



**City of Richmond**  
Urban Development Division

**Report to  
Development Permit Panel**

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**To:** Development Permit Panel  
**From:** Joe Erceg  
Manager, Development Applications  
**Date:** December 1, 2003  
**File:** DP 03-225089  
**Re:** **Application by Kaiman Enterprises Co. Ltd. and Emanon Holdings Ltd. for a  
Development Permit at 22571 Westminster Highway**

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**Manager's Recommendation**

That a Development Permit be issued for 22571 Westminster Highway that would:

1. Permit the construction of nine (9) three-storey townhouses on a site zoned Comprehensive Development District (CD/24); and
2. Vary the regulations of Zoning and Development Bylaw No. 5300 to:
  - a) Reduce the road setback along Westminster Highway from 6m (19.685 ft.) to 3.048m (10 ft.) for access stairs to the porches on the second floor;
  - b) Reduce the road setback along Westminster Highway from 6m (19.685 ft.) to 0.914m (3 ft.) for a mailbox structure; and
  - c) Permit nine (9) tandem parking stalls for the townhouse units.

*ber* Joe Erceg  
Manager, Development Applications

BFG:blg  
Att.

## Staff Report

### Origin

Kaiman Enterprises Co. Ltd. and Emanon Holdings Ltd. have applied to the City of Richmond for permission to develop nine (9) three-storey townhouse units at 22571 Westminster Highway. A copy of the development application is appended to this report.

### Development Information

Site Area:	1,594.164m <sup>2</sup> (17,160 ft <sup>2</sup> )
Building Area:	954.826m <sup>2</sup> (10,278 ft <sup>2</sup> )
Density:	56 du per ha 23 du per ac.
Site Coverage:	35.0 % Allowed 33.3 % Proposed
F.A.R.:	956.498 m <sup>2</sup> (10,296 ft <sup>2</sup> ) Allowed 954.826 m <sup>2</sup> (10,278 ft <sup>2</sup> ) Proposed
Parking:	16 Spaces Required (14 resident stalls and 2 visitor stalls) 20 Spaces Proposed (18 resident stalls and 2 visitor stalls)

Development surrounding the subject site is as follows:

To the north and west is McLean Park;

To the east, across Westminster Highway is a large condominium complex consisting primarily of three-storey multi-family residential dwellings; and

To the south, there is an existing, older single-family residential dwelling, which could rezone to a similar designation.

### Findings of Fact

Criteria and policies for the issuance of Development Permits appear in Schedule 1, Sub-Section 9.3 Multi-Family Residential Development Permit Guidelines of Bylaw 7100, the Official Community Plan. Please see Appendix A – Compliance with Development Permit Guidelines for a detailed assessment. The following is a summary of compliance with the development permit guidelines identified in '***bold italics***'.

***The proposed townhouse project does not transition down in height to the south where the subject site is adjacent to an existing older single family dwelling. However it is anticipated that this isolated neighbouring single-family residential lot will be redeveloped eventually as townhouses similar to the subject site. In addition, the applicant has agreed to provide a \$9,000.00 contribution for the lack of an indoor amenity space within the proposed development. This contribution will be used for the provision of indoor public amenities elsewhere in the City. Currently these funds have not been assigned to a specific amenity upgrade project.***

## Staff Comments

Staff comments are followed by the applicant's response identified in '***bold italics***'.

## Development Coordinator Comments

1. The site plan has changed from the rezoning (i.e. the amenity area was located between the units in the back and across from the driveway entrance). Provide an explanation for the revised site plan arrangement. ***The site plan has been changed in order to retain the large existing trees at the southwest corner of property near the park.***

## Community Planning Comments

1. This project is subject to rezoning conditions as identified in the rezoning report (rezoning file RZ 02-213359 - see REDMS document # 876883). The following is a list of requirements to be dealt with prior to final adoption of the rezoning application which have been taken from the rezoning staff report:

The following are rezoning requirements to be dealt with prior to final adoption:

Legal requirement, specifically:

1. Registration of a cross-access easement agreement to allow residents from future development at 22551 Westminster Highway to use the driveway and pedestrian walkways to be developed at 22571 Westminster Highway.

Development requirements, specifically:

1. BC Ministry of Transportation approval.
2. Enter into a Servicing Agreement for the design and construction of Westminster Highway frontage from the north property line to the interchange (which crosses 22551 Westminster Highway) complete with pavement widening, curb and gutter, treed boulevard, 1.5m concrete sidewalk and street lighting.

***The applicant has completed the rezoning requirements.***

2. It was understood by the Richmond rezoning planner that the applicant requested no variances at time of rezoning the property. Variances are now requested for front yard encroachments. Provide a detailed explanation and rationale. ***The applicant has requested variances for the front exterior stairs and the mailbox structure that encroach into the 6m (19.685 ft.) road setback along Westminster Highway.***

## Building and Zoning Comments

1. Input from the Richmond Fire Department is required regarding emergency fire fighting access. ***Richmond Fire Department input regarding emergency fire-fighting access has been incorporate into the design.***
2. If this is a recent subdivision 3.5m floodplain, requirements apply. ***The 3.5m floodplain requirements apply and the proposed design complies with these requirements.***
3. Identify if these are Part 9 Buildings under the BC Building Code. ***All buildings are Part 9 Buildings under the BC Building Code.***
4. Is a variance requested for tandem parking? ***A variance for tandem parking is requested.***

**Urban Design Comments**

1. Consider a 1.5m (4.921 ft.) wide, concrete walkway along one side of the internal laneways. *A walkway along the internal laneway has been included.*
2. Provide a tree survey and an arbourist report regarding the existing trees on-site or adjacent to the property lines. Define how the existing major hedge along the south property line will be protected. *A tree survey and an arborist report has been submitted and Richmond staff are satisfied that the existing site trees to be retained will be protected during construction.*

**Engineering and Public Works Comments**

1. Prior to the Development Permit application proceeding to the Development Permit Panel, ensure the completion of the rezoning (RZ 02-213359) requirements. Refer to the 'Community Planning' comments above. *All rezoning requirements have been completed.*
2. Provide appropriate pavement widening, a boulevard planting strip complete with street trees and a 1.5m (5 ft.) sidewalk along Westminster Highway. Extend this frontage improvement from the intersection of Westminster Highway and Westminster Highway North across the subject site and northward to intersect with the McLean Park pathway from Westminster Highway. *The requested frontage improvements will be extended from the intersection of Westminster Highway and Westminster Highway North across the subject site and northward to intersect with the McLean Park pathway.*

**Parks Department Comments**

1. This site borders onto McLean Park and the developer may provide some type of common or central gate so that residents of this project can walk out of their property and into the park. The City however will not be constructing a pathway (from the existing park network) to this gate. The gate should be one way (or controlled) so as to prevent the public from entering the project from the park side. Ensure adequate screening from the park to the townhouses. *A central gate access to the park from this complex has been incorporated into the fence along the west side of the site. Pathways are arranged so that all the existing trees will be retained near the park at the southwest corner of the site. The 1.2m (4 ft.) high picket fence and another fence along the edge of the front yards has been added to improve the security of the units facing the park to the west.*

