



City of Richmond
Planning and Development Department

**Report to
Development Permit Panel**

To: Development Permit Panel

Date: April 26, 2007

From: Jean Lamontagne
Director of Development

File: DP 07-358875

Re: **Application by Jacken Investments Inc. for a Development Permit at 11351, 11391, 11411, 11431, 11471 and 11491 Steveston Hwy.**

Staff Recommendation

That a Development Permit be issued which would permit the construction of 41 townhouse units at 11351, 11391, 11411, 11431, 11471 and 11491 Steveston Hwy. on a site zoned Townhouse District (R2-0.6).


Jean Lamontagne
Director of Development

JL:dc
Att. 2

Staff Report

Origin

JACKEN INVESTMENTS INC. has applied to the City of Richmond for permission to construct a 41 unit townhouse complex at 11351/11391/11411/11431/11471/11491 Steveston Highway on a site zoned Townhouse District (R2-0.6). The site formerly contained six (6) single family dwellings – four out of the six dwellings have been demolished. The remaining two are scheduled for removal approximately mid April and early June respectively.

The site is being rezoned from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Townhouse District (R2-0.6)” for this project under Bylaw 8140 (RZ 04-276170).

Development Information

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

Background

This development proposal attempts to address the key issues that were identified by residents in the area during the rezoning review for 11511 Steveston Hwy. (RZ 03-0232158), the development site immediately to the east of the subject site. Specifically, this application includes the following features:

- No vehicular or pedestrian access to the existing rear lane;
- Cross access provided via an internal laneway which will eventually connect through to adjacent properties to the east and west;
- No greater than 2 storey housing along the existing rear laneway;
- Provision of landscaped berms along Steveston Hwy;
- Keeping overall density to 0.6 FAR or below;
- No tandem parking.

This development is two, two and a half and three storeys in form, has a central amenity area, landscaped berms along its entire frontage to Steveston Highway, and vehicle access via public rights of passage right of way with access to connecting properties on both the east and west. Only one direct access to Steveston Hwy. is planned for this site. A secondary access to Steveston Hwy. will be available to the residents through the neighbouring lot to the east via the above mentioned public rights of passage right of way.

Surrounding Development:

To the North: Large lot single-family properties zoned R1/E and LUC 152.

To the East: A future development site at 11511 Steveston Hwy. The site has undergone a rezoning (RZ 03-232158 approved Oct 2005) and a development permit review (DP 04-278285 issued Nov. 2005). This site will be developed for 27 two and three storey townhouse dwelling units. A public rights of passage right of way across this site will allow access for residents of the subject property to Steveston Highway.

To the South: The Ironwood Shopping Centre along the south side of Steveston Hwy zoned Community Commercial District (C3) and Comprehensive Development District (CD/34).

To the West: Six single-family properties of varying size between the subject properties and Seaward Gate, zoned R1/E.

Rezoning and Public Hearing Results

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

1. Recessed pulled back building entrances are a safety concern (CPTED) particularly for the NE unit.
2. Advise how accessibility for persons with disabilities is being accommodated.
3. Low site permeability – consideration should be given to minimizing paving and maximizing permeable materials such as paving stones, etc.
4. Ensure fire, moving, garbage and recycling truck movement onsite is accommodated.
5. Provide details for tree retention strategy including required clearances and any special measures.
6. Provide grade change and treatment details.
7. Provide details for mailbox, garbage & recycling enclosure.
8. Demonstrate that entry walls are low enough to not obscure driver's view of pedestrians on the sidewalk.
9. Consider stronger architectural entry detailing and massing at the ends of the buildings adjacent to the amenity area. Create a stronger presence.

The Public Hearing for the rezoning of this site was held on December 18, 2006. At the Public Hearing, the following concerns about rezoning the property were expressed:

A resident of 11360 Seahurst Road spoke in opposition to the proposal and stated that she liked the quiet, family-oriented neighbourhood the way it is currently, and that this development would bring strangers into her neighbourhood.

Carol Day of 11631 Seahurst Road wrote in support of the rezoning in that she felt it supported the neighbourhood's wishes to not allow vehicular access to the existing rear lane, by restricting the rear units to two storeys thereby allowing sunlight to existing homes, and by not allowing a pedestrian access through the site to the rear lane as it was felt this would negatively affect the security and quality of life of residents who back onto the lane and the new residents who move into the townhouses.

Staff worked with the applicant to address these issues in the following ways:

- By ensuring that the applicant has been made aware of the resident's key issues and that these elements have been adequately incorporated into the site's design.
- The key issues were also conveyed to the Advisory Design Panel so that the design responses could also be assessed by this independent review.
- The applicant's revised plans have addressed each of the design issues identified at the rezoning stage. Notably:

1. Motion sensor lighting is planned for the recessed entryways.
2. Alternative accessible unit conversion plans have been provided for the B and Ba units.
3. Paving stones are proposed throughout the complex including the drive aisles.
4. Fire equipment staging locations and movement diagrams are shown on the plans.
5. Grade changes are shown on the plans. Treatment details are dealt with primarily via the landscaping plans.
6. Details for the mailboxes and the recycling enclosure are provided on the landscaping plans. Garbage pickup will be via City collection.
7. A cross section showing the building setback, berm and possible sidewalk alignment are provided on the landscaping plans to demonstrate the treatment near the sidewalk for visibility.
8. Massing and elevations adjacent to the entryway and adjacent to the open-space amenity area have been adjusted to strengthen the architectural detailing in these areas.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the Townhouse District (R2-0.6) Zoning Schedule.

Zoning Compliance/Variations

No variations are being sought for this development.

Advisory Design Panel Comments

The Advisory Design Panel meeting was held on April 4, 2007. A copy of the relevant excerpt from the Advisory Design Panel Minutes from April 4, 2007 is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

Analysis

Conditions of Adjacency

- All of the northern units adjacent to the existing single-family dwellings have been kept to 2 storeys consistent with the wishes of the community.
- Rear yard setbacks have typically been set at about 5.92 m – almost double the requirement under R2-0.6 ensuring a generous buffer for adjacent residences.
- Privacy for the adjacent single-family lots has been enhanced through a 6 ft. high perimeter fence and associated shrubs and trees.
- As had been requested by the neighbourhood, neither pedestrian or vehicular access has been permitted to connect to the existing rear laneway.

- A raised and landscaped berm along the Steveston Hwy. frontage is intended to provide improved separation between the townhouse units and Steveston Hwy. improving privacy levels and providing a softer edge along this gateway corridor to the City.
- The townhouse units are setback approximately 9.78 m from Steveston Hwy. The required front yard setback is only 6.0 m.

Urban Design and Site Planning

- An option has been extended to the developer to grant a one metre wide ROW along the Steveston Hwy. frontage which would allow the public sidewalk to move 1m north and three (3) existing power poles to remain in situ similar to what was done for 11511 Steveston Hwy. If the applicant selects this option, it can be addressed through the Servicing Agreement. This can be accommodated through the proposed site plan layout.
- Garbage pickup is proposed via the City's collection service. However, in the event that the residents decide to move away from door to door service the plans allow for a possible collection site adjacent to the recycling structure.
- A recycling facility is centrally located adjacent to the amenity area for convenient access by all residents.
- Indoor amenity space requirements have been addressed via cash in lieu through the rezoning application (RZ 04-276170).
- Only one direct vehicular access to Steveston Hwy. is provided, again consistent with the Ironwood Sub-Area Plan. Alternative accesses are provided via cross access arrangements secured through the rezoning application to provide future access through 11511 Steveston Hwy.
- A Public Rights-of-Passage ROW over the internal drive aisle will also allow for the remaining lots to the west of the subject property to access through this site should they be redeveloped into multiple-family units.
- Provision has been made for 9 formal visitor spaces and 1 accessible stall. Another 15 informal spaces are available on garage aprons. Each unit provides two parking stalls in a side by side arrangement.
- All units have two car garages – there are no tandem spacings.
- Units along Steveston Hwy. have connecting pedestrian pathways to the public sidewalk along Steveston Hwy.
- A landscaped berm feature has been provided between the units fronting Steveston Hwy. and the street. This is a requirement under the Ironwood Sub-Area Plan.

Architectural Form and Character

- Buildings have been arranged predominantly in blocks with two units along the north side of the site reflecting a single-family massing appearance, and blocks of 3 or 5 units along Steveston Hwy.
- Massing along Steveston Hwy. is a mix of 2 and 3 storeys providing variation along the street.
- Interior unit roof lines alternate between hip and gable forms to provide additional architectural emphasis.
- Interior elevations have also been adjusted to provide more variety in the interior spaces.
- Textures and finishes vary between floors.

- The selection of building materials, (vinyl, cedar or hardiplank siding, wood trim, asphalt roof shingles, etc.) are generally consistent with the Official Community Plan (OCP) guidelines.
- The plans include extra framing in the bathrooms of accessible units to accommodate hand rails.
- An alternative floor plan allowing for possible accessible unit conversion has been prepared for the “B/Ba” units. This plan could be applied in any of the 19 units at the northern side of the development. The accessibility elements were particularly well received by the Advisory Design Panel.
- All units along Steveston Hwy. have individual accesses with connections to pathways leading to Steveston Hwy.

