



City of Richmond
Urban Development Division

**Report to
Development Permit Panel**

To: Development Permit Panel
From: Raul Allueva
Director of Development
Date: February 22, 2005
File: DP 04-279621
Re: **Application by Empress Garden Holdings Ltd. for a Development Permit at
8640 and 8660 No. 3 Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 13 multi-family townhouse dwelling units at 8640 and 8660 No. 3 Road on a site zoned Townhouse District (R2 - 0.6); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Permit building projections of up to 0.6m into the front yard setback; and
 - b) Permit two (2) tandem parking spaces.

Raul Allueva
Director of Development

DCB:blg
Att. 2

Staff Report

Origin

Empress Garden Holdings Ltd. has applied to the City of Richmond for permission to develop 13 townhouse dwellings at 8640 and 8660 No. 3 Road. The project consists of eight (8) two-storey units and five (5) three-storey units.

The site is being rezoned from Single-Family Housing District, Subdivision Area (R1/E) to Townhouse District (R2 - 0.6) for this project under Bylaw 7786.

Development Information

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

Background

The subject site is located in the Broadmoor Planning Area on No. 3 Road between Francis Road and Bowcock Road. The developer has indicated his intention to acquire and redevelop a number of other properties to the north of the subject lots. At staff's request, the developer's architect prepared conceptual site plans for the properties to the north between the site and Bowcock Rd. (8540 through 8640 No. 3 Rd.) as well as for the adjacent lot to the south (8680 No. 3 Road). The intent was to ensure that a similar subsequent development concept is technically feasible on these adjacent lots.

At staff's request, the developer attempted to acquire the remaining single-family lot (8680 No. 3 Rd.) to the south, but was unable to do so. The owner of that property was apprised by the developer of the proposed development and the potential limitation that the subject development may pose for the future redevelopment of 8680 No. 3 Road. Specifically, the City will restrict rezoning options for 8680 No. 3 Rd. to townhouse with an access connecting to the subject property.

The existing development surrounding the site is described as follows:

- To the north and the east, large lot single-family properties;
- To the south, a large lot single-family (R1/E) property and a neighbourhood retail commercial operation, zoned Neighbourhood Commercial District (C2) located at the corner of No. 3 Road and Francis Road; and
- To the west, large lot single-family properties (R1/E) and lots with multiple-family dwellings, zoned Townhouse District (R2).

Rezoning and Public Hearing Results

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

- provide tree survey and arborist's report regarding existing trees;
- impact tree retention will have on site planning;
- the five (5) units along No. 3 Road should be broken up and the amenity space centrally located between them;
- provide a landscaping plan inclusive of compensation planting as required;

- adjacencies to single-family homes;
- views into and within development;
- permeability of site;
- appropriate screening and buffering of private outdoor spaces for units facing No. 3 Road;
- current prominent location of recycling enclosure;
- locations and details for mailbox kiosk and development signage;
- children's play area with equipment; and
- transitions between units and manoeuvring aisle.

Each of these items has been sufficiently addressed through the applicant's final Development Permit submission.

The Public Hearing for the rezoning of this site was held on September 20, 2004. The Public Hearing Minutes indicate that the following concerns regarding the rezoning were expressed at the Public Hearing:

J. Gardias - #10 – 7871 Francis Road – who indicated that green space would be preferred over townhouses citing concerns over increasing congestion on the City's roads.

E. Johnson, #3 – 8111 Francis Road – the loss of mature trees that would result from over developing the property.

Submissions from the floor:

Ms. D. Hodgson, 8871 Gay Road, who while generally supportive of redeveloping the site, was concerned that the density sought was higher than similar developments in the area. Concerns were also made regarding the age and capacity of the existing storm sewers in the area, potential parking pressures in the subdivision due to visitors, buffering between the proposed development and adjacent single-family homes, removal of trees, and the provision of play space for families with children.

“Mr. T. Moffat, 8620 No. 3 Road, said that he did not mind the development as it looked good, however, the driveway alignment alongside his property was of concern and he questioned whether the driveway could be relocated. In addition, Mr. Moffat requested that the garbage area be relocated and a hedge planted. Mr. Moffat was concerned about the possibility of runoff onto his property due to its lower grade level, and questioned where the new drainage pipe for the subject property would be placed in light of the differing grade levels. Mr. Moffat then spoke briefly about the proposed amenity area and parking.”

The issues raised in these submissions can be categorized as follows:

- Zoning concerns related to the townhouse use
- Potential parking pressure
- Landscaping & tree retention concerns
- Provision of play space
- Driveway relocation
- Drainage concerns

These issues have been addressed in the following ways:

Zoning concerns:

Council has effectively addressed this issue by approving townhouse use at this location.

Potential parking pressure in the adjacent subdivision

Four (4) visitor stalls are provided on the site. This is one (1) more than is required under the Zoning Bylaw.

Landscaping & tree retention concerns:*Loss of mature trees*

The applicant has submitted an arborists report on the health and condition of the trees on the property. The report indicates that the majority of trees being removed are due to their location or survivability factors. The site plan indicates that five trees will be retained on the site and another 25 new trees will be planted to compensate for the necessary removal of existing trees. In addition, the arborist's report notes the potential construction sensitivity of a number of trees on adjacent properties and provides recommendations for their protection during construction.

Buffering the development

Several types of vegetation have been applied around the perimeter of the site to buffer this development from adjacent single-family residential dwellings. No setback variances were sought adjacent to any other residential properties.

Garbage/Hedging

The garbage area was relocated to the southern side of the driveway access and away from the perimeter fence. Only the recycling bins remain adjacent to the perimeter fencing. The plan calls for 4 ft. and 6 ft height Cedar hedging to be placed along the property line adjacent to the neighbouring property's dwelling at 8620 No. 3 Road.

Provision of play space

Amenity space provisions for this site exceed the required minimum established in the Official Community Plan (OCP) for a development of this size. The proposal also includes both benches and a sandbox play area.

Driveway relocation

Several alternative driveway configurations were examined during the design process. It was felt that the current configuration addressed most of the site and design related issues. It is noted that the location of the amenity space moves the driveway away from the neighbouring lot to the north fairly quickly and thereby mitigating the impacts upon the neighbouring property.

Drainage concerns:

Perimeter drainage is required of all new developments. The placement of perimeter vegetation should also serve to reduce any negative run-off impacts.

Council has also requested a review of the storm sewer capacity in the Sunnymede area. A report to the Public Works and Transportation Committee from the Director of Engineering (dated Sept. 28, 2005) provided an initial response noting that a more detailed report commenting upon capacity related problem areas in the western half of the City would be forthcoming.

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, the application complies with the intent of the

applicable sections of the Official Community Plan (OCP) and is generally in compliance with the Townhouse District (R2 - 0.6) Schedule except for the zoning variances noted below.

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

The applicant requests to vary the provisions of the Zoning and Development Bylaw No. 5300:

- 1) To Permit building projections of up to 0.6m into the front yard setback.

(Staff supports the proposed variance as this variance will provide articulation of the building face along No. 3 Road making the overall appearance of the frontage more attractive and pedestrian-oriented. The R2-0.6 zoning schedule permits encroachment of bay windows into the front yard however the request is for box encroachments. These encroachments will occur on the second and third floors only and will be less than the permitted porch encroachments.)

- 2) To vary the provision of Division 400 (Off-Street Parking & Loading to permit two (2) tandem parking spaces.

(Staff supports the proposed variance as only one (1) dwelling unit will contain tandem stalls and that this concession allows for more appropriate massing of two (2) separate structures with a separation space along the No. 3 Road frontage).

Advisory Design Panel Comments

The Advisory Design Panel was generally supportive of the proposed development and decided that the project should proceed subject to “the incorporation of the Panel’s comments, including the continuity of the architectural design through the interior spaces; more prominence to be given to entry spaces; the integration of the amenity, recycling and mailbox spaces; and, an upgrade of the Unit C accessibility features”. The applicant has responded to the Panel’s comments and amended the plans accordingly.

A copy of the relevant excerpt from the Advisory Design Panel Minutes from January 5, 2005, is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in ‘**bold italics**’.

