



City of Richmond
Planning and Development Department

**Report to
Development Permit Panel**

To: Development Permit Panel
From: Jean Lamontagne
Director of Development
Date: August 08, 2006
File: DP 05-300277
Re: **Application by Matthew Cheng Architect Inc. for a Development Permit at 5171 Steveston Highway**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of seven (7) townhouses at 5171 Steveston Highway on a site zoned "Townhouse District (R2)"; and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Reduce the minimum front yard setback from 6 m to 4.5 m and to permit projections of maximum 0.4 m for bay windows and 1.2 m for a covered entry porch;
 - b) Reduce the minimum lot size width from 30 m to 27.26 m; and
 - c) Permit 4 tandem parking spaces (in 2 townhouse units).



Jean Lamontagne
Director of Development

JL:sb
Att.

Staff Report

Origin

Matthew Cheng Architect Inc. has applied to the City of Richmond for permission to develop seven (7) townhouses at 5171 Steveston Highway. The site formerly contained a single-family home.

The site is being rezoned from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Townhouse District (R2)” for this project under Bylaw 7857 (Rezoning Application RZ 04-278754). The site was cleared and previous house was demolished in May of 2005.

Development Information

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

Background

The subject Steveston Area site is located on Steveston Highway between Railway Avenue and No. 2 Road. Development surrounding the subject site is as follows:

- To the north, are single-family homes fronting onto Hollymount Drive, zoned “Land Use Contract (LUC 101)”;
- To the west and east, are single-family homes fronting onto Steveston Highway, zoned “Single-Family Housing District, Subdivision Area E (R1/E)”;
- To the south, across Steveston Highway and fronting onto Chickadee Court are single-family homes, zoned “Single-Family Housing District, Subdivision Area B (R1/B)”.

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage (staff response in ***bold italics***):

- A Development Permit will be required to ensure that the development fits into the context of the neighbourhood and adjacent developments, particularly adjacent single-family lots to the north, ***which has been incorporated.***
- Design development to architectural and landscape design, ***which has been improved.***

The Public Hearing for the rezoning of this site was held on January 17, 2005. At the Public Hearing concern was expressed about the three-storey building height fit with the neighbourhood. ***The project was revised and the building height was lowered to a uniform two-storey building height.***

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)” except for the zoning variances 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:

- 1) Reduce the minimum front yard setback from 6 m to 4.5 m and to permit projections of maximum 0.4 m for bay windows and 1.2 m for a covered entry porch.

(Staff supports the proposed variance as it permits the buildings to move forward on the site to allow for a greater rear setback and the projections provide building articulation and contribute to a pedestrian oriented streetscape. These variances can be considered by staff, given the increased rear yard setback (4.5 m to 5.1 m) and two-storey massing adjacent to the single family dwellings to the rear, and overall low density of 0.55 Floor Area Ratio (F.A.R.) proposed relative to other arterial road townhouse projects at 0.6 to 0.7 F.A.R.).

- 2) Reduce the minimum lot size width from 30 m to 27.26 m.

(Staff supports the proposed variance as the site has substantial depth (53.3 m) which exceeds the minimum required depth of 35 m to offset the reduced width. As outlined above, this variance is supportable in light of lower two-storey interface to the single-family homes to the rear and relative low density in comparison with other arterial road redevelopment throughout Richmond. The variance was identified in the staff report on the Rezoning and no concerns were expressed at Public Hearing).

- 3) Permit 4 tandem parking spaces (in 2 townhouse units).

(Staff supports the proposed variance as it is the result of design revisions to lower the building height from three storeys to two storeys as requested by neighbours at the Public Hearing. The variance is limited to 2 of the 7 proposed townhouse units and results in more compact building footprints and lower building height).

Advisory Design Panel Comments

Without a quorum, individual members of the Advisory Design Panel provided comments on the design proposal. A copy of the relevant excerpt from the Advisory Design Panel Minutes from September 21, 2005 is attached for reference (**Attachment 2**). In response, the design was revised and improved by the applicant.

Analysis***Conditions of Adjacency***

- The form and massing of the development generally complies with Official Community Plan (OCP) guidelines;
- The unit fronting onto Steveston Highway presents a front yard interface with a walkway, low fence and gate opening onto Steveston Highway;
- The proposed height, siting and orientation of the buildings respect the massing of the existing adjacent single-family homes. Outdoor amenity and townhouse unit back yard conditions are presented at the interface to the existing single-family home lots to the north and east with varying setbacks;
- The applicant has addressed privacy for the adjacent single-family homes to the north, east and west through: providing varying setbacks of 3 m to 7.6 m, the planting of trees and

shrubs, the provision of 1.8 m height solid wood privacy fencing and protection for the retention of the neighbouring mature trees to the north and east; and

- The applicant is proposing to raise the low site with maximum 0.45 m retaining walls to mitigate the 0.9 m elevation difference with the higher Steveston Highway elevation. A retaining wall up to a maximum height of 0.45 m is proposed and permitted within the sanitary sewer right-of-way with perimeter drainage;

Urban Design and Site Planning

- The applicant has demonstrated a sensitive transition to the adjacent single-family homes to the north, east and west;
- The Steveston Highway streetscape is animated with a pedestrian-oriented front entry (**Reference Plan B**);
- The view into the development from Steveston Highway has been improved through decorative permeable paving, shrub and tree planting;
- Children's play opportunities on-site include private yards and a central outdoor amenity area including a children's play equipment spring toy. The outdoor amenity area size (43 m²) meets the minimum requirement (42 m²);
- Vehicle access is provided from Steveston Highway with loading onsite in the drive aisle. The applicant is providing a cross-access agreement for the benefit of future redevelopment of the adjacent lots at 5191 and 5155 Steveston Highway. A development concept has been provided for the properties to the east to demonstrate the functionality of the easement area (**Reference Plan C**);
- With the provision of a two (2) car garage in each townhouse unit, resident parking meets the Bylaw requirement. The provision of visitor parking meets the Bylaw requirement with two (2) spaces provided, including one (1) accessible parking space;
- Headlight glare into adjacent single-family lot has been mitigated with 1.8 m height privacy fencing in front of existing neighbouring hedges;
- The site has been designed to accommodate fire-fighting requirements. A paved area has been provided adjacent to the driveway for garbage and recycling blue box collection. Individual garbage cans and recycling blue boxes will be stored in individual units and placed in the collection area each week on collection day;
- Universal accessibility measures have been incorporated into this development. Blocking inside of the walls will be provided in all washrooms in all units to facilitate future potential installation of grab bars/handrails; and
- An accessible unit has not been provided in this seven (7) unit development with two-storey units. An alternate floor plan demonstrating conversion potential to accommodate a person in a wheelchair is provided for one (1) unit with the installation of a chair lift (**Reference Plan D**). The layout of the second floor washroom accommodates a wheelchair.

Architectural Form and Character

- The building forms are articulated; with a combination of hip and gable pitched roofs, projecting bays and dormers and a mix of building materials;
- The proposed building materials (Vinyl siding, Vinyl wall shingles, Hardi-plank siding, Hardi-panel, wood trim, metal garage doors with transom windows and asphalt shingle roofing) are generally consistent with the OCP Guidelines;

- Visual interest and variety has been incorporated with two (2) different building types;
- The impact of blank garage doors has been mitigated on the internal manoeuvring aisle with transom windows and separation with planting and pedestrian entries; and
- A small development sign will be integrated into the landscaping at the driveway.