**Transportation & Traffic Department Comments**

1. Revise the curb alignment on Westminster Highway at the vehicle entry for this project to include a driveway crossing rather than curb returns. *The curb alignment has been revised to include curb returns at the vehicle entry as part of the Servicing Agreement.*
2. Visitor parking spaces adjacent to fences, walls or obstructions need to be wider. Please refer to Division 4 of Zoning and Development Bylaw 5300 for more specific information. *Visitor parking stalls have been widened according to Richmond Development Bylaw No. 5300.*
3. Demonstrate that there is adequate vehicle manoeuvring room for garage access and egress. *Richmond Transportation Department staff have confirmed that adequate vehicle manoeuvring has been provided for garage access and egress.*

### **Garbage & Recycling Comments**

1. This development qualifies for individual unit refuse and recycling collection provided that adequate service vehicle access can be provided. Please demonstrate how this could be accommodated. A paved area for placement of blue boxes and garbage containers for collection is acceptable. Please ensure space is adequate for the garbage containers and blue boxes. ***Garbage and recycling will be collected individually and a paved area for recycling has been provided at the entry of the site for easy collection of recycling. The paved area has been adjusted to allow for recycling and refuse collection.***

### **Advisory Design Panel Comments**

This development permit application was presented to the Advisory Design Panel on Wednesday, April 9, 2003. The Design Panel made a few suggestions, the applicant agreed to make certain changes and the drawings have now been revised as requested. These changes included a redesigned mailbox/sign feature, more screening of parking stalls, additional tree planting and the addition of chimney elements. The Design Panel voted to support this application. Please see Appendix B for the detailed minutes of the Advisory Design Panel.

### **Analysis**

#### **Assessment of Conditions of Adjacency:**

The proposed edge conditions of this project with McLean Park are acceptable. There is an older single-family residential dwelling immediately adjacent to the subject site and there will be some impacts from the proposed development of the subject site on the neighbouring property to the south. However, it is anticipated that this property to the south at 22551 Westminster Highway, will be redeveloped for townhouses similar to the proposal on the subject site. No contact or concerns have been received from the owner of this property at the time of writing this report. There is a recent three-storey over parking condominium development across Westminster Highway referred to as Windsor Court, but there should be little impact from the proposed development on this existing multi-family development.

#### **Assessment of Site Planning and Urban Design:**

The architect has revised the site plan from the rezoning application to better protect existing trees near the southwest corner of the site. Richmond Transportation staff are satisfied that there is adequate width for vehicle manoeuvring at the site entry from Westminster Highway and for access and egress to the garages for all townhouse units.

#### **Assessment of Architectural Form and Character:**

There is a combination of building façade materials including hardi-panel and vinyl siding with wood trim. The roofscape responds to the jogged arrangement of the townhouses along Westminster Highway and the roof is proposed as a high-profile, asphalt shingles. The second and third floor layout plans create overview opportunities into McLean Park, which will increase informal surveillance for the Park.

**Assessment of Landscape Design:**

The applicant proposes 3 gate connections from the subject site to McLean Park, however it should be noted that formal connections to the park pathway system would not be constructed. The landscape architect proposes a low hedge screen between the private outdoor spaces of the westerly units and McLean Park. The applicant has provided a report from a certified arbourist regarding the existing trees near the southwest corner of the site and to ensure that no damage occurs to existing vegetation on the neighbouring property to the south.

**Assessment of Requested Variances:**

In the current proposal, the applicant requests the following variances, specifically:

1. Reduce the road setback along Westminster Highway from 6m (19.685 ft.) to 3.048m (10 ft.) for access stairs to the porches on the second floor;
2. Reduce the road setback along Westminster Highway from 6m (19.685 ft.) to 0.914m (3 ft.) for a mailbox structure; and
3. Permit nine (9) tandem parking stalls for the townhouse units.

Richmond staff would prefer that the applicant eliminate all variances however the applicant continues to request the above 3 variances. Since the applicant has increased the building setback from Westminster Highway to ensure that the building envelope respects the 6m (19.685 ft.) road setback along Westminster Highway, staff recommends support of the requested stair encroachments into the road setback. The request for the mailbox encroachment into the 6m road setback along Westminster Highway results since this structure is proposed with a small roof. This is a commonly requested variance and there are numerous recent precedents to support this request. The request for tandem parking is also a commonly requested variance and there are numerous recent precedents to support this requested variance.

**Conclusions**

Richmond Planning staff support this application and recommend approval.



Brian Guzzi,  
Registered Planner/Landscape Architect  
(loc. 4393)

BFG:blg

Prior to final approval of this Development Permit application, the applicant is required to submit the following:

1. Provide a landscape Letter of Credit to the City of Richmond in the amount of \$20,556.00 (i.e. 10,278 ft<sup>2</sup> x \$40.00/ft<sup>2</sup> x 5%).
2. Provide a \$9,000.00 contribution (i.e. \$1,000.00/unit) for the lack of indoor amenity space provided as part of this proposal, which will be used by the City for the provision of indoor amenity space elsewhere in Richmond.

## Appendix A – Compliance with Development Permit Guidelines

Criteria and policies for the issuance of Development Permits appear in Schedule 1, Sub-Section 9.3 Multi-Family Residential Development Permit Guidelines of Bylaw 7100, the Official Community Plan. The following is an assessment of compliance with the development permit guidelines. The relevant development permit guidelines are followed by the Applicants' response or Richmond Planning staff comments identified in '*bold italics*'.

### 9.3. Multiple-Family Residential Development Permit Guidelines (Townhouses)

#### 9.3.1. Fire Access

1. Fire hydrant within 90 m (295 ft.) of the front door of each dwelling and a paved area of width 7.3 m (24 ft.) for fire truck set up within 45 m (150 ft.) of all dwellings. ***Complies.***

#### 9.3.2. Scale and Form

1. Minimum of 75% of dwellings and their private open spaces receive direct sunlight every day of the year. ***Complies.***

##### 9.3.2.A. Neighbourhood Organization

1. Townhouses should be designed in clusters of 25 units or less and defined by publicly accessible open spaces and roadways. ***Complies.***
2. Maximum number of townhouses in a row is six (6) units, increased to eight (8) if adjacent rows are separated by broader open areas. ***Complies.***

