



To: Development Permit Panel
From: Joe Erceg
Manager, Development Applications
Date: March 19, 2003
File: DP 02-220758
Re: **Application by Onni Development Capital Corporation for a Development Permit at 12300 English Avenue**

Manager's Recommendation

- 1) That a Development Permit be issued for 12300 English Avenue on a site zoned Comprehensive Development District (CD/101), which would allow the development of eight (8) townhouse units containing a total floor area of 1,186.819 m² (12,775.24 ft²); and
- 2) Vary the provisions of Zoning and Development Bylaw 5300 to permit the following:
 - a) Increase maximum building height from 12 m (39.370 ft.) to 13.106 m (43.0 ft) for two (2) cupolas;
 - b) Reduce the minimum private outdoor space per dwelling unit from 37 m² (398.278 ft²) to a minimum of 24.46m² (263.3 ft²) including space less than 3m (9.843 ft.) by 3m (9.843 ft.) for eight (8) units; and
 - c) Allow tandem parking for four (4) units.



Joe Erceg
Manager, Development Applications

BFG:blg
Att. 3

Staff Report

Origin

Onni Development Capital Corporation has applied to the City of Richmond for permission to develop eight (8) townhouse units at 12300 English Avenue as referred to as 'Lot 47' on a site zoned Comprehensive Development District (CD/101).

A copy of the development application filed with the Urban Development Division is appended to this report.

Development Information

| | |
|----------------|--|
| Site Area: | 1,715.943 m ² (18,470.86 ft ²) |
| Building Area: | 1,186.819 m ² (12,775.24 ft ²) |
| Density: | 19 du per ac. 47 du per ha |
| Site Coverage: | 50 % Allowed 31 % Proposed |
| F.A.R.: | 0.7 or 1,201.16 m ² (12,929.6 ft ²) Allowed 0.69 or 1,186.819 m ² (12,775.24 ft ²) Proposed |
| Height: | 12 m (39.370 ft.) Allowed 11.6 m (38.058 ft.) Proposed with a requested height variance to 13.106 m (43.0 ft) for 2 cupolas |
| Parking: | 14 Spaces Required (12 unit and 2 visitor) 18 Spaces Proposed (16 unit and 2 visitor) |

Development surrounding the subject site is as follows:

- To the north, is vacant land previously rezoned as Comprehensive Development District (CD/102) to accommodate single-family dwellings on small lots;
- To the east, is land previously rezoned as Comprehensive Development District (CD/101) to accommodate townhouse residential units at 4311 Bayview Street, currently under construction;
- To the south, across Bayview Street is vacant land previously rezoned as Comprehensive Development Districts (CD/104) and (CD/105) and referred to as the Maritime Mixed-Use (MMU) area between the Fraser River and Bayview Street. This zoning is principally intended to support and enhance the commercial fishing industry; and
- To the west, across English Avenue is vacant land, previously rezoned as Comprehensive Development District (CD/101) intended to accommodate townhouse residential units.

Findings of Fact

Criteria and policies for the issuance of Development Permits appear in Schedule 1 and 2 of Bylaw No. 7100, the Official Community Plan. Each guideline is followed by the applicant's response in *bold italics*.

Schedule 1 of Bylaw No. 7100 (Official Community Plan)

9.3 General Multiple-Family Development Permit Guidelines

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 6 units, increased to 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. **Not applicable.**
- .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. **Not applicable.**
- .4 Maximum transition height gradient of 26 degrees between townhouse development and property lines. **Complies.**
- .5 End units to be one-storey in height where adjoining single-family homes. **Not applicable.**
- .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 (e.g. 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. **Does not comply since many units are narrow.**
- .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.**

9.3.8.D Private Open Space

- .1 Townhouse units require a minimum private outdoor space of 37 m² (398.3 ft²) in area and 9 m (29.5 ft.) in depth, which may be reduced to 5.3 m (17.2 ft.) where adequate privacy screening is provided. **Does not comply and a variance is requested.**

9.3.9.A Indoor Amenity Space

- .1 Provided at a minimum rate of 2 m² (6.6 ft²) per bedroom and 70 m² per development and shall include a multi-purpose facility. **Complies.**
- .2 Should be located on the south face of buildings and linked directly to outdoor amenities and public walkways. **Complies.**

9.3.9.B Outdoor Amenity Space

- .1 Provided at a minimum rate of 4 m² per bedroom, in addition to indoor amenity space, consolidated in one compact area and located to take advantage of sunlight and natural shelter. **Complies.**
- .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 m² per bedroom (excluding master bedroom) for children's play area, paved with a durable material. **Complies.**

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.**

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 Equitable Access

- .1 Units should be designed to be universally accessible in all multiple family developments, or be adaptable for conversion. **Complies.**

Schedule 2 of Bylaw 7100 (Official Community Plan)

2.4 Steveston Area Plan

8.2 Development Permit Guidelines

8.2.1 Settlement Patterns

- .1 Cohesive Environment: Integrate private and public road/pathways. Avoid “insular neighbourhoods” and respect site context. Provide public waterfront views and access. **Complies.**
- .2 Pedestrian Oriented Development: Establish small blocks easy to walk, a cohesive public trail network, built form at a human scale plus improved access to local services and amenities. **Complies.**
- .3 Neighbourhood Identity: Enhance features such as edges, focal points, and nodes that make neighbourhoods distinct and improve linkages. Build on local character attributes and define links between neighbourhoods. **Complies.**
- .4 Views: Provide views to the Fraser River and Sturgeon Banks. Incorporate views of Steveston Village from the river and contribute to attractive public streets and public spaces. **Complies.**
- .5 Natural, Built, and Human Heritage: Retain, respect, reuse, and enhance public enjoyment of historic structures, sites and their contexts. Protect and enhance significant landscape features. Provide complementary amenities such as trails. Celebrate the heritage of Steveston through Public Art and other means. **Partial compliance through provision of trails and Public Art provided within the nearby traffic-calming circle.**

8.2.2 Massing and Height

- .1 Cohesive Character Areas: Respect adjacent existing development. **Complies.**
- .2 Shifts in Scale: Ensure gradual transition between larger riverfront structures and existing low-rise residential buildings. Use changes in scale to reinforce significant areas. **Complies.**

8.2.3 Architectural Elements

- .1 Animated streetscapes provide visual diversity, human scale, and pedestrian orientation. Use architectural elements and special treatments to enhance special areas and distinguish public to private transitions. **Complies.**
 - .1 Retail shops should:
 - .1 Front streets not parking lots and utilize shop windows for displays. **Not applicable.**
 - .2 Provide an average frontage of 4.6 m with a maximum frontage of 15.2 m. **Not applicable.**
 - .3 Where appropriate, provide outdoor displays and restaurant seating up to 37 m² in size. If enclosed, fencing should not exceed 0.9 m in height. **Not applicable.**
 - .2 Residential neighbourhoods should:
 - .1 Provide grade-oriented units with individual front doors adjacent to public roads or along internal streets. **Complies.**
 - .2 Promote public accessibility, off-street routes should extend no further than 76 m before being intercepted by a publicly accessible street and no further than 36 m before being intercepted by an alternative pedestrian route (i.e. trail, lane, or driveway). **Complies.**
 - .3 Industrial development should:
 - .1 Provide windows and doors onto streets in high pedestrian areas. **Not applicable.**
 - .2 Incorporate fenced service and storage yards for security and safety but maintain significant views and enhance properties with vegetation, street furniture, Public Art, etc. **Not applicable.**
 - .3 Parking to be kept away from public view. **Not applicable.**
 - .4 Visually interesting buildings that complement adjacent development. **Not applicable.**
 - .4 Marinas should:
 - .1 Allow views of the water. **Not applicable.**
 - .2 Include shelter from sun, wind and rain. **Not applicable.**
 - .3 Provide architectural features or Public Art to create distinctive landmarks. **Not applicable.**
 - .4 Incorporate interpretative material to enhance public appreciation of the area. **Not applicable.**

- .2 Roofscapes
 - .1 Roofing forms and materials should be consistent with the traditional character of Steveston. **Complies since the mansard roof has been eliminated.**
 - .2 Mechanical equipment must be concealed from view. **Complies.**
 - .3 Vents must be positioned to avoid negative impact on adjacent residential uses. **Complies.**
- .3 Exterior Walls and Finishes
 - .1 Front facades should incorporate projecting and/or recessed features. **Complies.**
 - .2 Use high quality building materials that are natural, durable and preferably wood or non-patterned stucco. **Complies.**
 - .3 Trim should be simple and designed to enrich the architectural character of the structure. **Complies.**
 - .4 Building colours should be compatible with the traditional character of Steveston. **Complies.**
 - .5 Exposed end or party walls should be finished consistent with the front façade of the building. **Complies.**
- .4 Weather Protection
 - .1 Weather protection shall be provided for retail areas at grade, shared residential building entries, transit stops, buildings set far back from sidewalks, places of public gathering and anywhere a gap of existing weather protection can be filled. **Not applicable.**

8.2.4 Landscape Elements

- .1 Public Open Spaces
 - .1 Facilitate the physical and visual continuity of the open space network in Steveston. **Complies.**
 - .2 Provide open space along the riverfront in the form of boardwalks and natural areas. **Complies.**
 - .3 Enhance the openness of public spaces onto roads. **Complies.**
 - .4 Incorporate privately owned publicly accessible open spaces where they enhance the relationship of the development with neighbouring uses. **Complies.**
 - .5 Open onto parks and trails creating pedestrian friendly edge treatments designed to enhance safety, surveillance, accessibility, etc. **Complies.**
 - .6 Complement the intended activities of any adjacent open space. **Complies.**
- .2 Street Edges
 - .1 Provide high quality, coordinated street improvements. **Complies.**
 - .2 Restrict driveway entries along sidewalks and provide safe, pedestrian friendly crossings. **Complies.**
 - .3 Conceal utility wires and related equipment. **Complies.**
 - .4 Create "display gardens" and provide Public Art. **Complies through provision of Public Art within the nearby traffic calming circle and adjacent to the boulevard.**
- .3 Private Open Spaces
 - .1 Deck and patio design should be a natural extension of indoor spaces. **Complies.**
 - .2 Designed with a maximum of a half-storey difference between usable outdoor space and the primary indoor area. **Complies.**
 - .3 Usable front yards that maintain some view of the street with no high fences, provide privacy for residents, create layers of transition between the street and the building. **Complies.**
 - .4 Main living level should be no greater than 1.2 m difference in elevation from the sidewalk. Where the grade is greater the yard should be raised to an elevation equal to half the total difference in grade. Total grade change should be no steeper than 1 in 3. **Does not comply since the flood plain determines the finished floor elevation.**
 - .5 Consider clustering shared open space. **Complies.**
- .4 Trees and Vegetation
 - .1 Maintain and incorporate existing trees and mature vegetation. **Not applicable.**
 - .2 Site and select trees to enhance the existing neighbourhood features. **Complies.**
 - .3 Avoid consistent planting of street trees in even rows. **Complies.**

- .4 Plant native species rather than ornamental vegetation. **Complies.**
- .5 Incorporate planters, window boxes and container garden for interest and colour. **Complies.**

8.2.5 Parking

- .1 Lanes
 - .1 Access lanes from secondary streets. **Complies.**
 - .2 Minimize driveway crossings of pedestrian routes. **Complies.**
 - .3 Consolidate parking and service entrances. **Complies.**
- .2 Minimize the visual impact of parking by:
 - .1 Concealment of parking structures. **Complies.**
 - .2 Surface parking lots located at the rear of buildings should be limited in size to 0.13 ha. **Not applicable.**
 - .3 Landscape or fence the perimeter with trees and ensure that 70% of any parking lot is shaded. **Not applicable.**
 - .4 Ensure parking surface materials complement the treatment of adjacent pedestrian areas. **Complies.**
- 3 Residential Areas
 - .1 Garage entries should not be located in the front facades. **Complies.**
 - .2 Garage entries should receive special architectural and landscape treatments. **Complies.**
 - .3 Driveways are not to be gated and kept as narrow as possible. **Complies.**
 - .4 Where the garage door of a unit is not adjacent to its front door then a back door should be provided to gain access to the unit interior. **Complies.**

8.3.2 Additional Development Permit Guidelines: Character Area Guidelines Area B: BC Packers Residential Neighbourhood

8.3.2.1 Settlement Patterns

- .1 Conform to a grid pattern with north-south streets designed as green pedestrian routes. **Complies.**
- .2 East-west streets should link the Packers Neighbourhood with the Village and the waterfront. **Complies.**
- .3 Residential frontages devoted to individual grade oriented dwelling units and non-residential frontages should contain windows, public entries and features that animate the street. **Complies.**
- .4 All parking should be accessed through rear lanes. Minimize the visual impact and disruption of garage entrances on pedestrian activity. **Complies.**
- .5 Provide special opportunities for innovative dwelling types. **Complies.**
- .6 Small buildings set close to each other along continuous "build to" lines. **Complies.**
- .7 Set back buildings 6 m from the property line along Moncton Street. **Not applicable.**
- .8 East of Phoenix Pond provide the following setbacks:
 - .1 Minimum building setback of 6 m onto Westwater Drive. **Not applicable.**
 - .2 Minimum building setback of 9 m onto the riverfront trail. **Not applicable.**
 - .3 Minimum building setback of 18 m between buildings where the public trail intervenes. **Not applicable.**
 - .4 Everywhere else provide a minimum 4.3 m building setback. **Complies.**

8.3.2.2 Massing and Height

- .1 North and west of Phoenix Pond increase building heights from 2 ½ storeys and 9 m on the east to 4-5 storeys and 15 m on the west. **Complies.**
- .2 Along Moncton Street buildings should be 2-3 storeys or 9 m high with taller buildings up to 5 storeys or 15 m high set a minimum of 10 m south of Moncton Street. **Not applicable.**
- .3 Within 30 m of lower density residential areas east of the BC Packers Neighbourhood building height shall not exceed 2½ storeys or 9 m high. Within 60 m of this area buildings shall be no higher than 3 ½ storeys or 12 m. **Not applicable.**
- .4 Typically lower buildings can be set closer to publicly accessible streets and trails while taller buildings or portions should setback further except where taller structures provide a visual landmark. **Partially complies but four-storey townhouses are sited with the minimum setbacks.**

- .5 East of Phoenix Pond buildings heights can extend to four-storeys over one-storey of parking. **Not applicable.**
- .6 Situate the majority of the parking storey below the crest of the dyke and blend or conceal it with non-parking uses. **Complies.**
- .7 Lower building elements along Westwater Drive and the riverfront trail should not exceed 9 m in height as measured from the crest of the road and the elevation of the trail. **Not applicable.**
- .8 Limit length of building frontages to 20 m and provide breaks in the façade where building frontages exceed 12 m. **Complies.**
- .9 Mass development to allow direct sunlight access, especially near trails and courtyards. **Complies.**