Analysis

Conditions of Adjacency

- Units adjacent to the single family dwellings along the east property line have all been stepped down to two storeys in height for compatibility reasons.
- The applicant has addressed privacy for the adjacent single-family lots with a 1.8 m high cedar hedge and tree planting and a 1.8 m high cedar fence.

Urban Design and Site Planning

- The applicant has provided an integrated amenity area, complete with children’s sandbox and benches, mail structure and recycling centre.
- Cash in lieu of indoor amenity space was provided through the rezoning application.
- A cross-access arrangement was secured through the rezoning application to provide future access to 8680 No. 3 Road, which lies immediately south of the subject properties.

- The plans have been amended to accommodate two (2) handicapped parking stalls on the site.
- The mailbox centre have been integrated with the amenity area while the garbage can pad was pulled away from the neighbouring property to the north. Recycling bins are located adjacent to the amenity area within a solid wood enclosure that is screened by landscaping.

Architectural Form and Character

- The building forms are reasonably articulated.
- The proposed building materials (hardi-plank siding, wood grained vinyl siding, wood shingle siding, asphalt roofing shingles, painted wood trims, etc.) are generally consistent with the Official Community Plan (OCP) guidelines.
- Architectural features from the street frontage units have been carried into the interior units.
- Massing has been purposely broken up along No. 3 Road to remove the appearance of a wall of buildings.

Landscape Design and Open Space Design

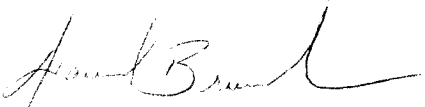
- The landscape design includes, special paving treatment with patterning and colour, as well as substantial planting to improve site permeability. Landscape buffers and fences are located along all property lines which separate the development from the adjacent single-family homes.
- The applicant has submitted an arborist's report which includes a plan to retain up to five (5) trees on-site and to provide protection for a number of trees on adjacent properties near the fence line. Another 25 new trees have been included in the landscaping plan in addition to the perimeter hedging cedars.

Crime Prevention Through Environmental Design

- The applicant has added additional windows to improve passive surveillance over areas such as the parking areas; and
- Vegetation near entrances has been revised to keep entries clear for extra surveillance.

Conclusions

The applicant has satisfactorily addressed issues that were identified through the rezoning process, as well as staff and the Advisory Design Panel's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits into the context of this streetscape and the anticipated changes that will occur along this portion of No. 3 Road. Therefore, staff recommend support of this Development Permit application.



David Brownlee
Planner 2
DCB:blg

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

- Receipt of a Letter of Credit for landscaping in the amount of \$42,564.80 (based on total floor area of 21,282.4 ft²).

The following are requirements to be met at the Building Permit stage:

- Submission of a construction parking and traffic management plan.
- Enter into a servicing agreement for property frontage works/beautification including removing the existing sidewalk and lighting strip, pouring a new 1.5m concrete sidewalk at the new property line with the balance (approx. 2m) being converted to a grass boulevard.


City of Richmond

 6911 No. 3 Road
 Richmond, BC V6Y 2C1
 (604) 276-4000

**Development Application
 Data Sheet**
Development Applications Department
DP04-279621
Attachment 1

 Address: 8640 and 8660 No. 3 Road

 Applicant: Empress Garden Holdings Ltd. Owner: Empress Garden Holdings Ltd.

 Planning Area(s): Broadmoor Area

 Floor Area Gross: 2,214.55 m² (23,838 ft²) Floor Area Net: 1,619.62 m² (17,434 ft²)

	Existing	Proposed
Site Area:	2,745.1 m ²	2,699.6 m ²
Land Uses:	Single-Family Residential	Multi-Family Residential
OCP Designation:	Low-Density Residential	no change
Zoning:	Single Family Housing District R1/E	Townhouse District R2-0.6
Number of Units:	2	13

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	Max. 0.60	none permitted
Lot Coverage:	Max. 40%	38.3%	none
Setback – Front Yard:	Min. 6.0 m	Min. 5.4 m	up to 0.60 m for building projections
Setback – Side Yard:	Min. 3.0 m	Min. 3.0 m	none
Setback – Rear Yard:	Min. 3.0 m	Min. 3.0 m	none
Height (m):	Max. 11.0 m / 3 storeys	Max 11.0 m	none
Lot Size:	Min. 30 m W x 35 m D	45.7 m W x 60.0 m D	none
Off-street Parking Spaces – Regular/Commercial:	26 and 3	26 and 4	none
Off-street Parking Spaces – Accessible:	1	2	none
Total off-street Spaces:	29	30	none
Tandem Parking Spaces	not permitted	1 unit (2 stalls)	1 unit tandem parking
Amenity Space – Indoor:	Min. 70 m ²	none provided	cash-in-lieu
Amenity Space – Outdoor:	Min. 78.0 m ²	105.9 m ²	none

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, January 5, 2005 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

2. Townhouses

Taizo Yamamoto Architect
8660-8640 No. 3 Road
(Formal)

DP 04-279621

Mr. David Brownlee, Planner, reviewed the staff comments provided for the project, a copy of which are attached as Schedule 1 and form a part of these minutes, and in particular, the key concerns of staff.

Mr. Taizo Yamamoto, architect, with the aid of a model and other materials, reviewed the project, including the central drive access to the units; the rationale for the placement of the 2 and 3 storey units; the setbacks; the location of the amenity area; the exterior materials and colours; and, the accessibility opportunities for the 'C' units. Mr. Yamamoto noted that the location of the recycling area was correctly noted on the current site plan, and that the area would be buffered by a 6 ft. fence.

Further to this, Mr. Masa Ito, landscape architect, said that the recycling and mailbox areas could be effectively screened as part of the entry sequence. Mr. Ito then reviewed the various elements of the landscape plan in more detail.

General questions were then put forth requesting clarification of the different fencing types, and the existing tree retention.

The comments of the Panel were as follows:

- the washroom was unusable on the second floor of the accessible units. The provision of an accessible washroom on the main floor would be appreciated.

Washroom revised in accessible unit.

- a nice project overall – the spaces worked well. The pedestrian use designations were appreciated – the pavers worked well. The location of the amenity areas worked well but the area appeared unresolved - the size of the area could be increased and a play structure and benches added. A caution was expressed that the planters between the garages were small and could be problematic. The corridor spaces between buildings had enough width to make them work, but separating them with a fence was questioned.

Additional work has been done on the amenity area. Fences are provided between units to create privacy.

- a generally well resolved scheme. The 3 storey units along the street elevation were attractive with a traditional feel and proportionate sizes, however, the 2 storey units lacked that appeal. An opportunity existed to recreate the steep double pitches of the 3 storey units etc. in the 2 storey form. The recycling location was questioned.

Steep double pitches were recreated in the 2 storey forms for units C1 and D1.

- the mailbox area was of concern. The importance of lighting and a safe environment (visible) was expressed. The recycling area should be screened but not hidden. The landscape along the front should not be too heavy. The two visitor parking spaces that were beside the walkways to entrances could be problematic.

Mailboxes are located in an open area near the entry driveway, where there is lots of opportunity for passive surveillance.

- the No. 3 Road streetscape was attractive and provided a good orientation to the street. The usability of the front yards was questioned, and a suggestion made to make the rear space more usable by pushing the buildings closer to the road. If the site plan were flipped one access could be provided through the entire length of the site.

The rear of the units have access to the garages, therefore the possibility to improve outdoor area would be difficult.

- the overall traffic circulation was of concern. Good lines of visibility to approaching traffic and the sidewalk were required at the driveway access.

The combined mailbox/recycling enclosure has been removed from the street side, therefore opening up the entry driveway area to improve visibility into and out of the property.

- could the formal character be picked internally for the project. The side entrances for Unit C and D did not suggest that they were the formal entrances – required attention. The double loaded effect of the garage doors put a focus on the avenue, especially the end, could it be played up somewhat with vegetation and screening on the opposite sides – and lighting? The driveway bend created an awkward entry to the garage for the first unit. Caution should be given to the fridge location to ensure proper functionality of the door.

The side entrances are improved by adding large gable roofs to better address the architectural character of the project. Planting will be provided at the end of the driveway as a focus point.

