



**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:** October 3, 2005  
**File:** DP 04-278285  
**Re:** **Application by Five and Steveston Development Ltd. for a Development Permit  
at 11511 Steveston Highway**

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**Staff Recommendation**

That a Development Permit be issued which would:

1. Permit the construction of 27 townhouse units at 11511 Steveston Highway on a site zoned "Townhouse District (R2 – 0.6)"; and
2. Vary the Zoning & Development Bylaw No. 5300 to reduce the front yard setback from 6 m to 1 m for a mailbox and recycling cart enclosure.

Holger Burke  
Acting Director of Development

SB/WC:blg  
Att.

## **Staff Report**

### **Origin**

Five and Steveston Development Ltd., has applied to the City of Richmond for permission to develop 27 townhouse dwelling units at 11511 Steveston Highway (formerly 11511, 11551, 11571 and 11591 Steveston Highway) in the form of six (6) two-storey duplex buildings, one (1) two-storey single unit dwelling, one (1) two-storey fourplex, and two (2) two to three-storey fourplexes. The site has been rezoned to “Townhouse District (R2 – 0.6)” from “Single Family Housing District, Subdivision Area E (R1/E)” as part of rezoning application (RZ 03-232158).

### **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 site is located in the Shellmont neighbourhood as well as the Ironwood sub-area plan. Development surrounding the subject site is as follows:

- to the north, is a lane which accesses the single-family homes on Seahurst Road;
- to the east, is a newer and an older single-family home, further east are some single-family lots which are subject to a rezoning application (RZ 04-272331) that would rezone them to permit townhouse uses;
- to the south, across Steveston Highway, is the Ironwood Shopping Centre; and
- to the west, are existing single-family homes, which are subject to a rezoning application for a similar townhouse development.

### **Rezoning and Public Hearing Results**

The rezoning application for this development (RZ 03-232158) underwent an extensive public review process (including two Public Hearings, two Public Information meetings, and a Public Open House). Initially, the proposal involved fewer lots and fewer units as well as access through the existing rear lane. Through the public discussions, the proposal has been revised significantly in order to address the public’s concerns about the use of the rear lane. The current proposal includes no rear lane access, with all access to the site off of Steveston Highway.

### **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 (OCP) and is generally in compliance with the “Townhouse District (R2-0.6)” except for the zoning 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 reduce the front yard setback from 6 m to 1 m for a mailbox and recycling cart enclosure.

*(Staff supports the proposed variance as it applies only to a 10.9 m<sup>2</sup> (117.25 ft<sup>2</sup>) enclosure with a roof for site signage, mailboxes and recycling carts. The proposed structure is integrated into the landscape design and provides project identification. The setback from Steveston Highway for the three (3) streetscape residential buildings is 11 m which exceeds the minimum requirement of 6 m).*

**Advisory Design Panel Comments**

The Advisory Design Panel reviewed this application at their meeting on December 8, 2004. They gave their support to this application, subject to the applicant resolving a number of design and landscape issues. The applicant has revised their plans to address these issues, to the satisfaction of City staff.

**Analysis**Conditions of Adjacency:

- The proposed, height, siting and orientation of the buildings respect the massing of the surrounding existing residential development;
- A two-storey building height is proposed along all the site edges to mimic a single-family interface. The proposed three-storey units are limited to the units adjacent to the site driveway from Steveston Highway; and
- The proposed development does not have any direct access to the rear lane as determined through the public consultation process. In addition, the proposed rear yard setback exceeds the minimum Zoning Bylaw requirement.

Site Planning and Urban Design:

- Vehicle access to the development will be through a driveway off of Steveston Highway. A cross-access agreement at each end of the East-West internal roadway was required as a condition of rezoning;
- Parking will be provided at a rate of two (2) parking spaces per dwelling unit, in keeping with that required by the Zoning Bylaw. Seven (7) visitor parking stalls for use by the complex are provided which exceeds the Zoning Bylaw requirements. An additional 10 parking spaces are available on individual unit driveway aprons;
- A combined site sign and recycling enclosure is provided along the Steveston Highway frontage. As described previously a setback variance is required for this structure. Private garbage collection will be required;
- Cash-in-lieu for indoor amenity space was provided as part of the site rezoning; and
- Passive surveillance opportunities are presented through the siting of the building and the relationship between the indoor spaces and the outdoor areas to meet safety and crime prevention objectives.

Architectural Form and Character:

- The building forms are well articulated with a variety of building types proposed to enhance the visual interest of the proposed development; and

- The proposed building materials (Hardi-plank siding and asphalt shingle roofing) are generally consistent with the Official Community Plan (OCP) Guidelines.

#### Landscape Design:

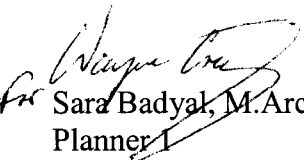
- The landscape plan will integrate well with the existing Steveston Highway streetscape;
- A landscape berm consisting of a combination of trees and ground cover in proposed along the Steveston Highway frontage in keeping with the Ironwood Sub-Area Plan;
- A 1.8 m (6 ft.) high solid fence is proposed along the West, East and North property line with a 1.0 m (3 ft.) fence being provided to separate individual yards;
- A centrally located outdoor amenity area complete with children play equipment and a seating area is provided in accordance with the OCP guidelines; and
- None of the existing trees on site are being preserved as part of the proposed development. The proposed landscape plan includes approximately 96 replacement trees, excluding evergreen hedges, a number of which are specimen size trees.

#### General

- An adaptive floor plan for the potential conversion of eight (8) type "A" units is included in the drawing package. Additional wall framing will be provided in these units to allow for future grab bar installation.