##### 9.3.2.B. Scale and Form

1. Where multiple family units adjoin single-family homes, design units with greater setbacks above the ground floor, special landscape measures and/or orientating living areas away from neighbours. ***Complies.***
2. Townhouses to be compatible in scale and form with surrounding area. ***Complies.***
3. Provide a transition between townhouse units and single-family homes by building duplexes along property lines with a minimum spacing of 3 m (9.8 ft.) between each duplex. ***Complies.***
4. Maximum transition height gradient of 26 degrees between townhouse development and property lines. ***Does not comply. To the north and west is McLean Park and to the south is a site, which could be redeveloped as a townhouse project of similar size.***
5. End units to be one-storey in height where adjoining single-family homes. ***Does not comply. If the site to the south redevelops as a townhouse project similar to the subject site, then the height of the future development to the south will be similar to the height currently proposed on the subject site.***
6. Articulate building façade with projections, recesses, solids and voids, chimneys and multi-paned windows. ***Complies.***
7. Reduce the apparent height of buildings with treatment that avoids sheer blank walls and promotes recognition of individual storeys (eg. use of trim, secondary roof elements, building recesses). ***Complies.***

#### 9.3.3. Streetscapes

1. Vehicle and pedestrian access should be specifically marked or separated from each other and appropriately located. ***Complies.***
2. Individual front doors to grade level units along public streets. ***Complies.***

**9.3.3.A. Pedestrian Pathways**

1. Pathways should be treated with decorative surfaces and landscaped. **Complies.**
2. Orientate windows, entries and balconies on adjacent buildings towards paths to maximize visibility. **Complies.**

**9.3.5.B. Entrances**

1. New developments should promote the provision of individual grade-level entries to units wherever possible. **Complies.**
2. Porches and covered stairs for weather protection at the entry should be at least 2.5 m (8.2 ft.) deep and should be designed into the façade, rather than appear 'tacked-on'. **Complies.**
3. Townhouses fronting residential streets should have their main pedestrian entrances on the street side. **Complies.**
4. Incorporate human-scale elements (windows, doors, roof elements, trellises, etc.) into the building façade visible from the street. **Complies.**
5. Main entrances to units should not be adjacent to, or on the same façade as garage doors. **Complies.**

**9.3.5.C. Garages**

1. Garage doors to occupy no more than 60% of the building width as seen from the internal road. **Complies.**
2. Garage doors to be a maximum width of 4.9 m and maximum height of 2.1 m. **Complies.**
3. Incorporate decorative architectural treatments that are complimentary to unit finishes, such as windows, on and above garage doors. **Complies. Wood trim is used at garage doors.**

**9.3.8.D. Private Open Space**

1. Townhouse units require a minimum private outdoor space of 37 m<sup>2</sup> (398.3 ft<sup>2</sup>) in area and 9 m (29.5ft) in depth, which may be reduced to 5.3 m (17.2 ft.) where adequate privacy screening is provided. **Complies with 37 m<sup>2</sup> for rear units and 38 m<sup>2</sup> for front units.**

**9.3.9.A. Indoor Amenity Space**

1. Provided at a minimum rate of 2 m<sup>2</sup> (6.6 ft<sup>2</sup>) per bedroom and 70 m<sup>2</sup> per development and shall include a multi-purpose facility. **Does not comply. However the developer has agreed to provide a \$9,000.00 contribution to the provision of indoor amenity space to be provided by the City at some other location within Richmond.**
2. Should be located on the south face of buildings and linked directly to outdoor amenities and public walkways. **Not applicable.**

**9.3.9.B. Outdoor Amenity Space**

1. Provided at a minimum rate of 4 m<sup>2</sup> per bedroom, in addition to indoor amenity space, consolidated in one compact area and located to take advantage of sunlight and natural shelter. **Complies. 108 m<sup>2</sup> is required and the applicant proposes 148 m<sup>2</sup> as a total amount of outdoor amenity space (i.e. 5.5 m<sup>2</sup> per bedroom).**
2. Provide barrier-free access to the space and surveillance from adjacent units, and do not locate the space near parking areas or garbage/recycling storage areas. **Complies.**
3. For developments over 20 units in size, provide a minimum of 2.5 m<sup>2</sup> per bedroom (excluding master bedroom) for children's play area, paved with a durable material. **Not applicable.**



**9.3.10. Parking**

1. Resident parking should be in small, defensible open parking lots or should be located in locked, defensible garages screened from view from the road. Visitor parking should be in public view and easily accessible near the main entry. Parking lots should have landscaping to separate every fourth parking space. **Complies.**

**9.3.12. Services**

1. Provision should be made for emergency vehicles, moving vans, and service vehicles. **Complies.**
2. Erect a gated and covered structure to contain residents' garbage and recycling materials, with landscaping to screen it. The enclosure should be in a central location, but away from communal amenity space and designed to complement the unit design. **Complies. A paved curbside collection area at the project entrance is provided for blue boxes. Mailboxes are built-in to a covered structure.**

**9.3.13. Security**

1. Developments should provide for both internal unit privacy and passive surveillance of internal roadways and communal amenity areas to enhance safety and security for residents. **Complies.**

**9.3.14. Acoustics**

1. Traffic noise to be screened from residential units in order to maintain a maximum ambient sound level of 35 dBA for indoor spaces and 55 dBA for outdoor private spaces. Where private outdoor space is adjacent to arterial roads, building should be setback 12 m (39.37 ft.) in order to allow space for landscaping, fencing and berming. **Complies.**

**9.3.15. Universal Access**

1. Units should be designed to be universally accessible in all multiple family developments, or be adaptable for conversion. **Not applicable. This project is too small to have a universally accessible unit.**

## Appendix B - Advisory Design Panel Minutes

The following text is taken from the Advisory Design Panel Minutes of Wednesday, April 9, 2003 and refers to agenda item #4.

DP 03-225089

A proposal for 9 townhouses units designed by Tom Yamamoto Architect Inc. for Kaiman Enterprises Co. Ltd. and Emanon Holdings Ltd., located at 22571 Westminster Highway (Formal Presentation)

The comments of the Richmond Advisory Design Panel were as follows:

- Support was expressed for the angled site plan orientation of the buildings in relation to Westminster Highway.
- The mailbox/entry sign feature requires design development.
- Additional landscape planting could be provided to further identify, separate and screen both visitor parking stalls.
- Additional trees should be added along the internal private road.
- The architectural style of the dormers was appreciated.
- It was felt that the architectural character would contribute to the park.
- There was mixed opinion regarding the proposed unique colour scheme for each individual unit entry door.
- The architect was complemented as one local designer who generally includes provisions for universal accessibility in projects. It was also recognized this is a project with a small number of units, that the floor plan is relatively small and that they are three-storey units. Therefore, it was acknowledged that these units should not be required to accommodate persons with disabilities.
- Vehicle manoeuvring in and out of the garages associated with the units that front onto Westminster Highway was problematic.
- The requested road setback variance was questioned and not supported. It was suggested that elimination of the road setback for Building 3 should be possible while eliminating the road setback for Building 2 was more difficult.
- The architect was requested to consider ganging roof vents together into chimney elements on the roof to minimize visual clutter for the roofscape design and to add more detailed residential character to the project.

There was unanimous support from the Panel for this project to move forward in the Development Permit review process.

