



**City of Richmond**  
Urban Development Division

## Report to Development Permit Panel

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**To** Development Permit Panel  
**From** Holger Burke  
Acting Director of Development

**Date** July 26, 2005  
**File** DP 04-287774

**Re** **Application by ATI Construction Ltd for a Development Permit at  
11100 No 1 Road**

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### Staff Recommendation

That a Development Permit be issued which would

- 1 Permit the construction of 17 two-storey townhouse units at 11100 No 1 Road on a site zoned Townhouse District (R2-0 6), and
- 2 Vary the provisions of Bylaw 5300 to locate a mailbox/recycling/signage enclosure along No 1 Road with a 0 m front yard setback

Holger Burke  
Acting Director of Development

SB blg  
Att

## Staff Report

### Origin

ATI Construction Ltd has applied to the City of Richmond for permission to develop 17 two-storey townhouse units at 11100 No 1 Road (formerly 11040, 11080, 11100, 11106 No 1 Road and a sliver portion of 4151 Regent Street) The site formerly contained four (4) single-family homes

Under Bylaw 7807 (RZ 04-264651), the site is being rezoned to Townhouse District (R2-0 6) from Single-Family Housing District, Subdivision Area "E" (R1/E) for 11040, 11080, 11100, and 11106 No 1 Road and Land Use Contract (LUC 026) for the sliver portion of 4151 Regent Street

### 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

Development surrounding the subject site is as follows

- To the north and south are two-storey multi-family townhouse developments,
- To the east is a two-storey multi-family development operated by the Greater Vancouver Housing Corporation, and
- To the west, across No 1 Road is a neighbourhood commercial shopping centre and an affordable housing apartment complex owned by the Provincial Rental Housing Corporation

### Rezoning and Public Hearing Results

During the rezoning process, staff reviewed the preliminary proposal and identified that design issues would need to be resolved at the Development Permit stage

The Public Hearing for the rezoning of this site was held on October 18, 2004 At the Public Hearing, no concerns about rezoning the property were expressed

### 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) except for the variance noted below

### **Zoning Compliance/Variances** (staff comments in **bold**)

The applicant requests to vary the provisions of the Zoning and Development Bylaw No 5300 to Vary the provisions of Bylaw 5300 to locate a mailbox/recycling/signage enclosure along No 1 Road with a 0 m front yard setback

*(Staff supports the proposed variance as the design is integrated into the site signage and is complimentary to the project architectural design The design includes a trellis roof and incorporates site signage, mailboxes and an enclosure for three (3) recycling carts Garbage will be collected by a private contractor from the units individually)*

### **Advisory Design Panel Comments**

The Advisory Design Panel provided generally supportive comments on the project A copy of the relevant excerpts from the Advisory Design Panel Minutes from April 20, 2005, is attached for reference (**Attachment 2**) The applicant has responded to all comments made by the Panel Design response has been included immediately following the specific Design Panel comments and is identified in '**bold italics**'

### **Analysis**

#### ***Conditions of Adjacency***

- The proposed height, siting and orientation of the building respects the massing of the surrounding existing multi-family development, and
- The applicant has addressed privacy for the adjacent multi-family developments to the north, east and south through the planting of trees and shrubs along the shared property lines, the maintenance of the existing solid wood privacy fencing, and placing trellises and vine planting in front of the fencing at the internal road ends The applicant has committed to undertake any fence repairs needed

#### ***Urban Design and Site Planning***

- The development offers an animated pedestrian-oriented streetscape on No 1 Road,
- Vehicle access to the development will be through a permanent access to No 1 Road,
- The view into the development from No 1 Road has been improved through the careful design of building #4 with transom windows in the garage doors and the substantial use of cedar shingle siding for the building,
- Children's play equipment has not been provided on site at the request of the Advisory Design Panel as play opportunities in the area include the fields and playground at Lord Byng Elementary School roughly 160 m (530 ft ) to the south across No 1 Road and the fields and green space at McMath Secondary School roughly 130 m (420 ft ) to the south across Regent Street Children's play opportunities onsite include private yards and the amenity area with communal lawn and seating,
- The proposal includes a project sign kiosk with mailboxes and recycling enclosure located on No 1 Road adjacent to the driveway permitted through a requested setback variance,
- Resident parking is located off of the internal manoeuvring aisle and meets the onsite parking requirements for thirty-four (34) resident and four (4) visitor parking spaces including one (1) accessible parking space,
- The site has been designed to accommodate fire-fighting requirements and accommodate private individual unit garbage collection, and

- Cash-in-lieu of indoor amenity space has been provided through the rezoning process

#### ***Architectural Form and Character***

- The building forms are well articulated,
- The proposed building materials (board and batten, wood shingles, horizontal Hardi-siding, horizontal vinyl siding at the second floor, painted wood trim and asphalt shingle roofing) are generally consistent with the Official Community Plan (OCP) Guidelines,
- Visual interest and variety between building blocks has been incorporated throughout the site with three colour schemes and in the No 1 Road streetscape, with two (2) different building types, varying setbacks, and a variety of building materials, and
- The impact of garage doors has been mitigated on the internal manoeuvring aisles with a shifting road layout, transom windows, and the planting of new trees and shrubs

#### ***Landscape Design and Open Space Design***

- The landscape design includes the retention of eight (8) trees facing No 1 Road, four (4) of which are considered to be major trees Protective barrier fencing is required around these trees during construction,
- Thirty-four (34) new trees are proposed Seven (7) existing trees are proposed for removal, five (5) of which are considered to be major trees These trees are proposed for removal due to conflict with building envelopes and internal road layout,
- The landscape design also includes shrub and ground cover planting, benches for seating, and special paving treatment with patterning and colour,
- Although this development does provide the required amount of outdoor amenity space, children's play equipment is not included, as discussed above However, each unit has a contained outdoor yard,
- The use of permeable pavers improves the permeability of the site, and
- Visitor parking is setback and screened from No 1 Road with landscaping

#### ***Crime Prevention Through Environmental Design***

- Setback and recessed side entry doors provide very limited passive surveillance opportunities To mitigate this security concern, the applicant has lit walkways with wall-mounted lights and some windows have been added to the living rooms to improve security and passive surveillance to the walkways

#### ***General***

- An adaptable floor plan for the potential future conversion of the four (4) units type "B" is included in the drawing package with blocking proposed for those units

**Conclusions**

The applicant has satisfactorily addressed staff and the Advisory Design Panel's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits into the existing context. Therefore, staff recommend support of this Development Permit application.



