



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: October 24, 2017

From: Wayne Craig
Director, Development

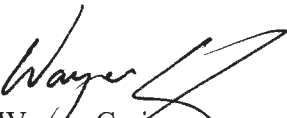
File: DP 17-774043

Re: Application by Anthem Properties Group Ltd. for a Development Permit at 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 47 townhouse units at 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road on a site zoned "Medium Density Townhouses (RTM3)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Reduce the front yard setback from 6.0 m to 4.5 m; and
 - b) Increase the number of small car parking stalls from 53 spaces to 54 spaces.


Wayne Craig
Director, Development
(604-247-4625)

EL:blg
Att. 2

Staff Report

Origin

Anthem Properties Group Ltd. has applied to the City of Richmond for permission to develop 47 townhouse units at 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road. Two out of the 47 townhouse units are proposed to each contain a ground-level secondary suite. The site is being rezoned from “Single Detached (RS1/E)” zone to “Medium Density Townhouses (RTM3)” zone for this project under Bylaw 9687 (RZ 16-726337), which received third reading following the Public Hearing on May 15, 2017. The properties currently contain eight single-family dwellings, which will be demolished.

Frontage improvements were secured through the rezoning process and will be constructed through a separate Servicing Agreement (SA 17-774567). The Servicing Agreement must be entered into prior to final adoption of the rezoning bylaw. Works include, but are not limited to: frontage beautification, re-orientation of the crosswalk at the intersection of No. 5 Road and the access road to the Gardens development (to the east across No. 5 Road), installation of a new fire hydrant on the west side of No. 5 Road and storm sewer upgrade.

Development Information

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

Background

Development surrounding the subject site is as follows:

- To the north, single-family homes zoned “Single Detached (RS1/E)”, which are designated for townhouse development under the Arterial Road Land Use Policy.
- To the east, across No. 5 Road, a City-owned property located in the Agriculture Land Reserve (ALR) and zoned “Assembly (ASY)” and “Agriculture and Botanical Show Garden (ZA3) – Fantasy Gardens” for future day care centre and park uses.
- To the south, a 21-unit townhouse complex on a lot zoned “Low Density Townhouses (RTL4)”.
- To the west, across an existing 6.0 m wide city lane, single-family homes on large lots zoned “Single Detached (RS1/E)”, fronting on to Seamount Road.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on May 15, 2017. 13 written submissions and one submission from the floor in support of the proposal were presented to Council. No other concerns regarding the rezoning were expressed at the Public Hearing.

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 “Medium Density Townhouses (RTM3)” zone except for the zoning variances noted below.

Zoning Compliance/Variations (staff comments in **bold**)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1) Reduce the front yard setback from 6.0 m to 4.5 m.

(Staff supports the proposed variance as the required road dedication (approximately 0.5 m wide) along the entire No. 5 Road frontage and the retention of a grove of five large Douglas Fir trees on the southeast portion of the site limit the developable area of the site; a small front yard setback variance is needed to accommodate the required drive aisle width and parking stalls. To enhance liveability, all units fronting onto No. 5 Road are end units, having yard spaces facing No. 5 Road and the internal mews. The two northernmost buildings are set back 5.5 m from the new property line to provide a more appropriate interface with the adjacent property to the north. The outdoor amenity space is also significantly larger (i.e., 37%) than the minimum requirement. This variance request was identified at Rezoning stage, and no concerns were identified at that time).

- 2) Increase the number of small car parking stalls from 53 spaces to 54 spaces.

(Staff supports the proposed variance because two small car parking stalls are assigned to the secondary suites and the locations of these small car parking stalls are in close proximity to the associated secondary suites. The smaller parking stall dimensions also allow for better landscape opportunities between the surface parking stalls and the adjacent residential units).

Advisory Design Panel Comments

The Advisory Design Panel has reviewed and supported the project. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Wednesday August 2, 2017 is attached for reference (Attachment 2). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in ‘**bold italics**’.

Analysis

Conditions of Adjacency

- The proposed development incorporates seven three-storey fourplex buildings that directly front onto No. 5 Road and eight two-storey duplex and triplex buildings along the west edge of the site. This provides a transition to existing single-family homes across the lane to the west.
- Taking into account the existing 6 m wide lane to the west, the proposed two-storey duplex and triplex buildings on the west side of the internal drive aisle will be located approximately 10.5 m from the rear property lines of the adjacent single-family properties to the west. This physical separation should mitigate potential overlook, privacy and shadowing impacts to adjacent single-family homes to the west.

- A 1.5 m (5 ft.) high wood fence to be constructed on top of a retaining wall ranging in height from 0.66 m (2 ft.) to 0.89 m (3 ft.) is proposed along the rear (west) property line to address concerns raised by the residents in the adjacent single-family neighbourhood regarding potential trespassing between the proposed townhouse development and the single-family neighbourhood. No physical access to the proposed townhouse development from the rear lane is proposed.
- Adjacent properties to the north have future potential for redevelopment as townhouses, and the proposed development will not reduce this potential. A development concept plan for these lands has been prepared and is on file. A statutory right-of-way (SRW) allowing access to/from the adjacent future development sites through the subject site (over the internal drive aisle) has been secured at rezoning.
- To provide a buffer between the proposed townhouse development (i.e., the last building cluster along the north property line) and the existing single family home to the north, the applicant is proposing (from south to north) private outdoor areas with trees, a row of Evergreen Yew hedge, a pedestrian walkway connecting the central drive aisle to No. 5 Road, a row of Evergreen Cedar hedge, and a 1.8 m tall solid wood fence.
- Perimeter drainage will be required as part of the Building Permit to ensure storm water is managed and addressed through the development and will not impact the neighbouring properties.

Urban Design and Site Planning

- The site layout includes 19 two-storey units and 28 three-storey units in 15 buildings.
- Two of the three-storey townhouse units in Buildings 10 and 11 (i.e. Units B4) will each contain a 1-bedroom ground-level secondary suite of approximately 30 m² (320.69 ft²) in size and will each be assigned an on-site surface parking space located across from the unit.
- The three-storey townhouses are arranged in small four unit blocks, with the ends of the blocks facing No. 5 Road.
- Units along No. 5 Road are designed to have a strong street presence with individual front entrances and yards. Low planting and permeable fencing will create semi-private spaces for those units and a pedestrian-oriented streetscape along No. 5 Road.
- The two-storey townhomes are arranged as duplexes and triplexes along the western portion of the site to serve as a transition to the existing single family neighbourhood west of the lane. The low profile of the duplex form is complementary in scale and character to the single family homes.
- Vehicle access will be provided by a single driveway access to No. 5 Road, and four separate common pedestrian accesses will also be provided in addition to paths to individual front entries along No. 5 Road.
- All units will have two vehicle parking spaces in a side-by-side double car garage. An additional surface parking stall will be assigned to each of the secondary dwelling units.
- A total of 10 visitor parking spaces, including three accessible visitor parking spaces, will be provided throughout the site. The number of visitor parking spaces proposed is in compliance with the minimum bylaw requirement.
- Both internal and external bicycle parking spaces have been incorporated into the proposal and are in compliance with the zoning bylaw requirements.

- Required on-site outdoor amenity space is proposed at the southeast corner of the site, where five protected trees will be retained. The proposed size of the outdoor amenity space exceeds the minimum area recommended by the Development Permit Guidelines. A mailbox kiosk will be provided within the outdoor amenity area.
- The required garbage, recycling and organic waste storage enclosures are proposed along the north-south drive aisle. The enclosures have been incorporated into the design of Building #9 and Building #13 to minimize their visual impact. The proposed locations will also be convenient to all of the units.

Architectural Form and Character

- The design of this project follows the West Coast tradition of simple forms and clean lines. The style of architecture is characterized by planar and mass elements, use of natural materials and the use of glass to connect indoor and outdoor spaces.
- Expansive roof overhang creates a sense of shelter and defines the entries to the townhouse units.
- Stepping in building form is achieved by changes in roof plane and massing elements.
- The strong architecture creates an effective street wall along No. 5 Road, which fits well with the local context such as the neighbouring “Gardens” project to the east across No. 5 Road, which features flat roof and vertical wall elements.
- Cladding and finishes (composite cement siding, hardie-plank and hardie-panel) are appropriate for the contemporary design of the project.

Landscape Design and Open Space Design

- Tree preservation was reviewed at rezoning stage, and seven bylaw-sized trees will be protected and retained on-site. To ensure the protected trees will not be damaged during construction, tree protection fencing must be installed to City standards prior to any construction activities occurring on-site.
- Prior to Development Permit Issuance, submission to the City of a Tree Survival Security as part of the Landscape Letter of Credit is required. No Landscape Letter of Credit will be returned until the post-construction assessment report, prepared by the Arborist, confirming the protected trees survived the construction, is reviewed by staff.
- Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 98 replacement trees are required for the removal of 49 trees. The applicant is proposing to plant 115 new trees on-site, including 21 conifers and 94 deciduous trees.
- An agricultural landscape buffer is required within the subject site, along the eastern edge of the No. 5 Road frontage. The buffer is intended to mitigate land use conflicts between the residential uses on the subject site and any agricultural land uses east of No. 5 Road. The Agricultural Advisory Committee (AAC) has reviewed and supported the proposed agricultural landscape buffer design on May 24, 2016.
- The street edge along No. 5 Road has been well defined with landscaping. The fence line and tree plantings have been articulated with deciduous and Evergreen trees to generate interest and provide rhythm along the streetscape.
- Along the rear lane, the combination of retaining wall, fence and varied tree canopies will provide buffering between the proposed new buildings and the adjacent single family lots to the

west. The tree canopies are generated by the use of multiple Evergreen and deciduous species of trees.

- The internal roads have canopy trees added between blocks of buildings to provide vertical green to soften the internal streetscape.
- All the pedestrian mews will be lined with canopy trees to provide appropriate scale and mitigate potential overlook from the adjacent units.
- Each unit will have a private yard with tree/shrub/groundcover planting, hard surface patio, and a lawn area.
- Hedges, an assortment of shrubs and ground covers, and perennials and grasses have been selected to ensure the landscape treatment remains interesting throughout the year.
- The required on-site outdoor amenity area will be provided at the southeast edge of the site; with a program that includes a grove of existing trees, children's play area, outdoor seating, Public Art, ping pong and open lawn area. The public art piece to be installed on site will be secured through the City's Public Art Program.
- Decorative paving will be used to highlight road transitions at the site entrance and to identify a pedestrian route and crossings along the main north-south drive aisle.
- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of \$318,723.16 in association with the Development Permit.
- Indoor amenity space is not proposed on-site. An \$83,000 cash-in-lieu contribution has been secured as a condition of rezoning approval, consistent with the OCP.

Crime Prevention Through Environmental Design

- The architect advised that the following CPTED design/features are incorporated into the proposal:
 - Site lighting and clear sight lines provide unobstructed views of surrounding area.
 - Plantings near residential entries are low to maximize views and casual surveillance opportunities of common areas.
 - Entrances along the communal pathways are visible and encourage "eyes on the street".
 - Amenity area, as well as vehicle access and pedestrian access, are all easily visible from the courtyards and within the townhomes.
 - Communal pathways and amenity area are open and easily seen from both the greater neighborhood and development.

Sustainability

- At rezoning stage, the applicant committed to achieving an EnerGuide rating of 82 for the proposed town houses and to pre-ducting all units for solar hot water heating.
- A Certified Energy Advisor has confirmed that the proposed townhouse units will be designed to achieve an EnerGuide rating of 82. The report prepared by the Energy Advisor is on file and will be utilized through the Building Permit review process to ensure these measures are incorporated in the Permit drawings.
- The developer also advises that 47 electric car charging stations (one per garage) will be incorporated into the development.

Accessible Housing

- The proposed development includes five convertible units that are designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of these units will require installation of a vertical lift in the stacked storage space (which has been dimensioned to allow for this in the A6 units) in the future, if needed.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
 - Stairwell hand rails.
 - Lever-type handles for plumbing fixtures and door handles.
 - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Conclusions

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



Edwin Lee
Planner 1
(604-276-4121)

EL:blg

Attachment 1: Development Application Data Sheet

Attachment 2: Excerpt from Advisory Design Panel Meeting Minutes (August 2, 2017)

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

- Receipt of a Letter-of-Credit for landscaping and tree survival Security in the amount of \$318,723.16.

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

- Installation of appropriate tree protection fencing around all hedges to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
- Incorporation of energy efficiency, CPTED, sustainability, and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/tp/special.htm>).



DP 17-774043

Attachment 1

Address: 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road

Applicant: Anthem Properties Group Ltd. Owner: Anthem 5 Road Developments Ltd.

Planning Area(s): Shellmont

Floor Area Gross: 8,674.59 m² Floor Area Net: 6,465.86 m²

	Existing	Proposed
Site Area:	9,814.6 m ²	9,727.40 m ²
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTM3)
Number of Units:	8	47 townhouse units + 2 secondary suites

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.70	0.66	none permitted
Lot Coverage – Building:	Max. 40%	37%	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	61%	none
Lot Coverage – Landscaping:	Min. 25%	28%	none
Setback – Front Yard (m):	Min. 6.0 m	4.5 m Min.	variance required
Setback – North Side Yard (m):	Min. 3.0 m	3.3 m	none
Setback – South Side Yard (m):	Min. 3.0 m	3.8 m	none
Setback – Rear Yard (m):	Min. 3.0 m	4.5 m	none
Height (m):	Max. 12.0 m (3 storeys)	<ul style="list-style-type: none"> 10.23 m (3 storeys) along No. 5 Road 7.58 m (2 storeys) along west property line 	none
Lot Width:	Min. 50.0 m	174.32 m	none
Lot Depth:	Min. 30.0 m	56.34 m	none
Site Area:	Min. 1,800 m ²	9,727.40 m ²	none

Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit plus (1) R per secondary suite on lot fronting an arterial road	2 (R) and 0.21 (V) per unit plus (1) R per secondary suite	none
Off-street Parking Spaces – Total:	96 (R) and 10 (V)	96 (R) and 10 (V)	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (96 x Max. 50% = 48)	0	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on site (106 x Max. 50% = 53)	54	variance required
Handicap Parking Spaces:	Min. 2% when 11 or more spaces are required (106 x 2% = 3 spaces)	3 spaces	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.4 (Class 1) and 0.21 (Class 2) per unit	none
Off-street Parking Spaces – Total:	59 (Class 1) and 10 (Class 2)	66 (Class 1) and 10 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 47 units = 282 m ²	387 m ²	none

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, August 2, 2017 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

1. **DP 17-774043 - 47-UNIT TWO AND THREE-STOREY TOWNHOUSE DEVELOPMENT**

ARCHITECT: Integra Architecture Inc.

PROPERTY LOCATION: 10475, 10491, 10511, 10531, 10551, 10571, 10591 and
10631 No. 5 Road

Applicant's Presentation

Shamus Sachs, Integra Architecture Inc., Mary Chan Yip, PMG Landscape Architects, and Barbara Meihuizen, Domus Home Energy Inc., presented the project and answered queries from the Panel.

Panel Discussion

Comments from the Panel were as follows:

- appreciate the package of materials and presentation of the project by the design team;
noted
- consistent building setbacks from the front property line is not a concern; strong architecture creates a nice street wall along No. 5 Road which fits well with the site context as it relates well with the neighbouring Gardens project with flat and vertical building walls;
noted
- appreciate the proposed colours and good quality of building materials; no need for variation of the buildings;
noted
- appreciate the trees on the outdoor amenity area; overall, the outdoor amenity area is an inviting place for residents; lighting on trees at night will provide more interest;
noted
- location of visitor and bicycle parking stalls may crowd the outdoor amenity area; however, there is no suitable alternate location for the proposed parking stalls on site; support the proposed location of mail kiosks as they are potential gathering places for residents;
noted

- potential headlight glares onto No. 5 Road is not a concern as vehicle headlights on the drive aisle are mostly directed onto the townhouse garages;
noted
- shrubs between the garage aprons could be a concern in terms of their survivability;
Shrubs between garage aprons can be a challenge with poor drivers, however, for the majority, it is not an issue. We typically have a small landscape strip between driveways to break up the expanse of pavement and allow some variation along the internal roads. All of these homes have side by side garages so it is easier for a driver to manoeuvre into the garage than the tandem conditions. Although, we cannot get a tree in these locations, shrubs do provide scale.
- no concern on the secondary suites;
noted
- commend the applicant for the architecture and significant retention of trees on site;
noted
- appreciate the proposed public art for the project; applicant is encouraged to investigate further opportunities for incorporating public art in other locations on site;
The most impact for public art will be in the outdoor amenity space.
- consider differentiating the buildings at the entry to the site and at the corners of the site in terms of variation in architecture and landscaping;
We feel there is already significant variation along the street, both in landscaping and architecture.
- appreciate the applicant providing ten percent of townhouse units as convertible units;
noted
- consider alternate vertical access for the convertible units as the proposed pneumatic vacuum elevator's maximum lift capacity and footprint of tube floor space is limited to accommodate a passenger in wheelchair with a companion; also consider providing space for installing hydraulics;
The convertible units will accommodate both hydraulic and pneumatic elevators.
- proposed kitchen layout for the convertible units works well; however, consider continuous counter space to connect the kitchen, sink and refrigerator areas for the convenience and safety of residents; also consider installing a wall oven or countertop range to enhance safety;
The proposed kitchen layout works well for the adaptable units.
- consider installing electrical outlets on counter fronts of convertible units;
Electrical outlets will not be installed in counter fronts.
- door sill ramps are proposed to access the balcony/patio from the dining area of convertible units; consider the door sill mounted flush subject to the location of the baseboard heaters;
It is not possible to achieve flush sills with our slab on grade condition.
- commend the applicant for the comprehensive materials package provided to the Panel;
noted

- reduced setback of the two-storey townhouses from the single-family housing to the west of the subject site is not a concern; the proposed landscape treatments at grade presents a buffer and visual softening between the proposed and existing roof lines;
noted
- street frontage along No. 5 Road is handled nicely with the landscaping treatment; consider a little variation on the retaining walls and trees to be planted; alignment of buildings along the east frontage is not an issue;
Retaining wall along No 5 Road is not continuous. Retaining wall only occurs along the ends of buildings 9/10, 11/12, 13/14 and in most cases is a base for the metal fence. The height varies from 3" to 12".
- proposed landscaping treatment along the rear property line is appropriate; however, consider a little variation in trees to be planted;
Tree species have been varied with a mix of deciduous and coniferous varieties.
- consider adding a tree between Buildings 9 and 10; could help mitigate the visual length of the north-south drive aisle;
No longer applicable, parking V09 has been relocated to this location to make room for a larger garbage enclosure adjacent to Building 13.
- appreciate the different paving treatment for pedestrian walkways on site; could be textured to serve as a traffic calming device;
As pavers are already bumpy and coloured, they will provide a change in finish to serve as traffic calming.
- the outdoor amenity area is an accessible space and nicely scaled; consider relocating the handicapped parking stall adjacent to the mail boxes to the parking area adjacent to No. 5 Road to create a corner access to the outdoor amenity area;
Parking & the LPT were shifted to the South opening up the corner access to the site.
- support the staff recommendation to evenly distribute visitor bicycle racks throughout the site at various locations to address potential CPTED issues and enhance the convenience of users;
Bicycle racks have been distributed throughout the site.
- appreciate the three-storey street frontages stepping down to two-storeys at the back; nicely scaled and balanced proportionally; materials and colours are nicely managed;
noted
- appreciate the general articulation of the buildings; consider a subtle variation in colour between the A and B units to create visual interest around the site;
The difference in architecture brings variation between the A and B units. The paint colors will be as per the ADP drawings.
- appreciate the outdoor amenity area and the variety of its potential uses;
noted
- consider using natural timber for the soffits as opposed to a cementitious material;
The developer feels this is a future liability for the strata corporation and will proceed with cementitious material for soffits.