In response to the Advisory Design Panel comments, the architect provided the following supplemental responses.

- *The mailbox and entry sign has been re-designed;*
- *The landscape design has been improved to screen the parking stalls;*
- *Additional trees have been added along the internal driveway; and*
- *Chimney elements have been added to the roofscape design.*



# City of Richmond

6911 No. 3 Road  
Richmond, BC V6Y 2C1

## Development Permit Application Development Applications Department

(604) 276-4000 Fax (604) 276-4052

Please submit this completed form to the Zoning counter located at City Hall. All materials submitted to the City for a *Development Permit Application* become public property, and therefore, available for public inquiry.

Please refer to the attached forms for details on application attachments and non-refundable application fees.

Property Address(es): 22571 WESTMINSTER HWY.

Legal Description(s): PARCEL 'E' SECTION 2  
BAN RAW N.W.D. PLAN 6308

Applicant: KAIMAN ENTERPRISES CO. LTD EMANON HOLDINGS LTD.

Correspondence/Calls to be directed to:

Name: TOMIYO YAMAMOTO ARCHITECT INC.

Address: 954 BAYCREST DR. NORTH. VAN  
B.C. V7G 1N8  
Postal Code

Te. No.: 604-929-8531  
Business  
Residence  
929-8591  
Fax  
E-mail

Property Owner(s) Signature(s): [Signature] [Signature]  
Kaiman Enterprises Co. Ltd Emanon Holding Ltd.  
Please print name

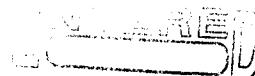
or

Authorized Agent's Signature: [Signature]  
Attach Letter of Authorization  
Please print name

### For Office Use

Date Received: Feb. 21/03  
File No.: 03-225089  
Only assign if application is complete

Application Fee: \$2,655.00  
Receipt No.: 13-0019326





**City of Richmond**  
Urban Development Division

**Development Permit**

**No. DP 03-225089**

To the Holder: KAIMAN ENTERPRISES CO. LTD. AND  
EMANON HOLDINGS LTD.

Property Address: 22571 WESTMINSTER HIGHWAY

Address: C/O TOMIZO YAMAMOTO ARCHITECT INC.  
954 BAYCREST DRIVE  
NORTH VANCOUVER, BC V7G 1N8

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 and Development Bylaw No. 5300" is hereby varied or supplemented as follows:
  - a) The dimension and siting of buildings and structures on the land shall be generally in accordance with Plan #1 attached hereto.
  - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plans #1 and #2 attached hereto.
  - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plan #2 attached hereto.
  - d) Roads and parking areas shall be paved in accordance with the standards shown on Plans #1 and #2 attached hereto.
  - e) Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
  - f) Subject to Section 692 of the Local Government Act, R.S.B.C., the building shall be constructed generally in accordance with Plans #1 to #4 attached hereto.
4. As a condition of the issuance of this Permit, Council is holding the security set out below 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, or 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.

# Development Permit

No. DP 03-225089

To the Holder: KAIMAN ENTERPRISES CO. LTD. AND  
EMANON HOLDINGS LTD.

Property Address: 22571 WESTMINSTER HIGHWAY

Address: C/O TOMIZO YAMAMOTO ARCHITECT INC.  
954 BAYCREST DRIVE  
NORTH VANCOUVER, BC V7G 1N8

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There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$20,556.00.

5. 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.
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.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

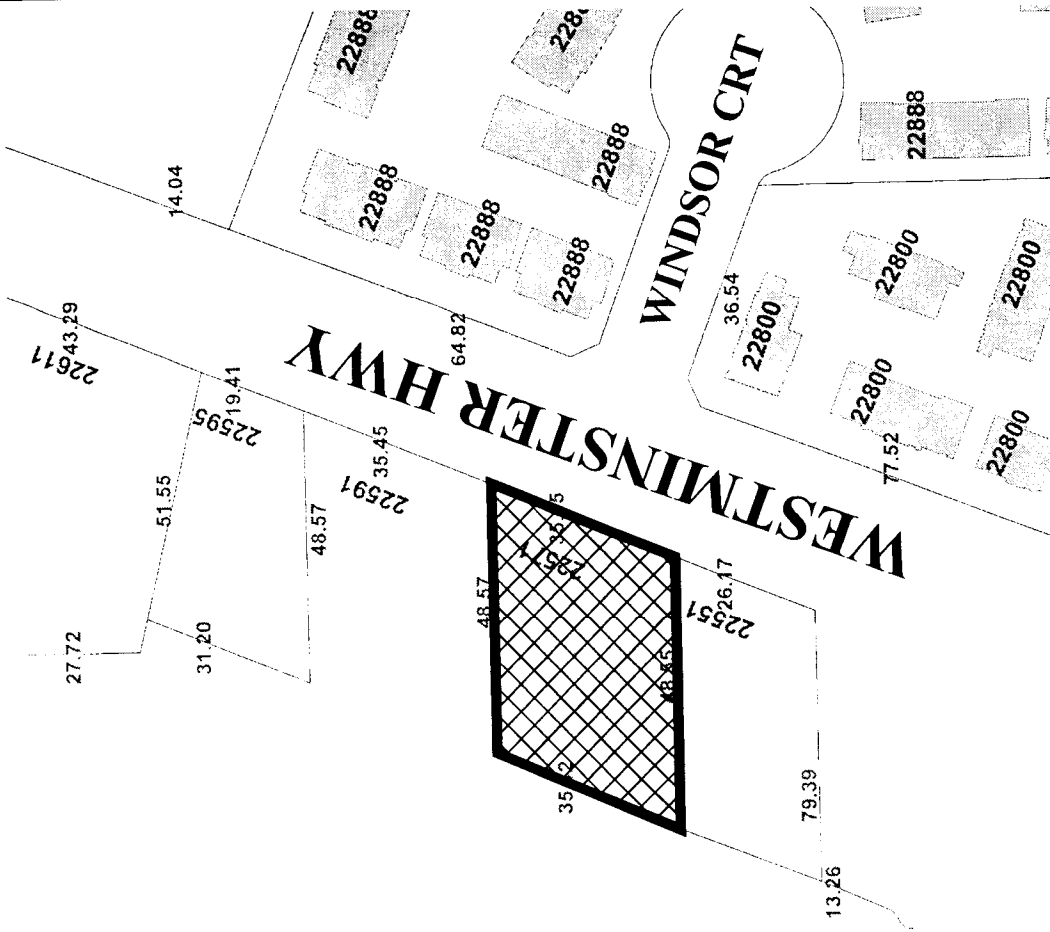
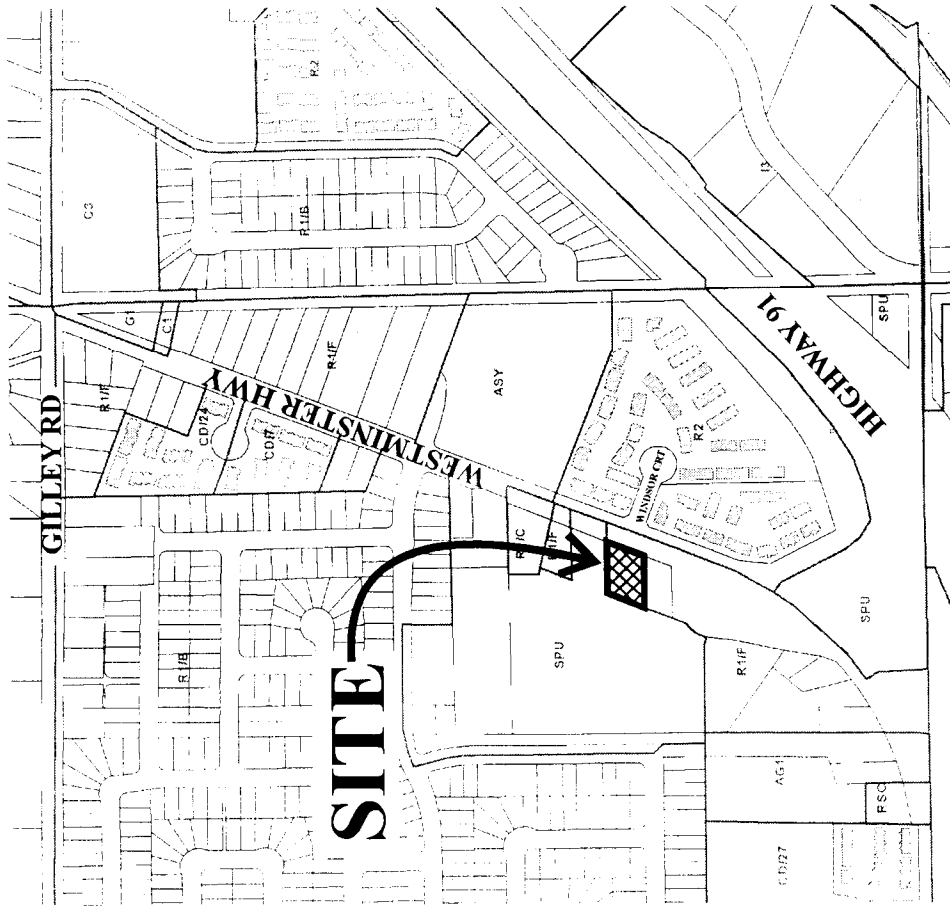
DELIVERED THIS DAY OF , .