8.3.2.3 Architectural Elements

- .1 The principle roof should have a steep slope, secondary roofs should be gently sloped, flat roofs should be designed as habitable decks and the number of special roof features should be limited. Roof cladding should be wood or sheet metal. **Complies.**
- .2 Residential streetscapes should be characterized by features such as usable entry porches with a minimum 2.4 m depth; balconies and decks used to enhance views; window boxes, bay windows and front doors oriented to entry areas with garages designed to the same level of quality as the principle buildings. **Complies.**
- .3 Non-residential streetscapes should be the same as residential streetscapes with the addition of features common to Steveston Village. See the Richmond Official Community Plan Schedule 2 of Bylaw 7100 Section 2.4 Steveston Area Plan - Area A: Steveston Village, General Guidelines. **Not applicable.**
- .4 Design buildings with high quality materials and craftsmanship to fit with the Village. Avoid materials having an artificial heritage appearance, and personalize buildings with special architectural features. **Complies.**

8.3.2.4 Landscape Elements

- .1 North and west of Phoenix Pond
 - .1 The width of street rights-of-way should be minimal with narrow sidewalks. **Complies.**
 - .2 Provide special paving and landscape treatments in the roadway, sidewalk and driveway surfaces. **Complies.**
 - .3 Incorporate small garden landscapes with trees, shrubs and low open fences (maximum 1 m high), fronting on streets except along Moncton Street where no fences, large lawns and foundation plantings are appropriate. **Complies.**
 - .4 Provide furnishings and appointments along major public routes according to the Steveston Village standard. **Complies.**
- .2 East of Phoenix Road
 - .1 Expand on the existing natural character of the area adjacent to the Pond, through the use of berms and planting to conceal parking structures. **Not applicable.**
 - .2 Enhance residential privacy and mitigate visibility of residential buildings as experienced along the waterfront trail. **Not applicable.**
- .3 Support development of recreational trails, greenways and similar open spaces such as:
 - .1 A greenway along the south side of Moncton Street. **Not applicable.**
 - .2 A north south trail between Moncton Street and the west end of Westwater Drive. **Not applicable.**
 - .3 A continuous riverfront trail east of Phoenix Pond. **Not applicable.**
 - .4 A trail link between Westwater Drive and the riverfront trail. **Not applicable.**
- .4 Wherever possible, incorporate industrial equipment and features and use large-scale features where possible. **Complies.**

8.3.2.5 Parking

- .1 Parking structures should be fully concealed and landscaped along all publicly accessible streets and open spaces. **Complies.**
- .2 Accommodate parking in individual, attached or shared garages and open areas accessed via rear lanes. **Complies.**
- .3 Ensure that on-site parking does not impair provision of usable open space or livability. **Complies.**

Staff Comments

Each staff comment is followed by the applicant’s response in ***bold italics***.

General Staff Comments

1. Update the Context Plan on drawing ‘A100 - Title Page & Site Statistics’ dated December 24, 2002.
 - a) Reference the following recently approved Development Permits on the Context Plan:
 - DP 01-198029 at 4500 and 4600 Westwater Drive;
 - DP 01-198039 at 4311 Bayview Street;
 - DP 01-198040 at 4388 Moncton Street; and
 - DP 01-198041 at 4388 Bayview Street.
 - b) Update the ‘Steveston Academy’ site planning information.
 - c) Include the preliminary design intent (i.e. anticipated building footprints and massing) for Lots 27, 28, 29 and 30 to the south.
 - d) Ensure that the Context Plan clearly differentiates between, recently approved, currently proposed and future development sites within the overall Imperial Landing development. ***The applicant has provided the above information with the final submission. See the revised context plan.***

2. DP 02-220758 at 12300 English Avenue complies with all but two (2) Development Permit guidelines, specifically:
 - a) Provide a minimum 37 m² (398.278 ft²) private outdoor space for each unit. The applicant proposes to average private outdoor open space for each unit for the entire development. Provide a rationale and a detailed schedule of proposed private outdoor space for each unit. ***A relaxation from the minimum 37m² (398.278 ft²) of private outdoor space is requested for 8 units. In addition to the grade level patio areas, upper level balconies, which have a depth of less than 3.048m (10 ft.) have been provided off kitchen and eating area plus individual front porches and roof top patios in 2 locations. The ability to further setback the buildings from the road is impeded by the setback requirements to the lane along the north property line.***
Private Outdoor Space Summary for Lot 47 – 12300 English Avenue is as follows:

| | <i>Outdoor private area less than 10 ft.</i> | <i>Number of units</i> | <i>Total area / unit</i> |
|--------------------------------------|---|-------------------------------|---|
| <i>B units</i> | <i>8.75 m² (94.19 ft²)</i> | <i>4</i> | <i>35.00 m² (376.75 ft²)</i> |
| <i>C units</i> | <i>12.87 m² (138.50 ft²)</i> | <i>2</i> | <i>25.74 m² (277.07 ft²)</i> |
| <i>C unit (alternate den)</i> | <i>30.41 m² (327.34 ft²)</i> | <i>2</i> | <i>60.82 m² (654.68 ft²)</i> |
| <i>Total Area</i> | | <i>8</i> | <i>121.56 m² (1308.50 ft²)</i> |

| | <i>Outdoor private area greater than or equal to 10 ft.</i> | <i>Number of units</i> | <i>Total area / unit</i> |
|-------------------|---|------------------------|--|
| <i>B units</i> | <i>15.71 m² (169.11 ft²)</i> | <i>4</i> | <i>62.84 m² (676.43 ft²)</i> |
| <i>C units</i> | <i>26.36 m² (283.76 ft²)</i> | <i>4</i> | <i>105.44 m² (1134.98 ft²)</i> |
| <i>Total Area</i> | | <i>8</i> | <i>168.28 m² (1811.41 ft²)</i> |

- b) Ensure that the main living area is no more than 1.2 m (3.937 ft.) above the fronting sidewalk. The applicant should consider lowering the elevation of patios along public roads wherever possible and ensure adequate separation, screening and buffering between the public and private realms along fronting streets. ***There is a minimal grade change between the boulevard and the front patios (maximum 0.50m or 1.64 ft.) however the main living areas are 2.326m (7.63 ft.) and 2.356m (7.73 ft.) above Bayview Street.***
- c) Compare the currently proposed number of residential units for both sites with the estimated number of residential units at the rezoning stage. Confirm that the total number of residential units will not exceed 750. ***The applicant has provided a comparison table of the proposed number of units at the rezoning stage versus the currently proposed number of units.***

| | <i>Zoning Estimate</i> | <i>Actual</i> |
|-----------------------------|------------------------|---------------|
| <i>Lot 22</i> | <i>11</i> | <i>10</i> |
| <i>Lot 23</i> | <i>14</i> | <i>13</i> |
| <i>Lot 24</i> | <i>7</i> | <i>6</i> |
| <i>Lot 26</i> | <i>8</i> | <i>7</i> |
| <i>Lot 28 – Building A</i> | <i>60</i> | <i>66</i> |
| <i>Lot 29 – Building B</i> | <i>102</i> | <i>74</i> |
| <i>Lot 30 – Building C</i> | <i>103</i> | <i>46</i> |
| <i>Lot 30 – Building D</i> | | <i>47</i> |
| <i>Lot 27 – Building E</i> | | <i>39</i> |
| <i>12333 English Avenue</i> | <i>50</i> | <i>45</i> |
| <i>12300 English Avenue</i> | <i>13</i> | <i>8</i> |
| <i>Total</i> | <i>368</i> | <i>361</i> |

****Lot 27 - Commercial Suites: 7***

- d) Identify any remaining infrastructure improvements including any road works, lanes, park and/or foreshore improvements yet to be completed for the overall Imperial Landing development and provide a schedule for the completion of outstanding Servicing Agreement requirements. ***The majority of infrastructure improvements have been completed however minor revisions to the Servicing Agreement may be appropriate and will be considered.***

- e) Confirm that the construction of the two concurrent developments will occur simultaneously. If not, please provide an indication of the anticipated construction phasing. It would also be appreciated if the owner could indicate when the Development Permit applications will be made for the remaining undeveloped parcels within the overall Imperial Landing development. ***The applicant proposes the following schedule.***

| | |
|----------------------------------|--|
| <i>Lot 22 – 26</i> | <i>D.P. application- April 2003, Construction – Oct. 2003</i> |
| <i>Lot 27 – 30</i> | <i>D.P. application- March 8/03, Construction – August 2003</i> |
| <i>12333 English Ave.</i> | <i>Construction – June 2003</i> |
| <i>4231 Bayview St.</i> | <i>Construction – June 2003</i> |

- f) No special heritage provisions were made for the individual development parcels through the rezoning of the overall site. All heritage interpretation in the public realm, except on the Community Use Site, will be executed along the waterfront and is required as part of the Servicing Agreement. However, there is an opportunity when designing the built form for each development parcel to reference the heavy timber frame construction of the former cannery structures. In addition, there are opportunities on each development parcel to incorporate landscape features that reflect the character of the former BC Packer’s site through the careful design of site furnishings and appointments. On each individual development parcel, consider the inclusion of salvaged artefacts or Public Art that relates to the fishing history of Steveston and the former BC Packer’s site. Please indicate how these projects respect, reflect or reference the architectural heritage of the former BC Packer’s site. ***The applicant proposes to reference the marine industrial character of the former cannery buildings through the use of a large roof form with heritage appointments and detailing appropriate cladding materials and in the landscape through the use of a heavy timber furnishings as well as periodically locating heritage artefacts on private property, adjacent to the public boulevards between the various building clusters.***

Detailed Staff Comments

Development Coordinator Comments

1. Eliminate variances wherever possible. ***The applicant requests three (3) minor variances.***
2. Provide an outdoor amenity space if this is proposed as a separate lot and strata corporation. ***Outdoor amenity areas are located at the south-east and south-west corners of the site, consisting of benches and overhead trellis structures.***
3. It is the understanding of City of Richmond staff that the proposed amenity building on Lot 46 at 12333 English Avenue (i.e. DP 02-220699) will also be shared with Lot 47 at 12300 English Avenue (i.e. DP 02-220758). If this is a separate lot, please explain how the shared use of the amenity space on lot 46 will be ensured for lot 47. ***The strata title will be set up to allow Lot 47 access rights to the indoor amenity space on Lot 46.***
4. If this is a separate lot and strata corporation, consider establishing a unique design identity for this development or consider creating 1 (one) combined strata corporation. ***The owner will consider this suggestion and discuss this further with the City.***
5. Consider the provision of a rear door to the lane for the C units lane. ***The ‘C’ units have pedestrian access from the lane.***

6. The applicant is encouraged to increase the amount of private outdoor space to comply with the Development Permit guidelines or present a compelling rationale for a variance. ***Four (4) 'C' units meet the required open space requirements due to the configuration of the site, the need for on-site visitor parking and the provision of public amenity spaces in the side yards. The lane setbacks prevent the units from being setback further from the front yard.***
7. Ensure that the yard space between the two clusters is adequately landscaped to screen the lane from Bayview Street. ***The applicant proposes a combination 1.5 m (5 ft.) residential wood fence and landscape planting to screen the lane.***
8. Consider the provision of some benches or other public amenities in the lawn areas at both street corners. ***Benches and trellises are provided at both the southeast and southwest corners of the site. See the revised landscape plan.***
9. Identify any impacts from this development for the proposed Steveston tram line along the south side of Bayview Street. ***Building clusters 12 and 13 that front Bayview Street meet the zoning bylaws except for the variances requested regarding the height of the cupolas, the reduction in the private outdoor space and the need for tandem parking. In addition, this proposal complies with the spirit of the Development Permit guidelines with only minor deviations. These variances do not impact the City waterfront lot and there are no known impacts on the tram line along the south side of Bayview Street.***

Rezoning Comments

1. The application appears to meet most of the criteria established in the Comprehensive Development District (CD/101) zoning and the Steveston Area Plan. However, it is noted, that in the original rezoning report to Planning Committee, this area was intended for three-storey, not four-storey buildings. Although the zoning does not regulate the number of floors, this issue should be identified. ***The 4th floor consists of approximately 15% of the total unit floor area and utilizes otherwise empty attic space created as a result of endeavouring to provide roof slopes that reflect the traditional character of Steveston Official Community Plan (O.C.P. 6.2.3.B.). The massing of the 4th floor is inherent and integral to the roof form. The addition of the 4th floor dens and openings adds visual interest to the roof and emulates craftsman style design character. The height of the 4th floor dens and roof meet the zoning requirements. Incorporating 4th floor dens has resulted in a more compact building footprint that allows for additional parking, a larger central open space, more shared amenities, a greater surface area for rain water percolation, additional landscape planting throughout the development, enhanced unit privacy plus increased natural light and air movement.***

Building and Zoning Comments

1. Ensure that this project complies with all Building Code requirements including hydrant locations, fire fighting access, etc. ***The applicant has met with representatives of the Richmond Fire Department and complied with emergency fire access requirements.***
2. Provide a detailed code analysis for review by City of Richmond staff. ***The applicant has presented the preliminary code analysis and reviewed the contemplated building code equivalencies and Richmond support the approach of the code consultant in principle.***
3. The buildings are four-storeys in height and should be designed under Part 3 of the BC Building Code. The finished floor elevation along the rear or garage entry sides of these buildings are not supported as a localized depressions and therefore do not conform to Part 9

of the BC Building Code. If it is intended to submit these buildings under Part 9 of the BC Building Code, please explain in detail the proposed equivalencies. Explain the emergency fire access/rescue from the 4th levels. ***The applicant has designed the building under Part 3 of the BC Building Code and provided an equivalency report to address the fire access and exiting requirements. The applicant has presented the preliminary code analysis and reviewed the contemplated building code equivalencies and Richmond support the approach of the code consultant in principle.***

4. The crawl space area should be minimal in height to discourage future conversion. ***The applicant has agreed to reduced the height of all crawl spaces to a maximum height of 1 m (±3 ft.)***
5. DP 02-220758 at 12300 English Avenue will require the following three (3) variances:
 - a) Increase maximum building height from 12 m (39.370 ft.) to 13.106m (43.0 ft) for two (2) cupolas;
 - b) Reduce the minimum private outdoor space per dwelling unit from 37 m² (398.278 ft²) to a minimum of 24.46m² (263.3 ft²) including space less than 3m (9.843 ft.) by 3m (9.843 ft.) for eight (8) units; and
 - c) Allow tandem parking for four (4) units.***The applicant has requested three (3) variances as noted above, has provided assurance that the covered areas do not exceed 10% of the principal building area and also provided the additional requested information.***

Fire Comments

1. Clearly indicate how emergency fire access is proposed for the 4th floor den areas. ***All relevant City departments have reviewed this issue. The applicant has presented the preliminary code analysis and reviewed the contemplated building code equivalencies and Richmond support the approach of the code consultant in principle. The travel distance from the proposed 4th floor dens will meet the requirements of the proposed equivalencies. The proposed equivalency is based on a recently approved City of Vancouver Building Code revision to address minor habitable, attic roof spaces within a three-storey home or townhouse. In addition, smoke alarms will be hard-wired, an enhanced sprinkler system will be employed with direct connection to the Fire Department plus strobe lights will be located on the exterior of each unit, which will be linked to and activated by the sprinkler system. In addition, an enunciator panel will be located in close proximity to the water source for the site.***