- a great presentation. The elevation of the No. 3 Road façade was appreciated for its scale and colour, as was the landscaping, and it was suggested that that richness be carried into the interior spaces for enhanced consistency. The recycling and mailbox area could be integrated with the amenity area to create one large usable space. The ends of the roads could be applied with a continuation of the elements at the recycling area. Shadows could be created over the double loaded entries to aid in tying in the elements.

Recycling and mailbox areas are next to each other at the western edge of the amenity area. Arbour detail will be placed at the terminus of the driveways to be consistent with mailbox trellis structure.

- the playground area was not distinct and could be strengthened by combining it with the daily uses of the mailbox and recycling areas. It was agreed that unit A1 had a tight entrance from the corner, and that visitor parking spaces 3 and 4 could create a conflict with front doors in such close proximity. The 2 storey units could have more attention applied to the vision of the entrances – a stronger character. If the 3 storey units were flipped the connection would line up which would open the view lines and provide a more open feeling inside the site.

Mailboxes placed at western edge of amenity area. Visitor spaces will be paved in a different material to the walkway for the units in order to better distinct them. A stronger character is provided with the use of a large gable over the main entry for the 2 storey units. The 3 storey units cannot be flipped as this would cause a problem with the setback and the dedication that is required.

- if the play area was too small for a play structure it should tie in with the mailboxes etc. within a shared structure. If the area remains a play area it should be provided with a low fence. The visitor parking areas should be changed to pavers. Less visitor parking would alleviate the concerns about visitor spaces 3 and 4. A nice planting layout – a suggestion was made to move larger trees out into the grass strip (if no street trees were planned).

Amenity area will be open and mailboxes will be located at narrow edge of amenity area. Visitor parking will be made of pavers.

Mr. Yamamoto responded to several of the comments as follows:

- the visitor parking had been maximized to address neighbour concerns about the parking along the street to the north;
- the driveway location could be looked at – but if the triplex was flipped and the amenity area located closer to No. 3 Road would traffic concerns become evident? Discussion ensued among the Panel members on this issue.
- the form of the 2 storey units was chosen for minimal impact on the adjacent single-family homes. The entries could be treated more grandly, and a better connection of the roof forms would be reviewed.

Discussion then ensued that resulted in the following motion:

It was moved and seconded

That DP 04-279621 move forward subject to the incorporation of the Panel's comments, including – the continuity of the architectural design through the interior spaces; more prominence to be given to entry spaces; the integration of the amenity, recycling and mail box spaces; and, an upgrade of the Unit C accessibility features.

CARRIED



City of Richmond
Urban Development Division

Development Permit

No. DP 04-279621

To the Holder: EMPRESS GARDEN HOLDINGS LTD.

Property Address: 8640 AND 8660 NO. 3 ROAD

Address: C/O TOMIZO YAMAMOTO
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 to:
 - a) permit building projections of up to 0.6 metres into the front yard setback; and
 - b) To permit two (2) tandem parking spaces.
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 #5 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 \$42,564.80 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 04-279621

To the Holder: EMPRESS GARDEN HOLDINGS LTD.

Property Address: 8640 AND 8660 NO. 3 ROAD

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

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 , .

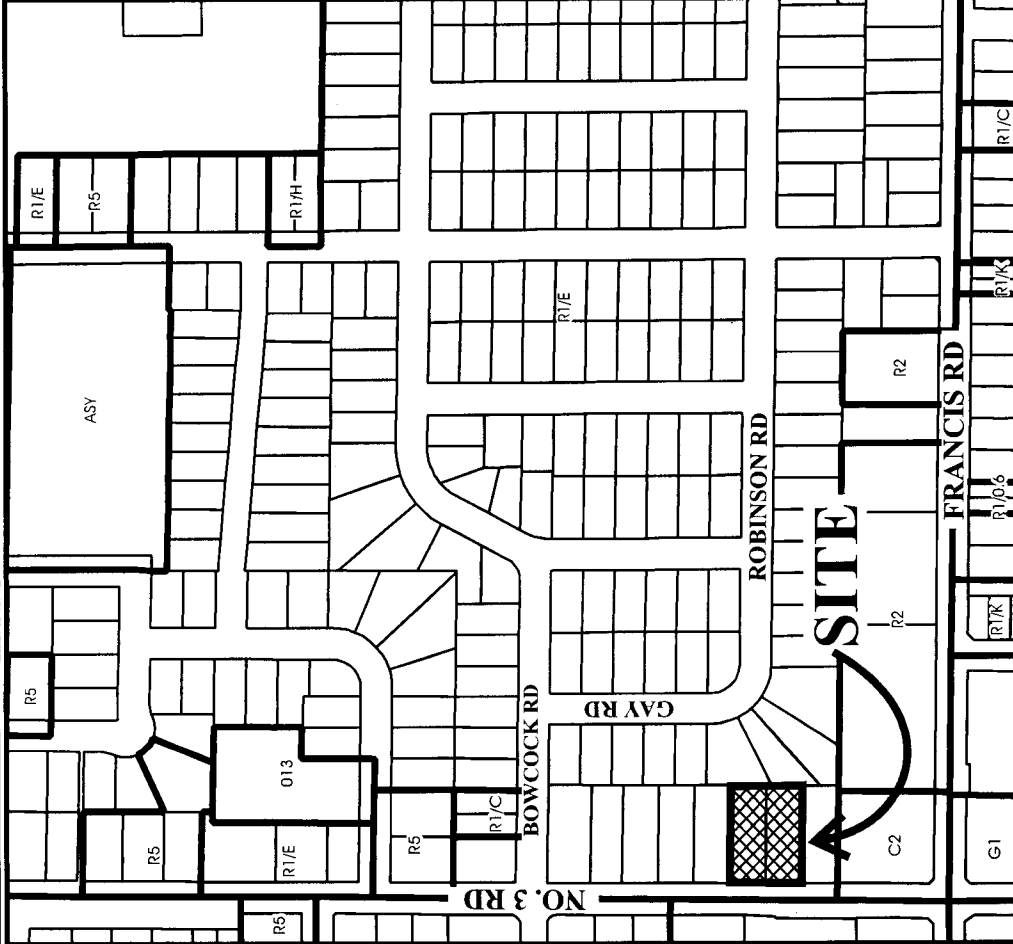
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

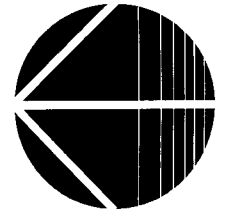
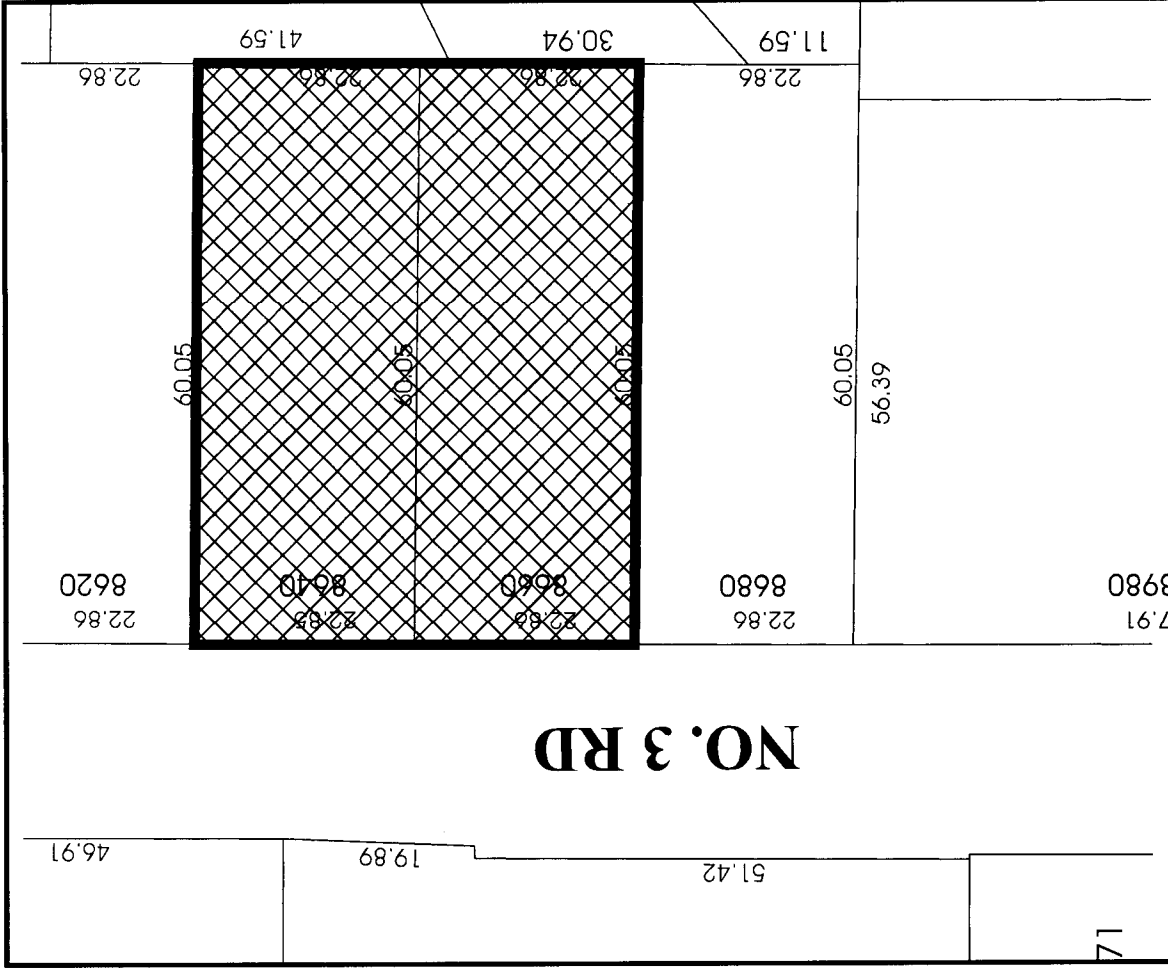
MAYOR