#### **Conclusions**

The applicant has satisfactorily addressed issues that were identified through the rezoning process, as well as staff 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.

  
for Sara Badyal, M.Arch.  
Planner 1  
(Local 4282)

SB/WC:blg

Prior to forwarding this application to Council for approval the following condition has to be met:

- Receipt of a Letter of Credit for landscaping in the amount of \$95,673.

Then, the following conditions are required prior to issuance of a Building Permit:

- Provide a construction parking and traffic management plan, including: location for parking for services, deliveries, workers, loading, application for request for any lane closures (including dates, times, and duration), and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570; and
- The developer is to enter into two (2) separate City standard Servicing Agreements to design and construct:
  - Storm sewer upgrade along the north side of Steveston Highway, from the high point to the west, east to No. 5 Road; and
  - Steveston Highway frontage improvements as per the design guidelines in the sub-area Official Community Plan (OCP) (Bylaw 7100 Schedule 2.8A). The works shall include, but are not limited to, removing the existing sidewalk, and creating a 2.3 m grass and treed (Pin Oaks) boulevard, adjust/add davit arm street lights on Steveston Highway as required to better align with the works done at Ironwood, and adding a 1.5 m concrete sidewalk at the property line.



## City of Richmond

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

## Development Application Data Sheet

Development Applications Department

DP 04-278285

Attachment 1

Address: 11511 Steveston Highway (formerly 11511, 11551, 11571, and 11591 Steveston Highway)

Applicant: Five and Steveston Development Ltd. Owner: Same

Planning Area(s): Shellmont Area, Ironwood Sub-Area

Floor Area Gross: 4,444 m<sup>2</sup> Floor Area Net: 3,377 m<sup>2</sup>

	Existing	Proposed
Site Area:	5,632.6 m <sup>2</sup>	No Change
Land Uses:	Single-Family Residential	Multi-Family Residential
OCP Designation:	Residential	No Change
Zoning:	Formerly (R1/E)	Existing (R2-0.6)
Number of Units:	Formerly 4 homes	27 units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.6	None Permitted
Lot Coverage – Building:	Max. 40%	39.9%	None
Lot Size:	Min. 1050 m <sup>2</sup>	5,632.6 m <sup>2</sup>	None
Setback – Front Yard:	Min. 6 m	11 m and 1 m	Variance for recycling/mailbox enclosure
Setback – Side Yards:	Min. 3 m	3 m	None
Setback – Rear Yards:	Min. 3 m	3 m	None
Height (m):	11 m & 3 storey	11 m & 3 storey	None
Off-street Parking Spaces – Regular/Visitor:	54 and 6	54 and 7 (an addition 10 visitor stalls are provided on garage aprons)	None
Off-street Parking Spaces – Accessible:	1	1	None
Off-street Parking Spaces – Total:	60	61	None
Amenity Space – Indoor:	Min. 70 m <sup>2</sup>	Cash-in-lieu	None
Amenity Space – Outdoor:	162 m <sup>2</sup>	297 m <sup>2</sup>	None

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

Wednesday, December 08 – 4:00 p.m.  
Rm. M.1.003  
Richmond City Hall

2. Townhouses

*Tomizo Yamamoto Architect*  
11511-11591 Steveston Highway  
(Formal)

DP 04-278285

Ms. Kimberly Needham, Planner, provided written staff comments on the project, a copy of which is attached as Schedule 1 and forms a part of these minutes. Ms. Needham noted an outstanding concern of staff that the building frontages should be articulated and stepped in so that the interior drive did not appear to be a wall of garages. ***Units have been staggered, garage doors have transom windows and are varied in style and colour to break up facades.***

The comments of the Panel were as follows:

- the provision of adaptable units was appreciated.
- some of the temporary visitor parking spots appear awkward. ***The temporary parking opportunities are not required, as the visitor and resident parking requirement has been satisfied on the site. These areas have been provided in addition to resident and visitor parking and have been designed to function well. They have been provided to reduce the possibility of parking along neighbourhood side streets.***
- the temporary visitor parking was of concern. The mailbox area should be exposed and well lit.
- the gateway entrance was liked. The recycling carts area was not in a good location and should be relocated. The play area should be fenced in. Conifer trees should be used in the play area and the oak tree relocated to the recessed area closer to the play area to provide shade. The back side of the masonry planter should also be planted in order to provide a better view from the inside. The pavers were nicely done. ***The recycling carts enclosure is located at the driveway entry from Steveston Highway. Due to the requirement for a landscape berm, there are only two possible locations; the driveway entry and the amenity area. A 0.9 m fence will be provided around the children's play area.***

It was moved and seconded

***That DP 04-278285 moved forward subject to the incorporation of the Panel's comments.***

**CARRIED**



**City of Richmond**  
Urban Development Division

**Development Permit**

**No. DP 04-278285**

To the Holder: FIVE AND STEVESTON DEVELOPMENT LTD.

Property Address: 11511 STEVESTON HIGHWAY

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

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied to reduce the front yard setback from 6 m to 1 m for a mailbox and recycling cart enclosure.
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, including any necessary off-site serving upgrades.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$95,673. 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 04-278285

To the Holder: FIVE AND STEVESTON DEVELOPMENT LTD.