Landscape Design and Open Space Design

- Paving stones have been incorporated throughout the site, including all the drive aisles to enhance the appearance and the permeability of the site.
- The landscaping plan incorporates substantial planting throughout the site and particularly along the frontage berm and the perimeter.
- A 253 m² (2,727 ft²) integrated amenity area, inclusive of a children’s play area, benches, mail structure and recycling centre has been located near the centre of the development. This feature also includes pedestrian access from Steveston Hwy. to the interior of the site. The amenity space exceeds the City’s OCP guidelines in area.
- In addition to the centrally located amenity area, each unit has private yard space either in front or at the rear of the unit.
- A cedar fence is proposed for the rear and sides of the development. The fence is 3 ft high adjacent to the Steveston Hwy. frontage and increases to 6 ft. high along the balance of the side and rear yards. A landscaped berm is proposed for the Steveston Hwy. frontage.
- Project signage will be located adjacent to the main vehicle entrance to the development but far enough back not to impede driver’s visibility when entering/exiting the site.
- The landscape planting plan includes an appropriate mix of deciduous and coniferous trees, shrubs and ground cover designed to enhance privacy and make the site more attractive.

On-Site Trees

- A registered Arborist reviewed the site. There were 62 permit sized trees on the property of which 3 are to be retained. The remainder were proposed for removal due to health, grade changes and poor location given the development proposal. 110 trees are proposed to be planted on the site.
- Unauthorized removal of 25 bylaw sized trees from the site took place near the end of 2006/early 2007. An additional 2 trees were damaged during this activity – one of these was subsequently authorized for removal given its condition. Tree preservation staff investigated the incident and a compensation payment of \$27,000 towards the tree compensation fund was worked out with the developer. To time of writing, no additional trees have been removed from the site.

Crime Prevention Through Environmental Design

- Motion-sensor lighting will be used at these sensitive areas, as well as low plantings to allow for more passive surveillance.

- The amenity area is centrally located with good passive surveillance from several sides. The mailbox facility is also located in this area, again taking advantage of and reinforcing the surveillance aspects of the amenity space.

Public Art

- The applicant has declined to provide voluntary contributions to public art or to include public art on-site.

Affordable Housing

- The owner has respectfully declined the opportunity to provide voluntary contributions to the City's Affordable Housing Reserve Fund citing the unexpected utility upgrade costs for this project which were not originally anticipated.

Conclusions

The applicant has satisfactorily addressed issues that were identified through the rezoning process, as well as staff's and the Advisory Design Panel's comments related to site planning, urban design, architectural form and character, landscaping design and adjacency.

Staff are recommending support for this Development Permit application.



David Brownlee
Planner 2

DCB:cas

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$152,589.88 (based on total floor area of 76,291 sf.).



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 07-358875

Attachment 1

Address: 11351/11391/11411/11431/11471/11491 Steveston Hwy

Applicant: Jacken Investments Inc. Owner: Same

Planning Area(s): Ironwood Sub-Area

Floor Area Gross: 7,087.8 m² (76,291 sf) Net: 5,287.7 m² (56,918 sf)

	Existing	Proposed
Site Area	8,813.5 m ²	8,813.5 m ²
Land Uses	Single-family Residential	Mutiple-family Residential
OCP Designation	Neighbourhood Residential	Same
Zoning:	R1/E	R2-0.6 pending RZ 04-276170
Number of Units	6	41

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.6	0.6	none permitted
Lot Coverage:	Max. 40 %	38.2 %	None
Setback – Front Yard:	Min. 6.0 m	10.7 m	None
Setback – Side Yard:	Min. 3.0 m	3.0 m	None
Setback – Rear Yard:	Min. 3.0 m	3.0 m	None
Height (m):	Max. 11 m & 3 storeys	10.6 m 2 & 3 storeys	None
Off-street Parking Spaces – Resident:	82 (R) and 8 (V)	82 (R) and 9 (V)	None
Off-street Parking Spaces – Accessible:	1	1	None
Off-street Parking Spaces – Total:	90	91	None
Tandem Parking Spaces:	not permitted	None	None
Indoor Amenity Space:	Min 70 m ²	None – cash contribution \$65,000	Cash in lieu
Outdoor Amenity Space:	Min. 246 m ²	253 m ²	None

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

**Wednesday, April 4, 2007 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall**

1.

Development Permit 07-358875

APPLICANT: Tomizo Yamamoto Architects

PROPERTY LOCATION: 11351-11491 Steveston Hwy

Staff Comments

David Brownlee reviewed the site context noting that this is a 41 unit townhouse development at Steveston Highway and No. 5 Road. The form of the development massing is density driven by the rezoning and the previous community insight into this and other area developments. There is no access to the existing rear lane, and a public rights passage will be put in place.

Mr. Brownlee concluded by requesting the Panel's comments on the following issues:

1. the extended garages in the D units;
2. the number of conifers on site;
3. hydrant location for code compliance;
4. recessed entry ways of the rear units.

Applicant's Comments

With the aid of a model and artists renderings Tomizo Yamamoto, of T. Yamamoto Inc reviewed the project design, noting that the development is two (2) storeys and setback (9.78) meters. The roof forms are integrated to recess units from the internal drive aisle to create less impact. The adjacent buildings have similar massing and this project mirrors the existing streetscape.

Mr. Yamamoto further noted that the amenity building is in a central area close to the mailboxes, all rear units have the potential to be adaptable, all units will be given two (2) car parking and there are 15 extra possible parking stalls located on unit driveways.

Sensor lighting is provided at unit entries, and landscaping is kept low for visual openness. Materials used will include vinyl siding and board and baton on different scales for texture, with a darker painted facia. The entire development will have permeable paving.

Masa Ito, Landscape Architect reviewed the landscape scheme noting that a buffer was designed between the units and Steveston Highway by raising the planting area. The drive court and drive aisle will be softened as much as possible with some evergreens and a large scale design statement will be located at the end of drive aisle. The amenity area design guideline includes a children's play area with a low grade fence.

Panel Discussion

In answer to several questions, the applicant provided the following advice:

- the entire drive aisle surface is permeable pavers, designed to accommodate large vehicles such as emergency vehicles;
- the planters will be a pre-cast concrete material raised and permanently placed;
- an enclosed children's play area was a requirement by the City, low plants and low fencing are used to address the visibility issues;
- the mailbox is adjacent to the recycling structure.

Comments from the Panel were as follows:

- logical design, but very tight, especially with the B units in the back;
- supports staffs concerns of lack of coniferous materials planted;
- improve the drive aisle, the back row of building is all garage doors;
- the extra visitor spot should be replaced by greenery;
- appreciates the colour variety, reconsider the vinyl siding;
- achieved success of roof form on Steveston Hwy, but the roof form is less varied along north side units;
- vehicle driveway could use reinforcement;
- consider recognizing the driveway with vertical gable lines and more reinforcements;
- consider breaking up the low roof by the front entrance doors and gable;
- try to visually break up the garage doors;
- appreciates the projects adaptability and visit-ability;
- consider 30" sliding doors for non adaptable units to increase visit-ability;
- good location for the amenity area, next to the mailbox, recycling and garbage, pulls in human foot traffic;
- street access is usually an issue with these types of developments;
- consider varying the colour or fenestration patterns on the garage doors;
- try to find more opportunities for landscape in the interior street.

In response to the Panel's comments, the applicant advised that further consideration will be given to improvement of the interior drive aisle including possible changes to the gable form.

Panel Decision

It was moved and seconded

That 07-358875 move forward to the Development Permit Panel process taking into consideration the following comments provided by the Advisory Design Panel:

1. *consider further design development to the interior street frontages;*

Response: Interior building design adjusted for more varying roof shapes.

2. *explore opportunities to plant coniferous trees on site;*

Response: Refer to Landscape drawings.

3. *replace the extra parking space with green space;*

Response: V4 parking space converted to green space.

4. *additional architectural emphasis to the roof line expressions on the north side;*

Response: Roofs alternated between hip and gable forms along internal driveway.

And;

5. *additional architectural emphasis to the entrance.*

Response: Refer to Landscape drawings for trellis features at entry.

CARRIED



City of Richmond
Planning and Development Department

Development Permit

No. DP 07-358875

To the Holder: JACKEN INVESTMENTS INC.

Property Address: 11351/11391/11411/11431/11471/11491 Steveston Highway

Address: C/O TOMIZO YAMAMOTO ARCHITECT INC.
2386 OAK STREET
VANCOUVER, BC V6H 4J1

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #7 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$152,589.88. to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 07-358875

To the Holder: JACKEN INVESTMENTS INC.