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MAYOR



Note: Dimensions are in METRES



DP 03-225089

22571 WESTMINSTER HIGHWAY  
PARCEL E (REF. PLAN 12694) EXCEPT PART IN PLAN LWP4869,  
SECTION 2, BLOCK 4, N.E. 1/4 W. NEW WEST, DIST. PLAN 6308

**ZONING:** CD724  
**SITE AREA:** 17,160 SQ.FT. (1,594.3 SQ.M.)

**MAXIMUM SITE COVERAGE: 35%**  
 MAX. ALLOWED: 17,160 SQ.FT. (398.0 SQ.M.)  
 PROPOSED: 5,716 SQ.FT. (531.2 SQ.M.)  
 33.3%

MAX. ALLOWED: 17,160 SQ.FT. X 0.6 =

MAX ALLOWED: 17,160 SQ.FT. X 0.6 = 10,296 SQ.FT. (956,6 SQ.M.)

**PROPOSED FLOOR AREA:**

UNIT	FLOOR AREA	2 UNITS	1 UNIT
UNIT A1	186.5 SQ.FT.	(109.3 SQ.M.)	2 UNITS = 231 SQ.FT.
UNIT A2	179.5 SQ.FT.	(109.6 SQ.M.)	1 UNIT = 179.5 SQ.FT.
UNIT A3	183.5 SQ.FT.	(106.3 SQ.M.)	1 UNIT = 169.5 SQ.FT.
UNIT B1	111.6 SQ.FT.	(102.7 SQ.M.)	3 UNITS = 335.4 SQ.FT.
UNIT B2	105.4 SQ.FT.	(102.7 SQ.M.)	1 UNIT = 111.6 SQ.FT.
UNIT B3	135.4 SQ.FT.	(104.9 SQ.M.)	1 UNIT = 135.4 SQ.FT.
COLLECT. RM.	20.2 SQ.FT.	(1.9 SQ.M.)	1 ROOM = 20.2

10278.0 SQ.FT.

AMENITY AREA:

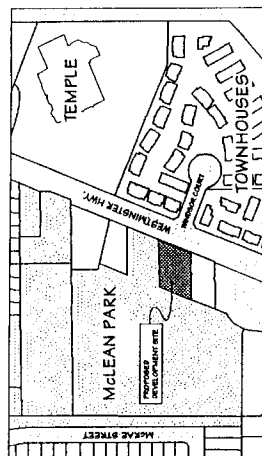
REQUIRED: 27 BKS X 43.1 SQ.FT.  
PROVIDED: 1,164 SQ.FT.  
1,600 SQ.FT.

**PARKING:**

REQUIRED :	9 UNITS x 1.5 PARKING SPACES	=	13.5 SPACES
	GUEST PARKING (0.2 SPACE/UNIT)	=	1.0 SPACES
	<u>TOTAL:</u>		<u>15.3 SPACES</u>
			(1.7 SPACES PER UNIT)

PROVIDED:

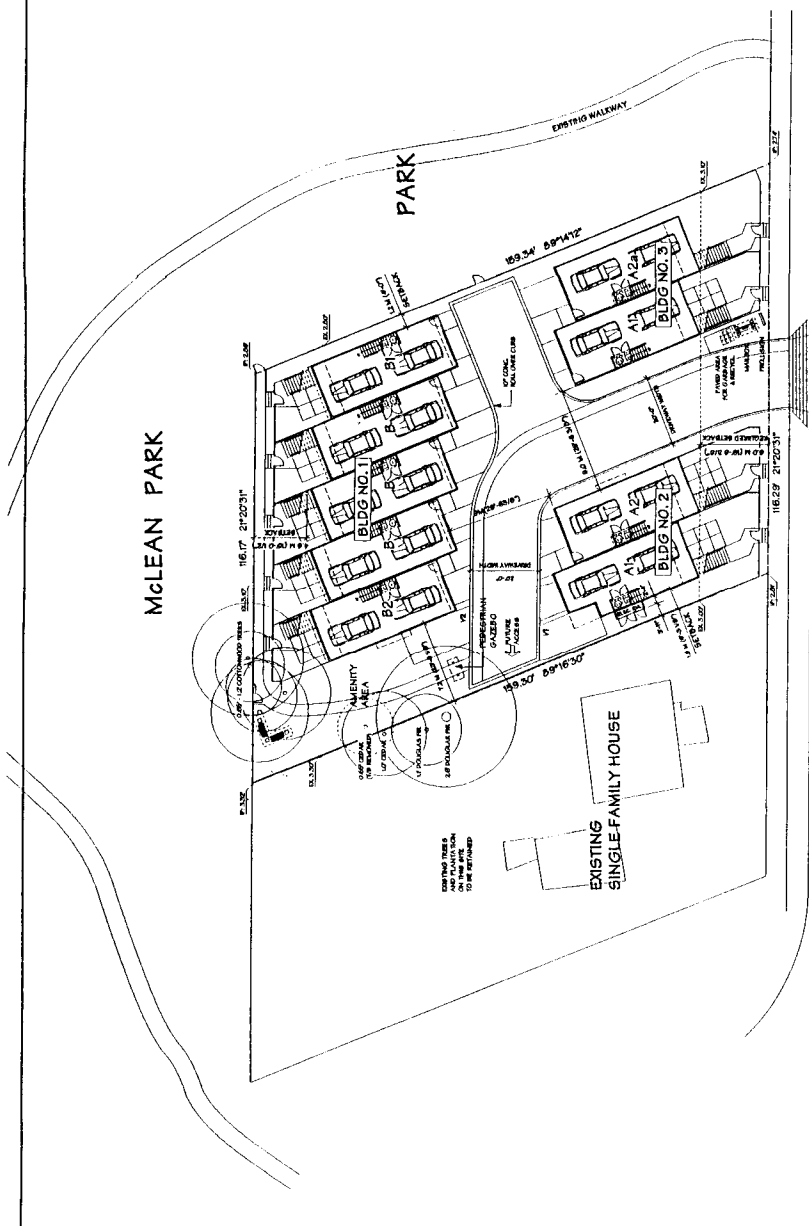
2 CAR GARAGE x 9 UNITS	•	16 SPACES
OPEN VISITOR PARKING	•	2 SPACES
		20 SPACES



**CONTEXT PLAN**  
SCALE: N.T.S.



SCALE: N.T.S.



WESTMINSTER HWY

22571

WINDSOR COURT



**SITE PLAN**  
SCALE: 1/16" = 1'-0"

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

SCALE	1" = 1'-0"	A01	OF 3	SHEET NO.
DATE	FEB. 13, 2003			
DESIGN	TYANK			
CHECKED				PAGE NO. 0209

JUN 24 2003

DP 03-225009

McLEAN PARK

#2

ITC  
& ASSOCIATES  
LANDSCAPE ARCHITECTS  
1000 N. 10TH ST.  
SUITE 200  
DENVER, CO 80202  
TEL: 303.733.1111  
FAX: 303.733.1112  
WWW.ITC-CA.COM

ITC  
& ASSOCIATES  
LANDSCAPE ARCHITECTS  
1000 N. 10TH ST.  
SUITE 200  
DENVER, CO 80202  
TEL: 303.733.1111  
FAX: 303.733.1112  
WWW.ITC-CA.COM

WESTMINSTER HWY  
22571 RICHMOND

EXISTING WALKWAY

LANDSCAPE PLAN

WESTMINSTER HWY  
22571

L1 of 1

# PLANT LIST

PROJECT ADDRESS

KEY QTY BOTANICAL NAME

COMMON NAME

TREES  
MSG 9 MAGNOLIA SOULANGIANA "GALAZZI"  
P9 9 PRUNUS SEROTINA "PRINCE OF WELLS"  
P10 9 PRUNUS SEROTINA "PRINCE OF WELLS"  
P11 9 PRUNUS SEROTINA "PRINCE OF WELLS"

SHRUBS  
AJ 66 AZALEA JAPONICA  
CIE 1 CORNUS STOLONIFERA  
PJT 60 PRUNUS JAPONICA "FOREST FLAME"  
PMP 9 PINUS MUGO "MUGO"  
PNT 9 PINUS MUGO "MUGO"  
PNT 9 PINUS MUGO "MUGO"  
PNT 9 PINUS MUGO "MUGO"  
PNT 9 PINUS MUGO "MUGO"  
PNT 9 PINUS MUGO "MUGO"  
PNT 9 PINUS MUGO "MUGO"  
PNT 9 PINUS MUGO "MUGO"