Sara Badyal, M Arch  
Planner I

SB blg

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

- Proof of contract with Registered Arborist with minimum of four (4) site visits through construction,
- Installation and maintenance of protective fencing around the eight (8) existing trees facing No. 1 Road to be retained, and
- Receipt of a Letter-of-Credit for landscaping in the amount of \$62,797

The following conditions are required to be met prior to Building Permit Issuance

- A Servicing Agreement for frontage improvements, and
- An approved construction parking & traffic management plan



**City of Richmond**

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

**Development Application  
 Data Sheet**  
 Development Applications Department

**DP 04-287774**

**Attachment 1**

Address 11100 No 1 Road (formerly 11040/11080/11100/11106 No 1 Road  
 and a portion of 4151 Regent Street)

Applicant ATI Construction Ltd Owner S8113 Holdings Ltd

Planning Area(s) Steveston Area

Floor Area Gross 2,916.9 m<sup>2</sup> Floor Area Net 2,315.5 m<sup>2</sup>

	Existing	Proposed
Site Area	3876.1 m <sup>2</sup> approx	No change
Land Uses	Residential	No change
OCP Designation	Neighbourhood Residential	No change
Zoning	Formerly R1/E and LUC 026	Existing R2-0.6
Number of Units	4	17

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max 0.6	0.6	None Permitted
Lot Coverage – Building	Max 40%	40%	None
Lot Size (m <sup>2</sup> )	Min 30 m width and Min 35 m depth	64 m width and 59 m depth	None
Setback – Front Yard (m)	Min 6 m	6 m	None
Setback – Side & Rear Yards (m)	Min 3 m	Min 3 m	None
Height (m)	Max 11 m	8.9 m	None
Off-street Parking Spaces – Resident and Visitor	Min 34 and 4	34 and 4	None
Off-street Parking Spaces – Total	38	38	None
Tandem Parking Spaces	not permitted	none	None
Amenity Space – Indoor	Min 70 m <sup>2</sup>	Cash-in-lieu	None
Amenity Space – Outdoor	Min 102 m <sup>2</sup>	105 m <sup>2</sup>	None

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

Wednesday, April 20, 2005 – 4 00 p m  
Rm M 1 003  
Richmond City Hall

5 **Townhouses**

*Tom Yamamoto Architect*

DP 04-287774

11040/11080/11100/11106 No 1 Road & 4151 Regent Street

The comments of the Panel were as follows

- a large community park was located ½ block away Explore options of making it a seating area instead in which case it could face the street or become a mews treatment between the units – ***converted into sitting area with trellis [relocation not supported by staff]***
- more porch and entrance elements were encouraged on as many duplexes as possible – which could be problematic on the end units as going around the corner to the entry Attempt to illuminate more of the corners of the garages with facades – perhaps a window around the corner into the garage Opportunities existed for corner windows in the upper level rooms – ***A small fence has been added to the entries from the internal driveway of the project, to better define entry and create a porch type element Windows have also been added with wall mounted lights to this walkway to improve pedestrian approach to the units***
- re-locate the garbage and recycling area as it would create a long term nuisance located closer to the street – move it inside and away from the street A good development for the neighbourhood with a scale that is right – ***Garbage container removed, individual private pickup will be provided instead Recycling enclosure has been reduced in size and scale to improve streetscape and increase open space at street***
- encouraged that the doors not be recessed between units as it reduced visibility The pathway requires natural surveillance – ***12 of 17 units have recessed entries. Pathways are will lit with wall mounted lights and some windows have been added to the living room to improve security and passive surveillance to walkway***
- re-locate the garbage and recycling area – an alternative would be a drop zone – as the structure detracts from the appearance There is no point in having amenity space in this development – ***see comments above*** The road ends and the north and south end provided an opportunity for planting by not having the driveway extend as far as at present – ***narrow planting strip will be provided*** The strong colours were commended

The summary of the Chair included the following points of consideration

- eliminate the play area and provide an alternate use of space – ***incorporated,***
- increase the pedestrian scale of the boulevard treatment – ***incorporated,***
- better definition of the entries into the development – ***incorporated,***
- enhanced treatment of the corners of the garages – ***incorporated,***
- relocate the garbage area – ***garbage container removed,*** and
- reorient the doors of the side entrance units to provide better visibility as well widen the sidewalks – ***windows and wall mounted lights incorporated***



**No DP 04-287774**

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To the Holder                      ATI CONSTRUCTION LTD  
Property Address                11100 NO 1 ROAD  
Address                              C/O TOMIZO YAMAMOTO  
                                            2386 OAK STREET  
                                            VANCOUVER, BC V6H 4J1