Property Address: 11511 STEVESTON HIGHWAY

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

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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

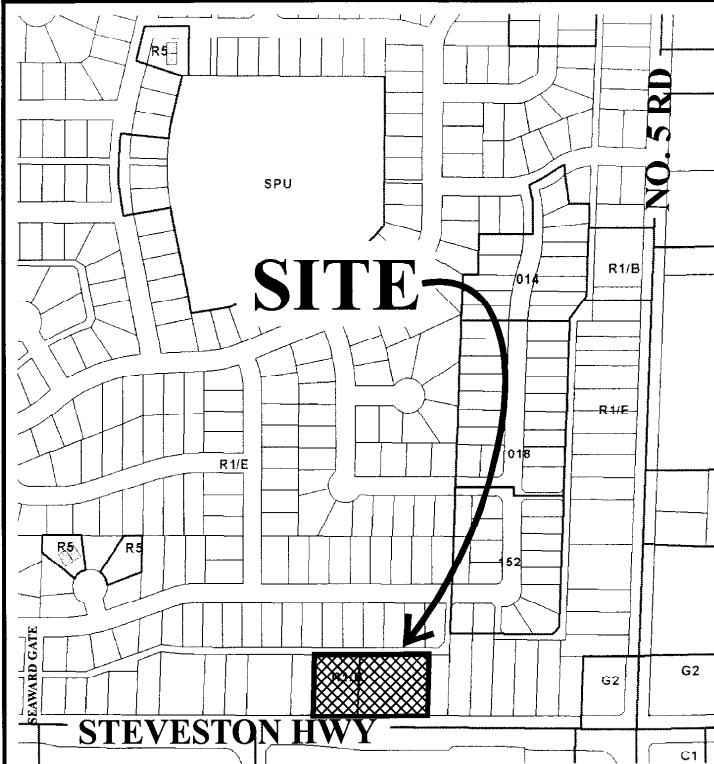
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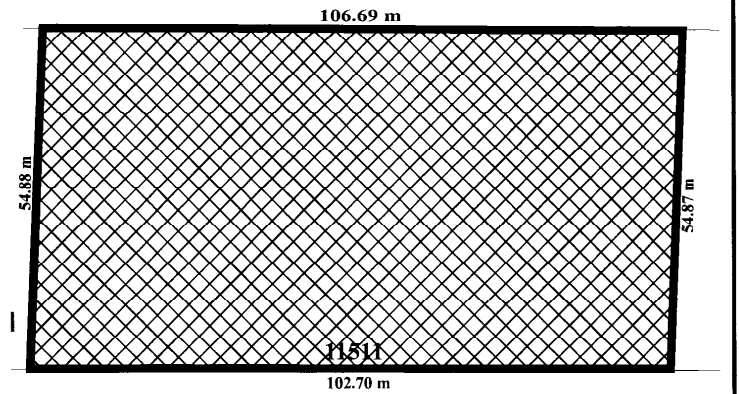
MAYOR



# City of Richmond



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**STEVESTON HWY**

11688

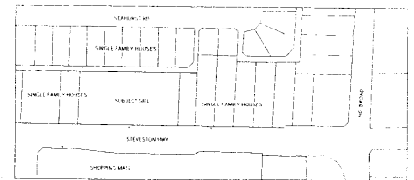
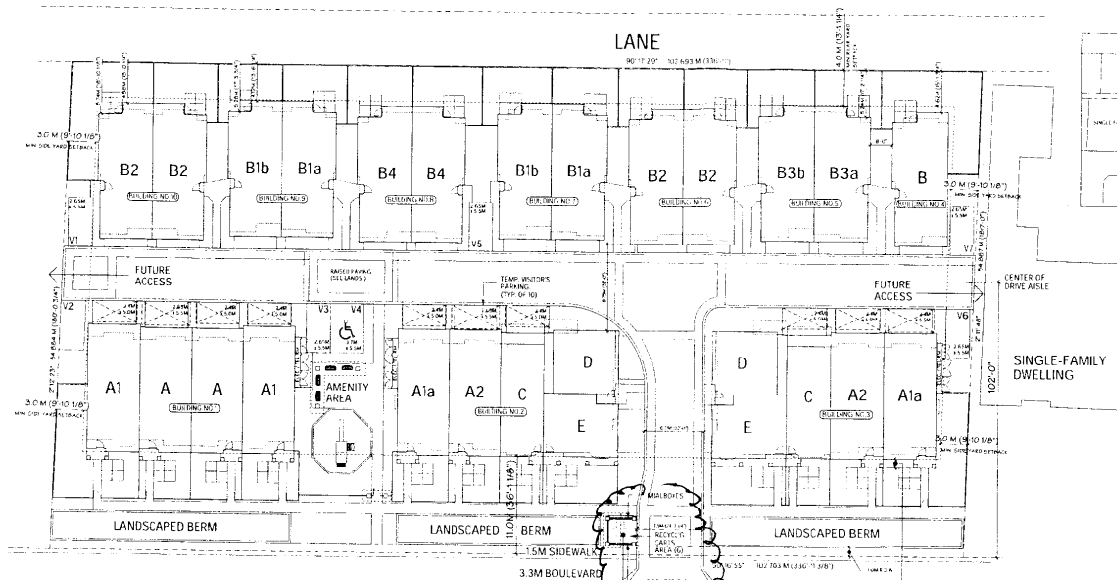


DP 04-278285  
SCHEDULE "A"

Original Date: 10/05/04

Revision Date: 09/26/05

Note: Dimensions are in METRES



NO.	DATE	REVISION
1	10/26/05	1. INITIAL DESIGN
2	11/01/05	2. REVISED DESIGN
3	11/01/05	3. REVISED DESIGN
4	11/01/05	4. REVISED DESIGN
5	11/01/05	5. REVISED DESIGN
6	11/01/05	6. REVISED DESIGN
7	11/01/05	7. REVISED DESIGN
8	11/01/05	8. REVISED DESIGN
9	11/01/05	9. REVISED DESIGN
10	11/01/05	10. REVISED DESIGN



STEVESTON HWY.