- appreciate the materials package and presentation of the project by the applicant;
noted
- no concerns regarding the constant building setbacks due to the strong architecture and character of the buildings;
noted
- potential for headlight glare onto No. 5 Road has been addressed by the applicant;
noted
- support the proposed outdoor amenity area; however, consider relocating/flipping the electrical closet and a handicapped parking stall at the corners of the outdoor amenity area to open up its northeast and southeast corner spaces;
Parking has been adjusted to open up the NW corner as much as possible. Relocating the NE handicap parking is not possible. There is not enough room on the site to move a parking spot adjacent to Bldg 1.
- appreciate the trees and play area at the outdoor amenity area;
noted
- the subject site will be accessed mostly by vehicles and pedestrian entry and circulation on site would be limited; consider making the front yards of units their backyards to create more opportunities for landscaping at the garage door entries along the internal drive aisle;
Landscaping will define the entries along the internal drive aisle. The private spaces off the internal courtyards will effectively serve as both a front yard entries and back yards.
- too many trees are proposed along the No. 5 Road frontage; spacing of tree planting should relate more to the rhythm of the site, e.g. consider tree breaks on the green belts;
The number of trees proposed are to fulfill the ALR Buffer requirement. This has been reviewed and approved by the Agricultural Review Committee.
- appreciate the complete materials package; however, some drawings, e.g. floor plans, could have been enlarged;
Enlarged unit plans are part of the DP submittal package.
- appreciate the proposed high density for the project;
noted
- applicant has addressed well the concerns of staff regarding setbacks and massing along No. 5 Road;
noted
- the outdoor amenity area could have been sited in a more central location; however, understand the rationale for its proposed location at the north end of the site; appreciate the retention of trees in the outdoor amenity area;
noted
- small scale of the project and good separation between buildings along No. 5 Road allows repetition in design to be reasonable;
noted

- consider subtle variation of building blocks along No.5 Road to enhance identity and differentiation to the buildings, e.g.; variation in doors, canopies over doors, colours, fencing, and retaining walls;
3 to 4 paint colors will be chosen to vary the front doors within the buildings.
- contemporary, though not wholly West Coast architecture for townhouses is well done; ;
noted
- the applicant is encouraged to investigate opportunities to install garage doors which provide interest, e.g. contemporary garage doors with windows;
Contemporary garage doors with windows will be installed.
- details are important to enhance the quality of the project; would like to see contemporary guard rails as minimal and with as much glass as possible;
Railings will be metal posts with glass infill.
- the project is in the right track in terms of proposed sustainability features;
noted
- appreciate the design team for providing a through and comprehensive package of materials which include the sustainability aspect of the project;
noted
- applicant could have provided larger drawings for the floor plans of townhouse units;
noted
- consider thermal comfort of townhouse units for the proposed sustainability features; recommend installing air conditioning in individual units;
Air conditioning is not feasible for this proposal
- support the recommendation for using natural wood for soffits in lieu of cementitious material; and
- use of cementitious material for soffits is supported as it is more durable and minimizes fire risk as opposed to natural wood soffits.
The developer feels this is a future liability for the strata corporation and will proceed with cementitious material for soffits.

Panel Decision

It was moved and seconded

That DP 17-774043 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

CARRIED



No. DP 17-774043

To the Holder: ANTHEM PROPERTIES GROUP LTD.

Property Address: 10475, 10491, 10511, 10531, 10551, 10571, 10591 AND
10631 NO. 5 ROAD

Address: C/O NICHOLAS KASIDOULIS
#300 – 550 BURNARD STREET
VANCOUVER, BC V6C 2B5

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 Bylaw 8500" is hereby varied to:
 - a) reduce the front yard setback from 6.0 m to 4.5 m; and
 - b) increase the number of small car parking stalls from 53 spaces to 54 spaces.
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 \$318,723.16 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 17-774043

To the Holder: ANTHEM PROPERTIES GROUP LTD.

Property Address: 10475, 10491, 10511, 10531, 10551, 10571, 10591
AND 10631 NO. 5 ROAD

Address: C/O NICHOLAS KASIDOULIS
#300 – 550 BURRARD STREET
VANCOUVER, BC V6C 2B5

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.

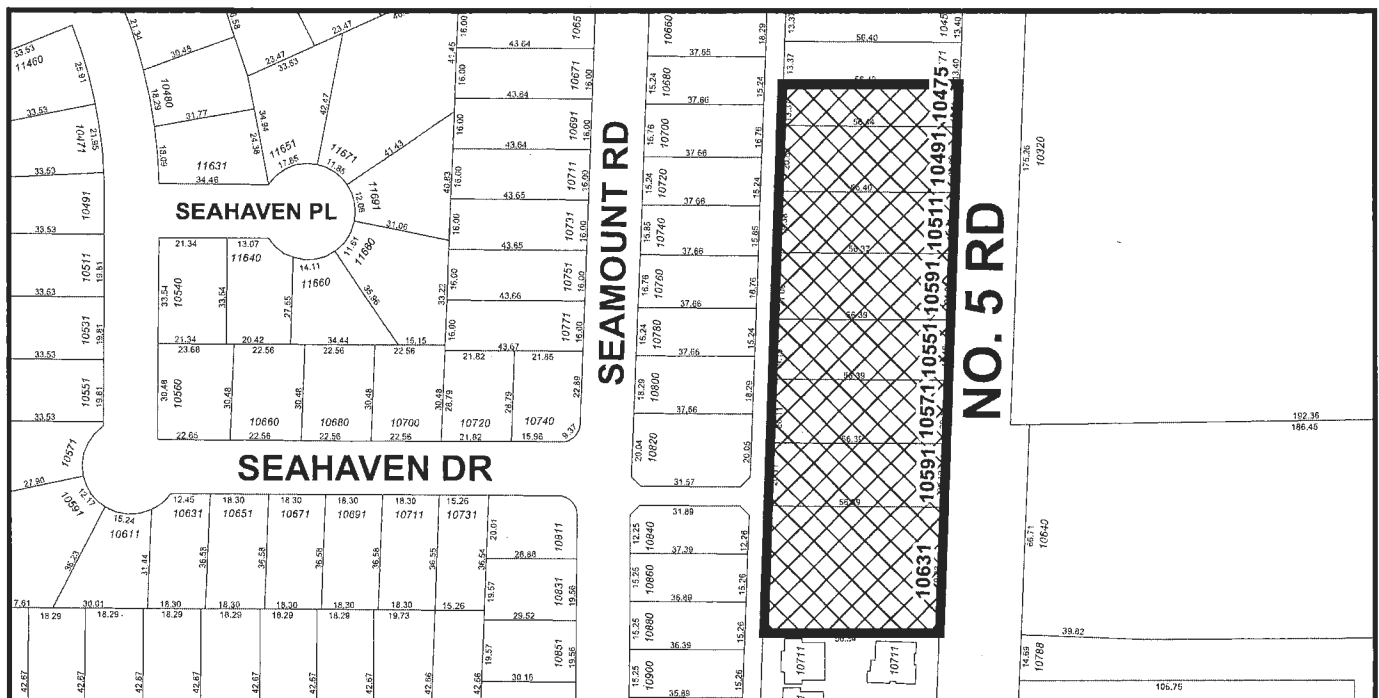
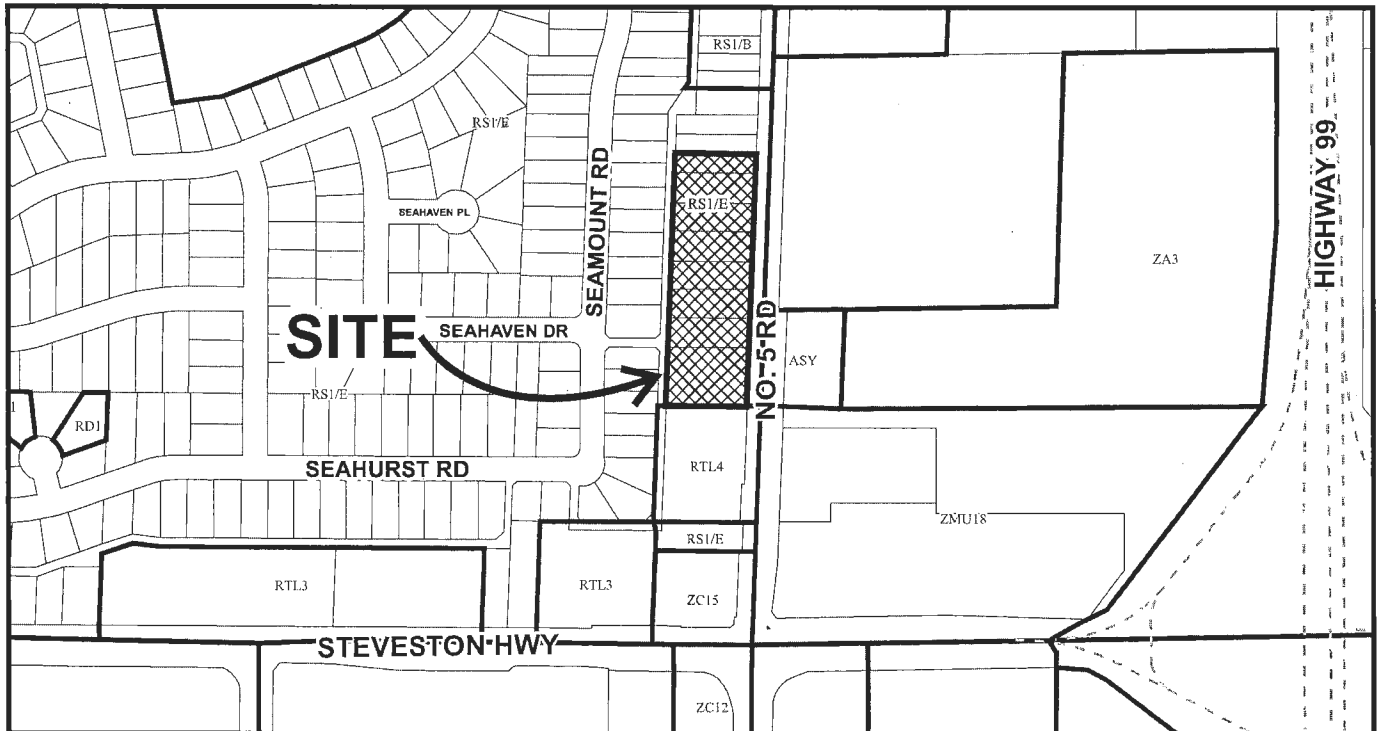
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 17-774043 SCHEDULE "A"

Original Date: 06/09/17

Revision Date:

Note: Dimensions are in METRES



INTEGRA ARCHITECTURE INC.
416 WEST PENDER STREET
VANCOUVER, BC V6B 1T5
T 604.688.4220 F 604.688.4270
info@integra-arch.com
www.integra-arch.com



Location	SW Corner	SE Corner	NE Corner	NW Corner	Area
Building 01	1.00	1.00	1.00	1.00	1.00
Building 02	1.00	1.00	1.00	1.00	1.00
Building 03	1.00	1.00	1.00	1.00	1.00
Building 04	1.00	1.00	1.00	1.00	1.00
Building 05	1.00	1.00	1.00	1.00	1.00
Building 06	1.00	1.00	1.00	1.00	1.00
Building 07	1.00	1.00	1.00	1.00	1.00
Building 08	1.00	1.00	1.00	1.00	1.00
Building 09	1.00	1.00	1.00	1.00	1.00
Building 10	1.00	1.00	1.00	1.00	1.00
Building 11	1.00	1.00	1.00	1.00	1.00
Building 12	1.00	1.00	1.00	1.00	1.00
Building 13	1.00	1.00	1.00	1.00	1.00
Building 14	1.00	1.00	1.00	1.00	1.00
Building 15	1.00	1.00	1.00	1.00	1.00
Building 16	1.00	1.00	1.00	1.00	1.00
Building 17	1.00	1.00	1.00	1.00	1.00
Building 18	1.00	1.00	1.00	1.00	1.00
Building 19	1.00	1.00	1.00	1.00	1.00
Building 20	1.00	1.00	1.00	1.00	1.00
Building 21	1.00	1.00	1.00	1.00	1.00
Building 22	1.00	1.00	1.00	1.00	1.00
Building 23	1.00	1.00	1.00	1.00	1.00
Building 24	1.00	1.00	1.00	1.00	1.00
Building 25	1.00	1.00	1.00	1.00	1.00
Building 26	1.00	1.00	1.00	1.00	1.00
Building 27	1.00	1.00	1.00	1.00	1.00
Building 28	1.00	1.00	1.00	1.00	1.00
Building 29	1.00	1.00	1.00	1.00	1.00
Building 30	1.00	1.00	1.00	1.00	1.00
Building 31	1.00	1.00	1.00	1.00	1.00
Building 32	1.00	1.00	1.00	1.00	1.00
Building 33	1.00	1.00	1.00	1.00	1.00
Building 34	1.00	1.00	1.00	1.00	1.00
Building 35	1.00	1.00	1.00	1.00	1.00
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Building 37	1.00	1.00	1.00	1.00	1.00
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Building 39	1.00	1.00	1.00	1.00	1.00
Building 40	1.00	1.00	1.00	1.00	1.00
Building 41	1.00	1.00	1.00	1.00	1.00
Building 42	1.00	1.00	1.00	1.00	1.00
Building 43	1.00	1.00	1.00	1.00	1.00
Building 44	1.00	1.00	1.00	1.00	1.00
Building 45	1.00	1.00	1.00	1.00	1.00
Building 46	1.00	1.00	1.00	1.00	1.00
Building 47	1.00	1.00	1.00	1.00	1.00
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Building 49	1.00	1.00	1.00	1.00	1.00
Building 50	1.00	1.00	1.00	1.00	1.00
Building 51	1.00	1.00	1.00	1.00	1.00
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Building 67	1.00	1.00	1.00	1.00	1.00
Building 68	1.00	1.00	1.00	1.00	1.00
Building 69	1.00	1.00	1.00	1.00	1.00
Building 70	1.00	1.00	1.00	1.00	1.00
Building 71	1.00	1.00	1.00	1.00	1.00
Building 72	1.00	1.00	1.00	1.00	1.00
Building 73	1.00	1.00	1.00	1.00	1.00
Building 74	1.00	1.00	1.00	1.00	1.00
Building 75	1.00	1.00	1.00	1.00	1.00
Building 76	1.00	1.00	1.00	1.00	1.00
Building 77	1.00	1.00	1.00	1.00	1.00
Building 78	1.00	1.00	1.00	1.00	1.00
Building 79	1.00	1.00	1.00	1.00	1.00
Building 80	1.00	1.00	1.00	1.00	1.00
Building 81	1.00	1.00	1.00	1.00	1.00
Building 82	1.00	1.00	1.00	1.00	1.00
Building 83	1.00	1.00	1.00	1.00	1.00
Building 84	1.00	1.00	1.00	1.00	1.00
Building 85	1.00	1.00	1.00	1.00	1.00
Building 86	1.00	1.00	1.00	1.00	1.00
Building 87	1.00	1.00	1.00	1.00	1.00
Building 88	1.00	1.00	1.00	1.00	1.00
Building 89	1.00	1.00	1.00	1.00	1.00
Building 90	1.00	1.00	1.00	1.00	1.00
Building 91	1.00	1.00	1.00	1.00	1.00
Building 92	1.00	1.00	1.00	1.00	1.00
Building 93	1.00	1.00	1.00	1.00	1.00
Building 94	1.00	1.00	1.00	1.00	1.00
Building 95	1.00	1.00	1.00	1.00	1.00
Building 96	1.00	1.00	1.00	1.00	1.00
Building 97	1.00	1.00	1.00	1.00	1.00
Building 98	1.00	1.00	1.00	1.00	1.00
Building 99	1.00	1.00	1.00	1.00	1.00
Building 100	1.00	1.00	1.00	1.00	1.00

Average Existing Site Grade 0.95m
Average Finish Site Grade 1.46m

OCT 2 4 2017

DP 7-774043
PLAN #1

TOWNHOUSE
DEVELOPMENT
10425-10831 No. 5 ROAD
RICHMOND, BC
R216-72637

SITE PLAN

ANTHEM PROPERTIES

[CLIENT]

[PROJECT]

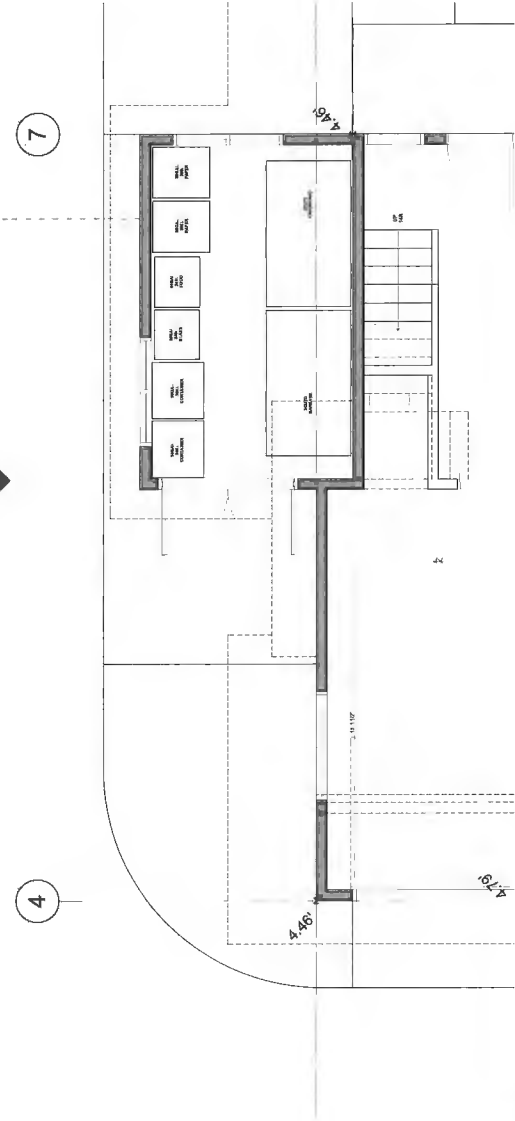
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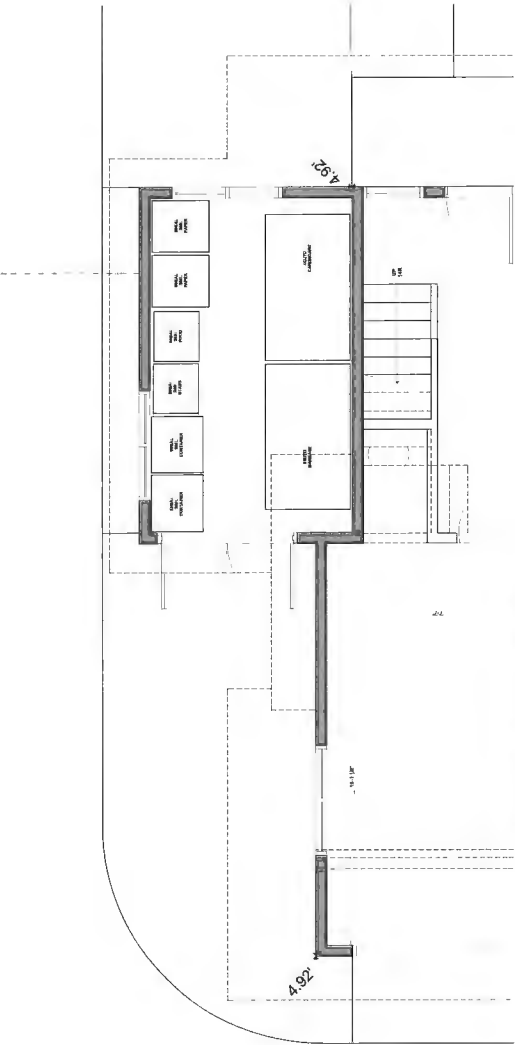


