community Plan (OCP)

The subject property is designated "Mixed Employment" in the Official Community Plan (OCP). This land use designation allows industrial and stand-alone office development with a limited range of support services, including commercial and restaurant uses in certain areas. This proposal is considered consistent with the Official Community Plan (OCP).

City Centre Area Plan (CCAP)

The site and neighbouring properties to the north, east and west are designated “General Urban T4 (25m)” in the CCAP as shown on the Aberdeen Village Specific Land Use Map, and are located within a designated “Industrial Reserve – Limited Commercial” area (Sub-Area A.2). This sub-area is intended for urban business park purposes; including light industrial uses contained within a building, together with office; and, along designated frontages, retail, hotel, and related uses are permitted, provided that the floor area of non-industrial uses on a development site does not exceed that of industrial uses supported. The maximum density floor area ratio (FAR) is 1.2, provided that non-industrial uses do not exceed 50% of total floor area (excluding parking) and retail uses are limited to the street frontage only. Alexandra Road is designated as one of the secondary retail streets and linkages as part of the pedestrian-oriented retail precincts.

The nearby properties to the south across Alexandra Road are designated “Urban Centre T5 (35m)” in the CCAP as shown on the Aberdeen Village Specific Land Use Map, and are located within a designated “Commercial Reserve – Mid-Rise” area (Sub-Area A.3). This sub-area is intended for medium density, mid-rise commercial purposes, including street-oriented retail and restaurants, entertainment, office, education, and related uses.

The development proposes an interim commercial use of the site, which complies with the site’s existing CA zoning. The proposed density of 0.5 FAR is significantly less than the 1.2 FAR supported on the site by the CCAP. The applicant proposes to develop a two-storey commercial building and associated surface parking. The proposal responds to the CCAP objectives along Alexandra Road of encouraging pedestrian activity and providing commercial and office uses.

Floodplain Management Implementation Strategy

The proposed development is required to comply with the Flood Plain Designation and Protection Bylaw No. 8204. In accordance with the Flood Management Strategy, registration of a flood plain covenant on Title is required as a Development Permit consideration.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The subject site is designated as “Area 1A – New Aircraft Noise Sensitive Land Use Prohibited”. In Area 1A, aircraft sensitive land uses, such as residential (including security or operator residential unit), school, daycare and hospital are not permitted. The proposed development does not include any of the prohibited uses. Registration of an aircraft noise covenant on Title, including information to address aircraft noise mitigation and public awareness, is required as a Development Permit consideration.

Public Art Program

The applicant is not participating in the City’s Public Art Program, as the subject development proposal is 1,193 m² in size and the program does not apply to commercial developments less than 2,000 m² in size.

Advisory Design Panel Comments

Members of the Advisory Design Panel reviewed the proposal and provided favourable comments regarding the proposed site planning and massing continuous street wall with commercial activity along Alexandra Road. Comments were also provided regarding the design and sustainability strategy, which the applicant has considered and has made some revisions to the design. Comments provided by members of the Panel are considered as discussion notes only as the Panel did not have quorum when the proposal was presented. An annotated excerpt from the Advisory Design Panel Minutes from July 19, 2017 is attached for reference (Attachment 3). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the "Auto-Oriented Commercial (CA)" zone except for the zoning variance noted below.

Zoning Compliance/Variances (staff comments in bold)

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

- 1) Reduce the minimum interior (west) side yard from 3 m to 0 m.

(Staff supports the proposed variance, as the adjacent commercial building to the west was built at zero lot line and the requested variance would allow the proposed project to achieve the continuous commercial street wall along Alexandra Road sought in the City Centre Area Plan Development Permit guidelines. The proposed ground floor wall is a little taller than the neighbouring single-storey building and exposed portions of the wall will be treated with stucco and the garbage enclosure will be treated with corrugated metal, both materials matching the overall building design. The second floor walls are pulled away from the shared lot line to provide a sensitive height transition to the neighbouring single-storey building and there are no west facing deck or windows, avoiding any overlook issues should the neighbouring site redevelop in the future).

Analysis

Conditions of Adjacency

- The massing of the proposed commercial building responds to both the existing and the future urban context and fits into a transitional area between future "Industrial Reserve - Limited Commercial" use to the north and "Commercial Reserve - Mid-Rise" use to the south.
- Although the proposed development does not maximize the development potential of the site envisioned by the General Urban T4 (25m) designation in the Aberdeen Village specific land use map in the CCAP, it will contribute toward the process of incremental change that is underway within the immediate neighbourhood and provide continuous street wall along Alexandra Road towards achieving the vision for "Pedestrian-Oriented Retail Precincts - Secondary Retail Streets & Linkages" in the CCAP.

- The existing commercial developments on Alexandra Road are primarily auto-oriented, with an inward orientation and surface parking adjacent to the road. The proposed development will provide new street-oriented commercial space to the block.
- As the site is adjacent to existing residential properties to the north, registration of a legal agreement on Title is required as a Development Permit consideration to ensure compatibility of the proposal with the existing residential uses. The legal agreement will indicate that any noise generated inside or outside the building by activity or mechanical equipment is required to be mitigated to comply with the City's Noise Bylaw.
- The building is located along Alexandra Road, physically separated from the neighbouring single-family properties to the north by a surface parking area, trees and flowering shrubs. A 2 m tall wood fence proposed along the north property line to protect the privacy of the neighbouring single-family homes. Parking lot lighting will be attached to the building and shrouded to avoid light pollution into the neighbouring residential properties.
- The garbage and recycling storage facility is proposed to be attached to the building and will be located approximately 30 m from the northern lot line which abuts the residential use.

Urban Design and Site Planning

- The subject application proposes to introduce street animation and pedestrian interest along both Alexandra Road and the side street, enhancing the pedestrian-orientation of the neighbourhood.
- A covered sidewalk along the rear edge of the building and wrapping around the corner of the building will provide access between the parking area and the City sidewalk along the side street.
- The entry driveway is located at the northeastern corner of the site, providing access from the side street to a rear surface parking area that is screened from Alexandra Road by the building. Alexandra Road is designated as a pedestrian-oriented secondary retail street and the proposed driveway location minimizes pedestrian interruptions and maximizes street parking along Alexandra Road. Registration of a legal agreement on Title is a Development Permit consideration to prohibit any vehicle access driveway location along Alexandra Road.
- The development proposal provides 40 vehicle parking spaces, including one accessible parking space, four Class 1 and five Class 2 bicycle parking spaces and one medium-sized loading space on-site, all in accordance with the Zoning Bylaw. Registration of a legal agreement on Title is a Development Permit consideration to ensure shared use of the commercial parking area and prohibiting assignment of any parking spaces.
- A shared bicycle storage room is located at the rear of the building. Registration of a legal agreement on Title is a Development Permit consideration to ensure provision of shared use bicycle parking areas and prohibiting conversion to any other use.
- Garbage, recycling and organic waste storage facilities are enclosed and located on the back (north side) of the building.
- Private utility kiosks are to be located within proposed internal planting area to minimize the impact of private utility structures on the street frontage.

Architectural Form and Character

- The proposed two-storey commercial building is of appropriate scale and massing in relationship to the surrounding buildings.

- The design provides a pedestrian scale with the inclusion of building projections, recesses, entry canopies, varying material combinations, and landscape features.
- The proposed building materials (galvanized metal siding, cultured stone, Hardishingle siding, stucco, aluminum framed glazing, concrete columns and wood brackets) are generally consistent with the Official Community Plan (OCP) Development Permit Guidelines and contribute to the emerging character of the neighbourhood.
- The palette of colors, including light grey metal siding, beige tone colour stucco finish, red tone Hardishingle, painted wood brackets, and dark colour window mullion, enhances the building appearance.
- The kitchen exhaust and mechanical equipment will be screened by a corrugated metal enclosure and other screen structures on the roof.

Landscape Design and Open Space Design

- The landscape design responds to the site conditions and architectural design and supports sustainability principles.
- Pavers are proposed in the walkway areas.
- The soft landscaping proposed will feature a variety of tree and shrub plantings; which will provide a softening of the streetscapes and enhance the parking area.
- Low- to mid-height shrubs and groundcovers are planted along both street frontages to provide attractive streetscapes and indoor-outdoor visual connection.
- Along the Alexandra Road and side street frontages, as well as in the middle of the parking area, Katsura and flowering Cherry trees will be planted to provide visual interest. Tree planting is not proposed along the north edge of the parking area as it is not permitted within the existing sanitary sewer SRW or within the immediate area of the hydro kiosks. Tree planting is also not proposed along the west edge of the site to provide adequate clearance for existing neighbouring trees.
- In order to ensure the landscaping works are undertaken, the applicant is required to provide a landscape security of \$48,734.40 with the Development Permit.

Tree Retention and Replacement

- There are no existing trees on the site. However, an arborist report was submitted for the protection of existing trees adjacent to the site.
- A tree retention plan is included in the Development Permit plans.
- Six trees on the neighbouring property to the west are required to be protected.
- Four street trees in the side street boulevard are required to be protected, one of which is proposed to be moved southward away from the driveway through the required Servicing Agreement. Additional street trees are proposed along Alexandra Road and the side street. The protection and relocation of existing street trees and planting of new street trees will be addressed through the required Servicing Agreement.
- The landscape plans include the planting of eight new trees on the site.
- Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within tree protection zones of the existing neighbouring trees to be protected. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.

- Installation of appropriate tree protection fencing to protect neighbouring trees and City street trees as identified in the tree replacement and retention plan to be constructed prior to any construction activities, including site preparation, occurring on-site.
- In order to ensure that the existing neighbouring trees are protected, the required landscape security noted above will also serve as a tree security.

Crime Prevention Through Environmental Design

- The site plan and landscape plan provide opportunities for passive surveillance through clear sight lines between the commercial and office units, building entries, sidewalks, rear parking area and entry driveway.
- The proposed landscaping will provide a good separation from the adjacent commercial property and proposed fencing will provide a good separation from the adjacent residential properties.

Accessibility

- An accessible parking space will be provided at a location closest to the building and with barrier free access to the office lobby rear entry.
- The proposed development includes elevator and wheel chair access at both floor levels.
- The building is required to comply with all BC Building Code accessibility requirements.

Sustainability

- The applicant has designed the proposal to be equivalent to a LEED silver standard and has provided a score card to identify the sustainability approach (Attachment 4).
- Drought tolerant plant species are proposed throughout the site.

Conclusions

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

Sara Badyal

Sara Badyal
Planner 2
(604-276-4282)

SB:blg

Attachments:

- Attachment 1: Development Permit Considerations
- Attachment 2: Development Application Data Sheet
- Attachment 3: Annotated excerpt from Advisory Design Panel Meeting Minutes (July 19, 2017)
- Attachment 4: Sustainability Project Checklist (LEED silver equivalent)



Development Permit Considerations

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

Address: 8631 Alexandra Road

File No.: DP 16-726865

Prior to the Development Permit being forwarded to Council for approval, the developer is required to complete the following:

1. Registration of a flood plain covenant on Title (Area A).
2. Registration of an aircraft noise covenant on Title (Area 1A).
3. Registration of a legal agreement on title for commercial development within 30 m of residential use indicating that they are required to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw and noise generated from any mechanical equipment, including rooftop HVAC units, will comply with the City's Noise Bylaw.
4. Registration of a legal agreement on Title ensuring that there be no vehicle access to Alexandra Road.
5. Registration of a legal agreement on Title ensuring shared parking and prohibiting assignment.
6. Registration of a legal agreement on Title ensuring the provision of bicycle parking areas for shared common use for the sole purpose of bicycle storage and prohibiting conversion of any bicycle parking areas into habitable space or general storage area.
7. Proof of entering into a contract with an Arborist regarding protection of neighbouring trees.
8. Installation of protective tree fencing (TPZ) prior to any ground preparation or construction activities.
9. Receipt of a Letter-of-Credit for landscaping in the amount of \$48,734.40.

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

1. Incorporation of design features as determined via the Development Permit process.
2. Enter into a Servicing Agreement* for the design and construction of works, including but limited to:
 - a. Water works:
 - o Using the OCP Model, there is 229 L/s of water available at a 20 psi residual at the hydrant on Alexandra Road. Based on proposed development, site requires a minimum fire flow of 200 L/s.
 - i. The Developer is required to:
 - o Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for on-site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
 - o Install a water meter complete with meter box at existing 150 mm diameter water service connection on east frontage. Meter may be located onsite (i.e. in a mechanical room).
- b. Storm Sewer Works:
 - i. The Developer is required to:
 - o Upgrade approximately 53 m of storm sewer from 450 mm to 600 mm diameter, complete with two new manholes along the south frontage.
 - o Cut and cap at inspection chamber the existing service connection at southwest corner of the site.
 - o Cut and cap existing service connections along south frontage (STIC48978 and STIC48980) and remove inspection chambers.
 - o Install a new inspection chamber at existing 300mm diameter pipe aligned east-west along east frontage. This existing pipe will be used as the storm service connection.

- c. Sanitary Sewer Works:
 - i. The Developer is required to:
 - o Install a new sanitary service connection off of the existing sanitary manhole SMH4974 at the southwest site corner, complete with inspection chamber at the property line.
 - ii. At the Developers cost, the City is to:
 - o Cut and cap existing sanitary service connection at northwest site corner.
 - o Perform all tie-ins for the proposed works to existing City infrastructure.
- d. Frontage Improvements:
 - i. The Developer is required to:
 - o Alexandra Road frontage: behind the existing curb and gutter, provide a new 1.5 m wide grass boulevard with street trees and street lighting, and a new 2.0 m wide concrete sidewalk in a straight alignment. Remove the existing driveway.
 - o East road frontage: widen the existing sidewalk to 2.0 m wide while maintaining existing boulevard and extend the sidewalk to the north to the property line. Existing street trees to be protected and one tree to be relocated as per Tree Replacement and Retention Plan.
 - o Install pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - o Coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground Hydro service lines.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.) All such structure should be located within the development site.
- e. General Items:
 - i. The Developer is required to:
 - o Provide, within the first SA submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development site and provide mitigation recommendations.
 - o Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- 3. The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.
- 4. Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).
- 5. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.

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 copy on file)



DP 16-726865

Attachment 2

Address: 8631 Alexandra Road

Applicant: ZHAO XD Architect Ltd.

Owner: Chen Chen Xi Development Ltd.

Planning Area(s): Aberdeen Village (City Centre)

	Existing	Proposed
Site Area	2,388 m ²	Remains as is
Land Uses	Vacant	Commercial
OCP Designation	Mixed Employment	Complies
CCAP Designation	General Urban T4 (25m) Sub-Area A.2 Industrial Reserve – Limited Commercial	Complies
Flood Construction Level	2.9 m GSC (At sidewalk level as per Area A commercial exemption)	Complies
Zoning	Auto-Oriented Commercial (CA)	Variance noted below
Number of Units	Vacant	Up to 3 restaurants Up to 5 offices

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max.0.5 (Max. 1.5 hotel)	0.5	None permitted
Lot Coverage	Max. 50%	30%	None
Setbacks: Alexandra Road Side Road Interior Side Yard Rear Yard	Min. 3 m Min. 3 m Min. 3 m Min. 3 m	3 m 3 m 0 m 30.9 m	Variance requested for 3 m reduction
Height	Max. 12 m	12 m	None
Off-street Parking Spaces: Restaurant Office Total	23 17 40	23 17 40	None
Accessible Parking Spaces	Min. 2%	2.5% (1 space)	None

**Annotated Excerpt from the Minutes from
Advisory Design Panel Meeting
Wednesday, July 19, 2017**

- | | | |
|----|--------------|-----------------------------------|
| 2. | DP 16-726865 | Two-storey commercial development |
| | ARCHITECT | Zhao XD Architect Ltd. |
| | LOCATION | 8631 Alexandra Road |

Panel Discussion (discussion notes without quorum)

Comments from the Panel were as follows:

- proposed roof treatment may not be necessary – *Roof top decorative ballast and mechanical equipment screening treatment proposed to improve views down on to roof from existing and potential future taller buildings surrounding the site;*
- proposed angled treatment of three large pilasters with cultured stone at the south side of the building may be unnecessary – *The angled, or battered, stone treatment originally applied for structural reinforcement was chosen as it is often used in the craftsman style and also used in the west coast style for stone walls and stone column bases;*
- ensure that existing trees to be retained are in good condition; otherwise, plant new trees of the same species – *Existing City trees have been assessed by Parks arborist staff and identified for retention;*
- applicant needs to confirm the necessity of installing root barriers for street trees to avoid potential damage to sidewalks and curbs when trees increase in size in the future – *Root barrier will be provided for all new street trees;*
- applicant needs to review whether the proposed planting will achieve the targeted LEED scorecard for stormwater quality improvement as a high number of plants is needed to achieve this – *LEED equivalency score card revised, stormwater quality improvement option removed and energy modelling option added;*
- reconsider proposed planting of heather shrub at the prominent corner of the site due to potential maintenance issues; consider a more durable and visually appealing long term shrub species – *Incorporated. Heather replaced with Dwarf Heavenly Bamboo.*
- proposed massing works well; massing transition to the west is appropriate in terms of existing and future developments in the area – *Noted;*
- consider installing canopies over the streetscape building entries to provide weather protection and accentuate the entries – *Considered. All entries are provided with weather protection with either canopy or overhang. Framing elements at overhangs accentuate framed entries;*
- hierarchy of building entries along the Alexandra Road frontage is ambiguous; CRU 1 entry has the same treatment and given the same importance as the lobby/office entry; consider differentiating and clarifying the hierarchy of entries to facilitate wayfinding in the building – *Revised. Alexandra façade was revised to differentiate the lobby entry from the adjacent CRU. Side street façade was reduced in height to reinforce Alexandra as the dominant façade. The building will accommodate commercial uses on both floors and wayfinding is accommodated with façade composition and anticipated storefront animation and tenant signage.*
- there is too much articulation and variation in commercial edge expression for a modest-sized building; intent to provide visual interest through variation in materials and colour resulted in over articulation of the building; the massing of a two-storey building is fairly compact and final massing could be achieved through a simpler form and lesser variation and contrast in materials and colour – *Revised. One coloured material combination removed to reduce the variation and contrast in materials and colour. The remaining degree of variation and complexity is intended for character and style purposes.*

- yellow-painted stucco will pose potential long-term maintenance concerns as the yellow colour tends to fade in the long-term and may collect street pollutants; consider an alternate colour/cladding material that is easier to maintain – **Revised. Changed to more neutral colour.**
- proposed use of cultured stone and hardie shingle siding may not be appropriate for a commercial building; consider replacing with brick, tile, or composite panel which are more compatible with the proposed corrugated metal siding – **Considered. While certain materials may be sometimes used in combination and/or associated with different building uses, an interchangeability of “typical materials” and among different building types and styles is interesting for innovative architectural design. Building material or color is judged in compositional context of building façade design where building massing and form can be an important factor in architectural character and style.**
- proposed signage lacks a concept and appears arbitrary; signage could be more integrated into the building; too much flexibility for tenants in terms of determining location and style of signage could be problematic – **Revised. Signage height, elevation and type coordinated. Commercial signage is considered as important and constructive element for exterior design, where variation is preferred to achieve a more lively commercial atmosphere. Signage is proposed above entry doors to CRUs and office lobby;**
- no concerns regarding the proposed roof; however, the applicant could simplify the screening by using the corrugated metal or grilles instead of both – **Considered. Corrugated metal is used to screen units from street view, but because the rooftop units must be installed in open-air area, only grilles can be used for overhead visual screening (from possible future taller development);**
- simplicity and order of the proposed landscaping could be drawn into the architecture of the building – **Addressed above.**
- appreciate the provision of ASHRAE checklist to the Panel; however, the applicant is reminded that supporting documents for the mandatory provisions should be included in the Building Permit stage – **Noted;**
- also appreciate the submission of LEED 2009 scorecard to the Panel; however, LEED Version 4 is the latest version – **As the project was initiated before Oct. 31, 2016, LEED 2009 scorecard is used;**
- applicant needs to indicate the location of jellyfish filter tank – **Addressed above. LEED equivalency score card revised, stormwater quality improvement option removed and energy modelling option added;**
- targeted LEED credits for water efficient landscaping and innovative wastewater technologies may be difficult to achieve as required systems need to be put in place; LEED Silver equivalency may not be achieved by the project – **Addressed above. In addition, landscape design is targeting the water efficiency LEED credit by only selecting plants that will be able to survive with no permanent long term irrigation;**
- increased ventilation is in conflict with optimized energy performance, i.e. increased ventilation will result in less efficiency in energy savings – **LEED equivalency score card revised, increased ventilation option removed and energy modelling option added;**
- location of kitchen exhaust fan is not indicated in the model and diagrams presented to the Panel; location of kitchen exhaust fan will impact the size of the roof enclosure; applicant also needs to indicate shaft locations on the second floor for the kitchen exhaust – **Shafts are proposed from main floor to roof with minimum clear width of 24” for future potential commercial kitchen exhaust fans and air intakes The screened roof area is generously sized at 30’ x 80’ allowing re-arrangement of rooftop units, exhaust and air intake openings if needed;**
- diagrams show seven rooftop mechanical units as opposed to the eight units reported by the project’s mechanical engineer – **Revised;**
- zero lot line is acceptable – **Noted;**
- building entries are important and need to be clearly identified – **Addressed above;**
- appreciate the project’s interface with adjacent the development and the continuous street wall along Alexandra Road – **Noted;**
- applicant needs to develop signage guidelines to provide guidance to future tenants of the building; signage guidelines should be reviewed by City staff – **Addressed above;**

- support the installation of ballast on the rooftop; also support the installation of a larger continuous trellis for screening rooftop mechanical units in lieu of smaller individual trellises to minimize cost and provide a cleaner look – ***Considered. Individual overhead grille screening is proposed to minimize apparent massing of building and to facilitate future maintenance;***
- support the proposed landscaping for the project – ***Noted;***
- consider adding one handicapped parking stall – ***Considered. Bylaw requirement is met. Not able to accommodate an additional parking space;***
- agree with Panel comment that sustainability targets may be difficult to achieve; applicant is encouraged to work on the details of the HVAC equipment at an early stage of the project – ***Addressed above;***
- locating the kitchen exhaust on the roof is recommended – ***Addressed above; and***
- the applicant is advised to work with City staff to simplify the building form and reduce the variety of architectural elements, materials and colour – ***Addressed above.***

LEED Silver Equivalent - Project Checklist

8631 Alexandra Road, Richmond B.C.

Blue Camas Consulting Ltd.

