



**City of Richmond**  
Urban Development Division

## Report to Development Permit Panel

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**To:** Development Permit Panel  
**From:** Joe Erceg  
Manager, Development Applications  
**Date:** July 28, 2003  
**File:** DP 03-233795  
**Re:** **Application by S-8065 Holdings Ltd. for a Development Permit at 8360, 8380  
and 8420 No. 2 Road**

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### Manager's Recommendation

That a Development Permit be issued for 8360, 8380 and 8420 No. 2 Road that would:

1. Permit construction of fourteen (14) two-storey townhouse units containing a total floor area of 1,801.182 m<sup>2</sup> (19,388.4 ft<sup>2</sup>) on a site with Comprehensive Development District (CD/123); and
2. Vary the provisions of Zoning and Development Bylaw 5300 to reduce the front yard setback from 6 m (19.685 ft.) to 4.816 m (15.8 ft.) for box windows on two (2) townhouse units and entry porches on eight (8) townhouse units along No. 2 Road.

Joe Erceg  
Manager, Development Applications

BG:ms  
Att. 4

**Staff Report**

**Origin**

Tom Yamamoto Architect Inc. on behalf of S-8065 Holdings Ltd. has applied to the City of Richmond for permission to develop 14 two-storey townhouse units at 8360, 8380 and 8420 No. 2 Road with access to the lane from Danube Road. The applicant has also requested a variance to reduce the front yard setback from 6 m (19.685 ft.) to 4.816 m (15.8 ft.) for box windows on two (2) units and entry porches on eight (8) townhouse units along No. 2 Road.

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

**Development Information**

Site Area:	3,002.528 m <sup>2</sup> (32,320 ft <sup>2</sup> )
Building Area:	1,801.182 m <sup>2</sup> (19,388.4 ft <sup>2</sup> )
Density:	47 du per ha 19 du per ac.
Site Coverage:	40 % Allowed 40 % Proposed
F.A.R.:	0.6 Allowed 0.599 Proposed
Parking:	24 Spaces Required (including 3 visitor stalls) 31 Spaces Proposed (including 3 visitor stalls)

**Findings of Fact**

Criteria and policies for the issuance of Development Permits appear in Schedule 1 of Bylaw 7100, the Official Community Plan, Sub-Section 9.4 Multi-Family Residential Development Permit Guidelines (Townhouses). Refer to Appendix A – Review of Development Permit Guidelines for the detailed assessment of compliance with the guidelines. In general, this application complies with the relevant Development Permit Guidelines.

Development surrounding the subject site is as follows:

- To the north are two-storey townhouses and further north is Blundell Shopping Centre;
- To the south are single-family houses and an existing lane;
- To the east are single-family houses; and
- To the west across No. 2 Road are single-family houses and duplexes.

### Staff Comments

The applicant response to each Richmond staff comment is indicated in '***bold italics***'.

### Development Co-ordinator Comments

1. The applicant is required to fulfill the following conditions prior to the final Council adoption of the rezoning for the subject site (RZ 02-215963 file):
  - a) Consolidation of the three lots into one development site;
  - b) Execution of a restrictive covenant ensuring that there be no vehicular access to No. 2 Road and that the only means of access is to the lane;
  - c) Submission and processing of a Development Permit to a satisfactory level as determined by the Manager of Development Applications;
  - d) A contribution of \$6,000.00 to convert the existing bus stop to a decorative bus shelter and the granting of a right-of-way for the new bus shelter (the location of the shelter will be determined through the processing of the Development Permit); and
  - e) A contribution of \$12,000.00 toward the pedestrian activated overhead amber flasher at No. 2 Road and Colville Road.

***The rezoning is expected to be ready to be adopted at the Council meeting on September 8, 2003.***
2. According to the rezoning report, the applicant is required to provide a tree survey prior to the Development Permit application. The applicant has already removed a significant tree and appropriate compensation is an issue. ***The applicant has provided a tree survey.***

### Community Planning Comments

1. Tree retention and compensation was an issue during the rezoning process. ***Tree retention is shown on the landscape plan.***

### Building & Zoning Comments

1. Identify the proposed grades between the existing boulevard and the proposed townhouse units along No. 2 Road. Illustrate with both spot elevations on the site plan or landscape plan and include a cross section. Clarify if any stairs are proposed in the walkway connections between the boulevard and the units along No. 2 Road. ***The grading is noted on the site plan. A cross section is provided to illustrate the grading between the townhouse units and No. 2 Road. There will be no steps necessary for the transition of grade between the street sidewalk and the front porch of the units along No. 2 Road.***
2. Show the zoning setback requirements as 'minimum' on the site plan. ***All zoning setback requirements are shown as 'minimum' on the site plan.***
3. Requested variances include the following: reduction of the front yard setback along No. 2 Road from 6 m to 4.816 m for box window and entry porch projections. ***The requested variance for box windows is on only two (2) townhouse units. CD/123 does permit porches and bay windows to project 1 m (3.281 ft.) into the front yard setback.***
4. Is a variance requested for tandem parking? ***No variance is requested for tandem parking.***
5. Are variances requested for mailbox and garbage/recycling storage areas? ***A variance is not required for the open trellis structure over the mailbox area.***

6. Please dimension the space between duplex units on the site plan. If the distance between buildings is less than 2.438 m (8 ft.) then no openings are permitted along these walls. ***The distance between all the duplex units is dimensioned and is not less than 2.438 m (8 ft.).***
7. Visitor parking spaces adjacent to fences, walls or obstructions need to be wider. Please refer to Division 4 of Zoning and Development Bylaw 5300 for more specific information. ***Visitor parking spaces along fences and walls are adjusted to meet the requirements of Division 4 of Zoning and Development Bylaw 5300.***
8. Input from the Richmond Fire Department is required regarding emergency fire fighting access. Please indicate the proposed strategy for emergency fire fighting access and in particular to the proposed Unit Type 'B' townhouses at the rear or east portion of the site. Illustrate on the site plan, any proposed emergency fire vehicle set-up areas complete with dimensions according to the requirements and standards of the City of Richmond's Fire Department. Indicate the sweep path (i.e. vehicle overhangs and wheel paths) for the appropriate City of Richmond's emergency fire vehicle(s) to access the site and indicate the location of existing or proposed fire hydrants to ensure that there is a hydrant within 90 m of the entrance into each unit. Ensure that there is coordination with the Richmond Fire Department. ***Fire fighting access will be through the lane and is illustrated on attached diagram.***

#### **Urban Design Comments**

1. Provide a tree survey and an arbourist report regarding the existing site trees. Indicate the exact number and location of all site trees recently removed, currently contemplated for removal or intended for retention on the site plan or landscape plan. Propose appropriate replacement tree planting. Identify the type and location of tree protection fencing or hoarding around existing trees to be retained. Indicate the specific retention/replacement strategy regarding the existing large hedgerow of trees along the east property line. ***A tree survey and arbourist report has been provided.***
2. The applicant is requested to submit an estimated valuation for all recent removed and currently contemplated tree removals, according to the International Society of Arboriculture (I.S.A.) methodology including the landmark fir tree, which was previously removed from the site. The typical City of Richmond approach for compensation regarding tree removals is two (2) replacement trees at a minimum 10 cm (4") in caliper size for each tree removal greater than 15 cm (6") in caliper size. Additional tree replacement compensation is currently being contemplated, given the number, size and quality of existing site trees. Appropriate compensation will be determined once the valuation of removals and the proposed tree replacement strategy has been submitted. ***An estimated valuation for all 19 previous and currently contemplated tree removals has been provided, which totals \$116,409.36. Richmond staff agrees with the applicant that the total number of recent or currently contemplated tree removals is 17 trees. The value of the landmark fir tree recently removed is estimated to be \$34,578.95. The value of 34 replacement trees at a minimum 15 cm or 6 inch caliper size is estimated to be approximately \$34,000.00. The applicant has been requested to provide a total of \$34,000.00 either as replacement trees or cash to be used for tree planting elsewhere or a combination of trees and cash. The applicant has provided approximately \$18,000.00 of tree replacement on the landscape plan and therefore is required to provide \$16,000.00 to the City of Richmond for tree planting elsewhere.***