Landscape Design and Open Space Design

- There are no existing trees on-site or in the City boulevard on this previously cleared site;
- The developer is required to take measures to protect three (3) existing deciduous trees on the neighbouring properties to the north and west. To this end, retention of a registered arborist and installation of protective tree fencing to the arborist's satisfaction are required prior to issuance of Development Permit. The arborist has approved retaining wall construction to a maximum height of 0.75 m, which exceeds the proposed 0.45 m height, subject to setbacks and construction details outlined in his arborist report (**Attachment 3 & 4**);
- The landscape design includes 12 new trees, shrub, ground cover, ferns and ornamental grass planting. A central mailbox kiosk is proposed adjacent to a concrete pad for garbage collection. An outdoor amenity space has been provided in a central location with a spring toy for children's play equipment and nearby seating;
- Fencing will include low and open metal picket fencing between brick posts along Steveston Highway, and 1.8 m height solid wood privacy fencing along the north, east and west property lines (reduced to maximum 1.2 m height in the front yard setback);
- Existing frontage includes a sidewalk behind curb. Streetscape trees will be provided in the front yard setback;
- Paving treatment includes a variety of materials to mitigate the length of the drive aisle and to differentiate between pedestrian entries and vehicle areas. Permeable pavers with patterning and colour have been incorporated throughout the site, significantly improving the permeability of this development; and
- Payment of cash-in-lieu of indoor amenity space was secured through the Rezoning in the amount of \$7,000 in compliance with the OCP.

Affordable Housing

- No affordable housing units are proposed in this proposed small seven (7) unit development. The developer has agreed to a voluntary contribution in the amount of \$0.60 per square foot of maximum floor area ratio (e.g. \$5,158) towards the City's Affordable Housing fund.

Crime Prevention Through Environmental Design

- Site lighting will be provided for the central drive aisle and should not impact the neighbouring single-family lots;
- Natural surveillance opportunities are provided for the central outdoor amenity space, mailboxes, and visitor parking spaces;
- Natural surveillance opportunities are provided for the unit front entries which face either the central drive aisle or Steveston Highway. The furthest front entry to the northeast unit also faces the drive aisle and is located next to a visitor parking space which increases the openness at this entry; and

- Space differentiation has been established between public and semi public outdoor spaces with landscape buffers.

Servicing and Utilities

- The developer has submitted storm and sanitary sewer capacity analyses as requested by the City Engineering Department. There are no identified sanitary sewer upgrades required to facilitate the proposed development. In consultation with Engineering & Public Works, the developer has agreed to contribute \$19,035 towards future storm sewer upgrades.

Conclusions

The applicant has satisfactorily addressed issues that were identified through the rezoning process, as well as staff and the Advisory Design Panel's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. Staff recommend support of this Development Permit application.



Sara Badyal, M.Arch.
Planner 1

SB:rg

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

- Registration of a flood indemnity covenant;
- Cash contribution in the amount of \$0.60 per square foot of maximum floor area ratio (e.g. \$5,158) towards the City's affordable housing fund;
- Installation of protective tree fencing and periodic inspection during construction to the satisfaction of a registered arborist for the protection of neighbouring trees;
- Proof of a contract with a registered arborist (with a minimum of 4 site visits through construction) to ensure proper protection of existing neighbouring trees; and
- Receipt of a Letter of Credit for landscaping in the amount of \$22,778

The following conditions are required to be met prior to future Building Permit issuance:

- Receipt of a construction parking & traffic management plan to the satisfaction of the Transportation Department (<http://www.richmond.ca/services/tp/special.htm>).
- Incorporation of accessibility measures for aging in place in Building Permit drawings for all units including lever handles for doors and faucets and blocking in all washroom walls to facilitate future potential installation of grab bars/handrails; and
- Cash contribution in the amount of \$19,035 for storm sewer upgrades in the area as identified by Engineering & Public Works Department and as previously agreed to by the developer.

Attachment 1	Development Application Data Sheet
Attachment 2	Annotated Excerpt from the Advisory Design Panel Minutes
Attachment 3	Arborist Report
Attachment 4	Tree Survey
Attachment 5	Development Permit Conditional Requirements



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 05-300277

Attachment 1

Address: 5171 Steveston Highway

Applicant: Matthew Cheng Architect Inc.

Owner: Waterview Construction Ltd.

Planning Area(s): 04 Steveston

Floor Area Gross: 1,058 m²

Floor Area Net: 762.3 m²

	Existing	Proposed
Site Area:	1,452 m ²	No change
Land Uses:	One-Family Residential	Multi-Family Residential
OCP Area Plan Designation:	Single-Family Residential	Multiple-Family
Zoning:	R1/E	R2
Number of Units:	1	7

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	0.53	None Permitted
Lot Coverage – Building:	Max. 40%	39 %	None
Setback – Front Yard:	Min. 6 m	4.5 m 0.4 m bay windows 1.2 m porch	1.5 m Reduction & bay and porch projections
Setback – East Side Yard:	Min. 3 m	3 m & 4 m	None
Setback – West Side Yard:	Min. 3 m	3 m & 7.6 m	None
Setback – Rear Yard:	Min. 3 m	4.55 m	None
Height (m):	Max. 9 m	9 m	None
Lot Size:	Min. 30 m Width & Min. 35 m Depth	27.26 m Width & 53.34 m Depth	2.74 m Width Reduction
Off-street Parking – Regular/Visitor:	14 and 2	14 and 2	None
Off-street Parking Spaces – Total:	16	16	None
Tandem Parking Spaces	Not Permitted	4 spaces (2 units)	4 spaces
Amenity Space – Indoor:	Min 70 m ²	Cash-in-lieu provided through RZ 04-278754	None
Amenity Space – Outdoor:	Min 42 m ²	42 m ²	None

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, September 21, 2005 – 4:00 p.m.

Rm. M.1.003

Richmond City Hall

The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

5. Townhouses

Matthew Cheng Arch.

5171 Steveston Highway

DP 05-300277

With the aid of a model and artist's renderings, Matthew Cheng, briefly described the project. He stated that the garbage/recycling area and mailbox would be situated at the entrance. He would recess the entrance for unit 104. The door could not face the drive aisle (feng shui) and provide more articulation along Steveston Highway – ***Mixed two and three-storey development design significantly changed in response to comments from staff and the panel, including relocation of unit entry and improved articulation.***

Without Quorum, the Panel provided the following comments:

- Pavers on driveway – widen concrete bands to make entry safer – ***Permeable pavers incorporated.***
- On U shaped building, why not change allocation of 2nd floor decks to central units and to end units patios which would enable easy movement from living area to deck – ***Three-storey initial proposal redesigned into a two-storey project with different relationships of indoor and outdoor spaces.***
- Relation of visitor parking stall to porch – upper northeast left unit – install partial screening for privacy – ***Unable to incorporate screening due to conflict with stall width needed for required accessible visitor parking space.***
- Push building a couple feet to the east property line – introduce more space for green transition to driveway. Back corner units could use side yards think about reorganizing internally. Turn porches to face street. Architecturally rework decks and patios – there is no sense of continuity between the buildings and units. More design development and work needed, the porch is weak. Green up drive aisle – looks wide – narrow down with more landscape against the building especially at the turning. More landscape needed at entrances and garage doors. An akebono tree was used because of power lines. Landscape beside driveway is an existing hedge. There is an opportunity to create a Steveston mansion feel – ***Architectural expression further developed and additional landscaping incorporated adjacent to buildings***
- Needs landscaping against buildings. Building vulnerable at corners. More landscaping at entrances and between garage doors. Introduce larger trees along drive aisle – ***Incorporated.***



**Froggers Creek
Tree Consultants Ltd.**

7763 McGregor Avenue Burnaby BC, V5J4H4
Telephone: 604-721-6002 Fax: 604-437-0970

ATTACHMENT 3

City of Richmond
Policy Planning Department
6911 No. 3 Rd,
Richmond, BC, V6Y 2C1

July 27, 2006

Re: 5171 Steveston Hwy, Richmond BC

Revised Tree Protection Report

5171 Steveston Hwy has no trees located on the site. There are 3 trees that are growing on neighbouring properties whose canopies overhang into the property and could be impacted by the construction. I have been asked to provide a Tree Protection Report for the neighbouring trees.