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BLDG 09 PARTIAL FIRST FLOOR PLAN



BLDG 13 PARTIAL FIRST FLOOR PLAN

[ARCHITECT SEAL]

[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

TOWNHOUSE
DEVELOPMENT

10475-10631 No. 5 ROAD
RICHMOND, BC

RZ16-726337

[TITLE]

BUILDING 09 &
13 - PARTIAL
FLOOR PLANS

16381 [PROJECT]

1/4" = 1'-0" [SCALE]

Oct 01, 2017 [DATE]

12 - DP RESUBMISSION [ISSUE]

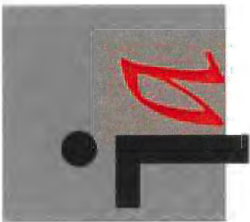
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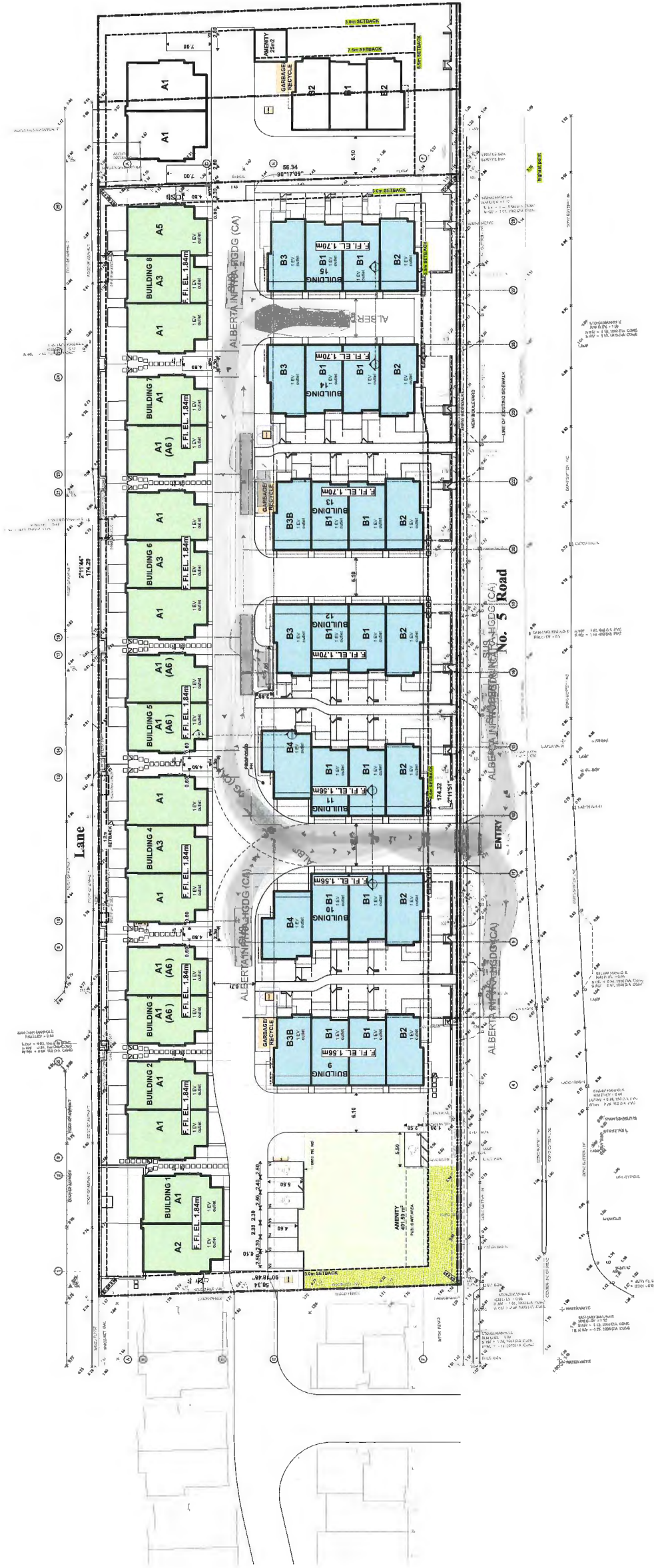
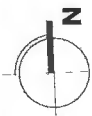
DP 17-774043

PLAN # 1A

OCT 2 4 2017



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[ARCHITECT SEAL]

[DATE]

ANTHEM PROPERTIES

[PROJECT]

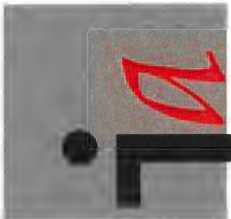
TOWNHOUSE
DEVELOPMENT
10475-10631 No. 5 ROAD
RICHMOND, BC
R216-726337

[TITLE]

PARKING PLAN

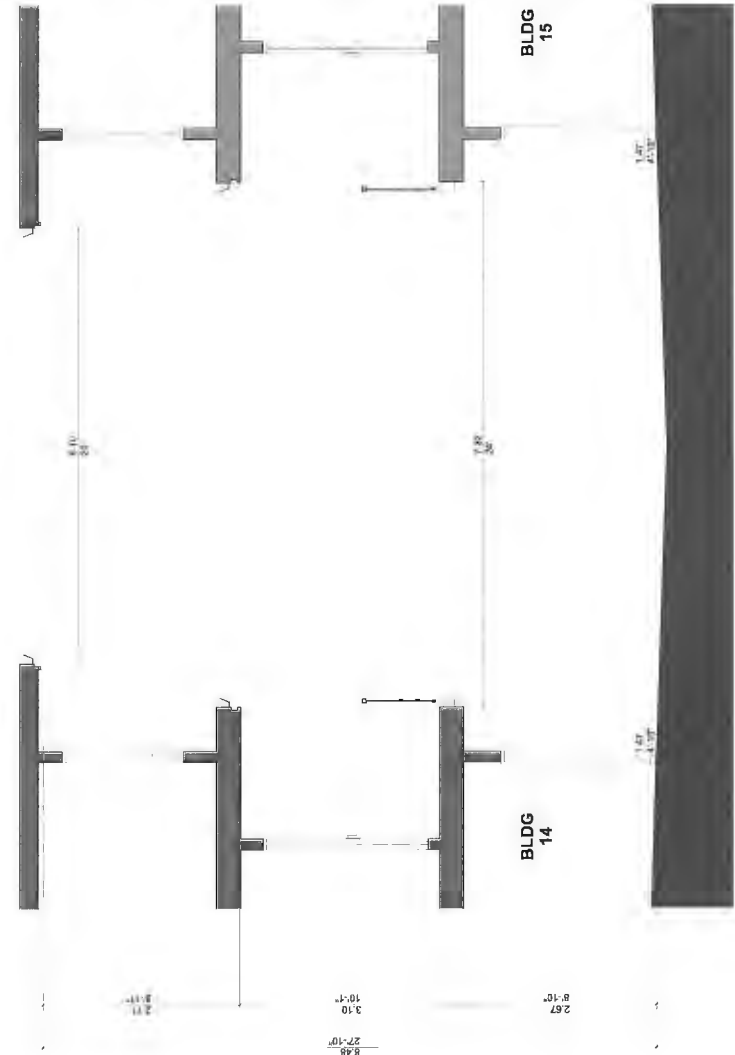
16381	[PROJECT]
1" = 30'	[SCALE]
Oct 01, 2017	[DATE]
12 - DP RESUBMISSION	[ISSUE]
	[DRAWING]

DP 17-774043
PLAN #2
OCT 24 2017
A-1.003

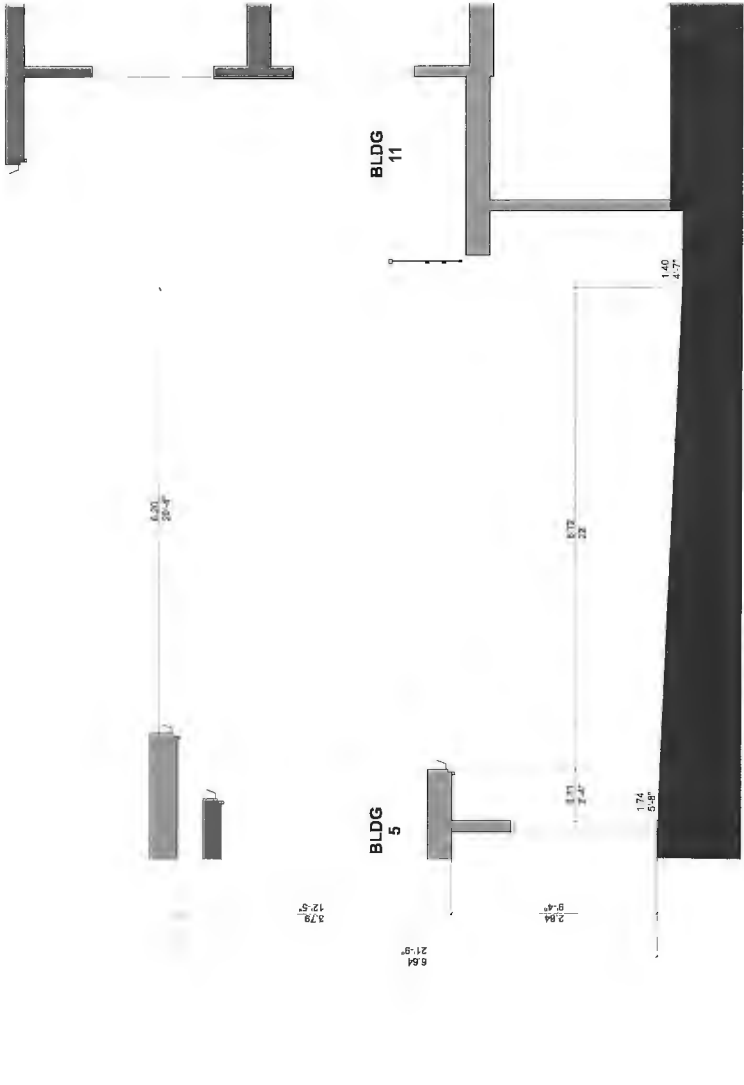


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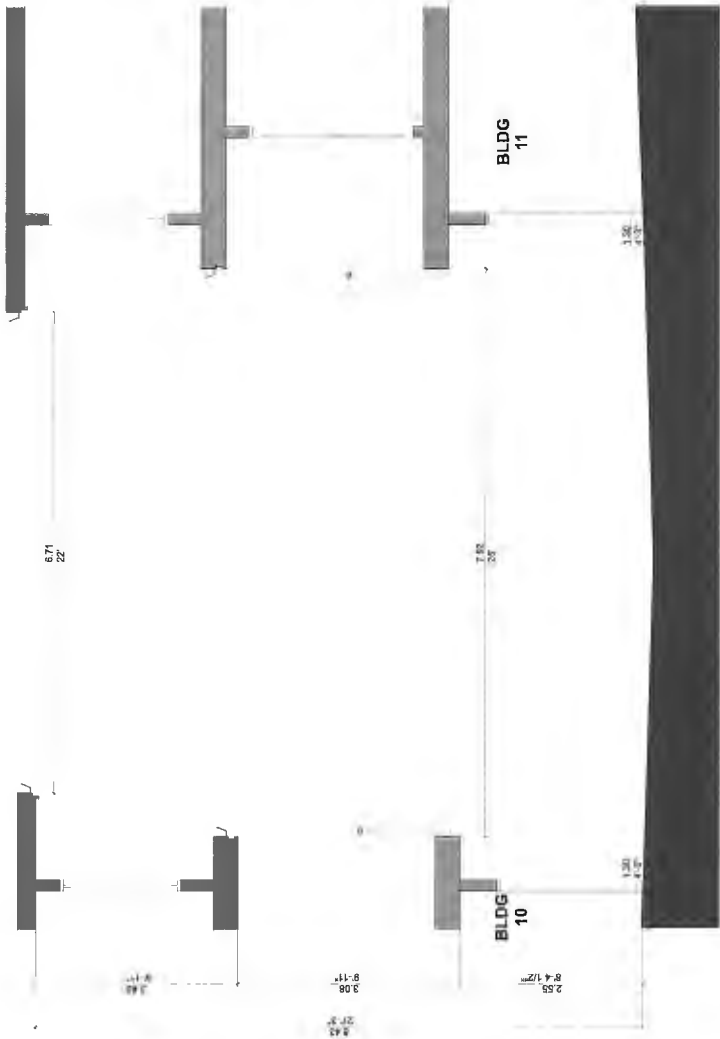
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BLDG 14 - BLDG 15 DRIVE AISLE SECTION



BLDG 5- BLDG 11 DRIVE AISLE SECTION



BLDG 10 - BLDG 11 DRIVE AISLE SECTION

[ARCHITECT SEAL]

[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

TOWNHOUSE
DEVELOPMENT

10475-10631 No. 5 ROAD
RICHMOND, BC
RZ16-726337

[TITLE]

SITE DRIVE AISLE
SECTIONS

16381 [PROJECT]

1/4" = 1'-0" [SCALE]

OCT 01, 2017 [DATE]

10 - DP RESUBMISSION [ISSUE]

[DRAWING]

A-1.051

DP 17-774043
PLAN #2A OCT 2 4 2017



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[ARCHITECT SEAL]

[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

TOWNHOUSE
DEVELOPMENT
10475-10631 No. 5 ROAD
RICHMOND, BC
RZ16-726337

[TITLE]

FIRE DEPT
ACCESS PLAN

16381 [PROJECT]

1" = 30' [SCALE]

Oct 01, 2017 [DATE]

12 - DP RESUBMISSION [ISSUE]

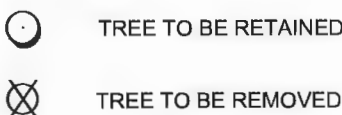
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A-1.001

DP 17-774043

PLAN #28

OCT 2 4 2017

[illegible]

SHEET 1 OF 2

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File: H:\000-NEV\10475-10631 No5Rd\Tree Data Tab
Showing 2n Invalid reference

PROPOSED DECKS WITHIN OR
ADJACENT TO ROOT ZONE MAY ONLY
BE CONSTRUCTED WITH BASE OF
SOIL SCREW PILES AND NOT WITH
TRADITIONAL SPREAD FOOTING AND
MUST BE OF PERMEABLE DECKING
MATERIAL FOR WATER PENETRATION.





NOTE: CONSTRUCT PARKING STALLS (V2-V7) AND RETAINING
WALL ABOVE GRADE WITHOUT EXCAVATION INSIDE THE TPZ

NOTE: REASSESS WITH
ROAD IMPROVEMENT
CONSTRUCTION PLANS
NO EXCAVATION INSIDE
THE TPZ OTHERWISE
TREE REMOVAL MAY BE
REQUIRED.

REDUCE EXCAVATION OFFSET FOR LANE CONSTRUCTION
AND CONSTRUCT DRIVE ABOVE GRADE.

DEACTIVATE WATER METER WITH NON INTRUSIVE
METHODS AND INSTALL NEW TO ALTERNATE LOCATION OR
TREE REMOVAL MAY BE REQUIRED.

LEGEND

-  TREE TO BE RETAINED
-  TREE PROTECTION FENCING
-  MINIMUM NO DISTURBANCE ZONE
-  ROOT PROTECTION ZONE
NO EXCAVATION WITHIN HATCHED ZONE



MIKE FADUM AND
ASSOCIATES LTD.
VEGETATION
CONSULTANTS

#105, 8277 129 St.
Surrey, British Columbia
V3W 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302
Mobile: (604) 240-0309
Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE

TREE PRESERVATION
AND PROTECTION PLAN

10475 - 10631 #5 RD.
RICHMOND, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	FEB2916	MK	LOT LAYOUT
2	MAY2516	MK	REVISED LAYOUT
3	SEPT0816	MK	REVISED LAYOUT
4	FEB1017	MK	REVISED LAYOUT
5	JUL1117	SL	REVISED LAYOUT
6	SEPT1317	MK	REVISED LAYOUT
7	OCT0417	MK	REVISED LAYOUT

NOTE: TREE PROTECTION FENCING SHALL BE
CONSTRUCTED TO MUNICIPAL STANDARDS.
REASSESS TREES WITH LOT GRADING PLANS.

NOTE: REFER TO LANDSCAPE ARCHITECT
PLANS FOR SPECIFIC REPLACEMENT TREE
SPECIES AND PLANS.

NOTE: NO EXCAVATION OR GRADE
DISTURBANCE WITHIN HATCHED AREA.