Property Address: 11351/11391/11411/11431/11471/11491 Steveston Highway

Address: C/O TOMIZO YAMAMOTO ARCHITECT INC.
2386 OAK STREET
VANCOUVER, BC V6H 4J1

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

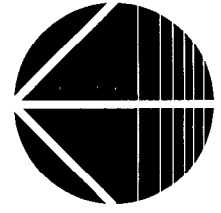
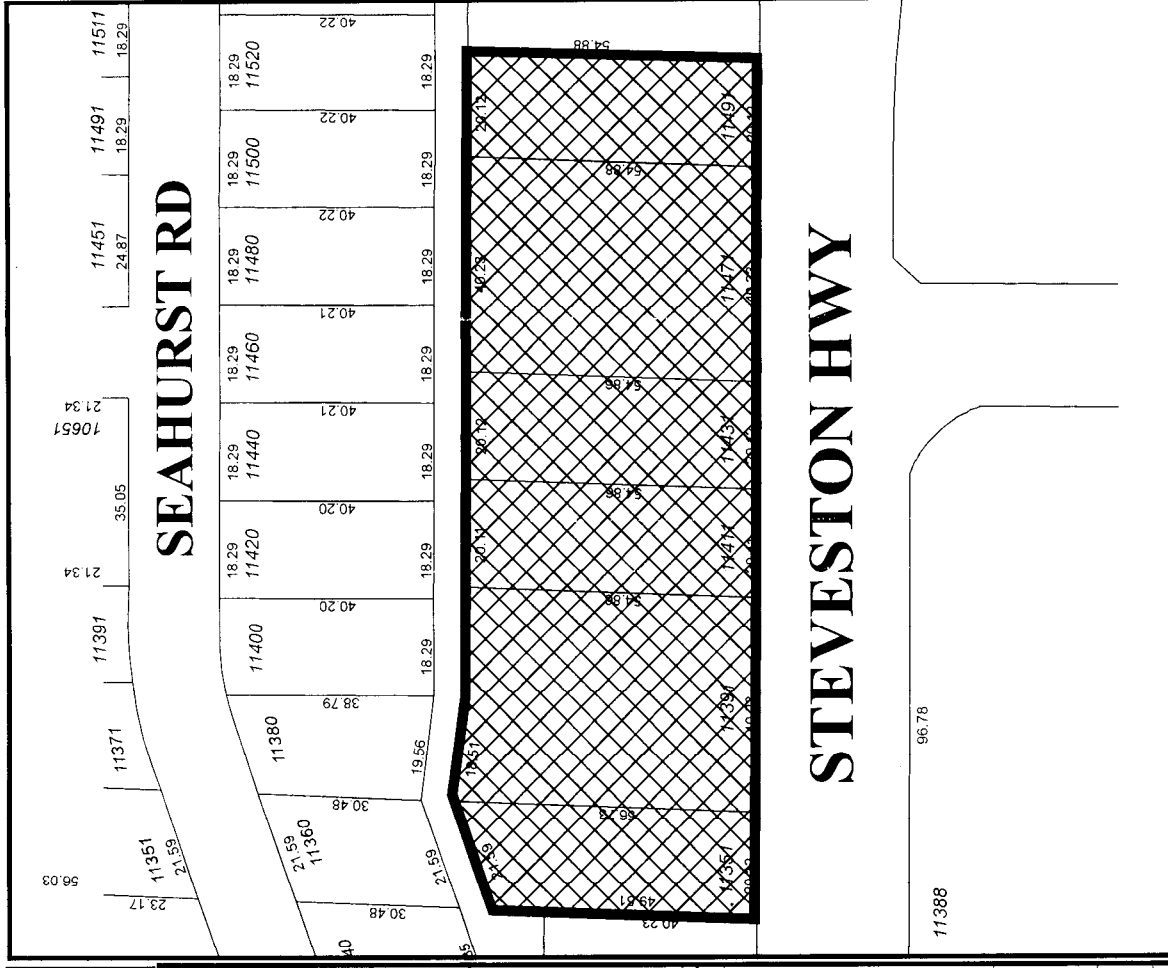
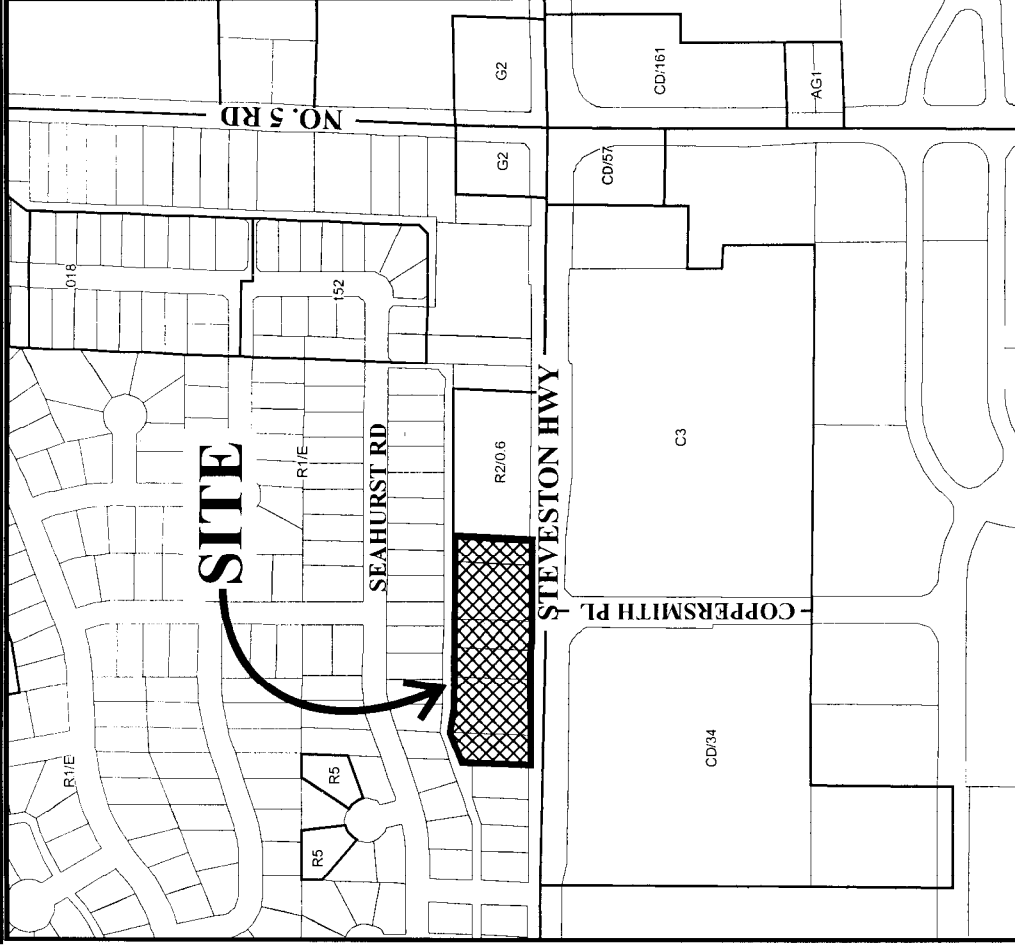
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond

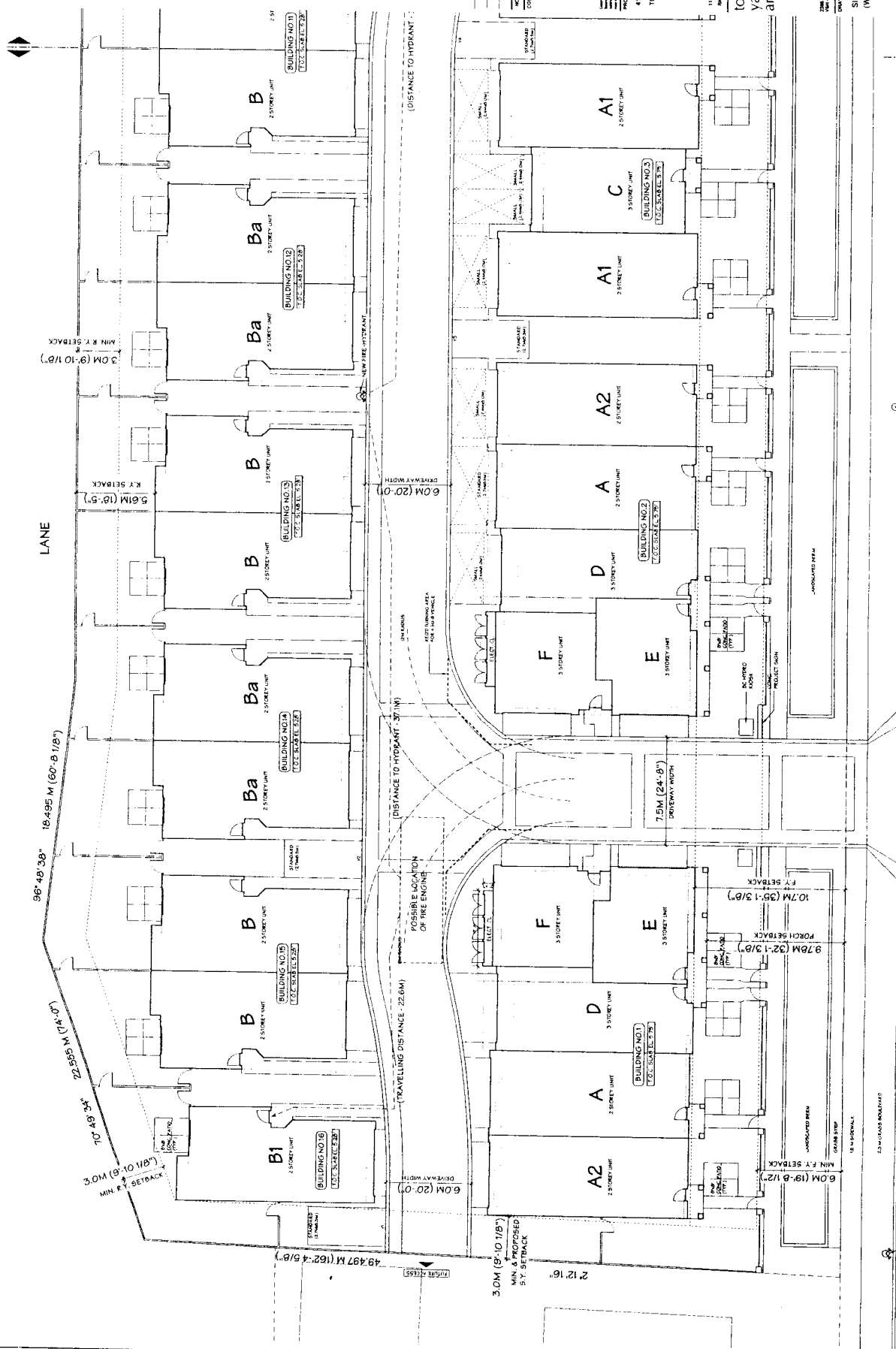


DP 07-358875 SCHEDULE "A"

Original Date: 02/28/07

Revision Date:

Note: Dimensions are in METRES



41 UNIT TOWNHOUSE DEVELOPMENT

1141 STEVESTON HWY.
RICHMOND, B.C.

tomizo yamamoto architect inc.