OBSERVATIONS

Current Site Conditions

The site is a large flat lot with no trees located on it. The entire site has been filled with approximately 75cm of sand.

Proposed Development Plans

The proposed development will create a townhouse complex on the site. The elevation of the site will be 45cm above the original grade. A wooden 45cm tall retaining wall is proposed along the property lines.

Tree Resource

There are 3 trees located on the neighbouring properties that overhang into the property and could be impacted by construction. See figure 1 next page:

#	Type	Distance from Property Line	Stem Diameter (cm)	Drip line (m)	Height (m)	Health	Structural Condition
1	English Walnut	20cm	25/24/20	4	7	Fair	Tree has been topped and tip pruned
2	Western Red Cedar	1.5m	28	3	4	Good	Tree has been pruned as a hedge
3	American Sweetgum	2m	38	5	9	Good	Tree has been tip pruned

DISCUSSION

If the roots are cut at the property line the three trees could be critically impacted. The trees will need to be protected to reduce the impact to the trees.

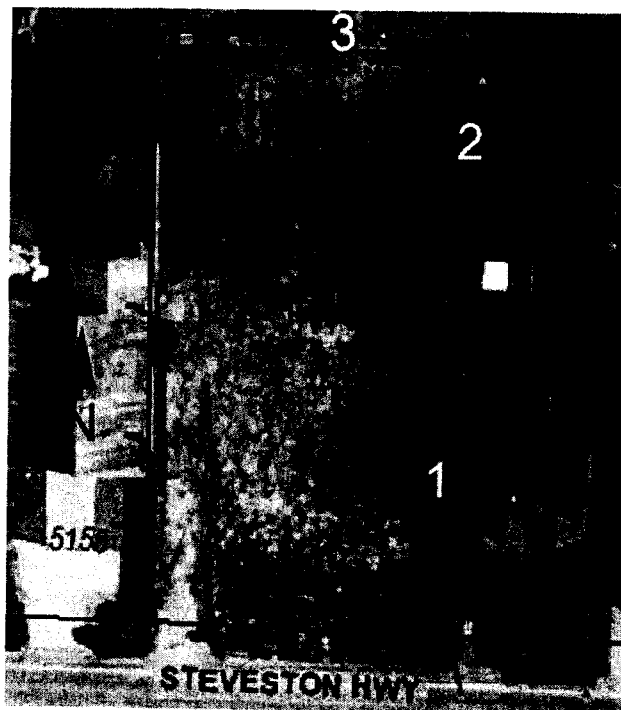


Figure 1. Aerial photo of the property - from the City of Richmond's online mapping and GIS website – <http://www.richmond.ca/discover/maps.htm>

RECOMMENDATIONS

The following tree protection measures will need to be followed to reduce the impact to the protected trees:

1. No excavation within 2.5m of the property line "near the trees"¹.
2. The retaining wall should be no closer than 75cm from the trunk of the trees.
3. The retaining wall should be built out of wood and not be taller than 45cm in height.
4. The wall should be installed at grade with no excavation for footings near the protected trees.
5. The fill behind the retaining wall must be sand and be no deeper than 45cm in depth. This will allow water and air to reach the roots.

End Report.

CERTIFICATION:

This report and the opinions expressed within it have been prepared in good faith and to accepted arboricultural standards within the scope afforded by its terms of reference and the resources made available to the consultant.

Glenn Murray – Board Certified Master Arborist
I.S.A. Certification # PN-0795B
Froggers Creek Tree Consultants Ltd.