3. The proposed site plan arrangement crowds the east property line. Ensure that there are no requested setback variances along the east property line. In order to better address the conditions of adjacency with single-family residential dwellings along the east property line, provide additional landscape screening and buffering. Increase the size of proposed hedging material at the time of planting. Submit a cross section centred on the east property line that includes the proposed townhouse in relation to the existing, adjacent single-family residential dwellings. Indicate the height of proposed screening and buffering plant material at the time of planting and ultimately. ***There are no requested setback variances along the east property line. Hedging is provided along the fence. The height of the proposed trees along the backyards will be approximately 5.486 m (18') high.***
4. Provide a series of continuous building elevations around the entire perimeter of the site as well as detailed architectural elevations for each façade of every building with all proposed cladding materials clearly indicated. ***A series of continuous building elevations is provided.***
5. Provide a series of cross sections through the site to illustrate the relationship between the proposed buildings and grades in relation to existing grades and neighbouring buildings around the perimeter of the subject site. Provide appropriate landscape screening around the perimeter of the site and pay special attention to landscape buffering for the adjacent, existing residential development to the north, east and south of the subject site. ***Cross sections through the site to illustrate the relationship between the proposed buildings and grades to the north, east and south of the subject site are shown.***
6. At the discretion of the adjoining residential property owners, the applicant should agree to replace the existing fence(s) around the perimeter of the site with a new 'good neighbour' residential character fence. Provide a detail for all proposed new fence types or trellis structures. ***The existing fence along the east property line will be replaced with a new cedar fence. Details for all new fence types or trellis structures are indicated on the plans.***
7. Consider a pedestrian connection from the proposed laneway on the subject site to the existing multi-family development along the north property line and explore this issue with the appropriate representatives for this property (i.e. real estate manager/strata corporation). ***Pedestrian access will be from No. 2 Road and through the lane. The existing residential development to the north has not provided an agreement permitting pedestrian cross access.***
8. Provide additional tree and shrub planting along the central lane. ***Magnolia trees are planted at the intervals between townhouse buildings with shrubs at the entry of each B unit.***
9. Demonstrate that there is adequate vehicle manoeuvring room for garage access and egress by providing the wheel paths for a passenger vehicle on the site plan. ***There is adequate manoeuvring room for garage access and egress as shown by wheel paths on the site plan.***
10. Consider the provision landscape improvements along the existing laneway that connects the subject site with Danube Road. ***The existing laneway has a large hedge along the east edge of the driveway and does not require additional screening.***
11. The applicant is encouraged to provide small street trees on the City boulevard along No. 2 Road between the back of the existing sidewalk and the property line. Care should be taken to provide appropriate clearance for the existing bus stop, hydro power poles and street light locations. ***Adequate street trees are provided and shown on the landscape plan.***

12. The applicant should consider appropriately scaled project identification. Final support of any proposed signage within the lane right-of-way will be subject to further review by the City of Richmond. ***Project signage will be located along No. 2 Road for all pedestrian traffic.***

#### **Engineering and Public Works Comments**

1. Vehicle access via the lane from Danube Road, but site servicing will be from No 2 Road. ***Acknowledged.***

#### **Transportation & Traffic Comments**

1. The applicant is requested to submit the appropriate documentation for the Public Right of Passage Right-of-Way Agreement for the new decorative bus shelter. Final approval of modifications to the existing bus stop is subject to review by the Richmond Transportation staff. The applicant is also requested to provide a \$6,000.00 cash contribution for the new decorative bus shelter. ***Appropriate documentation for the new bus shelter will be provided, as well as the requested contribution for the bus shelter.***
2. The applicant is requested to make a contribution of \$12,000.00 toward the pedestrian activated overhead amber flasher at No. 2 Road and Colville Road. ***Contribution towards the pedestrian activated overhead amber flasher will be provided as a condition of rezoning adoption.***

#### **Garbage & Recycling Comments**

1. This development qualifies for individual unit refuse and recycling collection provided that adequate service vehicle access can be provided. Submit a drawing with appropriate turning radius (i.e. wheel paths not centre lines) superimposed on the site plan to demonstrate how the vehicles can use the internal private road. If the refuse and/or recycling vehicles encounter manoeuvring problems after the development is completed, the City might require the construction of an enclosure for refuse and/or recycling collection. Alternatively, a paved area on private property adjacent to No. 2 Road for the temporary placement of recycling and refuse containers on collection day is acceptable. Please ensure that space is adequate for the anticipated number of containers. ***Garbage and recycling will be collected individually and a paved area for recycling has been provided at the main pedestrian entry on No. 2 Road for easy collection of recycling. A paved area is provided for gathering of garbage containers at south end of driveway for more convenient collections on pick-up day.***
2. For minimum service vehicle access requirements and other related information please check the City of Richmond, Waste Management Guidelines available on the City website at the following address: [www.city.richmond.bc.ca/recycle](http://www.city.richmond.bc.ca/recycle). ***Minimum service vehicle access requirements were taken into consideration for the design of entry into the site.***

#### **Richmond Advisory Design Panel Comments**

##### **Design Panel Comments**

The following text is taken from the Advisory Design Panel minutes of Wednesday, June 4, 2003 and refers to agenda item #3.

Item 3.

DP 03-233795.

Townhouses designed by Tom Yamamoto Architect Inc. for S-8065 Holdings Ltd.

Site Address: 8360/8380/8420 No. 2 Road.

(Formal Presentation)

The comments of the Panel were as follows:

- It would be advantageous to provide replacement landscape for the proposed tree removal at the end of the lane (i.e. the southeast corner of the site); the benches and the mailbox should be located at the entry; the use of pavers and the site layout were good; a tree could be added along the lane between unit A3 and A4; shrubs could be added along the south side of the driveway for unit A4 and, chimneys could be added to enhance the single-family residential character of the project. ***The applicant proposes a location for the mailbox at entry and benches are placed in the central open area of the amenity space away from traffic noise. An additional tree is located between Unit A3 and A4 on the laneway. A chimney has been incorporated into the south elevation of the Unit B3 at the southeast corner of the site, which is the dominant feature of the project from the laneway to Danube Road.***
- Cst. Powroznik provided written notes, which are attached as Schedule 2 and form a part of these minutes. ***The applicant has complied with all of the security comments including the location of the mailbox, signage and pedestrian walkway connection to No. 2 Road. The lack of windows near the entry of the B Unit on the north property line minimizes the risk of break-ins for this particular unit.***
- The lack of a pedestrian connection to the property on the north side of the subject site was questioned; increased use of decorative paving in the laneway was encouraged; and, stepping stones could be used to provide a pedestrian connection to the existing development north of the subject site. ***The existing residential development to the north has not provided an agreement permitting pedestrian cross access.***
- Concern was expressed regarding the narrow 3 m setback along the rear property line. ***The required setback is 3 m and no variances are requested along this setback line.***
- It was requested that pocket doors be incorporated in the design of washrooms on the main floor. ***The applicant has incorporated pocket doors on the main floor washrooms where possible.***
- The maximizing of floor space and site coverage has resulted in an uncomfortable site plan arrangement which could be improved; it was observed that there was not sufficient space to wash a car in close proximity to each unit and a suggestion was made that a hose bib be placed in the vicinity of the V2 visitor parking stall; the back yards along the east property line were narrow and could promote criminal activity; the facades that contained three (3) different cladding treatments were of concern; and, the asphalt shingles should not be too dark and should be high profile textured shingles. ***The applicant agreed to provide a hose bib for car washing near the V2 visitor parking stall and acknowledged the Panel concerns regarding the proposed cladding, roof colour and texture.***
- It was suggested that the signage be located at the entrance of the laneway from Danube Road. ***Richmond Transportation staff reviewed this request, but approval to place any signage on the boulevard of Danube Road was denied. The applicant proposes a sign at the entrance to the site from the laneway, as well as pedestrian scaled signage along No. 2 Road.***

In response to the comment regarding the cladding materials Mr. Yamamoto clarified that no stucco was proposed on any buildings.

The decision of the Panel, by a vote of six (6) to one (1), was that the project move forward subject to the comments noted.