SHEET TITLE

T2 - TREE PROTECTION
AND PRESERVATION
PLAN

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DRAWN

MK

SCALE

AS SHOWN

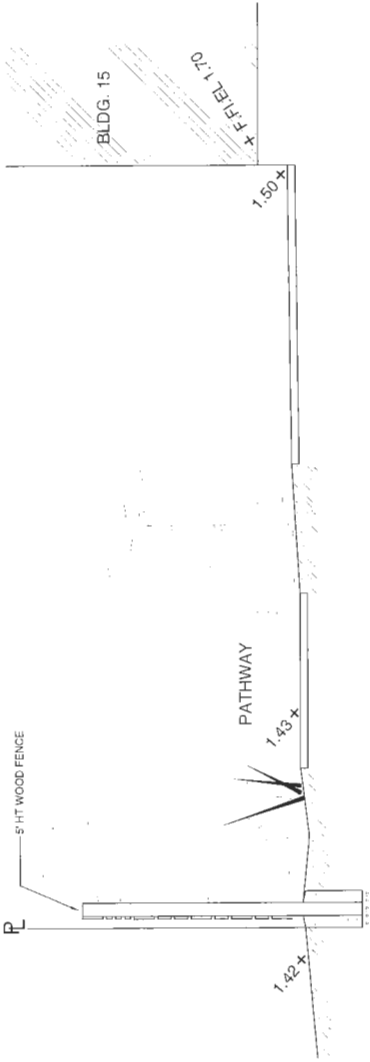
DATE

FEBRUARY 26, 2016

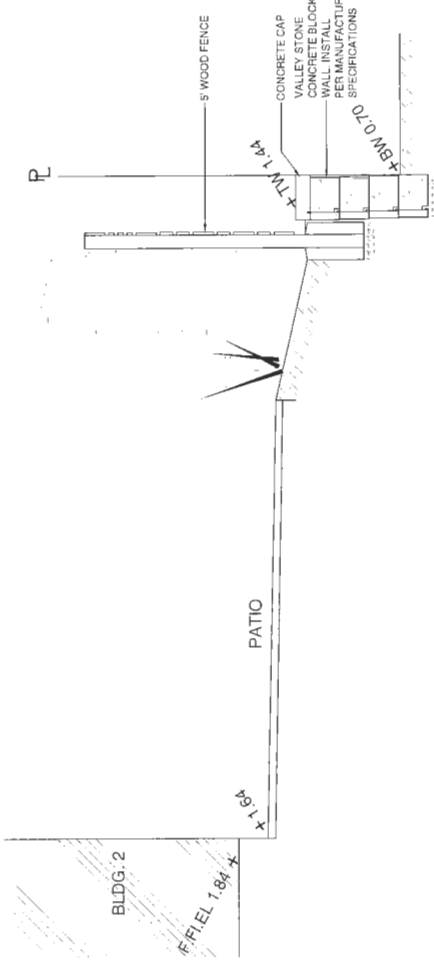
T-2

SHEET 2 OF 2

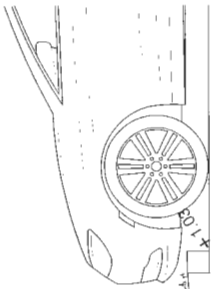
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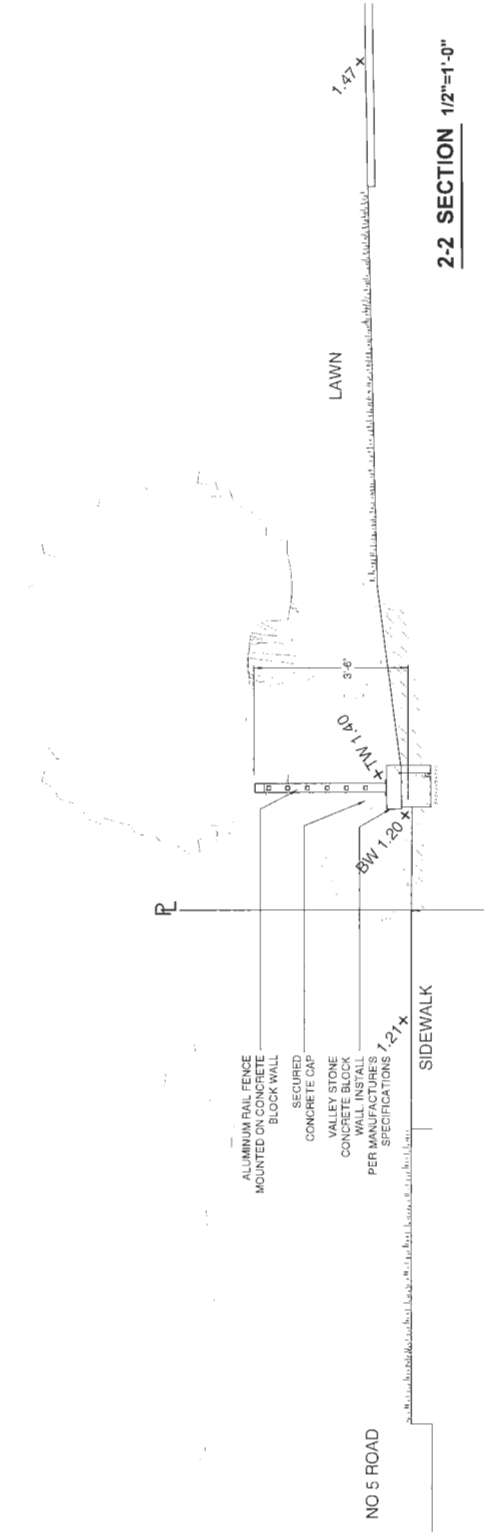
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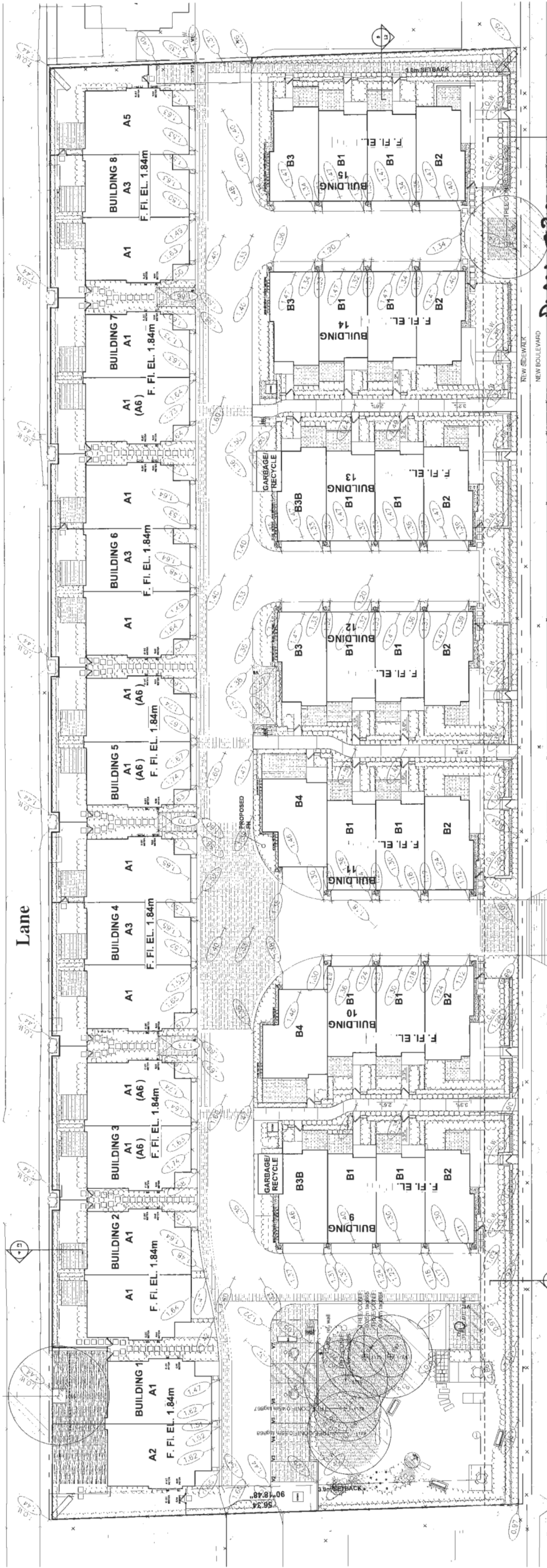
4-4 SECTION 1/2"=1'-0"



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



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



ENTRY

No. 5 Road

OCT 2 4 2017

PLAN #3C

17-774043

16019-15.ZIP

16	13 OCT 06	NEW SITE PLAN	VR
1	17 OCT 06	ISSUED FOR BP	
14	17 SEP 14	BP COMMENTS SET PLAN COORD	
21	22 MAR 12	CITY COMMENTS	VR
11	12 JAN 10	NEW SITE PLAN	DO
10	12 JAN 10	CITY COMMENTS	DO
9	17 FEB 09	NEW SITE PLAN	DO
8	17 FEB 09	REVISIONS AND COMMENTS	DO
7	17 MAR 04	NEW SITE PLAN	DO
6	16 SEP 03	REVISED PER CITY CHANGES	DO
5	16 SEP 03	REVISED PER CITY CHANGES / COMMENTS	DO
4	16 SEP 03	REVISED PER CITY CHANGES	DO
3	16 MAR 03	CITY SUBMISSION	DO
2	16 MAR 03	COMMENTS	DO
1	16 MAR 03	REVISED PER CITY CHANGES	DO
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

ANTHEM PROPERTIES

PROJECT:
No 5 ROAD TOWNHOMES

10475-10631
NO. 5 ROAD
RICHMOND, B.C.
RZ 16-726337

DRAWING TITLE:

PRELIMINARY GRADING
PLAN

DATE: 16 MAR 01
SCALE: 1"=20'-0"
DRAWN: MM
DESIGN: MM
CHK'D: MCT

DRAWING NUMBER:

L2

OF 9

PMG PROJECT NUMBER:

16-019

SEAL



15	12.07.09	NEW SITE PLAN	VR
1	12.07.09	ISSUED FOR BP	VR
14	12.09.14	DE COMMENTS, SITE PLAN CORRO	VR
13	17.08.13	CITY COMMENTS	VR
12	17.08.13	NEW SITE PLAN	DO
11	17.08.13	CITY COMMENTS	DO
10	17.08.13	NEW SITE PLAN	DO
9	17.08.13	INCREASED PERMEABLE PAVING	DO
8	17.08.14	SECTIONS AND COMMENTS	NR/VR
7	17.08.14	NEW SITE PLAN	CG
6	16.09.13	REVISE PER SITE CHANGES	MR
5	16.09.13	REVISE PER SITE CHANGES	MR
4	16.09.13	REVISE PER SITE CHANGES	MR
3	16.09.13	COMMENTS	MM
2	16.09.13	REVISE PER SITE CHANGES	DO
1	16.09.13	REVISE PER SITE CHANGES	DO
NO.	DATE	REVISION DESCRIPTION	DR

CLIENT:

ANTHEM PROPERTIES

PROJECT:
No 5 ROAD TOWNHOMES

10475-10631
NO. 5 ROAD
RICHMOND, B.C.
RZ 16-726337

DRAWING TITLE:

**PRELIMINARY GRADING
PLAN**

DATE: 16.MAR.01 DRAWING NUMBER:

SCALE: 1"=20'-0"

DRAWN: MM

DESIGN: MM

CHK'D: MCY

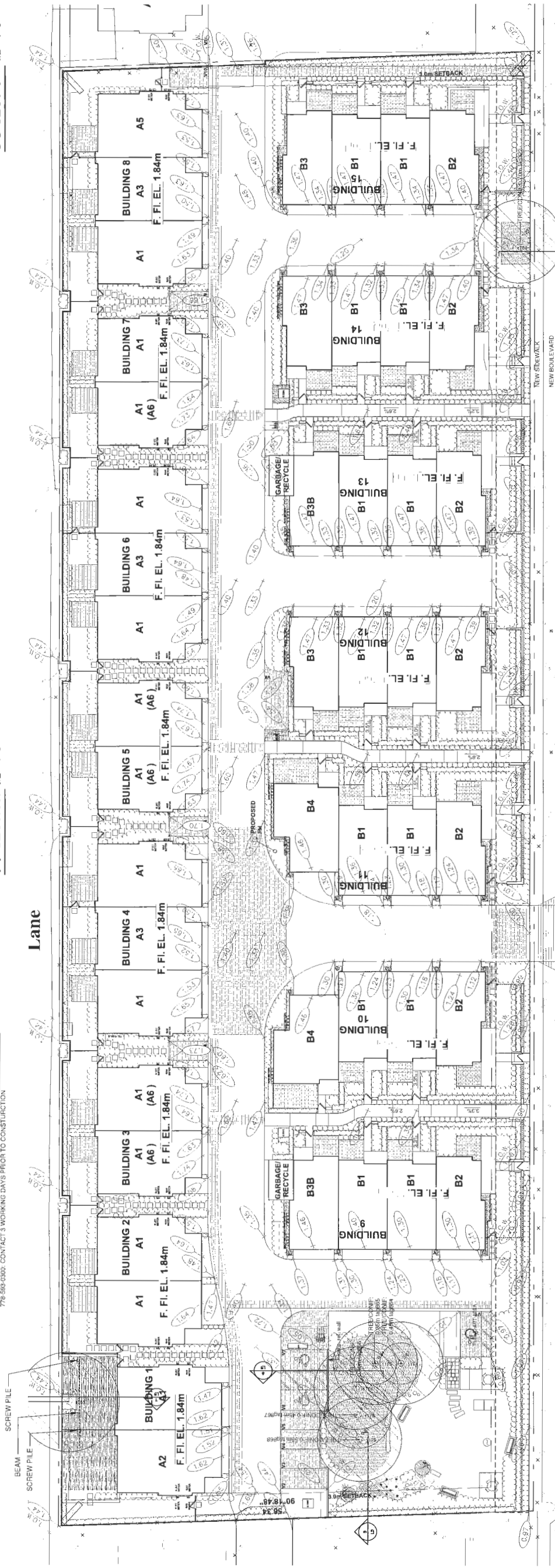
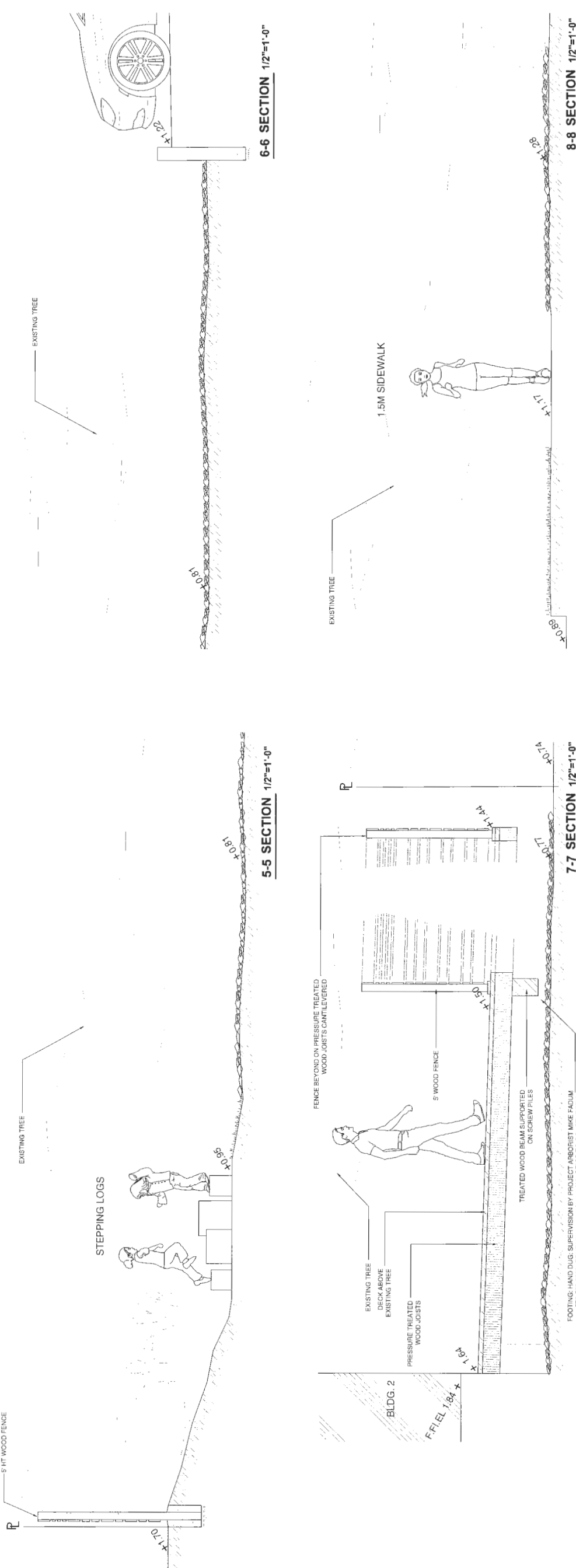
DATE: OCT 24 2017

PROJECT NUMBER: 16-019

L3

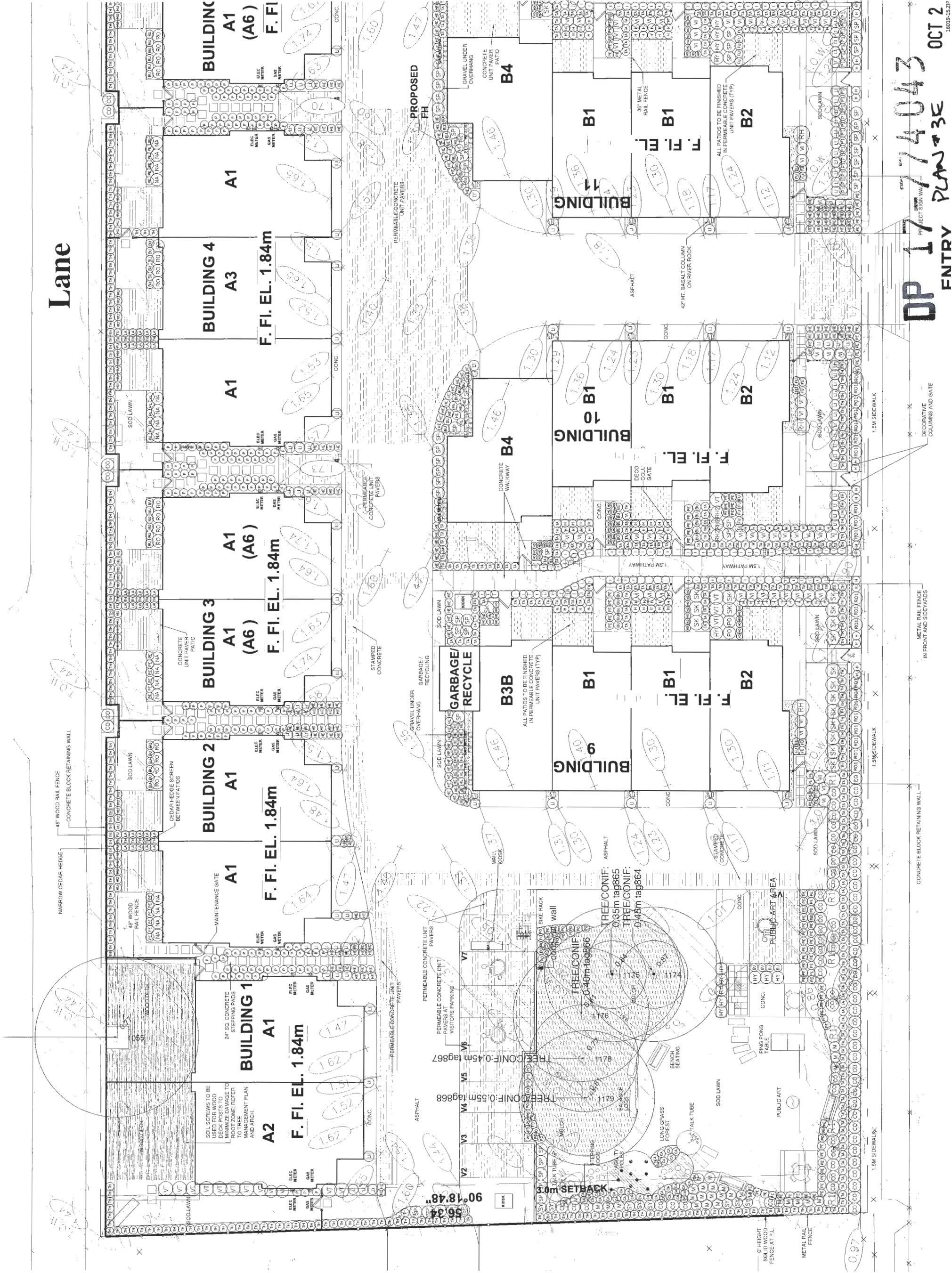
OF 9

16-019



SEAL:

Lane



16	17 OCT 08	NEW SITE PLAN	VR
1	17 OCT 08	SUBMITTED FOR BP	
24	17 SEP 14	DP COMMENTS SITE PLAN CONDO	VR
13	17 JUL 12	CITY COMMENTS	VR
19	17 JUN 10	NEW SITE PLAN	DO
11	17 MAY 10	CITY COMMENTS	DO
10	17 MAY 10	NEW SITE PLAN	DO
9	17 JUL 09	INCREASED PERMEABLE PAVING	DO
8	17 JUL 09	SECTIONS AND COMMENTS	MM/VR
7	17 JAN 10	NEW SITE PLAN	CLG
6	16 SEP 13	REVISE PER SITE CHANGES	MM
5	16 AUG 12	REVISE PER SITE CHANGES / COMMENTS	MM
4	16 JUL 09	REVISE PER SITE CHANGES	MM
3	16 MAY 12	CITY SUBMISSION	MM
2	16 APR 08	COMMENTS	DO
1	16 MAR 01	REVISE PER SITE CHANGES	DO
NO.	DATE	REVISION DESCRIPTION	DR

CLIENT:

ANTHEM PROPERTIES

PROJECT:

No 5 ROAD TOWNHOMES

10475-10631
NO. 5 ROAD
RICHMOND, B.C.
RZ 16-726337

DRAWING TITLE:

LANDSCAPE
SHRUB PLAN

DATE: 16 MAR 01 DRAWING NUMBER:

SCALE: 1"=10'-0"

DRAWN: MM

DESIGN: MM

CHKD: MCY

2017

PMG PROJECT NUMBER:

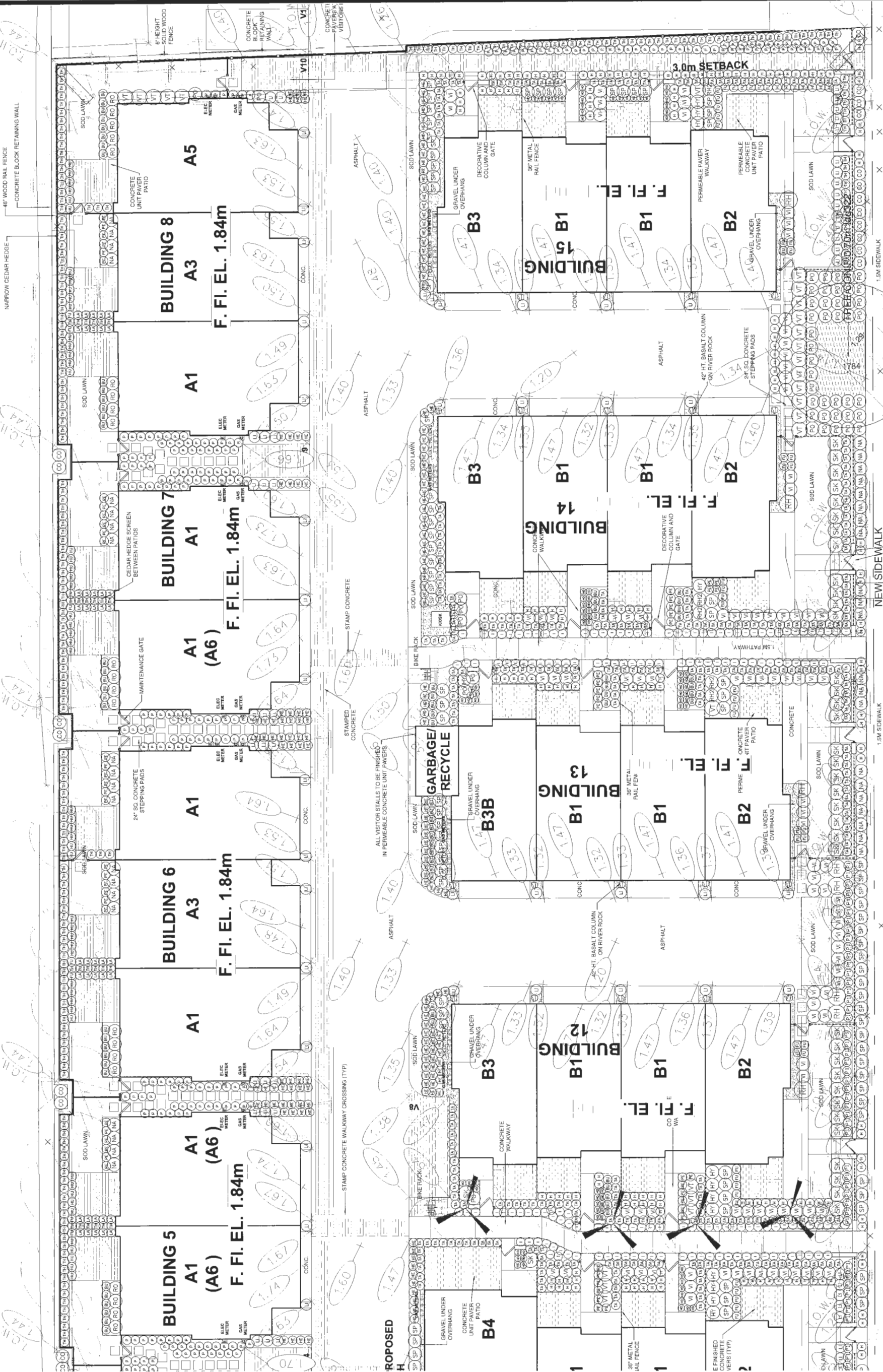
L4

OF 9

16-019

DP 17774043
ENTRY PLAN 3E
OCT 24 2017
PROJECT SIGN WALK
16019-152P

SEAL:



16	17 OCT 15	NEW SITE PLAN	VR
17	17 OCT 15	BASED ON RP	VR
18	17 OCT 15	2P COMMENTS, SITE PLAN COORD	VR
19	17 OCT 15	CITY COMMENTS	VR
20	17 OCT 15	NEW SITE PLAN	VR
21	17 OCT 15	CITY COMMENTS	VR
22	17 OCT 15	NEW SITE PLAN	VR
23	17 OCT 15	INCREASED PERMEABLE PAVING	VR
24	17 OCT 15	SECTION AND COMMENTS	VR
25	17 OCT 15	CLG	VR
26	17 OCT 15	NEW SITE PLAN	VR
27	17 OCT 15	REVERSE FOR SITE CHANGES / COMMENTS	VR
28	17 OCT 15	REVERSE FOR SITE CHANGES / COMMENTS	VR
29	17 OCT 15	REVERSE FOR SITE CHANGES / COMMENTS	VR
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98	17 OCT 15	REVERSE FOR SITE CHANGES / COMMENTS	VR
99	17 OCT 15	REVERSE FOR SITE CHANGES / COMMENTS	VR
100	17 OCT 15	REVERSE FOR SITE CHANGES / COMMENTS	VR

ANTHEM PROPERTIES

No 5 ROAD TOWNHOMES

10475-10631
NO. 5 ROAD
RICHMOND, B.C.
RZ 16-726337

LANDSCAPE
SHRUB PLAN

DATE: 16-MAR-01 DRAWING NUMBER: L5

SCALE: 1"=10'-0"

DRAWN: MM

DESIGN: MM

CHKD: MCY

OF 9

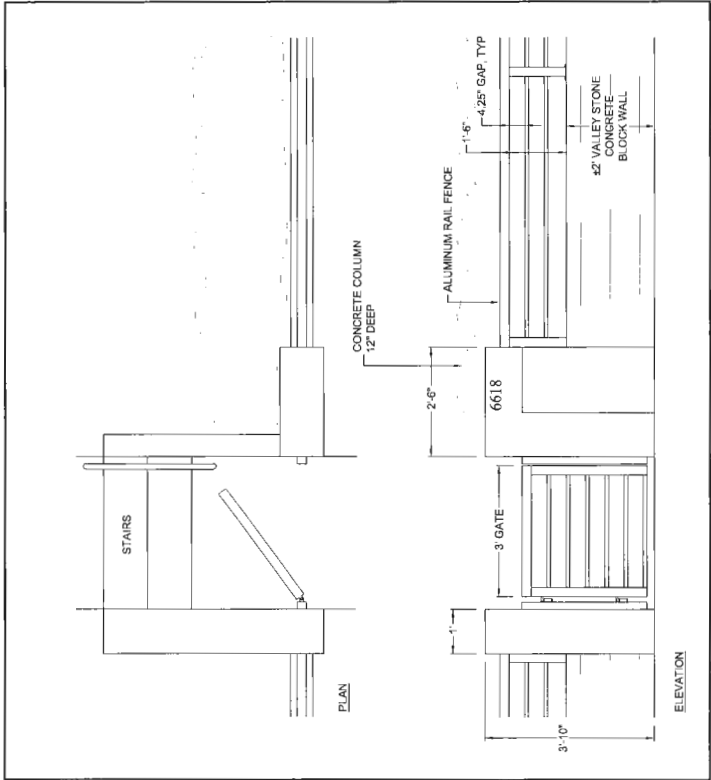
PMG PROJECT NUMBER: 16-019

Plan 17-774043

OCT 2 4 2017

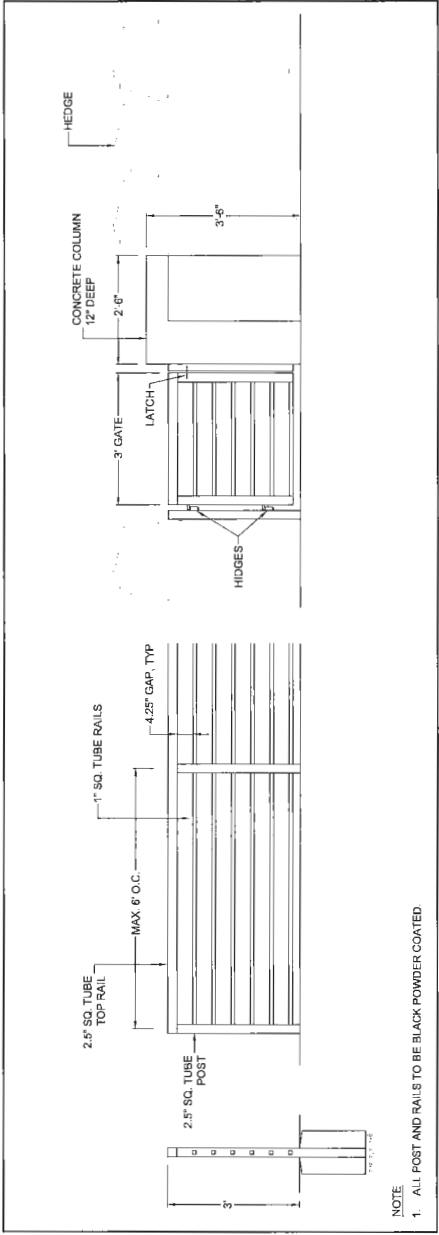
16-019-15-7P

SEAL:



1 ALUMINIUM RAIL GATE/FENCE - STREET FRONT

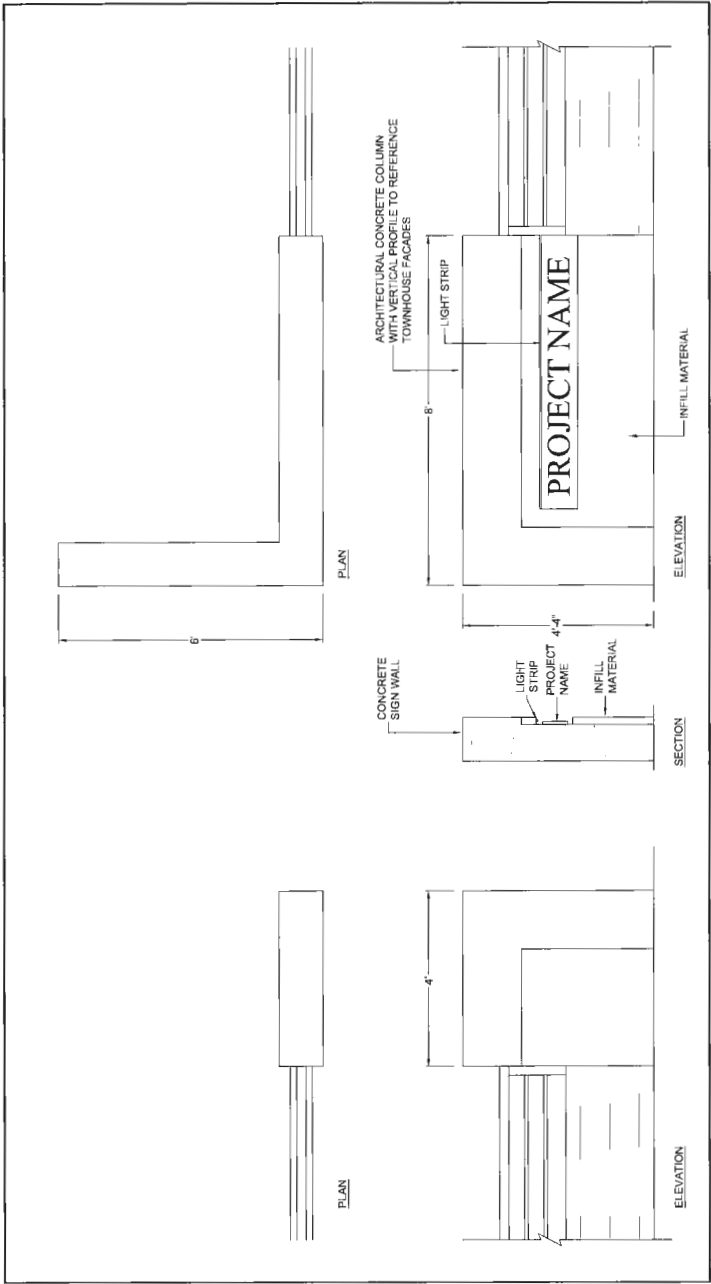
L1 1/2"=1'-0"



3 36" HT. ALUMINIUM RAIL FENCE - FRONT YARD

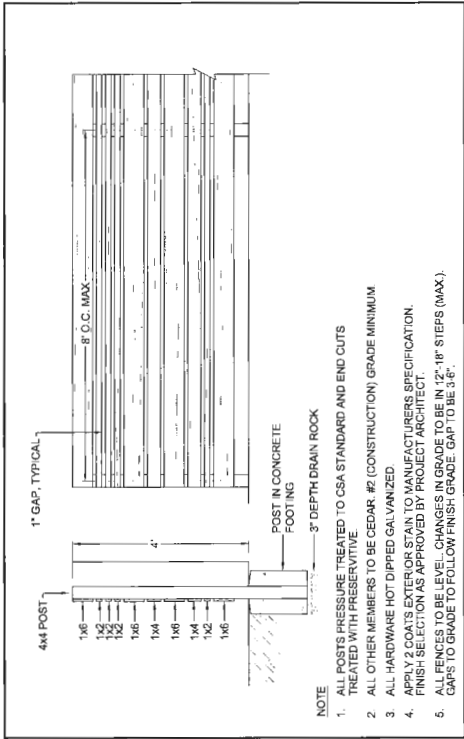
L1 1/2"=1'-0"

- NOTE
1. ALL POST AND RAILS TO BE BLACK POWDER COATED.



2 PROJECT ENTRY SIGN

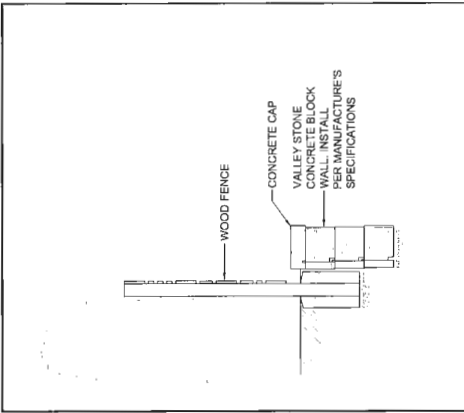
L1 1/2"=1'-0"



4 48" HT. WOOD FENCE - REAR YARD

L1 1/2"=1'-0"

- NOTE
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE
 2. ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM
 3. ALL HARDWARE HOT DIPPED GALVANIZED
 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
 5. ALL FENCES TO BE LEVEL - CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO ADJUST TO FOLLOW FINISH GRADE. GAPS TO BE 3'-6".



5 LANE TYPICAL WALL SECTION

L1 1/2"=1'-0"

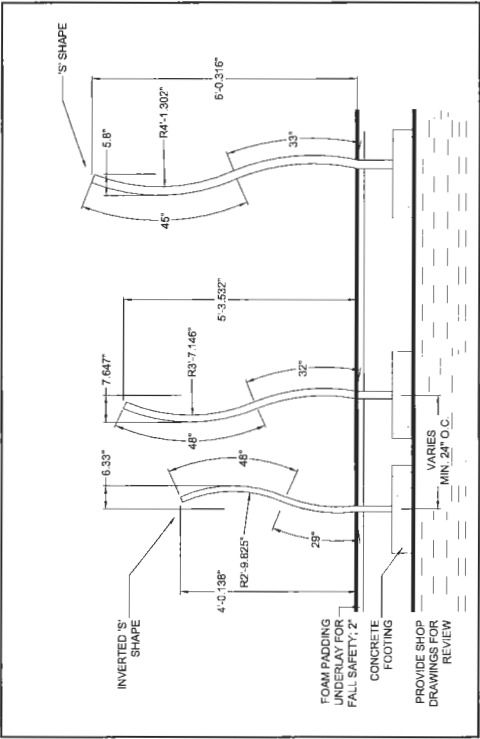
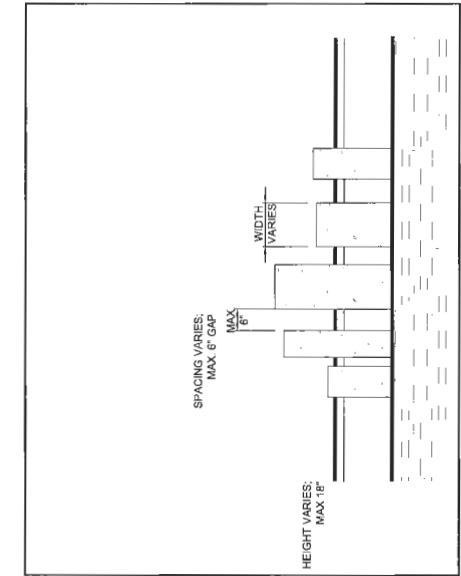
LANDSCAPE DETAILS

DATE: 16-MAR-01
SCALE: AS SHOWN
DRAWN: MCV
DESIGN: MCV
CHK'D: MCV

DRAWING NUMBER: L7

OF 9

SEAL:



6

STEPPING LOGS

1/2" = 1' - 0"

7

VERTICAL SCULPTURAL MAZE

1/2" = 1' - 0"

PROJECT:

No 5 ROAD TOWNHOMES

10475-10631

NO. 5 ROAD

RICHMOND, B.C.

