

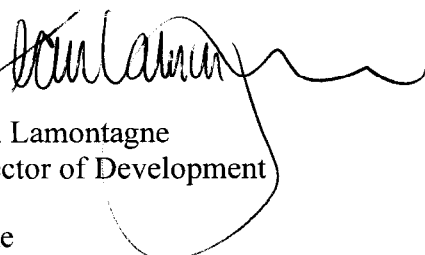


To: Development Permit Panel
From: Jean Lamontagne
Director of Development
Date: March 28, 2007
File: DP 06-337688
Re: **Application by Westmark Developments Ltd. for a Development Permit at
9733 No. 2 Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 13 unit townhouse development at 9733 No. 2 Road on a site zoned Townhouse District (R2 – 0.7); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Permit an encroachment of 0.92m (3.02 ft.) into the minimum front yard setback of 6m (19.69 ft.) for 2nd and 3rd floor projections for buildings along No. 2 Road; and
 - b) Permit the garbage and recycling enclosure to encroach 1.95m (6.4 ft) into the minimum side yard setback of 3m (9.84 ft.) along the south property line; and
 - c) Permit the mailbox enclosure/project signage structure to encroach 2.5m (8.2 ft.) into the minimum rear yard setback of 3m (9.84 ft.)



Jean Lamontagne
Director of Development

JL:ke
Att.

Staff Report

Origin

Tomizo Yamamoto Architect, on behalf of Westmark Developments Ltd., has applied to the City of Richmond for permission to develop a 13 unit townhouse project at 9733 No. 2 Road on a site zoned Townhouse District (R2 – 0.7).

The site is being rezoned from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse District (R2 – 0.7) for this project under Bylaw 8048 (RZ 04-274842).

Development Information

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

Background

Development surrounding the subject site is as follows:

To the north, a single-family dwelling zoned R1/E, which is being rezoned and subdivided to R1/B as part of the same Rezoning Amendment Bylaw 8048 (RZ 04-274842);

To the east, on the opposite side of No. 2 Road, an existing townhouse complex zoned R2 and single-family dwellings zoned R1/E;

To the south, single-family dwellings zoned R1/A with access to an existing rear lane; and

To the west, single-family dwellings zoned R1/B backing onto the subject site and a townhouse complex zoned R2, which accesses the existing rear lane.

Rezoning and Public Hearing Results

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

- Examination of the existing trees through a survey and accompanying arborist report.
- Submission of a landscape plan and planting scheme based on findings of the consulting arborist and guidelines contained in the City's Development Permit guidelines.
- Refinement of building massing and architectural detailing.
- Design refinement of the outdoor amenity area with particular focus on programming the space to facilitate childrens play.

The Public Hearing for the rezoning of this site was held on April 18, 2006. No concerns were identified through the processing of the rezoning or at the Public Hearing. Staff worked with the applicant to address staff comments identified in the rezoning in the following ways:

Trees

An arborist report was submitted (**Attachment 2**) in order to identify the number of bylaw size trees on the property, examine their existing health and suitability for retention based on the proposed site plan. Based on the submitted arborist report, the following table outlines tree replacement and compensation to be secured through the Development Permit:

	Number of Trees	Compensation Rate	Compensation Required	Comments
Total Bylaw Sized Trees	10	N/A	N/A	
Bylaw Sized Trees to be Removed	10	2:1	20	<ul style="list-style-type: none"> Arborist report recommended removal for those trees examined and found to be in poor condition. Some trees identified for removal on the basis that it conflicted with future building envelopes

A minimum of 20 replacement trees should be implemented on the subject site (based on a 2:1 replacement ratio). The landscape plan indicates that 26 appropriately sized trees will be implemented on the subject site, which adequately addresses tree compensation in accordance with the replacement planting guidelines contained in the Official Community Plan.

Design and Architectural Refinement

The proposal was reviewed and approved by the City’s Advisory Design Panel (ADP)(**Attachment 3**), in conjunction with staff comments made on the application based on multi-family development permit guidelines. The architectural consultant has adequately responded to ADP member and staff comments on the application.

Outdoor Amenity Area

The outdoor amenity area contains a defined play area with appropriate surface treatment (pea gravel) and play structure. Benches, turf and pavers are also included in the outdoor amenity area.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the Townhouse Zoning District (R2 – 0.7) except for the zoning variances noted below.

Zoning Compliance/Variiances (staff comments in bold)

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

- 1) Permit an encroachment of 0.92m (3.02 ft.) into the minimum front yard setback of 6m (19.69 ft.) for 2nd and 3rd floor projections for buildings along No. 2 Road.

(Staff supports the proposed variance as it allows for design articulation for the building elevations along No. 2 Road, which will enhance the pedestrian streetscape. Proposed impacts to neighbouring properties is minimal as projections are limited to the street frontage on the 2nd and 3rd storeys.)

- 2) Permit the garbage and recycling enclosure to encroach 1.95m (6.4 ft) into the minimum side yard setback of 3m (9.84 ft.) along the south property line.

(Staff supports the proposed variance as it enables the garbage and recycling enclosure to be situated in a central location for collection purposes. The structure is completely enclosed and gated with a combination of wood panelling, lattice gates and decorative trellises. Plantings are also implemented to screen visible portions of the enclosure)

- 3) Permit the mailbox enclosure/project signage structure to encroach 2.5m (8.2 ft.) into the minimum rear yard setback of 3m (9.84 ft.).

(Staff supports the proposed variance as it allows for townhouse signage to be located at the entranceway to the project from the rear lane. The signage also serves as a mailbox enclosure for the townhouses and is designed with lighting, materials and trellis feature similar to those implemented in the development. Pavers and plantings are implemented around the sign/mailbox enclosure to highlight and complement the structure)

Advisory Design Panel Comments

The Advisory Design Panel reviewed the project on November 22, 2006. ADP members identified that the project should move forward subject to consideration of their comments being implemented by the consulting design team. A copy of the relevant excerpt from the Advisory Design Panel Minutes from November 22, 2006 is attached for reference (**Attachment 3**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

Analysis

Conditions of Adjacency

- Adjacencies to single-family dwellings situated to the north, south and east of the development are addressed through massing and setbacks.
 - 2-storey massing is proposed for all of the rear units in conjunction with a 4m (13 ft.) setback.
 - Building massing along No. 2 Road is primarily 3 storeys but steps down to 2 storeys along the south property line. Site grading also helps to reduce the massing of the 3 storey units by maintaining the existing grade of the property, which is below the grade of the sidewalk and road.
 - Along the north property line, a 3 storey adjacency is maintained for the unit fronting No. 2 Road. This proposed massing is reasonable as the property to the north subdivided half of the property for the purposes of consolidation and development into townhouses. Impacts on the single-family dwelling will be limited as the garage and driveway to the house correspond with the 3-storey massing.
- An appropriate transition is achieved between the building entrances for the street fronting units and sidewalk by maintaining the existing grade of the site, strengthening the entrance porches and minimizing the staircase structure.

Urban Design and Site Planning

- Vehicle access is through an existing, operational lane accessible from Williams Road. The lane currently services two single-family lots and a townhouse development fronting Williams Road. The lane access is situated at the subject sites south property line.
- The proposed development meets and exceeds the City's bylaw requirements regarding minimum off-street parking stalls (dwellings – 26 stalls; visitor parking – 3 stalls) for multi-family residential developments.
- All on-site parking is side by side configuration with no tandem arrangements proposed.
- Units fronting No. 2 Road have direct connections through pedestrian pathways and stairs to the Road, while rear units are oriented to have access from the internal drive-aisle.
- Garbage and recycling areas are consolidated and situated near the drive-aisle entrance to the development for ease of access and pick-up for collection services.
- Accessible/Adaptable units conversions have been exhibited for units "A" and "A1", which constitutes the possibility of 3 total units developed with provisions made for universal access.
- The internal drive-aisle allows for emergency vehicle access along with the implementation of a new hydrant on-site to ensure minimum distances to townhouse entrances are complied with.
- Townhouse signage is proposed at the entrance to the walkway on No. 2 Road and at the vehicle drive-aisle access at the southwest corner of the site.

Architectural Form and Character

- The development contains a mix of 2 and 3 storey building typologies. Design articulation along the No. 2 Road elevations has been achieved through building projections and strengthening entrance features with porches in conjunction with skirt roofs.
- Building elevations situated near the drive-aisle entrance to the project have been strengthened to form more of a "gateway" feature to the development.
- For buildings fronting No. 2 Road, cladding treatments is a combination of hardi-panel on the ground level portions of the building with horizontal vinyl siding on 2nd and 3rd storeys. Wood shingles are implemented in gable rood-ends with board & batten cladding proposed to highlight building projections.
- For 2 storey buildings accessing the internal drive-aisle, cladding materials consist of horizontal vinyl siding in conjunction with wood shingles and board & batten façade treatments in the gable ends and bay windows.