Public Works and Engineering Comments

1. There are no servicing concerns as proposed off-site improvements are defined by existing and previously negotiated Servicing Agreements. ***Acknowledged by the applicant.***

Built Form and Urban Design Comments

1. There is concern that the built form of these four-storey townhouses is too massive in close proximity to single-family residential dwellings on small lots. The 4th floor dens that have significant visibility from surrounding streets are particularly problematic. In addition, these 4th floor dens may require rising the grade level around the perimeter of buildings, which compounds the grade transition between the public and private realms along adjacent streets. The conclusion of City of Richmond staff is to request the elimination of 4th floor dens. In order to maximize the allowable floor area, the applicant still has the option to redesign the units, reassigning the 4th floor space onto the 2nd and 3rd floors. Alternatively, if the 4th floor

dens were reduced in size to 10% of the respective lower floor areas, they could be considered as mezzanines rather than 4th floors. ***The massing of the 4th floor is inherent and integral to the roof form. The roof form would remain the same with or without the attic spaces. The applicant does not view the openings in the roof (i.e. dormers and decks) as problematic. The applicant contends that the roofscape requires openings, decks and dormers to add interest and scale to the design. The 4th floor dens add openings and visual interest to the roof and emulates craftsman style design character. The surrounding grade does not need to be raised in order to meet the Building Code. In addition, the patio grades have been lowered wherever possible to ease the transition between the public and private realms along adjacent streets. The height of the 4th floor dens and roofs meet the zoning requirements. The current development proposal is below the allowable site coverage. Incorporating 4th floor dens has resulted in a more compact building footprint that allows for additional parking, increased amenity and open green space, more surface area for rain water absorption, additional landscape in the interior open space, privacy between units, plus increased natural light and air movement. The applicant has expressed a strong preference to retain the 4th floor dens and the current code only considers the classification of a mezzanine as being 10% of the floor area where it is directly open to the floor below.***

2. Provide the centre-line elevations for the adjacent street as well as the finished floor elevations of the 1st and 2nd floor levels for all buildings/units on the site plan. While the finished floor elevation of the first habitable floor for all units must comply with the minimum Provincial floodplain elevation of 2.6 m (8.530 ft.) geodetic, City of Richmond staff do not support main living areas for ground oriented townhouses at a higher finished floor elevation than is necessary. Please justify any proposal for the finish floor elevation of the first habitable floor that is higher than 2.6 m (8.530 ft.) geodetic. ***The applicant indicates that if the first habitable floor level is set at 2.6 m (8.53 ft.) geodetic, then the garage floor level would be set at -0.143 m (-0.47 ft.) geodetic. The lowest street elevation surrounding the development is approximately 2.591 m (8.5 ft.) geodetic and the highest street elevation is approximately 3.271 m (10.73 ft.) geodetic and this site grading arrangement would require storm water pumping of the entire site. In addition, if 2.6 m (8.53 ft.) geodetic were used for the main floor, the limited driveway length would result in a driveway slope of 44% and the maximum slope for these driveways is 15%. The habitable floor levels have been set to enable gravity storm drainage of the site and to ensure the roofs are within the allowable height according to the zoning bylaw. The applicant has provided a series of cross-sections through the front yards to illustrate the proposed transition of grades from the public to private realms and also provided a detailed site grading plan.***
3. The mansard roof form of building cluster 13 appears foreign. Consider referencing the typical roof design of the former cannery structures with large shed roofs. The proposed flat roof is not supported. The applicant is requested to consider a simplified, large shed or pitched roof form with a variety of dormers (i.e. maintain the roof height but reduce the roof pitch) rather than a mansard roof. The large gable ends of a pitched roof will also create an opportunity to add further interest to the building façades. The metal roof material is supported however; staff prefers a standing-seam versus ribbed or folded metal roof. ***The roof form of building cluster 13 has been revised and the mansard roof has been eliminated. All flat roofs have been replaced with large shed roof forms. A high profile ribbed metal roof material is to be used. Please refer to the revised drawings.***

4. Consider changes to the massing of the proposed built form, which creates a more friendly transition from this townhouse parcel to the small lot single-family residential area across the lane (i.e. to the north). Consider reducing the separation between building clusters 12 and 13, which will increase the side yard setbacks on English and Ewen Avenues. Provide cross-section(s) from Bayview Street through the lane including the small lot single-family residential dwellings to the north and as well as sun/shade diagrams to assess this issue. ***The height and setbacks of the proposed development conform to the zoning bylaw, however the applicant has provided the requested cross-section and the separation between clusters 12 and 13 have been reduced by 1.2 m (±4 ft.). In addition, shadow diagrams have been provided for this project.***
5. Indicate the specific grade of asphalt shingle roof material proposed for building cluster 12. Indicate the warranty period for this particular grade of asphalt roofing. Staff prefers the highest profile available with an extended warranty. ***The asphalt roofing shingles will be "Iko", 25 year, Group "M", CSA A123.1 rating or better. This shingle is a high profile design and will create distinct shadow lines.***
6. Consider exaggerating the under-eave rafters, bracing, planking and bracket detailing. Submit more detailed architectural drawings of the under-eave detailing. ***All under-eave rafters, planking and bracket detailing have been exaggerated.***
7. Demonstrate how various units can be adapted to accommodate universal accessibility. Consider backing plates in the appropriate locations, straight-run stairways and enlarging bathrooms to accommodate persons with disabilities. Consider incorporating pocket doors to further permit accessibility in designated units. Designate which units have been designed for conversion to accessible units on the site plan and indicate what additional modifications would be necessary. ***Four (4) 'A' units located in clusters 3, 6, 8 and 10 on lot 47 (i.e. DP 02-220699 at 12333 English Avenue) will be designed and structurally framed to enable conversion for a wheelchair lift that could extend from the garage level to the 3rd level, however no adaptable units will be provided as part of this Development Permit application.***
8. Vinyl siding appears in the 'Finish Schedules' but has not been specified on any building elevations, please clarify if vinyl siding is proposed. Vinyl siding is not supported for this project. ***No vinyl siding is to be used; a 'Hardi-Plank' or 'Hardi-Shingle' material is to be used.***
9. Please specify the proposed patio doors. Solid-core 'french-doors' are preferred to glass sliders. ***The applicant prefers to specify glass sliders in areas prone to wind driven rain. Due to the limited area of the proposed balconies 'french-doors' tend to reduce the useable patio area because of the door swing, therefore we believe that sliding type doors for this development are best suited.***

Site Planning and Landscape Comments

1. Relocate the two (2) visitor parking stalls along English and Ewen Avenues into the space between the two blocks of townhouses along the lane and increase the landscape planting along the street. ***The building clusters have been moved 2.438m (8 ft.) closer together as requested, creating more landscaped side yard setback area along Ewen and English Avenues. The remaining space between to 2 building clusters is not wide enough to permit relocating the visitor parking stalls in this area. The visitor parking stalls remain at the***

east and west ends of the site but are located as close to the buildings as possible (i.e. 3.048m or 10 ft.)

2. Provide an outdoor amenity space for this development or negotiate a cash contribution for amenity improvements to Steveston Park. If this strata development is combined with the concurrently proposed development across English Avenue (i.e. 12333 English Avenue) then City of Richmond staff have no concern regarding this issue. ***Outdoor amenity areas have been provided at the south-east and south-west corners of the site consisting of benches and overhead trellis structures. Consideration will be given for the creation of a combined strata corporation with the neighbouring, concurrent development.***
3. Provide a site cross-section from the Bayview Street centre-line, through the site and across the lane to the single-family dwellings on small lots to the north with spot elevations for all proposed grade changes and transitions. ***The applicant has complied.***
4. Request individual refuse and recycling pick-up by the City from the lane. ***The applicant has complied.***
5. Eliminate the walls, fencing and hedging along the English and Ewen Avenue side yards. Propose semi-public spaces in these locations along the respective streets and create a landscape treatment that is open and accessible from the sidewalk. Consider foundation planting at the base of the building rather than hedge planting at or near the property line. In addition, provide benches and a trellis structure at the south-east and south-west corners of the site in these semi-public open spaces. ***The walls, fencing and hedging along the English and Ewen Avenue side yards have been removed. In addition, public benches and overhead trellis structures are provided at the south-east and south-west corners of the site.***
6. The transition between the private outdoor areas of the subject site and Bayview Street is abrupt with insufficient separation, screening and buffering between the public and private realms. The south-east and south-west corner of the site are prominent locations and any propose retaining walls in these side yards will have negative visual impacts. Therefore, the applicant is requested to consider the following:
 - a) Increase the setback of buildings by shifting the 1st floor footprints to a constant offset of ± 1.2 m (4 ft.) from the internal roadway. This will shorten the driveway aprons but will significantly contribute to improving the interface between the public and private realms along the surrounding streets. ***The landscape screening and buffer strip along Bayview Street has been increased from 0.61 m (2 ft.) to 1.829 m (6 ft.).***
 - b) Eliminate all exposed retaining walls around the perimeter of the site and slope the grade at a maximum gradient of 3:1. ***The applicant has lowered the patios and eliminated the need for retaining walls. Any grade change will be accommodated with a gentle slope of the landscape screening and buffer strip.***
 - c) Reduce the separation between building clusters 12 and 13 thereby increasing the road setbacks to English and Ewen Avenues. ***The applicant has complied.***
7. Provide a detailed site grading and drainage plan for the subject site that includes the following:
 - a) Existing and proposed site grades as well as grading information for the surrounding streets;
 - b) Proposed roadway grading on the subject site;
 - c) Finished floor elevations of the 1st and 2nd levels for all proposed buildings;
 - d) Proposed grades for the ground areas around the perimeter of all proposed buildings;

- e) All proposed grade changes and transitions in grade from the buildings to surrounding streets;
- f) Identify any proposed retaining walls with top and bottom spot elevations;
- g) Spot elevations at the top and bottom of all slopes and ramps with proposed slope gradients;
- h) All proposed stairs annotated with the correct number and height of risers; and
- i) All proposed surface and sub-surface drainage features.

The applicant has provided the above requested information.

8. Regarding the proposed landscape design, staff encourages the applicant to consider the provision of greater buffering between elevated private outdoor spaces and public sidewalks along street boulevards. In this regard, consider the following:
- a) Increase the width of planting strips to create more horizontal separation. ***The applicant has complied.***
 - b) Eliminate any exposed retaining walls around the perimeter of the site. ***The applicant has complied.***
 - c) Slope the grade at a maximum of 3:1 between the property line and the private outdoor areas. ***The applicant has complied and the proposed slope of these landscape buffer strips will be virtually flat.***
 - d) Incorporate small tree and broad-leaved evergreen shrub planting in combination with low fencing and entry gate/trellis structures to create adequate separation and buffering between the public and private realms. ***The applicant has complied.***
 - e) Increase the size of screening plant material at the time of planting. ***The applicant has not complied.***
 - f) Specify all paving materials and proposed decorative treatments. ***The applicant has complied.***
9. Consider reflecting the heavy timber construction of the former cannery buildings in the design of all landscape furnishing and appointments including benches, arbours, fences, entry gate structures, trash receptacles, bike racks, bollards, pedestrian lights, decking, stairs, railing, etc. ***The applicant has complied.***
10. Increase the size of proposed on site tree planting. ***The applicant has not complied.***

Transportation Comments

- 1. Align Lane B north of this site with the entry for DP 02-220699 at 12333 English Avenue. ***The applicant has complied.***
- 2. The applicant should provide a minimum 1.2 m setback from the garages to the public lane. ***The applicant has complied.***
- 3. There should be no loading areas on public roads. ***Acknowledged by the applicant.***
- 4. Ensure that all visitor-parking stalls are marked as 'visitor' stalls. ***Acknowledged by the applicant.***
- 5. The applicant should ensure that the laneway to the north of the subject site will be operational at the time construction of these units are complete. ***Acknowledged by the applicant.***

Refuse and Recycling Comments

- 1. This development qualifies for the City of Richmond refuse and recycling pick-up programs. Lane collection is preferred but there is a concern regarding the amount of service vehicle

manoeuvring space. The lane entrance onto English Avenue is directly opposite the only site access for 12333 English Avenue (i.e. 45 townhouse units). Demonstrate that there is sufficient turning radius for the respective service vehicles. See Waste Management Guidelines, which were recently updated and are available on the City of Richmond website at <http://www.city.richmond.bc.ca/recycle>. ***The applicant has complied.***

2. Individual pick-up along the lane is possible and will eliminate the need for a common refuse/recycling enclosure. ***Acknowledged by the applicant.***

Design Panel Comments

This proposal was presented to the Richmond Advisory Design Panel on January 22, 2003. The following minutes of that meeting are relevant to the subject Development Permit.

Item 3

Onni Group of Companies

Killick Metz Bowen Rose Architects Planners Inc.

- **DP 02-220699 at 12333 English Avenue as referred to as 'Lot 46'; and**
- **DP 01-220758 at 12300 English Avenue as referred to as 'Lot 47'.**

(formal presentation)

The comments of the Panel were as follows:

- The treatment of the central open space was appreciated. Benefits were evident by utilizing the 18 m wide internal roadway. Incorporating three (3) different architectural styles did not improve the project. Clusters 1 and 11 were successful in picking up the Maritime theme and had appropriate exterior detailing but the end elevations were weak. Clusters 2, 3, 6 and 8 contained Victorian Heritage style units of a more unusual character, which creates an agglomeration of heritage elements that was not as successful. More could be done with the end unit to make the roof design more interesting. The proportion of windows to wall appears massive. The mansard roof was not supported in this area. The roof material of the dormer should not be rolled roofing. The use of high-grade asphalt shingles as opposed to cedar shakes was supported. ***The applicant has eliminated the mansard roof.***
- An informative and well-done presentation. The constraints of the site were evident however the internal spine appeared somewhat as a residual open space. It was questioned whether the amenity building would be better placed at one end of the centre open space or whether less building and more open green space would be preferred. More separation between the amenity building and the roadway would be beneficial. The internal open space and pedestrian connections could be highlighted with larger trees. The bench area could be simplified by combining the walkway around the perimeter. Another row of different sized trees could be added to the private patios in the front yard. Moving the sidewalk away from the buildings to allow for more landscaping would provide a better transition to the front yards from the public boulevard. ***The applicant has complied with the majority of the Design Panel comments.***
- Reinforced planting of larger scale trees along the interior perimeter would make a big difference. The landscape plan and the plant list were well balanced. The visitor parking in the centre area was redundant. ***The applicant has complied with the majority of the Design Panel comments.***

- The look of the project was good. The differences were appreciated as were the proposed exterior finishes. It was suggested that a lot of space had already been contributed by this development to the community therefore the suggested reduction in visitor parking was not supported. The fourth floor areas of the units should be maintained as they contribute to the character of the project. *Acknowledged by the applicant.*
- The open space was interesting, however, no paving would be preferred. *Acknowledged by the applicant.*
- The central open space could be improved. The amount of open space versus paved parking area was an issue and it was preferred to have more site area available for individual owners. The visitor parking could be relocated which would allow for an expanded children's play area. The north end of the site required more visitors parking and up to four (4) spaces could be moved to this location. Raised pavers as a traffic calming measure was suggested. A concern was expressed that the green strips between the units were narrow and contributed to a feeling of crowding. The form and character of the amenity building was complimented and it was suggested that this architectural style should be more prominently incorporated into the architecture of this project. The project's design vocabulary (architectural elements) pushed in too many directions, especially Blocks 2, 3, 6 and 8 on Lot 46 and Block 13 on Lot 47. The proposed materials are acceptable (but too much variety) but dilute the strength of the architectural design, so it was suggested that the variety of architectural styles be reviewed and consideration be given to incorporating the character of the amenity building more broadly throughout this project. *Acknowledged by the applicant.*

Constable Powroznik provided written comments, which are attached as Schedule 2 and form a part of these minutes.