2017 August 21

Project Totals (preliminary estimates) **50** **4** **56** **110 Possible Points**

Equivalent based on LEED Canada CS 2009 Silver. Minimum of 50 points required.

Yes	?	No	28 Points	Explanatory Notes
17	0	11		

Yes	?	No	28 Points	Explanatory Notes
✓				
1			1	Prevent
3	2		3, 5	- loss of soil during construction by stormwater runoff and/or wind -erosion, including protecting topsoil by stockpiling for reuse. - sedimentation of storm sewer or receiving streams. - pollution of the air with dust and particulate matter. Do not develop on environmentally sensitive land. OPTION 2. COMMUNITY CONNECTIVITY: project is located in densely developed area providing services within walking distance. If contaminated soils are found during construction, this Credit can be achieved if LEED compliant removal and disposal methods are employed. 400m walking distance to 1 or more bus stops served by 2 or more bus routes providing frequent service
6			3, 6	Either build bike storage and change room as part of base building work, or include a requirement to provide such facilities in Tenant Lease Agreement / Guidelines. Provide two (2) electric vehicle Charging Stations.
2			2	Restore or protect a minimum 50% of the site area (excluding the building footprint) or 20% of the total site area (including building footprint), whichever is greater, with native or adapted vegetation.
3			3	Provide vegetated open space equal to 20% of the project's site area.
		2	2	Provide stormwater storage tank to prevent stormwater surges into municipal storm system.
		1	1	Capture stormwater from 90% of the avg ann rainfall removing 80% of total TSS load. 50% of the site hardscape solar reflective index (SRI) of at least 29.
1			1	Light coloured materials 75% of roof area excluding roof top equipment. Control interior lighting between 11pm and 5am, and prevent Exterior lighting from lighting the sky and neighbouring properties.
		1	1	Owner provides information that enables tenants to coordinate environmentally friendly space design and construction features with the core and shell's building systems, in their tenant improvements work.
1			1	

Yes ? No		Water Efficiency		10 Points	Explanatory Notes	
9	0	1				
✓				Required		Employ strategies that in aggregate use 20% less water than the water use baseline calculated for the building (not including irrigation).
4				2, 4		OPTION 2. No drinkable water used for irrigation
2				2		Select plants which do not require permanent irrigation system. Use of potable water irrigation is only permitted for the first year to establish plants.
3		1		2 - 4		Wastewater generation reduced by half through use of highly efficient toilets.
						Employ strategies that in aggregate use 35% less water than the water use baseline calculated for the building (not including irrigation).

Yes ? No		Energy & Atmosphere		37 Points	Explanatory Notes	
5	2	30				
✓				Required		Commissioning process activities must be completed for the following energy-related systems, at a minimum (if they are installed as part of the core and shell project):
✓				Required		• Heating, ventilating, air conditioning, and refrigeration (HVAC&R) systems (mechanical and passive) and associated controls.
✓				Required		• Lighting and daylighting controls. • Domestic hot water systems. • Renewable energy systems (e.g., wind, solar).
3		18		3, 21		OPTION 1. Whole Building Energy Simulation (3-18 Points) This option would require preparation of a software energy model.
				2, 4		Zero use of chlorofluorocarbon (CFC)-based refrigerants in new base building heating, ventilating, air conditioning and refrigeration (HVAC&R) systems.
				2		OPTION 1. Whole Building Energy Simulation (3-18 Points) A software energy model of proposed building compared to equivalent size standard reference building, will be prepared. At least 25% less energy usage than reference building.
				2		Commissioning Authority is already required for Fundamental Commissioning - possible to also have Enhanced Commissioning?
2				2		Mech Eng to complete refrigerants impact calculation Table selecting low ozone depleting and low global warming potential refrigerants.
				3		
				3		
				2		

Yes ? No		Energy & Atmosphere		37 Points	Explanatory Notes	
5	2	30				
				Required		Commissioning process activities must be completed for the following energy-related systems, at a minimum (if they are installed as part of the core and shell project):
				Required		• Heating, ventilating, air conditioning, and refrigeration (HVAC&R) systems (mechanical and passive) and associated controls.
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				3		
				3		
				2		

Materials & Resources		13 Points		Explanatory Notes	
Yes	No	5	7		

Storage and Collection of Recyclables		Required			
Prereq 1					
Credit 1	5			1 - 5	
Credit 2	2			1 - 2	
Credit 3			1	1	
Credit 4	1	1		1 - 2	
Credit 5	2			1 - 2	
Credit 6			1	1	

Provide an easily-accessible dedicated area or areas for the collection and storage of materials for recycling for the entire building. Materials must include, at a minimum, paper, corrugated cardboard, glass, plastics, metals, and, if a municipal collection program is available, organic wastes (including landscaping waste).

Building Reuse: Maintain Existing Walls, Floors, and Roof

Construction Waste Management

Materials Reuse

Recycled Content

Regional Materials

Certified Wood

Recycle and/or salvage 75% of non-hazardous construction and demolition debris. Excavated soil and land-clearing debris do not contribute to this credit. Calculations can be done by weight or volume, but must be consistent throughout.

Use materials with recycled content such that the sum of post-consumer recycled content plus 1/2 of the pre-consumer content constitutes at least 10%, based on cost, of the total value of the materials in the project.

30% of total material costs of building materials or products to be extracted, harvested, recovered and processed locally.

Indoor Environmental Quality		12 Points		Explanatory Notes	
Yes	No	10	2		

Minimum Indoor Air Quality Performance		Required			
Prereq 1					
Prereq 2					
Credit 1	1			1	
Credit 2			1	1	
Credit 3	1			1	
Credit 4.1	1			1	
Credit 4.2	1			1	
Credit 4.3	1			1	

Meet the minimum requirements of Sections 4 through 7 of ASHRAE 62.1-2007, Ventilation for Acceptable Indoor Air Quality (with errata but without addenda).

Smoking banned on site.

CASE 1. MECHANICALLY VENTILATED SPACES
Monitor CO2 concentrations within all densely occupied spaces

CASE 1. MECHANICALLY VENTILATED SPACES (NON-RESIDENTIAL)
Increase breathing zone outdoor air ventilation rates to all occupied spaces by at least 30% above the minimum rates required by ASHRAE Standard 62.1-2007

Develop and implement an IAQ Management Plan for the construction and pre-occupancy phases of the building

All adhesives and sealants used on the interior of the building (i.e., inboard side of the weatherproofing system and applied on-site) must comply with (SCAQMD) Rule #1168.

Volatile organic compounds (VOC) limits

Paints and coatings used on the interior of the building (i.e., inboard side of the weatherproofing system and applied on-site) must comply with VOC criteria

OPTION 1

All flooring must comply with VOC criteria



No. DP 16-726865

To the Holder: ZHAO XD ARCHITECT LTD.
Property Address: 8631 ALEXANDRA ROAD
Address: C/O ZUEDONG ZHAO
ZHAO XD ARCHITECT LTD.
11181 VOYAGEUR WAY, SUITE 255
RICHMOND, BC V6X 3N9

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a) Reduce the minimum interior (west) side yard from 3 m to 0 m.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #11 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$48,734.40 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 16-726865

To the Holder: ZHAO XD ARCHITECT LTD.
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11181 VOYAGEUR WAY, SUITE 255
RICHMOND, BC V6X 3N9

8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
- This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. _____
DAY OF _____,

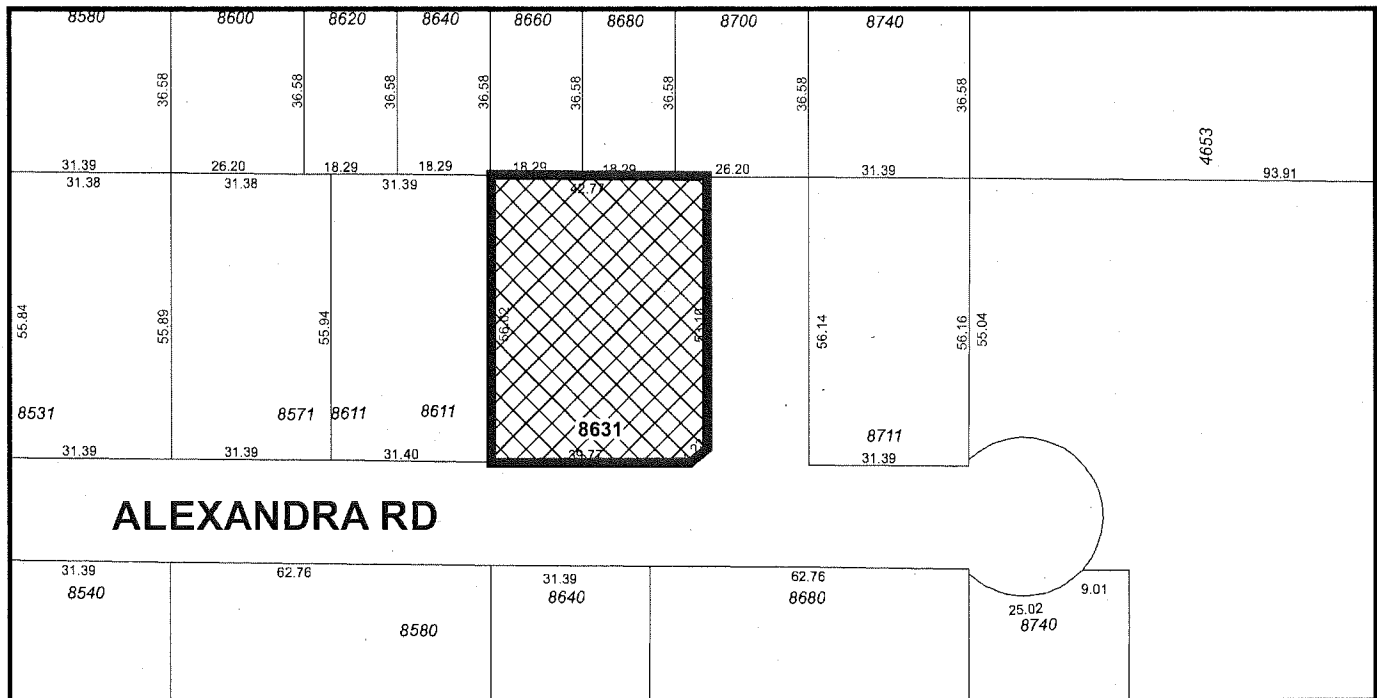
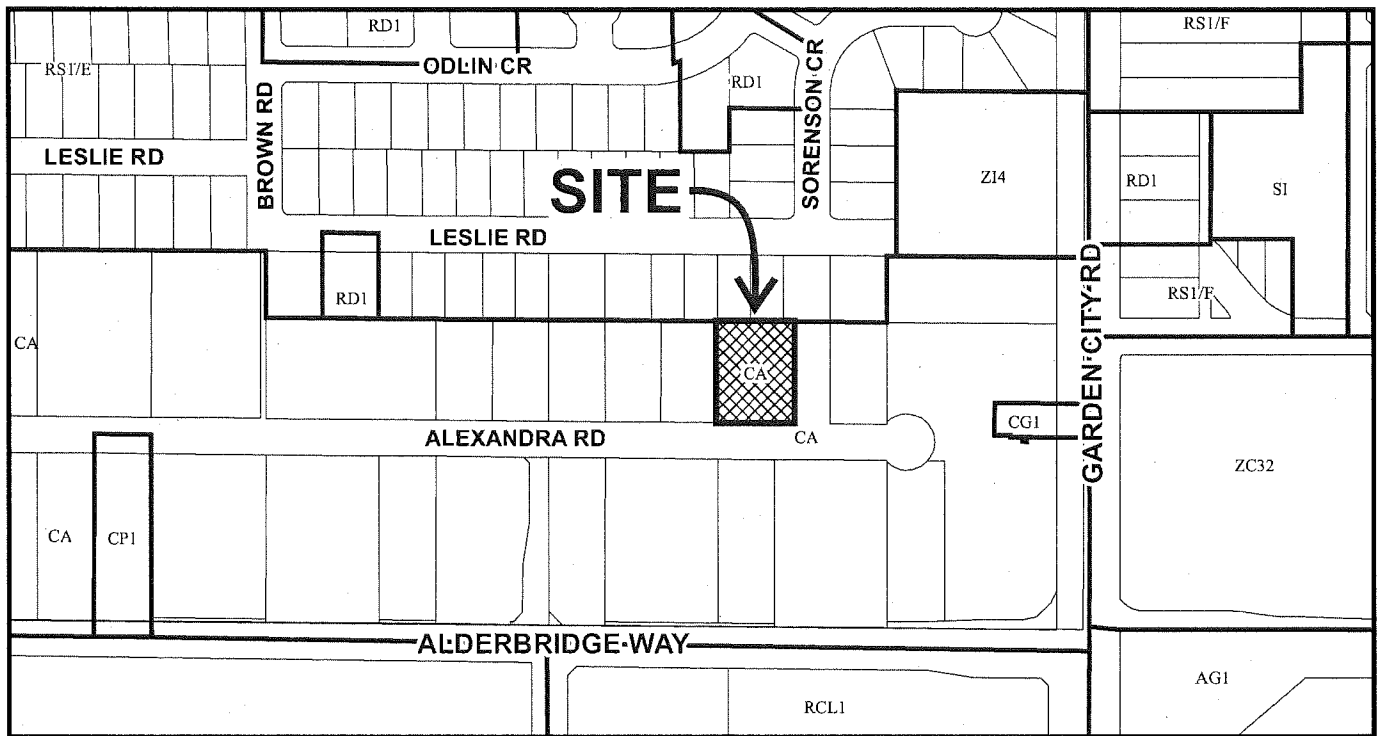
ISSUED BY THE COUNCIL THE

DELIVERED THIS _____ DAY OF _____,

MAYOR



City of Richmond



DP 16-726865 SCHEDULE "A"

Original Date: 04/13/16

Revision Date: 08/18/17

Note: Dimensions are in METRES



COMMERCIAL BUILDING DEVELOPMENT
8631 Alexandra Road, Richmond, BC



ZHAO XD ARCHITECT LTD.

www.zhaoarch.com Tel: 604 275-8882

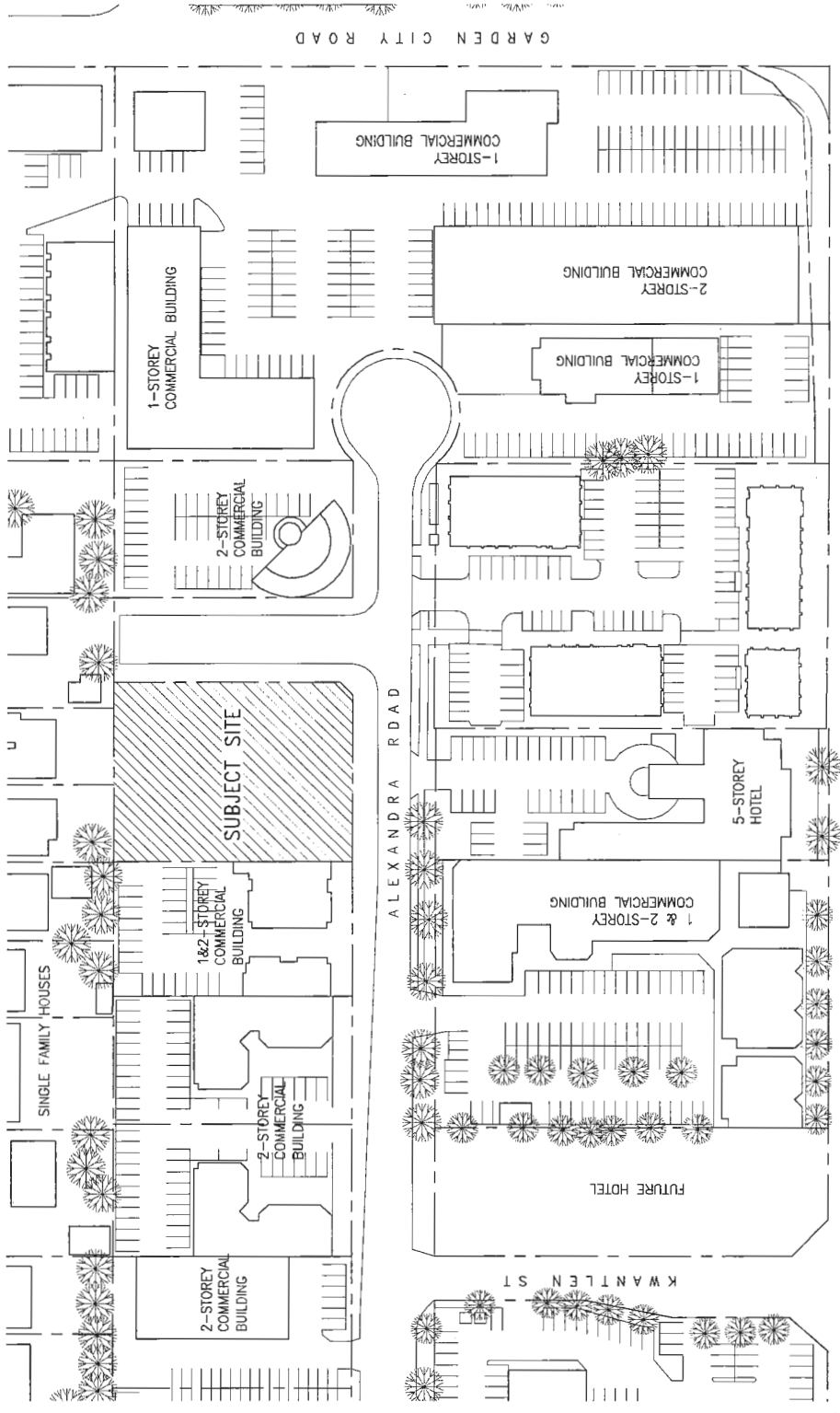
Plan 1 Sept 5, 2017
 DP 16-726865

Notes:

- Variance included to reduce (west) interior side yard from 3 m to 0 m.
- 40 shared commercial parking spaces, including 1 accessible parking space provided onsite.
- 4 shared indoor class 1 bicycle storage spaces and 5 shared outdoor class 2 bicycle spaces provided onsite.
- Development is required to be designed and constructed to meet acoustic criteria as per legal agreement.
- Retaining walls, structures and/or tree planting are not permitted in right-of-way areas without prior written approval from the City (e.g., 3m wide SRW along north property line).
- Off-site works via separate required Servicing Agreement for engineering and transportation frontage improvements.
- Signage via separate required Sign Permit application(s). All signage required to comply with the Richmond Sign Regulation Bylaw No. 9700.