Landscape Design and Open Space Design

- The planting scheme identifies that 26 appropriately sized trees will be implemented, which provides a sufficient amount of replacement trees for those proposed to be removed as indicated in the consulting arborist report. 24 of the trees are sized at or greater than 7cm dbh.
- The outdoor amenity area consists of a seating area, open space and defined play structure area for children. The space is situated in an open and highly visible location and designed to maximize use and supervision by unit residents.
- Decorative concrete pavers are implemented at the sites main vehicle entrance, within visitor parking stalls and at the end of the drive-aisle.
- A pedestrian pathway is established from the internal drive-aisle of the development out to No. 2 Road along the south property line adjacent to the amenity area.
- Direct pedestrian paths from No. 2 Road to the street fronting units are also established.

- Wood fencing (6 ft.) is implemented around the north, south and east adjacencies of the subject site. Metal picket and column fencing (4 ft.) is implemented along No. 2 Road to provide separation between the street fronting units semi-private open space.
- Decorative trellises are implemented at the north end of the drive-aisle and walkway entrance along No. 2 Road.

Richmond 2006-2031 Flood Protection Management Strategy

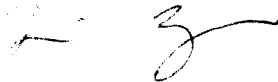
- In accordance with the Richmond 2006-2031 Flood Protection Management Strategy, the registration of a Flood Indemnity Covenant with a minimum Building Elevation Requirement of 0.9 m geodetic is required prior to forwarding the Development Permit to Council for issuance.

Interim Affordable Housing Strategy

- The applicant has voluntarily agreed to contribute cash-in-lieu in place of the provision of affordable housing on the subject site. Based on the guidelines of the Interim Affordable Housing Strategy, a fee of \$11,507.16 (\$0.60 per sq.ft. buildable area) is being contributed and will be required prior to forwarding the Development Permit to Council for issuance.

Conclusions

The proposal to develop 13 townhouse units at 9733 No. 2 Road adequately addresses relevant Development Permit guidelines and policies surrounding multi-family residential development along arterial roads. All issues identified through the processing of the rezoning have been addressed, along with comments made by the Advisory Design Panel. Staff support the Development Permit application and the requested variances.



Kevin Eng
Planner 1

KE:cas

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

- The City's acceptance of the applicant's offer to provide a voluntary cash in lieu contribution to the affordable housing fund of \$11,507.16;
- Receipt of a Letter-of-Credit for landscaping in the amount of \$44,228 (based on total floor area of 22,114 sq. ft.); and
- Registration of a Flood Indemnity Covenant (minimum Building Elevation Requirement of 0.9m geodetic;

- Attachment 1 – Development Data Sheet
- Attachment 2 – Arborist Report
- Attachment 3 – Advisory Design Panel Minutes



City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 www.richmond.ca
 604-276-4000

**Development Application
 Data Sheet**
 Development Applications Division

DP 06-337688

Attachment 1

Address: 9733 No. 2 Road

Applicant: Westmark Developments Ltd.

Owner: Harmel Bains

Floor Area Gross: 2,240.3 m²

Floor Area Net: 1,782.4 m²

	Existing	Proposed
Site Area:	2,546 m ²	2,546 m ²
Land Uses:	Vacant single-family zoned lots	Multi-family residential
OCP Designation:	Low-Density Residential Neighbourhood Residential	No change – complies
Zoning:	R1/E	R2 – 0.7
Number of Units:	N/A	13 townhouse units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.7 F.A.R.	0.7 F.A.R.	none permitted
Lot Coverage:	Max. 40%	37%	None
Setback – Front Yard (No. 2 Road):	Min. 6 m	5.08 m	Variance requested for building projections on 2 nd & 3 rd storeys (0.92m)
Setback – Side Yard (North):	Min. 3 m	3 m	None
Setback – Side Yard (South):	Min. 3 m	3 m	Variance requested for garbage/recycling enclosure (1.95m)
Setback – Rear Yard (West):	Min. 3 m	4 m	Variance requested for sign/mailbox enclosure (2.5m)
Height (m):	Max. 11 m	10.8 m	None
Off-street Parking Spaces – Residential:	20	26	None
Off-street Parking Spaces – Visitor:	3	3	None
Total off-street Spaces:	23	29	None
Amenity Space – Indoor:	Min. 70 m ² or cash-in-lieu	Cash-in-lieu	None
Amenity Space – Outdoor:	Min. 78 m ²	150 m ²	None

ARBORTECH CONSULTING LTD

"Stewards of the trees and plants in your environment"

MEMORANDUM:

May 26, 2006

File: 06120

Attn.: Harmel Bains

Westmark Development

Cc:

Project: **9711, 9731, 9751 Number Two Road Richmond
Proposed Townhouse Development**

Re: **Tree Retention Assessment**

Dear Mr. Bains,

As requested, I have undertaken a detailed review of the present condition of the existing trees located at the above referenced site. The 3 existing single family lots are proposed to be developed into townhouses, and the city requires a tree retention review for planning the project. In April 2006, I conducted a site visit to detail the present health and structural condition of all existing site trees that are protected by the new Richmond Bylaw. Following is a summary of my findings.

TREE INVENTORY AND CONDITION ASSESSMENT

Tree #	Dbh ¹	Species	Condition	Comments
001	31	Prunus sp.	Dead	Over 75% of the foliage is dead, and the scaffold limbs and trunk are severely decayed due to historical heading cuts.
002	48	Prunus sp.	Hazard	Severe decay was observed in the main stem and scaffold branches. Fruiting bodies (conks) were observed. Cracks in the brittle decayed wood and in the scaffold union were observed. This tree is a failure in progress.
003	Multi	Prunus pissardii	Fair	Coppiced form with multiple leaders and heavy stump sprouts.
004	50	Prunus sp.	Very Poor	Severe heading of the scaffold limbs has resulted in decay through the entire trunk and branch structure.
005	14	Acer palmatum	Very Poor	This tree has been shaded out by adjacent dominant tree #004, and has suffered from dieback to half of the crown, likely as a result of disease (Verticillium suspected).
006	24 24	Prunus sp.	Poor	This is a volunteer tree from seed that has developed a twin leader structure that are joined at the base of the tree. The union is weakly joined and contains included bark.

¹ Dbh denotes the diameter of the trunk measured in cm at a height of 1.4m above grade.

007 to 010	Multi	Chamaecyparis pisifera 'Boulevardii'	Poor	These trees are all identical in form and condition. They are over-mature, with branches peeling out of the crown and breaking. This variety is known to be short lived as a result of the inherently weak form.
011	n/a	Cherry	Poor	Offsite Tree: While this tree has some evidence of disease and decay, it is located offsite and poses minimal risk to the site.
012	n/a	Cherry	Poor	Offsite Tree: While this tree has some evidence of disease and decay, it is located offsite and poses minimal risk to the site.

RECOMMENDATIONS

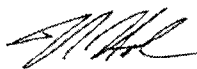
Based on the existing poor condition ratings, tree #'s 1, 2, 4, 5, 6, 7, 8, 9 and 10 are determined to be unsuitable for retention. These trees are recommended for removal.

Tree # 3 is determined to be in fair condition, however it is located within a building envelope. Since this tree is one of a very common and relatively short lived species, it is not appropriate to redesign the project to accommodate it. I recommend that this tree be removed to accommodate the development.

Two offsite trees located on private properties adjoining the west side of the project overhang the property line. While a small portion of the root zones may extend into the site, there is little potential of damage to these trees. It is appropriate however, that a strip of 1.0m wide be protected by tree protection fence adjacent to these offsite trees.

Thank you for choosing Arbortech for your tree assessment needs. If you require any further information, please call me directly at 604 275 3484 to discuss.

Regards,



Norman Hol,
Consulting Arborist
ISA Certified Arborist, Certified Tree Risk Assessor, Qualified Wildlife and Danger Tree Assessor