City of Richmond



NO. 3 RD

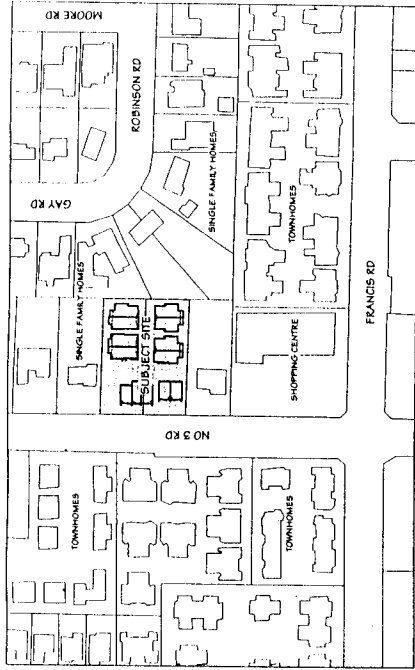


DP 04-279621 SCHEDULE "A"

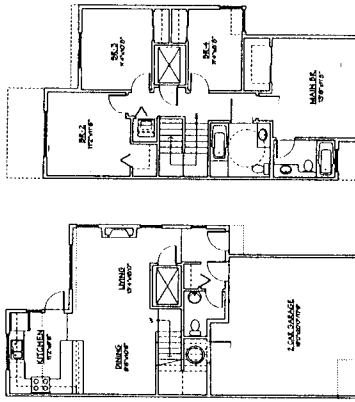
Original Date: 11/02/04

Revision Date:

Note: Dimensions are in METRES



CONTEXT PLAN
SCALE: 1" = 80'-0"



UNIT - C
UNIVERSAL UNIT CONVERSION
GROUND FLOOR PLAN

UNIT - C
UNIVERSAL UNIT CONVERSION
2ND FLOOR PLAN

NO.	DATE	REVISIONS
1	10-1-2005	ISSUED FOR PERMIT
2	10-1-2005	REVISED FOR PERMIT
3	10-1-2005	REVISED FOR PERMIT
4	10-1-2005	REVISED FOR PERMIT
5	10-1-2005	REVISED FOR PERMIT
6	10-1-2005	REVISED FOR PERMIT
7	10-1-2005	REVISED FOR PERMIT
8	10-1-2005	REVISED FOR PERMIT
9	10-1-2005	REVISED FOR PERMIT
10	10-1-2005	REVISED FOR PERMIT
11	10-1-2005	REVISED FOR PERMIT
12	10-1-2005	REVISED FOR PERMIT
13	10-1-2005	REVISED FOR PERMIT
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15	10-1-2005	REVISED FOR PERMIT
16	10-1-2005	REVISED FOR PERMIT
17	10-1-2005	REVISED FOR PERMIT
18	10-1-2005	REVISED FOR PERMIT
19	10-1-2005	REVISED FOR PERMIT
20	10-1-2005	REVISED FOR PERMIT

PROJECT
13 UNIT TOWNHOUSE DEV.



EXPRESS GARDE
440-888-1111
RICHMOND, B.C.

tomizo
yamamoto
architect inc.

101 HARRISON RD., SUITE 101
V7Y 1W6 VANCOUVER, BC V6N 1C6
DRAWING TITLE
SHEET NO.

SITE PLAN
CONTEXT PLAN

FEB 16 2005

NO.	DATE	REVISIONS
1	10-1-2005	ISSUED FOR PERMIT
2	10-1-2005	REVISED FOR PERMIT
3	10-1-2005	REVISED FOR PERMIT
4	10-1-2005	REVISED FOR PERMIT
5	10-1-2005	REVISED FOR PERMIT
6	10-1-2005	REVISED FOR PERMIT
7	10-1-2005	REVISED FOR PERMIT
8	10-1-2005	REVISED FOR PERMIT
9	10-1-2005	REVISED FOR PERMIT
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11	10-1-2005	REVISED FOR PERMIT
12	10-1-2005	REVISED FOR PERMIT
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16	10-1-2005	REVISED FOR PERMIT
17	10-1-2005	REVISED FOR PERMIT
18	10-1-2005	REVISED FOR PERMIT
19	10-1-2005	REVISED FOR PERMIT
20	10-1-2005	REVISED FOR PERMIT

DP 04-279621
PLAN #1

84050.3 FT.
1,1005.0 FT.

265 SPACES (RESIDENTS)
265 SPACES (VISITORS)
265 SPACES
45 SPACES
TOTAL
305 SPACES

NOTE: UNIT B HAS 2 PARKING SPACES IN TANDEM

AMENITY AREA:
REQUIRED: 13 UNITS x 64.504 SQ.FT. (8 SQ.M.) = 84050.3 FT.
PROVIDED: 1,1005.0 FT.

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PROVIDED: 1,1005.0 FT.

REQUIREMENT: 13 UNITS x 64.504 SQ.FT. (8 SQ.M.) = 84050.3 FT.
PROVIDED: 1,1005.0 FT.