GROUND COVERS  
AUU 835 ACROSTAPHYLOS UVA URSI

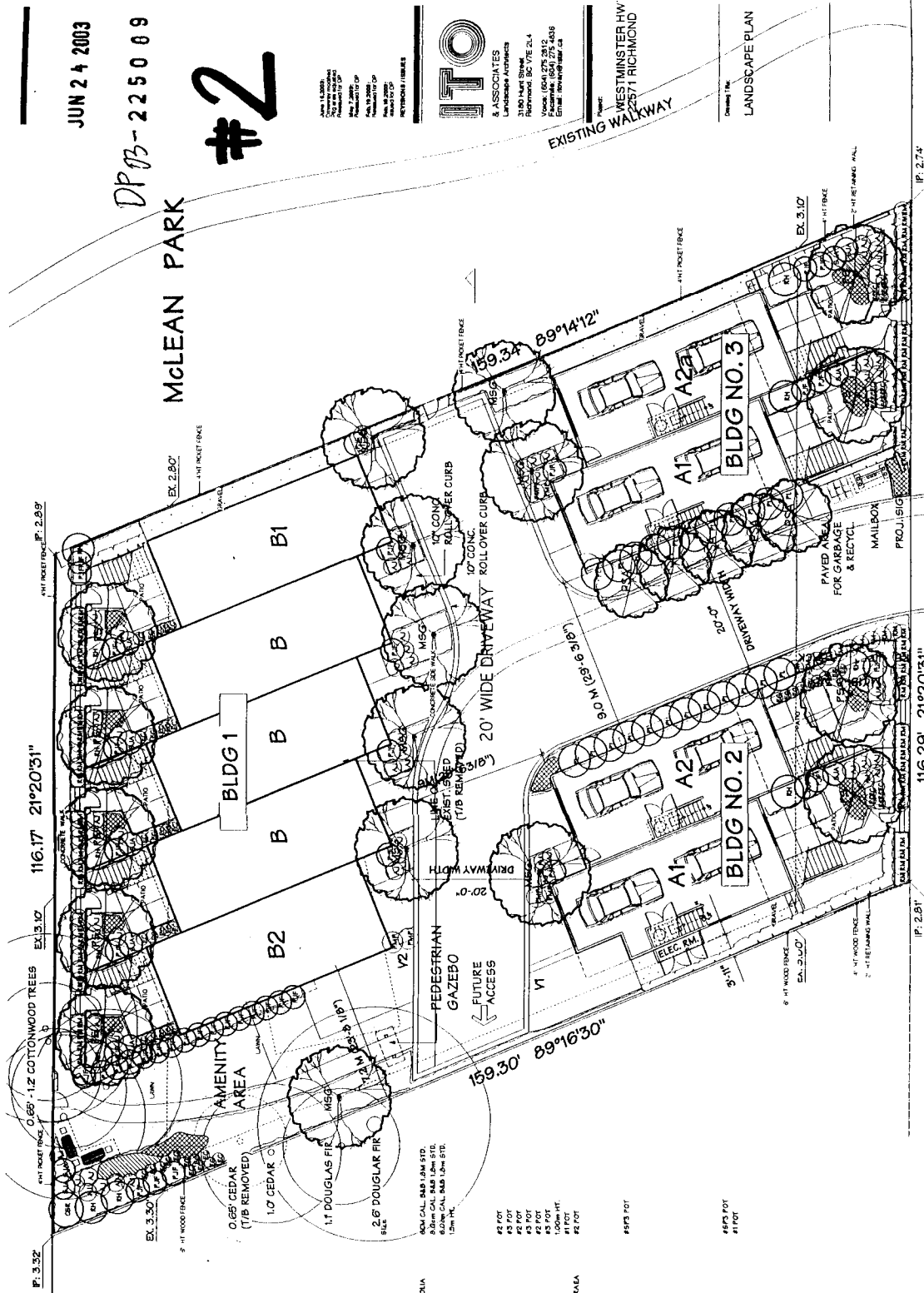
VINES

PERENNIALS/ANNUALS/FERNS/GRASSES/AQUATIC PLANTS

ANN 300 ANNUALS  
PER 45 PERENNIALS

NOTES

ALL MATERIALS AND EXECUTION SHALL BE IN ACCORDANCE TO THE MOST RECENT  
BRITISH COLUMBIA LANDSCAPE STANDARDS.  
PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CITY STANDARDS  
FOR NURSERY STOCK AND THE ICLNA STANDARDS FOR CONTAINER GROWN PLANTS.  
ALL PLANT QUANTITIES SPECIFIED ARE BASED ON THE PLANT LIST AND PLANT LIST SHALL BE  
REFERRED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BIDS.  
ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL  
YEAR AFTER THE DATE OF COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL BE  
RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE DURING THE GUARANTEE PERIOD.  
THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE  
STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER.

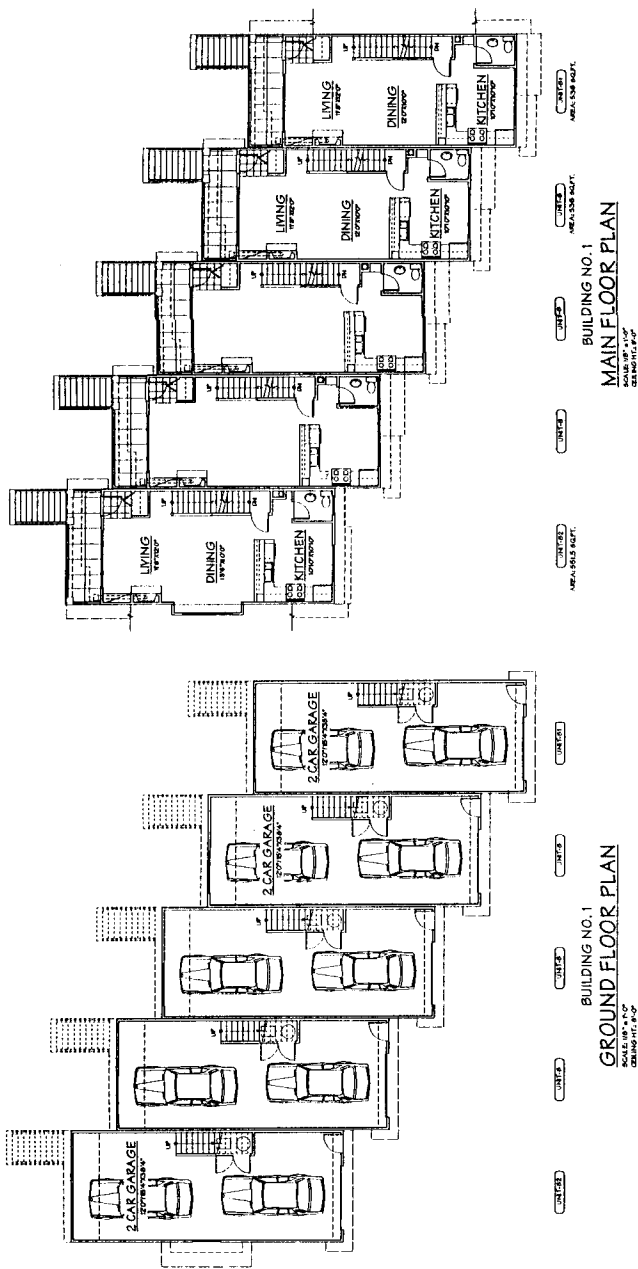




MAY 12 2003

DP 03-225089

#3



2-CAR GARAGE

2-CAR GARAGE

2-CAR GARAGE

2-CAR GARAGE

2-CAR GARAGE

2-CAR GARAGE

2-CAR GARAGE

2-CAR GARAGE

2-CAR GARAGE

2-CAR GARAGE

2-CAR GARAGE

2-CAR GARAGE

2-CAR GARAGE

2-CAR GARAGE

2-CAR GARAGE

2-CAR GARAGE

2-CAR GARAGE

BUILDING NO. 1  
MAIN FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
GROUND F.L. 111.8'-0"

2-CAR GARAGE

2-CAR GARAGE

2-CAR GARAGE

2-CAR GARAGE

2-CAR GARAGE

2-CAR GARAGE

2-CAR GARAGE

2-CAR GARAGE

2-CAR GARAGE

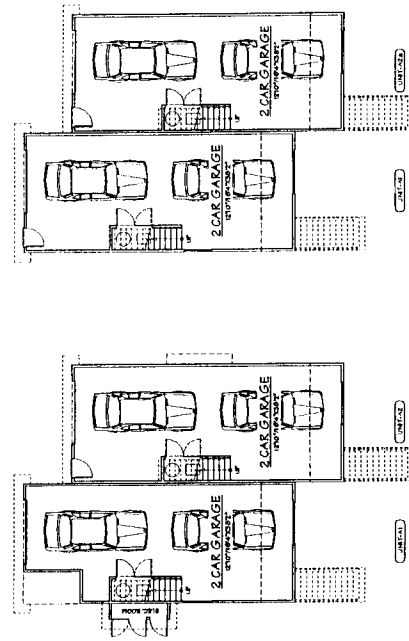
BUILDING NO. 1  
UPPER FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
GROUND F.L. 111.8'-0"

2-CAR GARAGE

2-CAR GARAGE

2-CAR GARAGE

DATE: MAY 12, 2003	PROJECT: TOWNHOUSE DEVELOPMENT
BY: J. B. BROWN	CLIENT: tomizo yamamoto architect inc.
NO. 1012	DATE: MAY 12, 2003
COMMENTS:	