Enclosures; Tree Retention Plan

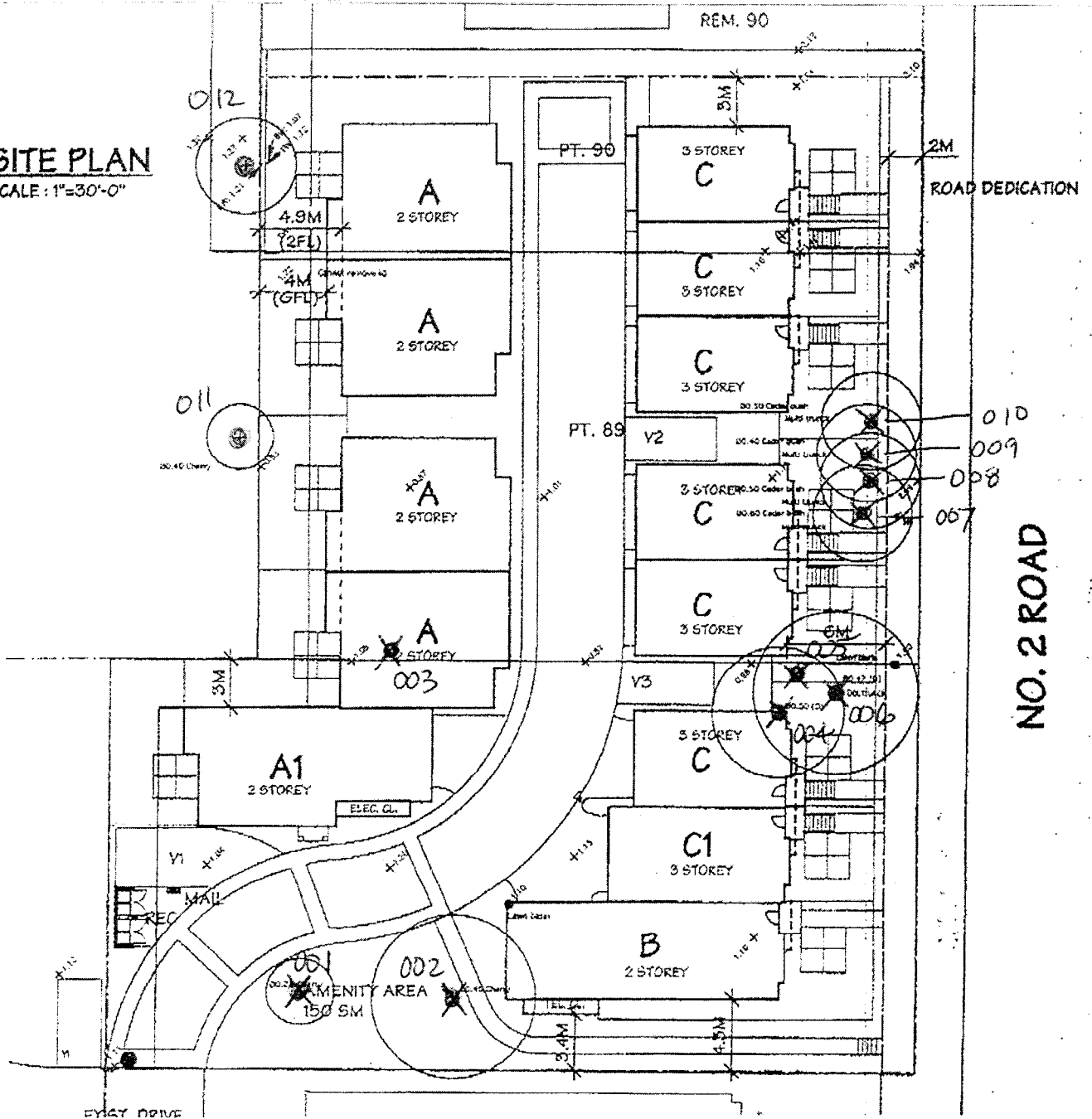
TREE RETENTION PLAN




ARBORTECH
CONSULTING
LTD

Suite 200 - 3740 Chatham Street
Richmond, BC Canada V7E 2Z3

 **SITE PLAN**
SCALE: 1"=30'-0"



LEGEND:

 - DENOTES TREE TO BE RETAINED AND PROTECTED

 - DENOTES TREE TO BE REMOVED

FILE 06120 MAY 26 2006

**Excerpt from the Minutes from
The Design Panel Meeting**

Wednesday, November 22, 2006 – 4:00 p.m.

Rm. M.1.003

Richmond City Hall

DP 06-337688
T. Yamamoto Architect Inc.
9733 No. 2 Road
(Formal)

Upon review of the staff comments (attachment 2) and site context Kevin Eng, Planner spoke about the vehicle access and existing townhouse development on Williams Road and on the east side of No. 2 Road.

Mr. Eng noted that a variance had been requested to permit the recycling and garbage enclosures to be situated in the side and rear yard setbacks. An arborist report has been submitted with regard to tree retention and replacement, but has not yet been reviewed by staff.

With the aid of a model and various display materials, Mr. Taizo Yamamoto recapped the site content and spoke about the impact the massing, grading, and buffer of the proposed project would have on the existing single-family housing along the west side.

He also mentioned the potential for adaptable unit conversion and identified that each unit had two parking stalls. Mr. Yamamoto concluded by reviewing the colour palette and proposed materials.

Mr. Masa Ito, reviewed the landscape plan, and stated that landscaping is proposed along No. 2 Road to replace the existing over grown cedars and aged fruit trees; that concrete pavers are proposed to highlight the entry area; that the emphasis will be placed on the amenity area; and that planting of trees is not permitted in the right-of-way along the west edge of the site.

General questions from the Panel were as follows:

There was a question with regard to the materials proposed. Clarification was provided that vinyl siding would be implemented with painted hardi plank of the same colour proposed for the projecting bays and the No. 2 Road frontage along the base of the buildings. Complementing colour shades had been selected.

A Panel question was posed about the elevation change from the stairs to grade and in response, advice was given that the change is 9 stair risers or approximately 5 feet.

General comments put forth by the Panel were as follows:

- the general form is consistent with the limited area of the site;
- the scale is relevant to the No 2 Road edge;
- the end units need more glazing and windows;
- there is good definition at the entrance doors, but need glazing within the doors or as side lights;
- the concrete pavers on site plan work well to define the amenity area;
- consider extending the pavers throughout the internal street to be consistent throughout the project;
- the project form and development is good;
- concerned about the garbage location at the front;
- design articulation of building D is needed as it acts as a gateway to the townhouse project;
- building B has similar issues to building D with respect to elevation, consider hanging a trellis to mark the end;
- the stairs are of appropriate scale, 5 ft is manageable;
- consider implementing porches in conjunction with the entrances off No. 2 Road;
- the bay windows seem to "float" and don't "land", consider something to anchor them such as brackets;
- the project provides a great opportunity in terms of amenity and access;
- consolidate the garbage, recycling, mail enclosure and signage into one area;
- supportive of the permeable pavers;
- the stairwell access along No. 2 Road is appropriate to scale, but needs further design development to create a porch like condition and properly integrate with the landscaping;
- work with engineering to pull the sidewalk off the curb, and provide a better pedestrian walk way with planting;
- No. 2 road interface needs improvement seems vague and lost;
- the location of the garbage and recycling is an issue, unit D is negatively impacted, not sure if it should be moved into setback;
- not comfortable with the design of the front stair entry;
- the side elevations of the units need further design development;
- appreciates the effort made to give a reasonable outdoor space;
- reluctant to see vinyl on this building;
- with regard to form and bracketing, the porch and front entry need further development;
- acceptable accessible units;
- appreciates the design of the entrance area;
- appreciates the reduced massing to address single-family adjacencies;

The Panel comments were then summarized as follows:

- further development the design to the porch and elevation on No. 2 Road;
Entry porches above entry doors to enhance streetscape and improve weather protection. Glazing side panels added beside front entry doors.

- consolidate the recycling, garbage and mail; ***Garbage and recycling enclosures consolidated and oriented away from units and adjacent properties.***
- the definition of the gateway to the development needs improvement; ***“Gateway” elevations of units D & B improved and enhanced with use of 2-storey gables.***
- consider a richer palette; ***Shingle finish introduced at the gable ends to add more interest to elevations.***
- consider extension of pavers from the amenity area; ***Consideration taken, but pavers will be used at the end of the driveway and by amenity areas to indicate pedestrian scale areas, where asphalt driveways are used by garage doors where there is less pedestrian usage.***
- develop the porch element further; ***Entry porches above entry doors to enhance streetscape and improve weather protection.***
- with regard to elevation, anchor floating base; ***Brackets added to projecting bay windows. Rooflines at second floor anchor upper levels to building ground floor.***
- reconsider vinyl siding materials. ***There will be a combination of hardi-plank siding along the ground floor, and vinyl siding at upper floors with board and batten bay window projections.***

It was moved and seconded

That DP 06-337688 move forward with the support of the Advisory Design Panel subject to resolution of the following items:

- Improvement of the building entrances and elevations along No. 2 Road.
- Consolidation of the garbage/recycling, mail enclosure and project signage into one area.
- Design development to further articulate highly visible gateway elevations.

CARRIED



No. DP 06-337688

To the Holder: WESTMARK DEVELOPMENTS LTD.
Property Address: 9733 NO. 2 ROAD
Address: WESTMARK DEVELOPMENTS LTD.
2488 MCLEOD AVENUE
RICHMOND, BC V6X 2N1

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 an encroachment of 0.92m (3.02 ft.) into the minimum front yard setback of 6m (19.69 ft.) for 2nd and 3rd floor projections for buildings along No. 2 Road; and
 - b) Permit the garbage and recycling enclosure to encroach 1.95m (6.4 ft) into the minimum side yard setback of 3m (9.84 ft.) along the south property line; and
 - c) Permit the mailbox enclosure/project signage structure to encroach 2.5m (8.2 ft.) into the minimum rear yard setback of 3m (9.84 ft.).
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 #8 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 \$44,228.00. 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 06-337688

To the Holder: WESTMARK DEVELOPMENTS LTD.