The vote was six to two that the project moves forward subject to the above noted comments.

Mr. Decotiis and Mr. McNeill of the Onni Group of Companies briefly reviewed the overall master plan of the Imperial Landing site and Mr. Clark spoke of the considerable neighbourhood concern relating to the lack of adequate parking.

Analysis

Conditions of Adjacency Assessment

The applicant has addressed City of Richmond staff concerns regarding the conditions of adjacency as follows:

- To the south along Bayview Street, the landscape screening and buffer strip between the boulevard and the private outdoor patio has been increased from 0.61 m (2 ft.) to 1.829 m (6 ft.). In addition, the buildings have been setback 0.61 m (2 ft.) from the road setback.
- To the west, along English Avenue and to the east, along Ewen Avenue, the buildings have been setback an additional 1.219m (4 ft.) and public amenity spaces in the form of benches with an overhead trellis structures have been added. In order to accomplish this, the former private outdoor patios along these road frontages have been reduced.

- To the north, along the lane, additional screening has been provided in the gap between the two building clusters to ensure that the lane is not visible from Bayview Avenue. The transition in scale from four-storey townhouses on the south side of the lane to two-storey single-family residential dwellings on the north side of the lane remains abrupt but is permitted in the current zoning. Since the small lot single-family residential dwellings remain to be constructed across the lane it should be evident to any prospective purchaser of an adjacent single-family lot the proposed that there will be a significant change in scale of built form across the lane.

City of Richmond staff are satisfied with the proposed conditions of adjacency and support this aspect of the proposal.

Assessment of Site Planning and Urban Design

The applicant has been responsive to suggestions regarding the site planning and has made a series of site planning adjustments in response to concerns raised by City of Richmond staff including:

- Increasing the building setbacks along Bayview Street, English and Easthope Avenues;
- Increasing the width of the landscape screening and buffer strip between the Bayview Street, English and Easthope Avenue and the private outdoor patios in the front yards;
- The provision of heritage artefacts on private property adjacent to the Bayview Street, English and Easthope Avenue boulevards;
- Narrowing the gap between building clusters 1 and 2 plus increasing the landscape screening to ensure that the service area to the north is not visible from Bayview Street; and
- Reducing the size of private outdoor patios in the side yards of building clusters 1 and 2 along English and Ewen Avenues in favour of providing two (2) public amenity spaces adjacent to the boulevards that include benches with an overhead trellis structure.

City of Richmond staff are satisfied with the proposed site planning and support this aspect of the proposal.

Assessment of Architectural Form and Character

The applicant has been responsive to City of Richmond staff suggestions to revise the architectural design of the building clusters with the mansard roofs. Through Building Code equivalencies, the applicant has been successful in meeting the provisions of the BC Building Code as well as the requirement for emergency fire access without the need to create raised fire rescue platforms adjacent to the 4th floor den areas. The built form proposed by the architect responds to the scale and character of the former industrial buildings along the Steveston waterfront. The large roof forms echo the roofscape of former cannery buildings with large shed roofs and the detailing further adds to the marine character of the project. The proposed cladding materials reflect natural building materials. City of Richmond staff recommend support of the architectural design.

Assessment of Landscape Design and Details

The applicant has worked cooperatively to ease the transition from private to public realms by increased the building setback along the fronting streets with a corresponding increase in the width of the landscape screening and buffering strips between the private patios in the front yards and sidewalks along the adjacent roadway boulevards. The landscape architect has increased the amount but not the size of proposed screening plant materials between the private and public realms along road frontages around the perimeter. In addition, the landscape architect

has incorporated heritage artefacts on private property along the adjacent municipal boulevards and the character of proposed landscape furnishings and appointments reflect the marine industrial heritage of the site. City of Richmond staff recommend support of the landscape design.

Assessment of Requested Variances

The applicant has requested the following three (3) variances as identified below:

- a) Increase maximum building height from 12 m (39.370 ft.) to 13.106 m (43.0 ft) for two (2) cupolas;
- b) Reduce the minimum private outdoor space per dwelling unit from 37 m² (398.278 ft²) to a minimum of 24.46m² (263.3 ft²) including space less than 3m (9.843 ft.) by 3m (9.843 ft.) for eight (8) units; and
- c) Allow tandem parking for four (4) units.

The height variance is requested to permit cupolas, which add marine character to the buildings. While the requested reduction in the amount of private outdoor space is not ideal, it is assessed to be a lesser impact than providing larger private outdoor patios with reduced screening and buffering to the adjacent public realm. There are numerous recent and relevant precedents to support the variance request for tandem parking. City of Richmond staff assesses all three (3) requested variances to be a minor and recommend support.

Conclusions

City of Richmond staff support this Development Permit application and recommend approval.



Brian Guzzi, Landscape Architect
Planner 1 - Urban Design
(4393)

BFG:blg

Prior to final approval of the Development Permit, the applicant is required to provide the following:

1. An Irrevocable Letter of Credit for landscape construction in the amount of \$25,550.00 ($\pm 12,775 \text{ ft}^2 \times \$40.00/\text{ft}^2 \times 5\%$).



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): 4020 Moncton Street, Richmond B.C. (actual address pending) (12300 English Ave)

Legal Description(s): Lot 48 of Development Parcel F3 (Land Title registration pending)

Applicant: Onni Development Capital Corporation

Correspondence/Calls to be directed to:

Name: Killick Metz Bowen Rose Architects Planners Inc.

Address: 1788 West 8th Ave., Vancouver, B.C.

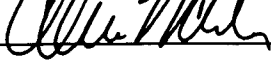
V6J 1V6
Postal Code

Te. No.: 604.732.3361
Business
amartin@kmbr.com
E-mail

Residence
604.732.1828
Fax

Property Owner(s) Signature(s): _____

OR

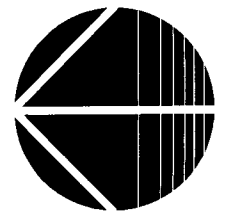
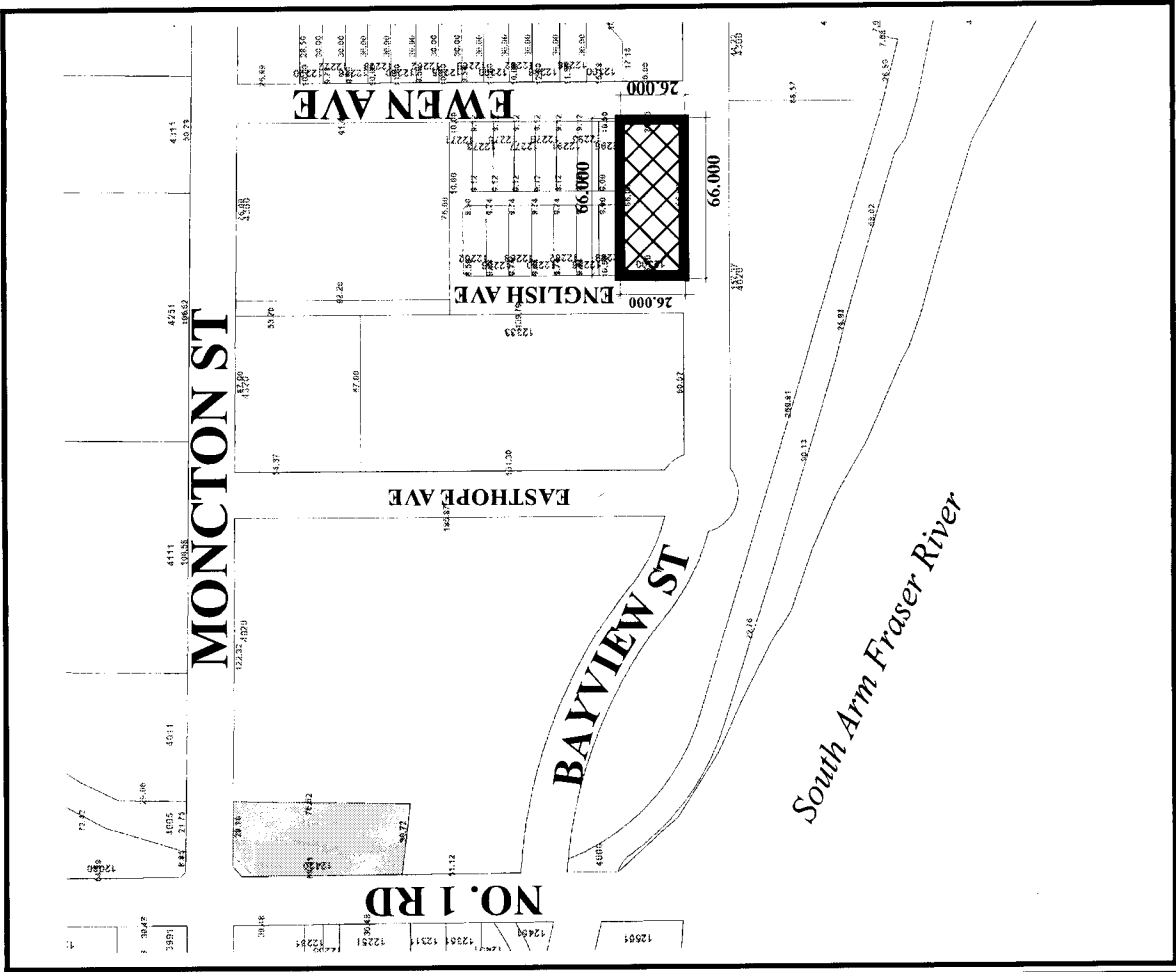
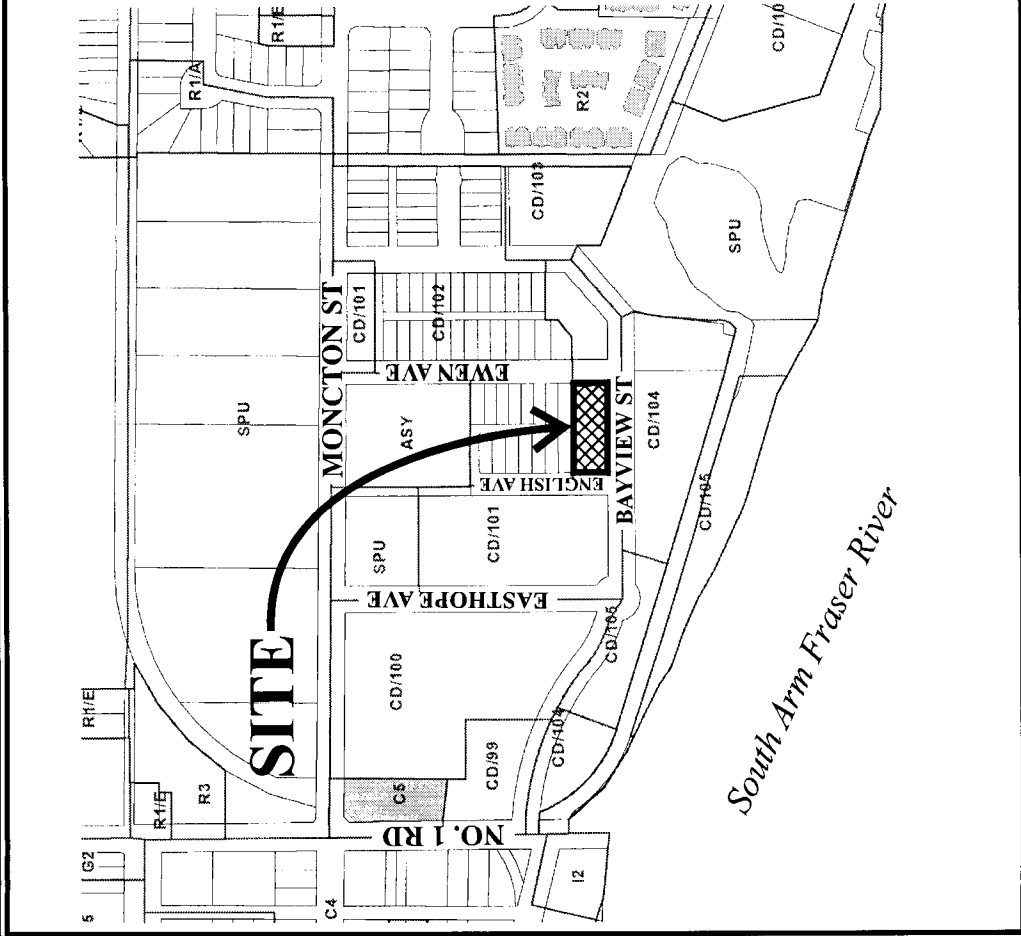
Authorized Agent's Signature: 
Attach Letter of Authorization

Please print name
Alvin Martin
Please print name

| | |
|---|------------------------------------|
| For Office Use | |
| Date Received: <u>Nov-15/02</u> | Application Fee: <u>\$2,865.00</u> |
| File No.: <u>02-220758 DP</u> | Receipt No.: <u>17-0002404</u> |
| <small>Only assign if application is complete</small> | |



City of Richmond



DP 02-220758 SCHEDULE "A"

Original Date: 11/28/02

Revision Date: 03/27/03

Note: Dimensions are in METRES



No. DP 02-220758

To the Holder: ONNI DEVELOPMENT CAPITAL CORPORATION

Property Address: 12300 ENGLISH AVENUE

Address: C/O KILLICK METZ BOWEN ROSE
 ARCHITECTS PLANNERS INC.
 1788 WEST 8TH AVENUE
 VANCOUVER, BC V6J 1V6

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.