F.A.R. :  
MAX ALLOWED FLOOR AREA  
60,628 SQ.FT. x 0.60 = 36,376.8 SQ.FT.

PROPOSED FLOOR AREA :

UNIT A (3 BRS-DEN)	1218sq.ft.	x	2units	=	2436sq.ft.	385sq.ft.	333sq.ft.
UNIT A1 (3 BRS-DEN)	1239sq.ft.	x	2unit	=	2478sq.ft.	394sq.ft.	333sq.ft.
UNIT A2 (3 BRS-DEN)	1223sq.ft.	x	2unit	=	2446sq.ft.	394sq.ft.	333sq.ft.
UNIT B (3 BRS-DEN)	1229sq.ft.	x	2unit	=	2458sq.ft.	394sq.ft.	333sq.ft.
UNIT B1a (3 BRS-DEN)	1424sq.ft.	x	1unit	=	1424sq.ft.	355sq.ft.	
UNIT B1b (3 BRS-DEN)	1431sq.ft.	x	2units	=	2862sq.ft.	355sq.ft.	
UNIT B2 (3 BRS-DEN)	1412sq.ft.	x	2unit	=	2824sq.ft.	355sq.ft.	
UNIT B3a (3 BRS-DEN)	1422sq.ft.	x	4unit	=	5688sq.ft.	355sq.ft.	
UNIT B3b (3 BRS-DEN)	1412sq.ft.	x	1unit	=	1412sq.ft.	355sq.ft.	
UNIT B4 (4 BRS)	1412sq.ft.	x	1unit	=	1412sq.ft.	355sq.ft.	
UNIT C (3 BRS)	1275sq.ft.	x	2units	=	2550sq.ft.	355sq.ft.	
UNIT D (3 BRS)	1310sq.ft.	x	2unit	=	2620sq.ft.	439sq.ft.	23sq.ft.
UNIT E (3 BRS)	1313sq.ft.	x	2unit	=	2626sq.ft.	428sq.ft.	94sq.ft.
TOTAL	(FAR: 0.59)		27units	=	36299sq.ft.	10907sq.ft.	498sq.ft.
ELEC. ROOMS (EXCLUDED)	43sq.ft.	x	3closets	=	129sq.ft.		

PARKING:

REQUIRED	2.0 SPACES x 27 UNITS =	54SPACES (RESIDENTS)
PROVIDED	0.2 SPACES x 27 UNITS =	5.4SPACES (VISITORS)
	27 UNITS x 2 CAR GARAGE =	54SPACES
	VISITOR PARKING SPACES =	75SPACES
	TOTAL	61SPACES

ADDITIONAL 10 TEMPORARY VISITOR'S PARKING SPACES PROVIDED

AMENITY AREA:

REQUIRED	27 UNITS x 64.584 SQ.FT.(6 SQ.M.) =	1,744SQ.FT.
PROVIDED		3,200SQ.FT.

STATISTICS:

CIVIC ADDRESS : 11511 STEVESTON HWY.  
LEGAL DESCRIPTION : PARCEL C PLAN LMP54146, LOTS 394 AND 395 PLAN 43716 AND LOT B PLAN B6247, ALL OF SECTION 36 NORTH RAGE 6 WEST NEW WEST, DISTRICT R2-0.6  
ZONING : R2-0.6  
SITE AREA : 60,628 SQ.FT. (5,632.6 SQ.M.)  
F.S.R. :  
MAX. ALLOWED FLOOR AREA : 60,628 SQ.FT. x 0.6 = 36,376.8 SQ.FT.  
SITE COVERAGE : 40%  
MAX ALLOWED : 60,628 SQ.FT. x 40% = 24,251.2 SQ.FT.  
PROPOSED : 24,245 SQ.FT. (39.9%)

TOWNHOUSE DEVELOPMENT

11511 STEVESTON HWY. RICHMOND B.C.

tomizo  
yamamoto  
architect inc.