Property Address: 9733 NO. 2 ROAD

Address: WESTMARK DEVELOPMENTS LTD.
2488 MCLEOD AVENUE
RICHMOND, BC V6X 2N1

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

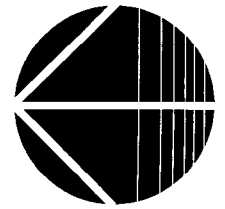
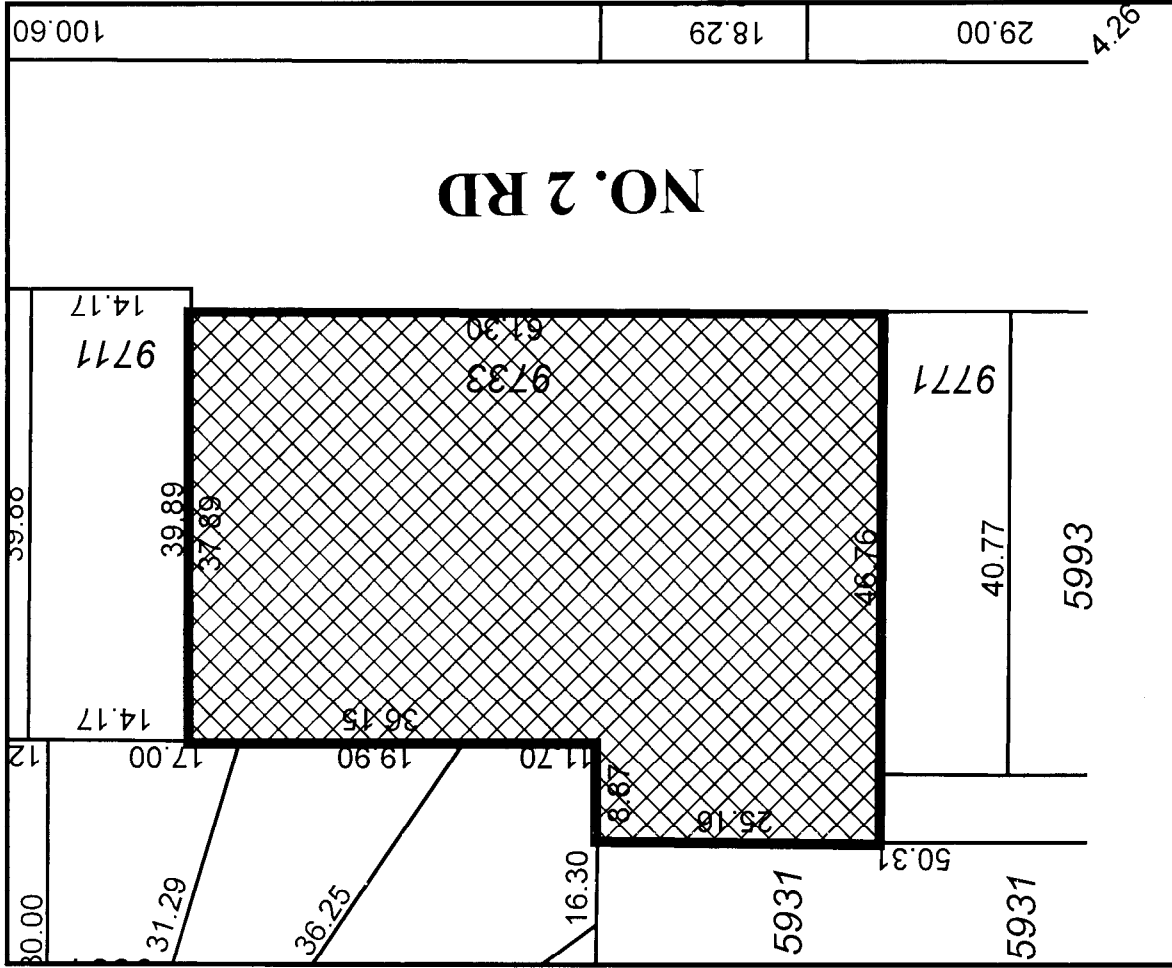
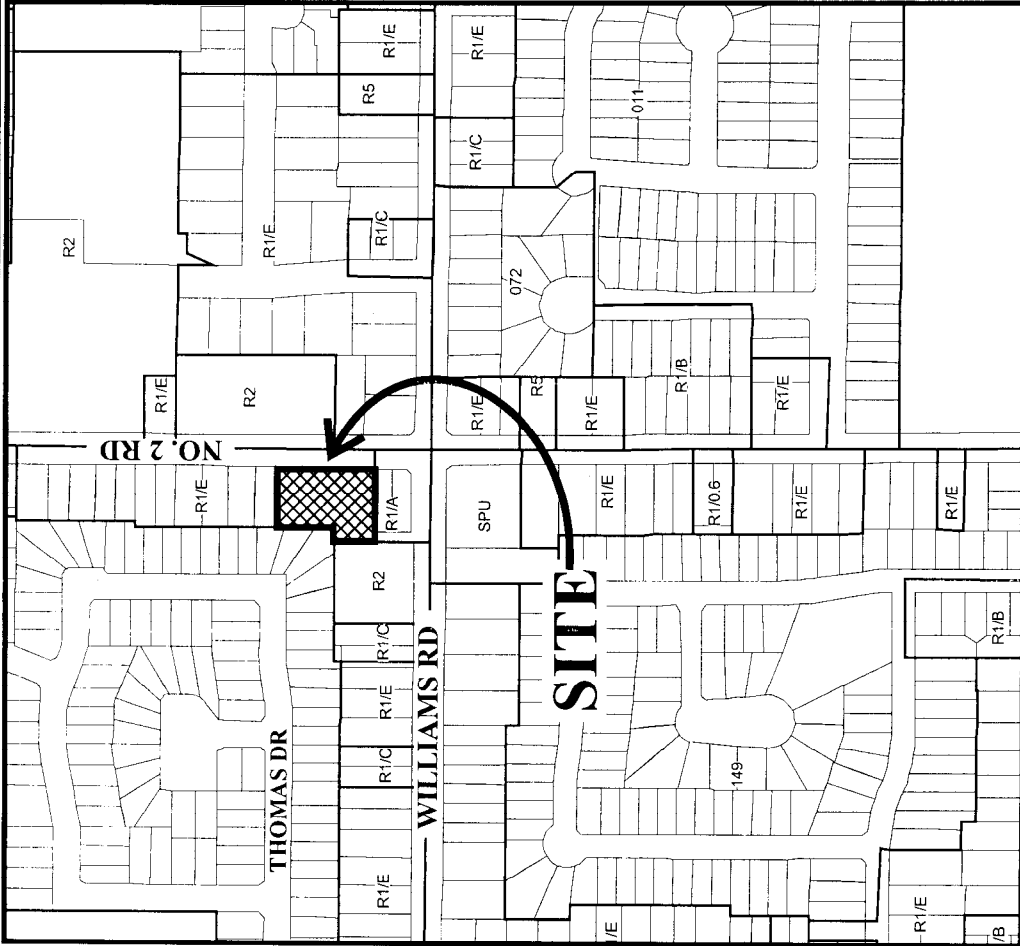
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



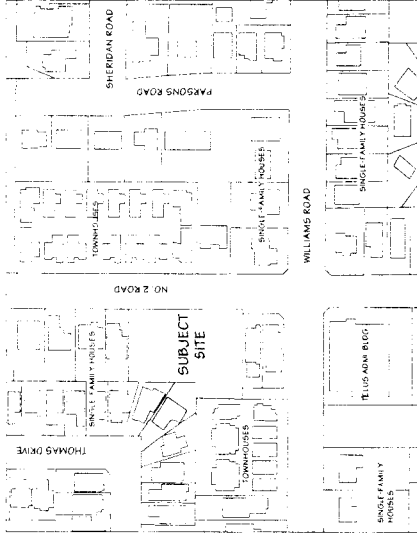
DP 06-337688

SCHEDULE "A"

Original Date: 01/22/07

Revision Date:

Note: Dimensions are in METRES



CONTEXT PLAN
SCALE: 1"=100'

STATISTICS:

CON. ADDRESS: 4775 W. 8 ROAD
CITY: REYNOLDS, BC
LOCAL IDENTIFICATION: NORTH RANGE TOWNSHIP PLANNED ZONING
PROPOSED ZONING: R-10
PREVIOUS ZONING: R-10
USE AREA (SQ.M): 28,296.36 SQ.M (668,864 SQ.FT)
USE AREA (ACRES): 6.46 ACRES (260,488 SQ.FT)
USE AREA (LACRES): 27.4 ACRES (1,148,275 SQ.FT)
USE COVERAGE: 23.4%
PROPOSED: 23.4%
PERMITTED: 23.4%

F.A.R.:

MAX. ALLOWED FLOOR AREA: 660,000 SQ.FT
PROPOSED FLOOR AREA: 660,000 SQ.FT
MAX. ALLOWED FLOOR AREA: 660,000 SQ.FT
PROPOSED FLOOR AREA: 660,000 SQ.FT

PROPOSED FLOOR AREA:

UNIT NO.	FLOOR AREA (SQ.M)	FLOOR AREA (SQ.FT)
UNIT 1	1,000.00	10,764.00
UNIT 2	1,000.00	10,764.00
UNIT 3	1,000.00	10,764.00
UNIT 4	1,000.00	10,764.00
UNIT 5	1,000.00	10,764.00
UNIT 6	1,000.00	10,764.00
UNIT 7	1,000.00	10,764.00
UNIT 8	1,000.00	10,764.00
UNIT 9	1,000.00	10,764.00
UNIT 10	1,000.00	10,764.00
UNIT 11	1,000.00	10,764.00
UNIT 12	1,000.00	10,764.00
UNIT 13	1,000.00	10,764.00
UNIT 14	1,000.00	10,764.00
UNIT 15	1,000.00	10,764.00
UNIT 16	1,000.00	10,764.00
UNIT 17	1,000.00	10,764.00
UNIT 18	1,000.00	10,764.00
UNIT 19	1,000.00	10,764.00
UNIT 20	1,000.00	10,764.00
UNIT 21	1,000.00	10,764.00
UNIT 22	1,000.00	10,764.00
UNIT 23	1,000.00	10,764.00
UNIT 24	1,000.00	10,764.00
UNIT 25	1,000.00	10,764.00
UNIT 26	1,000.00	10,764.00
UNIT 27	1,000.00	10,764.00
UNIT 28	1,000.00	10,764.00
UNIT 29	1,000.00	10,764.00
UNIT 30	1,000.00	10,764.00
UNIT 31	1,000.00	10,764.00
UNIT 32	1,000.00	10,764.00
UNIT 33	1,000.00	10,764.00
UNIT 34	1,000.00	10,764.00
UNIT 35	1,000.00	10,764.00
UNIT 36	1,000.00	10,764.00
UNIT 37	1,000.00	10,764.00
UNIT 38	1,000.00	10,764.00
UNIT 39	1,000.00	10,764.00
UNIT 40	1,000.00	10,764.00
UNIT 41	1,000.00	10,764.00
UNIT 42	1,000.00	10,764.00
UNIT 43	1,000.00	10,764.00
UNIT 44	1,000.00	10,764.00
UNIT 45	1,000.00	10,764.00
UNIT 46	1,000.00	10,764.00
UNIT 47	1,000.00	10,764.00
UNIT 48	1,000.00	10,764.00
UNIT 49	1,000.00	10,764.00
UNIT 50	1,000.00	10,764.00
UNIT 51	1,000.00	10,764.00
UNIT 52	1,000.00	10,764.00
UNIT 53	1,000.00	10,764.00
UNIT 54	1,000.00	10,764.00
UNIT 55	1,000.00	10,764.00
UNIT 56	1,000.00	10,764.00
UNIT 57	1,000.00	10,764.00
UNIT 58	1,000.00	10,764.00
UNIT 59	1,000.00	10,764.00
UNIT 60	1,000.00	10,764.00
UNIT 61	1,000.00	10,764.00
UNIT 62	1,000.00	10,764.00
UNIT 63	1,000.00	10,764.00
UNIT 64	1,000.00	10,764.00
UNIT 65	1,000.00	10,764.00
UNIT 66	1,000.00	10,764.00
UNIT 67	1,000.00	10,764.00
UNIT 68	1,000.00	10,764.00
UNIT 69	1,000.00	10,764.00
UNIT 70	1,000.00	10,764.00
UNIT 71	1,000.00	10,764.00
UNIT 72	1,000.00	10,764.00
UNIT 73	1,000.00	10,764.00
UNIT 74	1,000.00	10,764.00
UNIT 75	1,000.00	10,764.00
UNIT 76	1,000.00	10,764.00
UNIT 77	1,000.00	10,764.00
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UNIT 79	1,000.00	10,764.00
UNIT 80	1,000.00	10,764.00
UNIT 81	1,000.00	10,764.00
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UNIT 91	1,000.00	10,764.00
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UNIT 97	1,000.00	10,764.00
UNIT 98	1,000.00	10,764.00
UNIT 99	1,000.00	10,764.00
UNIT 100	1,000.00	10,764.00

#1
MAR 28 2007
06337688

tomizo
yamamoto
architect inc.

4775 W. 8 ROAD
REYNOLDS BC

PROJECT:
TOWNHOUSE DEVELOPMENT

13 UNIT

CONSULTANT:

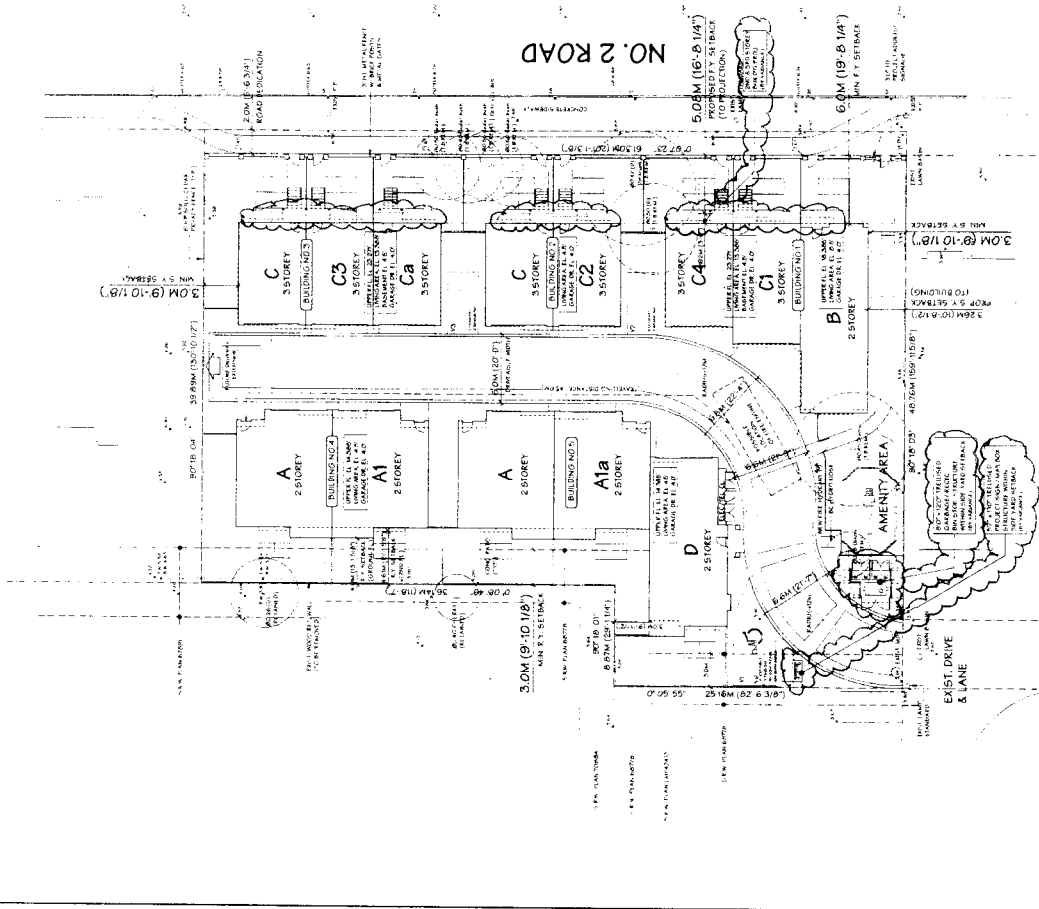
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DATE OF REV.: 03/28/07
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4775 W. 8 ROAD
REYNOLDS BC
V2R 4G 4P 06337688 13 UNIT
DRAWING TITLE: SITE PLAN STATISTICS

TEXT: 1/16" = 1/8"
DATE: MAR 23 2006
DRAWN: DAK
CHECKED: P
PROJECT NO: 06337688

LEGEND:
EXISTING BUILDINGS
EXISTING GARAGES
EXISTING DRIVEWAYS
EXISTING UTILITY
EXISTING SITE LINES
EXISTING CURBS

VARIANCES:
1. VARIANCE OF CURBS & SETBACKS
2. RECYCLING & GARAGE STRUCTURES WITHIN S.Y. & S.Y. SETBACK



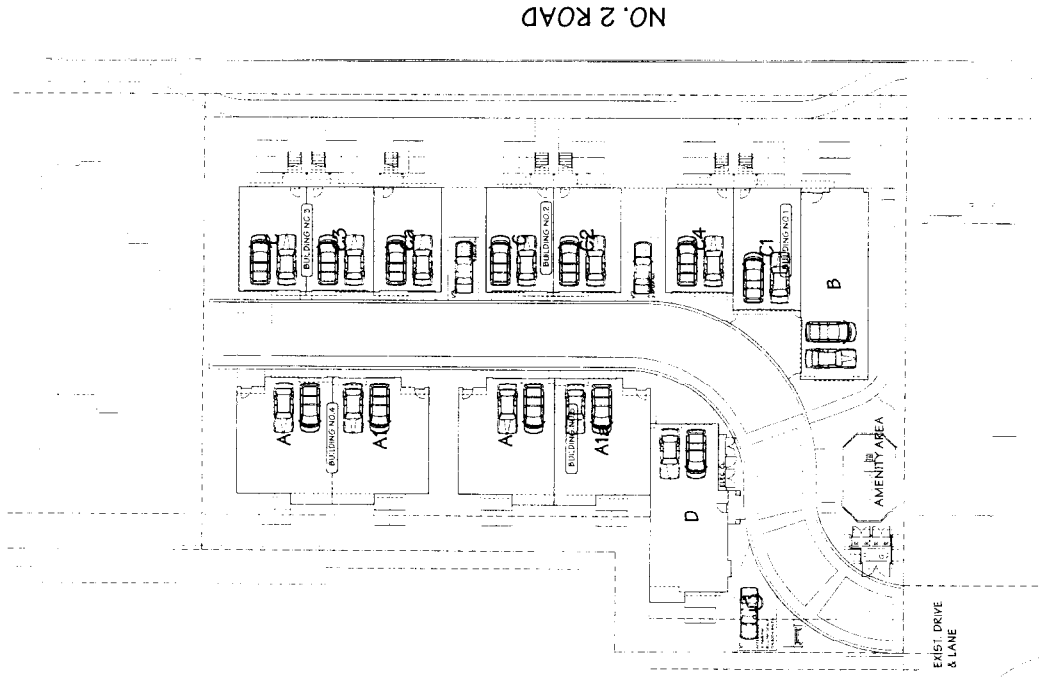
SITE PLAN
SCALE: 1/16"=1'-0"