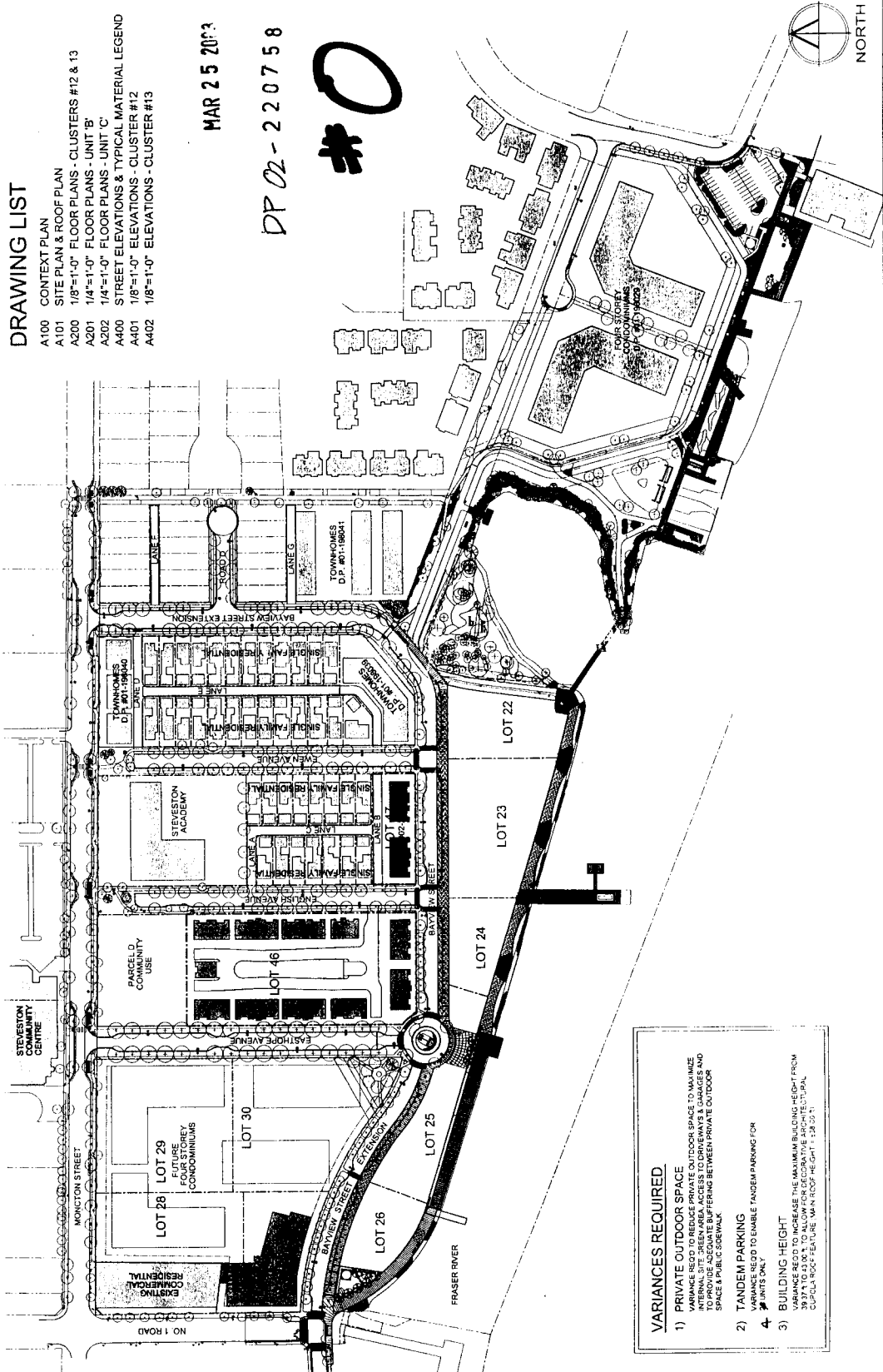
IMPERIAL LANDING at STEVESTON, B.C.

LOT # 47- 4231 BAYVIEW STREET

| | |
|-------------------|-------------|
| DATE | DESCRIPTION |
| 1) D.P. SUBMITTAL | NOV. 15 |
| 2) D.P. REVISIONS | DEC. 28 |
| 3) D.P. REVISIONS | MARCH 17 |

- DRAWING LIST**
- A100 CONTEXT PLAN
 - A101 SITE PLAN & ROOF PLAN
 - A200 1/8"=1'-0" FLOOR PLANS - CLUSTERS #12 & 13
 - A201 1/4"=1'-0" FLOOR PLANS - UNIT 'B'
 - A202 1/4"=1'-0" FLOOR PLANS - UNIT 'C'
 - A400 STREET ELEVATIONS & TYPICAL MATERIAL LEGEND
 - A401 1/8"=1'-0" ELEVATIONS - CLUSTER #12
 - A402 1/8"=1'-0" ELEVATIONS - CLUSTER #13

MAR 25 2013
 DP 02-220758



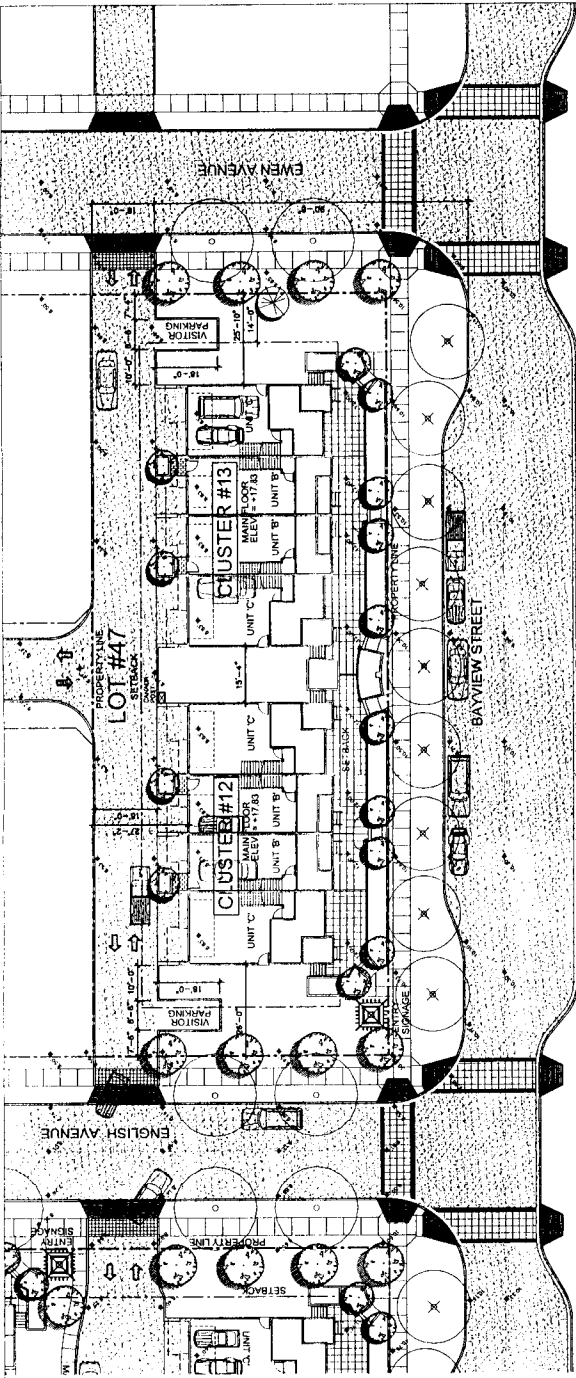
- VARIANCES REQUIRED:**
- 1) PRIVATE OUTDOOR SPACE
 VARIANCE TO INCREASE PRIVATE OUTDOOR SPACE TO MAXIMIZE INTERNAL SITE GREEN AREA ACCESS TO DRIVEWAYS & GARAGES AND TO PROVIDE BUFFERING BETWEEN PRIVATE OUTDOOR SPACE & NEIGHBOURHOOD.
 - 2) TANDEM PARKING
 VARIANCE TO INCREASE TANDEM PARKING FOR 4 UNITS ONLY.
 - 3) BUILDING HEIGHT
 VARIANCE TO INCREASE THE MAXIMUM BUILDING HEIGHT FROM 39.71 TO 45.04 TO ALLOW FOR OPERATIVE ARCHITECTURAL COPPER-CLAD FEATURE WITH A MAXIMUM HEIGHT OF 45.04M.

KILLICK METZ BOWEN ROSE
 ARCHITECTS PLANNERS INC.
 1000 WESTERN AVENUE
 VANCOUVER, B.C. V6E 3A8
 TEL: 604.273.2222 FAX: 604.273.2223
 WWW.KILLICKMETZBOWENROSE.COM

PROJECT: IMPERIAL LANDING
 FOR: STEVESTON, B.C.
 CLIENT: CAPITAL CORPORATION
 DRAWING TITLE: CONTRACT PLAN
 CONTRACT NO.: LOT #47
 PROJECT NUMBER: 0220758
 DRAWN: DEBBIE
 SCALE: 1/4"=1'-0"
 SHEET NUMBER: A100

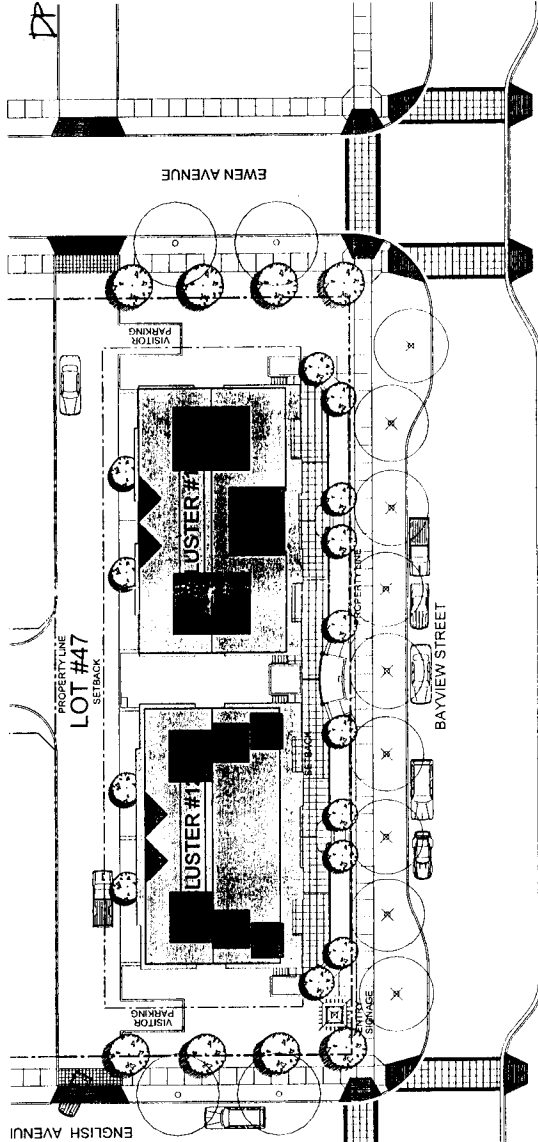
**LOT #47
SITE STATISTICS**

LEGAL DESCRIPTION
 LOTS 47, PLAN 1 MP
 SECTION 11, BLOCK 3 NORTH, RANGE 7 WEST,
 NEW WESTMINSTER DISTRICT, GROUP 1
 STREET ADDRESS: 4231 BAYVIEW STREET
 ZONING
 COMPREHENSIVE DEVELOPMENT DISTRICT - CD101
 SITE AREA = 1715.94 sqm (18470.86 sq ft)
 PERMITTED DENSITY (FAR) = 0.7 x SITE AREA
 = 1201.16 sqm (12929.86 sq ft)
 PROPOSED FLOOR AREA
 UNIT 'B' = 125.86 sqm x 4 units = 499.44 sqm
 UNIT 'C' = 171.38 sqm x 2 units = 342.76 sqm
 (alternate unit)
 UNIT 'C' = 172.31 sqm x 2 units = 344.62 sqm
 (alternate unit)
 TOTAL PROPOSED FLOOR AREA = 1186.82 sqm (12775.24 sq ft)
 PARKING REQUIREMENTS
 BASIC REQUIREMENT PER UNIT = 1.5
 TOTAL SPACES REQUIRED = 15 x 8 units
 = 120 SPACES
 TOTAL SPACES PROVIDED = 16
 (TANDEN SPACES) = 8
 (DOUBLE SPACES) = 8
 TOTAL VISITOR SPACES REQUIRED = 0.2 x 8 units
 = 1.6 SPACES
 TOTAL VISITOR SPACES PROVIDED = 2 SPACES
 ALLOWABLE LOT COVERAGE = 90%
 1715.94 sqm (18470.86 sq ft) x 0.90 = 1544.35 sqm (16725.43 sq ft)
 PROPOSED LOT COVERAGE = 532.02 sqm (5726.80 sq ft)
 ALLOWABLE BUILDING HEIGHT = 12 m (39.37 ft)
 ACCESSORY BUILDINGS = 5 m (16.40 ft)
 PROPOSED BUILDING HEIGHT = 13.11 m (43.01 ft)
 BUILDING SETBACKS = 4.3 m (14.107 ft)
 PRIVATE OUTDOOR SPACE REQUIRED PER UNIT = 37 sqm (398.28 sq ft)
 PRIVATE OUTDOOR SPACE PROVIDED
 UNIT 'B' = 15.71 sqm (168.11 sq ft)
 UNIT 'C' = 26.36 sqm (283.76 sq ft)



**LOT #47
SITE PLAN
SCALE: 1/16"=1'-0"**

MAR 25 2003
 02-220758
 #1



**LOT #47
ROOF PLAN
SCALE: 1/16"=1'-0"**

| | |
|--------------------|-------------|
| DATE | DESCRIPTION |
| 1) D.P. submission | NOV. 15 |
| 2) D.P. revisions | DEC. 29 |
| 3) D.P. revisions | MARCH 17 |

OWNER: KILLICK METZ BOWEN ROSE
 ARCHITECTS: KILLICK METZ BOWEN ROSE
 ARCHITECTS PLANNERS INC.
 1100 WEST 10TH AVENUE
 SUITE 200
 VANCOUVER, B.C. V6H 2Y6
 TEL: 604-275-1111
 FAX: 604-275-1112
 WWW: KILLICKMETZ.COM

PROJECT: KILLICK METZ BOWEN ROSE
 PROJECT NUMBER: LOT #47
 SHEET NUMBER: 1 OF 2
 SCALE: 1/16" = 1'-0"

FOR: OWN DEVELOPMENT
 CAPITAL CORPORATION
 DRAWING TITLE: SITE PLAN & ROOF PLAN
 PROJECT NUMBER: LOT #47
 SHEET NUMBER: 1 OF 2
 SCALE: 1/16" = 1'-0"

PROFESSIONAL SEAL:
 ARCHITECT: KILLICK METZ BOWEN ROSE
 ARCHITECTS PLANNERS INC.
 1100 WEST 10TH AVENUE
 SUITE 200
 VANCOUVER, B.C. V6H 2Y6
 TEL: 604-275-1111
 FAX: 604-275-1112
 WWW: KILLICKMETZ.COM

DATE: NOV. 15
 DRAWING NUMBER: LOT #47
 SHEET NUMBER: 1 OF 2
 SCALE: 1/16" = 1'-0"

OWNER: KILLICK METZ BOWEN ROSE
 ARCHITECTS: KILLICK METZ BOWEN ROSE
 ARCHITECTS PLANNERS INC.
 1100 WEST 10TH AVENUE
 SUITE 200
 VANCOUVER, B.C. V6H 2Y6
 TEL: 604-275-1111
 FAX: 604-275-1112
 WWW: KILLICKMETZ.COM

PROJECT: KILLICK METZ BOWEN ROSE
 PROJECT NUMBER: LOT #47
 SHEET NUMBER: 1 OF 2
 SCALE: 1/16" = 1'-0"

FOR: OWN DEVELOPMENT
 CAPITAL CORPORATION
 DRAWING TITLE: SITE PLAN & ROOF PLAN
 PROJECT NUMBER: LOT #47
 SHEET NUMBER: 1 OF 2
 SCALE: 1/16" = 1'-0"