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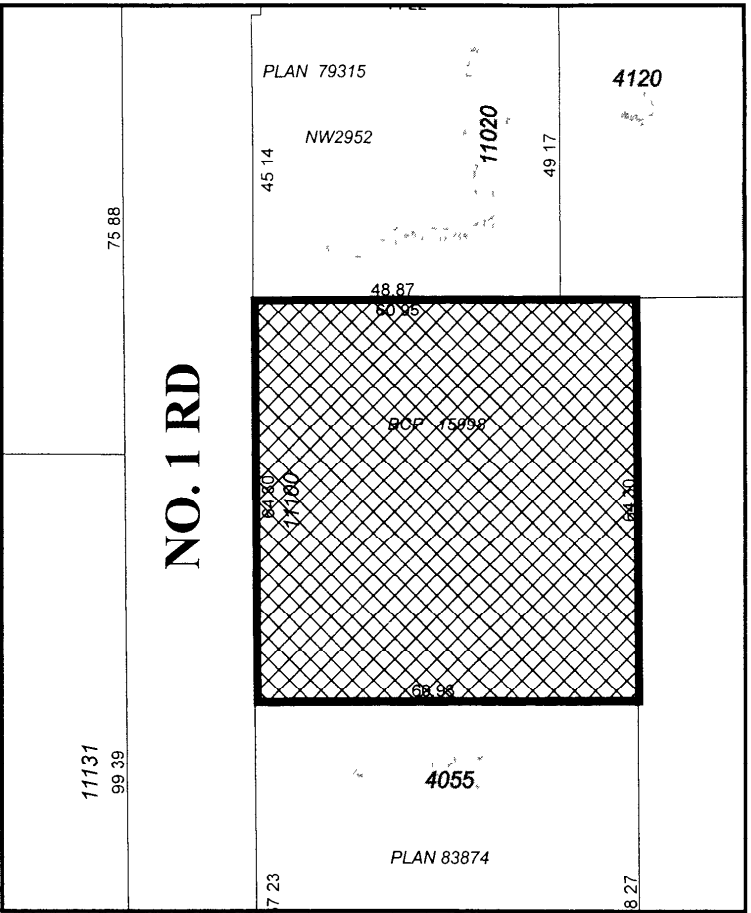
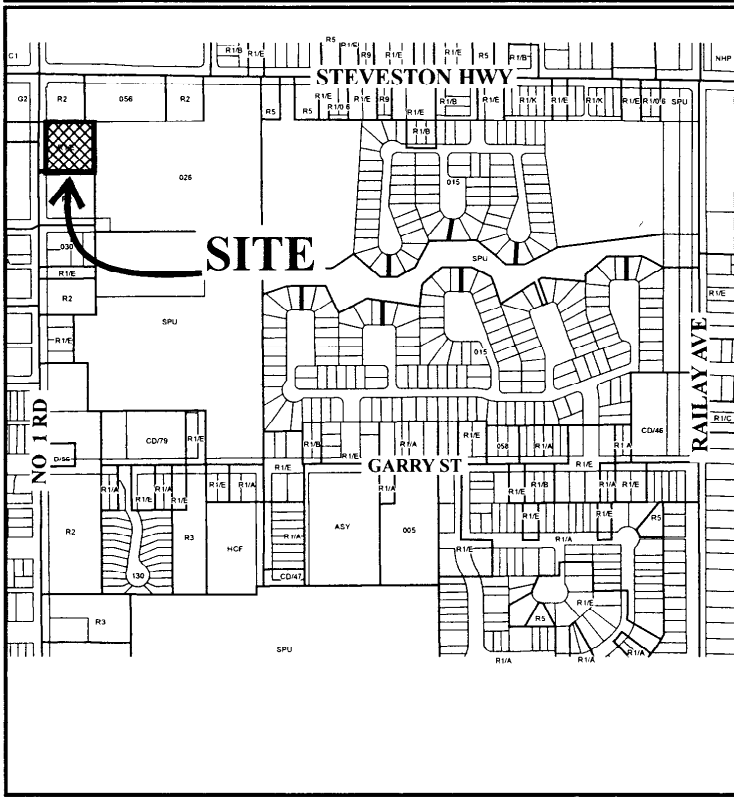
- 1 This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit
- 2 This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon
- 3 The "Richmond Zoning and Development Bylaw No 5300" is hereby varied to vary the provisions of Bylaw 5300 to locate a mailbox/recycling/signage enclosure along No 1 Road with a 0 m front yard setback
- 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 #6 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 \$62,797 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







# City of Richmond



## DP 04-287774 SCHEDULE "A"

Original Date 01/13/05  
 Revision Date 07/26/05  
 Note: Dimensions are in METRES

Trees to be retained (SEE L-3 PLAN # 315)

NO 1 ROAD

VARIANCE

MIN 6M SETBACK

Tree to be retained



(AD) ADAPTABLE UNIT(S) (4)

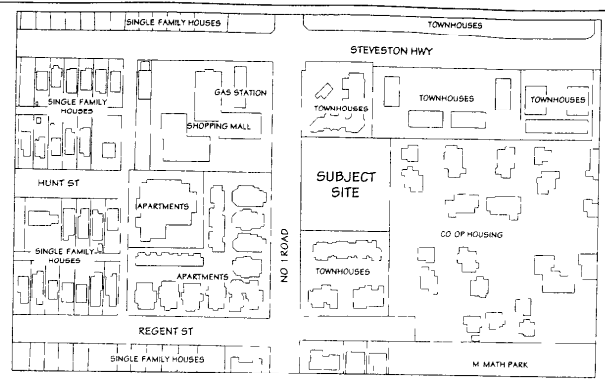
CONTINUOUS EXISTING 3.2 M SETBACK

3M SETBACK

3 M ROW SAN SEWER

3.6 M SETBACK

3.1 M SETBACK



**STATISTICS**

CIVIC ADDRESS 11040 11090 11000 11060 NO 1 ROAD  
 LEGAL DESCRIPTION 3M STRIP FROM 4151 REGENT ST LOT 130 PLAN 40976 AND LOTS 453 454 455 PLAN 60484 ALL OF SECTION 2 BLOCK 3 N R 7 W NEW WEST DISTRICT  
 ZONING R2 0 6  
 SITE AREA 42 178.9 SQ FT (3 916.6 SQ M) GROSS 41 726.6 SQ FT (3 876.6 SQ M) NE  
 SITE COVERAGE MAX ALLOWED 41 726.6 SQ FT 40% 16 690.7 SQ FT PROPOSED 16 690.5 SQ FT  
 FAR MAX ALLOWED FLOOR AREA 0.80 25 036 SQ FT

**FORMERLY**

11100 NO 1 ROAD  
 LOT 1 SEC 2 B3N RTW  
 PLAN BCP 15998

**PROPOSED FLOOR AREA**

UNIT	AREA (SQ FT)	AREA (SQ M)	GARAGE AREA (EXCLUDED)	PORCH AREA (EXCL DEP)
UNIT A (4 BRS)	1480.0	136.7	296.0	366.3
UNIT B1a (3 BRS DEN)	1360.1	125.7	0.0	34.3
UNIT B1 (3 BRS DEN)	1320.4	122.1	0.0	367.3
UNIT B2 (4 BRS)	1521.0	140.5	1.5	367.5
UNIT B3 (4 BRS)	1451.4	133.8	1.5	367.5
UNIT B3a (4 BRS)	1433.8	132.5	1.5	367.5
UNIT B4 (4 BRS)	1331.1	122.8	1.5	363.0
UNIT B4a (4 BRS)	1350.7	124.7	1.5	363.0
UNIT B5 (4 BRS DEN)	1683.2	155.4	2.0	392.7
UNIT B6 (4 BRS DEN)	1715.3	158.1	1.5	372.7
UNIT C (4 BRS)	1491.6	138.0	2.0	366.2
<b>TOTAL (FAR 59)</b>	<b>17 171.5</b>	<b>1582.3</b>	<b>71.2</b>	<b>145.0</b>
ELEC ROOMS (EXCLUDED)	42.9	3.9	28.3	71.2