### **Analysis**

#### Conditions of Adjacency:

This proposed 14 unit townhouse development is screened and buffered from the rear yards of single-family residential dwellings fronting on Delaware Road by an existing hedge along the southern  $\frac{1}{3}$  of the east property line and by a 1.828 m (6 ft.) high new wood fence complete with new hedging along the northern  $\frac{2}{3}$  of the east property line. There is a new single-family detached dwelling on a narrow lot along the south property line of the subject site. The applicant proposes a linear, outdoor, landscape amenity space along the south property line approximately 7 m (22.965 ft.) wide with significant tree and shrub planting to screen and buffer the neighbouring house. There is an older GVHC residential development along the north property line but there are not cross access agreements to permit a pedestrian connection between the existing multi-family development and this newly proposed 14 unit townhouse project. There are single-family houses and duplexes to the west, across No. 2 Road but this proposed development will have the appearance of a small scale townhouse development along the east side of No. 2 Road with minimal anticipated impact on the residential dwellings across No. 2 Road.

#### Urban Design & Site Planning:

While the proposed site planning arrangement tends to crowd the east property line the proposed development conforms to the required 3 m setback along this property line. In addition, the applicant proposes a linear landscape amenity area along the south property line consisting of a pedestrian walkway and entry gate from No. 2 Road, a small children's play area with seating as well as significant tree and shrub planting.

#### Architectural Form & Character:

Staff have no concerns regarding the proposed architectural form and character.

#### Landscape Design:

A large fir tree was removed early in the development process without prior knowledge, or consultation with the City of Richmond. This significant tree represented a neighbourhood landmark, which measured 134.62 cm (53 inches) in trunk diameter and Richmond staff have serious concerns and regrets regarding the loss of this major tree. An estimated valuation for all 19 previous and currently contemplated tree removals has been provided, which totals \$116,409.36. Richmond staff agrees with the applicant that the total number of recent or currently contemplated tree removals is 17 trees. The value of the landmark fir tree recently removed is estimated to be \$34,578.95. The value of 34 replacement trees at a minimum 15 cm or 6 inch caliper size is estimated to be approximately \$34,000.00. The applicant has been requested to provide a total of \$34,000.00 either as replacement trees or cash to be used for tree planting elsewhere or a combination of trees and cash. The applicant has provided approximately \$18,000.00 of tree replacement on the landscape plan and therefore is required to provide \$16,000.00 to the City of Richmond for tree planting elsewhere.

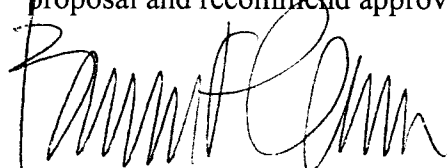


**Variances:**

The applicant has requested one variance to reduce the road setback along No. 2 Road from 6 m (19.685 ft.) to 4.816 m (15.8 ft.) for box window projections on two (2) units and porch projections on eight (8) townhouse units, which front on No. 2 Road. These projections permit a minor jog in the alignment of units along the No. 2 Road streetscape. The development permit guidelines encourage articulation of building facades along road and on this basis Richmond staff supports the requested variance.

**Conclusions**

While Richmond staff does not support the loss of the landmark fir tree the applicant has proposed reasonable tree replacement compensation. Provide that the applicant provides full compensation to the satisfaction of the City of Richmond, then Richmond staff support this proposal and recommend approval.



Brian Guzzi, MCIP, MCSLA  
Planner / Landscape Architect  
(loc. 4393)

BG:ms

The applicant is required to provide the following prior to final Council adoption of the Development Permit:

1. Submit a landscape letter of credit in the amount of \$38,776.00; and
2. Provision of a Public Rights of Passage Right of Way prior to Building Permit for a proposed bus shelter approximately 27 m<sup>2</sup> in area ( $\pm 3$  m by  $\pm 9$  m) located at the back of the existing sidewalk on No. 2 Road between Units A3 and A4 roughly as indicated on the site plan.
3. Provision of a \$16,000.00 cash contribution for tree planting elsewhere in the City of Richmond, in addition to the replacement trees indicated on the landscape plan with an approximated value of \$18,000.00.

## Appendix A: Detailed Assessment of Compliance with Development Permit Guidelines

Criteria and policies for the issuance of Development Permits appear in Schedule 1 of Bylaw 7100, the Official Community Plan, Sub-Section 9.4 Multi-Family Residential Development Permit Guidelines (Townhouses). The relevant Development Permit Guidelines are followed by the applicant response highlighted in '*bold italics*'.

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

#### 9.3. Multiple-Family Residential Development Permit Guidelines (Townhouses)

##### 9.3.1. Fire Access

1. Fire hydrant within 90 m (295 ft.) of the front door of each dwelling and a paved area of width 7.3 m (24 ft.) for fire truck set up within 45 m (150 ft.) of all dwellings. ***Complies.***

##### 9.3.2. Scale and Form

1. Minimum of 75% of dwellings and their private open spaces receive direct sunlight every day of the year. ***Complies.***

##### 9.3.2.A. Neighbourhood Organization

1. Townhouses should be designed in clusters of 25 units or less and defined by publicly accessible open spaces and roadways. ***Complies.***
2. Maximum number of townhouses in a row is six (6) units, increased to eight (8) if adjacent rows are separated by broader open areas. ***Complies.***

##### 9.3.2.B. Scale and Form

1. Where multiple family units adjoin single-family homes, design units with greater setbacks above the ground floor, special landscape measures and/or orientating living areas away from neighbours. ***Complies.***
2. Townhouses to be compatible in scale and form with surrounding area. ***Complies.***
3. Provide a transition between townhouse units and single-family homes by building duplexes along property lines with a minimum spacing of 3 m (9.8 ft.) between each duplex. ***Complies.***
4. Maximum transition height gradient of 26 degrees between townhouse development and property lines. ***Does not comply. To the north are townhouses and to the east and south are single-family houses. The setback on the south is 7.1 m and to the east the proposed development has rear yards next to the other rear yards of the single-family houses.***
5. End units to be one-storey in height where adjoining single-family homes. ***Does not comply. Setback from single-family homes is at least 7 m.***
6. Articulate building façade with projections, recesses, solids and voids, chimneys and multi-paned windows. ***Complies.***
7. Reduce the apparent height of buildings with treatment that avoids sheer blank walls and promotes recognition of individual storeys (eg. use of trim, secondary roof elements, building recesses). ***Complies.***

##### 9.3.3. Streetscapes

1. Vehicle and pedestrian access should be specifically marked or separated from each other and appropriately located. ***Complies.***
2. Individual front doors to grade level units along public streets. ***Complies.***

**9.3.3.A. Pedestrian Pathways**

1. Pathways should be treated with decorative surfaces and landscaped. **Complies.**
2. Orientate windows, entries and balconies on adjacent buildings towards paths to maximize visibility. **Complies.**

**9.3.5.B. Entrances**

1. New developments should promote the provision of individual grade-level entries to units wherever possible. **Complies.**
2. Porches and covered stairs for weather protection at the entry should be at least 2.5 m (8.2ft.) deep and should be designed into the façade, rather than appear 'tacked-on'. **Complies.**
3. Townhouses fronting residential streets should have their main pedestrian entrances on the street side. **Complies.**
4. Incorporate human-scale elements (windows, doors, roof elements, trellises, etc.) into the building façade visible from the street. **Complies.**
5. Main entrances to units should not be adjacent to, or on the same façade as garage doors. **Complies.**

**9.3.5.C. Garages**

1. Garage doors to occupy no more than 60% of the building width as seen from the internal road. **Does not comply. Doors are embellished with windows to improve appearance.**
2. Garage doors to be a maximum width of 4.9 m and max. height of 2.1 m. **Complies.**
3. Incorporate decorative architectural treatments that are complimentary to unit finishes, such as windows on and above garage doors. **Complies. Wood trim is used at garage doors.**

**9.3.8.D. Private Open Space**

1. Townhouse units require a minimum private outdoor space of 37 m<sup>2</sup> (398.3 ft<sup>2</sup>) in area and 9 m (29.5 ft.) in depth, which may be reduced to 5.3 m (17.2 ft.) where adequate privacy screening is provided. **Complies. 39 m<sup>2</sup> (rear units), 42 m<sup>2</sup> (front units).**