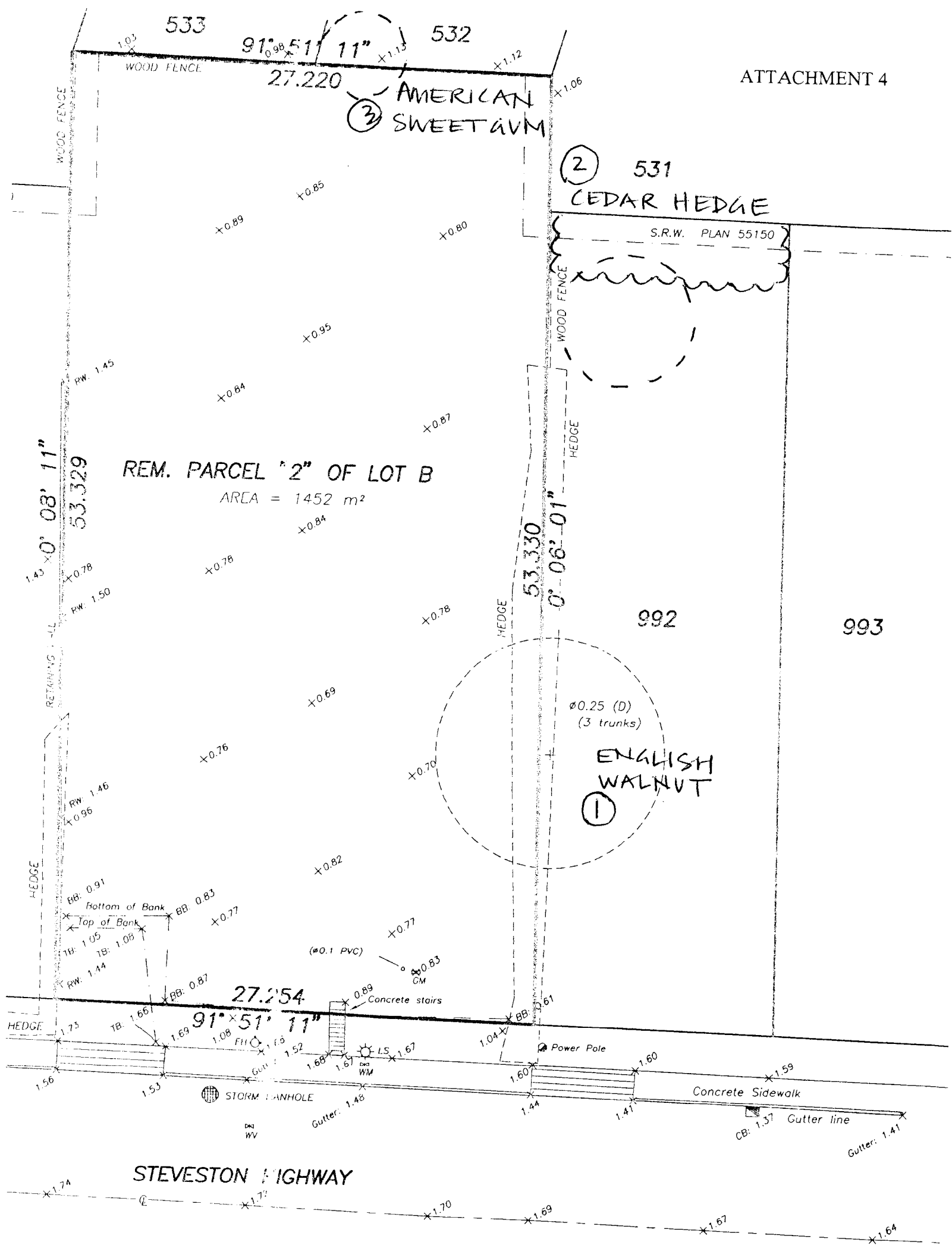
Dated: July 27, 2006

¹ "Near the trees"- Within the drip line of the protected trees



ASSUMPTIONS AND LIMITING CONDITIONS

1. This report and the opinions expressed within it have been prepared in good faith and to accepted arboricultural standards within the scope afforded by its terms of reference and the resources made available to the consultant. The report provides no undertakings regarding the future condition or behavior of the trees reviewed within it. Tree hazard and condition assessments are not an exact science. Both qualities can and do change over time and should be reappraised periodically.
2. This assessment was limited to a visual tree evaluation only. No core samples were taken. No tissue samples have been cultured or analyzed by plant pathologists. No root crown excavations were undertaken. No aerial reconnaissance was attempted, beyond that made possible by binoculars. The evaluation period for this assessment is 12 months.
3. Any legal description provided to the consultant/appraiser is assumed to be correct. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
4. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations.
5. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the information provided by others.
6. The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
7. Loss or alteration of any part of this report invalidates the entire report.
8. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.
9. Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant/appraiser—particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initiated designation conferred upon the consultant/appraiser as stated in his qualification.
10. It is impossible to predict exactly how a tree will react to any excavation near the tree. Sometimes underground soil water movement can be changed because of the building of a house and this could stress or kill a tree.



ATTACHMENT 5

Conditional Development Permit Requirements

5171 Stoveston Highway DP 05-300277

Prior to forwarding the Development Permit application to Council, the developer is required to complete the following requirements:

1. Registration of a flood indemnity covenant.
2. Cash contribution in the amount of \$0.60 per square foot of maximum floor area ratio (e.g. \$5,158) towards the City's affordable housing fund.
3. Installation of protective tree fencing to the satisfaction of a registered arborist for the protection of neighbouring trees.
4. Proof of a contract with a registered arborist (with a minimum of 4 site visits) to ensure proper protection of existing neighbouring trees.
5. Receipt of a Letter of Credit for landscaping in the amount of \$22,778

Prior to future Building Permit issuance, the developer is required to complete the following requirements:

1. Receipt of a construction parking & traffic management plan to the satisfaction of the Transportation Department (refer to <http://www.richmond.ca/services/tp/special.htm>).
2. Incorporation of accessibility measures for aging in place in Building Permit drawings for all units including lever handles for doors and faucets and blocking in all washroom walls to facilitate future potential grab bar installation; and
3. Cash contribution in the amount of \$19,035 for storm sewer upgrades in the area as identified by Engineering & Public Works Department and as previously agreed to by the developer.

Signature

Date



No. DP 05-300277

To the Holder: MATTHEW CHENG ARCHITECT INC.

Property Address: 5171 STEVESTON HIGHWAY

Address: #201 – 445 WEST 6TH AVENUE
VANCOUVER, BC V5Y 1L3

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) Reduce the minimum front yard setback from 6 m to 4.5 m and to permit projections of maximum 0.4 m for bay windows and 1.2 m for a covered entry porch.
 - b) Reduce the minimum lot size width from 30 m to 27.26 m.
 - c) Permit 4 tandem parking spaces (in 2 townhouse units).
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 #4 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 \$22,778. 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 05-300277

To the Holder: MATTHEW CHENG ARCHITECT INC.

Property Address: 5171 STEVESTON HIGHWAY

Address: #201 – 445 WEST 6TH AVENUE
VANCOUVER, BC V5Y 1L3

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 , .