**PARKING**

REQUIRED	PROVIDED
2.0 SPACES 17 UNITS = 34.0 SPACES (RESIDENTS)	17 UNITS 2 CAR GARAGE = 34.0 SPACES
0.2 SPACES 17 UNITS = 3.4 SPACES (VISITORS)	VISITOR PARKING SPACES = 4.0 SPACES
	<b>TOTAL 38.0 SPACES</b>

NOTE: 1 ACCESSIBLE PARKING SPACE PROVIDED

**AMENITY AREA**

REQUIRED	PROVIDED
7 UNITS 64.58 SQ FT (6 SQ M) 1 095.5 SQ FT	1 106.6 SQ FT

AUG 24 2005  
 DP 04 287774  
 PLAN #1

**VARIANCE**

VARIANCES WITHDVT ROOF

NO	DATE	REVISION
1	08/24/05	ISSUE FOR PERMIT
2	08/24/05	REVISED PER COMMENTS
3	08/24/05	REVISED PER COMMENTS
4	08/24/05	REVISED PER COMMENTS
5	08/24/05	REVISED PER COMMENTS
6	08/24/05	REVISED PER COMMENTS
7	08/24/05	REVISED PER COMMENTS
8	08/24/05	REVISED PER COMMENTS
9	08/24/05	REVISED PER COMMENTS
10	08/24/05	REVISED PER COMMENTS

360 16100 OAD  
 REC 8000

tomizo yamamoto architect inc

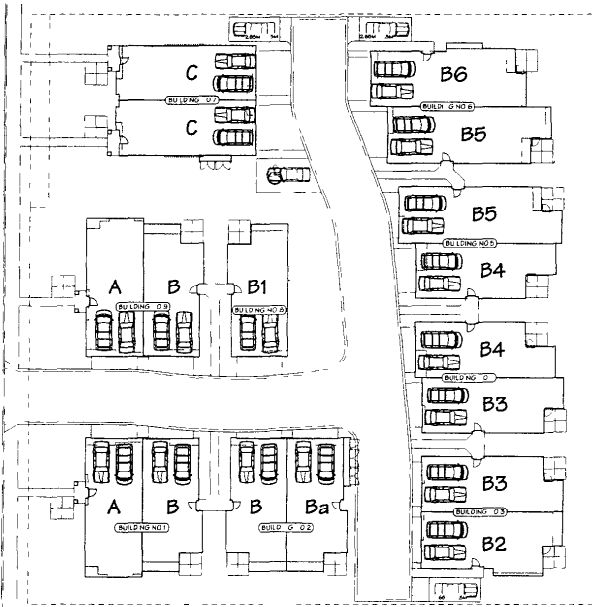
17 UNIT TOWNHOUSE DEVELOPMENT

NO	DATE	REVISION
1	08/24/05	ISSUE FOR PERMIT
2	08/24/05	REVISED PER COMMENTS
3	08/24/05	REVISED PER COMMENTS
4	08/24/05	REVISED PER COMMENTS
5	08/24/05	REVISED PER COMMENTS
6	08/24/05	REVISED PER COMMENTS
7	08/24/05	REVISED PER COMMENTS
8	08/24/05	REVISED PER COMMENTS
9	08/24/05	REVISED PER COMMENTS
10	08/24/05	REVISED PER COMMENTS

SITE PLAN CONTEXT PLAN

NO	DATE	REVISION
1	08/24/05	ISSUE FOR PERMIT
2	08/24/05	REVISED PER COMMENTS
3	08/24/05	REVISED PER COMMENTS
4	08/24/05	REVISED PER COMMENTS
5	08/24/05	REVISED PER COMMENTS
6	08/24/05	REVISED PER COMMENTS
7	08/24/05	REVISED PER COMMENTS
8	08/24/05	REVISED PER COMMENTS
9	08/24/05	REVISED PER COMMENTS
10	08/24/05	REVISED PER COMMENTS

NO 1 ROAD



**PARKING LAYOUT PLAN**

SCALE 1/8" = 1'

**PARKING**

REQUIRED	2.0 SPACES / 17 UNITS	348 SPACES (RESIDENTS)
	0.2 SPACES / 11 UNITS	3.45 SPACES (VISITORS)
PROVIDED	17 UNITS / 2 CAR GARAGES	345 SPACES
	VISITOR PARKING SPACES	45 SPACES
	TOTAL	385 SPACES

NOTE 1: ACCESSIBLE PARKING SPACE PROVIDED

DATE	BY	CHK'D BY	DATE
NO.	DATE	REVISION	DATE

PROJECT  
 TOWNHOUSE DEVELOPMENT

NO. IN C  
 NUMBER C

tomizo  
 yamamoto  
 architect inc

DATE PREPARED  
 17 AUG 2005  
 DRAWING TITLE

PARKING LAYOUT  
 PLAN

AUG 24 2005  
 DP 04 287774  
 PLAN #2

DATE	BY	CHK'D BY	DATE
NO.	DATE	REVISION	DATE

A02

of 7

**PLANT LIST**

CHC N 1 ROAD COMMON

SY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES</b>				
CC	0	CEC CIRCUMTUM	FINE MAPLE	2.0m HT B&B 3 STEMS W/IN
AP	6	ACER PALMATICUM	JAPANESE MAPLE	2.0m - 1.8m
AKA	9	ACER RUBRUM ARABSTROG	RED SUNSET MAPLE	4.0 - 5.0m CAL B&B 4-5 FT
BE	2	ACER RUBRUM RED SUNSET	PURPLE LEAF MAPLE	6.0 - 8.0m CAL B&B 4-5 FT
MSL	7	MAGNOLIA SOULANGIANA RUSTIC RUBRA	PURPLE LEAF MAGNOLIA	2.0m HT B&B
FA	34	THUJA OCCIDENTALIS FASTIGIATA	PRINCE OF WALES YEW	1.2m HT B&B
FS		THUJA OCCIDENTALIS F. SINGATA	PRINCE OF WALES YEW	6.0m - 7.0m