RZ 16-726337

DRAWING TITLE:

**LANDSCAPE
DETAILS**

DP 17-774043
PLAN # 3I

OCT 2 4 2017

DATE: 16.MAR.01

SCALE: AS SHOWN

DRAWN:

DESIGN: MCK

CHK'D: MCK

PMG PROJECT NUMBER:

16019-15-2P

DRAWING NUMBER:

L8

OF 9

16-019



#5 RD PERSPECTIVE

DP 17-774043
PLAN #4
OCT 2 4 2017



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10075-10631 No. 5 ROAD
RICHMOND, BC
R2V 6Z76
INTEGRATED ARCHITECTURE
ARCHITECTS ASSOCIATES

[ARCHITECT SEAL]

[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

TOWNHOUSE
DEVELOPMENT
10075-10631 No. 5 ROAD
RICHMOND, BC
R2V 6Z76

[TITLE]

PERSPECTIVE

[PROJECT]

[SCALE]

[DATE]

[ISSUE]

[DRAWING]

A-0.100



INTERNAL RD PERSPECTIVE

DP 17-774 043

PLAN # 4A OCT 2 4 2017



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VANCOUVER, BC V6H 1T5
ARCHITECTS IN CHARGE

[ARCHITECT SEAL]

[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

TOWNHOUSE
DEVELOPMENT

10475-10831 No. 5 ROAD
RICHMOND, BC
R216-728337

[TITLE]

PERSPECTIVE

16381 [PROJECT]

NOT TO SCALE [SCALE]

OCT 04, 2017 [DATE]

12 - DP RESUBMISSION [ISSUE]

[DRAWING]

A-0.101



INTERNAL RD PERSPECTIVE

DP 17-774043

PLAN # 4B
OCT 24 2017

2022 #48

OCT 24 2017

2022 #48

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ARCHITECT SEALS

CLIENT

ANTHEM PROPERTIES

[PROJECT]

**TOWNHOUSE
DEVELOPMENT**

10475-10631 No. 5 ROAD
RICHMOND, BC

RZ16-726337

TITLES

PERSPECTIVE

16381 (PROJECT)

NOT TO SCALE
(SCALE)

04/01/2017 10:46 AM

12. DR RESUBMISSION

[DRAWING: _____]

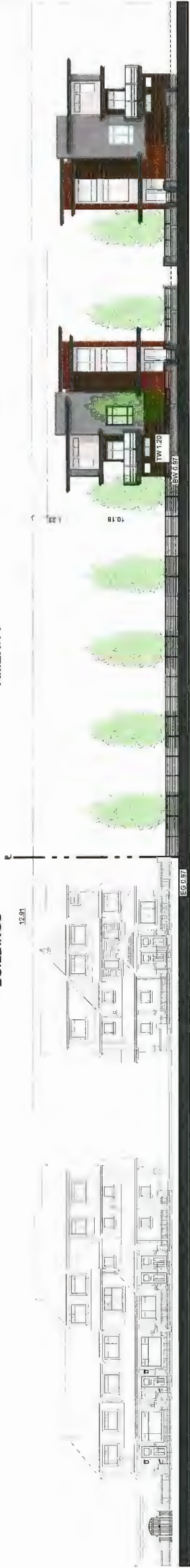
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EXISTING BUILDINGS
12.21
OUTDOOR AMENITY
BUILDING 9
BUILDING 10



No. 5 ROAD STREETSCAPE ELEVATION - SOUTH

BUILDING 11
BUILDING 12
BUILDING 13
BUILDING 14
BUILDING 15
FUTURE DEVELOPMENT
EXISTING BUILDINGS



No. 5 ROAD STREETSCAPE ELEVATION - NORTH

ANTHEM PROPERTIES
[CLIENT]
[ARCHITECT SEAL]
[PROJECT]
TOWNHOUSE DEVELOPMENT
10475-10831 No. 5 ROAD
RICHMOND, BC
RZ16-726337
[TITLE]

STREETSCAPE ELEVATIONS

16381 [PROJECT]
1/16" = 1'-0" [SCALE]
Oct 01, 2017 [DATE]
10 - DP RESUBMISSION [ISSUES]
[DRAWING]

DP 17-774043

PLAN # 4C

OCT 2 4 2017

A-0.310



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LANE STREETSCAPE ELEVATION - NORTH



LANE STREETSCAPE ELEVATION - SOUTH

[ARCHITECT SEAL]

[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

TOWNHOUSE
DEVELOPMENT
10475-10631 No. 5 ROAD
RICHMOND, BC
RZ16-726337

[TITLE]

STREETSCAPE
ELEVATIONS

[PROJECT]

[SCALE]

[DATE]

[ISSUE]

[DRAWING]

A-0.320

DP 17-774043

PLAN 04D

OCT 2 4 2017



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2

1



BUILDING 1 - EAST ELEVATION

1

2



BUILDING 1 - WEST ELEVATION

D

B



BUILDING 1 - SOUTH ELEVATION

D

B



BUILDING 1 - NORTH ELEVATION

MATERIAL & COLOUR LEGEND

Colour	Manufacturer	Reference No.	Elements
Brown	Hardie Plank Lap Siding ColorPlus Smooth texture, 6" exposure	Timber Bark	Hardie lap siding - 6" exposure
Charcoal	HardiePanel Siding Smooth texture on Easy Trim	Benjamin Moore Tuxedo Gray 2124-20	Exterior walls selected locations
Silver	HardiePanel Siding Smooth texture on Easy Trim	Benjamin Moore Gull Wing Gray 2134-50	Exterior walls, selected locations
Cedar	Woodstone Fiber cement plank soffit	Woodstone 'Old Cherry'	Exterior walls, selected locations
Silver	Starline Vinyl	Clear anodized aluminum	Double glazed vinyl windows & doors
Black	Lindahl	to match 1" Hardie Trim Boards	Pre-finished Aluminum Rolling or Clear Safety Glass

Black	Maikin Metals Ltd.	PVDF Matte Black	Pre-finished steel flashings and downspouts
Cedar	Woodstone Fiber cement plank soffit	Woodstone 'Old Cherry'	Roof overhangs & balconies soffit
Black	Hardie Trim Boards	Benjamin Moore Black Knight 2136-10	Balcony & Roof Fascias
Gray	Architectural concrete	Gray	Exposed concrete

[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

TOWNHOUSE
DEVELOPMENT

10475-10631 No. 5 ROAD
RICHMOND, BC
RZ16-726337

[TITLE]

BUILDING 1
ELEVATIONS

16381 [PROJECT]

1/8" = 1'-0" [SCALE]

Oct 01, 2017 [DATE]

10 - DP RESUBMISSION [ISSUE]

[DRAWING]

A-2.012C

DP 17-774043
PLAN 4E
OCT 24 2017

29



BUILDING 8 - WEST ELEVATION

25



BUILDING 8 - SOUTH ELEVATION

25



BUILDING 8 - EAST ELEVATION

29



BUILDING 8 - NORTH ELEVATION

MATERIAL & COLOUR LEGEND

Colour	Manufacturer	Reference No.	Elements
Brown	Hardie Plank Lap Siding ColorPlus Smooth texture, 6" exposure	Timber Black	Hardie lap siding - 6" exposure
Charcoal	HardiePanel Siding Smooth texture on Easy Trim	Benjamin Moore Truck Gray 2124-20	Exterior walls, selected locations
Silver	HardiePanel Siding Smooth texture on Easy Trim	Benjamin Moore Gull Wing Grey 2104-50	Exterior walls, selected locations
Cedar	Woodstone Fiber cement plank soffit	Woodstone 'Old Cherry'	Exterior walls, selected locations
Silver	Starline Vinyl	Clear anodized aluminum	Double glazed vinyl windows & doors
Black	Lincath	to match 'I' Hardie trim Boards	Pre-finished Aluminum Railing c/w Clear Safety Glass

Black	Main Metals Ltd.	PVDF Matte Black	Pre-finished steel flashings and downspouts
Cedar	Woodstone Fiber cement plank soffit	Woodstone 'Old Cherry'	Roof overhangs & balconies soffit
Black	Hardie trim Boards	Benjamin Moore Black Knight 2138-10	Balcony & Roof Fascias
Gray	Architectural concrete	Gray	Exposed concrete

ANTHEM PROPERTIES

TOWNHOUSE DEVELOPMENT
10475-10631 No. 5 ROAD
RICHMOND, BC
RZ16-726337

BUILDING 08 ELEVATIONS

16381
1/8" = 1'-0"
Oct 01, 2017
10 - DP RESUBMISSION

PROJECT

TITLE

PROJECT

SCALE

DATE

ISSUE

DRAWING

PLAN #4F

OCT 2 4 2017

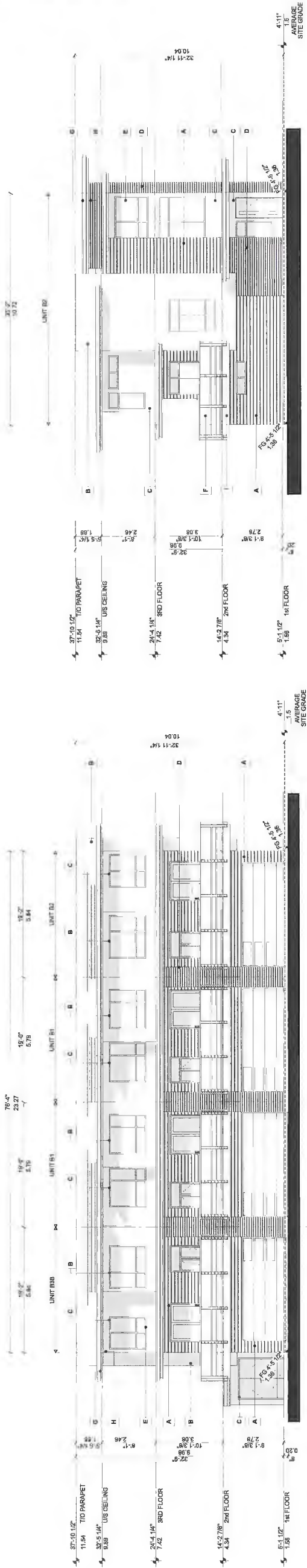
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SOUTH ELEVATION

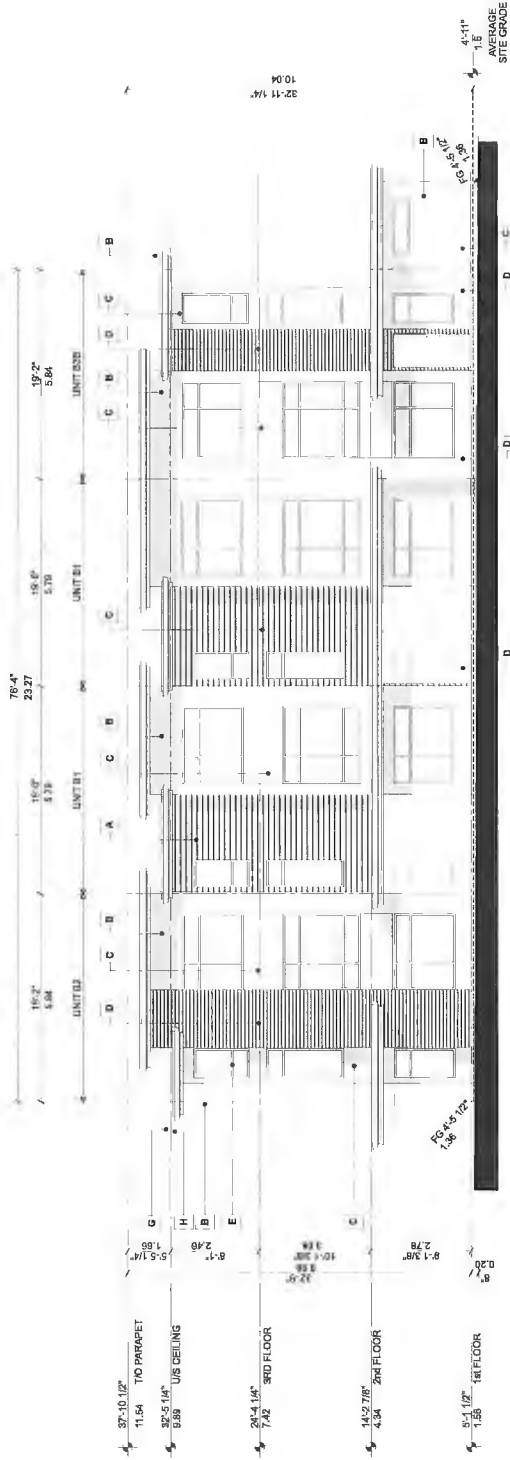
EAST ELEVATION

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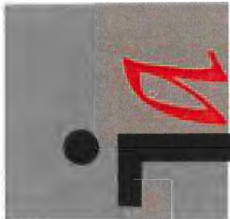
NORTH ELEVATION

WEST ELEVATION

MATERIAL & COLOUR LEGEND

Colour	Manufacturer	Reference No.	Elements
Brown	Hardie Plank Lap Siding	Timber Bark	Hardie lap siding - 8" exposure
Charcoal	ColorPlus Smooth texture, 6" exposure	Benjamin Moore Trout Gray Z124-20	Exterior walls, selected locations
Silver	HardiePanel Siding Smooth texture on Easy Trim	Benjamin Moore Gulf Wing Gray Z134-50	Exterior walls, selected locations
Cedar	Woodstone Floor cement plank soffit	Woodstone 'Old Cherry'	Exterior walls, selected locations
Silver	Starline Vinyl	Clear smooth aluminum	Double glazed Vinyl windows & doors
Black	Unidabi	To match "I" Hardie Trim Boards	Pre-finished Aluminum Hoisting Chk Clear Safety Glass

Black	Malin Metals Ltd.	PVDF Matte Black	Pre-finished steel flashings and downspouts
Cedar	Woodstone Floor cement plank soffit	Woodstone 'Old Cherry'	Roof overhangs & balconies soffit
Black	Hardie Trim Boards	Benjamin Moore Black Knight Z1306-10	Balcony & Roof Fascias
Gray	Architectural concrete	Gray	Exposed concrete



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[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

TOWNHOUSE
DEVELOPMENT
10475-10631 No. 5 ROAD
RICHMOND, BC
RZ16-726337

[TITLE]

BUILDING 09 & 13
ELEVATIONS

[PROJECT]

16381
1/8" = 1'-0"

[SCALE]

Oct 01, 2017

[DATE]

10 - DP RESUBMISSION

[ISSUE]

[DRAWING]

A-2.092BW

DP 17-774043

PLAN 46

OCT 2 4 2017



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BUILDING 11 - EAST ELEVATION



BUILDING 11 - WEST ELEVATION



BUILDING 11 - SOUTH ELEVATION



BUILDING 11 - NORTH ELEVATION

MATERIAL & COLOUR LEGEND

Colour	Manufacturer	Reference No.	Elements
Brown	Hardie Plank Lap Siding ColorPlus Smooth texture, 6" exposure	Timber Bark	Hardie lap siding - 6" exposure
Charcoal	HardiePanel Siding Smooth texture on Easy Trim	Benjamin Moore Timber Gray 2124-20	Exterior walls, selected locations
Silver	HardiePanel Siding Smooth texture on Easy Trim	Benjamin Moore Gull Wing Gray 2134-50	Exterior walls, selected locations
Cedar	Woodstone Fiber cement plank soffit	Woodstone 'Old Cherry'	Exterior walls, selected locations
Silver	Slanthe Vinyl	Clear anodized aluminum	Double glazed vinyl windows & doors
Black	Unlight	to match 'I' HardieTrim Boards	Pre-finished Aluminum railing c/w Clear Safety Glass

Black	Malin Metals Ltd.	PVD/ Matte Black	Pre-finished steel flashings and downspouts
Cedar	Woodstone Fiber cement plank soffit	Woodstone 'Old Cherry'	Road overhangs & balconies soffit
Black	HardieTrim Boards	Benjamin Moore Black Knight 2168-10	Balcony & Roof Fascias
Gray	Architectural concrete	Gray	Exposed concrete

DP 17-714043

PLAN #4H

OCT 2 4 2017

A-2.112C

BUILDING 12- SOUTH ELEVATION



BUILDING 12 - EAST ELEVATION



BUILDING 12 - NORTH ELEVATION



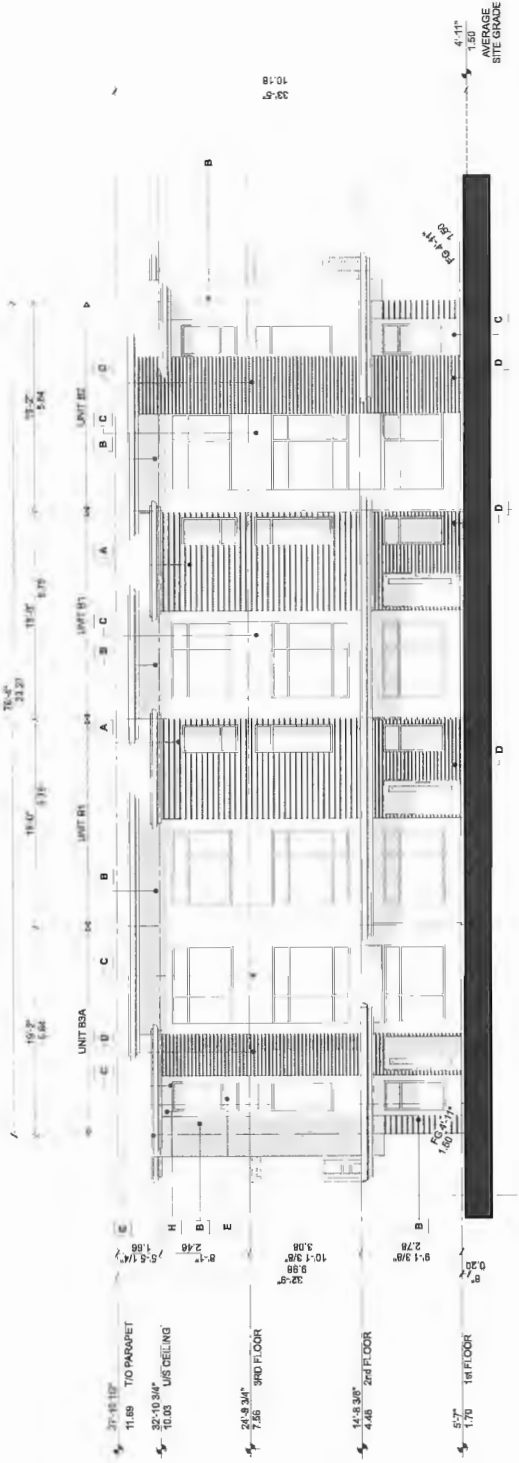
MATERIAL & COLOUR LEGEND

Colour	Manufacturer	Reference No.	Elements
Brown	Hardie Plank Lap Siding ColorPlus	Timber Bark	Hardie lap siding - 6" exposure
Charcoal	HardiePanel Siding Smooth texture on Easy Trim	Benjamin Moore Troy Gray 2124-20	Exterior walls, selected locations
Silver	HardiePanel Siding Smooth texture on Easy Trim	Benjamin Moore Gull Wing Gray 2134-50	Exterior walls, selected locations
Cedar	Woodtime Fiber cement plank soffit	Woodstone 'Old Cherry'	Exterior walls, selected locations
Silver	Starline Vinyl	Clear anodized aluminum	Double glazed vinyl windows & doors
Black	Unidelt	to match 'I' Hardie Trim Boards or Clear Safety Glass	Pre-finished Aluminum Siding or Clear Safety Glass