**9.3.9.A. Indoor Amenity Space**

1. Provided at a minimum rate of 2 m<sup>2</sup> (6.6 ft<sup>2</sup>) per bedroom and 70 m<sup>2</sup> per development and shall include a multi-purpose facility. **Does not comply. No indoor Amenity Space is provided due to the small scale of the project.**
2. Should be located on the south face of buildings and linked directly to outdoor amenities and public walkways. **Not applicable.**

**9.3.9.B. Outdoor Amenity Space**

1. Provided at a minimum rate of 4 m<sup>2</sup> per bedroom, in addition to indoor amenity space, consolidated in one compact area and located to take advantage of sunlight and natural shelter. **Complies. 224 m<sup>2</sup> is required, 290 m<sup>2</sup> (5.2 m<sup>2</sup> per bedroom) is provided.**
2. Provide barrier-free access to the space and surveillance from adjacent units, and do not locate the space near parking areas or garbage/recycling storage areas. **Complies.**
3. For developments over 20 units in size, provide a minimum of 2.5 m<sup>2</sup> per bedroom (excluding master bedroom) for children's play area, paved with a durable material. **Not applicable.**

**9.3.10. Parking**

1. Resident parking should be in small, defensible open parking lots or should be located in locked, defensible garages screened from view from the road. Visitor parking should be in public view and easily accessible near the main entry. Parking lots should have landscaping to separate every fourth parking space. **Complies.**

**9.3.12. Services**

1. Provision should be made for emergency vehicles, moving vans, and service vehicles. **Complies.**
2. Erect a gated and covered structure to contain residents' garbage and recycling materials, with landscaping to screen it. The enclosure should be in a central location, but away from communal amenity space and designed to complement the unit design. **Complies. Curbside collection paved area at project entrance is provided for blue boxes. Mailboxes are built-in to a covered structure.**

**9.3.13. Security**

1. Developments should provide for both internal unit privacy and passive surveillance of internal roadways and communal amenity areas to enhance safety and security for residents. **Complies.**

**9.3.14. Acoustics**

1. Traffic noise to be screened from residential units in order to maintain a maximum ambient sound level of 35 dBA for indoor spaces and 55 dBA for outdoor private spaces. Where private outdoor space is adjacent to arterial roads, building should be setback 12 m (39.37 ft.) in order to allow space for landscaping, fencing and berming. **Complies**

**9.3.15. Universal Access**

1. Units should be designed to be universally accessible in all multiple family developments, or be adaptable for conversion. **Not applicable. Project too small to have a universally accessible unit.**



**City of Richmond**

6911 No. 3 Road  
Richmond, BC V6Y 2C1

**Development Permit Application**  
Development Applications Department

(604) 276-4000 Fax (604) 276-4052

Please submit this completed form to the Zoning counter located at City Hall. All materials submitted to the City for a *Development Permit Application* become public property, and therefore, available for public inquiry.

Please refer to the attached forms for details on application attachments and non-refundable application fees.

Property Address(es): B360/BA20/  
8380 NO. 2 ROAD

Legal Description(s): LOT 1 & 2 SECT'N 19 BAN RW PLAN 20124  
AND LOT 1 SECT'N 19 BAN RW PLAN 19126

Applicant: S-8065 HOLDINGS LTD.

Correspondence/Calls to be directed to:

Name: TOMIZO YAMAMOTO ARCHITECT INC.

Address: 954 BAYCREST DRIVE  
NORTH VANCOUVER, B.C. V7G 1N8  
Postal Code

Te. No.: 929-8531  
Business

Residence  
929-8591

E-mail

Fax

Property Owner(s) Signature(s): [Signature] | [Signature]  
NICHOLAS POON | HARMEL GAINS  
Please print name  
or  
FOR S-8065 HOLDINGS LTD.

Authorized Agent's Signature: [Signature]  
Attach Letter of Authorization  
Please print name

<b>For Office Use</b>	
Date Received: <u>April 16/03</u>	Application Fee: <u>\$ 3600.00</u>
File No.: <u>03-233795 DP.</u> <small>Only assign if application is complete</small>	Receipt No.: <u>15-0024374</u>

CIR R2 02-215963

ENTERED



**No. DP 03-233795**

To the Holder: S – 8065 HOLDINGS LTD.  
Property Address: 8360, 8380 AND 8420 NO. 2 ROAD  
Address: C/O TOM YAMAMOTO ARCHITECT INC.  
954 BAYCREST DRIVE, VANCOUVER, BC V7G 1N8

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied or supplemented as follows:
  - a) The dimension and siting of buildings and structures on the land shall be generally in accordance with Plan #1 attached hereto.
  - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plans #1 and #2 attached hereto.
  - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plan #2 attached hereto.
  - d) Roads and parking areas shall be paved in accordance with the standards shown on Plans #1 and #2 attached hereto.
  - e) Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
  - f) Subject to Section 692 of the Local Government Act, R.S.B.C., the building shall be constructed generally in accordance with Plans #1 to #4 attached hereto.
4. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder, or should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.

**Development Permit**  
**No. DP 03-233795**

To the Holder: S – 8065 HOLDINGS LTD.  
Property Address: 8360, 8380 AND 8420 NO. 2 ROAD  
Address: C/O TOM YAMAMOTO ARCHITECT INC.  
954 BAYCREST DRIVE, VANCOUVER, BC V7G 1N8

---

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$38,776.00.

5. 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.
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.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF

ISSUED BY THE COUNCIL THE

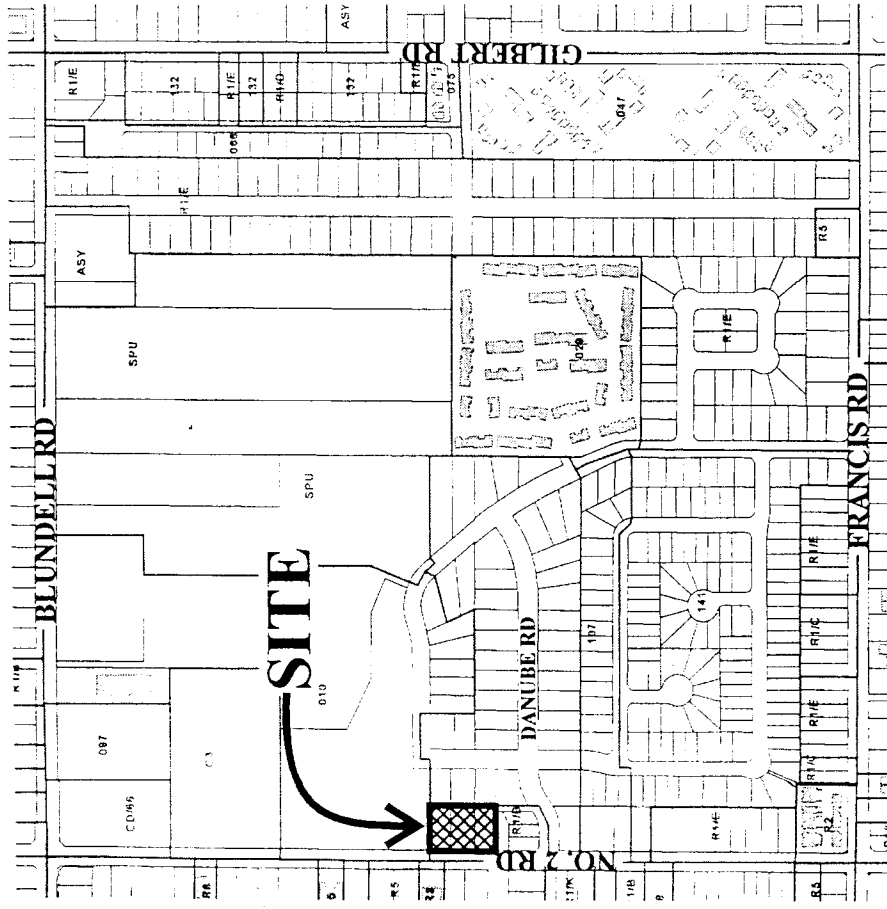
DELIVERED THIS DAY OF

---

MAYOR



# City of Richmond



8335  
24.99

16

24.99

8431  
20.12

8451  
21.09

5980

## NO. 2 RD

82.30  
45.72  
20.12  
36.58

36.62

24.16

36.68

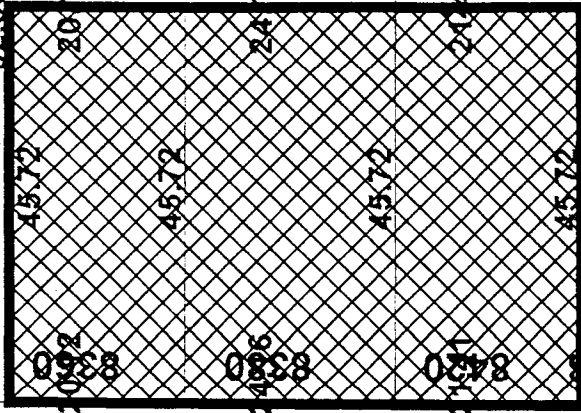
20.12

36.58

14.21  
32.67

6091

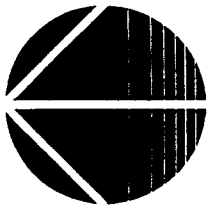
38.51



1260.84

14.00  
12.88

27.06  
30.07  
29.56



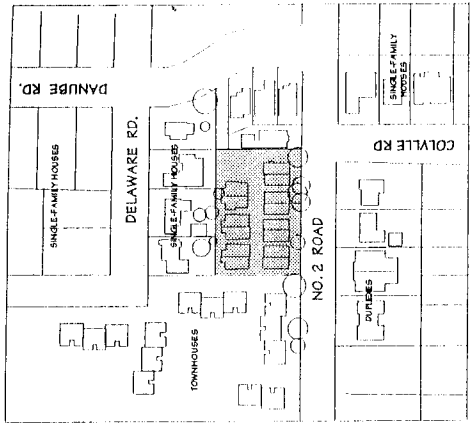
## DP 03-233795 SCHEDULE "A"

Original Date: 04/30/03

Revision Date:

Note: Dimensions are in METRES





**CONTEXT PLAN**  
SCALE: 1" = 100'-0"

DATE	NOV 10 2003
BY	JULIA L. COOPER
CHECKED BY	JULIA L. COOPER
DATE	JUL 30 2003
BY	JULIA L. COOPER
CHECKED BY	JULIA L. COOPER
DATE	JUL 30 2003
BY	JULIA L. COOPER
CHECKED BY	JULIA L. COOPER
DATE	JUL 30 2003
BY	JULIA L. COOPER
CHECKED BY	JULIA L. COOPER

JUL 30 2003

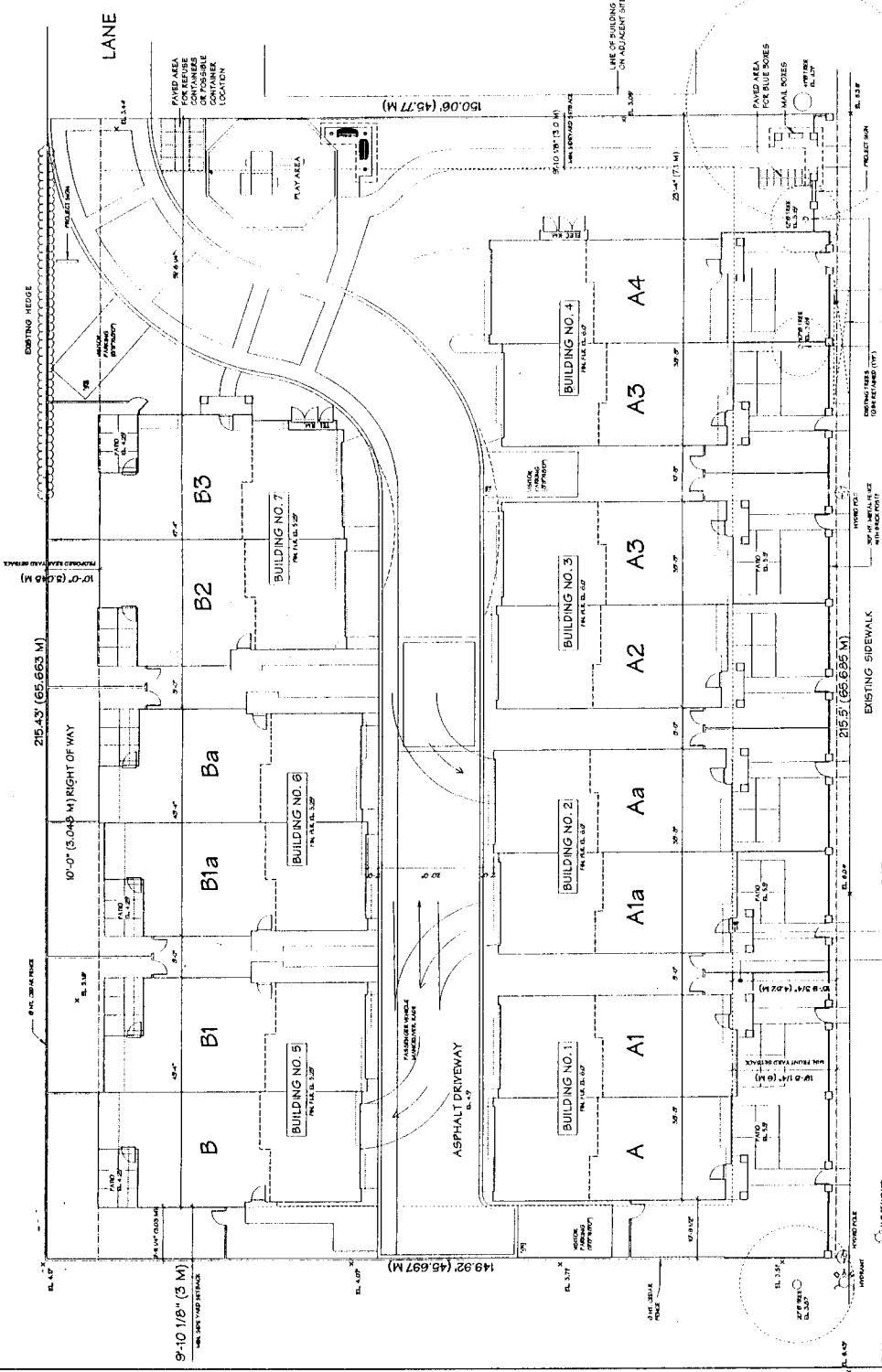
DR 03-233795

#1a

**tomizo yamamoto architect inc.**

1500 2ND AVE. SUITE 200  
ANN ARBOR MI 48106-1500  
PHONE: 734.769.1100  
FAX: 734.769.1101  
WWW.TOMIZOYAMAMOTO.COM

DATE	APR 14 2009
BY	JULIA L. COOPER
CHECKED BY	JULIA L. COOPER
DATE	APR 14 2009
BY	JULIA L. COOPER
CHECKED BY	JULIA L. COOPER



**SITE PLAN**  
SCALE: 1" = 10'-0"

MAX 3'-11" (1.2 M)  
PORCH PROJECTION

MAX 1'-0" (0.3 M)  
BAY/BOX WINDOW PROJECTION

**STATISTICS:**

CIVIC ADDRESS:	1500 2ND AVE. SUITE 200
LEGAL DESCRIPTION:	LOTS 1 & 2, PLAN 20784 AND LOT 1, PLAN 2866 ALL OF SECTION 28, T4N 26N, N 40E
ZONING:	CO-23
SITE AREA:	32,370 SQ.FT. (3,002.3 SQ.M.)
MAXIMUM FLOOR AREA RATIO: 0.6	
MAX ALLOWED:	32,370 SQ.FT. (3,002.3 SQ.M.)
MAXIMUM SITE COVERAGE: 40%	
MAX ALLOWED:	12,927 SQ.FT. (1,207 SQ.M.)
PROPOSED:	401

**PARKING:**

REQUIRED:	12 SPACES PER UNIT	21 SPACES
PROVIDED:	14 UNITS X 2 CAR GARAGE	28 SPACES
	OPEN PUBLIC PARKING	31 SPACES
TOTAL:		59 SPACES

**PROPOSED FLOOR AREA:**

UNIT	FLOOR AREA	COVERED PORCH
UNIT A1A1	1292.3 SQ.FT.	28.3 SQ.FT.
UNIT A2A3	1242.1 SQ.FT.	29.3 SQ.FT.
UNIT A4	1242.1 SQ.FT.	29.3 SQ.FT.
UNIT B1A/B1B	1488.7 SQ.FT.	3.0 SQ.FT.
UNIT B2	1488.7 SQ.FT.	3.0 SQ.FT.
UNIT B3	1488.7 SQ.FT.	3.0 SQ.FT.
RELAIEVE ROOM	21.5 SQ.FT.	2.0 SQ.FT.
TOTAL	2093.2 SQ.FT.	28.7 SQ.FT.