<b>SHRUBS</b>				
J	28	AZA EA JAPONICA	JAPANESE AZALEA	2.0 FT
CA	6	CAMELLIA SERRATA	CAMELLIA	0.75m HT
EC	52	ERICA CARNEA	WINTER HEATH	#2 POT
UMP	1	UMBELIFERA MACROPHYLLA 'INK N PRETTY'	PINK N PRETTY HYDRANGEA	3 POT
LJ	35	LOUISIANA IRONWOOD	JAPANESE BIRCH	3 POT
MA	57	MAHONIA AQUIFOLIUM	OREGON GRAPE	#3 POT
JP	108	JAPANESE PINE FOREST FLAME	LET OF THE VALLEY	#2 POT
PMP	0	PANICUM MUGOSUM	ORIENTAL BROOM	2.0 FT
PO	3	POINSETTIA RUBRA	CHRISTMAS CACTUS	1.00m HT 1/2 K B&B
PO	3	POINSETTIA RUBRA	CHRISTMAS CACTUS	1.00m HT 1/2 K B&B
RO	1	ROSA MEDIALIS	ROSE	#1 POT
S	6	SIBYRICA JAPONICA	SIBYRICA	#2 POT
SJA	3	SPIRAEA JAPONICA	ANTHUS WATERER SPRAEA	#2 POT
D	2	DIANTHUS	DIANTHUS	2.0m - 1.8m
VT	7	VERBENA	VERBENA	#2 POT
WD	8	WEDDING	WEDDING	3.0m - 1.8m

<b>GROUND COVERS</b>				
UV	80	VERBENA	VERBENA	5.0m - 1.8m

<b>VINES</b>				
CR	3	CLEMATIS	CLEMATIS	0.5m - 1.0m

<b>PERENNIALS/ANNUALS/FERNS/GRASSES/AQUATIC PLANTS</b>				
MA	83	MARSH MALLOW	MARSH MALLOW	# POT
A	230	ANEMONE	ANEMONE	1.0m - 1.5m
M	9	MUNDTIA	MUNDTIA	1.0m - 1.5m
NN	110	NIPER	NIPER	5.0m - 1.8m
PER	0	PERENNIAL	PERENNIAL	1.0m - 1.5m

**NOTES**

1. DENOTED SPECIES ARE TO BE PROVIDED BY THE LANDSCAPE ARCHITECT.

2. ALL MATERIALS AND EXECUTIONS SHALL BE IN ACCORDANCE TO THE MOST RECENT EDITIONS OF THE U.S. AND CANADIAN STANDARDS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND SHRUBS.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANTS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SOILS.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING WATERWAYS.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ADJACENT PROPERTIES.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PUBLIC UTILITIES.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING HISTORIC STRUCTURES.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CULTURAL RESOURCES.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING NATURAL RESOURCES.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ARCHITECTURAL FEATURES.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE FEATURES.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANTING MATERIALS.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANTING METHODS.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANTING SCHEDULES.

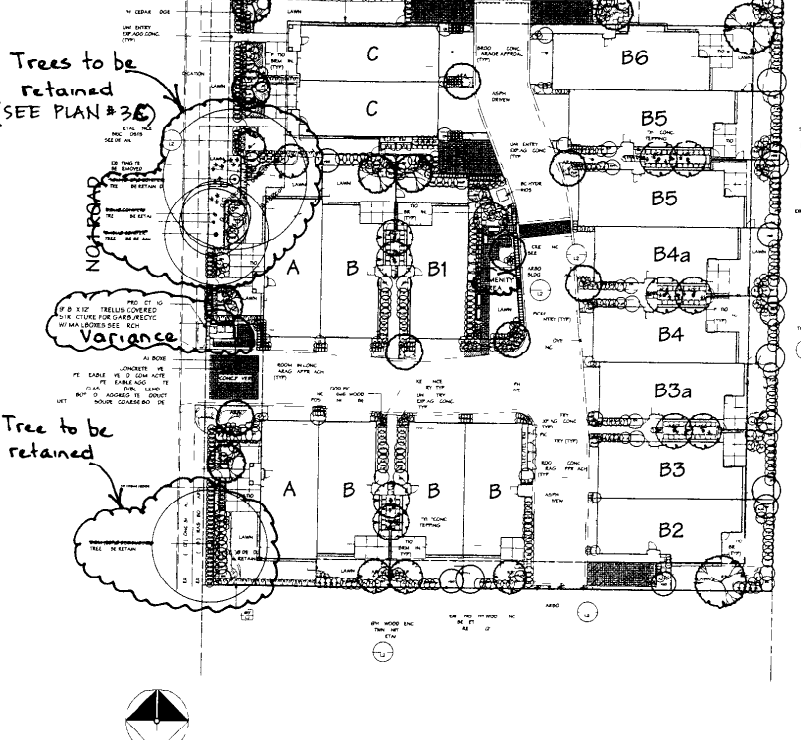
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANTING SPECIFICATIONS.

19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANTING STANDARDS.

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANTING PRACTICES.

Trees to be retained (SEE PLAN # 3A)

Tree to be retained

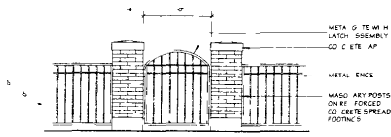


**ITO & ASSOCIATES**  
 Landscape Architects  
 3180 N. 50th St.  
 B. RICHMOND BC V7E 2L4  
 Tel: (604) 275-2812  
 Fax: (604) 275-9300  
 Email: info@ito.ca

LANDSCAPE PLAN

AUG 24 2005  
 DP04-287774  
 PLAN # 3A

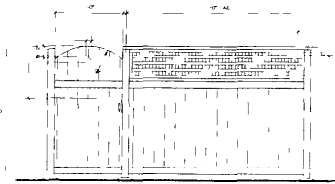
**L1**



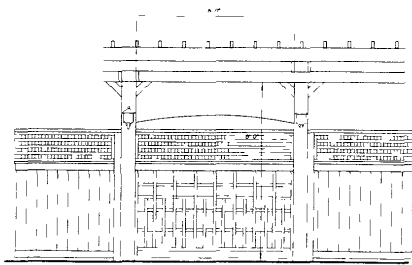
1 METAL FENCE  
SCALE 1/2" = 1'-0"