DATE: JAN 11 2007
DRAWN: D.M.K.
CHECKED: T.M.D. M.D.

PROJECT: TOWNHOUSE DEVELOPMENT

NO. DATE REVISIONS

CONSULTANT

1141 STEVESTON HWY.
RICHMOND, B.C.

tomizo yamamoto architect inc.

DATE: JAN 11 2007
DRAWN: D.M.K.
CHECKED: T.M.D. M.D.

PROJECT: TOWNHOUSE DEVELOPMENT

NO. DATE REVISIONS

CONSULTANT

SITE PLAN (WESTERN PORTION)

SCALE: 1" = 10'-0"

DATE: JAN 11 2007

DRAWN: D.M.K.

CHECKED: T.M.D. M.D.

PROJECT: TOWNHOUSE DEVELOPMENT

NO. DATE REVISIONS

CONSULTANT

SITE PLAN (WESTERN PORTION)

SCALE: 1" = 10'-0"

DATE: JAN 11 2007

DRAWN: D.M.K.

CHECKED: T.M.D. M.D.

PROJECT: TOWNHOUSE DEVELOPMENT

NO. DATE REVISIONS

CONSULTANT

EXIST FIRE-HYDRANT

SITE PLAN (WESTERN PORTION)

SCALE: 1" = 10'-0"

DATE: JAN 11 2007

DRAWN: D.M.K.

CHECKED: T.M.D. M.D.

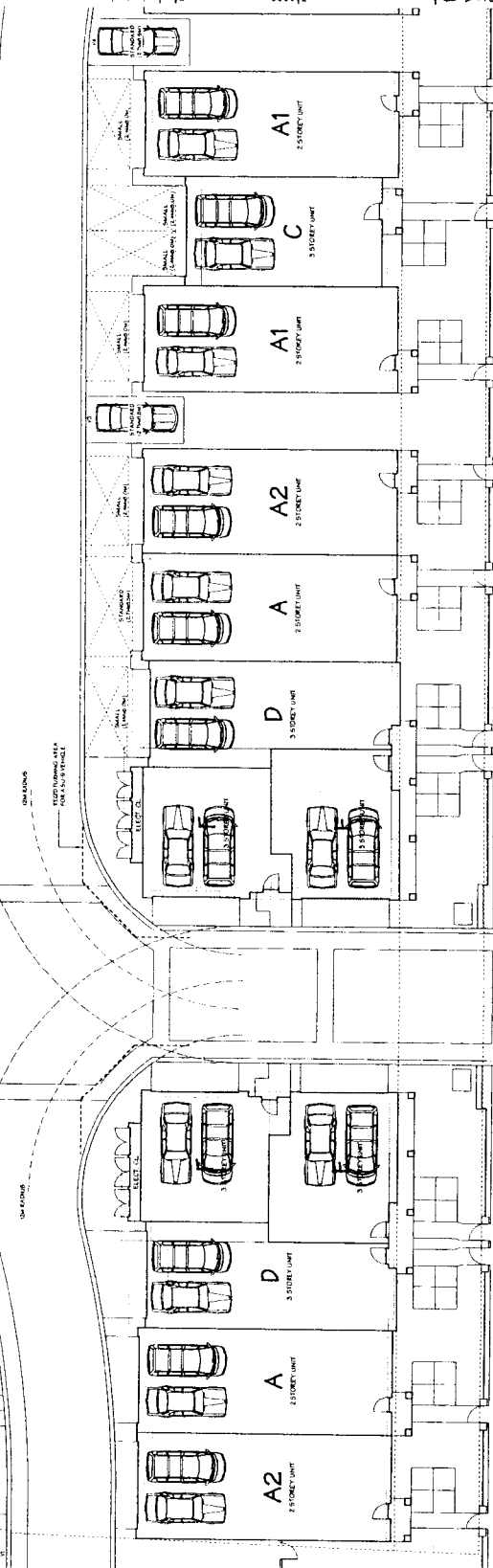
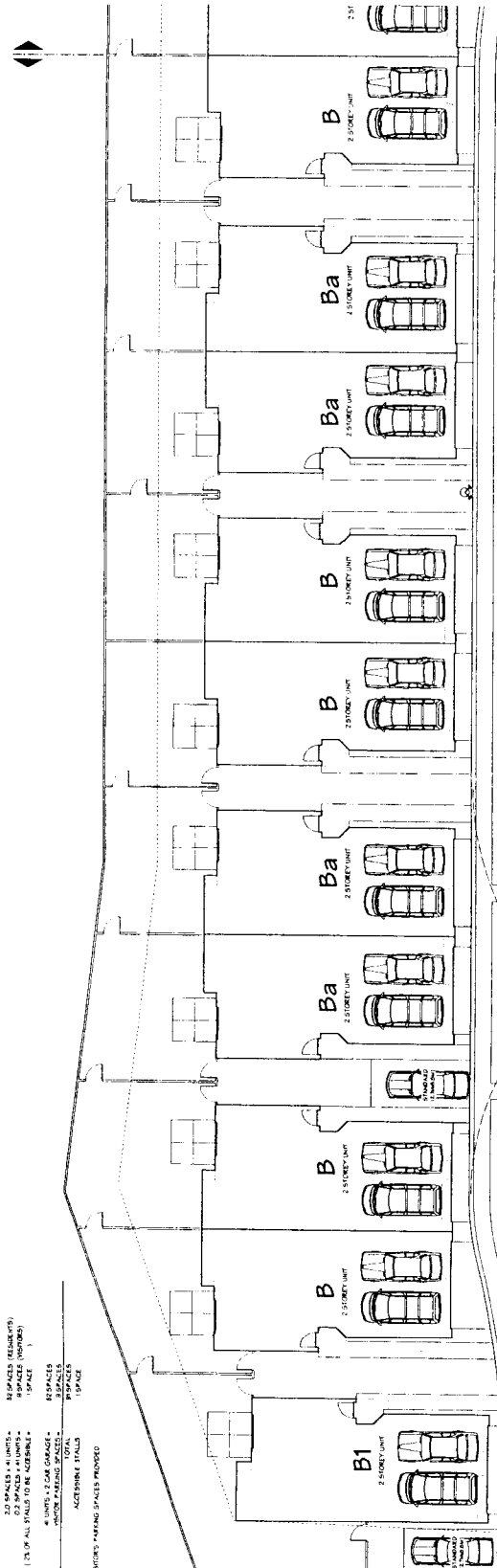
PROJECT: TOWNHOUSE DEVELOPMENT

NO. DATE REVISIONS

CONSULTANT

2.0 SPACES + 4 UNITS =	32 SPACES (RESIDENTS)
0.2 SPACES + 4 UNITS =	8 SPACES (VISITORS)
1.2 SPACES + 4 UNITS =	1 SPACE
[2% OF ALL STALLS TO BE ACCESSIBLE]	
4 UNITS + 2 CAR GARAGE =	82 SPACES
MINOR PARKING SPACES =	8 SPACES
TOTAL	90 SPACES
ACCESSIBLE TOTAL	15 SPACE

NOTE: ADDITIONAL IS TEMPORARY VISITOR'S PARKING SPACES PROVIDED

tomizo
yamamoto
architect inc.

308 Oak Street, Van, B.C.
604 431 4611 Fax: (604) 731-1327
MEAW INC. LTD.

**PARKING PLAN
(WESTERN PORTION)**

DATE	1" = 10'-0"	SHEET NO	#2
DATE	JAN 11, 2007	PAGE NO	0421
DRAWN	D R K		
CHECKED			

PARKING PLAN (WESTERN PORTION)

DP 07-358875
PLAN #2

6"X1
WOOD FENCE
SEE DETAIL

90° 17' 30" 121.456 M (398'-5 5/8")