AMENITY AREA:	96,895 + 43 SQ.FT.
REQUIRED:	2,411 SQ.FT.
PROVIDED:	3,159 SQ.FT.

19380.4 SQ.FT.

JUL 29 2003

DP 03- 2337 95

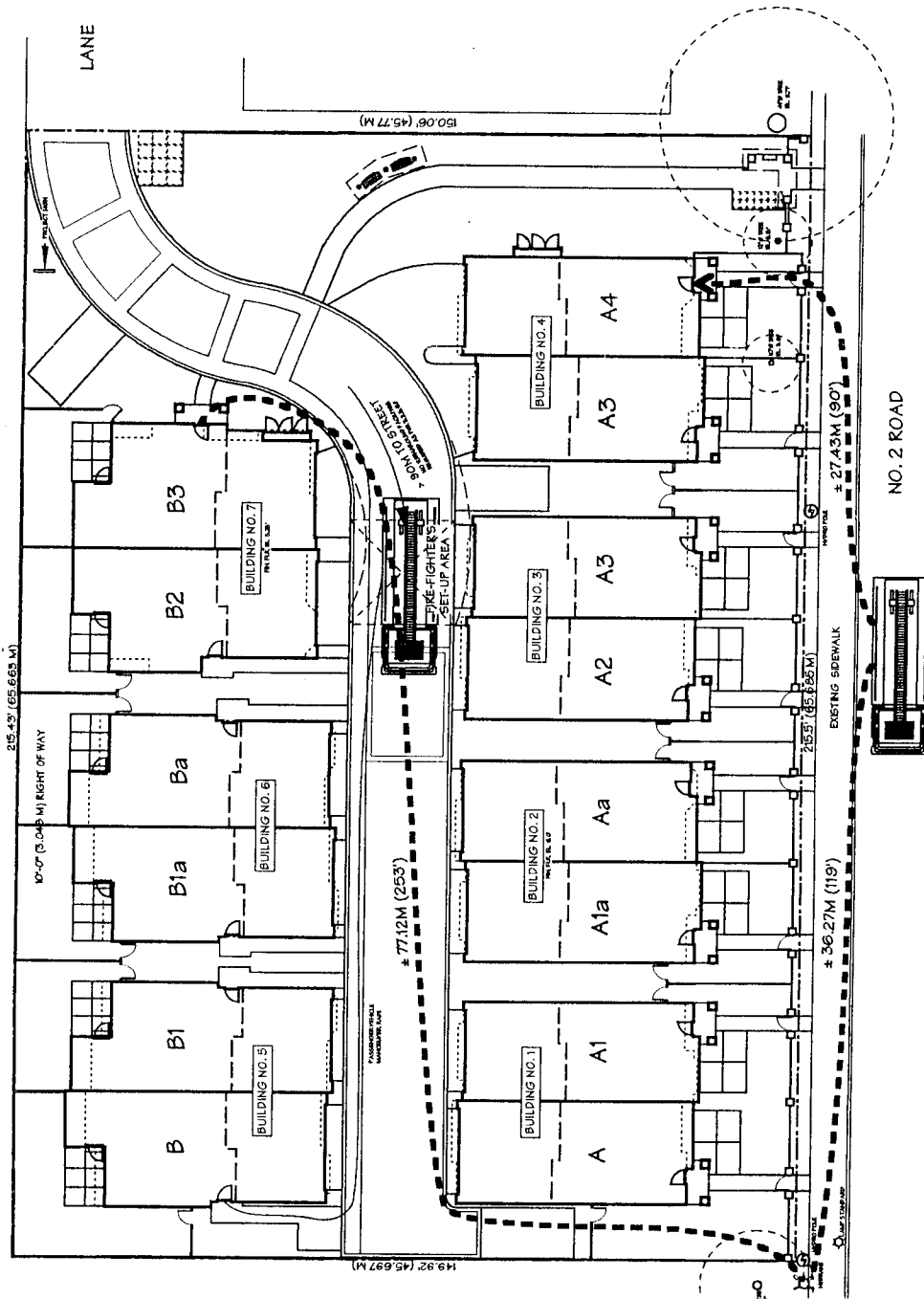
#16.


tomizo yamamoto architect inc.  
954 Baycrest Drive, North Vancouver  
B.C. V7G 1N8 Tel. 929-8531 Fax. 929-8591  
E-mail: tyarch@shaw.ca

Townhouse Development - FIRE FIGHTING DIAGRAM  
8380 No. 2 Road, Richmond, B.C.

July 9, 2003

0212



 FIRE FIGHTING PLAN  
SCALE: 1" = 30'-0"

JULY 30, 20

LANE DP 03-233795

# 2A.

DATE: 7/30/20  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO: [Number]  
 SHEET NO: [Number]  
 REVISIONS / ISSUES

**ITO**  
 & ASSOCIATES  
 Landscape Architects  
 3180 Hunt Street  
 Richmond, BC V7E 2L4  
 Phone: (604) 273-2923  
 Email: towar@ito.ca

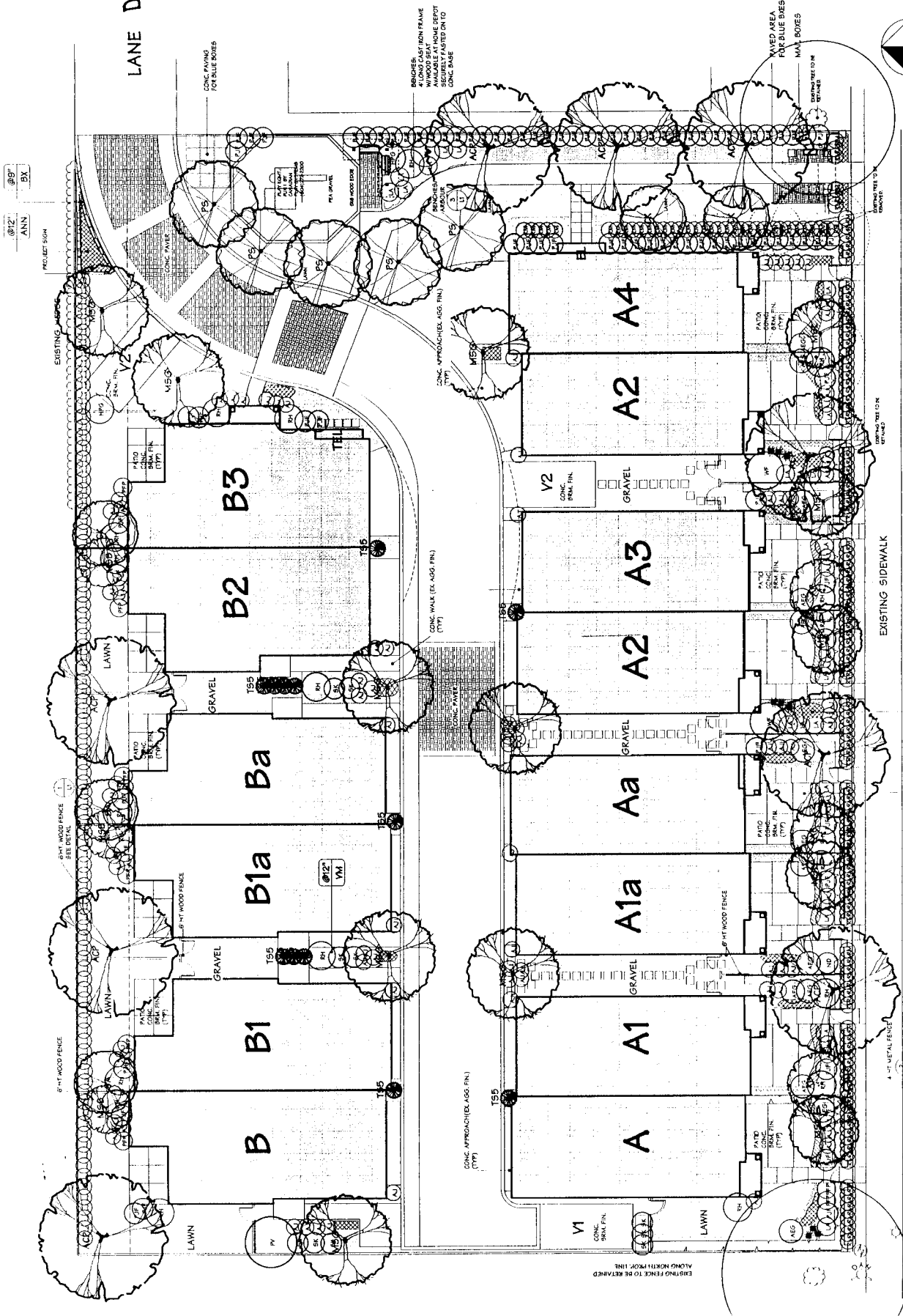
PROPOSED  
 14 UNITS TOWNHOUSE  
 DEVELOPMENT