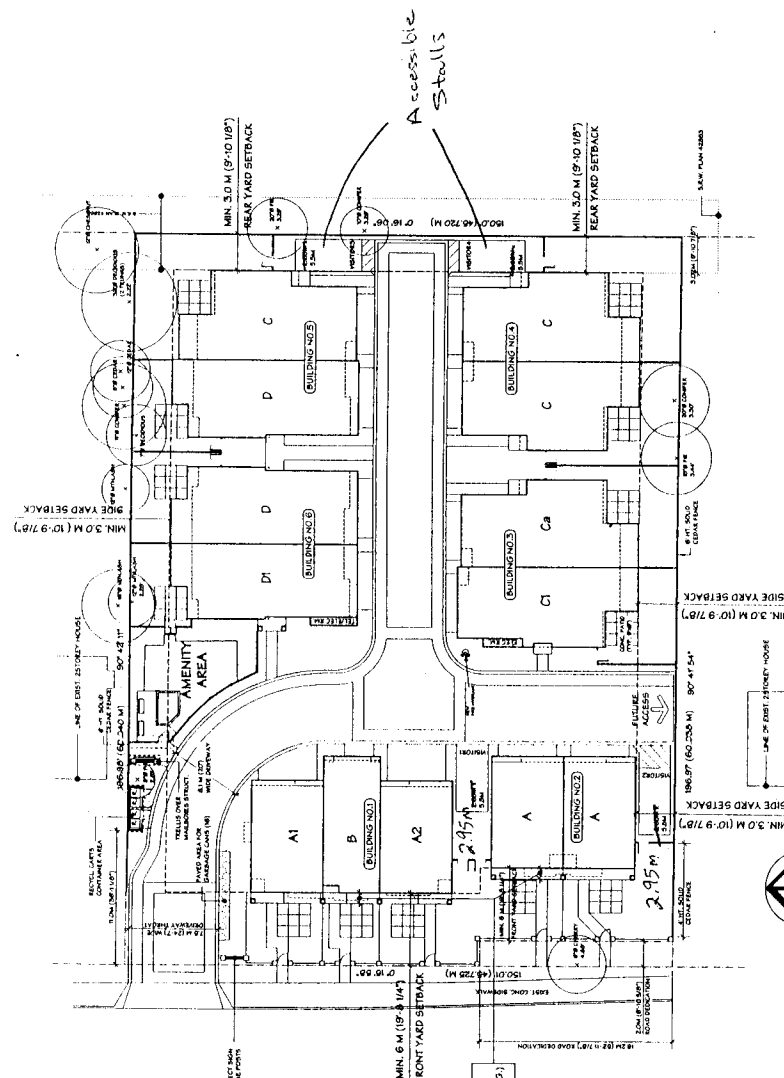
REQUIREMENT: 13 UNITS x 64.504 SQ.FT. (8 SQ.M.) = 84050.3 FT.
PROVIDED: 1,1005.0 FT.

REQUIREMENT: 13 UNITS x 64.504 SQ.FT. (8 SQ.M.) = 84050.3 FT.
PROVIDED: 1,1005.0 FT.

REQUIREMENT: 13 UNITS x 64.504 SQ.FT. (8 SQ.M.) = 84050.3 FT.
PROVIDED: 1,1005.0 FT.

REQUIREMENT: 13 UNITS x 64.504 SQ.FT. (8 SQ.M.) = 84050.3 FT.
PROVIDED: 1,1005.0 FT.

REQUIREMENT: 13 UNITS x 64.504 SQ.FT. (8 SQ.M.) = 84050.3 FT.
PROVIDED: 1,1005.0 FT.



SITE PLAN
SCALE: 1" = 40'-0"

F.A.R.:
MAX. ALLOWED FLOOR AREA:
29,059 SQ.FT. x 0.60 = 17,434.9 SQ.FT.

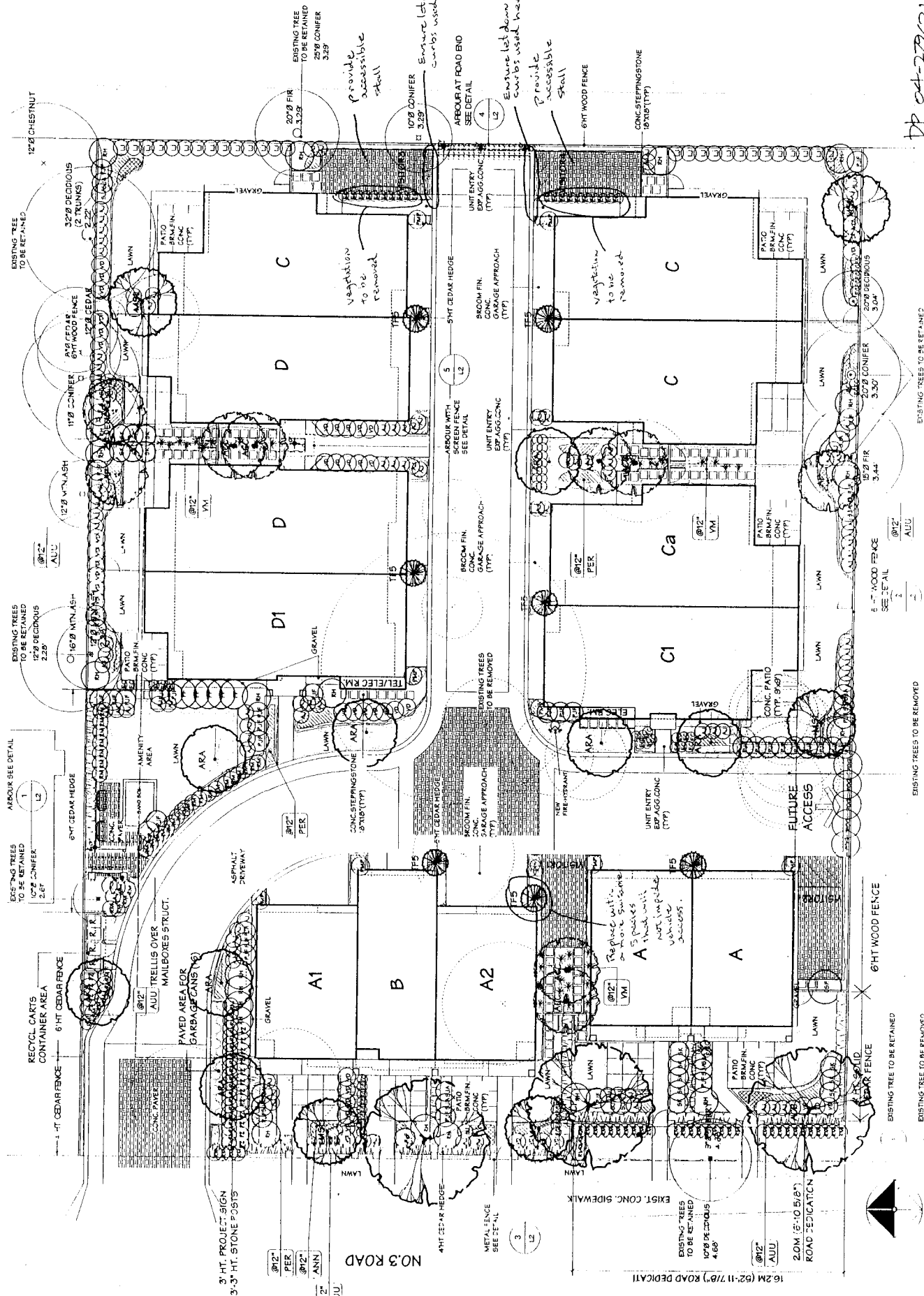
PROPOSED FLOOR AREA:

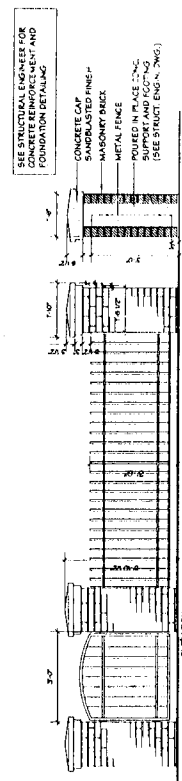
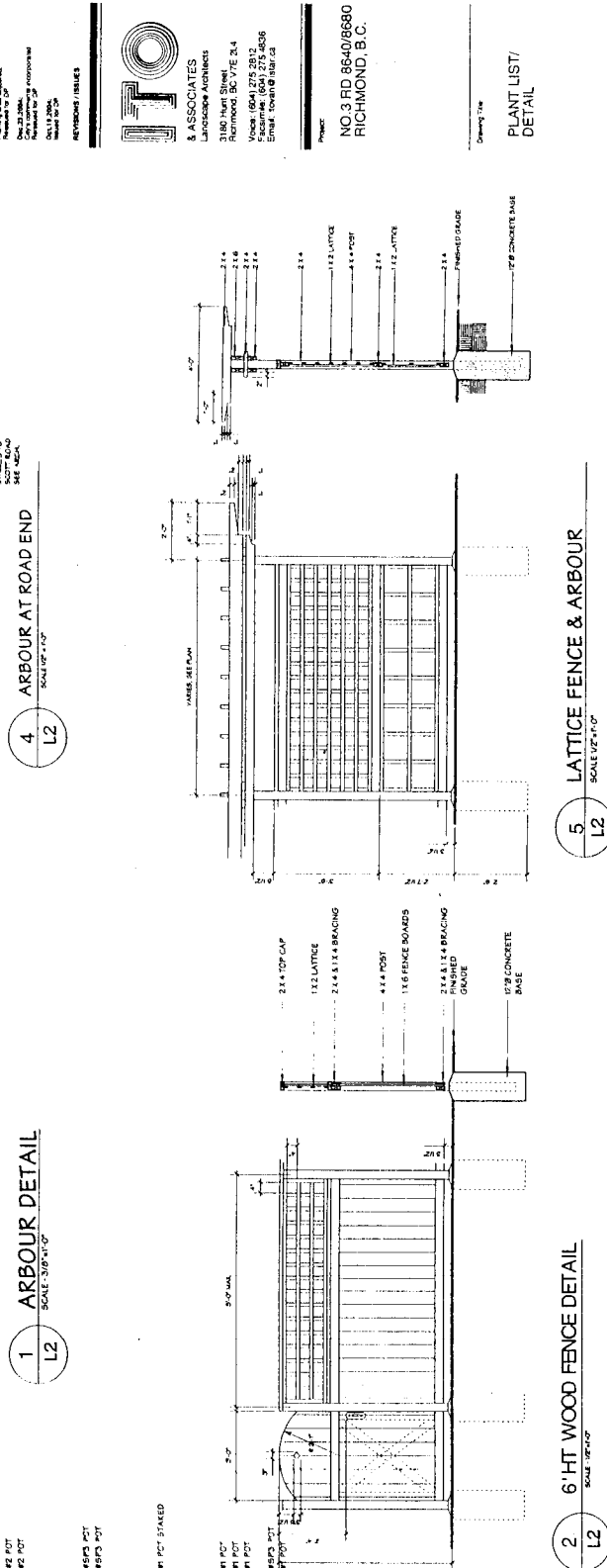
UNIT	AREA (SQ.FT.)	AREA (SQ.M.)	AREA (SQ.FT.)	AREA (SQ.M.)
UNIT-A (3 BRK+DEN)	1209.6 sq. ft.	112.2 sq. m.	2417.2 sq. ft.	224.1 sq. m.
UNIT-A1 (3 BRK+DEN)	1223.1 sq. ft.	113.5 sq. m.	1223.1 sq. ft.	113.5 sq. m.
UNIT-A2 (3 BRK+DEN)	1211.5 sq. ft.	112.5 sq. m.	1211.5 sq. ft.	112.5 sq. m.
UNIT-B (4 BRK)	1209.5 sq. ft.	112.5 sq. m.	1209.5 sq. ft.	112.5 sq. m.
UNIT-Ca (3 BRK)	1418.0 sq. ft.	131.5 sq. m.	1418.0 sq. ft.	131.5 sq. m.
UNIT-Cb (3 BRK)	1451.0 sq. ft.	134.2 sq. m.	1451.0 sq. ft.	134.2 sq. m.
UNIT-C1 (3 BRK)	1379.5 sq. ft.	127.2 sq. m.	1379.5 sq. ft.	127.2 sq. m.
UNIT-C2 (3 BRK)	1430.0 sq. ft.	132.6 sq. m.	1430.0 sq. ft.	132.6 sq. m.
UNIT-D1 (3 BRK)	1430.0 sq. ft.	132.6 sq. m.	1430.0 sq. ft.	132.6 sq. m.
UNIT-D2 (3 BRK)	1430.0 sq. ft.	132.6 sq. m.	1430.0 sq. ft.	132.6 sq. m.
ELEC. ROOMS (EXCLUDED)	20.9 sq. ft.	1.9 sq. m.	20.9 sq. ft.	1.9 sq. m.
TOTAL	17434.9 sq. ft.	1614.9 sq. m.	17434.9 sq. ft.	1614.9 sq. m.

STATISTICS:

CIVIC ADDRESS:
LEGAL DESCRIPTION:
ZONING:
SITE AREA:
SITE COVERAGE:
MAX. ALLOWED:
PROPOSED:

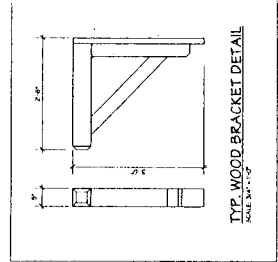
8540 8660 NO. 3 ROAD
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[illegible][illegible]

3 METAL FENCE/POST DETAIL

DP 04-279621
PLAN #3b
L2 of 2



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3

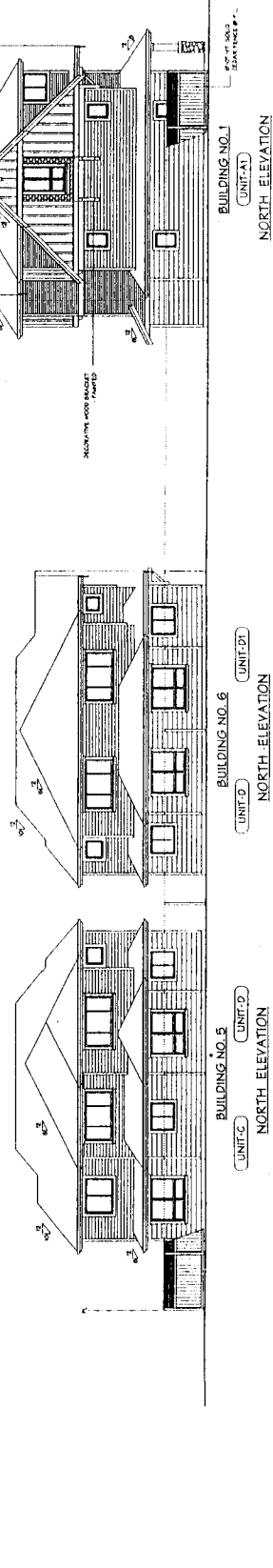
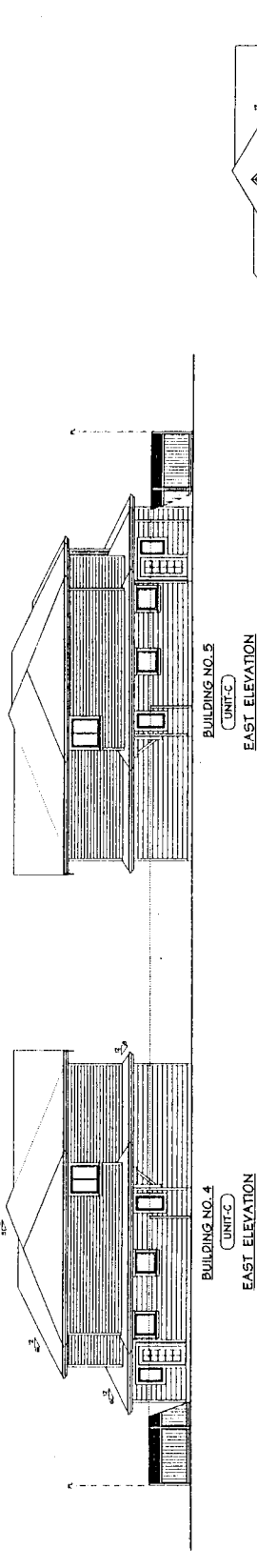
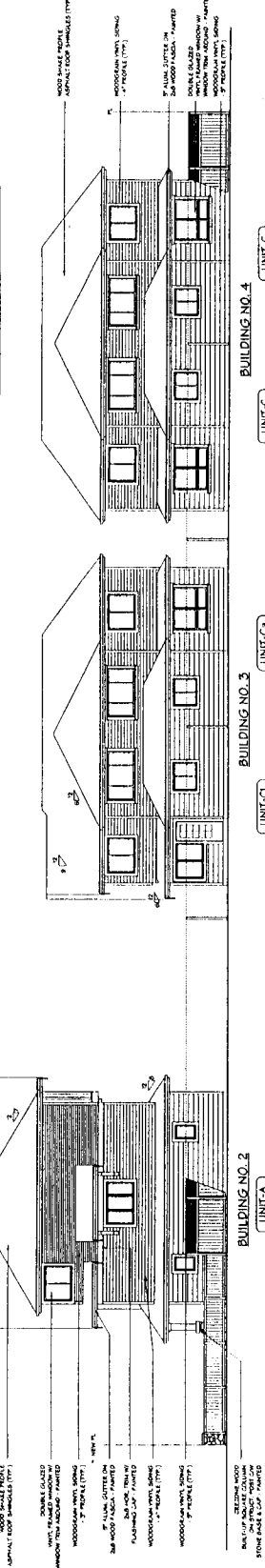
EMPERESS GARDEN
1640-8888 MO. 3 MOAD
NOTHING, B.C.

