



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: July 19, 2021

From: Wayne Craig
Director, Development

File: DP 17-768135

Re: Application by 1244013 BC Ltd. (Khalid Hasan) for a Development Permit at
4226 Williams Road

Staff Recommendation

That a Development Permit be issued which would permit the construction of two duplexes at 4226 Williams Road on a site zoned "Arterial Road Two-Unit Dwellings (RDA)".

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

WC:na
Att.

Staff Report

Origin

1244013 BC Ltd. (Khalid Hasan) has applied to the City of Richmond for permission to develop two duplexes on a subdivided lot with shared driveway access at 4226 Williams Road. The site is being rezoned from “Single Detached (RS1/E)” to “Arterial Road Duplexes (RDA)” under Bylaw 9973 (RZ 17-768134), which received third reading at the Public Hearing on February 19, 2019. The site is currently vacant. The single-family dwelling that was on the site was demolished at the end of 2020.

A Servicing Agreement is required prior to subdivision approval, and includes, but is not limited to, the following improvements:

- New concrete sidewalk and landscaped boulevard along the Williams Road frontage.

Development Information

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

Background

Development surrounding the subject site is as follows:

- To the North: Across Williams Road, single-family homes on lots zoned “Single Detached (RS1/C)”.
- To the South: Fronting Grander Place, single-family homes on lots zoned “Single Detached (RS1/B)”.
- To the East: Congregation of Jehovah’s Witnesses on a lot zoned “Assembly (ASY)”.
- To the West: Single-family homes on lots zoned “Single Detached (RS1/C)”.

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage:

- Compliance with Development Permit Guidelines for Arterial Road duplex projects in the 2041 Official Community Plan (OCP).
- Review of the architectural character, scale and massing to ensure that the proposed duplexes are well designed, fit well into the neighbourhood, and do not adversely impact adjacent homes.
- Refinement of the proposed east elevation, which is exposed to the parking area of the adjacent assembly use site.
- Review of aging-in-place features in all units and the provision of a convertible unit.

- Refinement of the proposed site grading to ensure survival of the protected tree, and to provide appropriate transition between the proposed development and adjacent existing developments.
- Refinement of landscape design, including the location and type of fence proposed along the front property line within the required Statutory Right of Way (SRW), the provision of a holding area for garbage/recycling material collection, and the size and species of on-site replacement trees to achieve an acceptable mix of coniferous and deciduous trees on-site.

The Public Hearing for the rezoning of this site was held on February 19, 2019. At the Public Hearing, the issue on-site parking was raised by Council.

Staff worked with the applicant to address the parking and circulation issue noted at the Public Hearing as well as the design issues noted at Rezoning stage in the following ways:

- Further refinement of drive aisle and auto court while ensuring that vehicle circulation in the auto court is accommodated.
- A shadow study plan is included in the drawing package to demonstrate that the adjacent homes are not adversely impacted by the proposed duplexes. The placement of building massing on site is designed to establish less overlook at the rear of the property and encourage more use of private outdoor spaces.
- Balcony spaces facing inward towards the courtyard encourages less exposure and overlook to both the adjacent single-family home to the west and the parking area of the adjacent assembly use site to the east.
- Additional details on the architectural character, aging-in-place features, and landscape design are provided in the Analysis section of this report.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed 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 “Arterial Road Two-Unit Dwellings (RDA)” zone.

Analysis

Conditions of Adjacency

- The west side yard of the proposed development abuts the side yard of a single-family dwelling. A combination of river rock for side yard access, layered planting, and six foot high perimeter fencing with lattice top are proposed for this interface. The site grade will be raised to meet the neighbouring property.
- The east side yard abuts the side yard parking area of the Congregation of Jehovah’s Witnesses Assembly. This interface is proposed to include river rock for side yard access, layered planting, and retaining wall with perimeter fencing on top. The perimeter fencing is to be compliant with fencing regulations. The new site grade of the proposed development will be higher than the existing grade of the neighbouring property but will be buffered by the planting and fence.