CODE ANALYSIS

ITEM	DESCRIPTION	CODE REFERENCE																														
1	PROJECT DESCRIPTION: NEW BUILDING	1.4.1.2.(1)																														
2	MAJOR OCCUPANCY: GROUP A DIVISION 2 - ASSEMBLY (RESTAURANT) GROUP D - OFFICE	3.1.2.1																														
3	BUILDING AREA (SM): 744.8	1.4.1.2.(1)																														
4	NUMBER OF STORES: 2	1.4.1.2.(1)																														
5	NUMBER OF STREET / FIRE FIGHTER ACCESS: 2	3.2.2.10 3.2.5.1.4.5.4.6																														
6	BUILDING CLASSIFICATION: 3.2.2.25. GROUP A, DIVISION 2 - SPRINKLERED	3.2.2																														
7	SPRINKLER SYSTEM REQUIREMENT: PROVIDED	3.2.2.25																														
8	STANDPIPE REQUIREMENT: NOT REQUIRED	3.2.5.8.(1)																														
9	FIRE ALARM REQUIREMENT: NOT REQUIRED	3.2.4.1.(1)																														
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889 > 350	229 > 61																															
13	TRAVEL DISTANCE: RESTAURANT MAX. 45M / 70' (21.3M) PROPOSED	3.4.2.5.(1)(F)																														
14	ENERGY EFFICIENCY: ANSI/ASHRAE/IESNA 90.1, "ENERGY STANDARD FOR BUILDINGS EXCEPT LOW-RISE TENERESIDENTIAL BUILDING" OR THE NECB	10.2.1.1.(1)																														



CONTEXT PLAN
SCALE: 1"=60'-0"

DEVELOPMENT DATA

ADDRESS: 86.31 ALEXANDRA RD
 LEGAL DESCRIPTION: SEC BLKSN R06W PL LMP46691 Parcel A, Section 33, 34.
 PLANNING AREA(S): ABERDEEN VILLAGE (CITY CENTRE)

SITE SIZE (SM):	2388 SM (25703 S.F.)
LAND USES:	COMMERCIAL
DCP DESIGNATION:	HIGHWAY COMMERCIAL (A3 COMMERCIAL RESERVE - MID-RISE)
AREA PLAN DESIGNATION:	CITY CENTRE AREA PLAN (OCP SCH: 2.10)
ZONING:	AUTO-ORIENTED COMMERCIAL (CA)

DENSITY :	BYLAW REQUIREMENT	PROPOSED	VARIANCE
FLOOR AREA RATIO:	MAX. 0.5 (12851 SF)	1193.0 SM (12841.0 SF)	NOT PERMITTED
LOT COVERAGE - BUILDING:	MAX. 50% (12851 SF)	30% 767.9 SM (8265.5 SF)	NONE
LOT COVERAGE - LANDSCAPING:	-	322.4 SM (3469.8 SF)	NONE
SETBACKS - STREET (SOUTH):	MIN. 3 M	3 M	NONE
SETBACKS - STREET (EAST):	MIN. 3 M	3 M	NONE
SETBACK - WEST SIDE YARD:	MIN. 3 M	0 M	VARIANCE REQ'D
SETBACK - NORTH (REAR) YARD:	MIN. 7.5 M	30.9 M	NONE
HEIGHT:	12M	12M	NONE
LOT SIZE (MIN. DIMENSIONS):	NONE	-	NONE
PARKING SPACES:	39 SPACES	40	NONE
ACCESSIBLE PARKING SPACES:	2% OF TOTAL SPACES (MIN.)	1	NONE
SMALL CAR PARKING SPACES:	50% OF TOTAL SPACES (MAX.)	19	NONE
LOADING SPACES (MEDIUM SIZE 1):	1	1	NONE
LOADING SPACES (LARGE SIZE 1):	0	0	NONE
BICYCLE PARKING SPACE-CLASS-1:	0.27 SPACES PER 100 SM	4 SPACES	NONE
BICYCLE PARKING SPACE-CLASS-2:	0.4 SPACES PER 100 SM	5 SPACES	NONE

SITE SIZE (SM):	PERMITTED	PROPOSED
2388 SM (25703 S.F.)	1193.0 SM	1193.0 SM
FLOOR AREA RATIO:	PERMITTED 0.5 (12851 SF)	1194 SM
GROUND FLOOR (RESTAURANTS-GROSS):		5829.7 SF 541.6 SM
GROUND FLOOR (MECH. & LOBBY):		939.47 SF 87.3 SM
SECOND FLOOR (OFFICES NET):		4750.0 SF 441.3 SM
SECOND FLOOR - LOBBY & W/C:		1322.3 SF 122.8 SM
TOTAL FLOOR AREA (GROSS):		12841.5 SF 1193.0 SM
GROSS LEASABLE AREA:	10579.7 SF	982.9 SM
GROSS FLOOR AREA:	12841.4 SF	1193.0 SM

PARKING SPACES:	BYLAW REQUIREMENT	PROPOSED	VARIANCE
PARKING FOR RESTAURANTS (522 SM):	4.2 SPACES/100 SM=22.8 SPACES	23	NONE
PARKING FOR OFFICES:	3 SPACES/100 SM=16.9 X0.95=16.1 SPACES	17	NONE
TOTAL PARKING:	39 SPACES	40	NONE
ACCESSIBLE PARKING SPACES:	2% OF TOTAL SPACES	1	NONE
SMALL CAR PARKING SPACES:	50% OF TOTAL SPACES	19	NONE
LOADING SPACES (MEDIUM SIZE 1):	1	1	NONE
LOADING SPACES (LARGE SIZE 1):	0	0	NONE
BICYCLE PARKING SPACE-CLASS-1:	0.27 SPACES PER 100 SM	4 SPACES	NONE
BICYCLE PARKING SPACE-CLASS-2:	0.4 SPACES PER 100 SM	5 SPACES	NONE

ZHAO XD ARCHITECT LTD.
 #255-11181 Voyager Way,
 Richmond, BC V7X 3N9
 Tel. (604) 275-8882
 Fax (604) 908-1736
 Email: info@zhaoxd.com
 Web: zhaoxd.com

Plan 2
 DP 16-726865
 Sept 5, 2017

17/05/12 ADP COMMENTS	
17/04/06 CITY COMMENTS	
Date:	Issued For:

A DETAIL NUMBER
 B LOCATION SHEET
 C DETAIL SHEET

Project:
COMMERCIAL DEVELOPMENT

8631 ALEXANDRA ROAD
 RICHMOND, BC

DESIGN DATA

Date:	JAN, 2016
Scale:	AS SHOWN
Drawn By:	
Checked By:	
Project No.:	
Drawing No.:	A-1



**ZHAO XD
ARCHITECT
LTD.**

#255-1181 Voyageur Wdr,
Richmond, BC V7X 3N9
Tel. (604) 275-8882
Fax (604) 806-1736
Email: info@zhaoxd.com
Web: zhaoxd.com

Plan 4
Sept 5, 2017
DP 16-726865

17/08/12 ADP COMMENTS
17/04/06 CITY COMMENTS
Date: Issued For:

A A DETAIL NUMBER
B LOCATION SHEET
C DETAIL SHEET

All drawings, specifications and other related documents shall remain the property of the Architect and shall not be reproduced, copied, or used for any other project without the prior written permission of the Architect. The contractor shall check and verify all dimensions to the construction before proceeding with the work.

Project:
COMMERCIAL
DEVELOPMENT

8631 ALEXANDER ROAD
RICHMOND, BC

Drawing Title:
FLOOR PLAN

Date: JAN, 2016

Scale: AS SHOWN

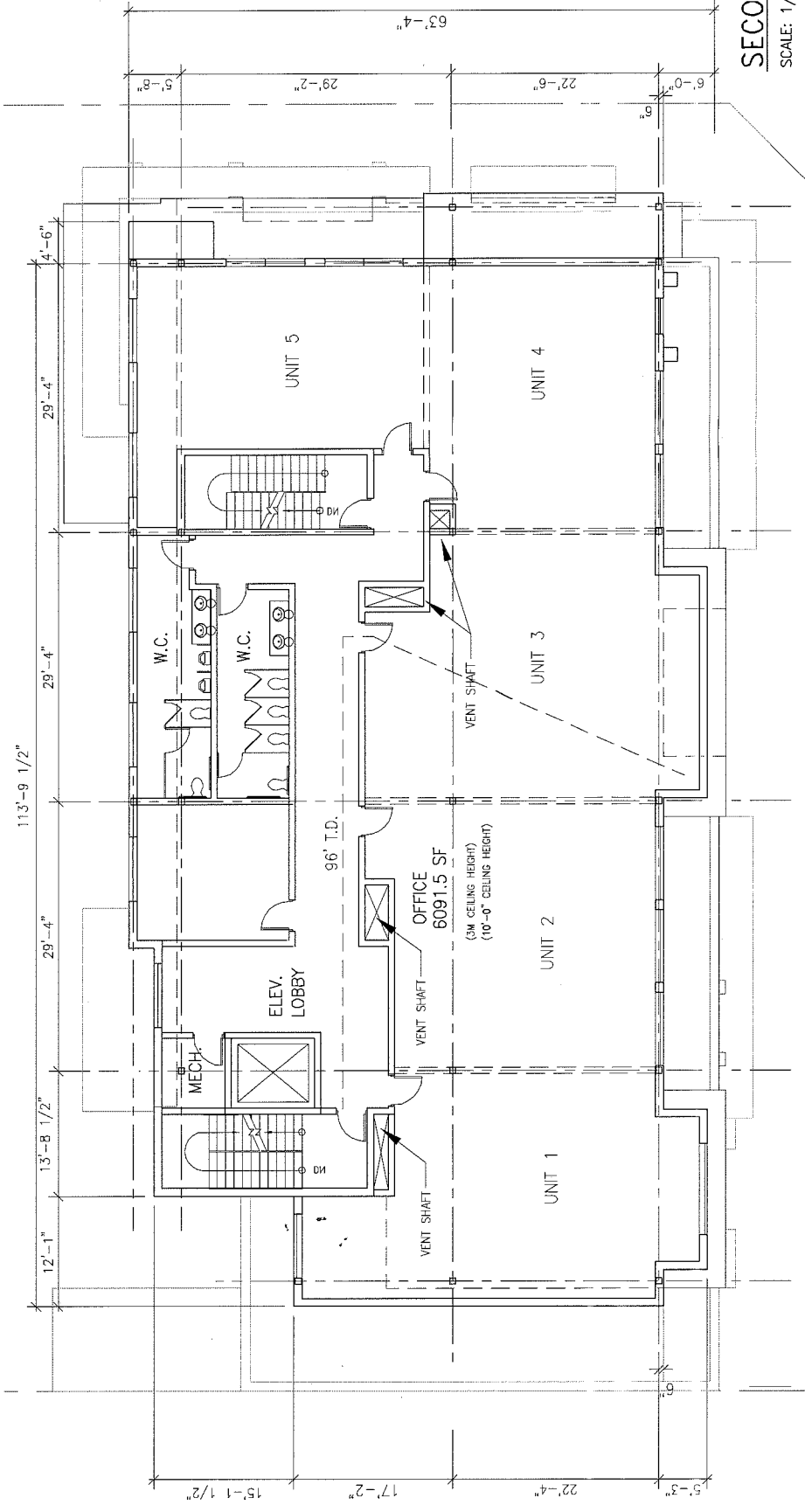
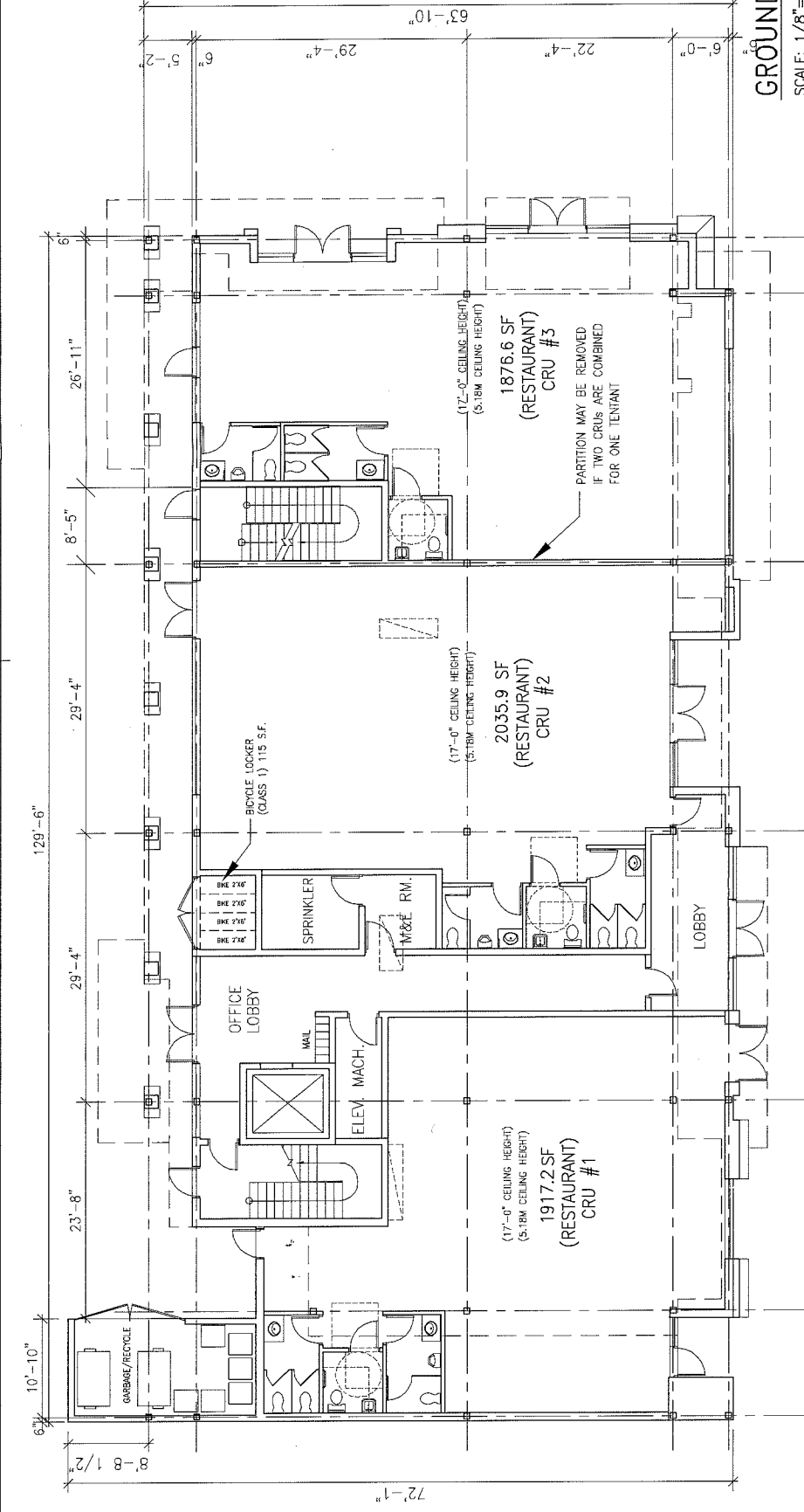
Drawn By:

Checked By:

Project No.:

Drawing No.:

A-3



2 SF



**ZHAO XD
ARCHITECT
LTD.**

#255-11181 Voyageur Way,
Richmond, BC V7X 3N9
Tel. (604) 275-8882
Fax (604) 899-1736
Email: info@zhaoxd.com
Web: zhaoxd.com

Plan 5
DP 16-726865
Sept 5, 2017

17/08/12 ADP COMMENTS
17/04/08 CITY COMMENTS

Date: Issued For:
A A DETAIL NUMBER
B B LOCATION SHEET
C C DETAIL SHEET

All elevations, specifications and other related information shall be referred to the CONTRACT DOCUMENTS and shall be referred to as such. The contractor shall check and verify the dimensions to the CONTRACT DOCUMENTS and shall be responsible for any discrepancies. The CONTRACTOR shall be responsible for any discrepancies. The CONTRACTOR shall be responsible for any discrepancies.

Project:
COMMERCIAL
DEVELOPMENT

8631 ALEXANDER ROAD
RICHMOND, BC

Drawing Title:

ELEVATIONS

Date: JAN, 2016

Scale: AS SHOWN

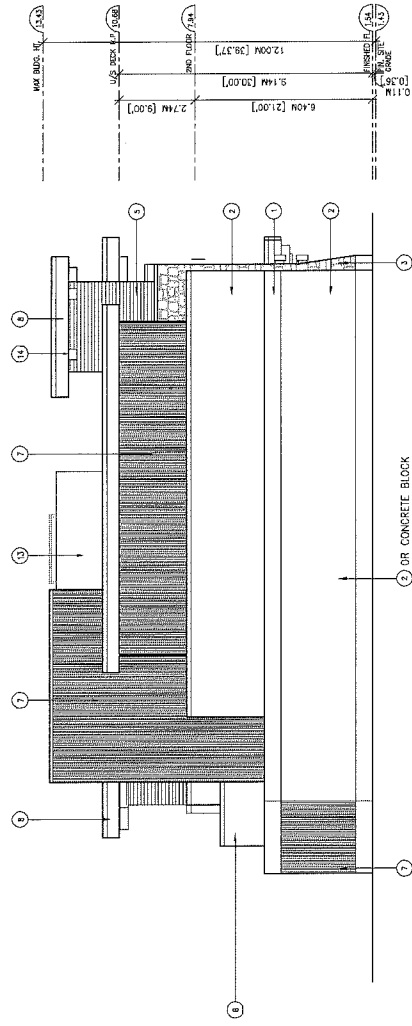
Drawn By:

Checked By:

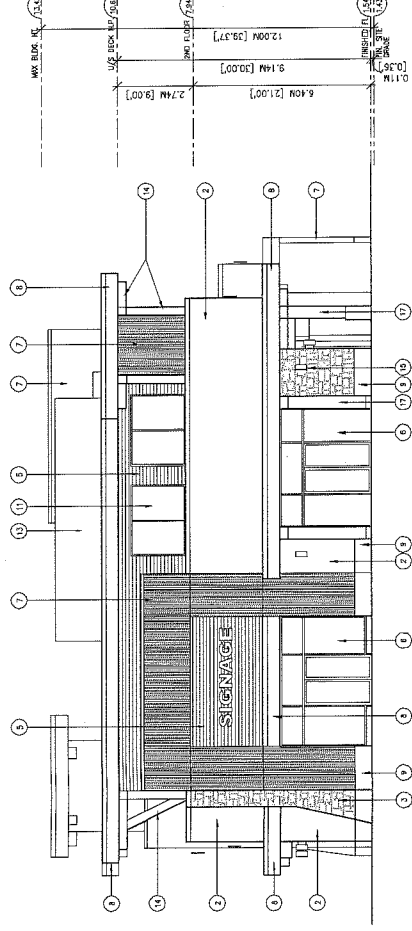
Project No.:

Drawing No.:

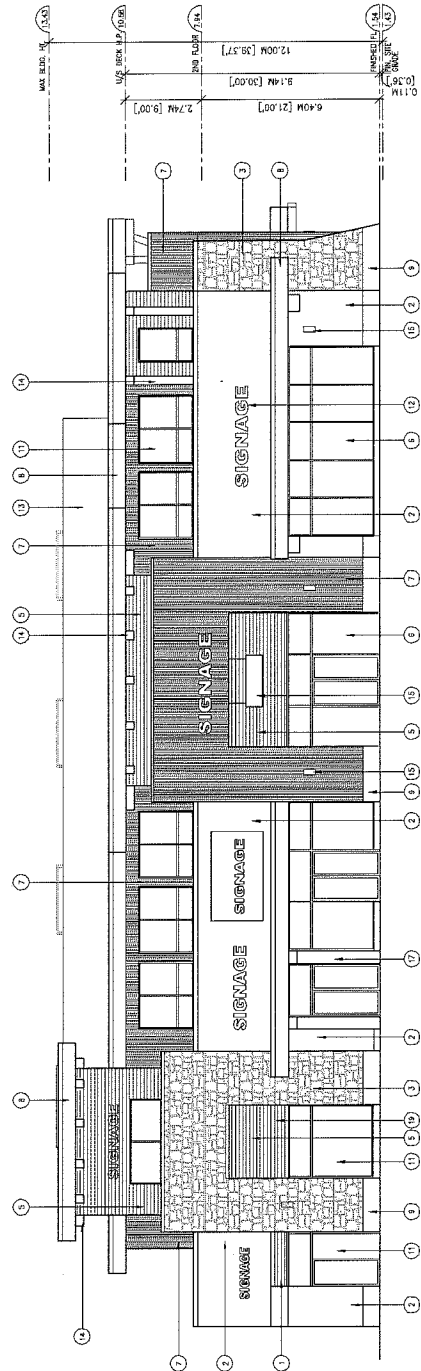
A-4



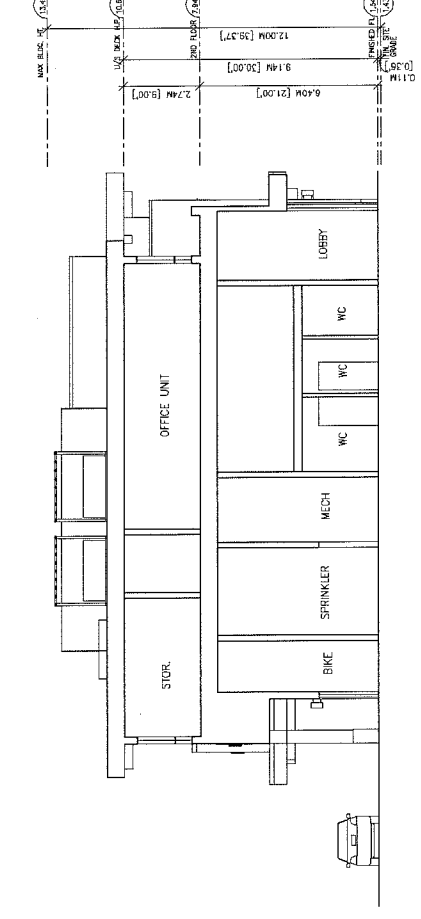
WEST ELEVATION
SCALE: 1"=10'-0"



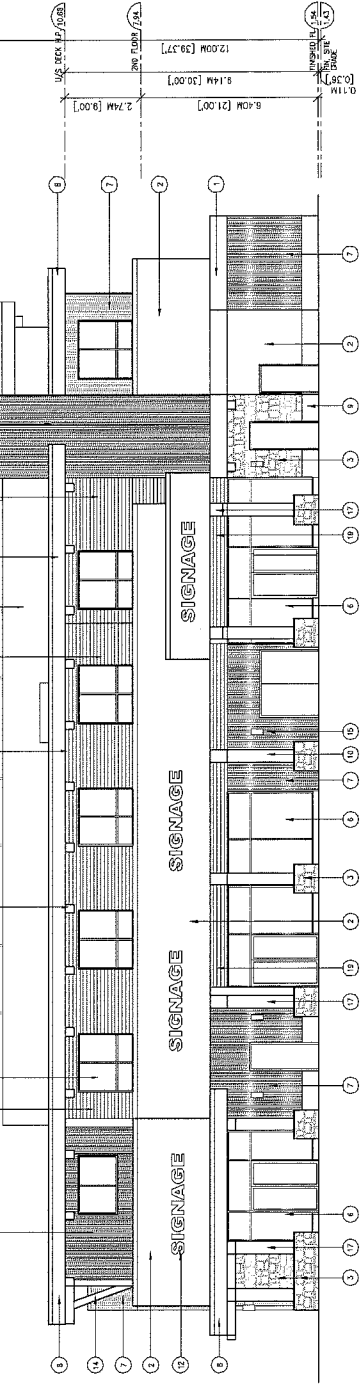
EAST ELEVATION
SCALE: 1"=10'-0"



SOUTH ELEVATION
SCALE: 1"=10'-0"



CROSS SECTION
SCALE: 1"=10'-0"



NORTH ELEVATION
SCALE: 1"=10'-0"

EXTERIOR FINISH		EXTERIOR FINISH	
1	STUCCO WALL FINISH BENJAMINMOORE PAINT: FOX HEDGE TAN 1167	9	EXPOSED CONCRETE
2	STUCCO WALL FINISH BENJAMINMOORE: KID GLOVES CSP-175	10	PAINTED CONCRETE
3	CULTURE STONE	11	ALUM. PREFIN. THERM. BROKEN WINDOW
4	RESERVED	12	SIGNAGE (EXTRUDED TEXT 12" HIGH)
5	HARDIESHINGLE SIDING - TRADITIONAL RED	13	ROOF TOP UNITS SCREEN (GREY COLOR) PERFORATED CORRUGATED METAL CLADDING
6	ALUM. PREFIN. THERM. BROKEN STOREFRONT WINDOW UNIT W/ INSUL. DOUBLE-GLAZED	14	DECORATIVE BRACKETS (PAINTED WOOD)
7	DALVANIZED METAL SIDING	15	LIGHT FIXTURE
8	METAL FASCIA	16	DECK GUARDRAIL
		17	BUILT-UP WOOD COLUMN/PILASTER (PAINTED)
		18	ELEVATOR OVERHEAD (METAL SIDING: GREY)
		19	METAL GRILLE

NOTE: RECESSED POT LIGHTS TO BE PROVIDED
UNDER CANOPIES AND SOFFITS.