4775 W. 8 ROAD
REYNOLDS BC
V2R 4G 4P 06337688 13 UNIT
DRAWING TITLE: SITE PLAN STATISTICS

TEXT: 1/16" = 1/8"
DATE: MAR 23 2006
DRAWN: DAK
CHECKED: P
PROJECT NO: 06337688

LEGEND:
EXISTING BUILDINGS
EXISTING GARAGES
EXISTING DRIVEWAYS
EXISTING UTILITY
EXISTING SITE LINES
EXISTING CURBS

VARIANCES:
1. VARIANCE OF CURBS & SETBACKS
2. RECYCLING & GARAGE STRUCTURES WITHIN S.Y. & S.Y. SETBACK



NO. 2 ROAD

EXIST. DRIVE & LANE

PARKING:

REQUIRED: 76 SPACES, 10 UNITS
 PROVIDED: 76 SPACES, 10 UNITS
 15 UNITS, 2 CAR GARAGE
 150000 PAVING, 100000
 100000

NOTE - ACCESSIBLE PARKING SPACES IN PURSUANCE

NO.	DATE	REVISIONS
1	10/15/07	REVISED PER 2007 PLAN
2	10/15/07	REVISED PER 2007 PLAN
3	10/15/07	REVISED PER 2007 PLAN
4	10/15/07	REVISED PER 2007 PLAN
5	10/15/07	REVISED PER 2007 PLAN

PROJECT
 13 UNIT
 TOWNHOUSE DEVELOPMENT

1770 NO. 2 ROAD
 RICHMOND, B.C.
 tomizo
 yamamoto
 architect inc.

DATE: 10/15/07
 DRAWING TITLE: PARKING PLAN

SCALE	DATE	BY	CHECKED
1/16" = 1'-0"	MAR 28 2007	DP	DP
DRAWN			CHK
DATE			NO.
10/15/07			2
PROJECT NO.			06-337688

#2
 MAR 28 2007
 DP 06-337688

PARKING LAYOUT PLAN
 SCALE: 1/16" = 1'-0"



DP 06-337688

PLANT LIST

PROJECT ADDRESS

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TRILETS				
4	1	ALER LINDLEYAN	ALER MAPLE	25cm CA, 8.5 FT MAX MIN.
4	1	ALER PALMUM	ALER MAPLE	25cm CA, 8.5 FT
10	1	ALER BURRUM	ALER MAPLE	8.5cm CA, 8.5 FT
10	1	ALER BURRUM	ALER MAPLE	8.5cm CA, 8.5 FT
10	1	ALER BURRUM	ALER MAPLE	8.5cm CA, 8.5 FT
10	1	ALER BURRUM	ALER MAPLE	8.5cm CA, 8.5 FT
10	1	ALER BURRUM	ALER MAPLE	8.5cm CA, 8.5 FT
10	1	ALER BURRUM	ALER MAPLE	8.5cm CA, 8.5 FT
10	1	ALER BURRUM	ALER MAPLE	8.5cm CA, 8.5 FT
10	1	ALER BURRUM	ALER MAPLE	8.5cm CA, 8.5 FT

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
80	1	AZALEA JAPONICA**	JAPANESE AZALEA	42 POT
14	1	BURDE SEPIMENTENS	COMMON BURDE	42 POT
14	1	BURDE SEPIMENTENS	COMMON BURDE	42 POT
14	1	BURDE SEPIMENTENS	COMMON BURDE	42 POT
14	1	BURDE SEPIMENTENS	COMMON BURDE	42 POT
14	1	BURDE SEPIMENTENS	COMMON BURDE	42 POT
14	1	BURDE SEPIMENTENS	COMMON BURDE	42 POT
14	1	BURDE SEPIMENTENS	COMMON BURDE	42 POT
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14	1	BURDE SEPIMENTENS	COMMON BURDE	42 POT

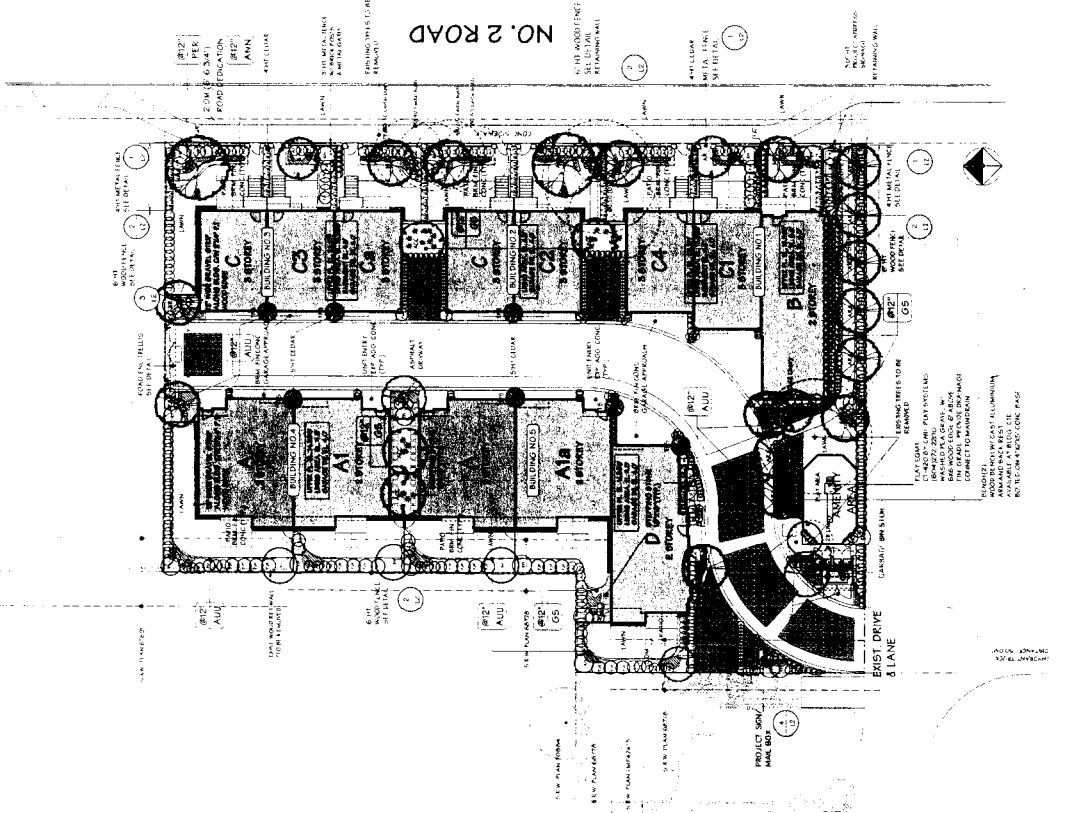
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
17C	1	ACTOBIAPHYLLIS UVA URISI	KIWIFRUIT	45X55 TOT
60S	1	Gaultheria shallon	SALAL	45X55 TOT
2	1	CAMPIDIS BACULANS	TEAFLIGHT VINE	41 POT STAKED
276	1	CAREX MOOREANAUREA	CAREX	41 POT
93	1	LANANOLA ANGUSTIFOLIA	ENGLISH LAVENDER	41 POT
28	1	POLYCALLIUM MONTANUM	WESTERN MONOTILEAN	41 POT
340	1	ANNUALS**		45X55 POT
235	1	PERENNIALS**		41 POT

NOTES

- ** SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT
- ALL MATERIALS AND EXECUTION SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIA LANDSCAPE STANDARDS
- PLANTS IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANA STANDARDS FOR NURSERY STOCK AND THE CANA STANDARDS FOR CONTAINER GROWN PLANTS
- ALL PLANT GROWTH DISTANCES BETWEEN PLANTS AND SPACING OF PLANTS BE SCHEDULED TO THE LANDSCAPE ARCHITECT'S DISCRETION
- ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER

REPLACEMENT TREE LIST

REMOVED TREE	QTY	REPLACEMENT	QTY	THINK UP
25cm CA, 8.5 FT	10	25cm CA, 8.5 FT	10	10 PRES
8.5cm CA, 8.5 FT	10	8.5cm CA, 8.5 FT	10	10 PRES
42 POT	10	42 POT	10	10 PRES
45X55 TOT	10	45X55 TOT	10	10 PRES
41 POT	10	41 POT	10	10 PRES
45X55 POT	10	45X55 POT	10	10 PRES



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



DATE: 03/28/2007
DRAWN BY: [Name]
CHECKED BY: [Name]
APP. BY: [Name]

ITO & ASSOCIATES
Landscaping Architects
2180 Main Street
Richmond, BC V6V 2G5
Tel: (604) 273-5835
Fax: (604) 273-5835
Email: info@ito.ca

Project No: 9733
NO. 2 RD.
RICHMOND, B.C.