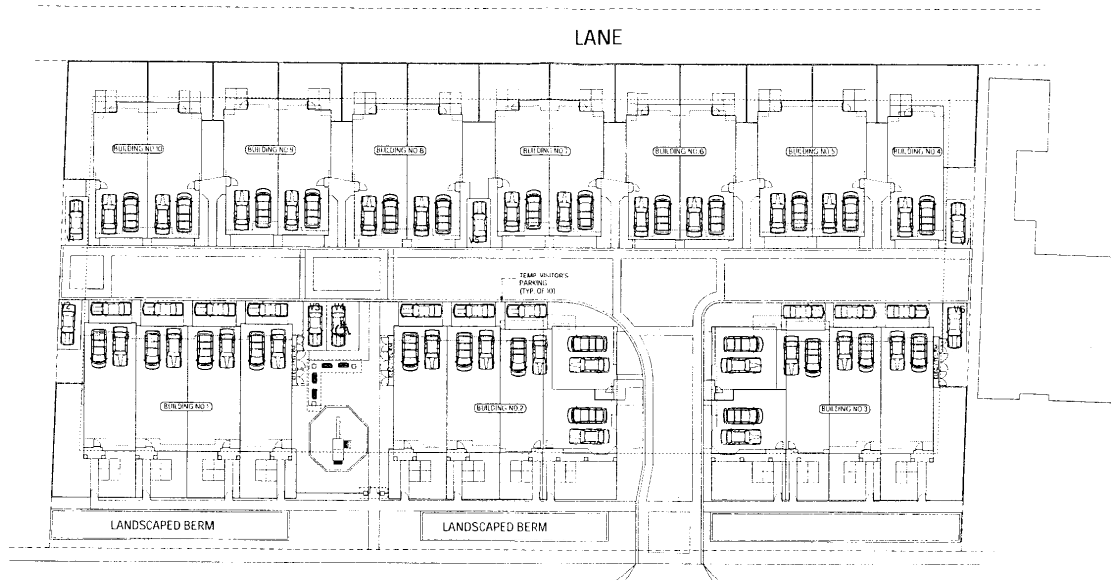
DRAWING TITLE

SITE PLAN  
STATISTICS

SCALE	1/8" = 1'-0"	SHEET NO.	A1
DATE	OCT 26, 2005	DATE	
DRAWN	TY	BY	
CHECKED		DATE	

OCT 26 2005 DP 04 - 278285  
PLAN # 1

of 8



# PARKING:

REQUIRED:	2.0 SPACES x 27 UNITS =	54 SPACES (RESIDENTS)
	0.2 SPACES x 27 UNITS =	5.4 SPACES (VISITORS)
PROVIDED:	27 UNITS x 2 CAR GARAGE =	54 SPACES
	VISITOR PARKING SPACES =	75 SPACES
	TOTAL	61 SPACES

ADDITIONAL 10 TEMPORARY VISITOR'S PARKING SPACES PROVIDED



## SITE PLAN - PARKING LAYOUT

SCALE: 1" = 10'

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96	10/11/11	10/11/11	10/11/11
97	10/11/11	10/11/11	10/11/11
98	10/11/11	10/11/11	10/11/11
99	10/11/11	10/11/11	10/11/11
100	10/11/11	10/11/11	10/11/11

TOWNHOUSE DEVELOPMENT

10/11/11 STEVESTON HIGHWAY

tomizo  
yamamoto  
architect inc.

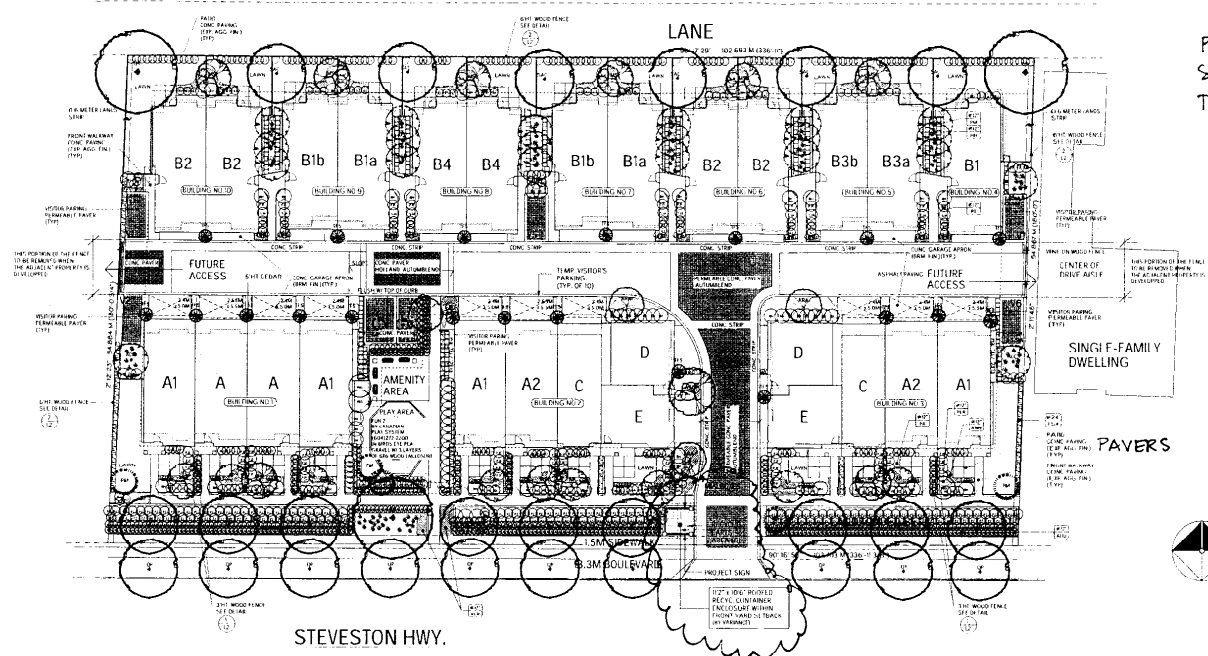
10/11/11 STEVESTON HIGHWAY

PARKING LAYOUT  
SITE PLAN

OCT 26 2005

DP 04 - 278285  
PLAN # 2

SCALE	1" = 10'	SHEET NO.	A2
DATE	JULY 2005	of 8	
DRAWN	TY		
CHECKED			

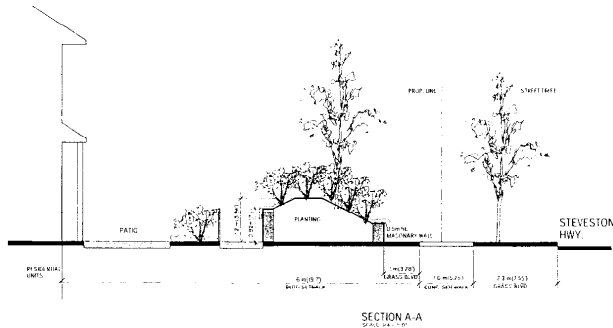


PERMANENT IRRIGATION  
SYSTEM FOR LANDSCAPING  
TO BE PROVIDED

TOPOGRAPHY  
1:500  
LANDSCAPE ARCHITECTURE  
1:500  
SITE PLAN  
1:500  
GENERAL NOTES  
1:500  
PAVERS  
1:500  
SINGLE F-FAMILY DWELLING  
1:500

STEVESTON HWY.  
1:151-11551  
RICHMOND, B.C.