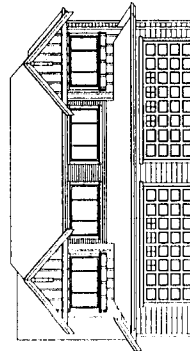
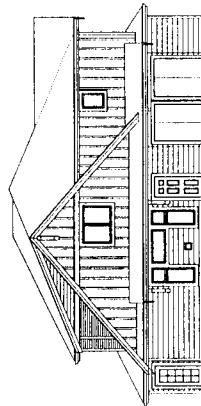
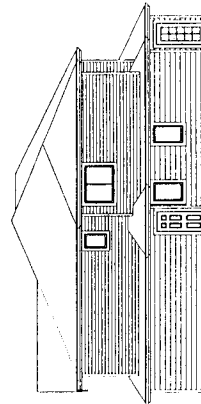
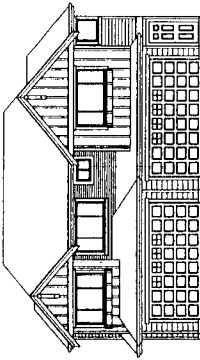
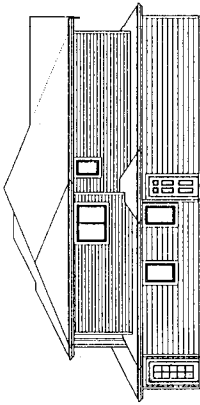
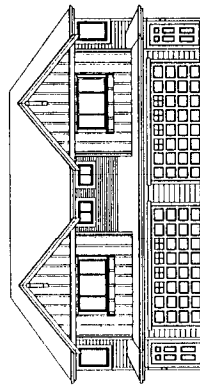
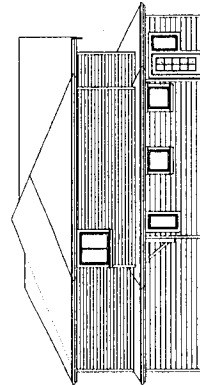
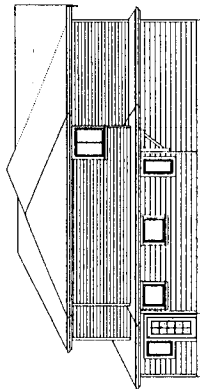
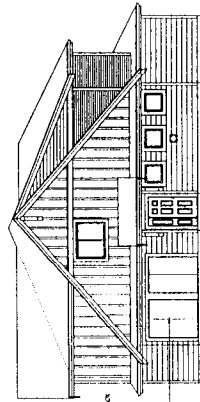
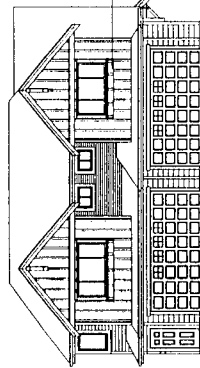
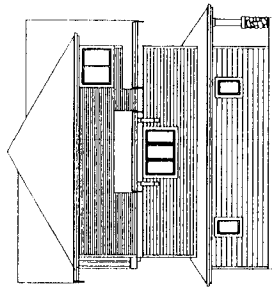
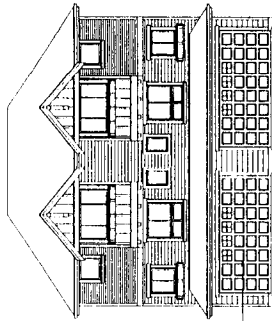
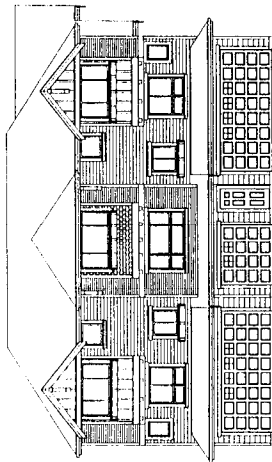
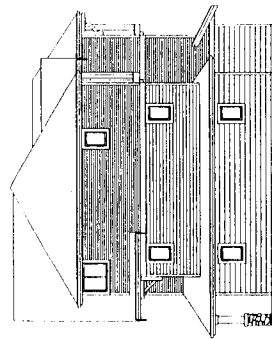
DRAWING TITLE
ELEVATIONS

604 DEVERMAN DRIVE, N. WASH., D.C.
770 770 770 TEL: 804-929-4531 FAX: 804-929-4581

SCALE	1" = 1'-0"	A03	OF
DATE	OCT 1, 2004		
DRAWN	SKS		
CHECKED			PROJ. NO. 3331
SHEET NO.			

DP 24-27962





NO	DATE	ISSUED FOR DEV. PERMIT	REVISIONS
	JAN. 18, 2006		ADD 2" D. SHORTEST RLY. SPACING REQUIRED FOR DEV. PERMIT
	DEC. 8, 2004		GENERAL REVISIONS
	OCT. 19, 2004		ISSUED FOR DEV. PERMIT
			REVISIONS

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EMPEROR GARDEN
8840-8850 NO. 3 ROAD

tomizo
yamamoto
architect inc.

954 baycrest dr., n. w. b.c.
v70 116 tel: 604-278-4631 fax: 604-278-4991

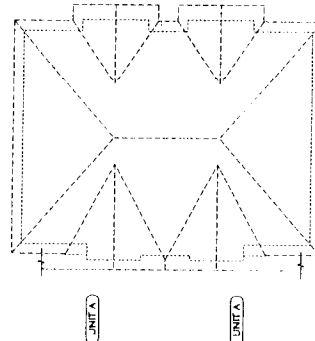
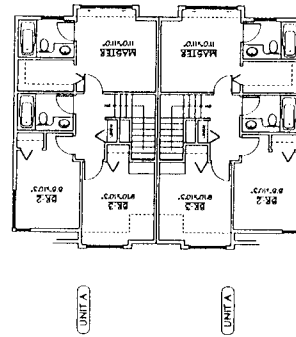
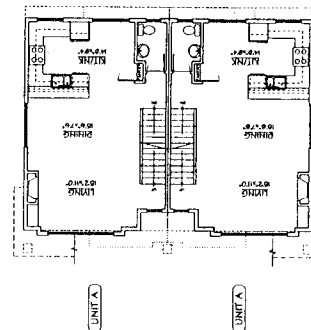
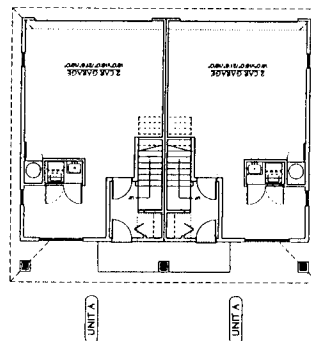
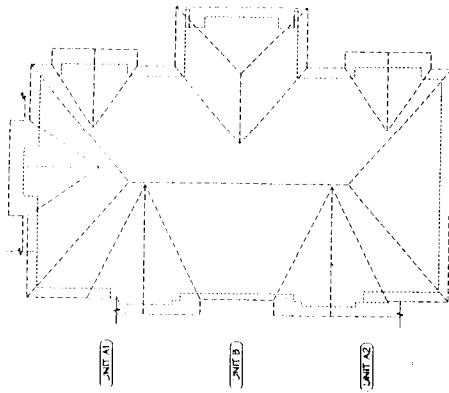
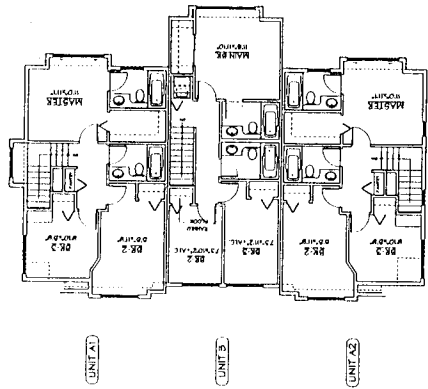
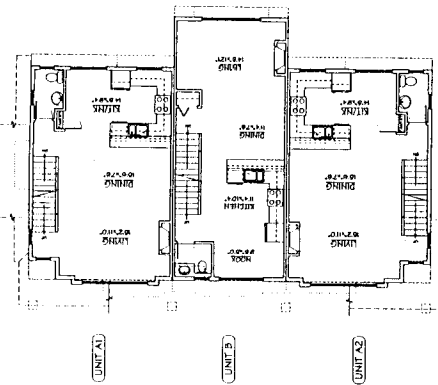
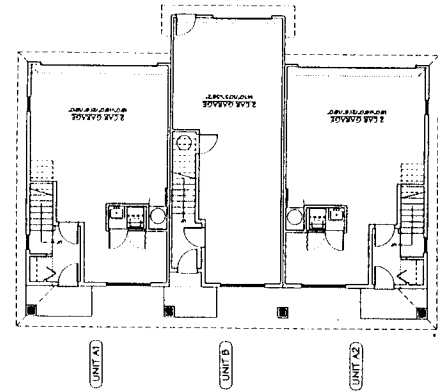
SCALE	1" = 1'-0"	SHEET NO A04 OF 5 PROJ NO 0321
DATE	OCT. 3, 2004	
DRAWN	DRK	
CHECKED		