BUILDING 12 - WEST ELEVATION

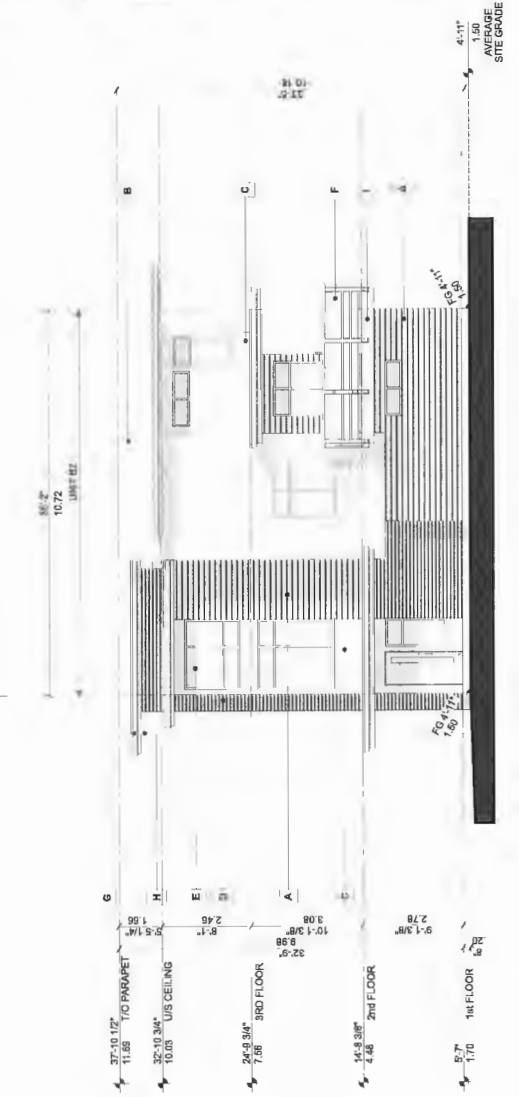


E



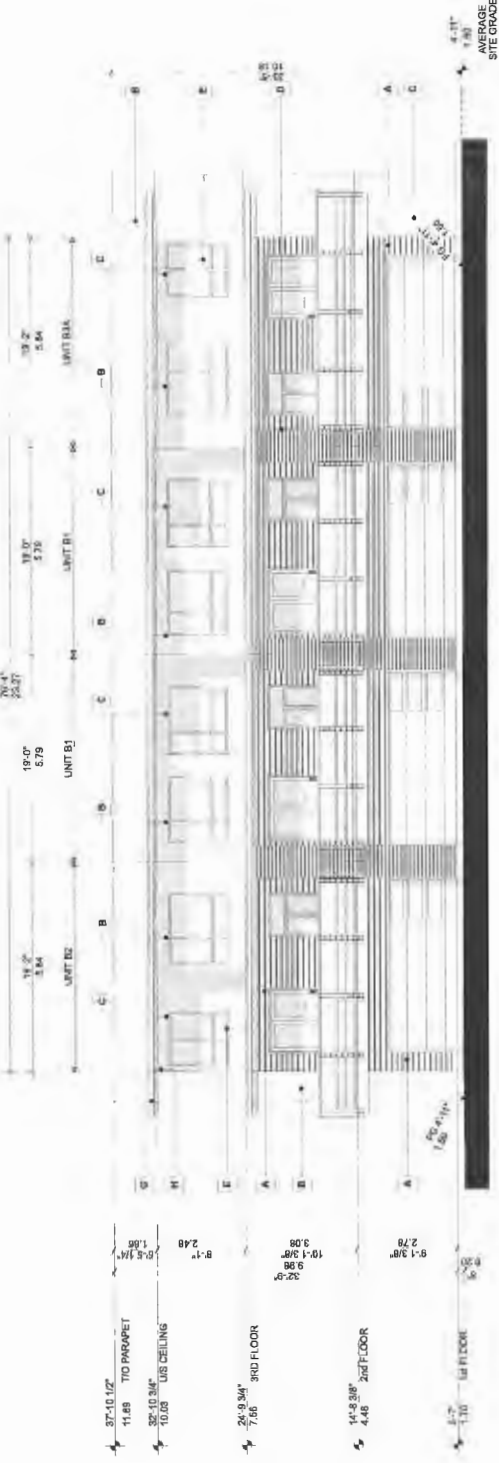
BUILDING 14 - SOUTH ELEVATION

F



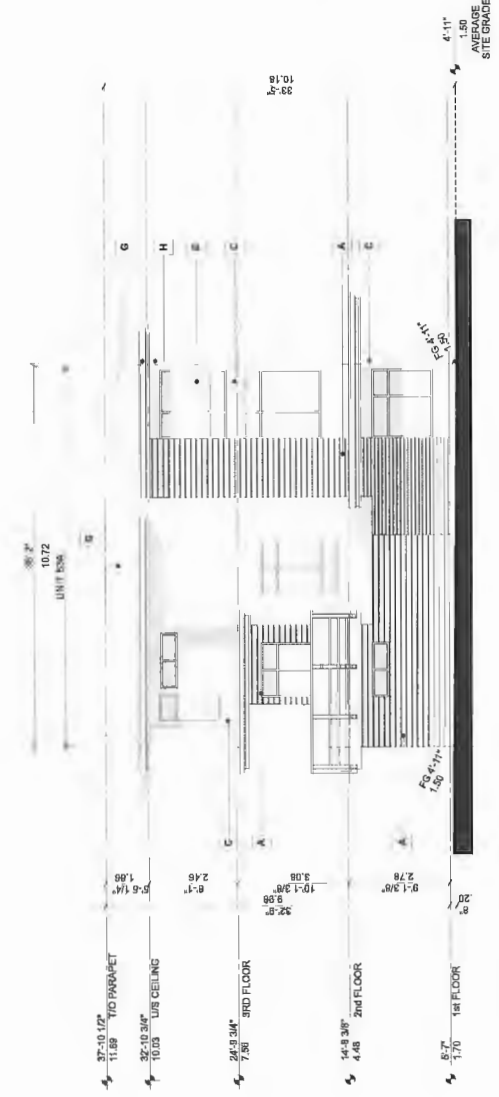
BUILDING 14 - EAST ELEVATION

F



BUILDING 14 - NORTH ELEVATION

E



BUILDING 14 - WEST ELEVATION

MATERIAL & COLOUR LEGEND

Colour	Manufacturer	Elements	Colour to match... Reference No.
Brown	Hardie Plank Lap Siding	Hardie lap siding - 5' exposure	Timber Bark
Charcoal	HardiePanel Siding Smooth texture, 6' exposure	Exterior walls, selected locations	Benjamin Moore CoalPlus Trout Grey 2124-20
Silver	HardiePanel Siding Smooth texture on Easy Trim	Exterior walls, selected locations	Benjamin Moore Gull Wing Grey 2134-50
Oxide	Woodstone Fiber cement plank soffit	Exterior walls, selected locations	Woodstone 'Old Cherry'
Silver	Starline Vinyl	Double glazed vinyl windows & doors	Clear anodized aluminum
Black	Lindahl	Pre-finished Aluminum Railing on Clear Safety Glass	to match 'Y' HardieTrim Boards

Black	Modern Metals Ltd.	PVDF Matte Black	Pre-finished steel flashings and downspouts
Cedar	Woodstone Fiber cement plank soffit	Woodstone 'Old Cherry'	Roof overhangs & balconies soffit
Black	HardieTrim Boards	Benjamin Moore Black Knight 2198-10	Balcony & Roof Fascias
Gray	Architectural concrete	Gray	Exposed concrete

TOWNHOUSE DEVELOPMENT

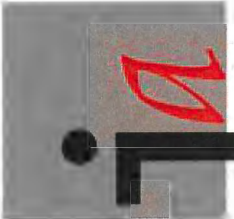
10475-10631 No. 5 ROAD
RICHMOND, BC
R216-726337

BUILDING 14 ELEVATIONS

DP 17-774043

PLAN #4J OCT 2 4 2017

A-2.142BW



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F D E A B C D



A HardiePlank Lap Siding
ColorPlus
Cedar mill texture, 6" exposure
Timber Bark



B HardiePanel Siding
Smooth texture on Easy Trim
BM 2124-20 Trout Gray



C Hardie Panel Siding
Smooth texture on Easy Trim
Silver - to match clear anodized
aluminum windows



D Fiber cement plank siding and
Fiber cement plank soffit
Woodtone
'Old Cherry'



F Hardie Trim Boards
BM 2136 - 10
Black Knight

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[ARCHITECT SEAL]

[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

TOWNHOUSE
DEVELOPMENT
10475-10631 No. 5 ROAD
RICHMOND, BC
RZ16-726337

[TITLE]

Materials

[PROJECT]

16381

[SCALE]

NOT TO SCALE

[DATE]

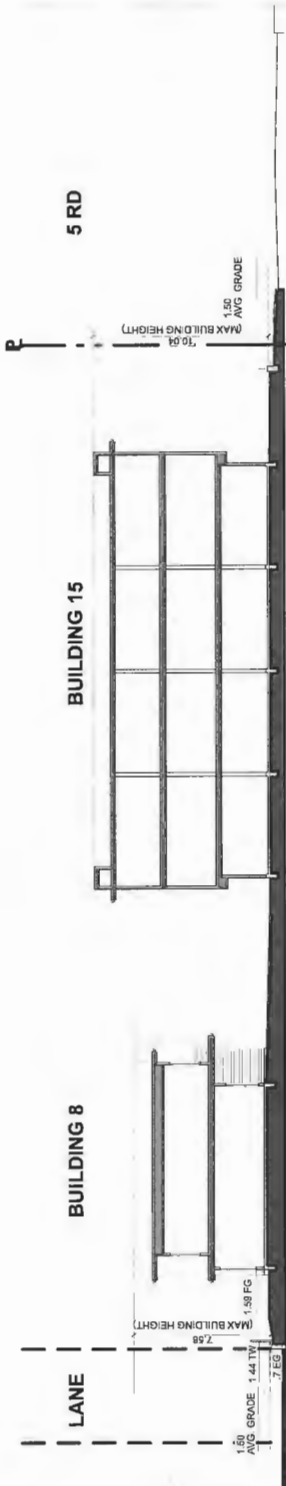
Oct 01, 2017

[ISSUE]

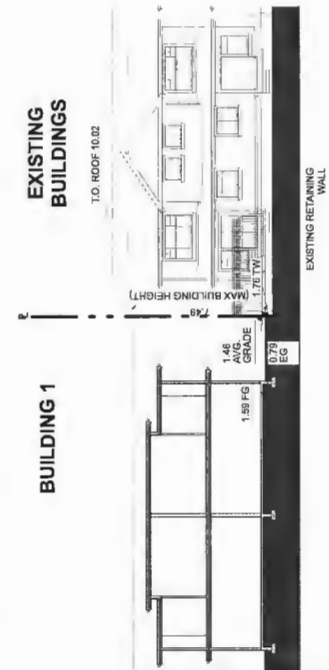
12 - DP RESUBMISSION

[DRAWING]

A-0.020



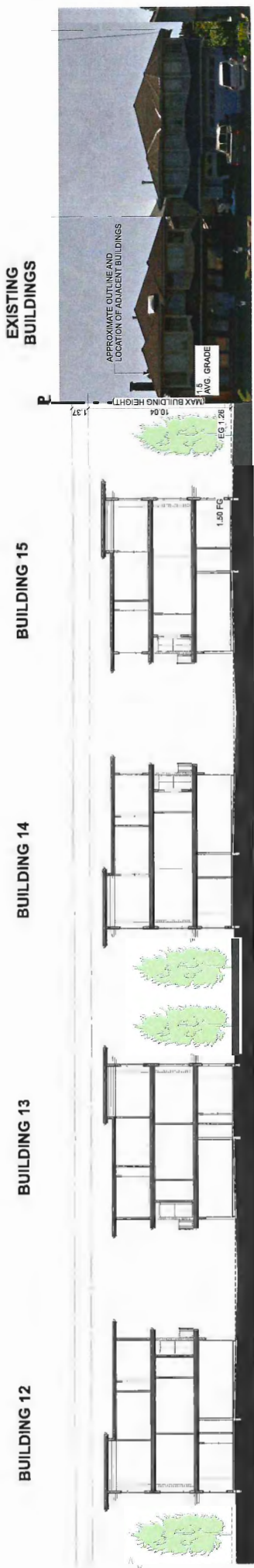
1 SITE SECTION - EAST / WEST
A-1.050



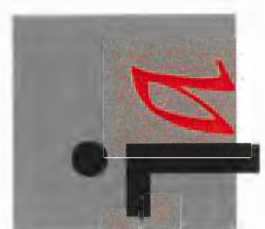
2 SITE SECTION - NORTH / SOUTH/ WEST
A-1.050



3 SITE SECTION - NORTH / SOUTH
A-1.050



3 SITE SECTION - NORTH / SOUTH
A-1.050

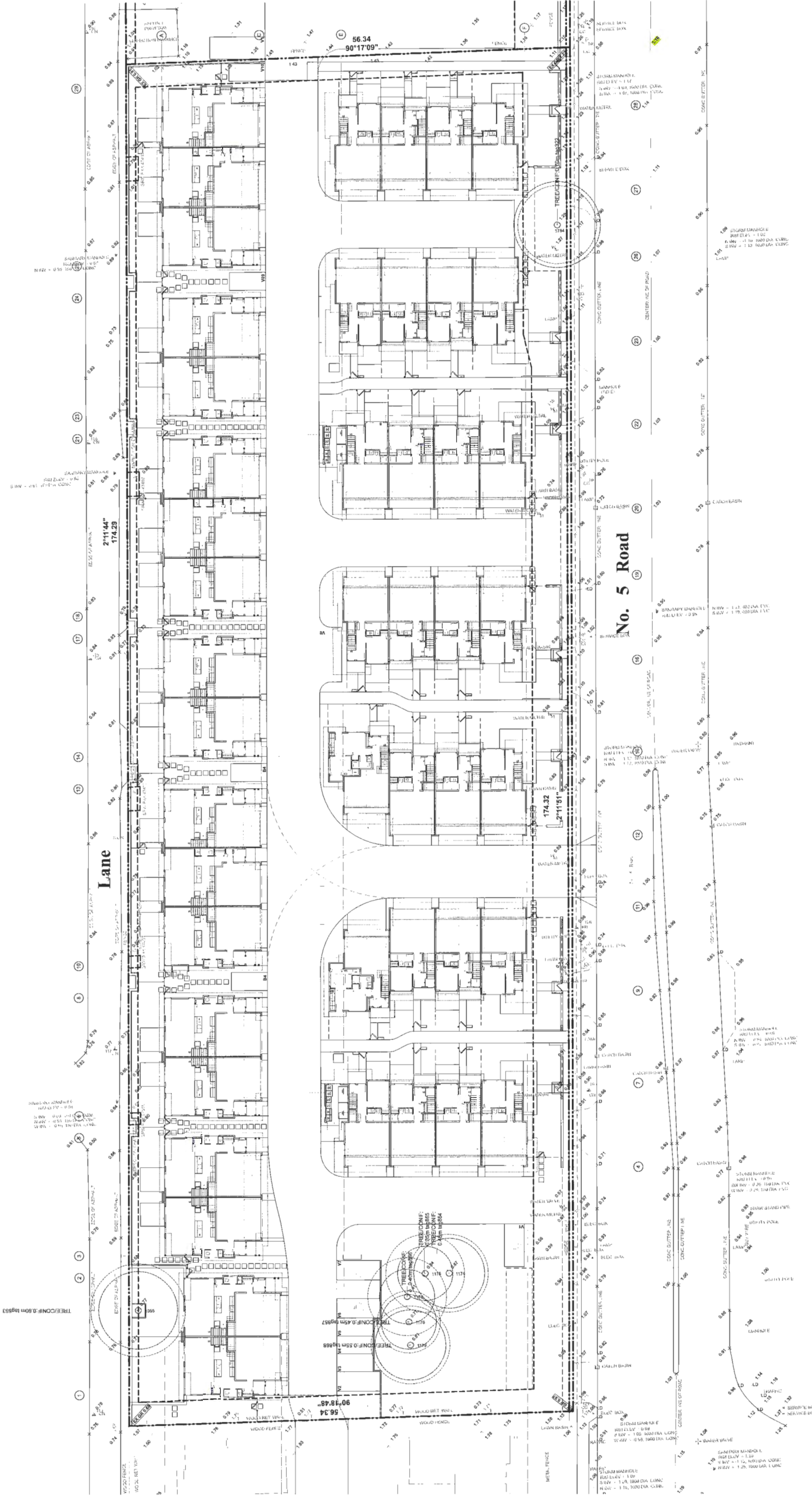


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[ARCHITECT SEAL]	
[CLIENT]	
ANTHEM PROPERTIES	
[PROJECT]	
TOWNHOUSE DEVELOPMENT 10475-10631 No. 5 ROAD RICHMOND, BC RZ16-726337	
[TITLE]	
SITE SECTIONS	
16381	[PROJECT]
1/16" = 1'-0"	[SCALE]
Oct 01, 2017	[DATE]
10 - DP RESUBMISSION	[ISSUE]
[DRAWING]	



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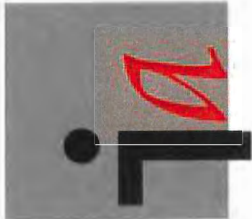


REFERENCE PLAN
OCT 2 4 2017

DP 17-774043

ANTHEM PROPERTIES
TOWNHOUSE DEVELOPMENT
10475-10831 No. 5 ROAD
RICHMOND, BC
RZ16-726337
[PROJECT]
[CLIENT]
[ARCHITECT SEAL]
[TITLES]
[PROJECT]
[SCALE]
[DATE]
[ISSUE]
[DRAWING]

A-1.100

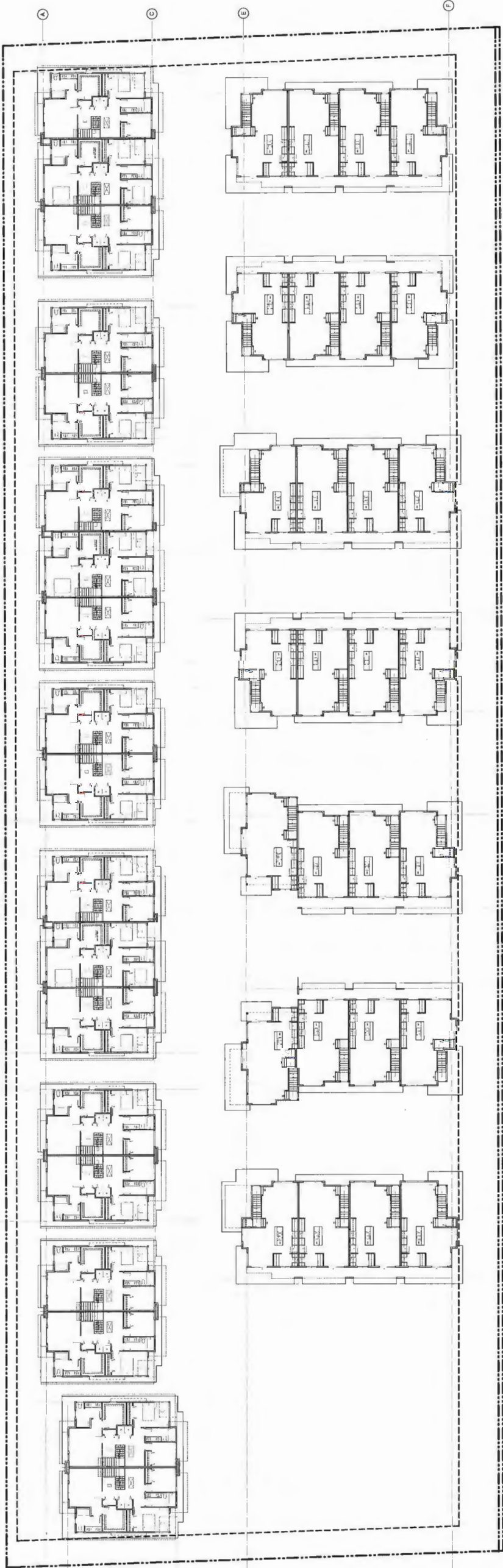


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[ARCHITECT SEAL]



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24

[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

TOWNHOUSE
DEVELOPMENT
10475-10631 No. 5 ROAD
RICHMOND, BC
RZ16-726337

[TITLE]

OVERALL 2nd
FLOOR PLAN

16381 [PROJECT]

1" = 20' [SCALE]

Oct 01, 2017 [DATE]

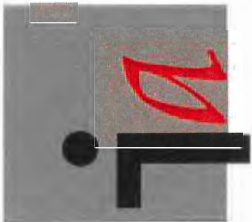
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[DRAWING]