- The rear yard abuts the rear yard of two single-family dwellings. One Pear tree (tag# 80) near the southeastern edge of the rear yard will be retained. The site grade will slope down to match the existing grade of the location of the tree.

Urban Design and Site Planning

- The proposed development involves subdivision of the lot to create two properties, each of which would contain one duplex.
- Vehicular access to the proposed development would be from a shared driveway to Williams Road. The drive aisle continues along the shared property line, providing access to the parking spaces and rear duplex units. A statutory right-of-way (SRW) agreement establishing this access arrangement has been secured through the rezoning application.
- Each unit fronting Williams Road has direct access to the sidewalk, and rear units have access from the drive aisle. Contrasting pavement treatment is used to visually define a pedestrian route from the sidewalk to the rear units. These unit entries have been designed and positioned to be visible from the street, aiding wayfinding.
- Each unit has two side-by-side parking spaces in a garage, which also includes storage space. All resident parking spaces are provided with Level 2 EV charging as per Richmond Zoning Bylaw 8500.
- One visitor parking space is provided between the two lots and is to be shared by the two lots. This parking space is to be included in the shared access SRW secured through the rezoning application.
- A garbage and recycling landing area is integrated with the site landscaping on Proposed Lot 1 and Lot 2 and is intended to be used on collection days only. Spacing within each garage has been allocated to store waste bins on non-collection days.

Architectural Form and Character

- The proposed development contributes to the low-rise residential character of the neighbourhood by using simple massing, pitched roofs, and French colonial inspired details.
- The dwelling units have been designed to lessen the upper floor massing between the front and rear units, opening up the access to daylight for the adjacent properties to the east and west.
- The material palette is consistent with the Official Community Plan (OCP) guidelines and complements the surrounding neighbourhood character. The stucco finishes accented with fibre crown moldings and contrasting French colonial windows provides a similarity and distinction to the form and character of the block.
- The colour palette is simple, in keeping with the proposed materials and massing and the proposed duplexes are styled after a Canadian west coast interpretation of the French colonial architecture.
- The drawing package includes streetscape elevations and renderings showing the height of the proposed duplexes relative to adjacent dwellings. The maximum building height is 9.0 m or two storeys, which is equivalent to the maximum building height contained in single-family zones, including the “Single Detached (RS1/E)” zone.
- The applicant prepared a shadow study, which is provided in the drawing set. The analysis indicates that the greatest impacts will be to the front yards of the subject site due to sunlight coming from the south.

- Second storey balconies are included facing the internal drive aisle to add visual interest and animate the space.
- Each of the proposed duplexes includes four-bedroom units, with each unit approximately 167 m² (1,798 ft²) in size.

Landscape Design and Open Space Design

- One on-site Pear tree (tag#80) is proposed to be retained. Tree retention was secured through the rezoning, and a Tree Management Plan is included in the Development Permit on Plan 12.
- At rezoning, seven on-site trees in poor condition and one on-site tree with low vigour and storm damage, were approved for removal through the rezoning. As is permitted, following Public Hearing and achieving 3rd Reading of the rezoning bylaw, a T3 Tree Permit (T3 20-914825) was issued in October, 2020, to permit removal of these on-site trees with appropriate tree protection fencing in place.
- 10 new replacement trees are proposed to be planted, 5 on Lot 1 and 5 on Lot 2, and include a mix of coniferous and deciduous species. A \$3,000 contribution to the City's Tree Compensation Fund in lieu of the remaining six replacement trees was secured through the rezoning.
- The proposal includes private outdoor space for each unit consistent with the Official Community Plan (OCP) requirements. The outdoor space for each unit includes both soft and hard landscape elements.
- The drive aisle and auto court are paved with a combination of permeable pavers and concrete. Permeable pavers are used in the centre of the drive aisle, auto court, and the visitor parking space to manage storm water runoff. The edges of the drive aisle are concrete, which provides structure for the paver system and clearly marks pedestrian circulation routes. The concrete has the additional benefit of providing a smooth surface for wheelchair users.
- The applicant has confirmed that a total of 25% live landscaping is provided which is in excess of the required 20% minimum outlined in the "Arterial Road Two-Unit Dwelling (RDA)" zone. Permeable pavers will be used for a portion of the driveway in order to improve storm water management, and account for 15% of the total site coverage.
- New 1.8 m (6 ft.) fencing is proposed along the west edge and 1.2 m (4 ft.) fencing along the east edge of the site to provide privacy and separation. The proposed fence will also screen headlight glare from the visitor parking stall to adjacent properties.
- Irrigation is provided for all planted areas.
- To ensure that the proposed landscaping works are completed, the applicant is required to provide a Landscape Security in the amount of \$49,137.22 prior to issuance of the Development Permit.