LANDSCAPE PLAN



PLAN # 3A  
OCT 26 2005  
DP 04278285

L1  
of 3

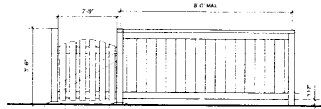
# NOTE

ALL WOOD SHALL BE PRESSURE TREATED FIR S4S

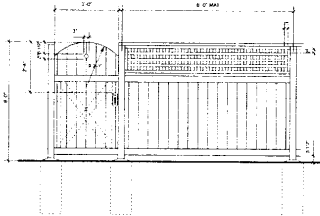
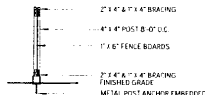
ALL WOOD SHALL BE STAINED WITH 2 COATS SOLID STAIN, COLOUR TO BE COORDINATED WITH THE BUILDING AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO APPLICATION.

ALL NAILS AND OTHER METAL COMPONENTS SHALL BE GALVANIZED

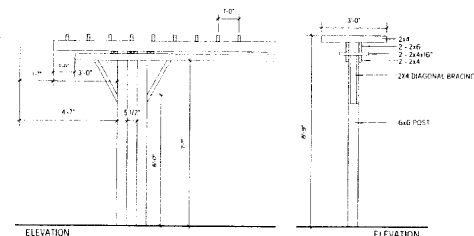
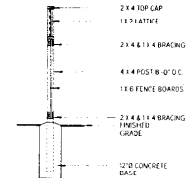
ALL GATES SHALL BE PROVIDED WITH METAL LATCH ASSEMBLIES



1  
L2  
3' WOOD FENCE  
SCALE: 1/2"=1'-0"



2  
L2  
6' WOOD FENCE  
SCALE: 1/2"=1'-0"



3  
L2  
ARBOUR DETAIL  
SCALE: 1/2"=1'-0"

## PLANT LIST

11511 STEVESTON HWY. RICHMOND

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
THES				
AGE	21	ACER ORNITHATUM	VINE MAPLE	2.5m HT. BAB 3.51m MM
AP	6	ACER PALMATUM	JAPANESE MAPLE	2.5m HT. BAB
ARA	4	ACER RUBRUM ARMSTRONGI	ARMSTRONG MAPLE	8.0m CAL. BAB 1.8m STD.
MSC	1	MACADAMIA STOLANIANA GALAXY	GALAXY SAUCE MACADAMIA	8.0m CAL. BAB 1.8m STD.
MSC	1	MACADAMIA STOLANIANA INDIAN PRIDE	INDIAN PRIDE MACADAMIA	2.5m HT. BAB
PM	5	PLEISTOCENE MENZIESII	DOUGLAS FIR	3.0m HT. BAB
GP	15	QUERCUS PAUCIFLORA	PIG LICK	8.0m CAL. BAB 1.8m STD.
UR	3	QUERCUS RUBRA	RED OAK	8.0m CAL. BAB 1.8m STD.
KAT	6	STAPHYLIA PLENIOR	EUROPEAN MOUNTAIN ASH	8.0m CAL. BAB 1.8m STD.
TF3	20	THUJA OCCIDENTALIS FASTIGIATA	PIRAMIDAL CEDAR	1.50m HT.
TS4	186	THUJA OCCIDENTALIS SMARAGO	EMERALD CEDAR	1.25m HT.

## SHRUBS

AJ	139	AZALEA JAPONICA	JAPANESE AZALEA	#2 POT
EC	125	ERICA CARNEA	WINTER HEATHER	#2 POT
LJ	124	LOUISIANA JAPONICA TEXANUM	JAPANESE PRIVET	#2 POT
NY	13	PHYLLIS FRASER	PHYLLIS	#2 POT
PJT	64	PIERIS JAPONICA FOREST FLAME	FLAME OF THE VALLEY	#2 POT
POS	22	PRUNUS LAUROCESTRIS OTTO LYNN	OTTO LYNN LAUREL	#2 POT
PZ	17	PRUNUS LAUROCESTRIS ZABELIANA	ZABEL'S LAUREL	#2 POT
POS	3	PRUNUS LAUROCESTRIS ORANGE GLOW	ORANGE GLOW TREE THORN	#2 POT
SH	59	RHOODODENDRON	RHOODODENDRON	1.00m HT.
RM	454	RUSUS MEXICANUS	MEXICAN ROSE	#2 POT
SK	6	SUMMUM JAPONICA	SUMMUM	#2 POT
SJA	14	SPHILA JAPONICA ANTHONY WATERER	ANTHONY WATERER SPHILA	#2 POT
VD	40	VIOLINUM JAPONICUM	VIOLINUM	#2 POT
VBD	3	VIOLINUM JAPONICUM	VIOLINUM	2.00m HT.