2-CAR GARAGE

2-CAR GARAGE

2-CAR GARAGE

2-CAR GARAGE

2-CAR GARAGE

2-CAR GARAGE

2-CAR GARAGE

2-CAR GARAGE

2-CAR GARAGE

2-CAR GARAGE

2-CAR GARAGE

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2-CAR GARAGE

2-CAR GARAGE

2-CAR GARAGE

2-CAR GARAGE

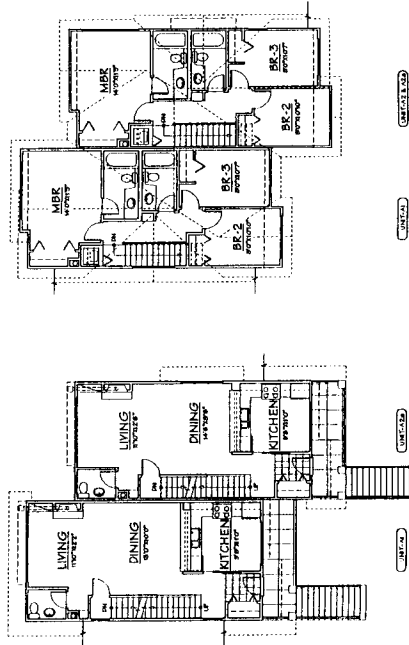
BUILDING NO. 2  
GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
GROUND F.L. 111.8'-0"

BUILDING NO. 3  
GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
GROUND F.L. 111.8'-0"

BUILDING NO. 2  
MAIN FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
GROUND F.L. 111.8'-0"

BUILDING NO. 3  
MAIN FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
GROUND F.L. 111.8'-0"

BUILDINGS NO. 2 & NO. 3  
UPPER FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
GROUND F.L. 111.8'-0"



2-CAR GARAGE

2-CAR GARAGE

2-CAR GARAGE

2-CAR GARAGE

2-CAR GARAGE

2-CAR GARAGE

2-CAR GARAGE

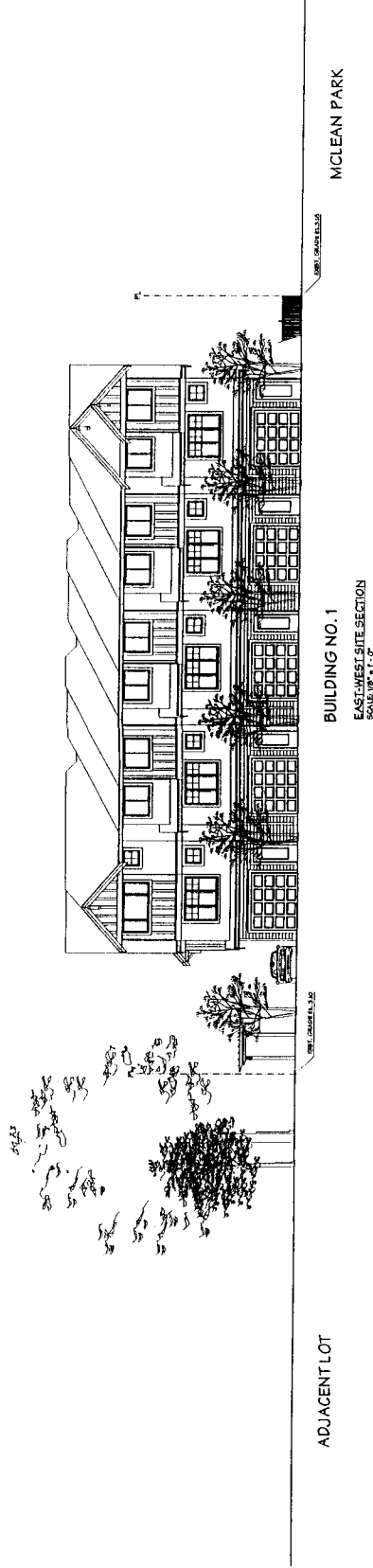
DATE: MAY 12, 2003	PROJECT: TOWNHOUSE DEVELOPMENT
BY: J. B. BROWN	CLIENT: tomizo yamamoto architect inc.
NO. 1012	DATE: MAY 12, 2003
COMMENTS:	



MAY 12 2003

DP 03-2250 @

#4b.

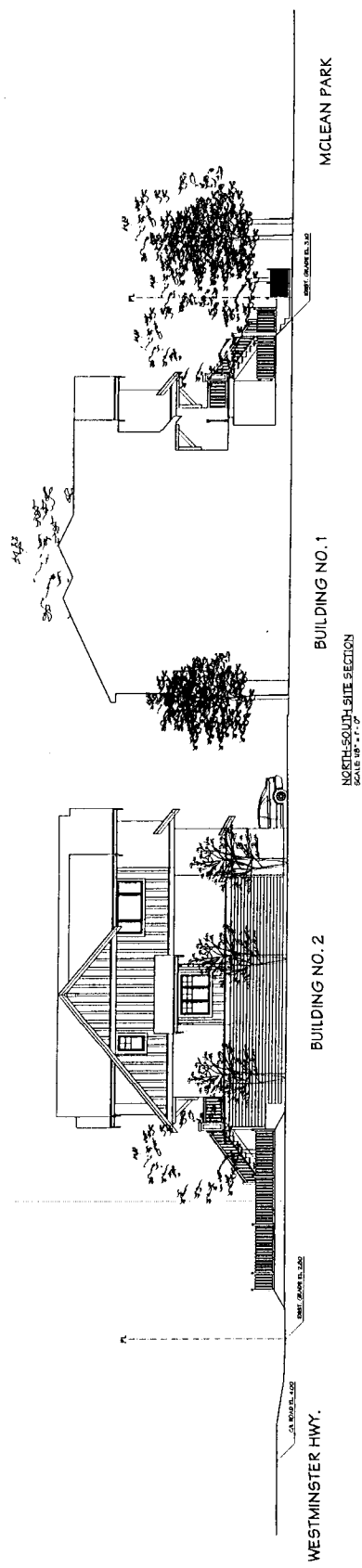


ADJACENT LOT

BUILDING NO. 1

EAST-WEST SITE SECTION  
SCALE 1/8\"/>

MCLEAN PARK



WESTMINSTER HWY.

BUILDING NO. 2

BUILDING NO. 1

NORTH-SOUTH SITE SECTION  
SCALE 1/8\"/>

MCLEAN PARK

DATE	DESIGNER
MAY 12 2003	ARCHITECT
NO.	PROJECT
03-2250	03-2250
CONTRACT	CONTRACT

PROJECT  
TOWNHOUSE DEVELOPMENT  
8 UNIT

2271 WESTMINSTER HWY.  
RICHMOND, B.C.  
tomizo  
yamamoto  
architect inc.

1450 WESTMINSTER HWY. VICTORIA, B.C.  
DRAWING TITLE  
SITE SECTIONS

SCALE	1/8\"/>
DATE	MAY 12 2003
DESIGNER	ARCHITECT
CHECKED	03-2250
PROJECT	03-2250