8000300/0400 NO. 2 ROAD,  
 RICHMOND

Drawing Title:  
 LANDSCAPE PLAN

Scale:	1" = 10'
Sheet:	14
Checked:	TI
Drawn:	APRIL 03/2008
Job:	03L13
Sheet:	

L1  
 of 2



NO. 2 ROAD

EXISTING SIDEWALK

6" HT WOOD FENCE

6" HT WOOD FENCE

6" HT WOOD FENCE

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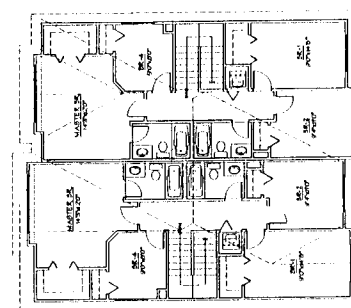
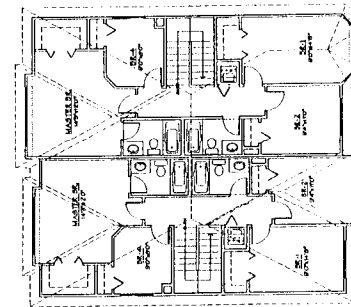
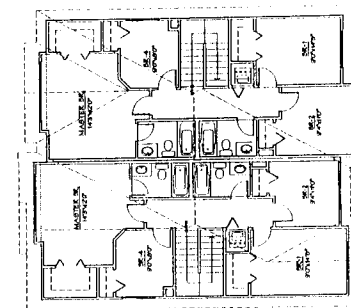
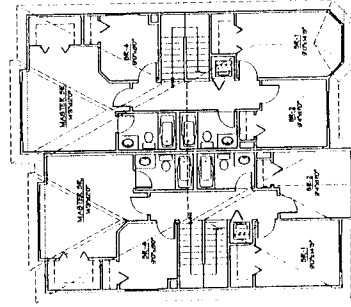
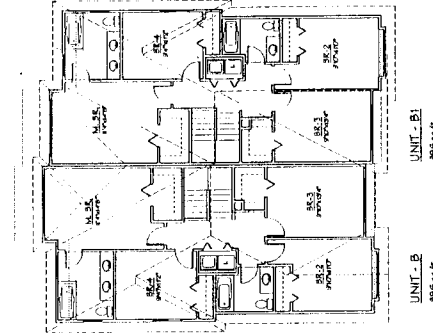
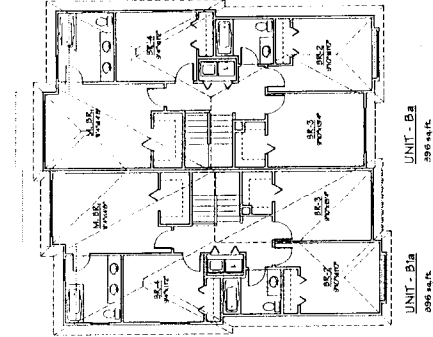
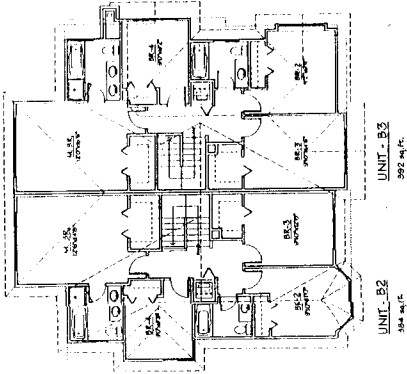




JUL 29 2003

DP 03- 23 37 95

#36.



DATE	DESCRIPTION
APR 15 2003	ISSUE FOR PERMITS
MAY 15 2003	REVISION 01
JUL 29 2003	REVISION 02

PROJECT: TOWNHOUSE DEVELOPMENT  
 ADDRESS: 12345 RICHMOND  
 ARCHITECT: tomizo yamamoto architect inc.

SCALE: 1/8" = 1'-0"  
 DATE: APR 14 2003  
 DRAWING TITLE: SECOND FLOOR PLAN

NO.	DATE	BY	CHKD.
1			
2			

JUL 29 2003

DP 03-233795

#4a.

NO.	DATE	REVISIONS

CONSULTANT

PROJECT

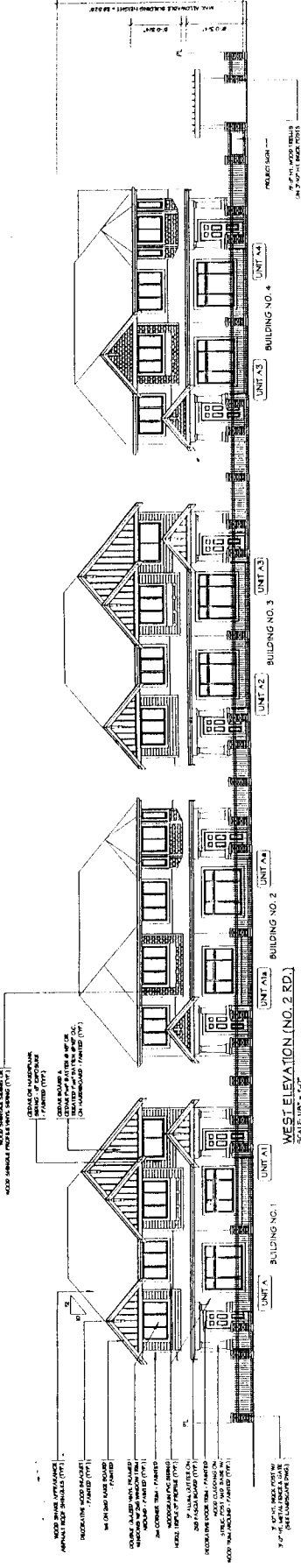
TOWNHOUSE DEVELOPMENT

800 NO. 2 ROAD, ROMANO

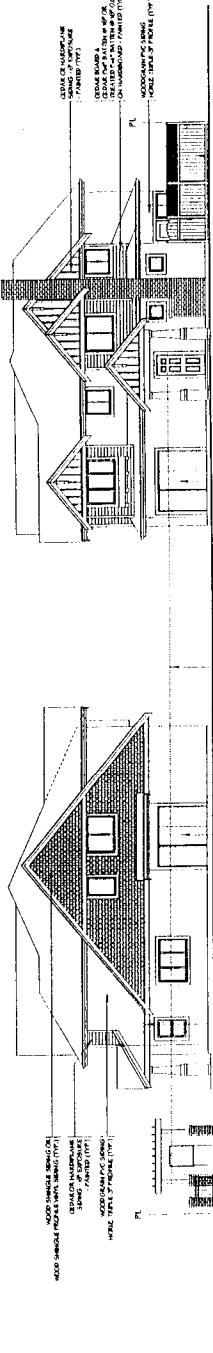
tomizo  
yamamoto  
architect inc.