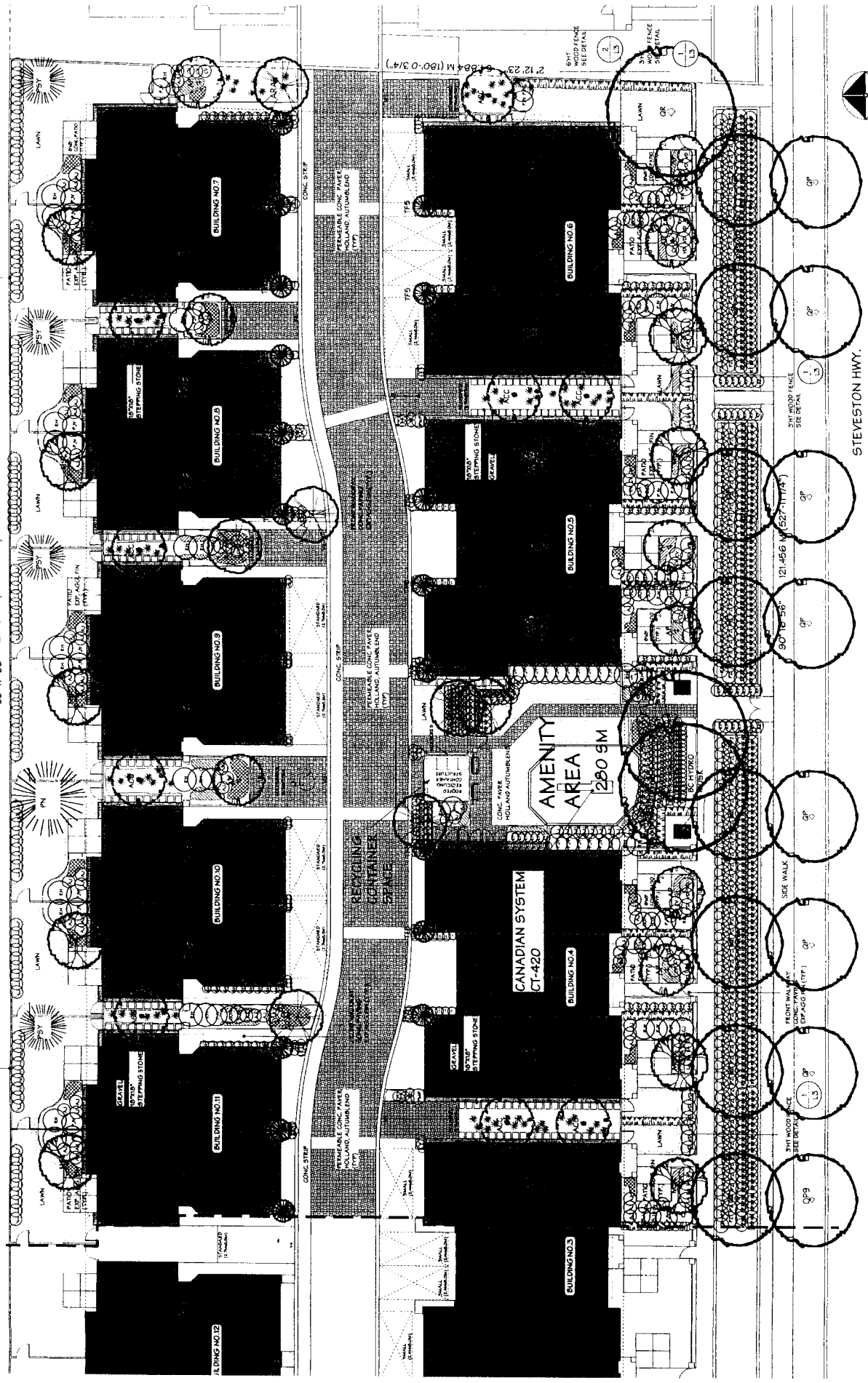
ITC
& ASSOCIATES
 Landscape Architects
 3180 Hunt Street
 Richmond, BC V7E 2L4
 Voice / (604) 275-2812
 Facsimile / (604) 275-4836
 Email / info@itc-mac.com

11411 STEVESTON HWY
RICHMOND, B.C.

Drawing Title

Scale	1" = 1/2"
Drawn	ME
Checked	TJ
Date	SEPT. 15, 2006
Job	06041

PLAN #3.



11351 STEVESTON HWY., RICHMOND

KEY	BOTANICAL NAME	QTY	COMMON NAME	SIZE
16	ACER CECIATUM	16	YWE MAPLE	3 stems total of 7.0m. CAL
17	ACER GINSENG	16	YWE MAPLE	6.0m. CAL. 3.0m. STD
18	ACER RUBRUM AMSTRODAMI	17	AMSTRODAMI MAPLE	6.0m. CAL. 3.0m. STD
19	MAGNOLIA SOULANGIANA RUSTIC RUBRA	19	PURPLE SAUCEUR MAGNOLIA	6.0m. CAL. 3.0m. STD
20	PNUS NIGRA	20	AUSTRIAN PINE	3.5m. HT. 8.0m. STD
21	QUERCUS ILEX	21	SCOTCH PINE	3.5m. HT. 8.0m. STD
22	QUERCUS ALBURIS	22	WHITE PINE	3.5m. HT. 8.0m. STD
23	QUERCUS FUSCIS	23	PN. DAK.	9.0m. CAL. 1.8m. STD
24	QUERCUS RUBRA	24	RED DAK.	10.0m. CAL. 3.0m. STD
25	QUERCUS RUBRA	25	RED DAK.	10.0m. CAL. 3.0m. STD
26	QUERCUS RUBRA	26	RED DAK.	12.0m. HT.
27	QUERCUS RUBRA	27	RED DAK.	12.0m. HT.
28	QUERCUS RUBRA	28	RED DAK.	12.0m. HT.
29	QUERCUS RUBRA	29	RED DAK.	12.0m. HT.
30	QUERCUS RUBRA	30	RED DAK.	12.0m. HT.
31	QUERCUS RUBRA	31	RED DAK.	12.0m. HT.
32	QUERCUS RUBRA	32	RED DAK.	12.0m. HT.
33	QUERCUS RUBRA	33	RED DAK.	12.0m. HT.
34	QUERCUS RUBRA	34	RED DAK.	12.0m. HT.
35	QUERCUS RUBRA	35	RED DAK.	12.0m. HT.
36	QUERCUS RUBRA	36	RED DAK.	12.0m. HT.
37	QUERCUS RUBRA	37	RED DAK.	12.0m. HT.
38	QUERCUS RUBRA	38	RED DAK.	12.0m. HT.
39	QUERCUS RUBRA	39	RED DAK.	12.0m. HT.
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[illegible]

TERRESTRIAL/ANNUALS/PERENNIALS/GRASSES/AQUATIC PLANTS		BLUE TESSIE	BLUE TESSIE
		ENGLISH YAMMER	WESTERN SWORD FERN
F/G	32	TESTICIA GANCA ELIAN BLUE	#1 POT
PLM	196	JAVANOLA ANGIOTRIFIDA	#1 POT
PLM	155	POLYSTICHUM MONTANUM	#1 POT
ANN	900	ANNUALS **	#979 POT
PER	375	PERENNIALS **	#1 POT

NOTES

DENSITIES SPECIES AND VARIETY TO BE IMPROVED BY THE LANDSCAPE ARCHITECT.

ALL MATERIALS AND SPECIFICATIONS SHALL BE IN ACCORDANCE TO THE MOST RECENT (WITH COLUMBIA, LANDSCAPE STANDARDS.

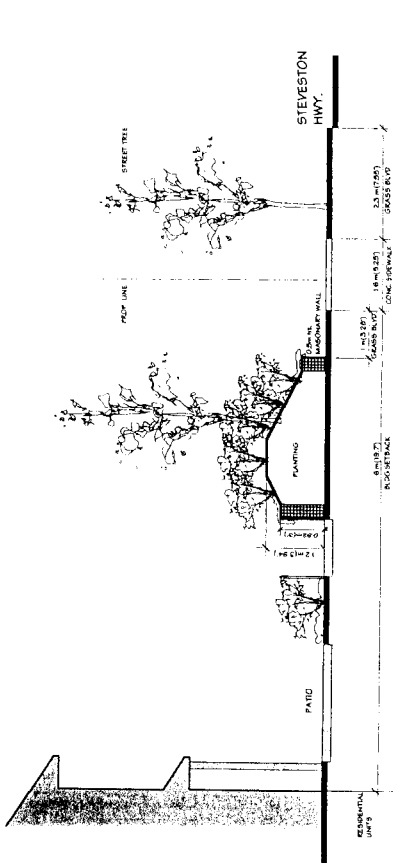
PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CNIA STANDARDS FOR WEED-FREE STOCK AND THE BELCAN STANDARDS FOR CONTAINER GROWN PLANTS.

PLANT QUANTITY DISCREPANCIES BETWEEN PLANT AND PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION AND LATER LIST SHALL BE ADJUSTED TO MATCH THE PLANT LIST.

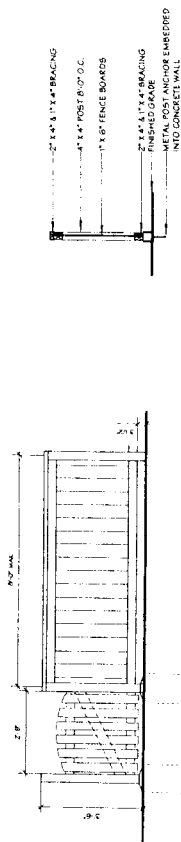
ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR.

THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE SATISFACTION OF THE CONTRACTOR WHEN 95% OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.

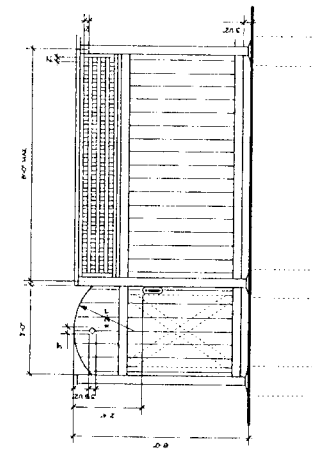
THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE LANDSCAPE AND ADJACENT AREAS UNTIL THE WORK IS FINISHED TO THE OWNER.