**ZHAO XD
ARCHITECT
LTD.**

#255-11181 Voynagar Way,
Richmond, BC V7X 3N9
Tel: (604) 275-8882
Fax: (604) 909-1736

Email: info@zhaoxd.com
Web: zhaoxd.com

Plan 6
Sept 5, 2017
DP 16-726865

17/08/12 ADP COMMENTS
17/04/08 CITY COMMENTS

Date: Issued For:

A DETAIL NUMBER
B LOCATION SHEET
C DETAIL SHEET

All drawings, specifications and other related documents shall be read in conjunction with the contract documents and shall be mutually explanatory. The contractor shall check and verify the dimensions to the CONTRACTOR'S RESPONSIBILITY before proceeding with the work.

Project:
**RESTAURANT &
OFFICE**

8631 ALEXANDER ROAD
RICHMOND, BC

Drawing Title:
**STREET SCAPE
ELEVATIONS &
FAR OVERLAYS**

Date: JAN, 2016

Scale: AS SHOWN

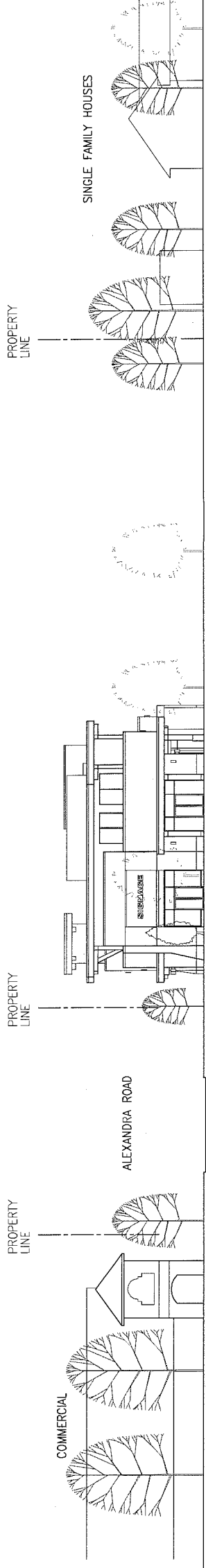
Drawn By:

Checked By:

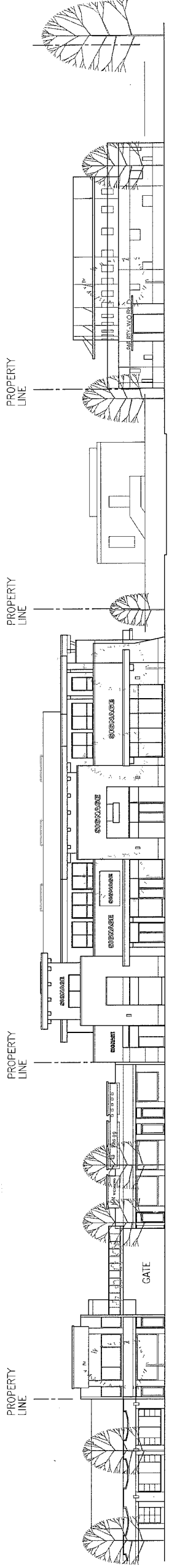
Project No.:

Drawing No.:

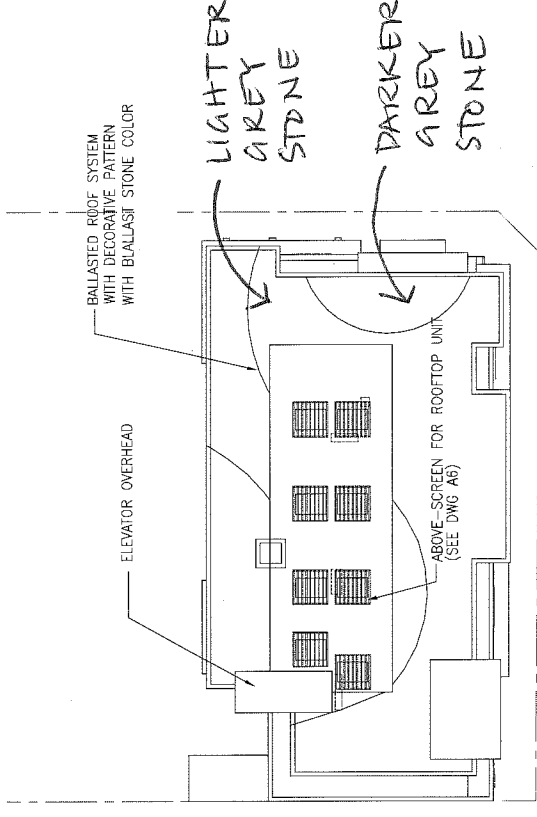
A-5



PROPOSED SITE
STREET ELEVATION (EAST)
SCALE: 1/16"=1'-0"



PROPOSED SITE
STREET ELEVATION (SOUTH) - ALEXANDRA ROAD
SCALE: 1/16"=1'-0"



F.A.R. OVERLAYS
SCALE: 1"=20'-0"



ZHAO XD ARCHITECT LTD.

225-11191 Vancouver Wdr,
Richmond, BC V7X 3N9
Tel. (604) 275-8882
Fax (604) 809-1736
Email: info@zhaoxd.com
Web: zhaoxd.com

Plan 7
Sept 5, 2017
DP 16-726865

17/08/12	ADP COMMENTS
17/04/06	CITY COMMENTS
Date:	Issued For:
A	A DETAIL NUMBER
B	B LOCATION SHEET
C	C DETAIL SHEET

All drawings, specifications and other related documents shall remain the property of ZHAO XD ARCHITECT LTD. and shall be returned to the architect upon completion of the project. The architect shall check and verify all information and data provided to the consultant before proceeding with the work.

Project:
RESTAURANT &
OFFICE

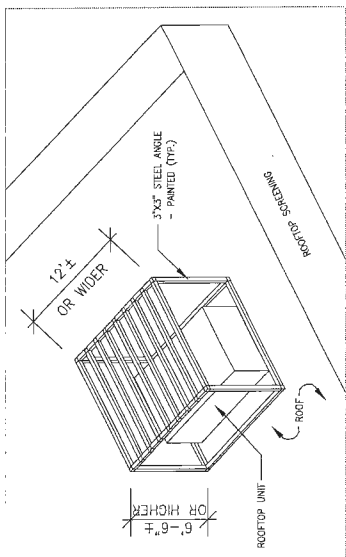
8631 ALEXANDER ROAD
RICHMOND, BC

Drawing Title:
SIGNAGE
ELEVATIONS

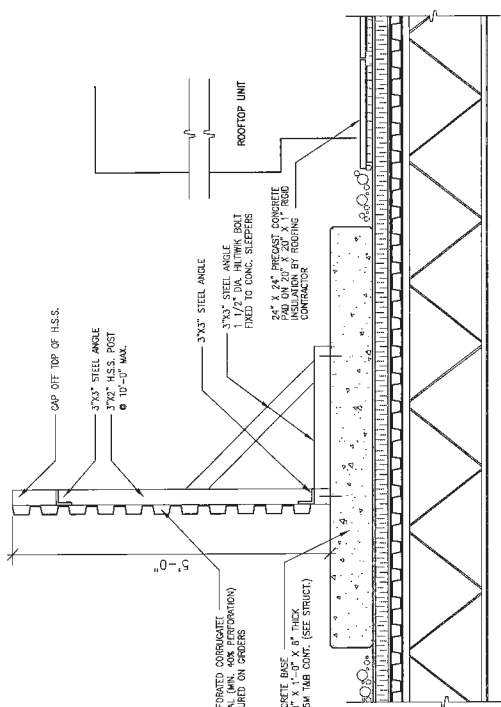
Date: JAN, 2016
Scale: AS SHOWN

Drawn By:
Checked By:
Project No.:
Drawing No.:

A-6



ABOVE-SCREEN FOR ROOFTOP UNIT
ISOMETRIC - SCALE: NTS
TO BE CONSTRUCTED BY ROOFTOP UNIT SUPPLIER & INSTALLER

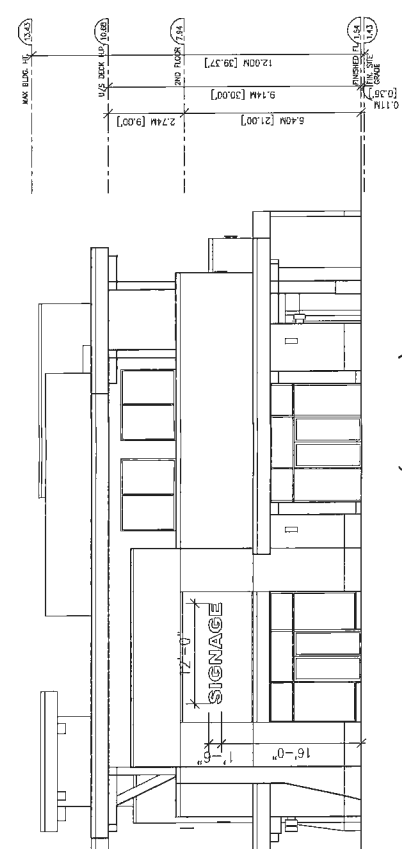


ROOFTOP SCREENING DETAIL
SCALE: 3/4"=1'-0"

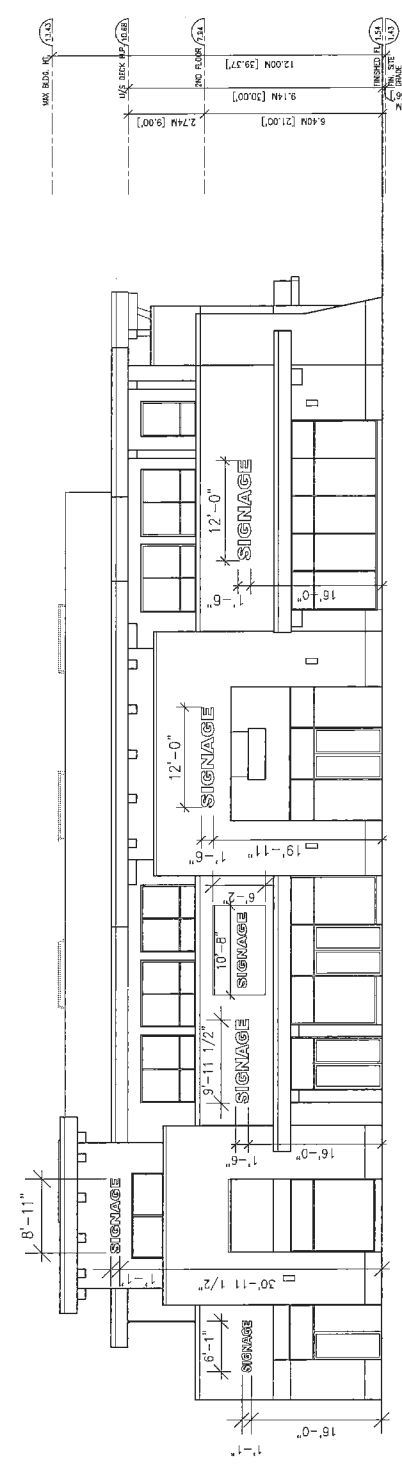
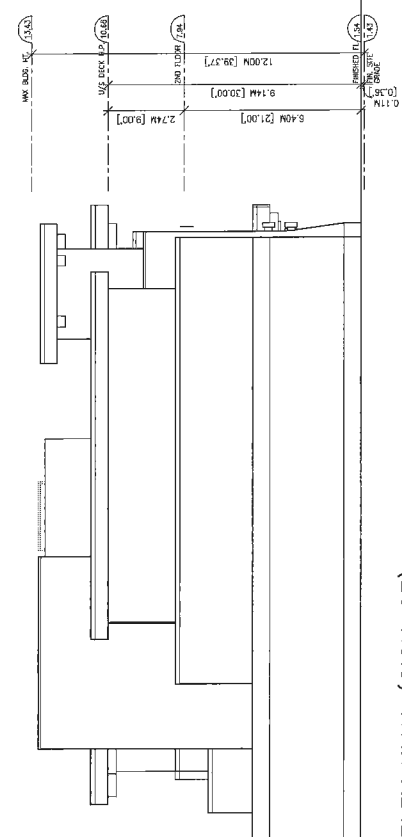


SIGNAGE TYPES
(SEE BUILDING ELEVATIONS FOR SIZE AND LOCATION OF THE CHANNEL LETTERS SIGN AND LOGO)

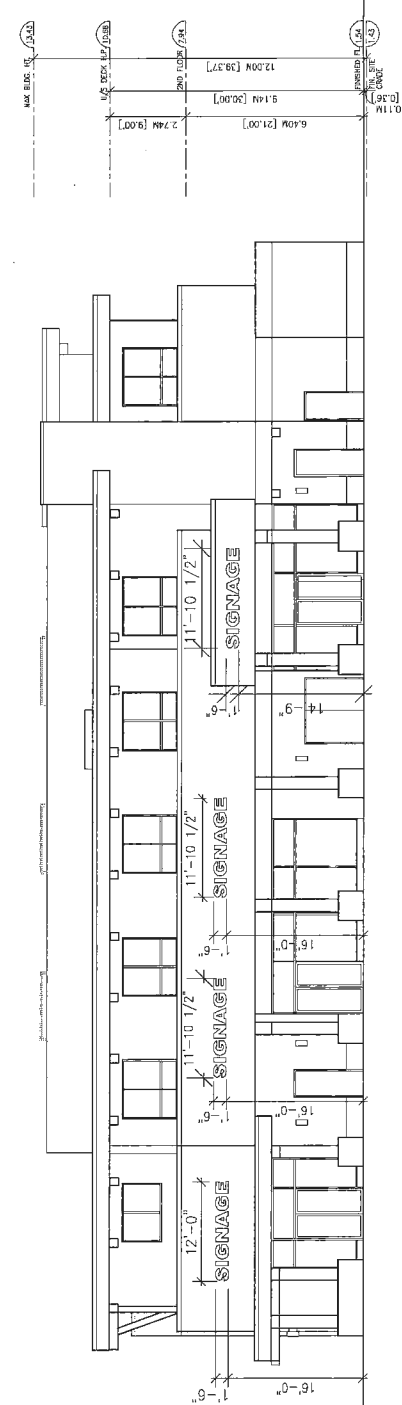
* SEPARATE SIGN PERMIT APPLICATIONS ARE REQUIRED FOR ANY SIGNAGE AND MUST COMPLY WITH SIGNAGE REGULATION BYLAW 9700



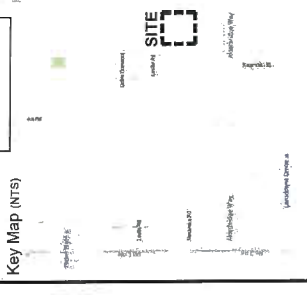
WEST ELEVATION (SIGNAGE)
SCALE: 1"=10'-0"



SOUTH ELEVATION (SIGNAGE)
SCALE: 1"=10'-0"



NORTH ELEVATION (SIGNAGE)
SCALE: 1"=10'-0"



No.	By	Description	Date
1	DI	Issue for Development Permit	Mar 14, 2016
2	DI	Re-issue for Development Permit	Sept 21, 2016
3	DI	Re-issue for Development Permit	Jan 3, 2017
4	DI	Re-issue for Development Permit	Apr 13, 2017
5	DI	Re-issue for Development Permit	August 21, 2017

Project: COMMERCIAL DEVELOPMENT
 Location: 8631 ALEXANDRA ROAD RICHMOND, B.C.

Drawn: PC	Stamp:
Checked: DI	Original Sheet Size: 24" x 36"
Approved: DI	Scale: 1:150

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE ARCHITECT IMMEDIATELY. ALL DIMENSIONS AND SPECIFICATIONS ARE THE ARCHITECT'S RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RICHMOND AND THE PROVINCE OF BRITISH COLUMBIA. THE WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

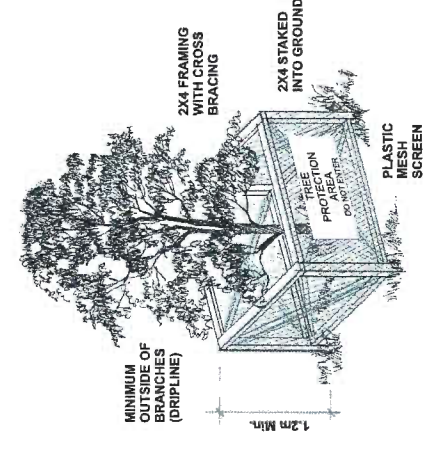
GENERAL NOTES

- Utilities shall identify any underground utility lines (e.g. BC gas). The contractor shall protect any existing utilities, unless stated otherwise in the IFC documents, in accordance with the utility authorities of the City of Richmond guidelines. The contractor shall avoid all existing utilities underground and overhead where applicable, and follow utility authority guidelines. Where underground utilities exist, field adjustments must be approved by the Landscape Architect prior to installation.
- Tree protective fencing. Existing trees on site have been proposed to be removed. There is currently no tree protective fencing proposed on the site as a result.
- Tree removal. Landscape Architect to approve all trees on site for removal prior to felling. Cut trees indicated for removal to ground, and remove all roots. Remove all stumps from site. Contractor shall assess for underground utilities before proceeding. No storage of stumps permitted on site unless approved by the Arborist.
- Herbicide and pesticides. Any use of herbicide/pesticide is to be agreed by the Contract Administrator. The use of herbicides or pesticides is to be undertaken in strict accordance with manufacturers recommendations, herbicide/pesticide regulations, and local authority regulations. The approved herbicide is to be applied to the vegetation in the vicinity of the site. The contractor shall ensure that the herbicide is applied to the leaves, or on woody elements of retained vegetation. Avoid indirect contact, such as airborne spraying, connected root systems, or leaching through soil. Avoid spraying within or near watercourses.