2
 6
 7
 7
 6
 2
 1

BUILDING NO. 8
UNIT-D1
UNIT-D
SOUTH ELEVATION

BUILDING NO. 6
UNIT-01
WEST ELEVATION

BUILDING NO. 6
UNIT-D
EAST ELEVATION



FOUNDER TASK	
NO	DATE
	OCT. 18, 2004

ISSUED FOR ONLY FOUNDER

DATE OF SIGNATURE CHECK: OCT. 19, 2004

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 PROJECT

13 UNIT TOWNHOUSE DEV

EMPERESS GARDE:

8840-8869 HOLY ROAD
RICHMOND, B.C.

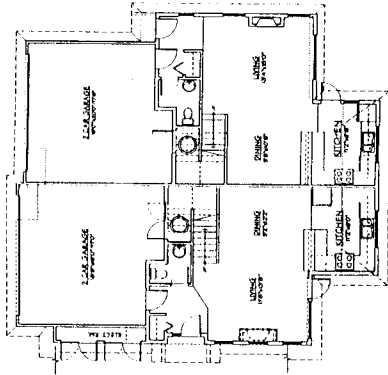
1504 WILLOWDALE DRIVE, S. WASH. D.C.
TEL: 504-678-4531 FAX: 504-422-4049

DRAWING TITLE

FLOOR PLANS

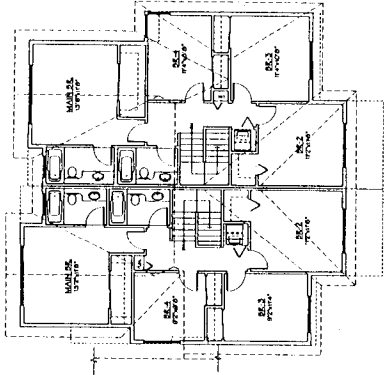
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DATE	OCT. 5, 2004		
DRAWN	DRK		
CHECKED			

DP 04-279621
~~PLANS#6~~



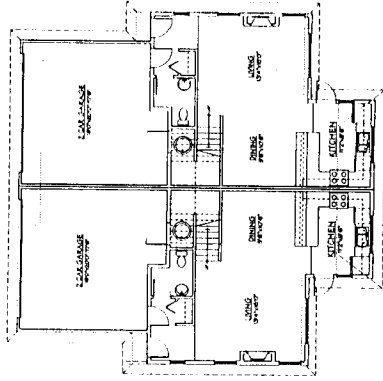
GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"

BUILDING NO. 3



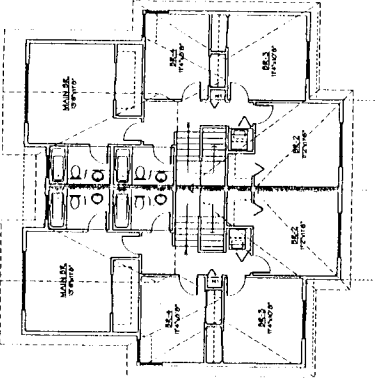
UPPER FLOOR PLAN
SCALE 1/8" = 1'-0"

BUILDING NO. 3



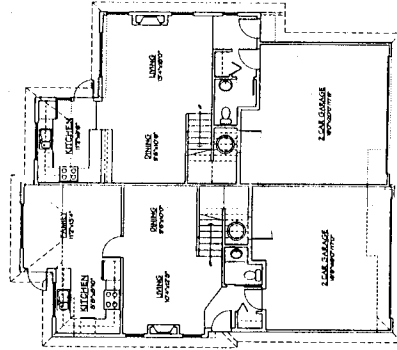
GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"

BUILDING NO. 4



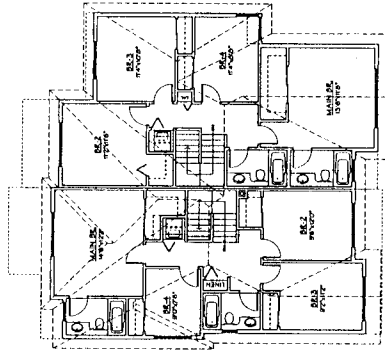
UPPER FLOOR PLAN
SCALE 1/8" = 1'-0"

BUILDING NO. 4



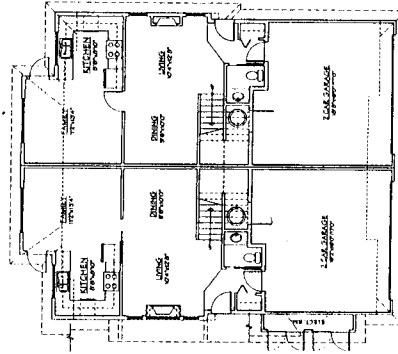
GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"

BUILDING NO. 5



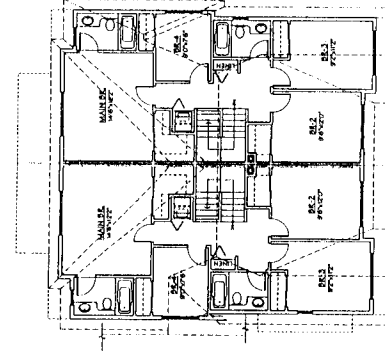
UPPER FLOOR PLAN
SCALE 1/8" = 1'-0"

BUILDING NO. 5



GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"

BUILDING NO. 6



UPPER FLOOR PLAN
SCALE 1/8" = 1'-0"

BUILDING NO. 6

DATE	NO.	DATE	NO.	DATE	NO.
JAN. 8, 2008	1	JAN. 8, 2008	1	JAN. 8, 2008	1
FEB. 1, 2008	2	FEB. 1, 2008	2	FEB. 1, 2008	2
MAR. 1, 2008	3	MAR. 1, 2008	3	MAR. 1, 2008	3
APR. 1, 2008	4	APR. 1, 2008	4	APR. 1, 2008	4
MAY 1, 2008	5	MAY 1, 2008	5	MAY 1, 2008	5
JUN. 1, 2008	6	JUN. 1, 2008	6	JUN. 1, 2008	6
JUL. 1, 2008	7	JUL. 1, 2008	7	JUL. 1, 2008	7
AUG. 1, 2008	8	AUG. 1, 2008	8	AUG. 1, 2008	8
SEP. 1, 2008	9	SEP. 1, 2008	9	SEP. 1, 2008	9
OCT. 1, 2008	10	OCT. 1, 2008	10	OCT. 1, 2008	10
NOV. 1, 2008	11	NOV. 1, 2008	11	NOV. 1, 2008	11
DEC. 1, 2008	12	DEC. 1, 2008	12	DEC. 1, 2008	12

CONTRACT NO.

13 UNIT TOWNHOUSE DEV.

EMPEROR GARDENS

tomizo yamamoto architect inc.

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DP 04-27-08

PLAN

REVISION

DATE

BY

NO.

DATE

BY

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