PROFESSIONAL SEAL:
 ARCHITECT: KILLICK METZ BOWEN ROSE
 ARCHITECTS PLANNERS INC.
 1100 WEST 10TH AVENUE
 SUITE 200
 VANCOUVER, B.C. V6H 2Y6
 TEL: 604-275-1111
 FAX: 604-275-1112
 WWW: KILLICKMETZ.COM

DATE: NOV. 15
 DRAWING NUMBER: LOT #47
 SHEET NUMBER: 1 OF 2
 SCALE: 1/16" = 1'-0"

OWNER: KILLICK METZ BOWEN ROSE
 ARCHITECTS: KILLICK METZ BOWEN ROSE
 ARCHITECTS PLANNERS INC.
 1100 WEST 10TH AVENUE
 SUITE 200
 VANCOUVER, B.C. V6H 2Y6
 TEL: 604-275-1111
 FAX: 604-275-1112
 WWW: KILLICKMETZ.COM

PROJECT: KILLICK METZ BOWEN ROSE
 PROJECT NUMBER: LOT #47
 SHEET NUMBER: 1 OF 2
 SCALE: 1/16" = 1'-0"

FOR: OWN DEVELOPMENT
 CAPITAL CORPORATION
 DRAWING TITLE: SITE PLAN & ROOF PLAN
 PROJECT NUMBER: LOT #47
 SHEET NUMBER: 1 OF 2
 SCALE: 1/16" = 1'-0"

PROFESSIONAL SEAL:
 ARCHITECT: KILLICK METZ BOWEN ROSE
 ARCHITECTS PLANNERS INC.
 1100 WEST 10TH AVENUE
 SUITE 200
 VANCOUVER, B.C. V6H 2Y6
 TEL: 604-275-1111
 FAX: 604-275-1112
 WWW: KILLICKMETZ.COM

DATE: NOV. 15
 DRAWING NUMBER: LOT #47
 SHEET NUMBER: 1 OF 2
 SCALE: 1/16" = 1'-0"

OWNER: KILLICK METZ BOWEN ROSE
 ARCHITECTS: KILLICK METZ BOWEN ROSE
 ARCHITECTS PLANNERS INC.
 1100 WEST 10TH AVENUE
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 VANCOUVER, B.C. V6H 2Y6
 TEL: 604-275-1111
 FAX: 604-275-1112
 WWW: KILLICKMETZ.COM

PROJECT: KILLICK METZ BOWEN ROSE
 PROJECT NUMBER: LOT #47
 SHEET NUMBER: 1 OF 2
 SCALE: 1/16" = 1'-0"

FOR: OWN DEVELOPMENT
 CAPITAL CORPORATION
 DRAWING TITLE: SITE PLAN & ROOF PLAN
 PROJECT NUMBER: LOT #47
 SHEET NUMBER: 1 OF 2
 SCALE: 1/16" = 1'-0"

KILLICK METZ BOWEN ROSE
 ARCHITECTS PLANNERS INC.
 1100 WEST 10TH AVENUE
 SUITE 200
 VANCOUVER, B.C. V6H 2Y6
 TEL: 604-275-1111
 FAX: 604-275-1112
 WWW: KILLICKMETZ.COM



CONSULTING ENGINEER
 1000 WEST 10TH AVENUE
 SUITE 1000 DENVER, CO 80202
 PHONE: 303.733.1100
 FAX: 303.733.1101
 WWW: WWW.KILICKMETZROSE.COM

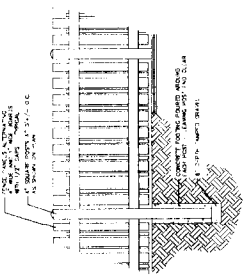
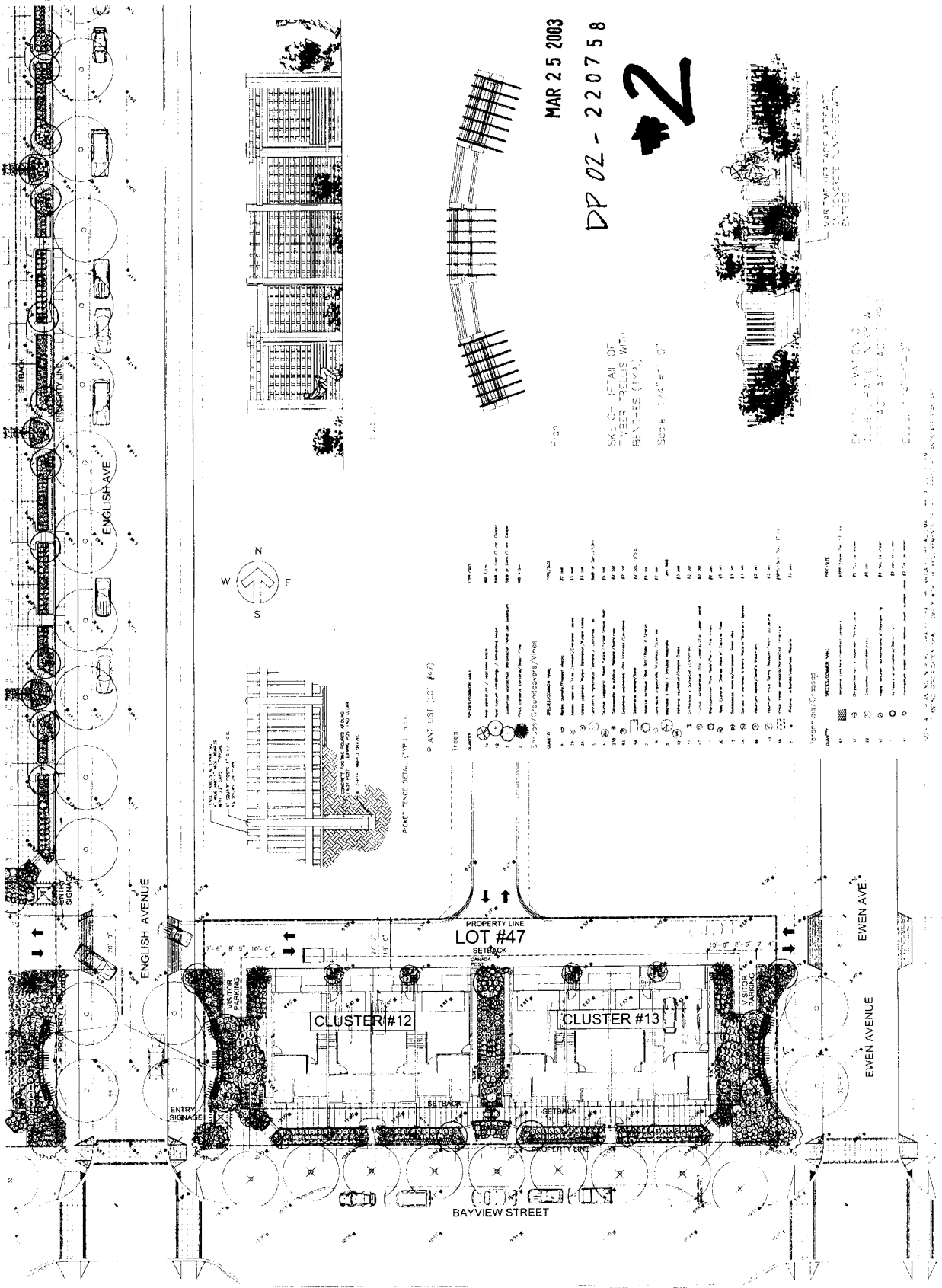


LANDSCAPE ARCHITECT
 1000 WEST 10TH AVENUE
 SUITE 1000 DENVER, CO 80202
 PHONE: 303.733.1100
 FAX: 303.733.1101
 WWW: WWW.KILICKMETZROSE.COM

**KILICK
 METZ
 BOWEN
 ROSE**
 ARCHITECTS & LANDSCAPE ARCHITECTS
 1000 WEST 10TH AVENUE, SUITE 1000
 DENVER, CO 80202
 PHONE: 303.733.1100
 FAX: 303.733.1101
 WWW: WWW.KILICKMETZROSE.COM

PROJECT: 0223
 DATE: MAR 25 2003
 DRAWN BY: DR AS SHOWN
 CHECKED BY:

L-1



POCKET FENCE DETAIL (FP) 1/2"

PLANT LIST (SEE #42)

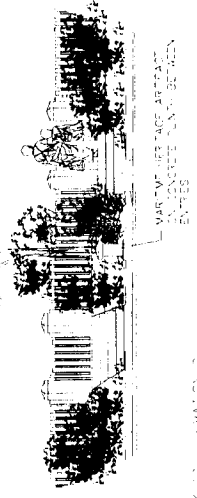
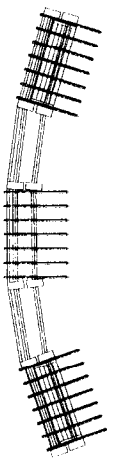
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| 1 | 1" x 4" x 8" SYP | 100 | PC |
| 2 | 2" x 4" x 8" SYP | 100 | PC |
| 3 | 4" x 4" x 8" SYP | 100 | PC |
| 4 | 6" x 4" x 8" SYP | 100 | PC |
| 5 | 8" x 4" x 8" SYP | 100 | PC |
| 6 | 10" x 4" x 8" SYP | 100 | PC |
| 7 | 12" x 4" x 8" SYP | 100 | PC |
| 8 | 14" x 4" x 8" SYP | 100 | PC |
| 9 | 16" x 4" x 8" SYP | 100 | PC |
| 10 | 18" x 4" x 8" SYP | 100 | PC |
| 11 | 20" x 4" x 8" SYP | 100 | PC |
| 12 | 22" x 4" x 8" SYP | 100 | PC |
| 13 | 24" x 4" x 8" SYP | 100 | PC |
| 14 | 26" x 4" x 8" SYP | 100 | PC |
| 15 | 28" x 4" x 8" SYP | 100 | PC |
| 16 | 30" x 4" x 8" SYP | 100 | PC |
| 17 | 32" x 4" x 8" SYP | 100 | PC |
| 18 | 34" x 4" x 8" SYP | 100 | PC |
| 19 | 36" x 4" x 8" SYP | 100 | PC |
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| 21 | 40" x 4" x 8" SYP | 100 | PC |
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| 23 | 44" x 4" x 8" SYP | 100 | PC |
| 24 | 46" x 4" x 8" SYP | 100 | PC |
| 25 | 48" x 4" x 8" SYP | 100 | PC |
| 26 | 50" x 4" x 8" SYP | 100 | PC |
| 27 | 52" x 4" x 8" SYP | 100 | PC |
| 28 | 54" x 4" x 8" SYP | 100 | PC |
| 29 | 56" x 4" x 8" SYP | 100 | PC |
| 30 | 58" x 4" x 8" SYP | 100 | PC |
| 31 | 60" x 4" x 8" SYP | 100 | PC |
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| 40 | 78" x 4" x 8" SYP | 100 | PC |
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| 43 | 84" x 4" x 8" SYP | 100 | PC |
| 44 | 86" x 4" x 8" SYP | 100 | PC |
| 45 | 88" x 4" x 8" SYP | 100 | PC |
| 46 | 90" x 4" x 8" SYP | 100 | PC |
| 47 | 92" x 4" x 8" SYP | 100 | PC |
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| 61 | 120" x 4" x 8" SYP | 100 | PC |
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| 85 | 168" x 4" x 8" SYP | 100 | PC |
| 86 | 170" x 4" x 8" SYP | 100 | PC |
| 87 | 172" x 4" x 8" SYP | 100 | PC |
| 88 | 174" x 4" x 8" SYP | 100 | PC |
| 89 | 176" x 4" x 8" SYP | 100 | PC |
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| 93 | 184" x 4" x 8" SYP | 100 | PC |
| 94 | 186" x 4" x 8" SYP | 100 | PC |
| 95 | 188" x 4" x 8" SYP | 100 | PC |
| 96 | 190" x 4" x 8" SYP | 100 | PC |
| 97 | 192" x 4" x 8" SYP | 100 | PC |
| 98 | 194" x 4" x 8" SYP | 100 | PC |
| 99 | 196" x 4" x 8" SYP | 100 | PC |
| 100 | 198" x 4" x 8" SYP | 100 | PC |

MAR 25 2003

DP 02 - 220758

2

SKETCH - DETAIL OF
 WOODEN FENCE WITH
 BRACES (1/4" = 1'-0")



SKETCH - DETAIL OF
 WOODEN FENCE WITH
 BRACES (1/4" = 1'-0")

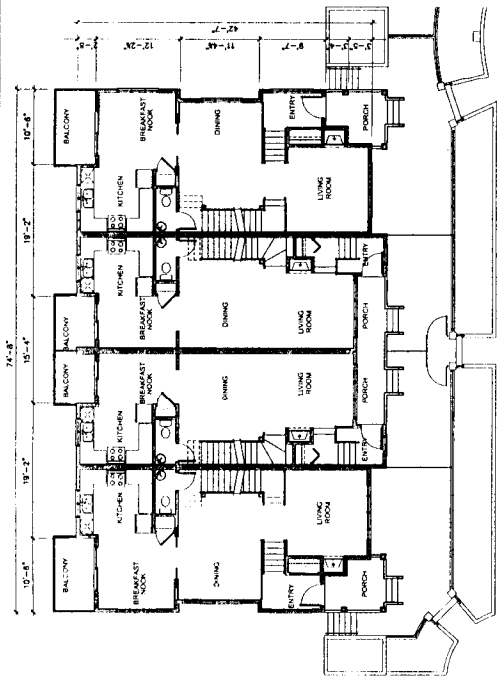
SKETCH - DETAIL OF
 WOODEN FENCE WITH
 BRACES (1/4" = 1'-0")

| | | | |
|-----|--------------------|--------|----------|
| 1.1 | CONSTRUCTION NOTES | NO. 15 | REVISION |
| 1.2 | NO. 15 | NO. 15 | NO. 15 |
| 2.1 | D.P. REVISIONS | NO. 24 | NO. 24 |
| 3.1 | D.P. REVISIONS | NO. 17 | NO. 17 |