•



SCALE = 1/2" = 1'-0"



SCALE: 1/2" = 1'-0"

NOTE:
ALL WOOD SHALL BE PRESSURE TREATED FIRST
S-45.
ALL WOOD SHALL BE STAINED WITH 2 COATS
SOLID STAIN. COLOUR TO BE COORDINATED
WITH THE BUILDING AND APPROVED BY THE
LANDSCAPE ARCHITECT PRIOR TO
APPLICATION.
ALL NAILS AND OTHER METAL COMPONENTS
SHALL BE GALVANIZED.
ALL GATES SHALL BE PROVIDED WITH METAL

Scale	1" = 10'
Drawn	ML
Checked	TL
Date	SEPT 15 2006
Job	06J51
Sheet	

PLAN #3.1

PLANT LIST/
SECTION/
DETAILS

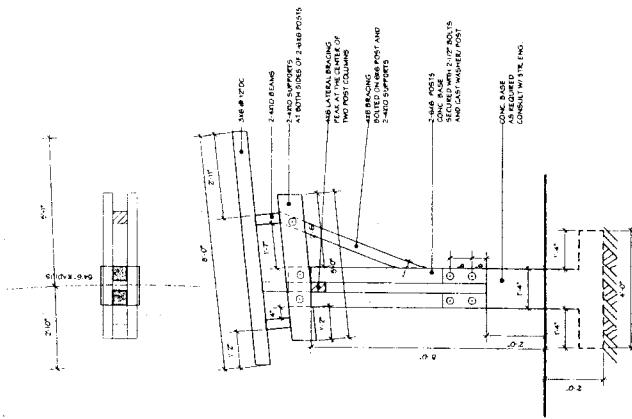
11411
STEVESTON HWY.
RICHMOND, B.C.



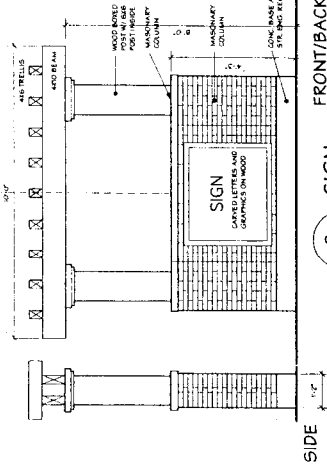
T & ASSOCIATES
Landscape Architects

0 211331 / 010000000

APR. 16, 2007: CA's comments incorporated Issued for DIP	APR. 16, 2007: Bills, Hard Landing reprinted mtg. area adjusted Issued for DIP	APR. 3, 2007: Hated for ACP review	JAN. 17, 2007: BILLS & HARD LANDING REPRINTED BILLS AREA ADJUSTED
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ALL GATES SHALL BE PROVIDED WITH METAL LATCH ASSEMBLIES

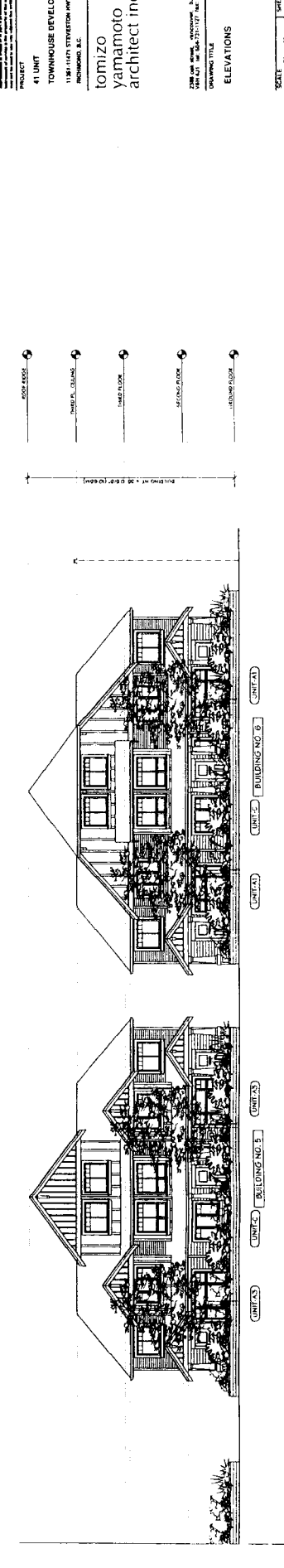
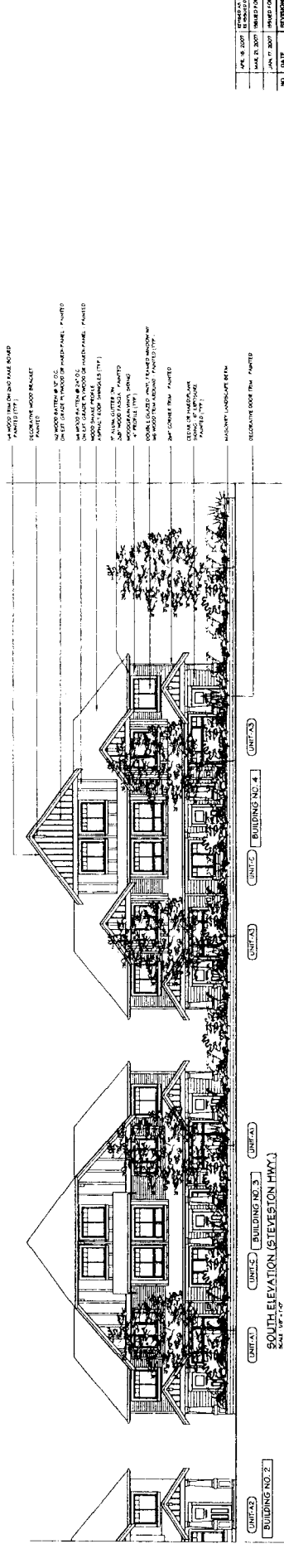
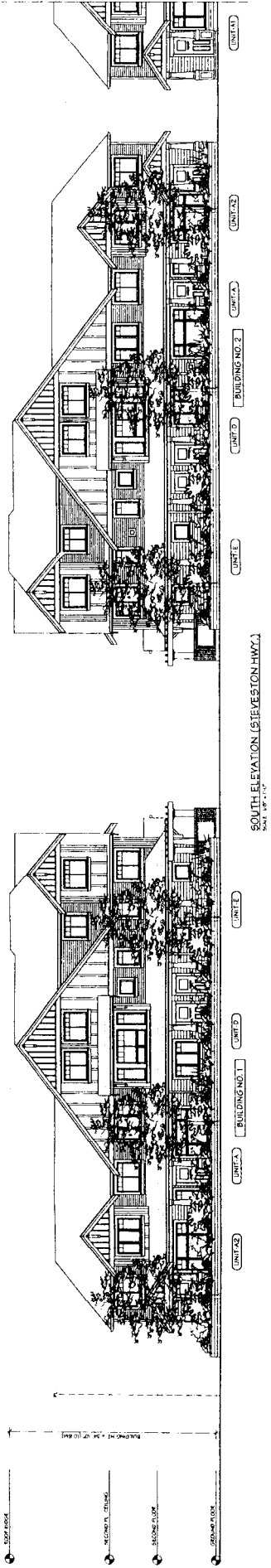


2 SIGN

1 ARBOUR BY AMENITY AREA

L4

PLAN #3.c



DP 07-358875
PLAN #4

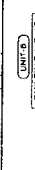
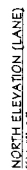
NO.	DATE	REVISIONS
1	APR. 18, 2007	ISSUED FOR PERMITS
2	MAY 15, 2007	ISSUED FOR PERMITS
3	JAN. 17, 2007	ISSUED FOR P. APPLICATION
4		REVISIONS
5		REVISIONS

PROJECT
41 UNIT
TOWNHOUSE DEVELOPMENT
1384-1101 STEVENSON HWY.
RICHMOND, B.C.

tomizo
yamamoto
architect inc.

DATE: APR. 18, 2007
DRAWING TITLE: ELEVATIONS
SCALE: 1/8" = 1'-0"

DATE	18. APR. 2007	SHEET NO.	#4
DATE	JAN. 11, 2007	SCALE	0.1% C.A.
DATE		DATE	
DATE		DATE	



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PROJECT	TAI UNIT

TOWNHOUSE DEVELOPMENT

11201-11471 STEVESTON HWY.
RICHMOND, B. C.

tomizo
yamamoto

architect inc.