Project No: 9733
NO. 2 RD.
RICHMOND, B.C.

DR 06337688

FEB 22 2007
FEB 7 2007
MAY 11 2006
MAY 3 2006
REVISIONS ISSUES



ITO & ASSOCIATES
Landscape Architects
3180 Hunt Street
Richmond, BC V6L 2A4
Voice (604) 275-2812
Fax (604) 275-2813
Email: info@ito.ca

Project

9703
NO 2 RD
RICHMOND, B.C.

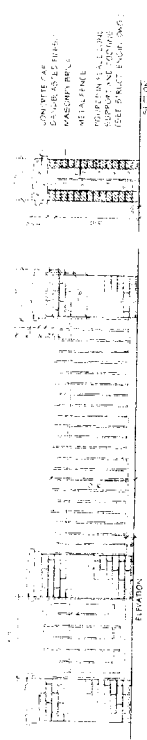
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DETAIL PLAN

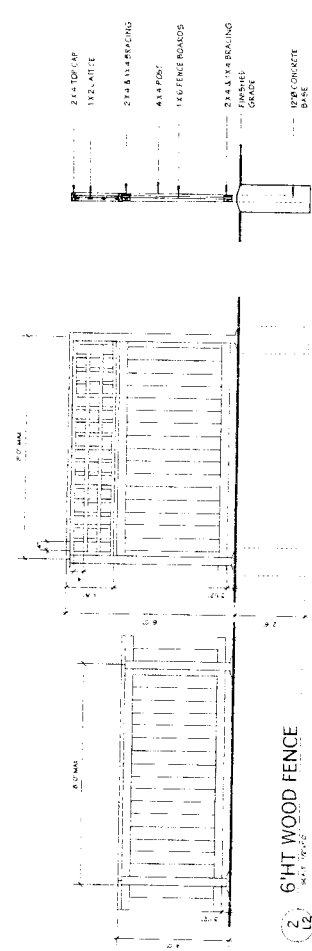
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Checked by:	E
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Client:	NO 2 RD
Location:	RICHMOND, B.C.
Drawn:	W
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Location:	RICHMOND, B.C.

3a of 2

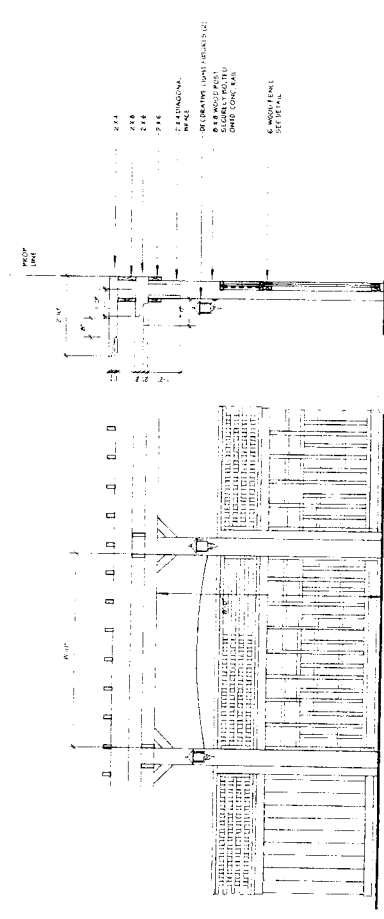
#4
MAR 28 2007
PP 06337688



(1) METAL FENCE/POST DETAIL
SCALE: 1/8" = 1'-0"

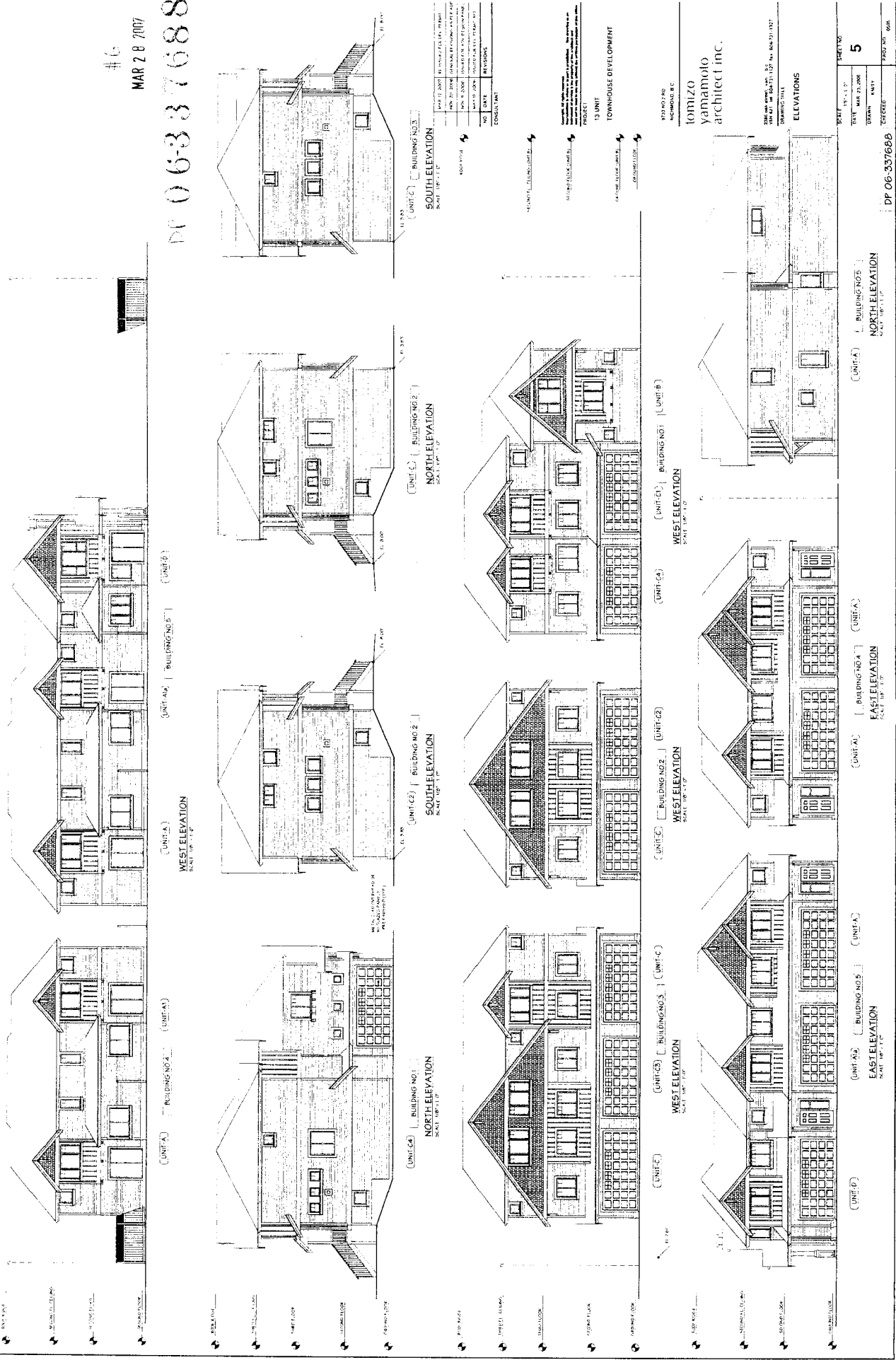


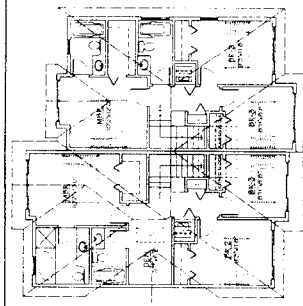
(2) 6' HT WOOD FENCE
SCALE: 1/8" = 1'-0"



(3) ROAD END TRELLIS
SCALE: 1/8" = 1'-0"

#6
 MAR 28 2007
 DP 06-337688

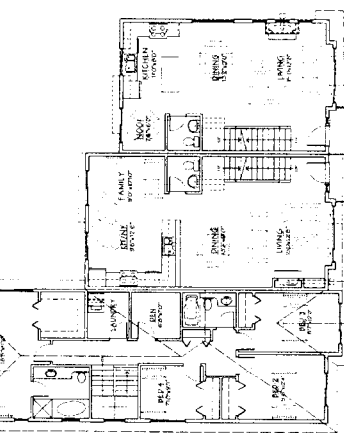




THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"
CL. UP: 8'-0"
BUILDING NO. 1