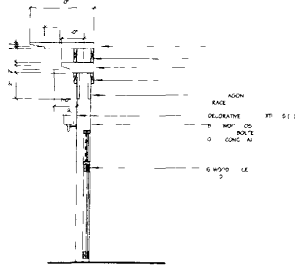
4 PICKET FENCE  
SCALE 1/2" = 1'-0"



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



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



NOTES:  
ALL WOODS ARE TO BE O.D. CED. 4x4  
DIMENSIONS ARE AS SHOWN. ALL DIMENSIONS  
COULD BE TO BE DETERMINED. NEED TO BE  
LATER DATE.  
E.O. & ANZED THROUGH

Rev. 2005  
The ITO Group Inc. 1714  
Richmond B.C.  
Tel: 604-275-4639  
Fax: 604-275-4639  
E-mail: info@itogroup.com  
www.itogroup.com

**ITO**  
& ASSOCIATES  
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3180 H. 1 St. W.  
R. VANCOUVER B.C. V6Z 1L4  
V: 604-275-4639  
F: 604-275-4639  
E: info@itogroup.com

NO 1 ROAD 11040  
RICHMOND B.C.

DETAIL

AUG 24 2005  
DP 04-287774  
PLAN \* 3B

L2

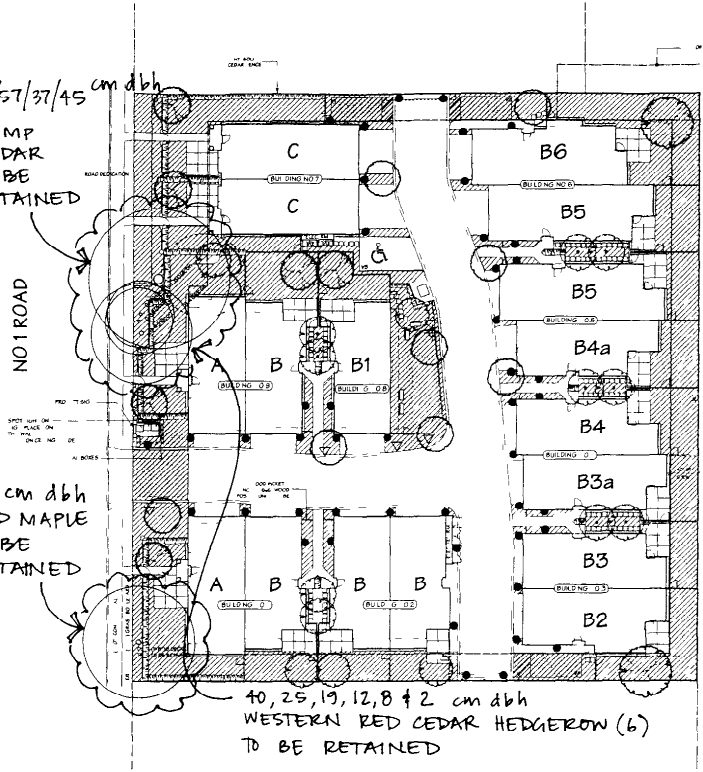
29/57/37/45 cm dbh

CLUMP  
PEDDAR  
TO BE  
RETAINED

NO 1 ROAD

32 cm dbh  
RED MAPLE  
TO BE  
RETAINED

40, 25, 19, 12, 8 & 2 cm dbh  
WESTERN RED CEDAR HEDGEROW (6)  
TO BE RETAINED



PERMEABLE CALCULATION

PERMEABLE AREA	13 452 S/F
TOTAL SITE	42 129 S/F
PERCENTAGE	31.93%

LIGHTING LEGEND

- ⊕ DECORATIVE POLE LIGHT
- ▽ FLOOD LIGHTS
- WALL MOUNT LIGHT

Rev: 2004  
 ITO ASSOCIATES  
 3180 W. 15th St.  
 Richmond, BC V6V 2L4  
 Tel: 604.271.2181  
 Fax: 604.271.2182  
 E-mail: info@ito.ca

**ITO**  
 & ASSOCIATES  
 Landscape Architects  
 3180 W. 15th St.  
 Richmond, BC V6V 2L4  
 Tel: 604.271.2181  
 Fax: 604.271.2182  
 E-mail: info@ito.ca

NO 1 ROAD 11040  
 RICHMOND B.C.