1348 Oak Street, Vancouver, B.C.
V6H 4J1 Tel: 604-731-1127 Fax: 604-731-1327

DRAWING TITLE

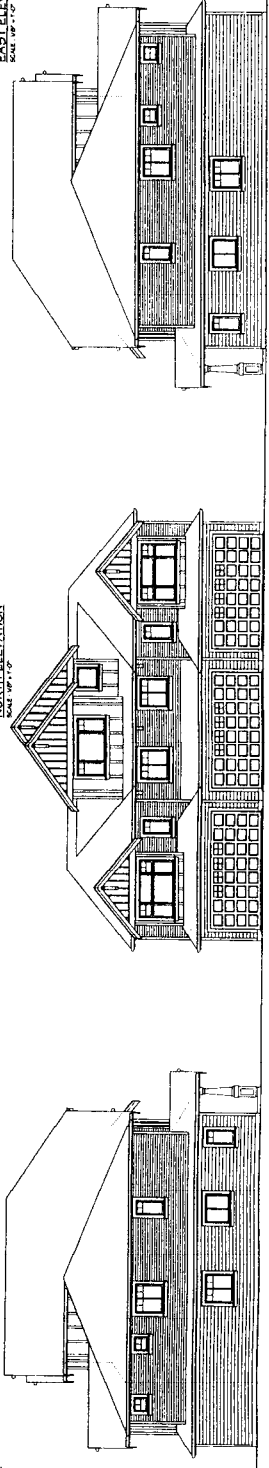
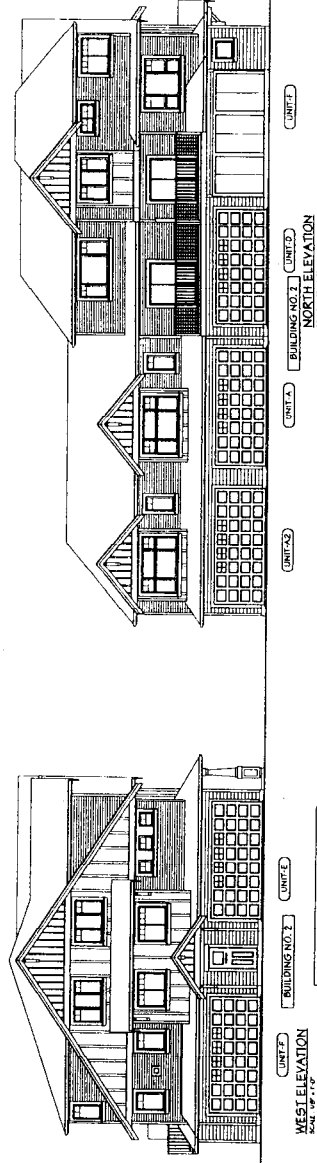
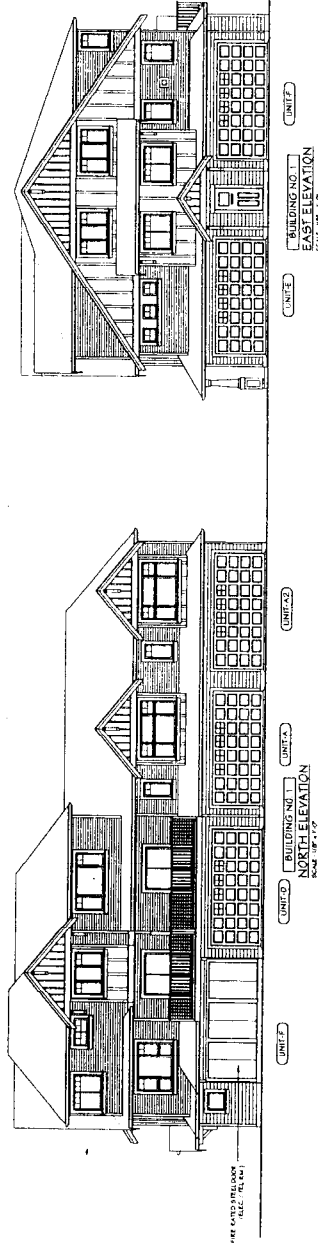
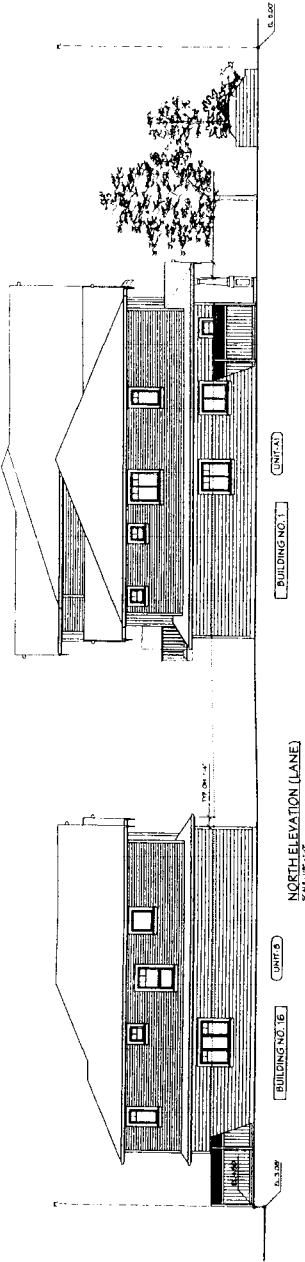
ELEVATIONS

ELEVATIONS

SCALE	SHEET NO.
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DATE JAN 11, 2007
1/8" = 1'-0"

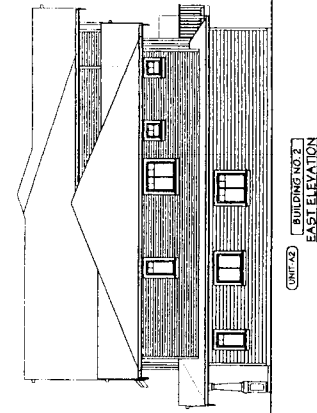
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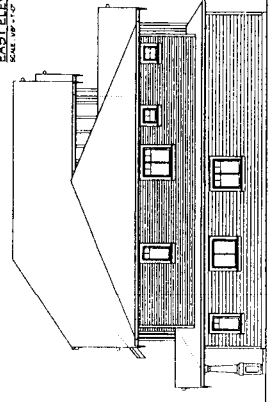
BUILDING NO. 3B
WEST ELEVATION

BUILDING NO. 3B
NORTH ELEVATION

BUILDING NO. 3
EAST ELEVATION



BUILDING NO. 3
EAST ELEVATION



BUILDING NO. 3B
EAST ELEVATION

DATE	10/18/2007	DESCRIPTION	REVISED FOR 41 UNIT DEVELOPMENT
DATE	10/18/2007	DESCRIPTION	REVISED FOR 41 UNIT DEVELOPMENT
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DATE	10/18/2007	DESCRIPTION	REVISED FOR 41 UNIT DEVELOPMENT

PROJECT
41 UNIT
TOWNHOUSE DEVELOPMENT
1100 N. 11TH AVE. SUITE 100
DENVER, CO 80202

DESIGNED BY
tomizo
yamamoto
architect inc.

DATE
10/18/2007
SCALE
1/8" = 1'-0"

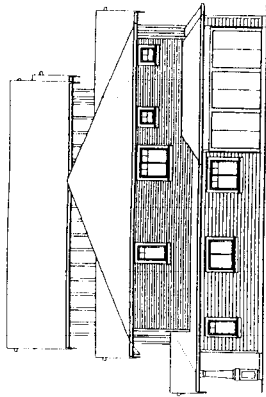
DRAWN BY
10/18/2007
SCALE
1/8" = 1'-0"

CHECKED BY
10/18/2007
SCALE
1/8" = 1'-0"

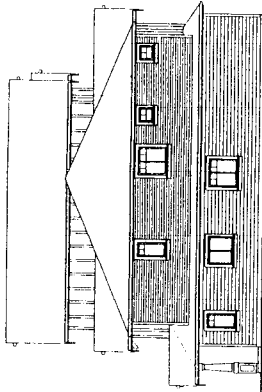
DATE
10/18/2007
SCALE
1/8" = 1'-0"

DATE
10/18/2007
SCALE
1/8" = 1'-0"

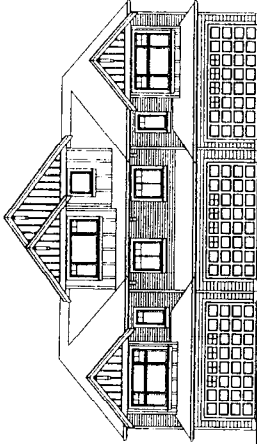
DP 07-358875
SHEET #2



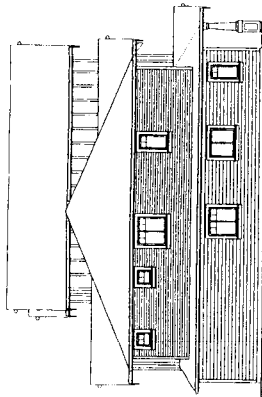
BUILDING NO. 4 UNIT A3
EAST ELEVATION
SCALE 1/8" = 1'-0"



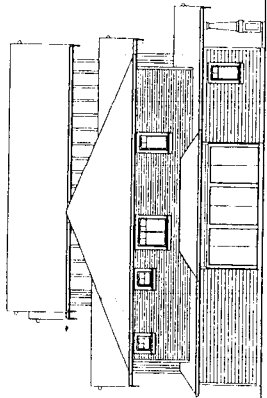
BUILDING NO. 5 UNIT A3
EAST ELEVATION
SCALE 1/8" = 1'-0"



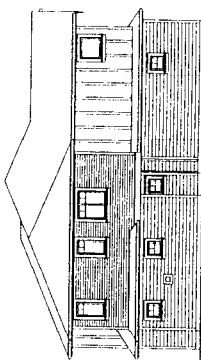
BUILDING NO. 3 UNIT A3
NORTH ELEVATION
SCALE 1/8" = 1'-0"



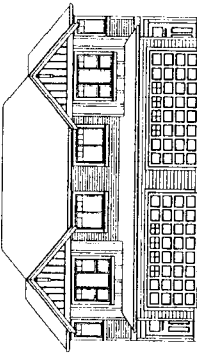
BUILDING NO. 1 UNIT A3
WEST ELEVATION
SCALE 1/8" = 1'-0"