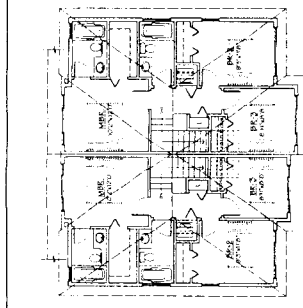
(UNIT E1) (UNIT E4)

#7
MAR 28 2007



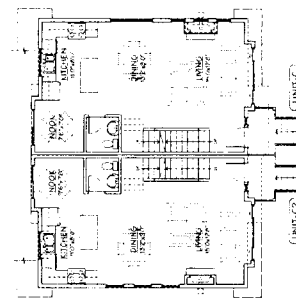
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CL. UP: 8'-0"
BUILDING NO. 1

(UNIT E1) (UNIT E2) (UNIT E4)



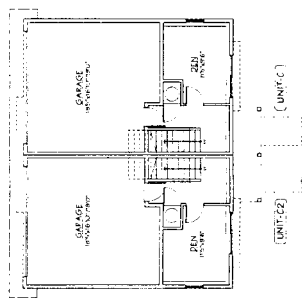
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CL. UP: 8'-0"
BUILDING NO. 2

(UNIT E2) (UNIT E3)



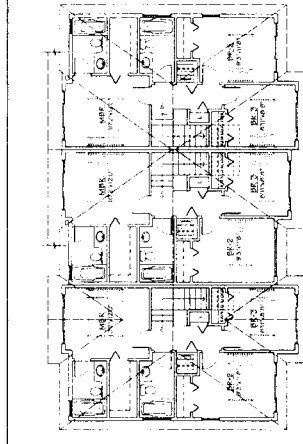
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CL. UP: 8'-0"
BUILDING NO. 2

(UNIT E2) (UNIT E3)



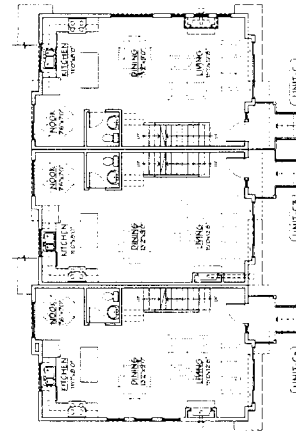
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CL. UP: 8'-0"
BUILDING NO. 2

(UNIT E2) (UNIT E3)



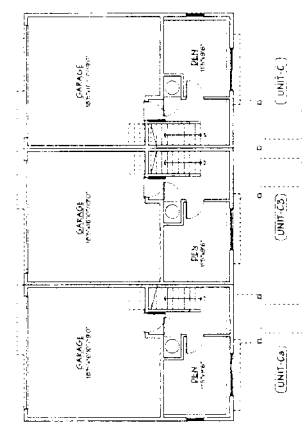
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"
CL. UP: 8'-0"
BUILDING NO. 3

(UNIT C1) (UNIT C2) (UNIT C3)



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CL. UP: 8'-0"
BUILDING NO. 3

(UNIT C1) (UNIT C2) (UNIT C3)



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CL. UP: 8'-0"
BUILDING NO. 3

(UNIT C1) (UNIT C2) (UNIT C3)

NO.	DATE	DESCRIPTION	BY
1	06-23-08	ISSUED FOR PERMITS	DKK
2	08-15-08	REVISIONS	DKK

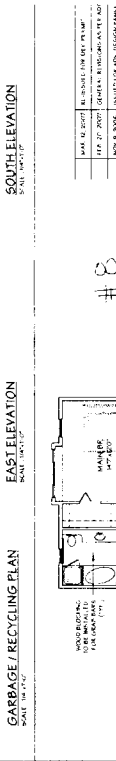
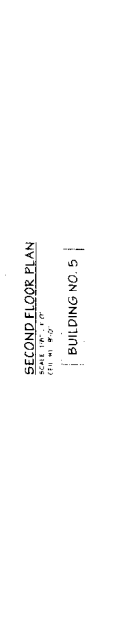
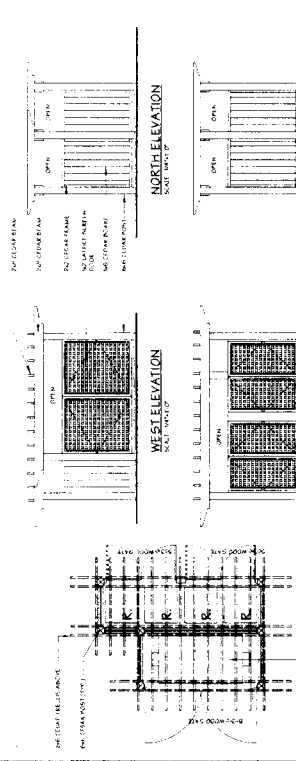
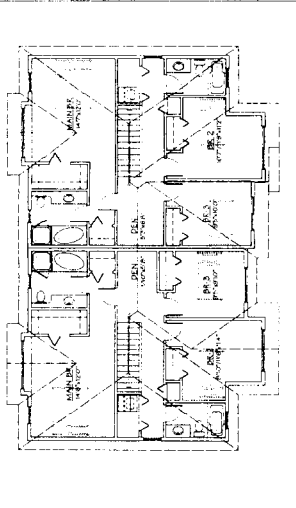
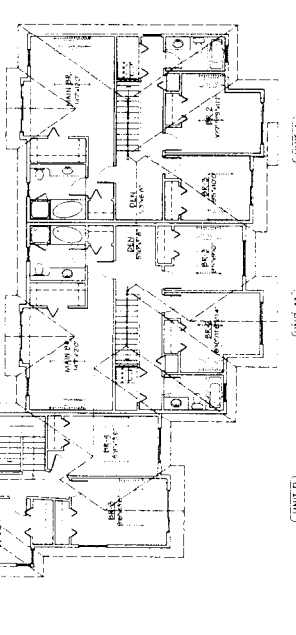
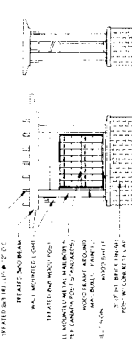
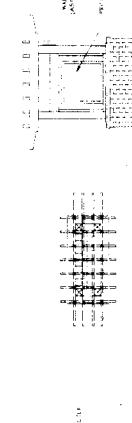
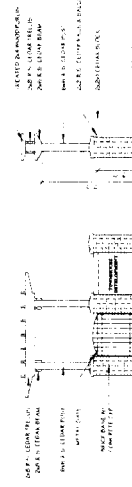
13 UNIT
TOWNHOUSE DEVELOPMENT

6731 NO. 2 ROAD
PICKERING, O.C.
tomizo yamamoto architect inc.

1348 BAYVIEW AVE., SUITE 202
SCARBOROUGH, ONTARIO M1S 1B7
DRAWING TITLE
FLOOR PLANS

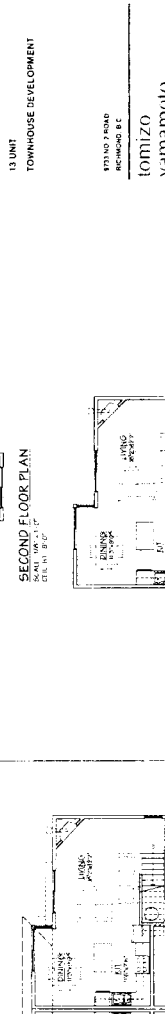
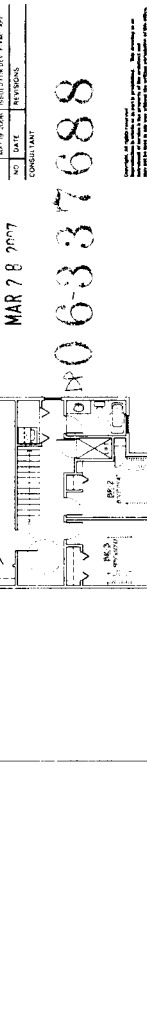
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MAR 28 2007	1/8" = 1'-0"	6
DESIGNED BY	CHECKED BY	DATE
DKK	DKK	06-23-08

DP 06-337688



#8
MAR 78 7007
068337688

DATE	12/19/78
BY	D.L.
PROJECT	13 UNIT TOWNHOUSE DEVELOPMENT
NO.	001
DATE	12/19/78
BY	D.L.
PROJECT	13 UNIT TOWNHOUSE DEVELOPMENT
NO.	001
DATE	12/19/78
BY	D.L.
PROJECT	13 UNIT TOWNHOUSE DEVELOPMENT
NO.	001



13 UNIT TOWNHOUSE DEVELOPMENT
8713 1/2 ROAD
RICHMOND B.C.
tomizo yamamoto architect inc.
584 BUCHHEIM AVENUE, SUITE 302
V7C 2R6 (604)683-3768
DRAWING TITLE: **FLOOR PLANS**

SCALE	1/8" = 1'-0"
DATE	MAR 78 7007
DRAWN BY	DK
CHECKED BY	
PROJECT NO.	068337688
DATE	12/19/78
BY	D.L.
PROJECT	13 UNIT TOWNHOUSE DEVELOPMENT
NO.	001
DATE	12/19/78
BY	D.L.
PROJECT	13 UNIT TOWNHOUSE DEVELOPMENT
NO.	001