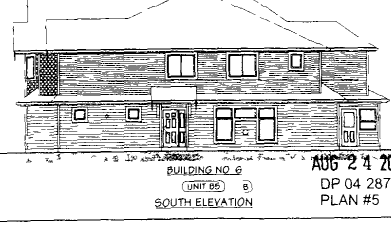
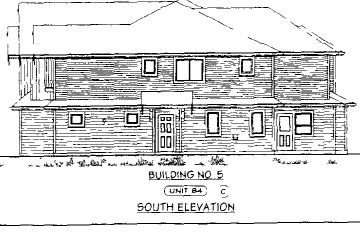
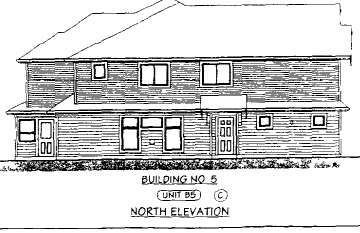
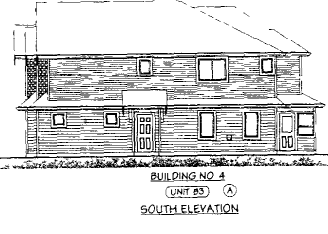
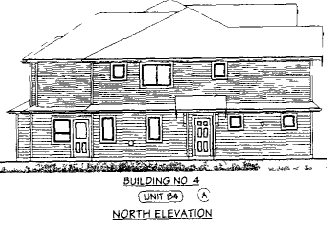
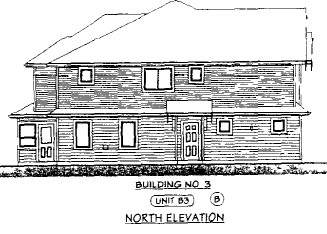
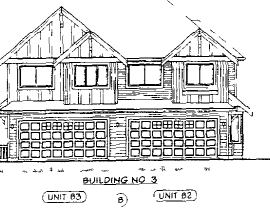
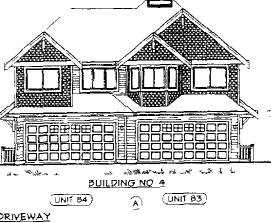
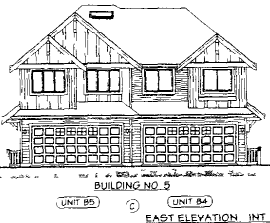
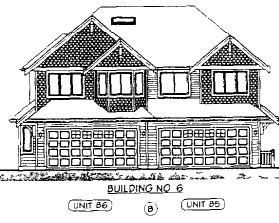
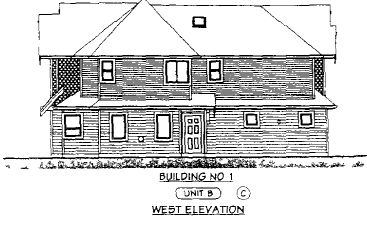
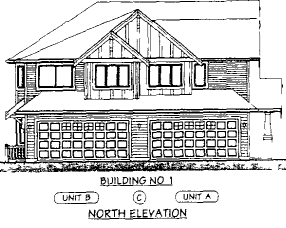
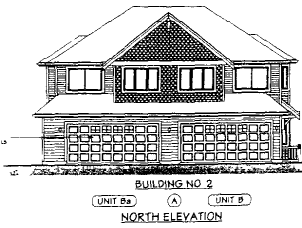
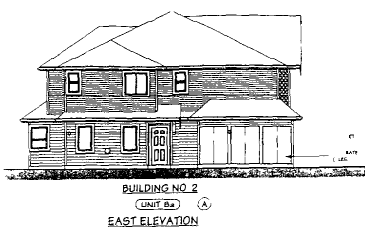
Creating the  
 LANDSCAPE  
 LIGHTING PLAN/  
 PERMEABLE AREA  
 TREE  
 RETENTION

AUG 24 2005  
 DP 04-287774  
 PLAN # 3C

DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
**L3**







NO.	DATE	BY	CHKD.
01	08/21/05	YAMAMOTO	YAMAMOTO
02	08/21/05	YAMAMOTO	YAMAMOTO
03	08/21/05	YAMAMOTO	YAMAMOTO
04	08/21/05	YAMAMOTO	YAMAMOTO

17 UNIT  
TOWNHOUSE DEVELOPMENT

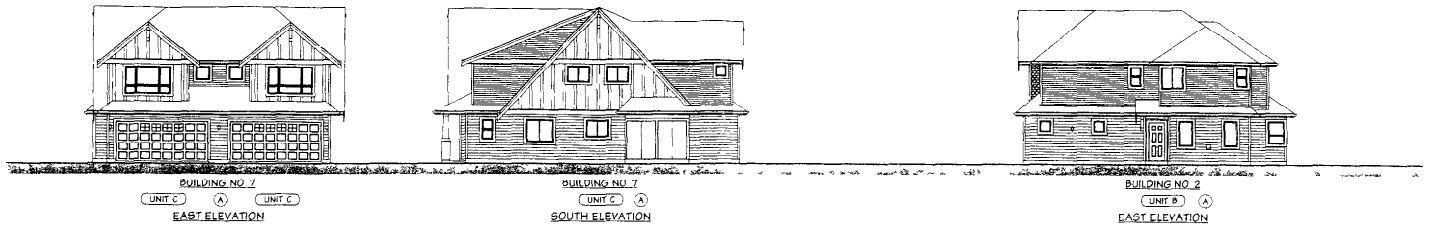
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00000 00 00

tomizo  
yamamoto  
architect inc

ELEVATIONS

AUG 21 2005  
DP 04 287774  
PLAN #5

A04  
of 7

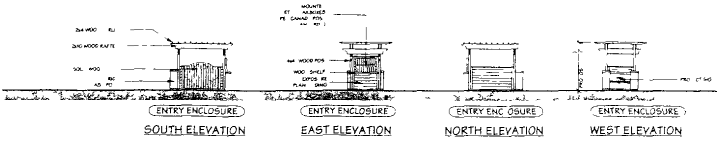


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17 UNIT  
TOWNHOUSE DEVELOPMENT

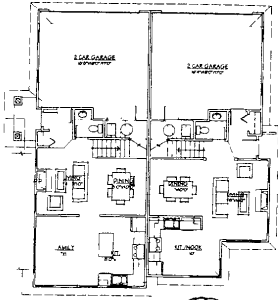
tomizo  
yamamoto  
architect inc

COLOUR SCHEME	A	B	C
BASE COLOUR	White	White	White
ACCENT COLOUR	Dark Grey	Dark Grey	Dark Grey
TRIM COLOUR	White	White	White
ROOF COLOUR	Dark Grey	Dark Grey	Dark Grey
PAINT TYPE	Acrylic Emulsion	Acrylic Emulsion	Acrylic Emulsion
FINISH	Smooth	Smooth	Smooth
APPLY METHOD	Brush	Brush	Brush
PREP WORK	Prime and Sand	Prime and Sand	Prime and Sand
REMARKS			