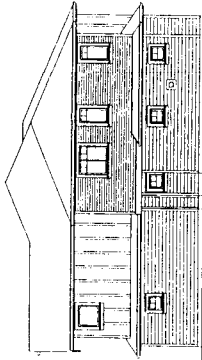
BUILDING NO. 5 UNIT A3
WEST ELEVATION
SCALE 1/8" = 1'-0"



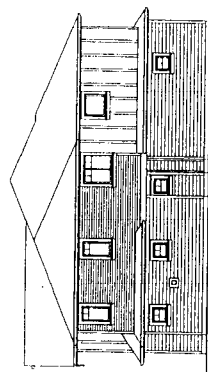
BUILDING NO. 8 UNIT A3
WEST ELEVATION
SCALE 1/8" = 1'-0"



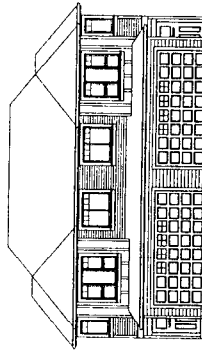
BUILDING NO. 3 UNIT B
SOUTH ELEVATION
SCALE 1/8" = 1'-0"



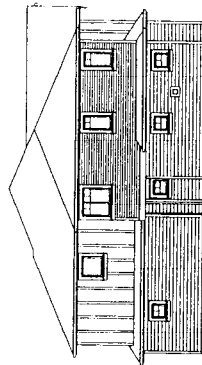
BUILDING NO. 8 UNIT B
EAST ELEVATION
SCALE 1/8" = 1'-0"



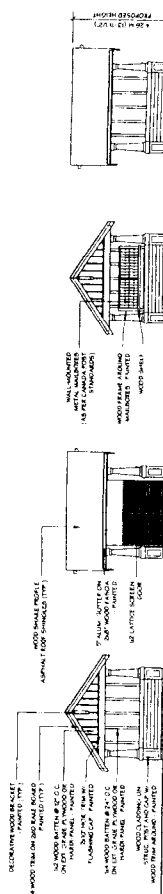
BUILDING NO. 7 UNIT B
WEST ELEVATION
SCALE 1/8" = 1'-0"



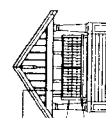
BUILDING NO. 7 UNIT B
SOUTH ELEVATION
SCALE 1/8" = 1'-0"



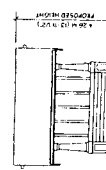
BUILDING NO. 7 UNIT B
EAST ELEVATION
SCALE 1/8" = 1'-0"



RECTANGULAR MAILBOX ENCLOSURE
SCALE 1/8" = 1'-0"



NORTH ELEVATION
SCALE 1/8" = 1'-0"



WEST ELEVATION
SCALE 1/8" = 1'-0"

NO.	DATE	REVISIONS
1	JAN. 11, 2007	ISSUED FOR 2-D APPLICATION
2	JAN. 11, 2007	ISSUED FOR 3-D APPLICATION
3	JAN. 11, 2007	ISSUED FOR 3-D APPLICATION

CONTRACT NAME

PROJECT

41 UNIT

TOWNHOUSE DEVELOPMENT

1000 LANE DEVELOPMENT

NICHOLAS, N.C.

tomizo

yamamoto

architect inc.

ELEVATIONS

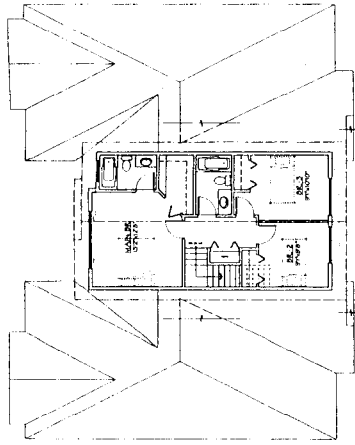
DATE

SCALE

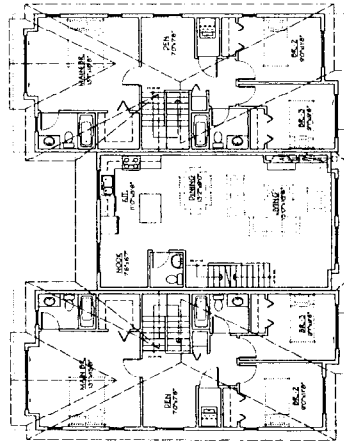
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DP 07-358875

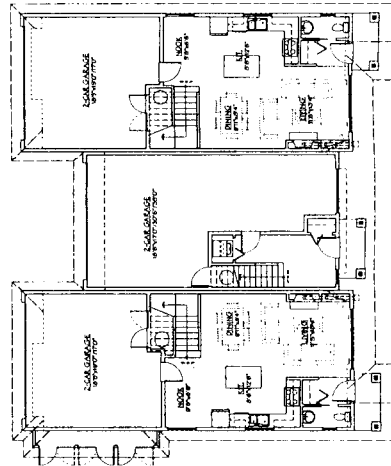
SHEET #7



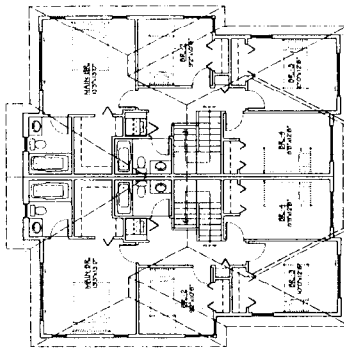
THIRD FLOOR PLAN
BUILDING NO. 3
SCALE: 1/8" = 1'-0"



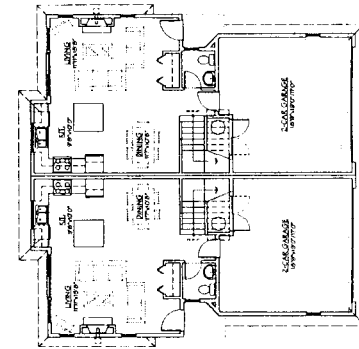
SECOND FLOOR PLAN
BUILDING NO. 3
SCALE: 1/8" = 1'-0"



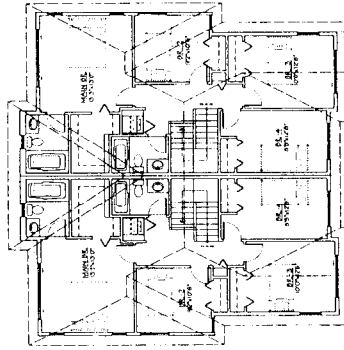
GROUND FLOOR PLAN
BUILDING NO. 3
SCALE: 1/8" = 1'-0"



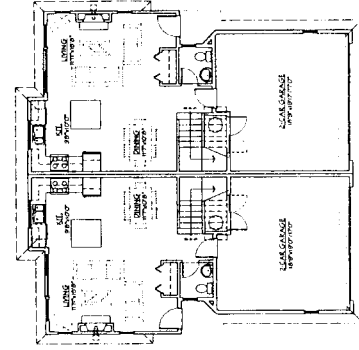
SECOND FLOOR PLAN
BUILDING NO. 7
SCALE: 1/8" = 1'-0"



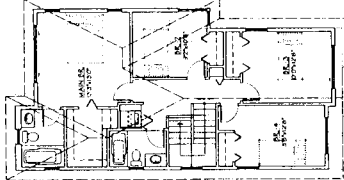
GROUND FLOOR PLAN
BUILDING NO. 7
SCALE: 1/8" = 1'-0"



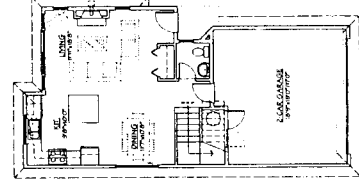
SECOND FLOOR PLAN
BUILDING NO. 8
SCALE: 1/8" = 1'-0"



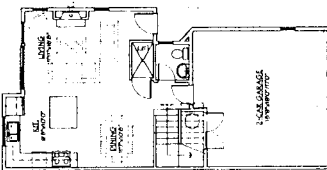
GROUND FLOOR PLAN
BUILDING NO. 8
SCALE: 1/8" = 1'-0"



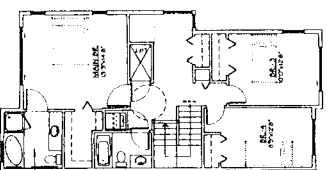
SECOND FLOOR PLAN
BUILDING NO. 16
SCALE: 1/8" = 1'-0"



GROUND FLOOR PLAN
BUILDING NO. 16
SCALE: 1/8" = 1'-0"



GROUND FLOOR PLAN
UNIT B/B3
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
UNIT B/B3
SCALE: 1/8" = 1'-0"

POSSIBLE ACCESSIBLE UNIT CONVERSION

DATE	1/16/2018	REVISION	1/16/2018
BY	JAN 16 2018	REVISION	1/16/2018
NO.	1	DATE	1/16/2018
CONSULTANT		DATE	1/16/2018

PROJECT
41 UNIT
TOWNHOUSE DEVELOPMENT
1131 114TH STREET NW
RICHMOND, B.C.

tomizo
yamamoto
architect inc.

2000 VAN WATSE, RICHMOND, B.C.
TEL: 604-271-1177 FAX: 604-271-1177
DRAWING TITLE
FLOOR PLANS

SHEET NO.	#9
DATE	JAN 16 2018
DRAWN	DAL
CHECKED	
PROJECT NO.	404

DP 07-358875
P1 A11 440

RECYCL. STRUCTURE
FLOOR PLAN
SCALE: 1/8" = 1'-0"