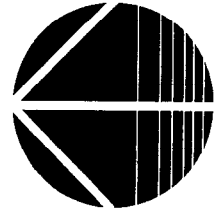
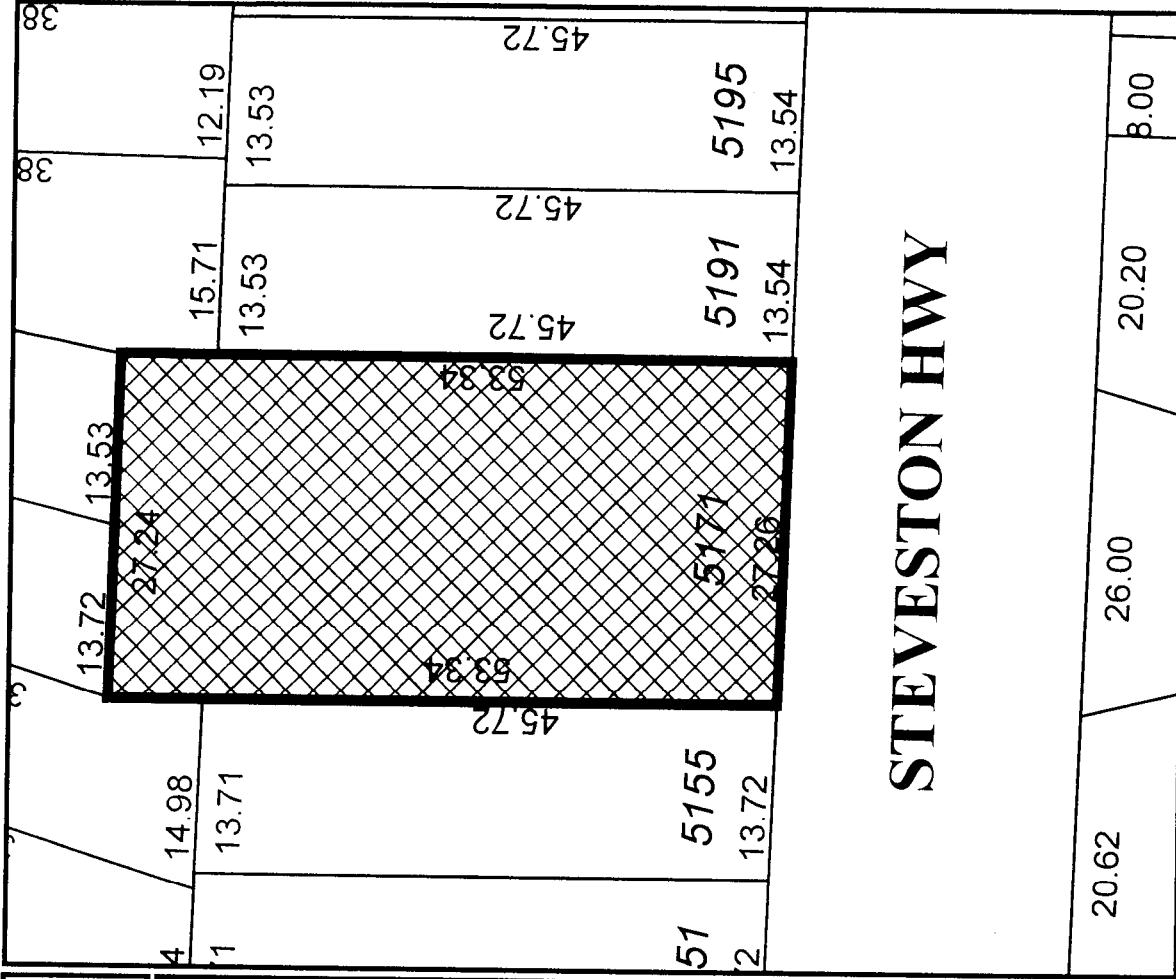
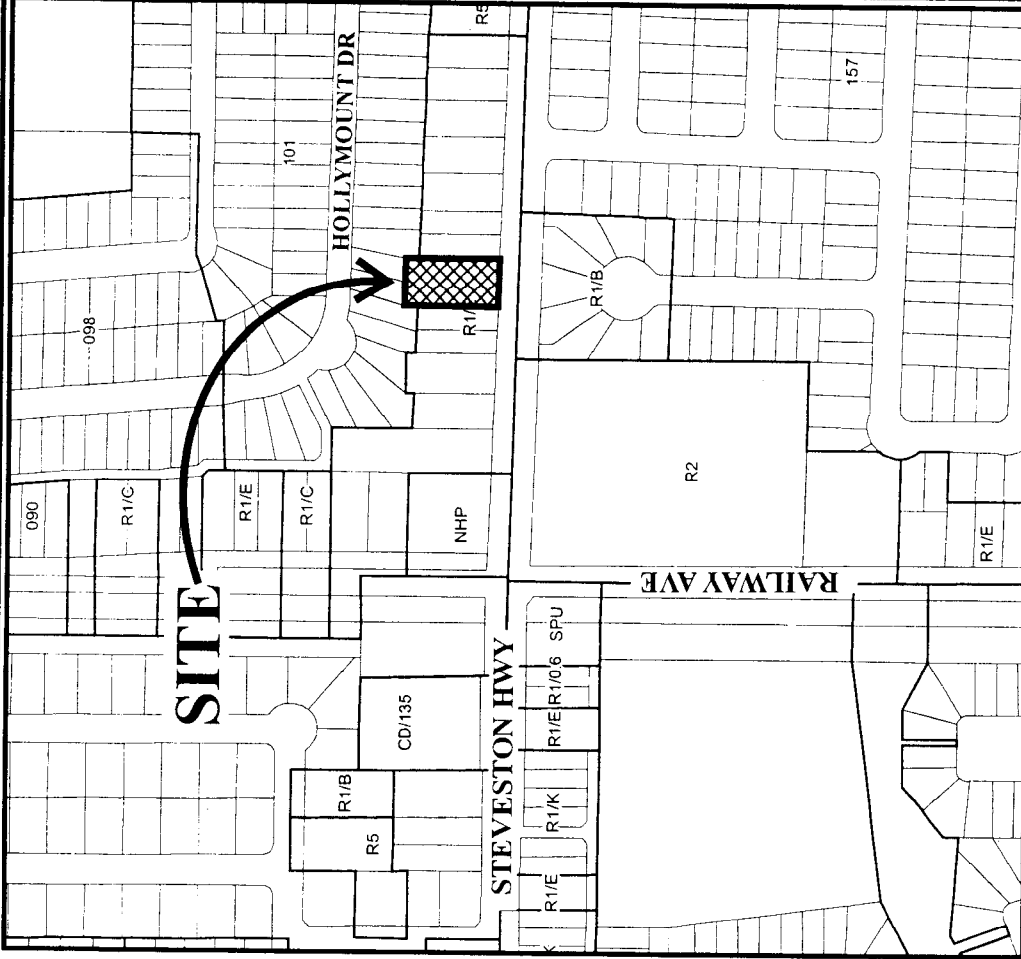
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 05-300277 SCHEDULE "A"

Original Date: 05/12/05

Revision Date:

Note: Dimensions are in METRES

PROPOSED SLAB + TOP OF
RETAINING WALL
ELEVATION 1.23 M
SEE PLAN #2

MATTHEW CHENG
ARCHITECT INC.

THE DATA BEING MADE AVAILABLE BY THE CONTRACTING PARTY SHALL BE THE PROPERTY OF THE CONTRACTING PARTY AND SHALL BE USED ONLY FOR THE PURPOSES OF THE CONTRACT. THE CONTRACTING PARTY SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE DATA AND SHALL BE RESPONSIBLE FOR THE DESTRUCTION OF THE DATA WHEN THE CONTRACT IS COMPLETED. THE CONTRACTING PARTY SHALL BE RESPONSIBLE FOR THE DESTRUCTION OF THE DATA WHEN THE CONTRACT IS COMPLETED. THE CONTRACTING PARTY SHALL BE RESPONSIBLE FOR THE DESTRUCTION OF THE DATA WHEN THE CONTRACT IS COMPLETED.

No	Date	Remarks
a	AUG 19/04	FOR G.P.A
b	SEP 06/05	FOR DESIGN PANEL
c	APR 05/06	FOR D.P PANEL

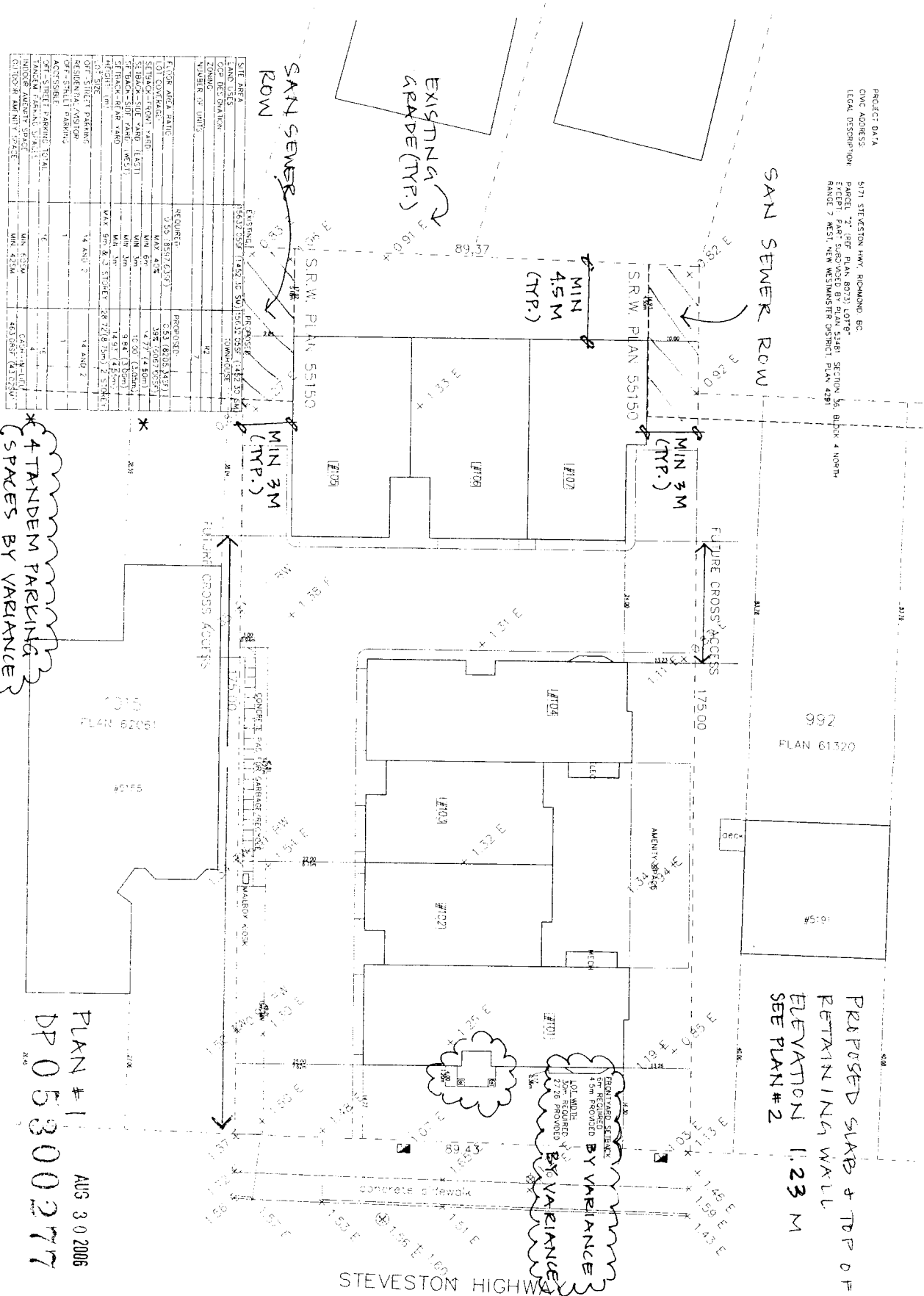
7-UNIT TOWNHOUSE
5171 STEVESTON HWY
RICHMOND, B.C.