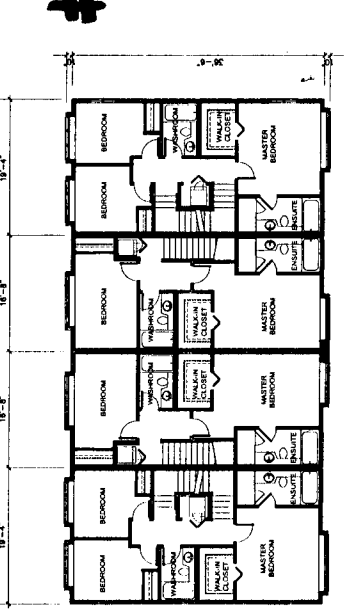
MAR 25 2003
220758

30a

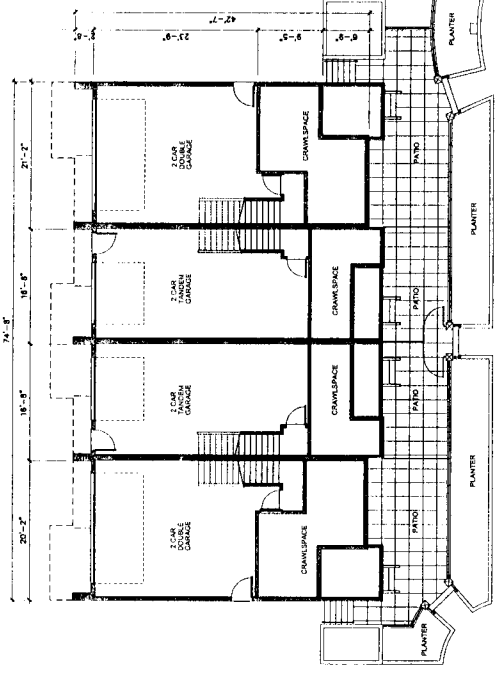
**KILLICK
METZLER
ROSE**
ARCHITECTS PLANNERS INC.
1000 W. WASHINGTON, S.C. 29001
TEL: 803.799.1100 FAX: 803.799.1101
PROJECT TITLE: **CLUSTER #12 & 13**
GENERAL CONTRACTOR: **UNIVERSITY**
OWNER: **UNIVERSITY**
DEVELOPER: **CAPITAL CORPORATION**
DRAWING TITLE: **FLOOR PLANS**
CLUSTER #12 & 13
LOT #443
DATE: **02/25/03**
SCALE: **1/8" = 1'-0"**
DRAWING NUMBER: **A200**



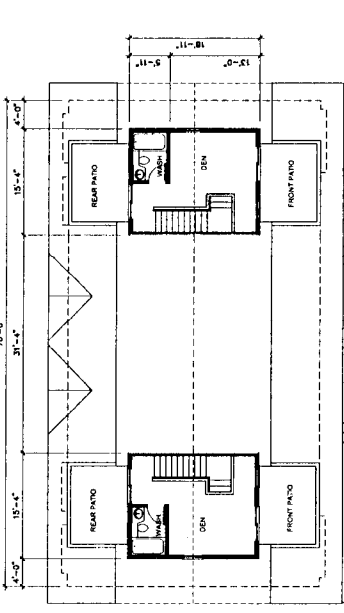
CLUSTER #12 & 13
MAIN FLOOR PLAN
SCALE: 1/8"=1'-0"



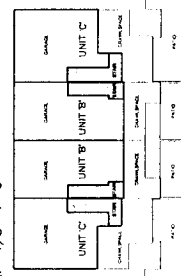
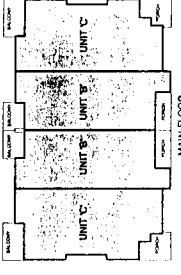
CLUSTER #12 & 13
UPPER FLOOR PLAN
SCALE: 1/8"=1'-0"



CLUSTER #12 & 13
GROUND LEVEL PLAN
SCALE: 1/8"=1'-0"



CLUSTER #13
DEN FLOOR PLAN
SCALE: 1/8"=1'-0"



CLUSTER #12 & 13
CLUSTER #12 AREA = 594.34 sm (6397.63 sf)
(ALTERNATE DEN LAYOUT)
CLUSTER #13 AREA = 592.48 sm (6377.61 sf)

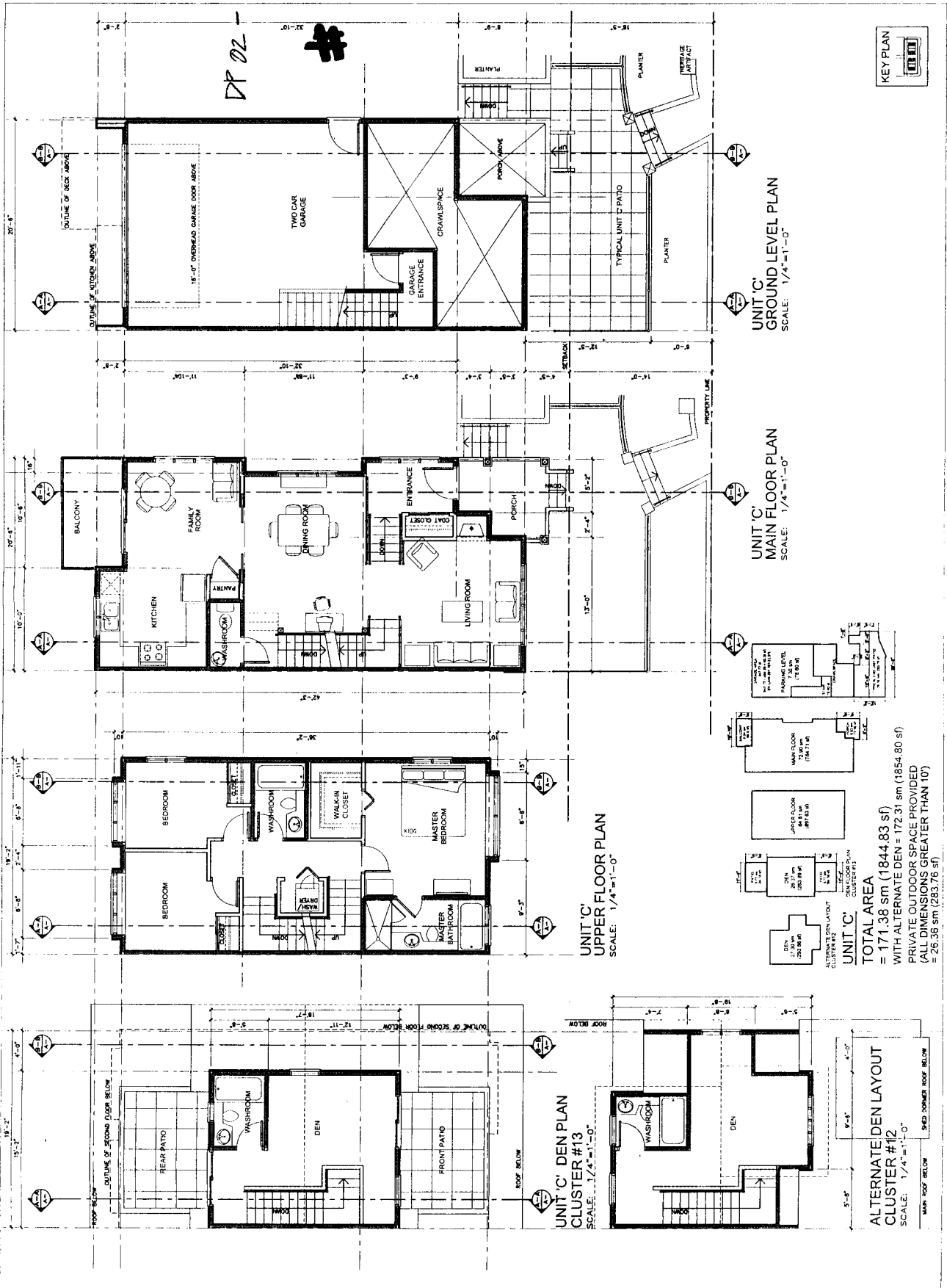
| NO. | D.P. SUBMISSION | DATE | DESCRIPTION |
|-----|-----------------|----------|-------------|
| 1 | D.P. SUBMISSION | NOV. 15 | |
| 2 | D.P. REVISIONS | DEC. 24 | |
| 3 | D.P. REVISIONS | MARCH 17 | |

MAR 25 2003
220758

36.

**KILLICK
METZ
BOSE**
ARCHITECTS PLANNERS INC.
1100 WASHINGTON BLVD., SUITE 100
WASHINGTON, DC 20007
TEL: (202) 462-1100 FAX: (202) 462-1101
WWW.KILLICKMETZBOSE.COM

PROJECT TITLE: **UNIT 'C'**
CLIENT: **REVERENDON, LLC**
FOR: **CHAM DEVELOPMENT**
CAPITAL CORPORATION
DRAWING TITLE: **FLOOR PLAN**
PROJECT NO.: **LOT #47**
PROJECT NAME: **CHERRY**
SCALE: **1/4" = 1'-0"**
DRAWING NUMBER: **A802**



UNIT 'C'
TOTAL AREA
= 171.38 sm (1844.83 sf)
WITH ALTERNATE DEN = 172.31 sm (1854.80 sf)
PRIVATE OUTDOOR SPACE PROVIDED
(ALL DIMENSIONS GREATER THAN 10')
= 26.36 sm (283.76 sf)

COMPILED BY: RECEIVED
 THIS PLAN AND SPECIFICATIONS
 WERE PREPARED BY THE ARCHITECT
 AND HIS ASSOCIATES, INC. ON BEHALF OF
 THE DEVELOPER AND THE ARCHITECT
 ASSUMES NO LIABILITY FOR THE
 ACCURACY OF THE INFORMATION
 CONTAINED HEREIN.

REVISIONS: REVISION NO. DESCRIPTION
 1) D.P. SUBMITTAL
 Nov. 15
 2) D.P. REVISIONS
 Dec. 24

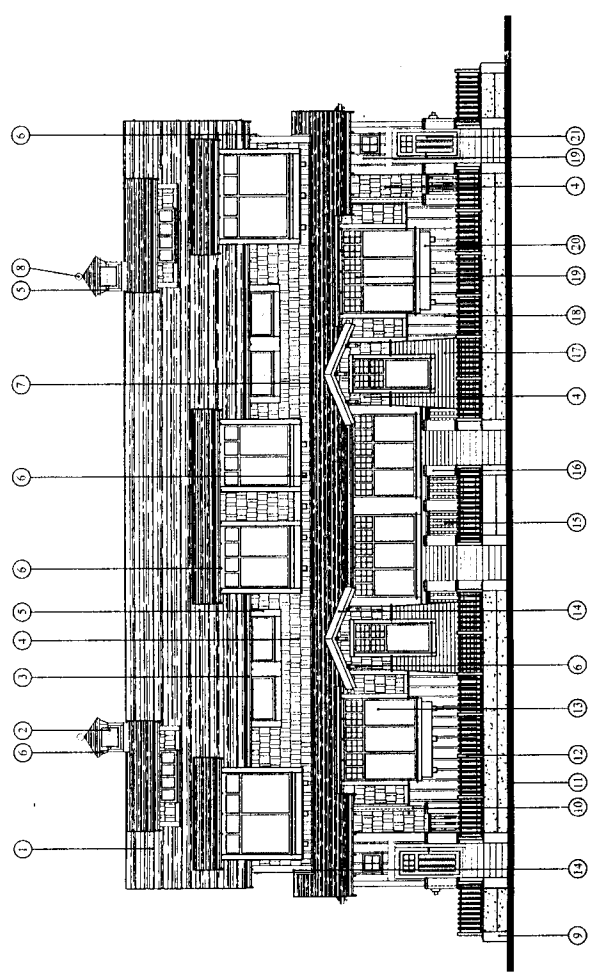
**KILLICK
 METZ
 BOWEN
 ROSE**
 ARCHITECTS PLANNERS INC.
 1000 W. WASHINGTON ST. SUITE 1100
 WASHINGTON, D.C. 20004
 PHONE: (202) 638-1100 FAX: (202) 638-1101
 WWW: WWW.KMR.COM

PROJECT TITLE: BAYVIEW STREET
 ADDRESS: 1000 W. WASHINGTON ST.
 WASHINGTON, D.C. 20004
 PROJECT NUMBER: LOT #17

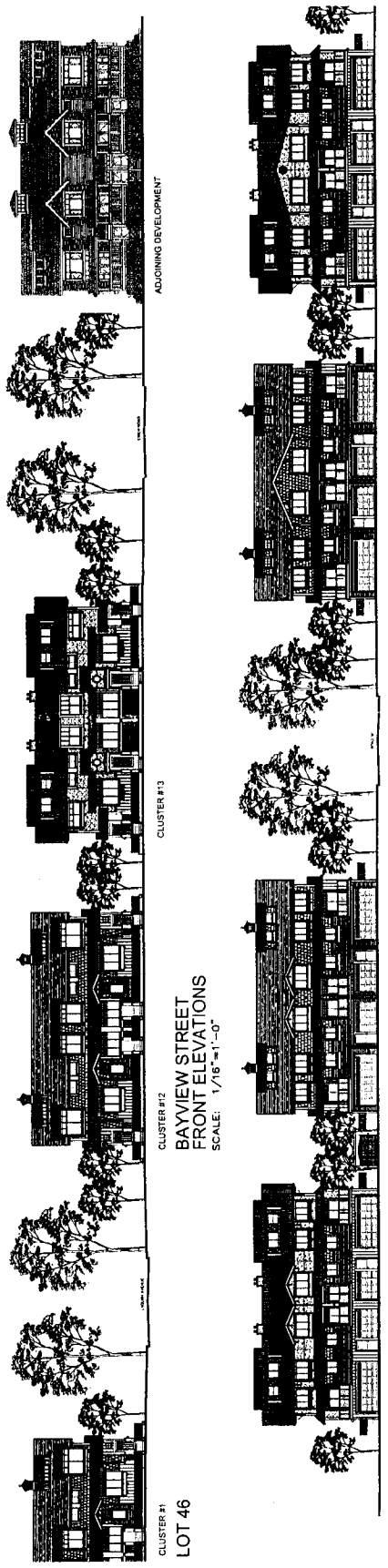
DATE: DECEMBER
 SCALE: AS SHOWN
 SHEET NUMBER: A400

| FINISH SCHEDULE | ③ | ④ | ⑤ | ⑥ |
|-------------------------------|--------------|--------------|--------------|--------------|
| MATERIALS | COLOR SCHEME | COLOR SCHEME | COLOR SCHEME | COLOR SCHEME |
| 1. EXTERIOR WALLS AND CEILING | | | | |
| 2. INTERIOR WALLS | | | | |
| 3. FLOORING | | | | |
| 4. CEILING | | | | |
| 5. ROOFING | | | | |
| 6. PAINT | | | | |
| 7. STAIN | | | | |
| 8. GLASS | | | | |
| 9. METAL | | | | |
| 10. WOOD | | | | |
| 11. BRICK | | | | |
| 12. CONCRETE | | | | |
| 13. STONE | | | | |
| 14. TERRAZZO | | | | |
| 15. TILE | | | | |
| 16. GRANITE | | | | |
| 17. MARBLE | | | | |
| 18. QUARTZ | | | | |
| 19. SOLID SURFACE | | | | |
| 20. FABRIC | | | | |
| 21. LEATHER | | | | |
| 22. PAPER | | | | |
| 23. GLASS BLOCK | | | | |
| 24. OTHER | | | | |

MAR 25 2003
 DP 02 - 220758
 #4a.