## GROUND COVERS

AAA	240	PAULISTIA	PAULISTIA	#2 POT
HAA	280	PAULISTIA	PAULISTIA	#2 POT
PL	365	PAULISTIA	PAULISTIA	#2 POT
ALJ	605	PAULISTIA	PAULISTIA	#2 POT

## VINES

CR	1	CAMPIDICUS	TRUMPET VINE	#1 POT STAKED
CV	4	CAMPIDICUS	TRUMPET VINE	#1 POT STAKED

## PERENNIALS/ANNUALS/BIENNIALS/GRASSES/SUCCULANT PLANTS

PLM	85	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#2 POT
ARN	820	ANNUALS	ANNUALS	#2 POT
PCR	440	PERENNIALS	PERENNIALS	#2 POT

## NOTES

1. IDENTIFY SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT

2. ALL MATERIALS AND EXECUTION SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIA LANDSCAPE STANDARDS

3. PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE ONTARIO STANDARDS FOR NURSERY STOCK AND THE BCNA STANDARDS FOR CONTAINER GROWN PLANTS

4. ALL PLANT QUANTITY INCREASANCES BETWEEN PLAN AND PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BIDS

5. ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER THE DATE OF SUBSTANTIAL PERFORMANCE. SUBSTANTIAL PERFORMANCE SHALL OCCUR WHEN THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT

6. THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER

PLAN #3B OCT 26 2005  
DP 04278285  
L2 of 3

Scale 1/2"=1'-0"  
Date 10/26/05  
Drawn by J. Smith  
Checked by J. Smith  
Reviewed by J. Smith

ITO  
& ASSOCIATES  
Landscape Architects  
2180 Howe Street  
Richmond, BC V6X 2L4  
Voice: (604) 275-2815  
Facsimile: (604) 275-4036  
Email: info@ito.ca

Project  
STEVESTON HWY.  
11511-11591  
RICHMOND, B.C.

Drawn by  
LANDSCAPE DETAILS  
PLANT LIST

Scale: 1/2"=1'-0"  
Date: 10/26/05  
Drawn by: J. Smith  
Checked by: J. Smith  
Reviewed by: J. Smith



BUILDING NO. 1 UNIT A UNIT B UNIT C  
COLOUR SCHEME - A

BUILDING NO. 2 UNIT D UNIT E UNIT F  
COLOUR SCHEME - B

BUILDING NO. 3 UNIT G UNIT H UNIT I  
COLOUR SCHEME - C

SOUTH ELEVATION (STEVESTON HWY.)



BUILDING NO. 4 UNIT J UNIT K UNIT L  
COLOUR SCHEME - A

BUILDING NO. 5 UNIT M UNIT N UNIT O  
COLOUR SCHEME - B

BUILDING NO. 6 UNIT P UNIT Q UNIT R  
COLOUR SCHEME - C

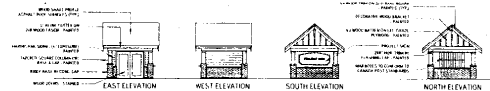
BUILDING NO. 7 UNIT S UNIT T UNIT U  
COLOUR SCHEME - B

BUILDING NO. 8 UNIT V UNIT W UNIT X  
COLOUR SCHEME - A

BUILDING NO. 9 UNIT Y UNIT Z UNIT AA  
COLOUR SCHEME - C

BUILDING NO. 10 UNIT AB UNIT AC UNIT AD  
COLOUR SCHEME - B

NORTH ELEVATION (LANE)



RECYCL. ENCLOSURE W/ MAILBOXES & PROJECT SIGN  
COLOUR SCHEME - C

NO.	DATE	DESCRIPTION
1	2005.01.20	PRELIMINARY DESIGN
2	2005.02.10	REVISED DESIGN
3	2005.03.10	REVISED DESIGN
4	2005.04.10	REVISED DESIGN
5	2005.05.10	REVISED DESIGN
6	2005.06.10	REVISED DESIGN
7	2005.07.10	REVISED DESIGN
8	2005.08.10	REVISED DESIGN
9	2005.09.10	REVISED DESIGN
10	2005.10.10	REVISED DESIGN
11	2005.11.10	REVISED DESIGN
12	2005.12.10	REVISED DESIGN

PROJECT  
TOWNHOUSE DEVELOPMENT

10000 STEVESTON HIGHWAY  
RICHMOND, B.C.  
tomizo  
yamamoto  
architect inc.

DATE: 2005.01.20  
DRAWN: JY  
CHECKED: JY  
SCALE: 1/4" = 1'-0"

OCT 2 6 2005  
DP 04 - 278285  
PLAN # 4



STEVESTON HIGHWAY

SITE SECTION (EAST ELEVATION)

LANE

BUILDING NO. 4,6,8  
UNIT-B  
COLOUR SCHEME - A,C,A  
WEST ELEVATION

BUILDING NO. 10  
UNIT B  
COLOUR SCHEME - B

BUILDING NO. 1  
UNIT-A  
COLOUR SCHEME - A

BUILDING NO. 4  
UNIT-B1  
COLOUR SCHEME - A

3	MAY 19 2004	SUBMIT FOR REVIEW PAM
2	MAY 10 2004	RE-SUBMISSION OF PAM
1	SEPT 29 2004	DEVELOPER SUBMISSION
NO.	DATE	REVISIONS

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 Your attention is drawn to the fact that this offering is an  
 investment in real estate and the property in the project and  
 may not be sold if the sale of the entire project is not sold.  
**PROJECT**  
**27 UNIT**  
**TOWNHOUSE DEVELOPMENT**

UNIT-A1 UNIT-A UNIT-A UNIT-A1  
COLOUR SCHEME - A  
NORTH ELEVATION

BUILDING NO. 1  
UNIT - A1  
COLOUR SCHEME - A  
EAST ELEVATION

BUILDING NO. 2  
UNIT-A1  
COLOUR SCHEME - B  
WEST ELEVATION

11511-11501 STEVESTON-BQ-HWAY

tomizo  
yamamoto  
architect inc.