Sheet : 20
SITE PLAN

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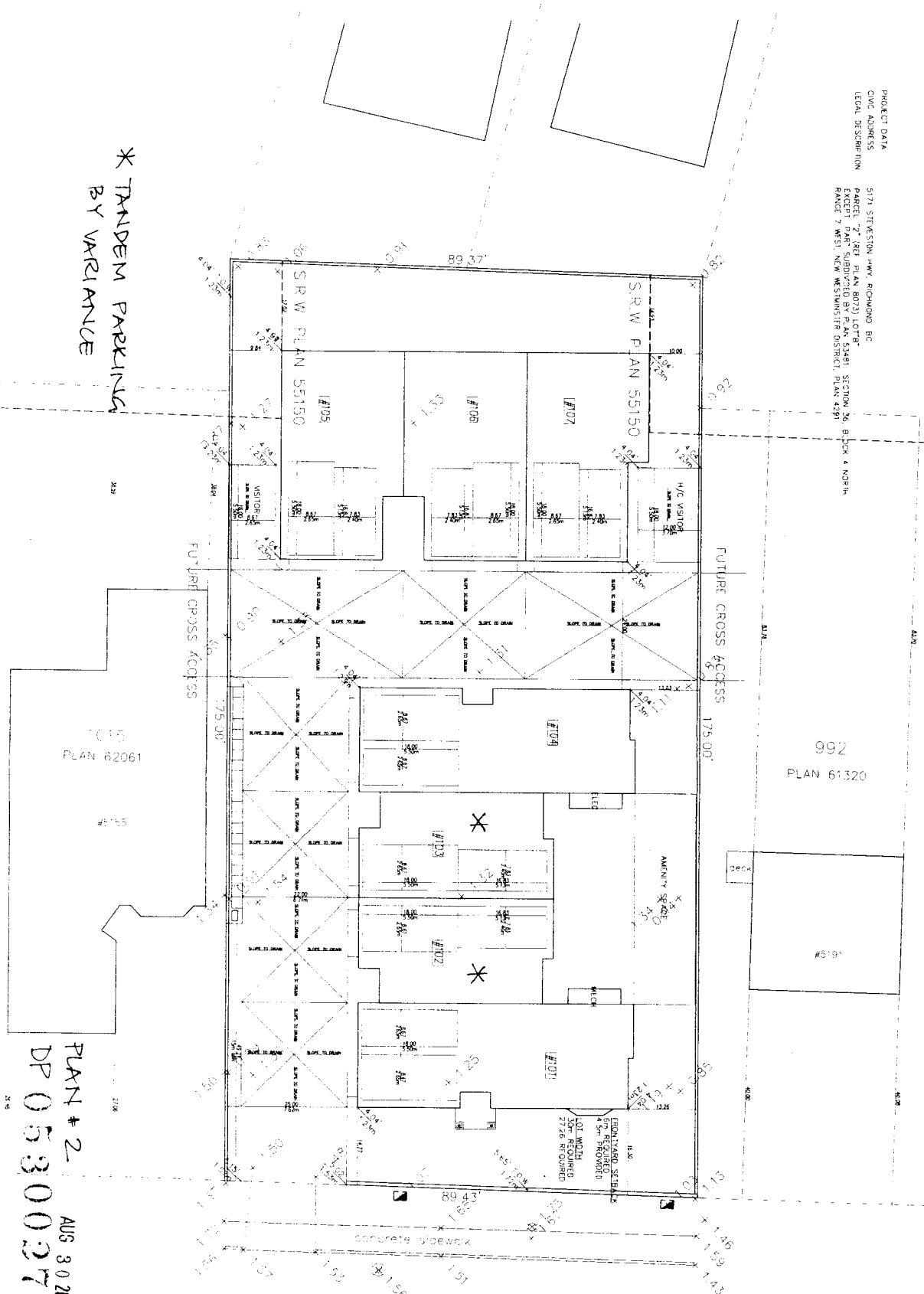
PLAN #1 AUG 30 2006
DP 05300277
24

* 4 TANDEM PARKING SPACES BY VARIANCE



PROJECT DATA
CIVIC ADDRESS
5171 STEVESTON HWY, RICHMOND, BC
LEGAL DESCRIPTION
PARCEL 27, 1881 PLAN B073, LOT 18
EXCEPT PART SUBDIVIDED BY PLAN 55481, SECTION 36, BLOCK 4 NORTH
RANGE 7 WEST, NEW WESTMINSTER DISTRICT, PLAN 4281

* TANDEM PARKING
BY VARIANCE



PLAN #2
AUG 30 2006
DP 05300277

STEVESTON HIGHWAY



MATTHEW CHENG
ARCHITECT INC.

2006-2007 VANCOUVER, BC V6T 1A2
TEL: (604) 271-1111 FAX: (604) 271-1111
E: MCHENG@MCHENGARCHITECT.COM

THIS PLAN AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.