REFERENCE PLAN OCT 2 4 2017

DP 17-774 043

A-1.200



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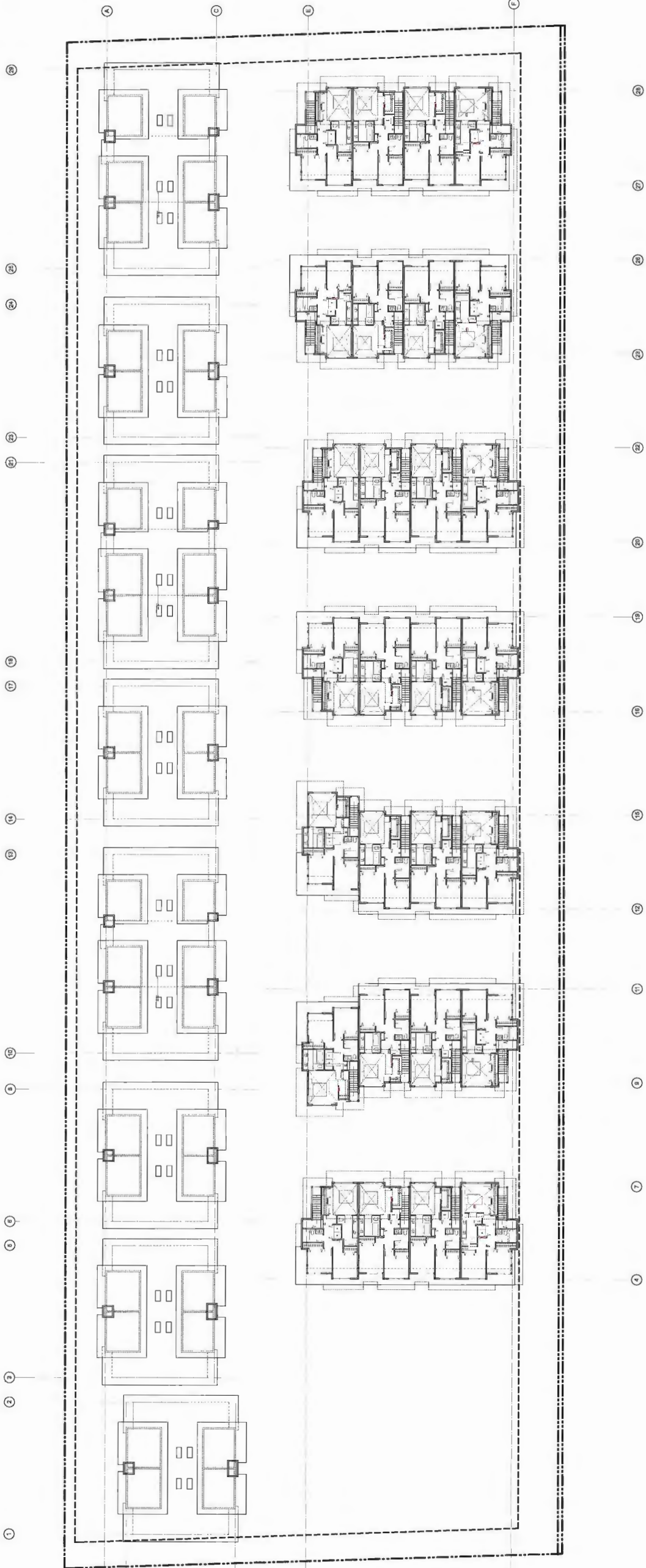
REGISTERED ARCHITECT
BRITISH COLUMBIA
10475-10631 No. 5 ROAD
RICHMOND, BC
RZ16-726337



[ARCHITECT SEAL]

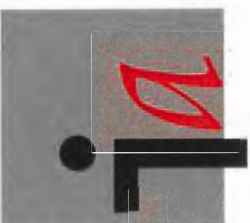
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TOWNHOUSE DEVELOPMENT	
10475-10631 No. 5 ROAD	
RICHMOND, BC	
RZ16-726337	
[TITLE]	
OVERALL 3rd FLOOR PLAN	
[PROJECT]	
16381	
[SCALE]	
1" = 20'	
[DATE]	
Oct 01, 2017	
[ISSUE]	
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[DRAWING]	

A-1.300



DP 17-774043

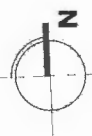
REFERENCE PLAN
OCT 2 4 2017



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ANTHEM PROPERTIES

PROJECT)

**TOWNHOUSE
DEVELOPMENT**

10475-10631 No. 5 ROAD
RICHMOND, BC

RZ16-726337

[TITLE]

OVERALL ROOF PLAN

16381 (PROJECT)

1" = 20'

[SCALE]

Oct 01, 2017 [DATE]

12 - DP RESUBMISSION
[ISSUE]

[DRAWING]

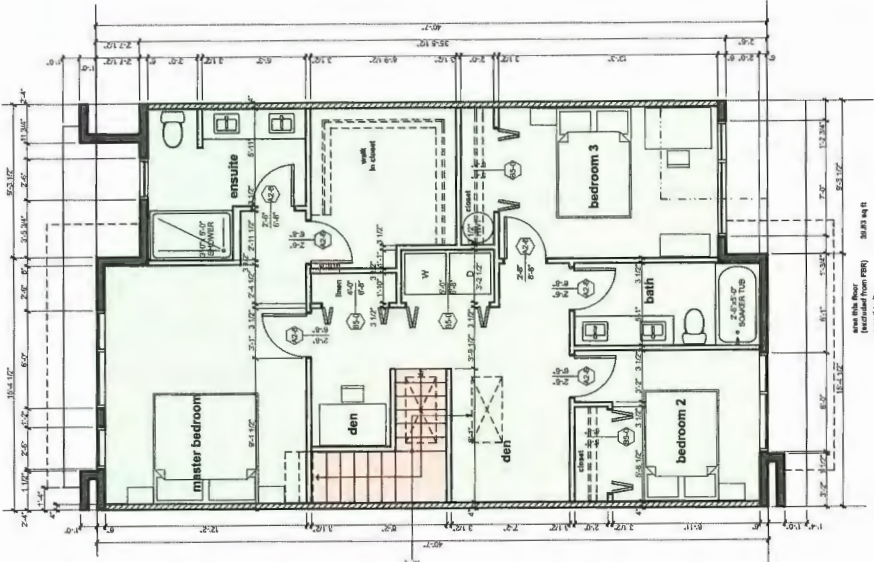
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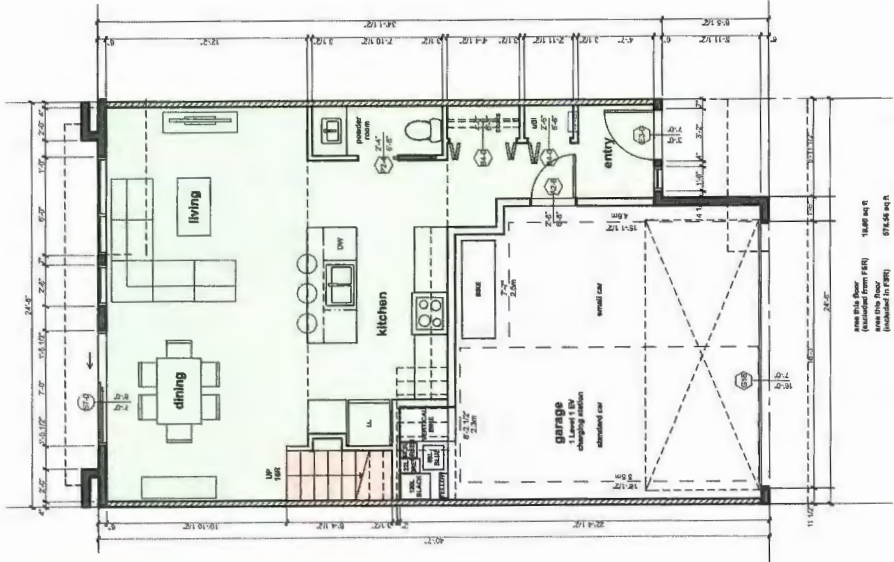
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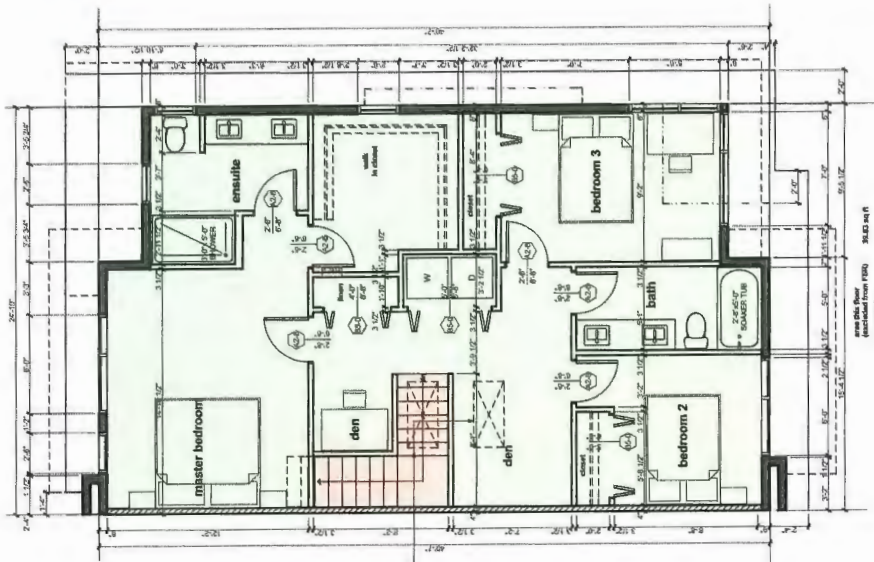
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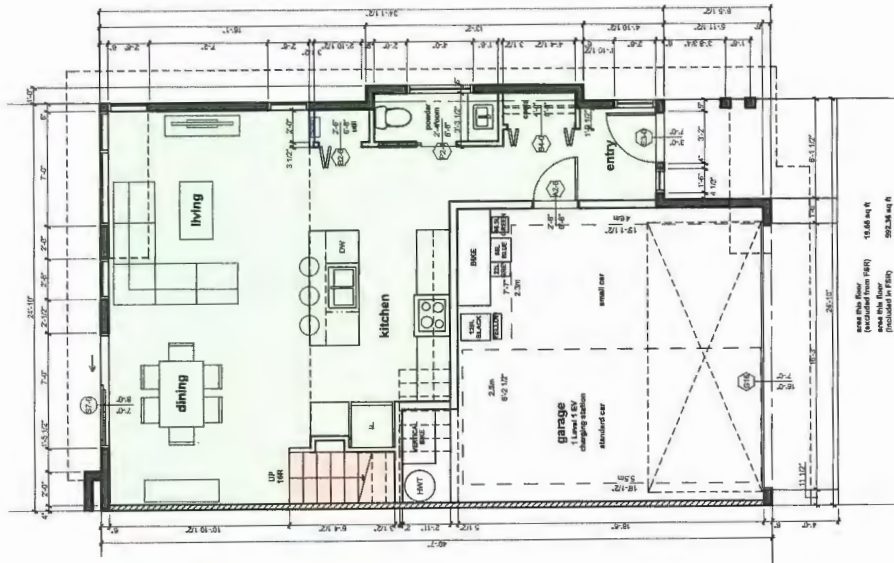
A-7.130



A-7.110



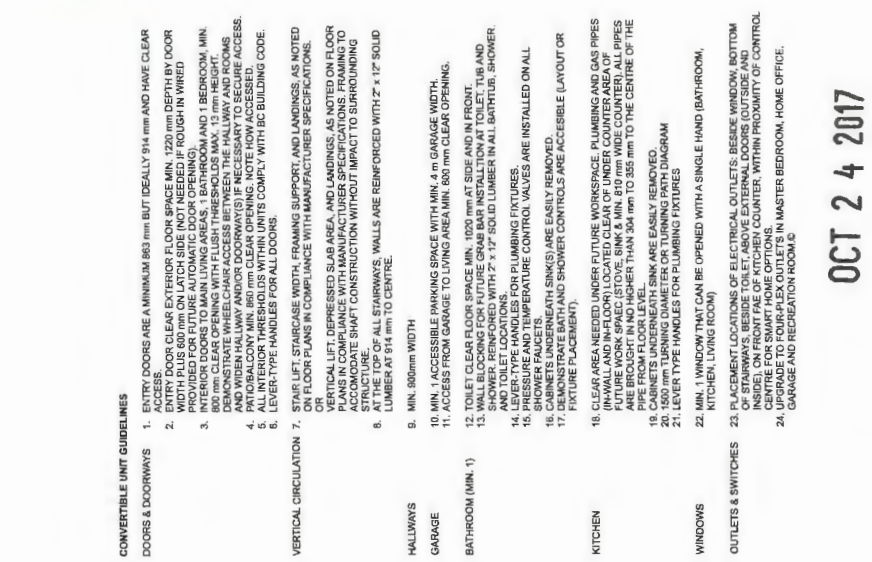
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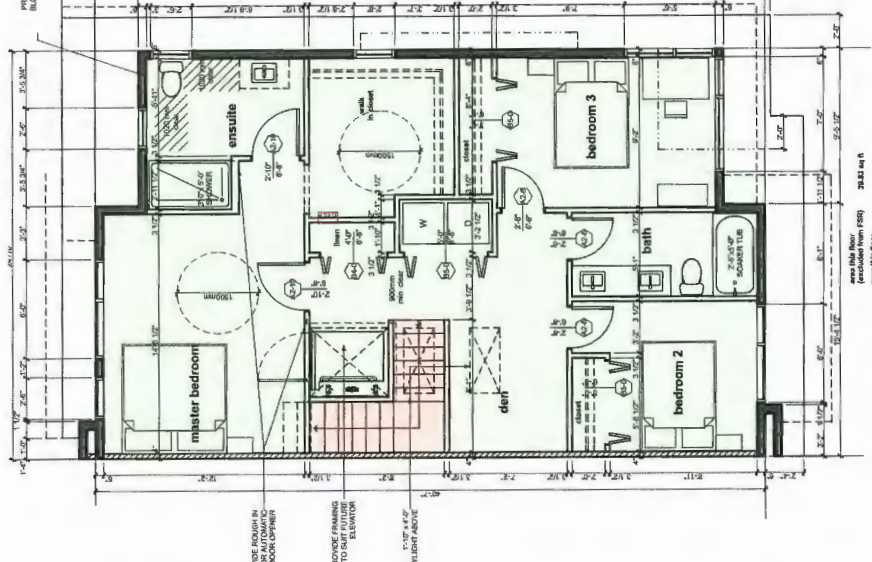
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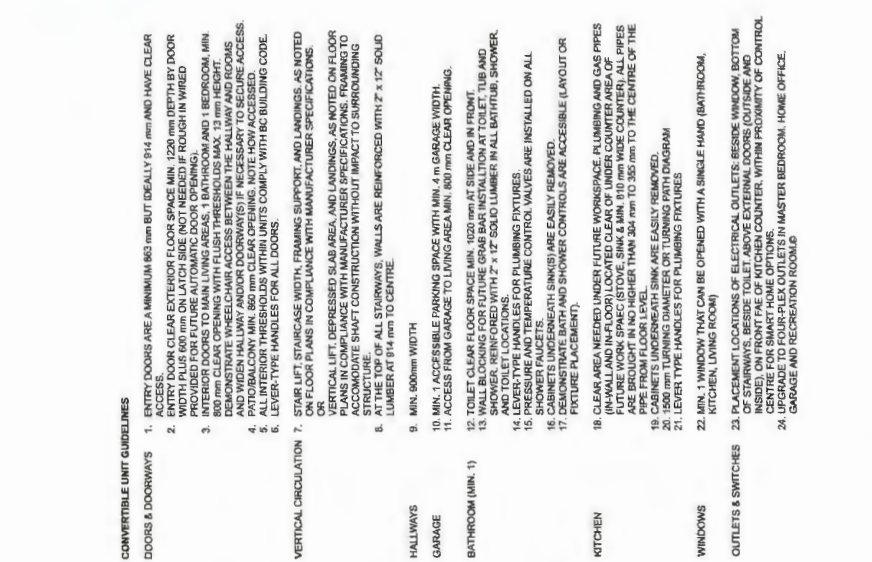
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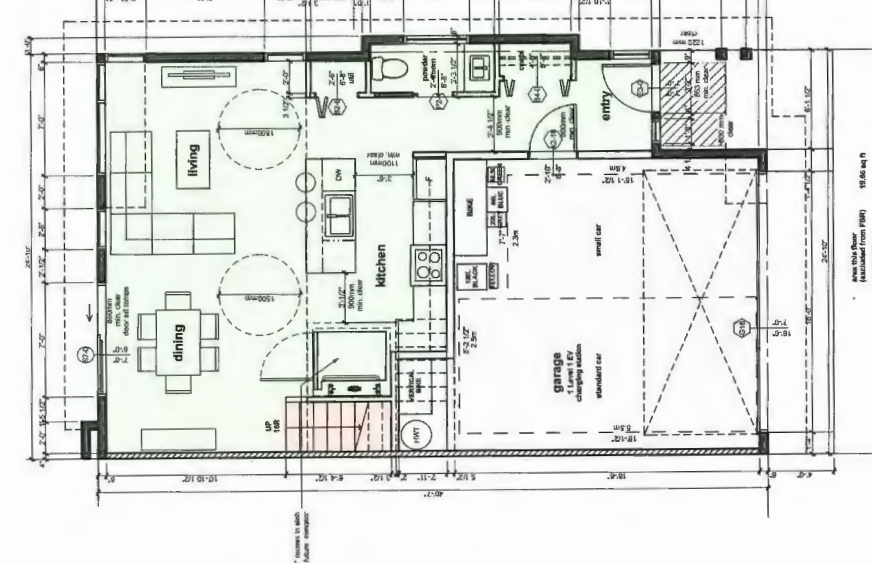
A-7.162



A-7.161



A-7.161



A-7.161

VERTICAL CIRCULATION

DOORS & DOORWAYS

1. ENTRY DOORS ARE A MINIMUM 603 mm BUT IDEALLY 914 mm AND HAVE CLEAR WIDTH 603 mm OR GREATER.
2. ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN. 1200 mm DEPTH BY DOOR WIDTH PLUS 603 mm ON EACH SIDE (NOT NEEDED IF DOOR IS WIRE).
3. INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM AND 1 BEDROOM MIN. 800 mm CLEAR OPENING WITH FLUSH THRESHOLD MAX. 13 mm HEIGHT.
4. PATIO/BALCONY MIN. 800 mm CLEAR OPENING. NOTE: HOW ACCESSIBLE.
5. PATIO/BALCONY MIN. 800 mm CLEAR OPENING. NOTE: HOW ACCESSIBLE.
6. LEVER-TYPE HANDLES FOR ALL DOORS.

HALLWAYS

GARAGE

BATHROOM (MIN. 1)

KITCHEN

WINDOWS

OUTLETS & SWITCHES

UNIT A6 (CONVERTIBLE) - UPPER FLOOR

UNIT A6 (CONVERTIBLE) - LOWER FLOOR

UNIT A6 (CONVERTIBLE) - UPPER FLOOR

UNIT A6 (CONVERTIBLE) - LOWER FLOOR

UNIT A6 (CONVERTIBLE) - UPPER FLOOR

UNIT A6 (CONVERTIBLE) - LOWER FLOOR

UNIT A6 (CONVERTIBLE) - UPPER FLOOR

UNIT A6 (CONVERTIBLE) - LOWER FLOOR

UNIT A6 (CONVERTIBLE) - UPPER FLOOR

UNIT A6 (CONVERTIBLE) - LOWER FLOOR

UNIT A6 (CONVERTIBLE) - UPPER FLOOR

UNIT A6 (CONVERTIBLE) - LOWER FLOOR

UNIT A6 (CONVERTIBLE) - UPPER FLOOR

UNIT A6 (CONVERTIBLE) - LOWER FLOOR

UNIT A6 (CONVERTIBLE) - UPPER FLOOR

UNIT A6 (CONVERTIBLE) - LOWER FLOOR

UNIT A6 (CONVERTIBLE) - UPPER FLOOR

UNIT A6 (CONVERTIBLE) - LOWER FLOOR

UNIT A6 (CONVERTIBLE) - UPPER FLOOR

UNIT A6 (CONVERTIBLE) - LOWER FLOOR

UNIT A6 (CONVERTIBLE) - UPPER FLOOR

UNIT A6 (CONVERTIBLE) - LOWER FLOOR