954 Perryman Drive, N. Warr., B.C.  
V7G 1N2 Tel. 879-8531 Fax. 879-8511

~~FLOOR PLANS~~  
ELEVATIONS

OCT 26 2005

DP 04 - 278285

PLAN # 5

SCALE 1" = 1'-0"	SHEET NO. <b>A4</b>
DATE APR 8, 2004	
DRAWN BY TV	of
CHECKED BY	PROJECT NO. 9308



- |    |              |                          |
|----|--------------|--------------------------|
| 3  | NOV 19 2004  | REMARK FOR REVISED PAGE  |
| 2  | MAY 10 2004  | RE-DRAWING FOR THE PLANT |
| 1  | SEPT 29 2003 | REV. REMARK SURVEY DATA  |
| NO | DATE         | REVISIONS                |

27 UNIT  
TOWNHOUSE DEVELOPMENT

11511-11544 STEVINGTON HIGHWAY  
BIRMINGHAM, ALA.

\_\_\_\_\_

tomizo  
yamamoto  
architect inc.

VTC 148 tel 079-8521 fax 079-8561

CHARTING TITLE

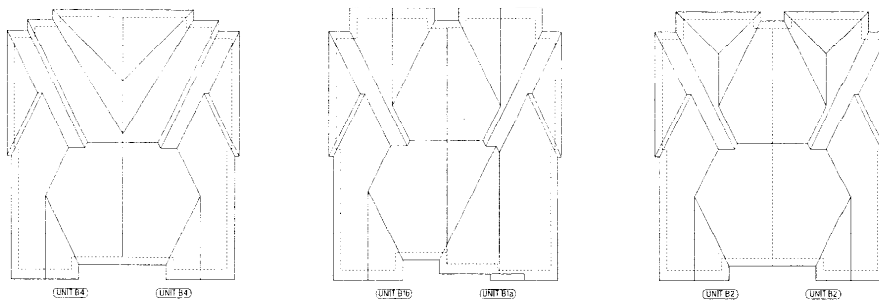
## FLOOR PLANS

## ELEVATIONS

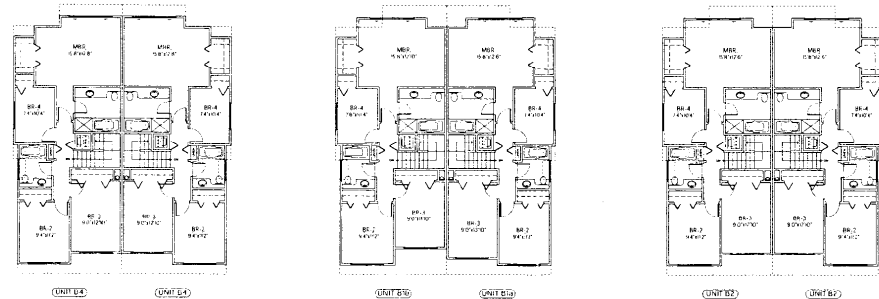
OCT 26 2005  
DP 04 - 278285  
PLAN # 6

SCALE 1/8" = 1'-0"	SHEET NO. <b>A5</b> of 8
DATE APR. 8, 2004	
EXAMINED BY TV	
CHECKED	PROJ. NO. 0304

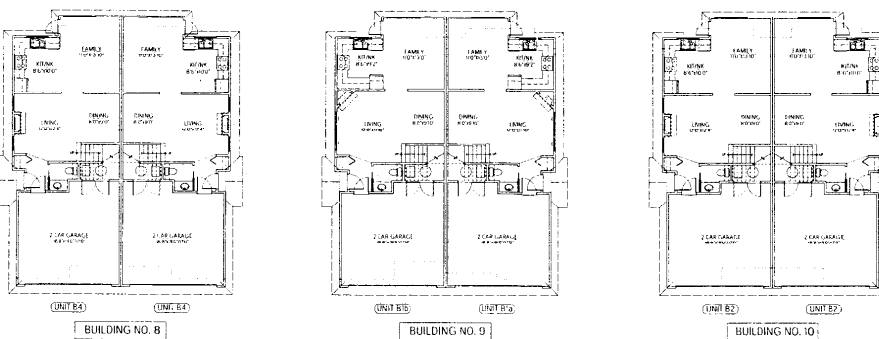
ROOF PLAN  
SCALE 1/8" = 1'-0"



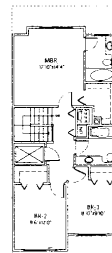
SECOND FLOOR PLAN  
SCALE 1/8" = 1'-0"



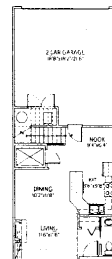
FIRST FLOOR PLAN  
SCALE 1/8" = 1'-0"



# ADAPTABLE FLOOR PLAN



UNIT - A  
UNIVERSAL UNIT CONVERSION  
2ND FLOOR PLAN



UNIT - A  
UNIVERSAL UNIT CONVERSION  
GROUND FLOOR PLAN

1.	REVISED	REVISIONS
2.	REVISED	REVISIONS
3.	REVISED	REVISIONS
4.	REVISED	REVISIONS
5.	REVISED	REVISIONS
6.	REVISED	REVISIONS
7.	REVISED	REVISIONS
8.	REVISED	REVISIONS
9.	REVISED	REVISIONS
10.	REVISED	REVISIONS

UNIVERSAL UNIT CONVERSION  
2ND FLOOR PLAN  
27 UNIT  
TOWNHOUSE DEVELOPMENT

tomizo  
yamamoto  
architect inc.

REFERENCE PLAN  
OCT 2 6 2005

DP 04 -  
278285  
PLAN # 9  
A8  
of 8