NOTED:
1. ALL DIMENSIONS FOR P.A. 1
2. 577.00 FOR RESON. PANEL
3. 485.00 FOR UP PANEL

7-LINE TOWNHOUSE
5171 STEVESTON HWY
RICHMOND, BC

PARKING LAYOUT PLAN

DATE	2006
BY	MC
SCALE	1/8" = 1'-0"
PROJECT	7-LINE TOWNHOUSE
DATE	2006
BY	MC
PROJECT	7-LINE TOWNHOUSE
DATE	2006
BY	MC
PROJECT	7-LINE TOWNHOUSE

#2

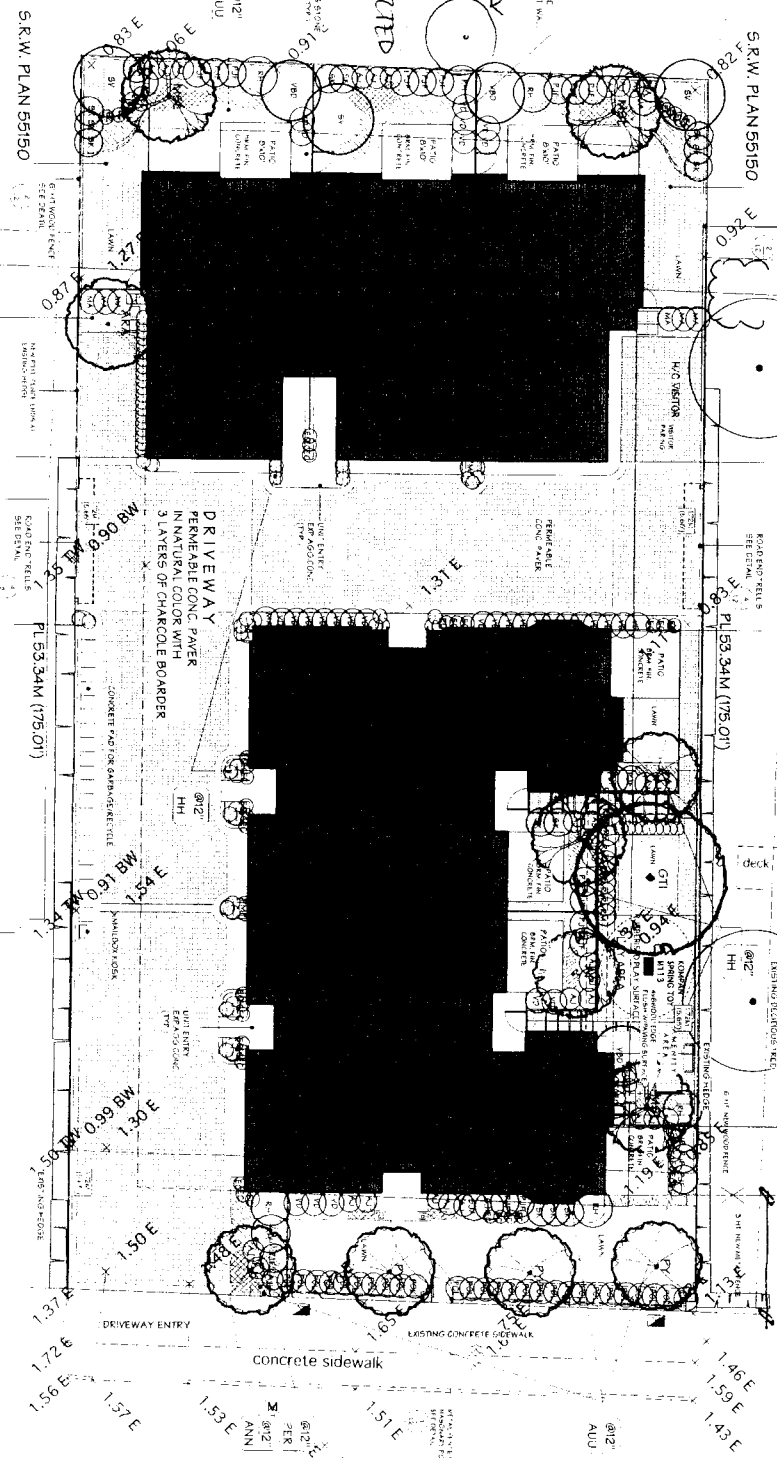
REFER TO ARBORIST
REPORT OF JULY 6/06
FOR TREE PROTECTION
REQUIREMENTS

EXISTING
CEDAR HEDGE
TO BE PROTECTED

EXISTING
ENGLISH WALNUT
TO BE PROTECTED
RETAINING WALL TO BE SETBACK MIN 0.75 M

EXISTING
AMERICAN
SWEETGUM
TO BE PROTECTED

MAX 0.45 M HEIGHT
RETAINING WALLS



1015
PLAN 62061

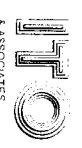
992
PLAN 61320

PLAN #3A
AUG 30 2006
DP05300277

STEVESTON HIGHWAY

LANDSCAPE PLAN

5111
STEVESTON HW
RICHMOND BC



DATE: 11/20/2006
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
DATE: 11/20/2006
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
DATE: 11/20/2006
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS

L1

5715 TUFFS (ON HIGHWAY)

PER. 035 PER. 035

411-10000

 $\frac{1}{2} \text{H}_2 + \frac{1}{2} \text{O}_2 \rightarrow \text{H}_2\text{O}$ 

12



12

27



7

BRIGHT

DETAIL

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2

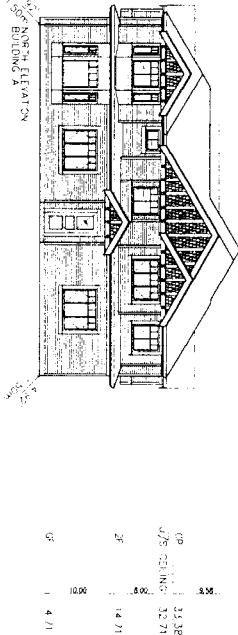
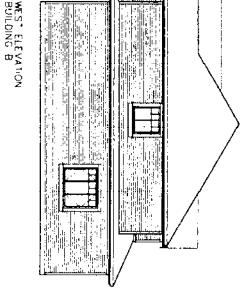
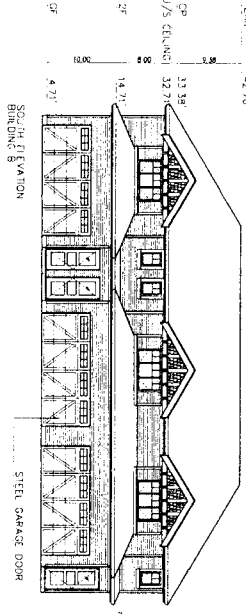
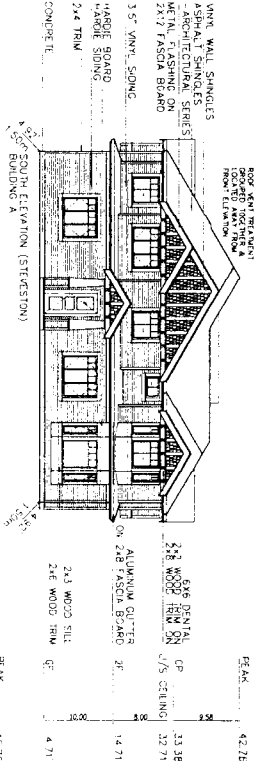
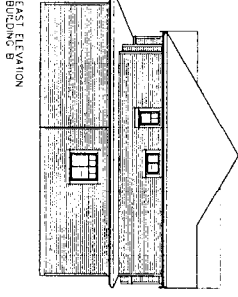
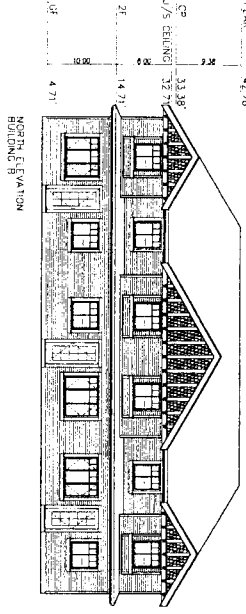
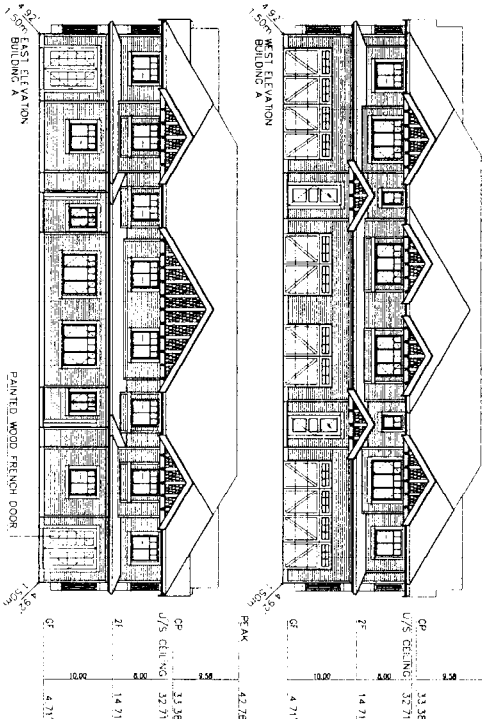


MATTHEW CHENG
ARCHITECT INC.