DATE: APRIL 2003  
DRAWING TITLE: ELEVATIONS

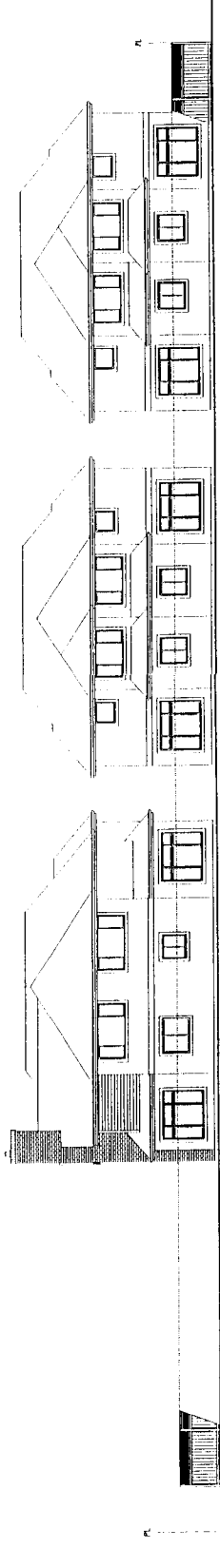
SHEET NO.	A04	OF 5
DATE	APRIL 2003	
PROJECT		
DRAWING NO.		



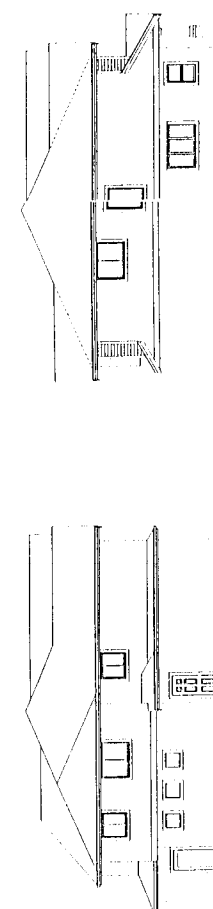
WEST ELEVATION (NO. 2 RD.)  
SCALE 1/8" = 1'-0"



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



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



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

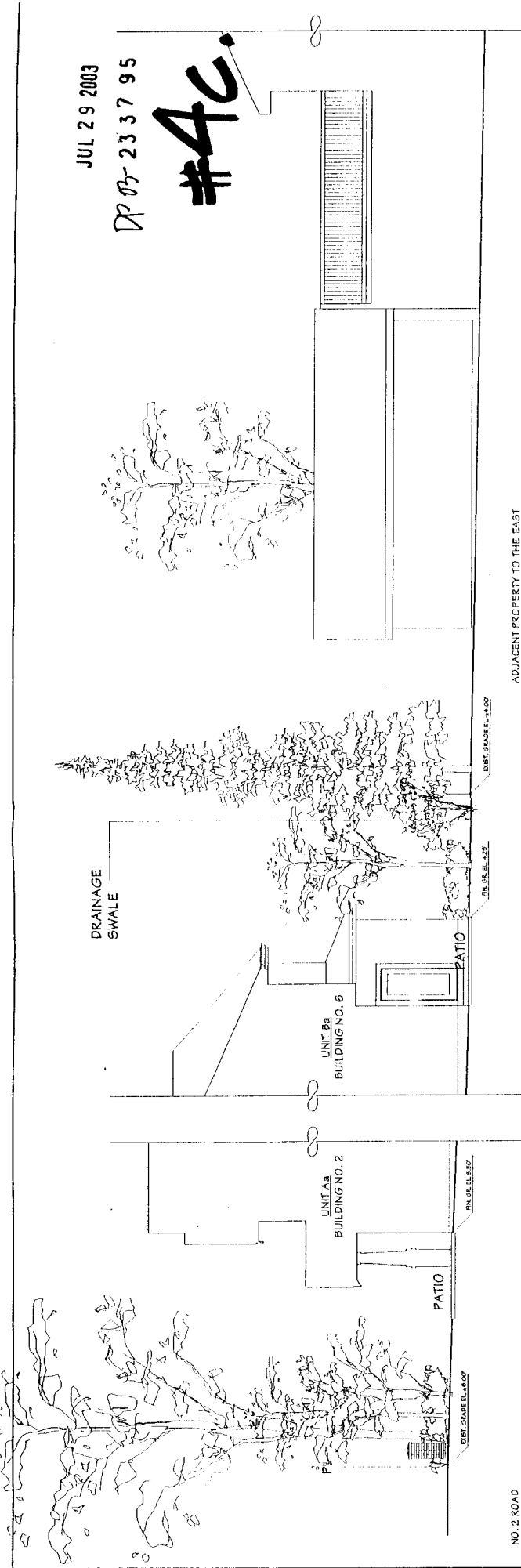




JUL 29 2003

DP 03-233795

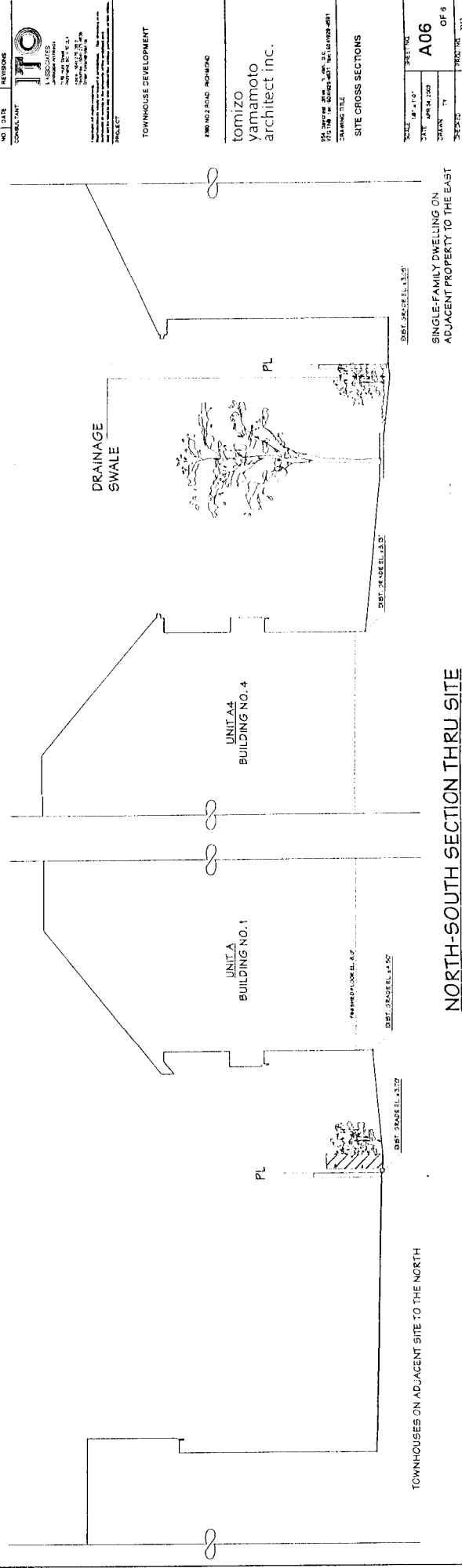
#4c



NO. 2 ROAD

ADJACENT PROPERTY TO THE EAST

EAST - WEST SECTION THRU SITE



TOWNHOUSES ON ADJACENT SITE TO THE NORTH

NORTH-SOUTH SECTION THRU SITE

SINGLE-FAMILY DWELLING ON ADJACENT PROPERTY TO THE EAST

LAST REVISED: 05/06/03 BY: JAC/STW  
 NO. DATE REVISIONS  
 CONSULTANT: **tomizo**  
 ASSOCIATES  
 1000 W. 10TH AVENUE  
 SUITE 200  
 DENVER, CO 80202  
 PHONE: 303.733.1111  
 FAX: 303.733.1112  
 WWW.TOMIZO.COM  
 PROJECT: TOWNHOUSE DEVELOPMENT

TOWNHOUSE DEVELOPMENT

1000 W. 10TH AVENUE, SUITE 200, DENVER, CO 80202

tomizo  
yamamoto  
architect inc.

1000 W. 10TH AVENUE, SUITE 200, DENVER, CO 80202  
DRAWING TITLE: SITE CROSS SECTIONS

TITLE: A06  
 DATE: 07/29/03  
 SHEET: 5  
 OF 5  
 PROJECT: 03-233795