AUG 24 2005 DP 04 287774  
PLAN #6

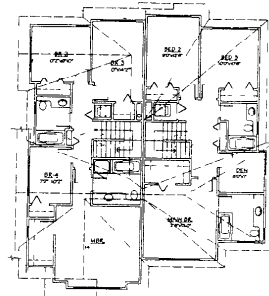
A05  
of 7



UNIT A

UNIT B

BUILDING NO 1&9  
GROUND FLOOR PLAN  
SCALE

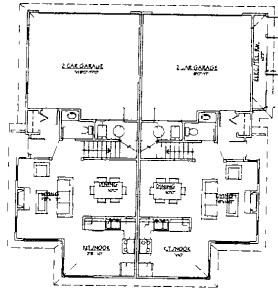


UNIT A

UNIT B

BUILDING NO 1&9  
UPPER FLOOR PLAN  
SCALE

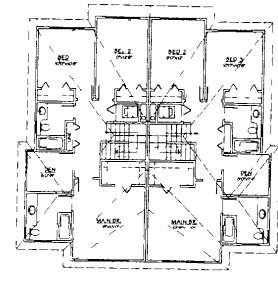
Adaptable Units



UNIT B

UNIT C

BUILDING NO 2  
GROUND FLOOR PLAN  
SCALE

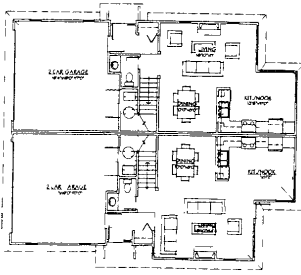


UNIT B

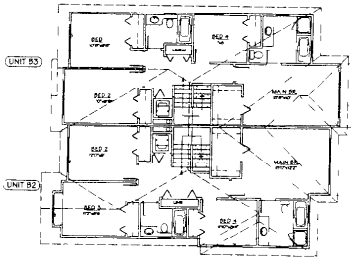
UNIT C

BUILDING NO 2  
UPPER FLOOR PLAN  
SCALE

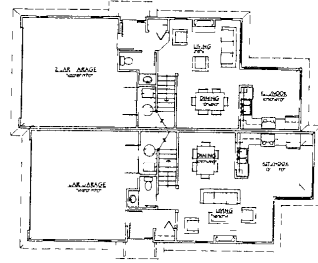
Adaptable Unit



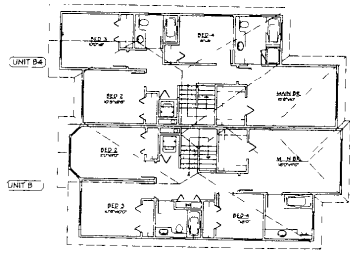
BUILDING NO 3  
GROUND FLOOR PLAN  
SCALE



BUILDING NO 3  
UPPER FLOOR PLAN  
SCALE



BUILDING NO 4  
GROUND FLOOR PLAN  
SCALE



BUILDING NO 4  
UPPER FLOOR PLAN  
SCALE

NO.	DATE	REVISIONS
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17 UNIT  
TOWNHOUSE DEVELOPMENT

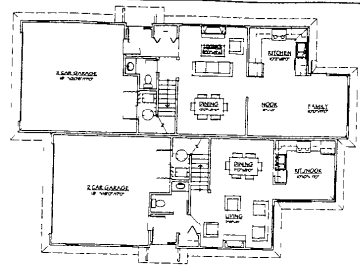
tomizo  
yamamoto  
architect inc

FLOOR PLANS

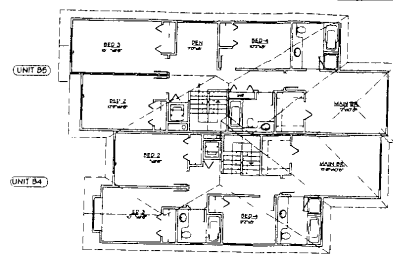
AUG 24 2005 DP 04 287774  
REFERENCE PLAN #

NO.	DATE	REVISIONS
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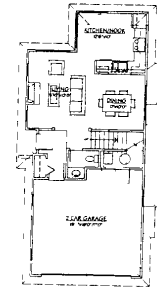
RECYC. STRUCTURE PLAN



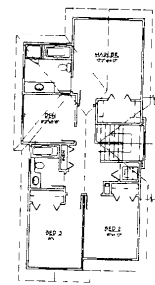
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GROUND FLOOR PLAN  
SCALE 1/8" = 1'-0"



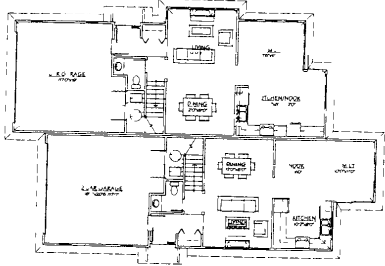
BUILDING NO 5  
UPPER FLOOR PLAN  
SCALE 1/8" = 1'-0"



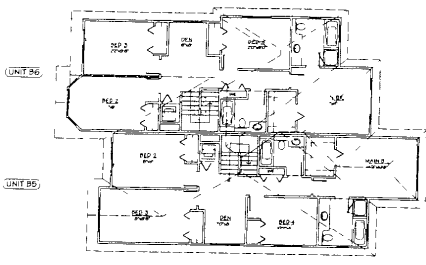
BUILDING NO 8  
GROUND FLOOR PLAN  
SCALE 1/8" = 1'-0"



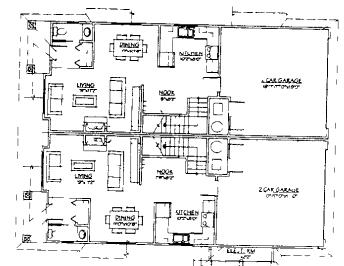
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UPPER FLOOR PLAN  
SCALE 1/8" = 1'-0"



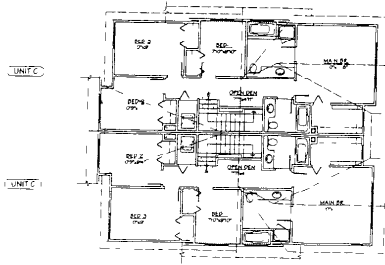
BUILDING NO 6  
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SCALE 1/8" = 1'-0"



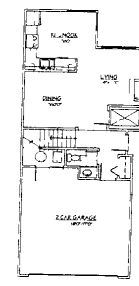
BUILDING NO 6  
UPPER FLOOR PLAN  
SCALE 1/8" = 1'-0"



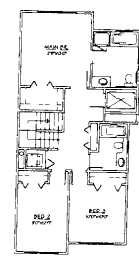
BUILDING NO 7  
GROUND FLOOR PLAN  
SCALE 1/8" = 1'-0"



BUILDING NO 7  
UPPER FLOOR PLAN  
SCALE 1/8" = 1'-0"



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



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

Adaptable Unit

AUG 24 2005

REFERENCE

DP 04 287774  
PLAN #03

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PROJECT  
17 UNIT  
TOWNHOUSE DEVELOPMENT

tomizo  
yamamoto  
architect inc

DATE: 08-18-05  
DRAWING TITLE: FLOOR PLANS

SCALE	DATE	A07
FE	2005	
DATE	2005	017