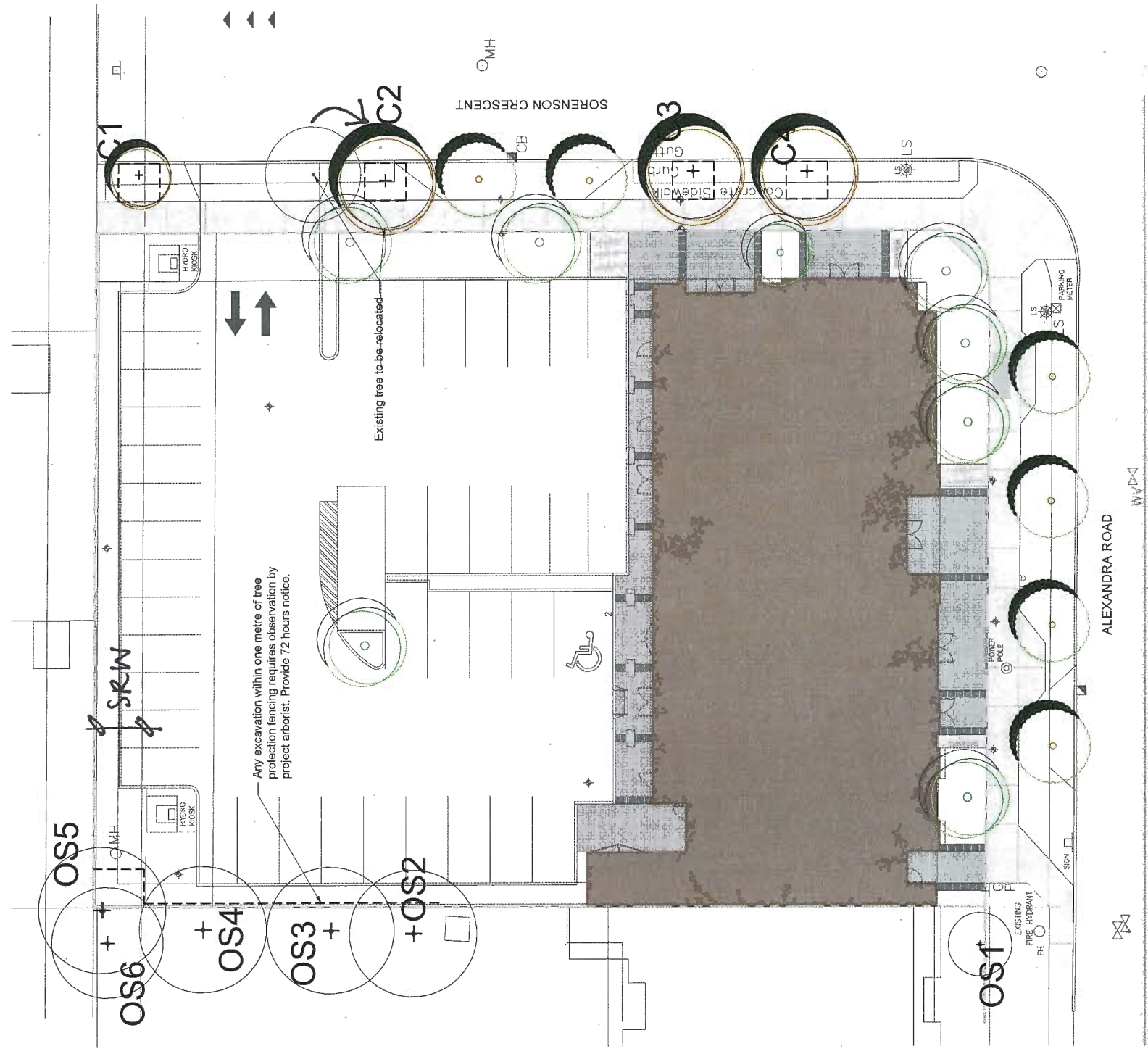
Tree #	SPECIES	DBH (cm)	Condition	Description	Location	Retain/Remove	Removal Reason/Recommendation
C1	Littleleaf Linden	0.13	FAIR	Located on Sorenson Crescent road allowance. DRIP = 2.30 METERS	STREET	RETAIN	Install Tree Protection Fencing.
C2	Littleleaf Linden	0.15	FAIR	Located on Sorenson Crescent road allowance. DRIP = 2.30 METERS	STREET	RETAIN	Install Tree Protection Fencing.
C3	Littleleaf Linden	0.15	FAIR	Located on Sorenson Crescent road allowance. DRIP = 2.30 METERS	STREET	RETAIN	Install Tree Protection Fencing.
C4	Littleleaf Linden	0.18	FAIR	Located on Sorenson Crescent road allowance. DRIP = 2.30 METERS	STREET	RETAIN	Install Tree Protection Fencing.
OS1	Red Maple	0.36	FAIR	Located in southwest corner along Alexandra Road. DRIP = 2.20 METERS	OFFSITE	RETAIN	Install Tree Protection Fencing.
OS2	Red Maple	0.23	GOOD	Located in northeast corner. DRIP = 2.20 METERS	OFFSITE	RETAIN	Install Tree Protection Fencing.
OS3	Red Maple	0.26	GOOD	Located in northeast corner. DRIP = 2.20 METERS	OFFSITE	RETAIN	Install Tree Protection Fencing.
OS4	Red Maple	0.22	GOOD	Located in northeast corner. DRIP = 2.20 METERS	OFFSITE	RETAIN	Install Tree Protection Fencing.
OS5	Western Red Cedar	0.35	FAIR	Located in northeast corner. DRIP = 2.20 METERS	OFFSITE	RETAIN	Install Tree Protection Fencing.
OS6	Shore Pine	0.27	FAIR	Located in northeast corner. DRIP = 2.20 METERS	OFFSITE	RETAIN	Install Tree Protection Fencing.

NOTE
 WOOD FRAME CONSTRUCTION STANDED INTO THE GROUND IS REQUIRED. METAL FRAMING DOES NOT MEET CITY STANDARDS.

TREE TRUNK DIAMETER	DISTANCE FROM TRUNK TO FRAME	TOTAL DIAMETER
60	1.2	2.60
75	1.5	3.25
90	1.8	3.90
105	2.1	4.55
120	2.4	5.20
135	2.7	5.85
150	3.0	6.50
165	3.3	7.15
180	3.6	7.80
195	3.9	8.45
210	4.2	9.10
225	4.5	9.75
240	4.8	10.40
255	5.1	11.05
270	5.4	11.70
285	5.7	12.35
300	6.0	13.00
315	6.3	13.65
330	6.6	14.30
345	6.9	14.95
360	7.2	15.60
375	7.5	16.25
390	7.8	16.90
405	8.1	17.55
420	8.4	18.20
435	8.7	18.85
450	9.0	19.50
465	9.3	20.15
480	9.6	20.80
495	9.9	21.45
510	10.2	22.10
525	10.5	22.75
540	10.8	23.40
555	11.1	24.05
570	11.4	24.70
585	11.7	25.35
600	12.0	26.00
615	12.3	26.65
630	12.6	27.30
645	12.9	27.95
660	13.2	28.60
675	13.5	29.25
690	13.8	29.90
705	14.1	30.55
720	14.4	31.20
735	14.7	31.85
750	15.0	32.50
765	15.3	33.15
780	15.6	33.80
795	15.9	34.45
810	16.2	35.10
825	16.5	35.75
840	16.8	36.40
855	17.1	37.05
870	17.4	37.70
885	17.7	38.35
900	18.0	39.00
915	18.3	39.65
930	18.6	40.30
945	18.9	40.95
960	19.2	41.60
975	19.5	42.25
990	19.8	42.90
1005	20.1	43.55
1020	20.4	44.20
1035	20.7	44.85
1050	21.0	45.50
1065	21.3	46.15
1080	21.6	46.80
1095	21.9	47.45
1110	22.2	48.10
1125	22.5	48.75
1140	22.8	49.40
1155	23.1	50.05
1170	23.4	50.70
1185	23.7	51.35
1200	24.0	52.00
1215	24.3	52.65
1230	24.6	53.30
1245	24.9	53.95
1260	25.2	54.60
1275	25.5	55.25
1290	25.8	55.90
1305	26.1	56.55
1320	26.4	57.20
1335	26.7	57.85
1350	27.0	58.50
1365	27.3	59.15
1380	27.6	59.80
1395	27.9	60.45
1410	28.2	61.10
1425	28.5	61.75
1440	28.8	62.40
1455	29.1	63.05
1470	29.4	63.70
1485	29.7	64.35
1500	30.0	65.00
1515	30.3	65.65
1530	30.6	66.30
1545	30.9	66.95
1560	31.2	67.60
1575	31.5	68.25
1590	31.8	68.90
1605	32.1	69.55
1620	32.4	70.20
1635	32.7	70.85
1650	33.0	71.50
1665	33.3	72.15
1680	33.6	72.80
1695	33.9	73.45
1710	34.2	74.10
1725	34.5	74.75
1740	34.8	75.40
1755	35.1	76.05
1770	35.4	76.70
1785	35.7	77.35
1800	36.0	78.00
1815	36.3	78.65
1830	36.6	79.30
1845	36.9	79.95
1860	37.2	80.60
1875	37.5	81.25
1890	37.8	81.90
1905	38.1	82.55
1920	38.4	83.20
1935	38.7	83.85
1950	39.0	84.50
1965	39.3	85.15
1980	39.6	85.80
1995	39.9	86.45
2010	40.2	87.10
2025	40.5	87.75
2040	40.8	88.40
2055	41.1	89.05
2070	41.4	89.70
2085	41.7	90.35
2100	42.0	91.00
2115	42.3	91.65
2130	42.6	92.30
2145	42.9	92.95
2160	43.2	93.60
2175	43.5	94.25
2190	43.8	94.90
2205	44.1	95.55
2220	44.4	96.20
2235	44.7	96.85
2250	45.0	97.50
2265	45.3	98.15
2280	45.6	98.80
2295	45.9	99.45
2310	46.2	100.10
2325	46.5	100.75
2340	46.8	101.40
2355	47.1	102.05
2370	47.4	102.70
2385	47.7	103.35
2400	48.0	104.00
2415	48.3	104.65
2430	48.6	105.30
2445	48.9	105.95
2460	49.2	106.60
2475	49.5	107.25
2490	49.8	107.90
2505	50.1	108.55
2520	50.4	109.20
2535	50.7	109.85
2550	51.0	110.50
2565	51.3	111.15
2580	51.6	111.80
2595	51.9	112.45
2610	52.2	113.10
2625	52.5	113.75
2640	52.8	114.40
2655	53.1	115.05
2670	53.4	115.70
2685	53.7	116.35
2700	54.0	117.00
2715	54.3	117.65
2730	54.6	118.30
2745	54.9	118.95
2760	55.2	119.60
2775	55.5	120.25
2790	55.8	120.90
2805	56.1	121.55
2820	56.4	122.20
2835	56.7	122.85
2850	57.0	123.50
2865	57.3	124.15
2880	57.6	124.80
2895	57.9	125.45
2910	58.2	126.10
2925	58.5	126.75
2940	58.8	127.40
2955	59.1	128.05
2970	59.4	128.70
2985	59.7	129.35
3000	60.0	130.00



Scale 1:150
 TREE PROTECTION - CITY OF RICHMOND
 Scale 1:150



Scale 1:150
 TREE PROTECTION PLAN
 Scale 1:150
 *CITY STREET TREES TO BE ADDRESSED VIA SEPARATE REQUIRED SERVING AGREEMENT



Drawn:	PC	Stamp:	
Checked:	DJ	Original Sheet Size:	24"x36"
Approved:	DJ	Scale:	1:150

Project: COMMERCIAL DEVELOPMENT
Location: 8631 ALEXANDRA ROAD RICHMOND, B.C.

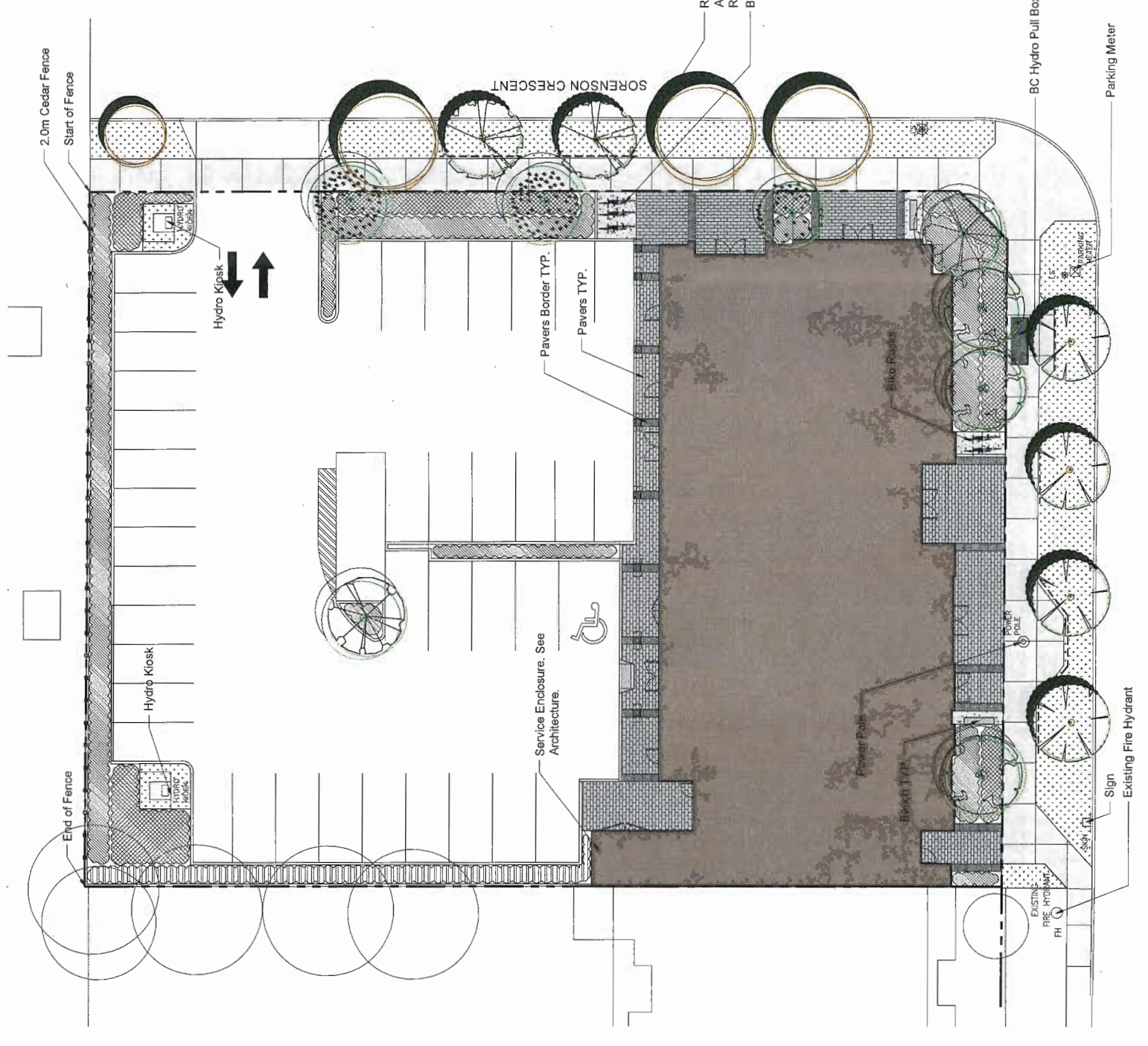
No.	By:	Description	Date
1	DJ	Issue for Development Permit	Mar 14, 2016
2	DJ	Re-issue for Development Permit	Sept 21, 2016
3	DJ	Re-issue for Development Permit	Jan 3, 2017
4	DJ	Re-issue for Development Permit	Apr 13, 2017
5	DJ	Re-issue for Development Permit	August 21, 2017

KEY	REF.	DESCRIPTION
[Pattern]	LD-01 03	CONCRETE SLAB
[Pattern]	LD-01 02	CONCRETE PAVERS Paver: Country Manufacturer: Silestone (779) 889 7870
[Pattern]	LD-01 02	CONCRETE PAVERS Color: Silestone Manufacturer: Silestone (779) 889 7870
[Pattern]	LD-01 07	GROUND COVER PLANTING
[Pattern]	LD-01 08	SPRUE PLANTING
[Pattern]	LD-01 08	HEDGE PLANTING
[Pattern]	LD-01 04	BENCH Model: HICKS Manufacturer: WILLOW BROS (844) 847-8478
[Pattern]	LD-01 01	BIKE RACK Model: RACK Manufacturer: RACK (416) 299-0889
[Pattern]	LD-01 06	CEDARWOOD FENCE
[Pattern]		SOIL
[Pattern]	LD-01 05	PROPOSED TREE



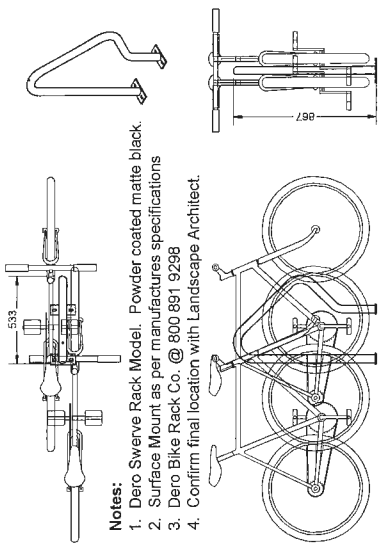
LEGEND

KEY	REF.	DESCRIPTION
[Pattern]	LD-01 03	CONCRETE SLAB
[Pattern]	LD-01 02	CONCRETE PAVERS Paver: Country Manufacturer: Silestone (779) 889 7870
[Pattern]	LD-01 02	CONCRETE PAVERS Color: Silestone Manufacturer: Silestone (779) 889 7870
[Pattern]	LD-01 07	GROUND COVER PLANTING
[Pattern]	LD-01 08	SPRUE PLANTING
[Pattern]	LD-01 08	HEDGE PLANTING
[Pattern]	LD-01 04	BENCH Model: HICKS Manufacturer: WILLOW BROS (844) 847-8478
[Pattern]	LD-01 01	BIKE RACK Model: RACK Manufacturer: RACK (416) 299-0889
[Pattern]	LD-01 06	CEDARWOOD FENCE
[Pattern]		SOIL
[Pattern]	LD-01 05	PROPOSED TREE



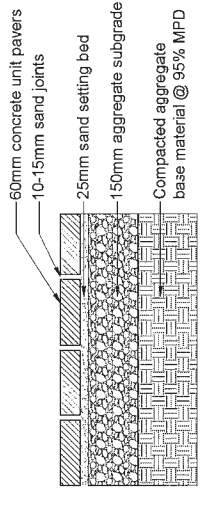
ALEXANDRA ROAD

Scale: 1:150
0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

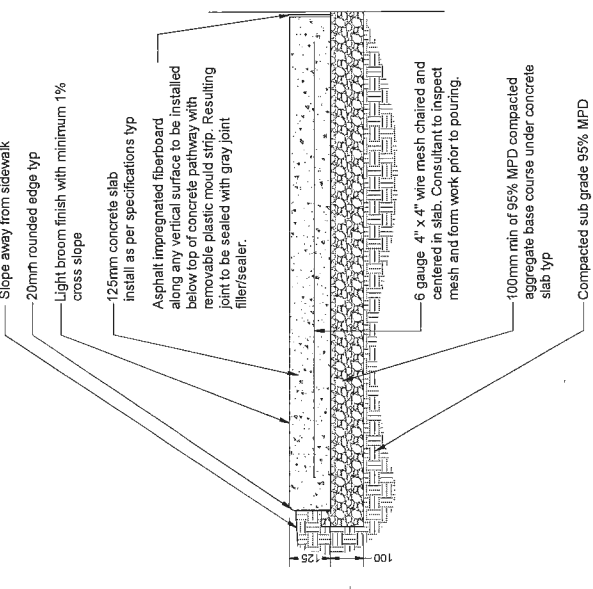


- Notes:**
1. Dero Swerve Rack Model. Powder coated matte black.
 2. Surface Mount as per manufacturer's specifications
 3. Dero Bike Rack Co. @ 800.891.9298
 4. Confirm final location with Landscape Architect.

1 BIKE RACK
Scale NTS

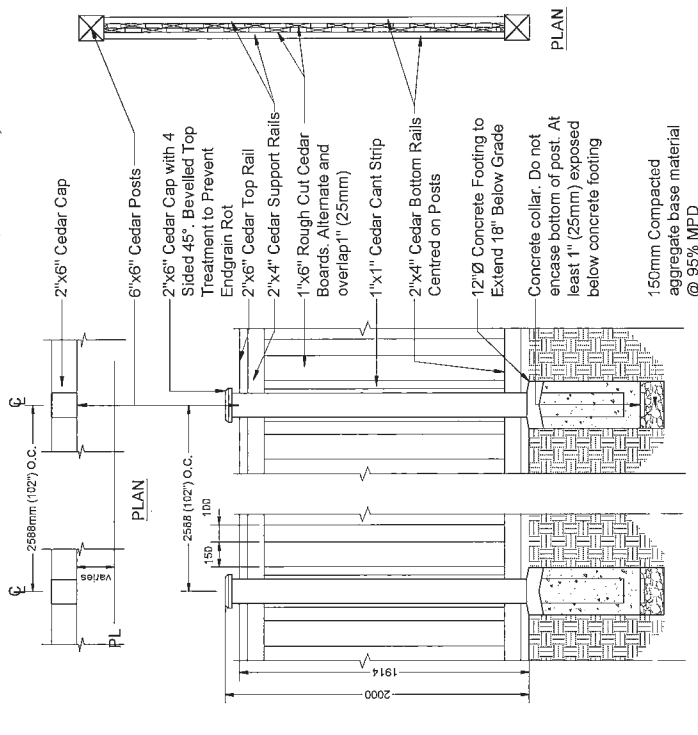


2 UNIT PAVER ON GRADE
Scale 1:10



- Notes:**
1. Contractor to provide expansion joints where concrete meets all vertical structures
 2. Horizontal scoreline 1500mm o.c. center scoreline on 150mm smooth finish or to match existing concrete pathway

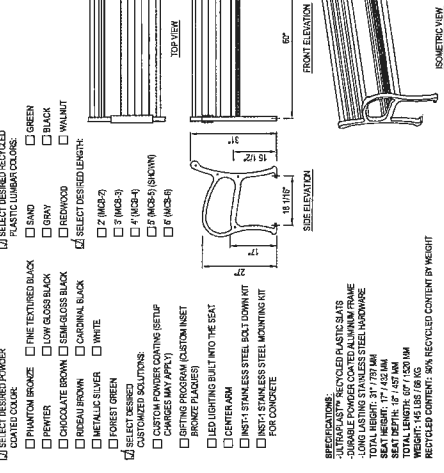
3 CONCRETE SLAB
Scale 1:10



- Note:**
1. Fence to be constructed in conformance with the survey.
 2. Ensure all fasteners exposed to weather are hot-dipped galvanized to prevent staining.