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DATE: 19/04/2006
BY: MCH/BC/2006/04/19/04
PROJECT: 5077 STEVENSON HWY
SHEET: 05 OF 05



PLAN #4
AUG 30 2006
DP 05300277

#4

5171 STEVESTON HWY



MATTHEW CHENG
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[illegible]

No	Date	Revision
0	AUG 19 04	FOR D.P.A. - Rezoning
1	SEP 06 05	DESIGN PANEL
2	APR 05 06	FOR D.P. PANEL

Consultation

Promci Title

7-UNIT TOWNHOUSE
5171 STEVESTON HWY
RICHMOND, B.C.

AERIAL PHOTO

CONTEXT PLAN

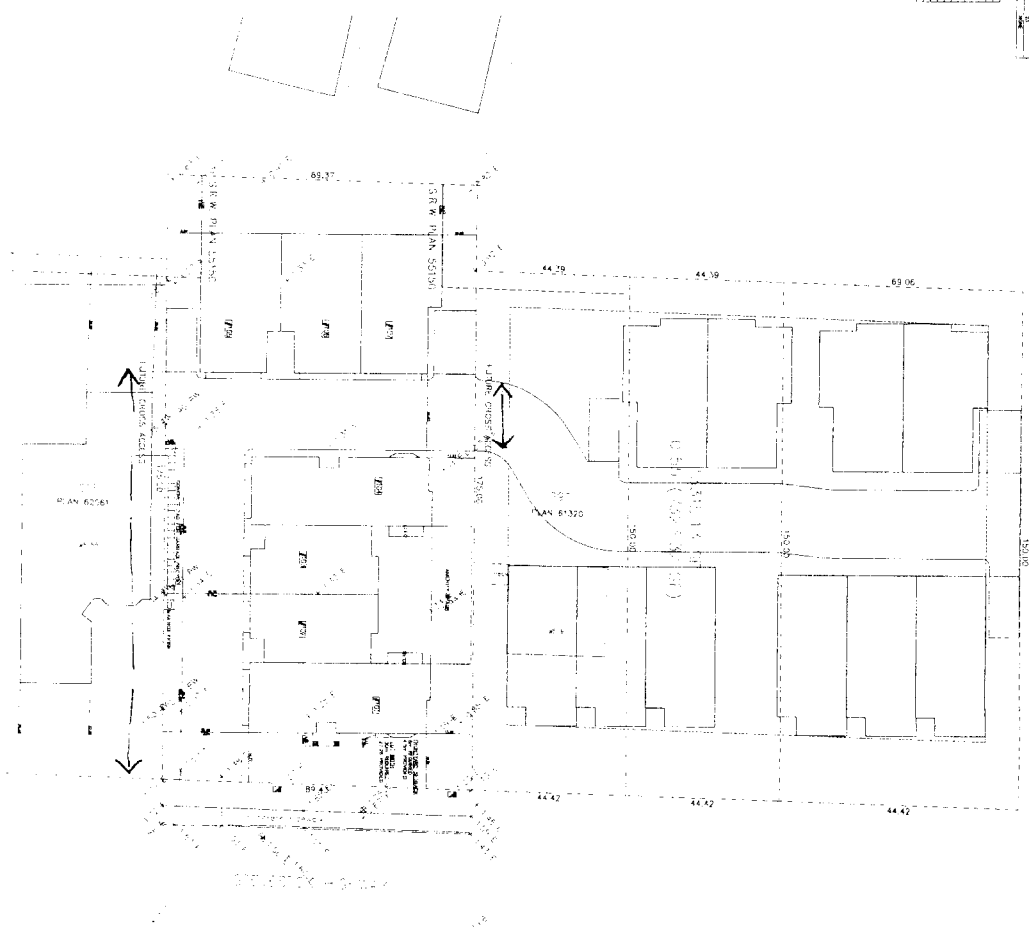
Sheet Title _____

CONTEXT PLAN
LAYOUT PLAN

REFERENCE
PLAN A AUG 30 2006
DP05300277

Owner	MC	Project Number	1742 MC
Inspector	MC	Version Date	APR 5 2006
Client	MC	Issue Date	APR 5 2006
Notes	MIS		#7

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100	8/1/06	PLAN 61320	NC	NC



REFERENCE
PLAN C
AUG 30 2006
DP 05300277



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WWW.MATTHEWCHENGARCHITECT.COM

NO. DATE
a AUG 18/06 FOR B.P.A.
b SEP 06/06 FOR DESIGN PLAN
c APR 02/06 FOR D.P. PLAN.

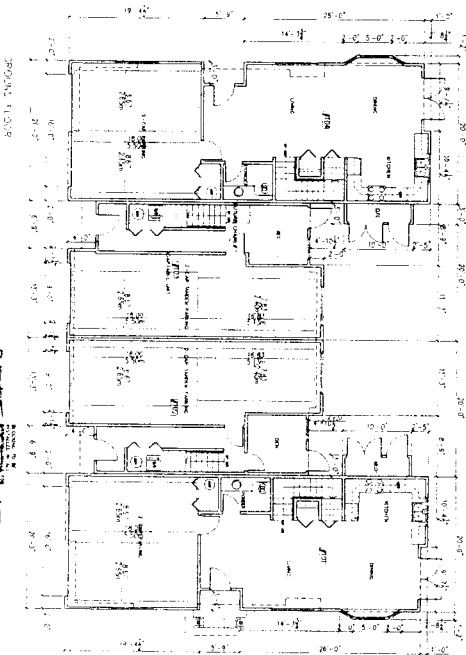
CONTRACT NO.

PROJECT TITLE
7-LANE TOWNHOUSE
5771 STEELES AVE
RICHMOND, B.C.

DATE OF PLAN
10/05/06
10/05/06

SCALE
1/8" = 1'-0"
DATE
10/05/06
10/05/06
A1a

Architectural floor plan of the second floor. The plan shows a symmetrical layout with a central corridor and two main wings. The left wing contains several rooms, including a large hall (18'-3" x 11'-4") and a smaller room (11'-4" x 11'-4"). The right wing contains a large hall (18'-3" x 11'-4") and a smaller room (11'-4" x 11'-4"). The central corridor is 11'-4" wide. The overall dimensions of the building are 39'-8" by 33'-2". The plan includes various rooms, corridors, and staircases, with dimensions provided for each section.



REFERENCE
PLAN D
AUG 30 2006
DP 05300277

[illegible]