CLUSTER #1
 FRONT ELEVATION
 SCALE: 3/16"=1'-0"



CLUSTER #1
 LOT 46

CLUSTER #2
 BAYVIEW STREET
 FRONT ELEVATIONS
 SCALE: 1/16"=1'-0"

CLUSTER #3

CLUSTER #4

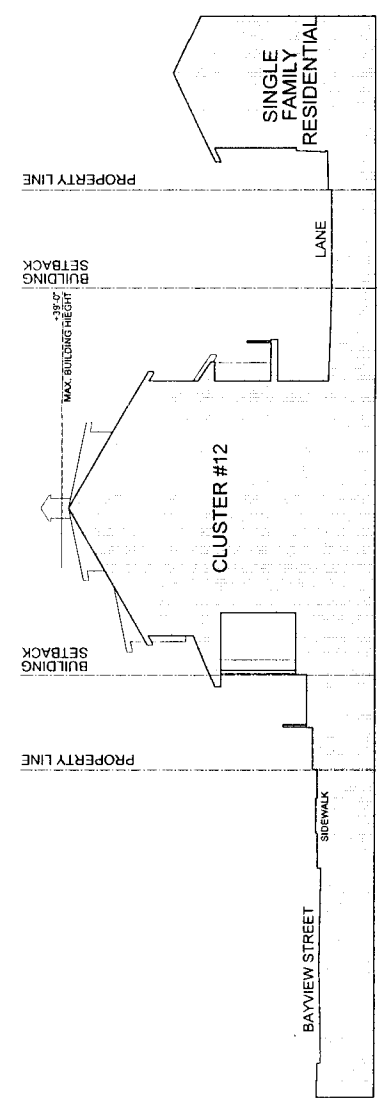
CLUSTER #1
 BAYVIEW STREET
 REAR ELEVATIONS
 SCALE: 1/16"=1'-0"

| | |
|-------------------|--------------|
| DATE: | DESCRIPTION: |
| 1) D.P. SUBMITTAL | Nov. 15 |
| 2) D.P. REVISIONS | Dec. 15 |
| 3) D.P. REVISIONS | Dec. 24 |
| 4) D.P. REVISIONS | March 17 |

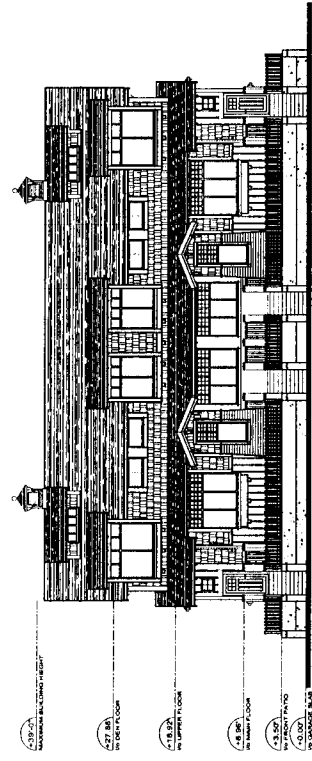
MAR 25 2003
 DP 02 - 220758
 #46.

**KILLICK
 METZ
 BOWEN
 ROSE**
 ARCHITECTS, INC.
 1088 WEST 8TH AVENUE
 SUITE 200
 DENVER, CO 80202
 PHONE: 303-733-1111
 FAX: 303-733-1112
 WWW: WWW.KMRARCHITECTS.COM

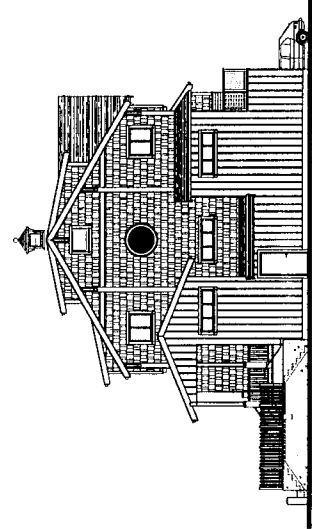
PROJECT TITLE: IMPERIAL LANDINGS
 DEVELOPER: IMPERIAL LANDINGS, LLC
 OWNER: DENVER COMMONS
 CAPITAL CORPORATION
 PROJECT NO: 02-220758
 CLUSTER #12
 ELEVATIONS
 LOT #47
 PROJECT NUMBER: 02-220758
 DRAWING NUMBER: A401



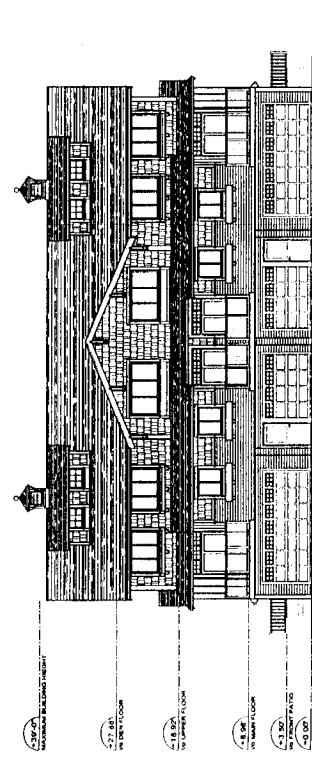
NORTH / SOUTH CROSS-SECTION THRU CLUSTER #12



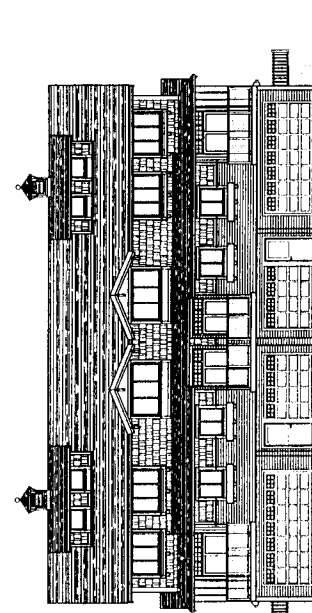
CLUSTER #12
 FRONT ELEVATION
 SCALE: 1/8"=1'-0"



CLUSTER #12
 TYP. SIDE ELEVATION
 SCALE: 1/8"=1'-0"



CLUSTER #12
 REAR ELEVATION (TYPE 'A')
 SCALE: 1/8"=1'-0"



CLUSTER #12
 REAR ELEVATION (TYPE 'B')
 SCALE: 1/8"=1'-0"

KEY PLAN

 CLUSTER #12

Copyright Reserved
 Authority of the Architect
 and the Engineer
 shall be held by the Architect

DATE: 1) D.P. SUBMITTAL
 2) REV. 15
 3) REV. 24
 4) D.P. REVISED
 5) D.P. REVISED
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 98) D.P. REVISED
 99) D.P. REVISED
 100) D.P. REVISED

**KILLICK
 METZ
 BOWEN
 ROSE**

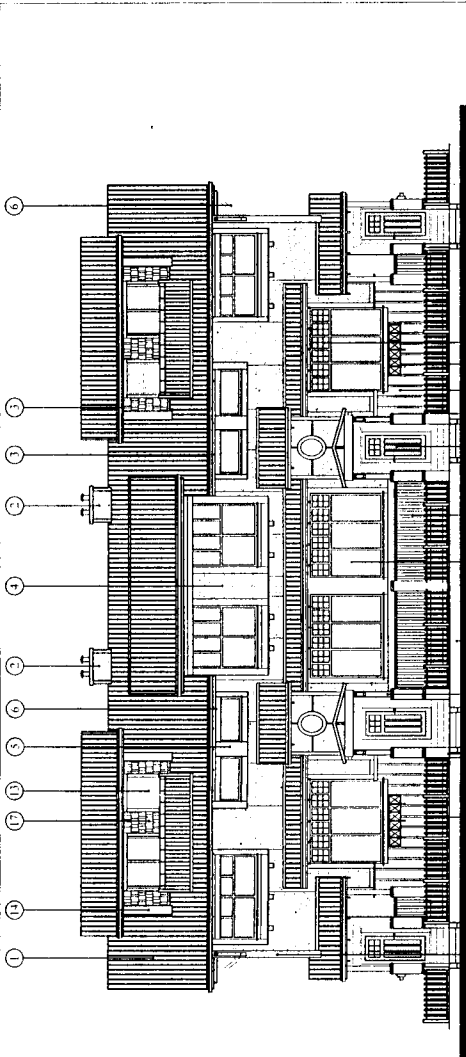
ARCHITECTS
 7755 W. 21st Ave. Suite 100
 Denver, CO 80202
 303.733.1313
 www.killickmetzbowenrose.com

FOR
 CAPITAL CORPORATION

PROJECT #13
 ELEVATIONS
 LOT #17

PROJECT NAME
 PROJECT NUMBER
 SCALE: 1/8" = 1'-0"

A402



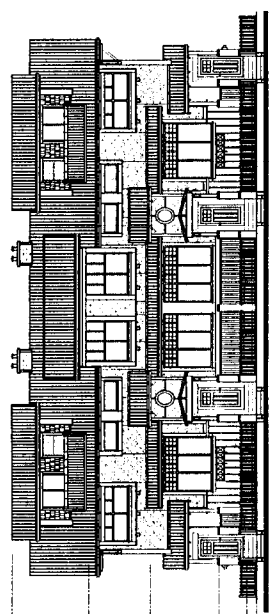
MAR 25 2003

DP 02-220758

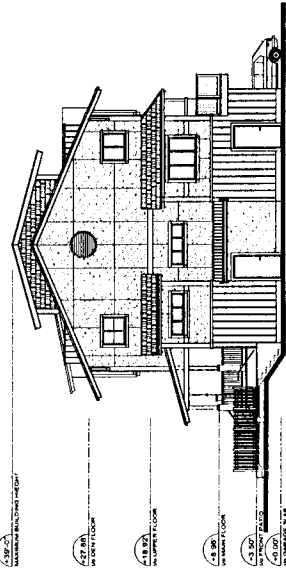
#46

**CLUSTER #13
 MATERIAL LEGEND**

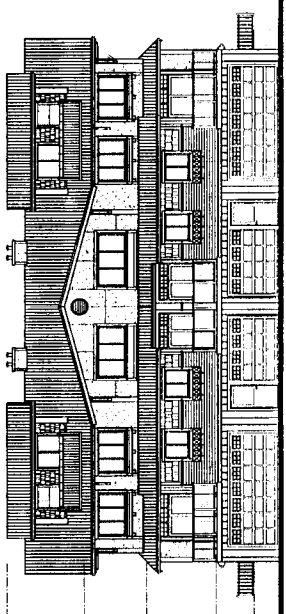
| FINISH SCHEDULE | ④ | ⑥ | ⑦ |
|----------------------------------|--------------|--------------|--------------|
| MATERIALS | COLOR SCHEME | COLOR SCHEME | COLOR SCHEME |
| 1. EXTERIOR WALLS | | | |
| 2. EXTERIOR ROOFING | | | |
| 3. EXTERIOR FLOORING | | | |
| 4. EXTERIOR PAINT | | | |
| 5. EXTERIOR TRIM | | | |
| 6. EXTERIOR DOORS | | | |
| 7. EXTERIOR WINDOWS | | | |
| 8. EXTERIOR BALCONIES | | | |
| 9. EXTERIOR STAIRS | | | |
| 10. EXTERIOR RAILINGS | | | |
| 11. EXTERIOR LIGHTING | | | |
| 12. EXTERIOR SIGNAGE | | | |
| 13. EXTERIOR LANDSCAPING | | | |
| 14. EXTERIOR FURNITURE | | | |
| 15. EXTERIOR UTILITY | | | |
| 16. EXTERIOR MECHANICAL | | | |
| 17. EXTERIOR ELECTRICAL | | | |
| 18. EXTERIOR TELEPHONE | | | |
| 19. EXTERIOR CABLE | | | |
| 20. EXTERIOR SATELLITE | | | |
| 21. EXTERIOR SECURITY | | | |
| 22. EXTERIOR ACCESSIBILITY | | | |
| 23. EXTERIOR SAFETY | | | |
| 24. EXTERIOR ENVIRONMENTAL | | | |
| 25. EXTERIOR HISTORIC | | | |
| 26. EXTERIOR MONUMENTAL | | | |
| 27. EXTERIOR MEMORIAL | | | |
| 28. EXTERIOR LANDMARK | | | |
| 29. EXTERIOR SCULPTURE | | | |
| 30. EXTERIOR ART | | | |
| 31. EXTERIOR GARDENING | | | |
| 32. EXTERIOR TREES | | | |
| 33. EXTERIOR SHRUBS | | | |
| 34. EXTERIOR FLOWERS | | | |
| 35. EXTERIOR VEGETATION | | | |
| 36. EXTERIOR WATER | | | |
| 37. EXTERIOR IRRIGATION | | | |
| 38. EXTERIOR PONDING | | | |
| 39. EXTERIOR FOUNTAINS | | | |
| 40. EXTERIOR SPAS | | | |
| 41. EXTERIOR SWIMMING POOLS | | | |
| 42. EXTERIOR BOATS | | | |
| 43. EXTERIOR YACHTS | | | |
| 44. EXTERIOR MARINAS | | | |
| 45. EXTERIOR DOCKS | | | |
| 46. EXTERIOR PIERCEMENTS | | | |
| 47. EXTERIOR BRIDGES | | | |
| 48. EXTERIOR TUNNELS | | | |
| 49. EXTERIOR UNDERPASS | | | |
| 50. EXTERIOR OVERPASS | | | |
| 51. EXTERIOR VIADUCTS | | | |
| 52. EXTERIOR TRESTLES | | | |
| 53. EXTERIOR CULVERTS | | | |
| 54. EXTERIOR DRAINAGE | | | |
| 55. EXTERIOR EROSION CONTROL | | | |
| 56. EXTERIOR SLOPE STABILIZATION | | | |
| 57. EXTERIOR RETENTION WALLS | | | |
| 58. EXTERIOR FENCING | | | |
| 59. EXTERIOR GATES | | | |
| 60. EXTERIOR SIGNAGE | | | |
| 61. EXTERIOR LIGHTING | | | |
| 62. EXTERIOR SECURITY | | | |
| 63. EXTERIOR ACCESSIBILITY | | | |
| 64. EXTERIOR SAFETY | | | |
| 65. EXTERIOR ENVIRONMENTAL | | | |
| 66. EXTERIOR HISTORIC | | | |
| 67. EXTERIOR MONUMENTAL | | | |
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| 98. EXTERIOR RETENTION WALLS | | | |
| 99. EXTERIOR FENCING | | | |
| 100. EXTERIOR GATES | | | |



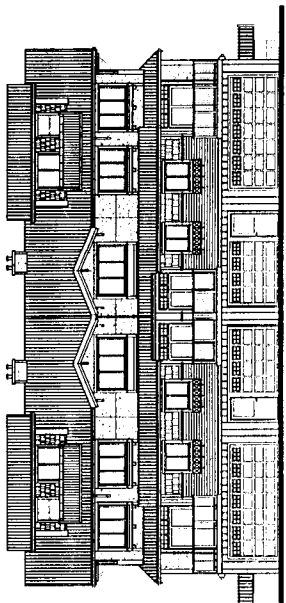
**CLUSTER #13
 FRONT ELEVATION**
 SCALE: 1/8" = 1'-0"



**CLUSTER #13
 TYP. SIDE ELEVATION**
 SCALE: 1/8" = 1'-0"



**CLUSTER #13
 REAR ELEVATION (TYPE 'A')**
 SCALE: 1/8" = 1'-0"



**CLUSTER #13
 REAR ELEVATION (TYPE 'B')**
 SCALE: 1/8" = 1'-0"

KEY PLAN
 CLUSTER #13