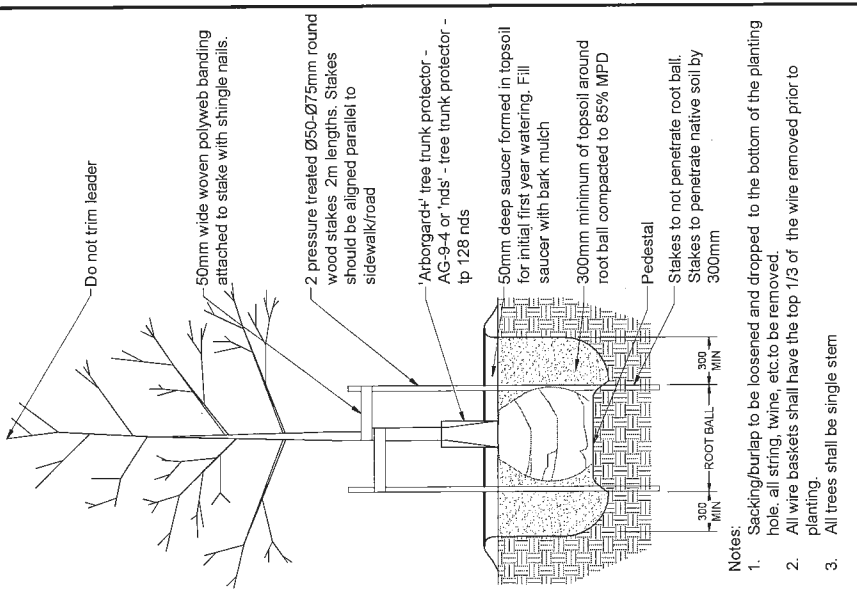
6 2.0M CEDAR FENCE
Scale 1:20

Wishbone SITE FURNISHINGS
#109-27090 GLOUCESTER WAY
LANGLEY, BC V4V 9V5
TOLL FREE: 1-888-626-4476
PHONE: (604) 556-0475
FAX: (604) 556-0466
www.wishbonedetail.com



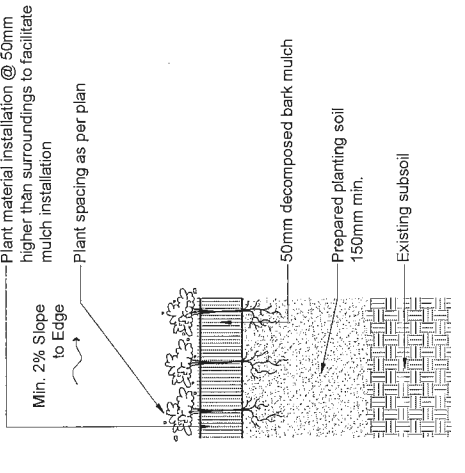
- PARK BENCHES**
MIDWINTER CLASSIC PARK BENCH (MCR-B)
- REGULATIONS:**
ULTRA-LIGHT RECYCLED PLASTIC SLATS
LONG LASTING STAINLESS STEEL MOUNTING
TOTAL HEIGHT: 37\"/>

4 BENCH
Scale NTS

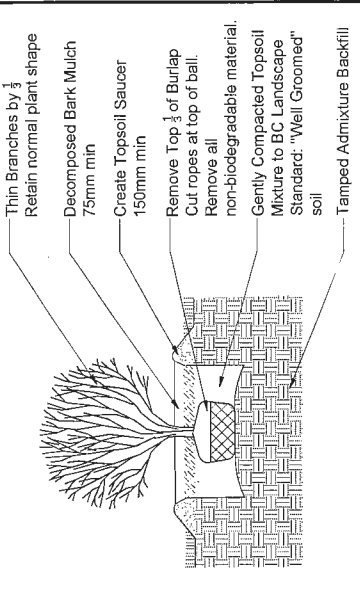


- Notes:**
1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole, all string, wire, etc. to be removed.
 2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
 3. All trees shall be single stem

5 DECIDUOUS TREE DETAIL
Scale 1:25



7 GROUNDCOVER PLANTING
Scale 1:10



8 SHRUB PLANTING
Scale 1:25

van der Zalm + associates inc.
Landscape Architecture
100-1000
Langley, BC V4V 9V5
F 604 882 2042
F 604 882 2042
info@vanzalm.ca
www.vanzalm.ca

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date
5	DJ	Re-issue for Development Permit	August 21, 2017
4	DJ	Re-issue for Development Permit	Apr 13, 2017
3	DJ	Re-issue for Development Permit	Jan 3, 2017
2	DJ	Re-issue for Development Permit	Sept 21, 2016
1	DJ	Issue for Development Permit	Mar 14, 2016

Project: COMMERCIAL DEVELOPMENT
Location: 8631 ALEXANDRA ROAD RICHMOND, B.C.

Drawn: PC	Stamp:
Checked: DJ	
Approved: DJ	Original Sheet Size: 24" x 36"
Scale: AS SHOWN	

CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND REPORT ANY DISCREPANCY TO THE DESIGNER IMMEDIATELY. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF VAN DER ZALM + ASSOCIATES INC. AND SHALL REMAIN THE PROPERTY OF THE OWNER AND THE WORK SHALL BE CONSIDERED AS NOT FOR REUSE OR REPRODUCTION UNLESS SO STATED BY THE CONTRACTOR.

Reference Plan Sept 5, 2017
DP 16-726865



COMMERCIAL BUILDING DEVELOPMENT
8631 Alexandra Road, Richmond, BC



ZHAO XD ARCHITECT LTD.
www.zhaoarch.com Tel: 604 275-8882



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: September 6, 2017

From: Wayne Craig
Director, Development

File: DP 16-735007

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

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a Single-Family Residential Dwelling at 6020 No. 4 Road on a site zoned "Agriculture (AG1)" and designated as an Environmentally Sensitive Area (ESA); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum area of the farm home plate from 1,000 m² to 1,342 m².


Wayne Craig
Director, Development

DCB:blg
Att. 3

Staff Report

Origin

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

Background

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

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

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

This supplemental report is being brought forward to:

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

Development Information

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

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

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

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

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

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

Staff Comments

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

Zoning Compliance/Variiances (staff comments in bold)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum area of the farm home plate to 1,342 m².

(Staff supports the proposed variance as:

- a. The application (originally received June 16, 2016) was in-stream at the time that the "Agricultural (AG1)" farm home plate provisions were enacted on May 17, 2017. The owners have undertaken a significant reduction in the size of the proposed residential dwelling to comply with the 1,000 m² (10,763.9 ft²) maximum house size. Achieving compliance with the 1,000 m² farm home plate would require a complete redesign of the home and therefore impose additional hardship on the property owner.*
- b. At staff's request the entry driveway has been proposed as far south as possible to move it further away from the Westminster Highway and No. 4 Road intersection. Accommodating this location also contributes to the larger farm home plate).*

With exception to the requested farm home plate variance, the proposed development will be in full compliance with the "Agricultural (AG1)" zone, including the newly adopted 1,000 m² maximum house size requirement.

Analysis

Responses to Panel Comments

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

Response: The proponents have reduced the size of the house from 1,067.21 m² (11,487.35 ft.²) to 999.35 m² (10,656.9 ft.²) and eliminated the driveway which was previously planned along the south side of the house. That southern driveway is proposed to be replaced by additional ESA landscaping. In addition, all the structures previously located overtop of the septic field have been removed and replaced with grass.

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

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

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

Response: The site plan has been significantly modified by reducing the size of the house and increasing the area proposed to be planted and retained as ESA. The estimated area of the retained and enhanced ESA is approximately 1,934.5 m² (20,822.41 ft.²). This is an increase of the ESA of approximately 547.6 m² (5,894 ft.²) from the original application submission. The Development Permit Considerations include a requirement for submission of a sketch plan prepared by a surveyor which will be used to prepare a protective covenant for the ESA areas on the subject site.

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

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

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

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

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

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

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

Revised Development Permit Considerations

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

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

The revised Development Permit Considerations are located in Attachment C.

Conclusions

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

As the application was in-stream at the time that the "Agricultural (AG1)" zone farm home plate provisions were enacted for which compliance would impose additional hardship on the property owners, staff recommend that the Development Permit be endorsed with a variance to increase the maximum area of the farm home plate to 1,342 m², and issuance by Council be recommended.



David Brownlee
Planner 2
(604-276-4200)

DCB:blg

List of Attachments:

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



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: March 27, 2017

From: Wayne Craig
Director, Development

File: DP 16-735007

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

Staff Recommendation

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


Wayne Craig
Director, Development

DCB:blg
Att. 3

Staff Report

Origin

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

A rezoning is not required.

Development Information

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

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

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

Background

Development surrounding the subject site is as follows:

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

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

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

On the west side of No. 4 Road is:

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

Zoning

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

Staff Comments

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

Analysis

Site Planning

- The house and driveway are both accommodated within the 50 m maximum setback from No. 4 Road as per the "Agriculture (AG1)" zone.
- The entry driveway has been located as far south as possible due to the proximity to the Westminster Highway/No. 4 Road intersection.
- The proposed site plan does not result in any impacts to bylaw-sized trees on the property.
- The site grading plan indicates that the portion of the property east of the 50 m maximum building setback boundary will be kept at the current existing grade, with the exception that some re-grading is proposed for those areas where invasive vegetation are to be removed.
- The site grading for the portion of the property west of the 50 m maximum building setback boundary will be raised to address the flood construction elevations. Approximately 0.16 ha (17,016 ft²) is proposed to be raised with fill is less than the 0.2 ha (21,528 ft²) Agricultural Land Commission review threshold.
- Permeable pavers are proposed for both the internal drive aisles and the pedestrian walkway to the front entrance.

Proposed House

The applicant is proposing to build a two-storey residential dwelling with an attached three car garage. The house footprint will be approximately 633.76 m² (6,822 ft²) in area.

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

Arborist's Report

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

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

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

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

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

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

Biologist's Environmental Assessment

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

The Biologist's key findings are outlined below:

- The Official Community Plan designates the site as "FRWT - Freshwater Wetland" however no evidence was found of hydric (wet/moist) soils, which should be present within a freshwater wetland. Similarly, the lack of aquatic plant communities on the site do not support the designation as a freshwater wetland.
- The western portion of the property is primarily grassed with Himalayan Blackberry along the perimeter and there is no reported evidence of the site being farmed or used for grazing.
- Anthropogenic impacts (e.g. concrete rubble, indications of prior structures and debris, etc.) are evident in the western portion of the property.
- The eastern portion of the site contains a treed area with a dense under-storey in a mix of native and non-native species. The treed area covers approximately 964 m² at the eastern end of the site. The Biologist advises that this portion of the site has a much higher ecological diversity and function than the western portion of the property.
- Himalayan Blackberry dominates the outer 1 – 3 m of the interface area with the treed area (see Landscape Plan L2).
- Small quantities of other invasive species (English Holly, English Laurel) are also found in the periphery of the treed area.

Proposed Environmentally Sensitive Area Enhancement

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

- All the building and pavement areas will be kept within the first 50 m (164 ft.) of the lot with only the proposed septic field and associated wood deck and seating area being beyond the 50 m mark.
- All the existing trees on the property are to be retained.
- The eastern portion of the site is proposed to be enhanced by carefully removing invasive species and installing native species trees and shrubs to enhance/expand this area and discourage re-establishment of invasive species.
- Temporary protective fencing and silt control measures will be installed outside the redefined ESA area (as proposed in Attachment 2) prior to construction activity.
- Invasive species around the periphery and within the treed area will be carefully removed under the supervision of a Certified Arborist.
- Enhancement planting within the redefined ESA will consist of 48 trees, 130 native shrubs and ground covers over an area of approximately 529 m² (5,694 ft²).
- All of the vegetation planting within the redefined ESA will be native species.
- A landscape security in the amount of \$28,548.52 is included in the Development Permit Considerations for the landscaping within the redefined ESA area.
- A permanent split-rail wood fence will be installed as a physical barrier that the redefined ESA is to be protected.
- Three years of monitoring and annual reporting will be undertaken by a Qualified Environmental Professional.
- A legal agreement is proposed to protect the redefined Environmentally Sensitive Area (Attachment 2); an area of approximately 1,386.9 m² (14,928.5ft²) to ensure that it is retained and not removed. This area encompasses approximately 39.3% of the subject site.

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

Landscaping Plan – Outside the Redefined ESA

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

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

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

Aircraft Noise Indemnification

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

Flood-Plain Covenant

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

Servicing Requirements

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

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

Financial Impacts

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

March 27, 2017

- 7 -

Conclusions

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



David Brownlee
Planner 2
(604-276-4200)

DCB:blg

Attachments

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



DP 16-735007

Attachment 1

Address: 6020 No. 4 Road

Applicant: Alex Sartori

Owner: Jessica Sun and Qi Ming Wang

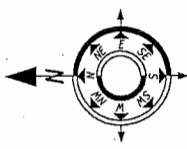
Planning Area(s): East Richmond

Floor Area Gross: 1,067.21 m² (11,487.75 ft²)

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

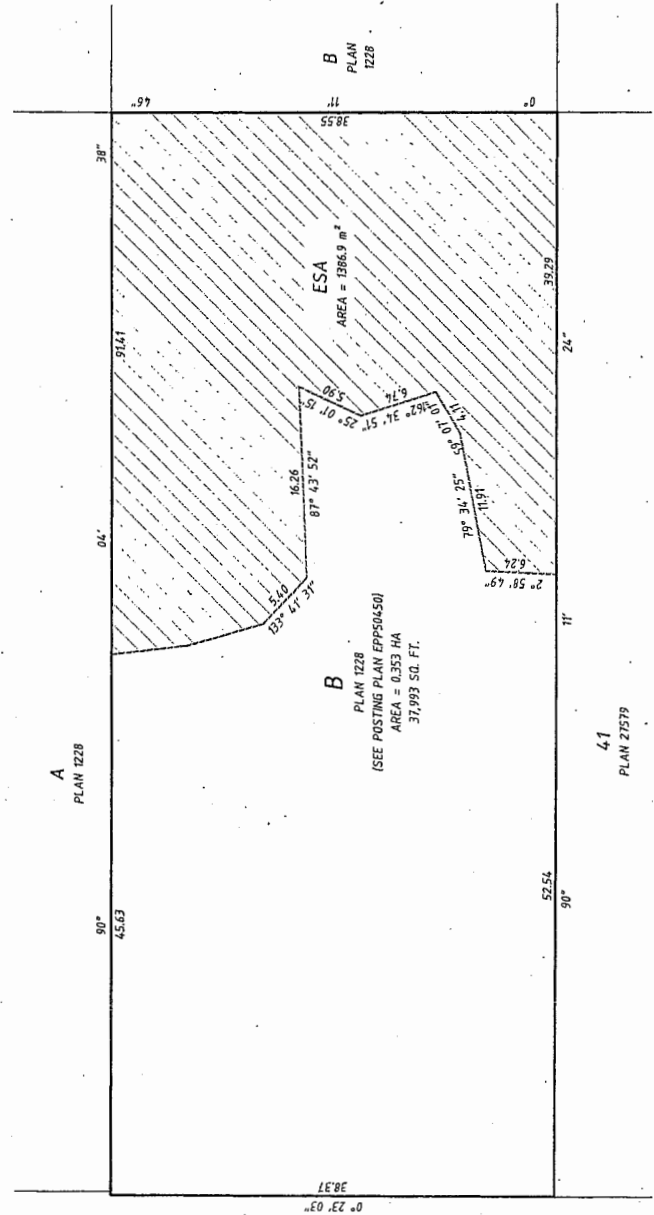
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.6	.0.31	none permitted
Lot Coverage:	Max. 35%	18%	None
Setback – Front Yard:	Min. 6.0 m	9.35 m	None
Setback – Interior Side Yard (north):	Min. 1.2 m	1.22 m	None
Setback – Interior Side Yard (south):	Min. 3.0 m	11.37 m	None
Setback – Rear Yard:	Min.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

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



BCGS 92G.015

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 280mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:400.
 INTEGRATED SURVEY AREA NO. 18 (RICHMOND) M40B3(CSR3) 4.0.0.0.C1.G1.VRD.
 GRID BEARINGS ARE DERIVED FROM DUAL FREQUENCY GNSS RTK OBSERVATIONS REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10.
 THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED.
 TO COMPUTE GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9996634 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENT 845590.
 THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY ACHIEVED ARE DERIVED FROM DUAL FREQUENCY GNSS RTK OBSERVATIONS TO GEODETIC CONTROL MONUMENT 869792, LELU ISLAND (ICLU).



LEGEND
 ESA ENVIRONMENTALLY SENSITIVE AREA

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 #202 - 7001 KINGSWAY
 VANCOUVER, BC V5Y 3C7
 T. 604-916-4232
 INFO@360SURVEYS.CA
 WWW.360SURVEYS.CA
 JOB: 2015051
 FILE: 2015051DWG



City of
Richmond

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

Address: 6020 No. 4 Road

File No.: DP 16-735007

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

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

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

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

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

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

A servicing agreement is not required.

a. Water Works:

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

- The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
- At the Developers cost, the City is to:
 - Install a new water service connection complete with meter and meter box off of the existing 300 mm AC watermain on No.4 Road.

b. Storm Sewer Works:

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

c. Sanitary Sewer Works:

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

d. Frontage Improvements:

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

e. General Items:

- a. The Developer is required to:
 - The subject site is located in an environmentally sensitive area (ESA), coordination with the City's Planning and Development Department is required.
 - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

3. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner, but also as covenants pursuant to Section 219 of the Land Title Act. All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contains prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



City of Richmond

Development Permit

No. DP 16-735007

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

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

No. DP 16-735007

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

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

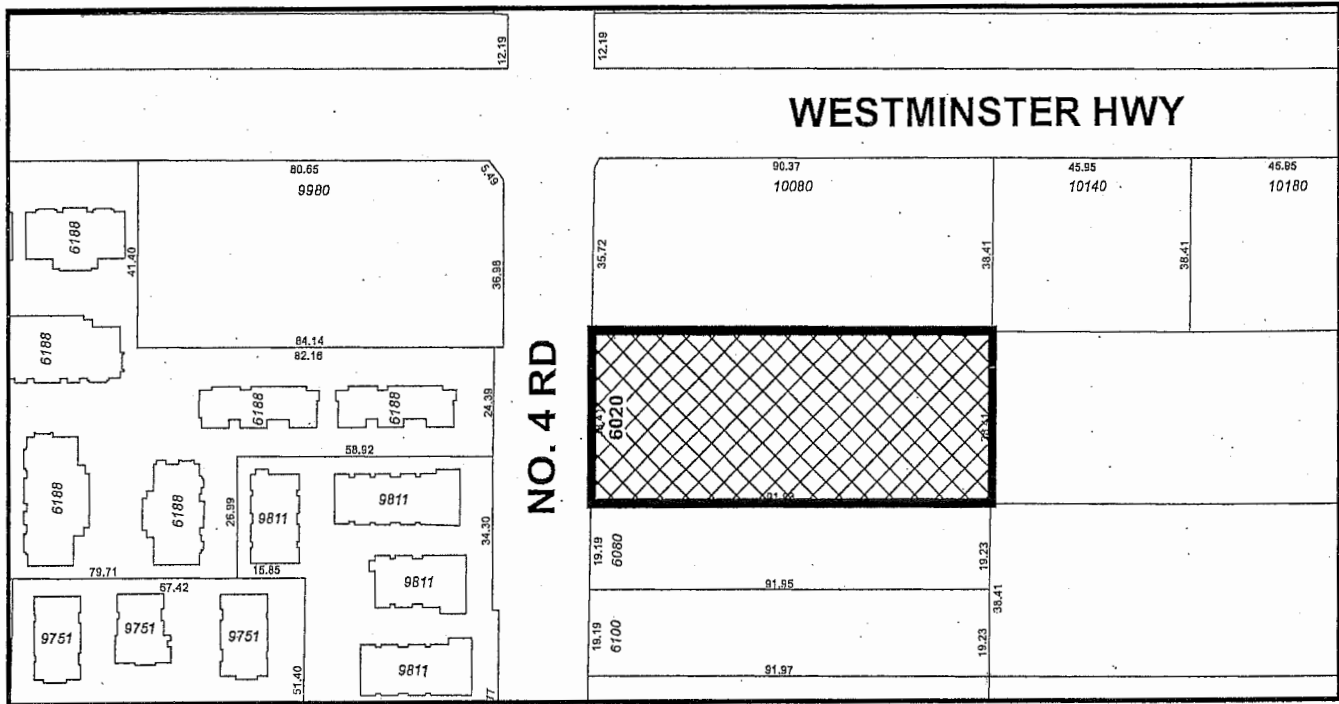
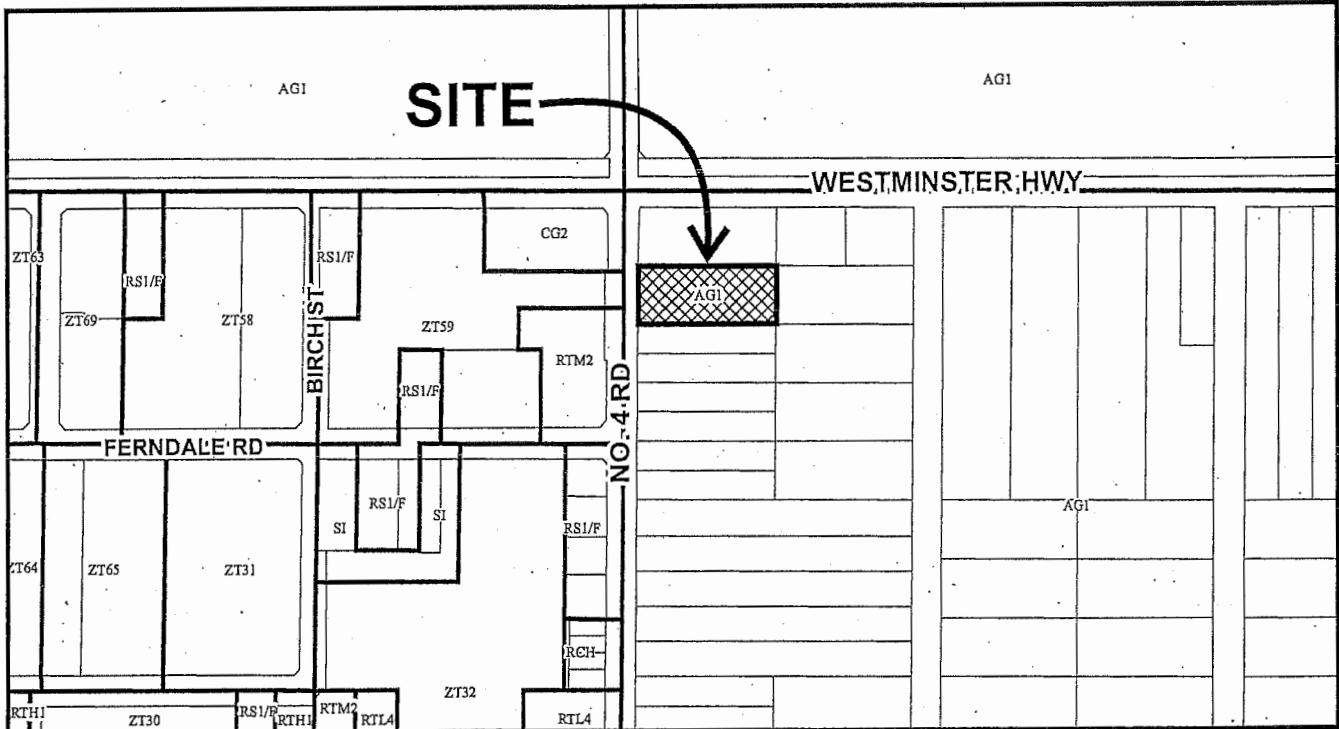
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond

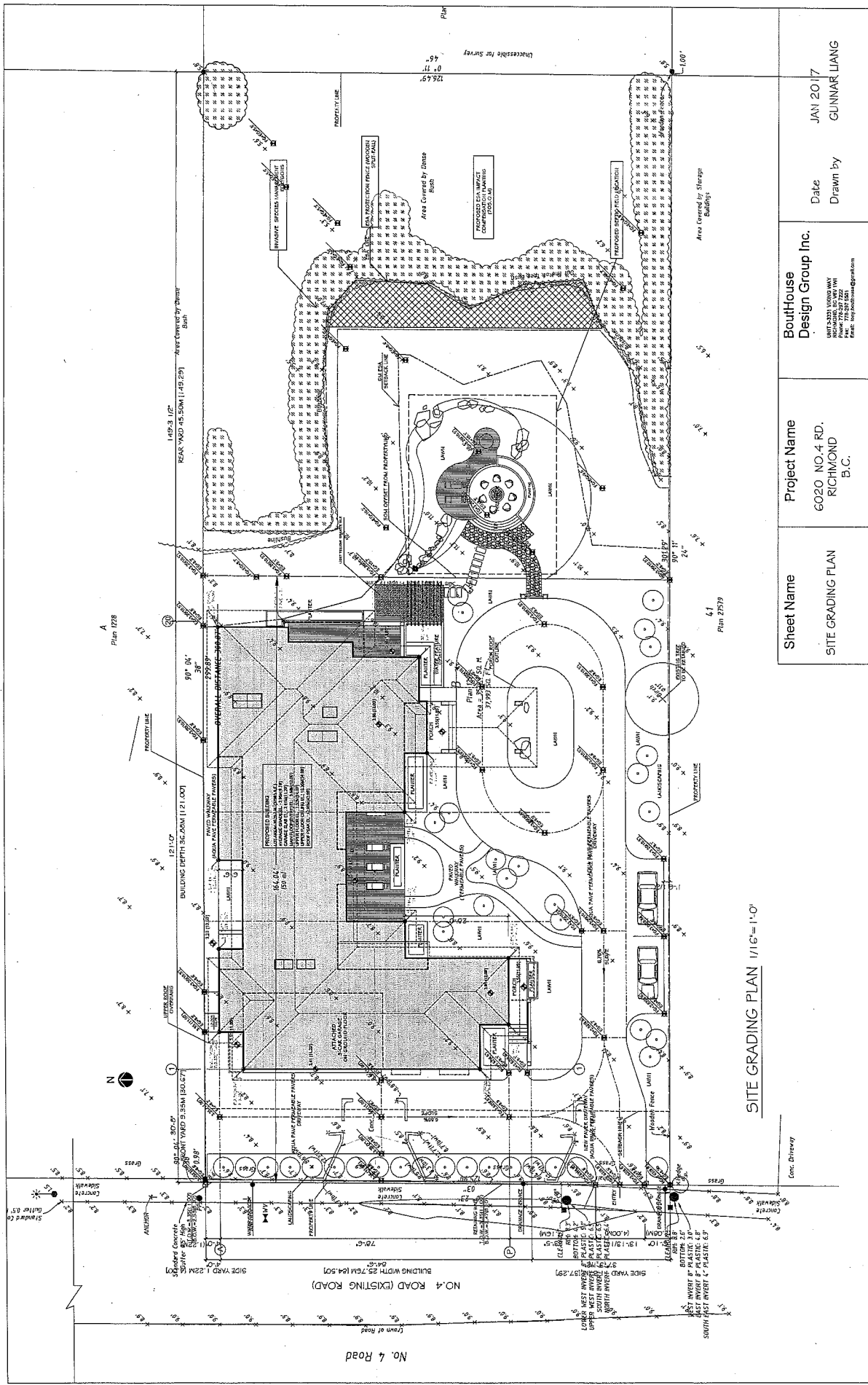


DP 16-735007

Original Date: 07/08/16

Revision Date:

Note: Dimensions are in METRES



Sheet Name SITE GRADING PLAN	Project Name 6020 NO. 4 RD. RICHMOND B.C.	Date JAN 2017 Drawn by GUNNAR LIANG
--	---	--

BoutHouse Design Group Inc.
 1475-3331 VICTORIA PARK
 RICHMOND, B.C. V6X 1Y6
 Phone: 778-201-2202
 Email: info@bouthousegroup.com

SITE GRADING PLAN 1/16" = 1'-0"

THE GENERAL CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH THE PERMITS AND LOCAL ORDINANCES. THE DESIGNER SHALL BE RESPONSIBLE FOR ANY DISCREPANCY. IT IS THE USER'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER BEFORE THE DRAWING IS USED. THESE DRAWINGS ARE INTENDED FOR ARCHITECTURAL INFORMATION ONLY. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.

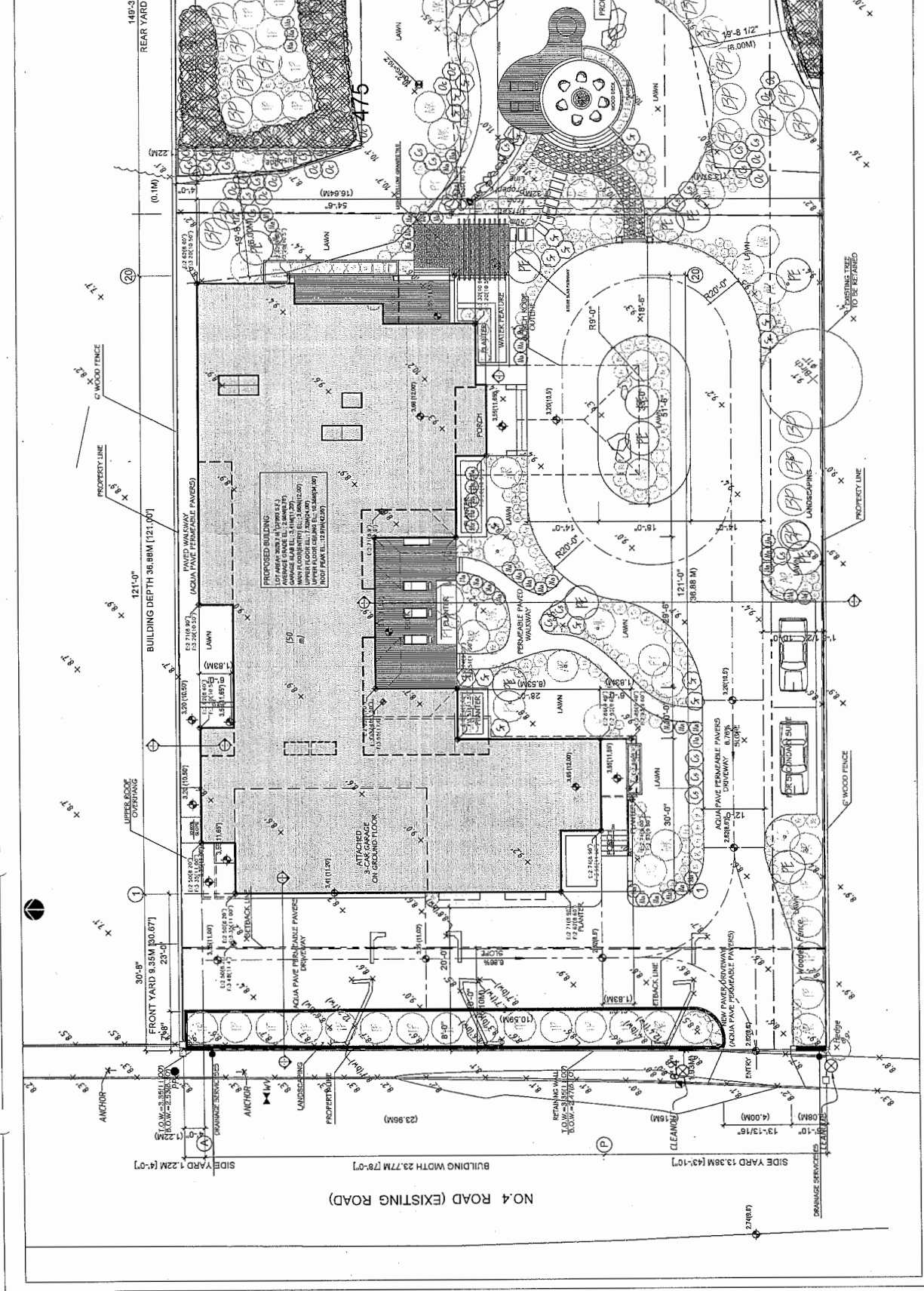
Project Name
6020
No.4 Road
Richmond B.C.

Sheet Name
LANDSCAPE PLAN

Date: 04/12/2017
Drawn By: [Name]
Checked By: [Name]

L1

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



NO. 4 ROAD (EXISTING ROAD)

THE GENERAL CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH THE CITY AND SHALL ADVISE THE DESIGNER OF ANY DISCREPANCY HE MAY NOTE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE DESIGNER'S PROFESSIONAL LIABILITY INSURANCE. THESE DRAWINGS ARE INTENDED FOR ARCHITECTURAL INFORMATION ONLY. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE DESIGNER'S PROFESSIONAL LIABILITY INSURANCE. ALL DIMENSIONS AND MATERIALS ARE TO BE AS SHOWN UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

No.	Revised	DATE

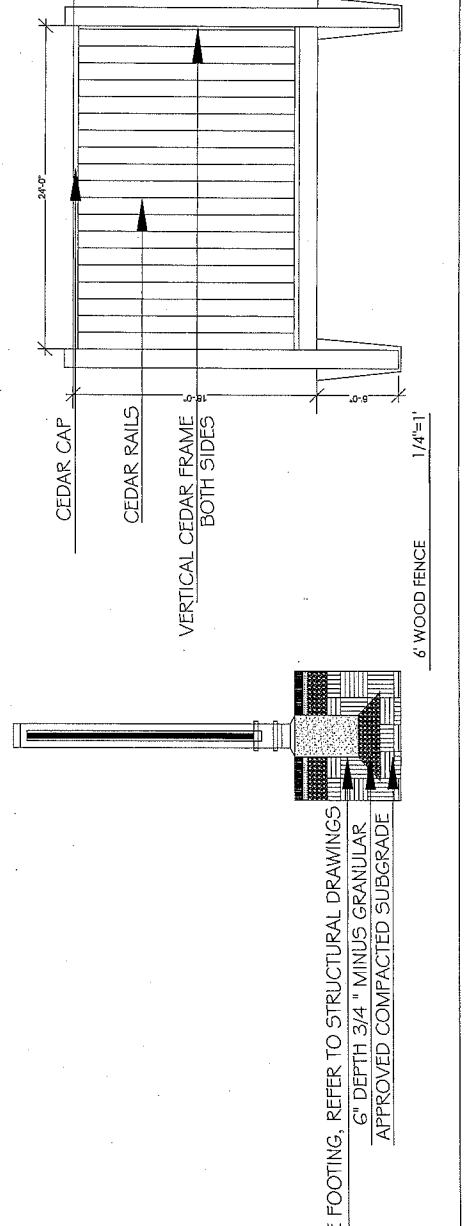
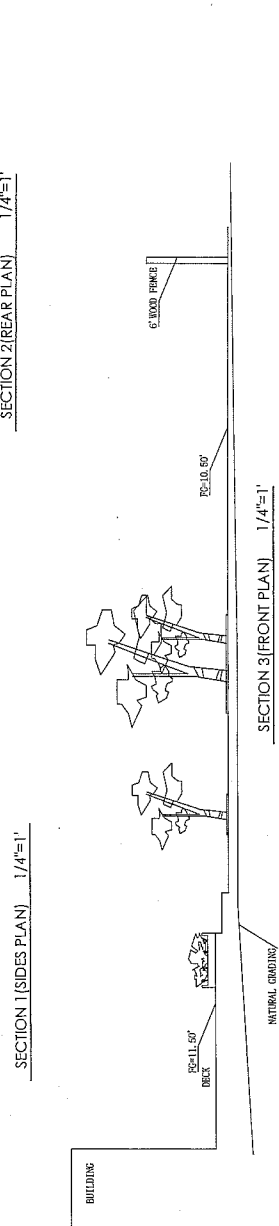
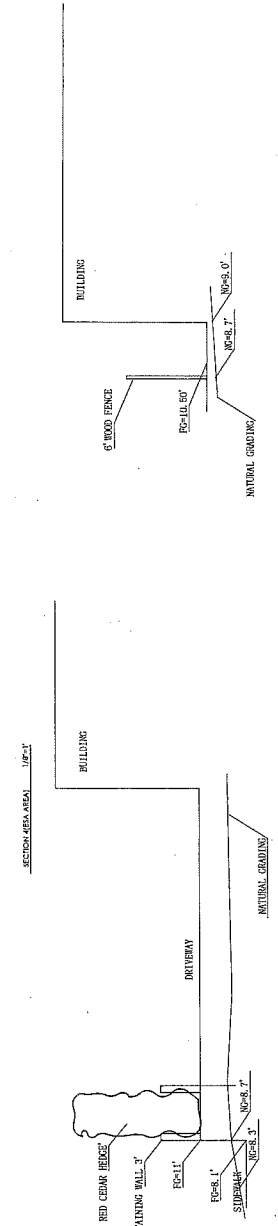
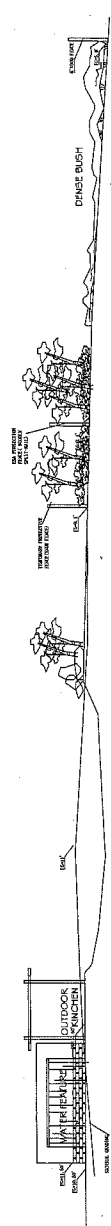
Project Name
6020
No. 4 Road
Richmond B.C.

Sheet Name
LANDSCAPE PLAN

Date: Dec. 2016
Quantity: 1,2

L3

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



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



DP 16-735007

Attachment B

Address: 6020 No. 4 Road

Applicant: Alex Sartori

Owner: Jessica Sun and Qi Ming Wang

Planning Area(s): East Richmond

Floor Area Gross: 999.64 m² (10,760.0 ft.²)

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

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



Address: 6020 No. 4 Road

File No.: DP 16-735007

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

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

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

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

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

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

A servicing agreement is not required.

a. Water Works:

- Using the OCP Model, there is 867 L/s of water available at a 20 psi residual at the No. 4 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for on-site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
- At the Developers cost, the City is to:
 - Install a new water service connection complete with meter and meter box off of the existing 300 mm AC watermain on No.4 Road.

b. Storm Sewer Works:

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

c. Sanitary Sewer Works:

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

d. Frontage Improvements:

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

e. General Items:

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

- Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
 3. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
 4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner, but also as covenants pursuant to Section 219 of the Land Title Act. All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*; which contains prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on-site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



City of Richmond

Development Permit

No. DP 16-735007

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

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
 - a) The "Richmond Zoning Bylaw 8500" is hereby varied to increase the maximum area of the farm home plate to 1,342 m².
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #5 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$58,332.34 for ESA landscaping and \$16,416.72 for non-ESA landscaping to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived. Note that, post installation, the reduced security for ESA may be held for the duration of the three year monitoring period.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 16-735007

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

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

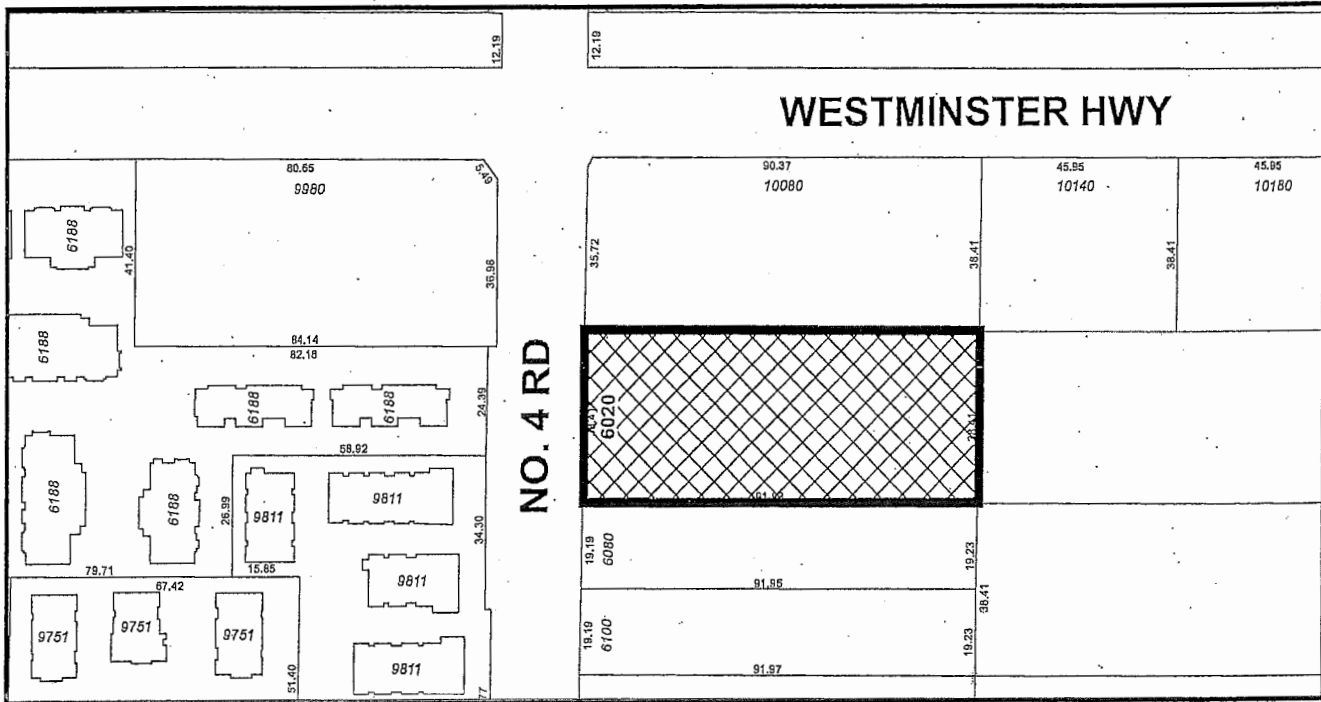
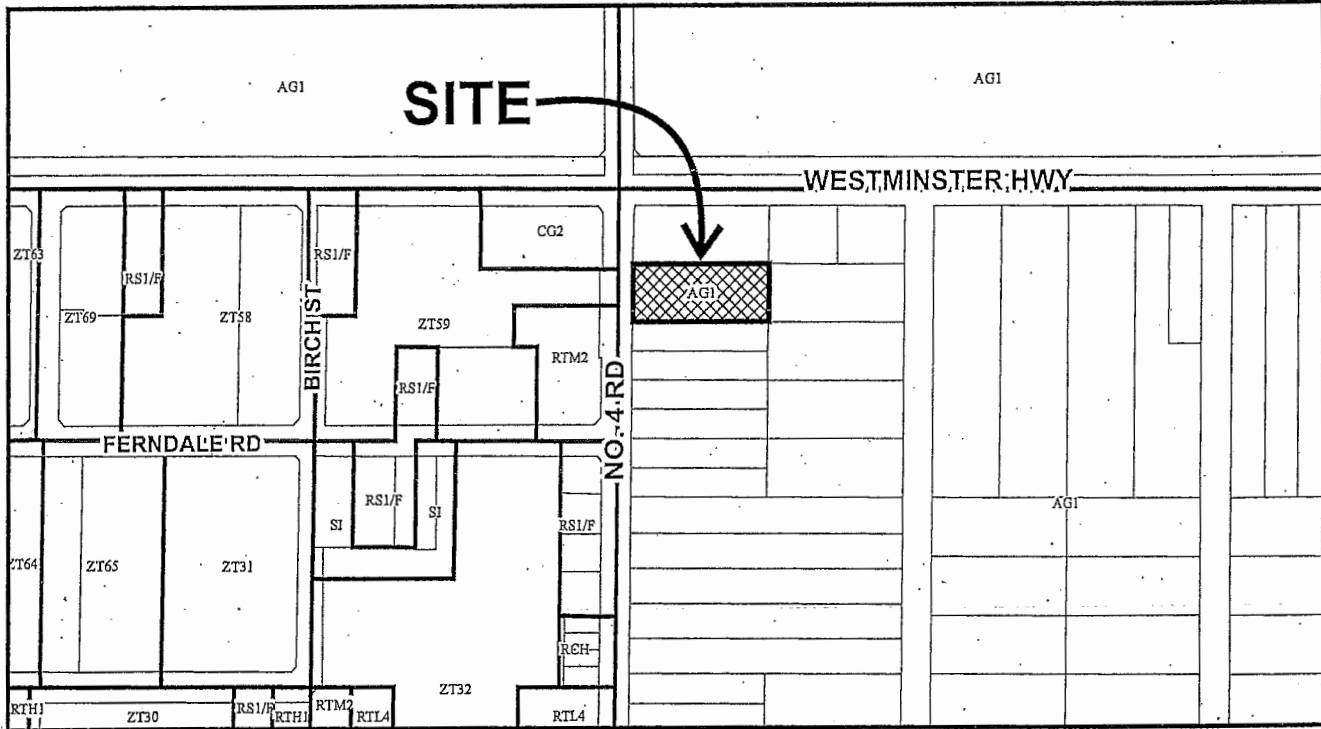
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond

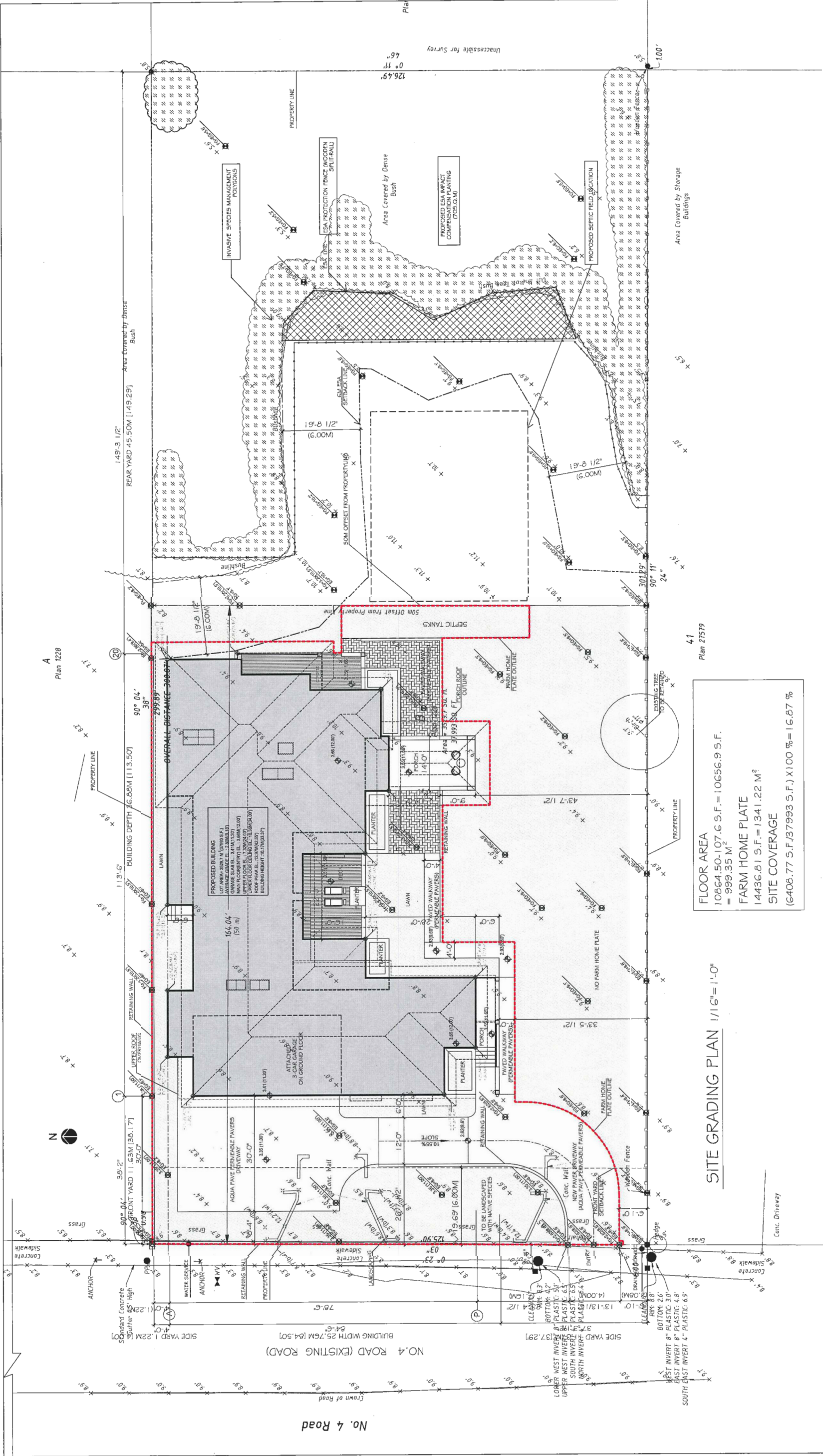


DP 16-735007

Original Date: 07/08/16

Revision Date:

Note: Dimensions are in METRES



FLOOR AREA
 10664.50-107.6 S.F. = 10656.9 S.F.
 = 999.35 M²
 FARM HOME PLATE
 14436.61 S.F. = 1341.22 M²
 SITE COVERAGE
 (6406.77 S.F./37993 S.F.) X 100 % = 16.67 %

<p>Sheet Name SITE GRADING PLAN</p>	<p>Project Name 6020 NO.4 RD. RICHMOND B.C.</p>	<p>BoutHouse Design Group Inc. UNIT 3-3331 WINNS WAY RICHMOND, BC V6V 1W1 Phone: 778-297-7222 Fax: 778-297-5501 Email: bry@bouthouse.com@gmail.com</p>
		<p>Date AUG. 2017</p> <p>Drawn by GUNNAR LIANG</p>

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

DO NOT SCALE THE DRAWING. THESE DRAWINGS ARE INTENDED FOR ARCHITECTURAL INFORMATION ONLY. THE CONTRACTOR AND ANY OTHER PERSON USING THESE DRAWINGS INFORMATION ARE ADVISED TO REFER TO CIVIL, STRUCTURE, MECHANICAL, ELECTRICAL AND INTERIOR DESIGN RELATING TO THOSE DISCIPLINES.

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

1777 With Ave.
Richmond, VA 23261
Phone: 804.281.7612
Email: ykase00@gmail.com

Project Name

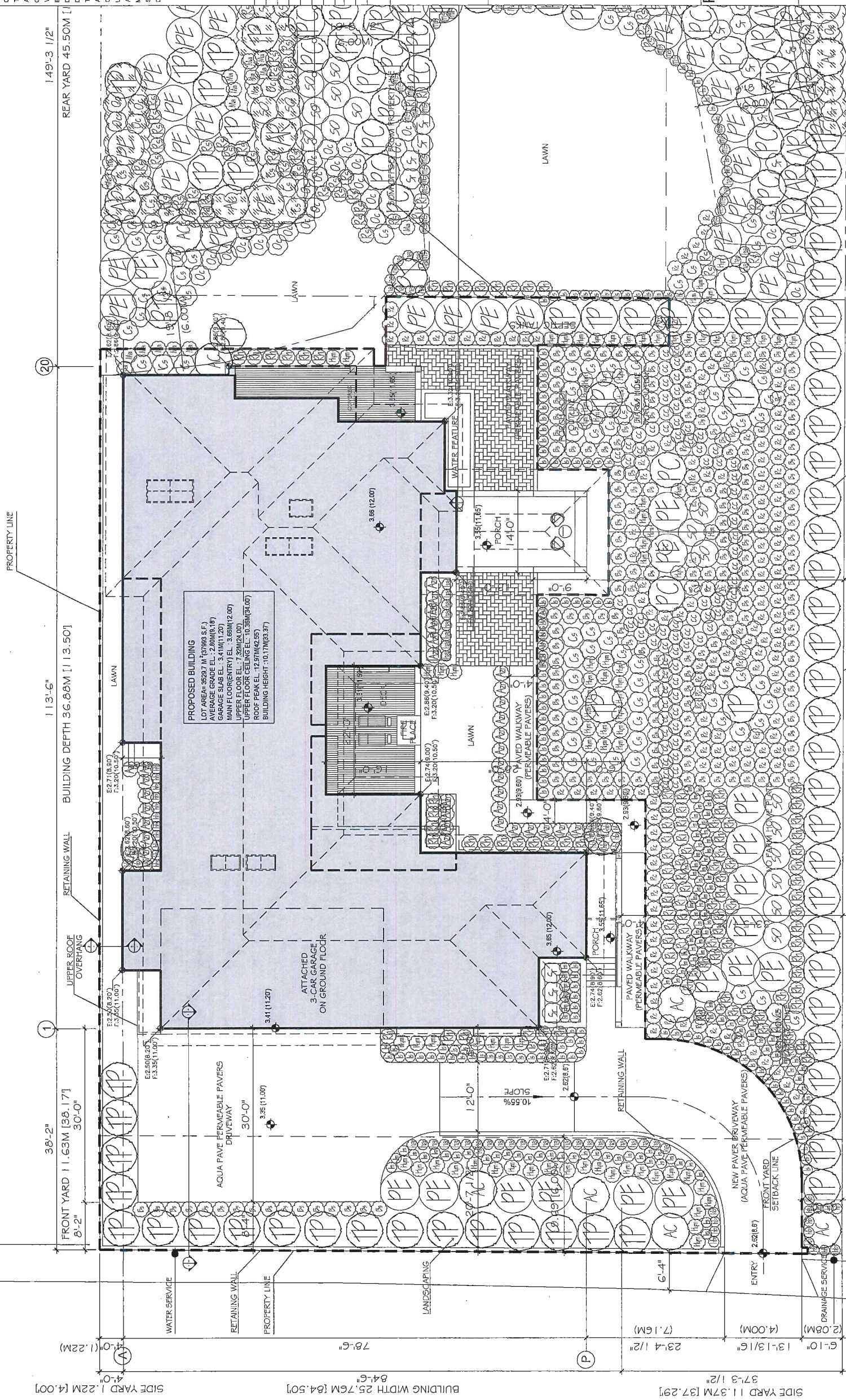
6020
No.4 Road
Richmond B.C.

Sheet Name
LANDSCAPE PLAN

Date
Dec. 2016

Y.Z
L1

Scale
1/8" = 1'-0"



PROPOSED BUILDING
 LOT AREA= 3929.7 M² (93789 S.F.)
 AVERAGE GRADE EL.: 2.80M (9.19')
 MAIN FLOOR FINISH EL.: 3.41M (11.20')
 UPPER FLOOR FINISH EL.: 3.70M (12.14')
 ROOF PEAK EL.: 12.87M (42.55')
 BUILDING HEIGHT: 10.17M (33.37')

FLOOR AREA
 10864.50-107.6 S.F. = 10656.9 S.F.
 = 999.35 M²
FARM HOME PLATE
 14436.81 S.F. = 1341.22 M²

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

NO. 4 ROAD (EXISTING ROAD) 84'-6"
 BUILDING WIDTH 25.76M [84.50']
 SIDE YARD 1.22M [4.00']
 4'-0" (1.22M)
 78'-6"
 37'-3 1/2"
 SIDE YARD 11.37M [37.29']
 23'-4 1/2"
 6'-10"
 13'-13/16"
 4'-00M (4.00M)
 2'-08M

113'-6"
 BUILDING DEPTH 36.88M [113.50']
 PROPERTY LINE

149'-3 1/2"
 REAR YARD 45.50M [149.31']
 PROPERTY LINE

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

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

Sheet Name
 LANDSCAPE PLAN

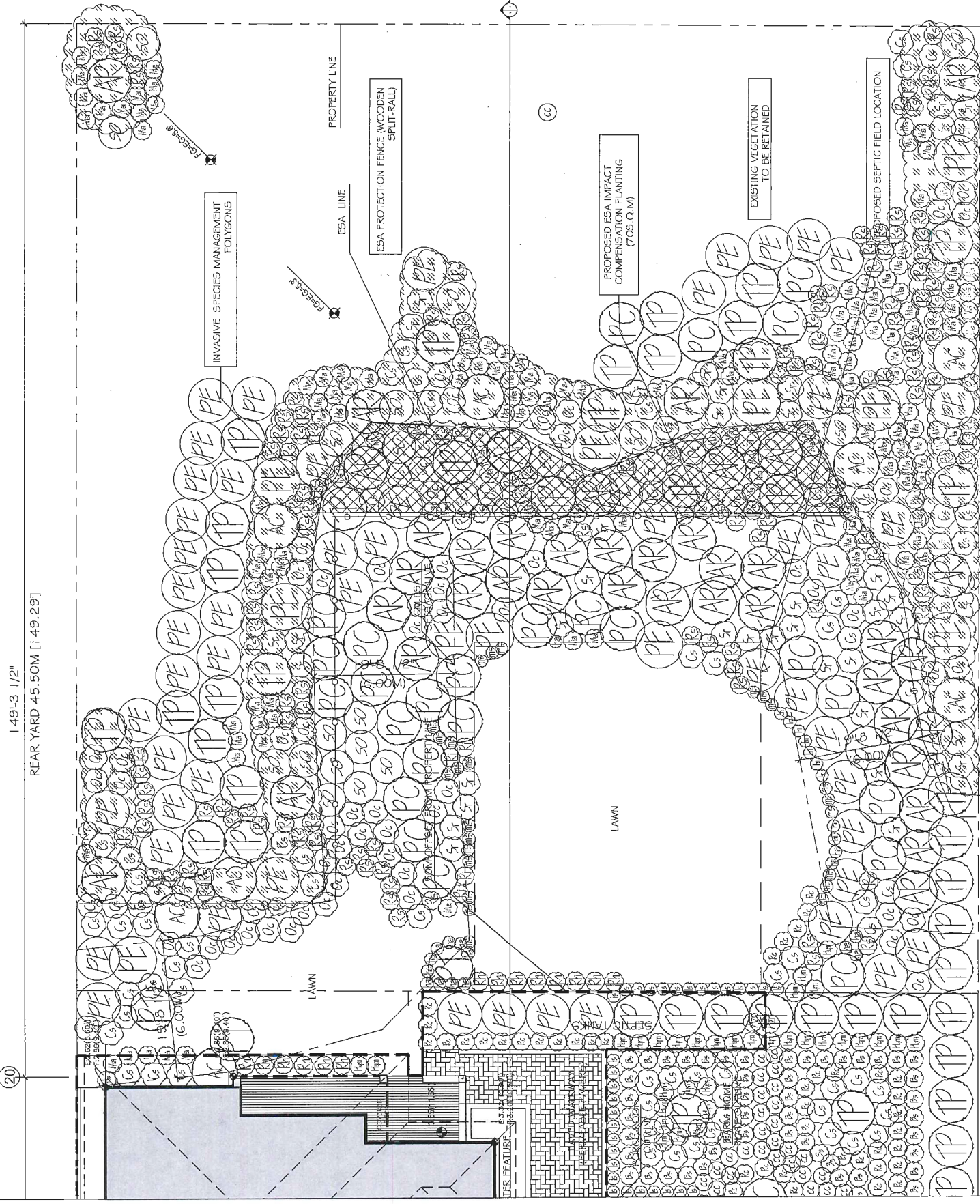
Date: Dec. 2016
 Drawn by: Y.Z.
L2
 Scale: 1/8" = 1'-0"

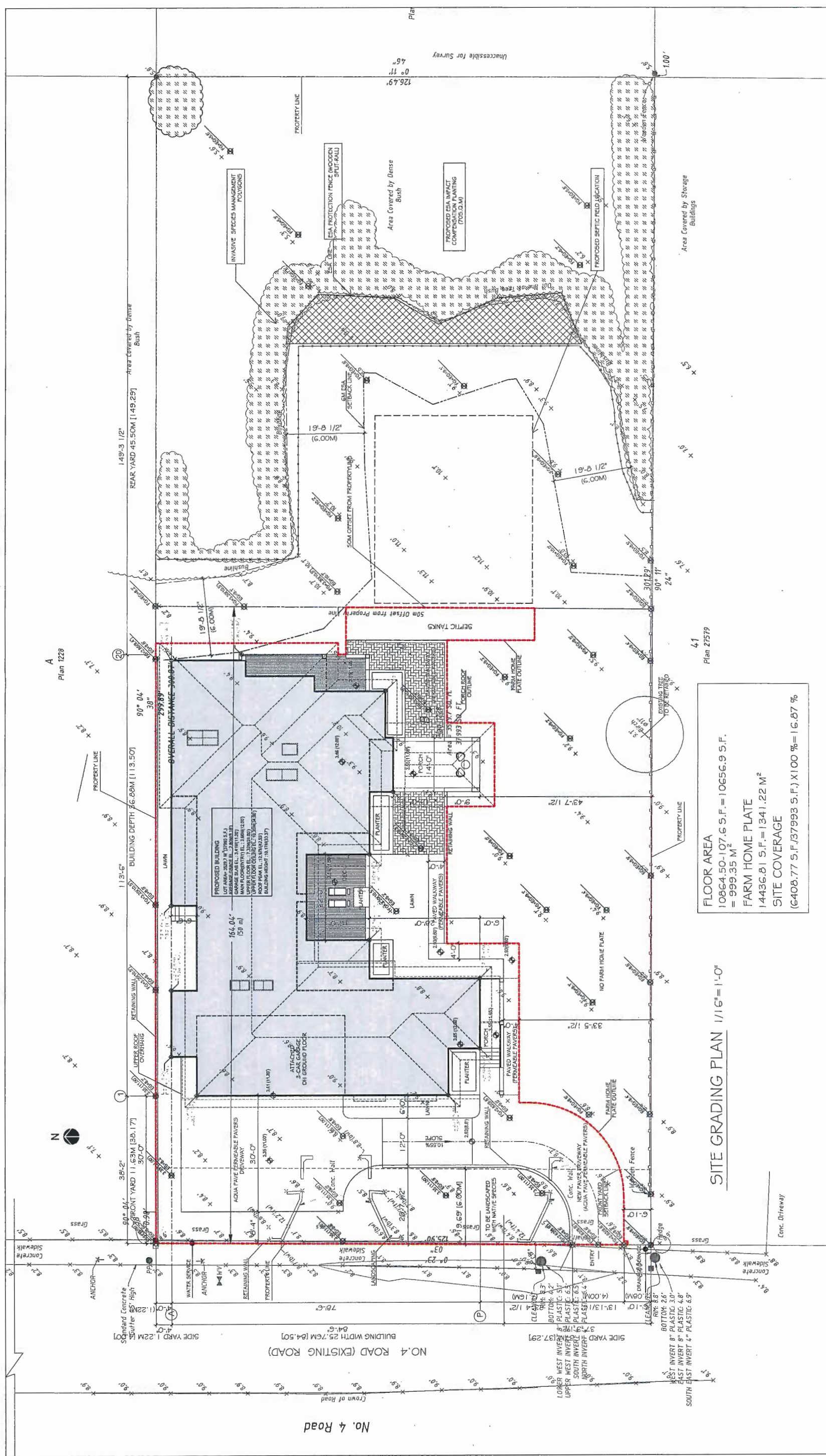
PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
AR	15	Acer glabrum	Vine Maple	1.5M/5' tall
AR	40	Alnus rubra	Red Alder	1.5M/5' tall
PE	60	Prunus cerasifera	Bladder cherry	1.2M 4' tall
TP	10	Thuja plicata	Western red cedar	1.5M/5' tall
PC	20	Pinus contorta	Pacific Crabapple	1.2M/4' tall
PT	2	Pinus contorta	Lodgepole Pine	1.2M 4' tall
SO	32	Sorbus spp.	Mountain Ash	1.5M/5' tall
SHRUBS				
IR	105	Ribes saccatum	Big Leafed Huckleberry	40 POT
OC	10	Rhododendron (pink)	Rhododendron	40 POT
OC	105	Cornus canadensis	Red-osier dogwood	40 POT
IR	10	Buxus sempervirens 'Suffruticosa'	Dwarf English Boxwood	40 POT
AR	20	ALAZIA JAPONICA	KALAMINTI FLOWER	40 POT
OC	64	Sambucus racemosa	Red elderberry	40 POT
OC	64	Quercus acutifolia	Red oak	40 POT
IR	120	Berberis aquifolium	Spineberry	40 POT
IR	150	Rosa rugosa	Rosa	40 POT
IR	150	Ribes sanguineum	Red Flowering Currant	40 POT
PERENNIALS/BIENNIALS				
IR	110	Lupinus polyphlebium	Large leaved lupine	40 POT
IR	120	Lupinus albus	White lupine	40 POT
IR	110	Bakula	Japanese forest grass	40 POT
IR	40	IRIS	"BIG DADDY" IRIS	40 POT
IR	20	IRIS	"WILD IRIS"	40 POT
IR	20	IRIS	"WILD IRIS"	40 POT
IR	20	IRIS	"WILD IRIS"	40 POT

1. All material and quantities of landscape work shall conform to the R.C.S.L.B.C.A. landscape standard.
 2. All landscape contractor shall ensure that the service planting and/or final work meets the specifications recommendations of the soil analysis taken at the time of construction.
 3. All landscape work shall be completed prior to final acceptance of the landscape work by the Consultant.
 4. All landscape work shall be completed by the contractor.
 5. All landscape work shall be completed by the contractor.
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 8. All landscape work shall be completed by the contractor.
 9. All landscape work shall be completed by the contractor.
 10. All landscape work shall be completed by the contractor.

ACTUAL AREA OF ENHANCEMENT WITH ESA (15500.00 S.Q.F)
TOTAL AREA OF ESA (20822.41 S.Q.F)
NON-ESA LANDSCAPING AREA (6617.51 S.Q.F)





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SITE GRADING PLAN 1/16" = 1'-0"

<p>Sheet Name SITE GRADING PLAN</p>	<p>Project Name 6020 NO.4 RD. RICHMOND B.C.</p>	<p>BoutHouse Design Group Inc. UNIT 3-331 VIKING WAY RICHMOND, BC V6V 1W1 Phone: 778-297-7222 Fax: 778-297-7222 Email: toby.bouthouse@gmail.com</p>
		<p>Date AUG. 2017</p> <p>Drawn by GUNNAR LIANG</p>