Crime Prevention Through Environmental Design

- Low aluminum fencing of approximately 3 feet 6 inches (1.1 m) with vertical slats and landscaping are provided in the front yard to distinguish public and private space while allowing for casual surveillance of the sidewalk.
- Each of the rear units has a covered entry, which provides weather protection and clearly identifies the unit entrance.

- Low intensity 3 inch LED dimmable pot lighting is proposed within the internal courtyard and in keeping with CPTED principles.

Sustainability

- The proposed development is required to achieve Step 3 of the BC Energy Step Code. The proposed measures to achieve this target include improved air tightness, LED lighting, and radiant heating and cooling systems located within the storage spaces underneath the stairs and accessed via the garages for all units. Any Air conditioning units installed will be compliant with the City's Noise Bylaw and building regulations.

Accessible Housing

- Concrete is used along the perimeter of each drive aisle to visually indicate areas of pedestrian circulation. The concrete provides a level surface for the comfort and safety of individuals using mobility aids such as wheelchairs or scooters, as well as those pushing a stroller.
- The proposed development includes two convertible units (one per lot) that are designed with the potential to be easily renovated to accommodate a future resident in a wheelchair (Unit B and D). The potential conversion of these units would require installation of a stairway lift. The units would also include both a ramp and step at the main entry for wheelchair accessibility.
- 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.
 - Space for installation of a ramp to access the doorstep of Unit B and D.

Conclusions

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.



Nathan Andrews
Planning Technician
(604-247-4911)

NA:blg

Attachments:

Attachment 1: Development Application Data Sheet

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

- Receipt of a Letter-of-Credit or cash security for landscaping in the amount of \$49,137.22, based on the cost estimate provided by the landscape designer and inclusive of a 10% contingency.

At Subdivision stage, the developer must complete the following requirements:

- Payment of the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fees.
- Enter into a Servicing Agreement for the design and construction of frontage and servicing works. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement.

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

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Incorporation of CPTED, sustainability, and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.



DP 17-768135

Attachment 1

Address: 4226 Williams Road

Applicant: 1244013 BC Ltd. (Khalid Hasan)

Owner: 1244013 BC Ltd.

Planning Area(s): Steveston

	Existing	Proposed
Site Area:	1,186.65 m ²	581.8 m ² per lot
Land Uses:	Single-family dwelling	Two-unit dwellings
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Single Detached/Duplex/Triplex	No change
Zoning:	Single Detached (RS1/E)	Arterial Road Two-Unit Dwellings (RDA)
Number of Units:	One single-family dwelling	Four units in two duplexes

Proposed Lot 1 and 2	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6 FAR (334.5 m ²)	Max. 0.6 FAR (334.5 m ²)	none permitted
Lot Coverage:	Buildings: Max. 45% Non-porous surfaces: Max. 70% Landscaping: Min. 20%	Buildings: Max. 45% Non-porous surfaces: Max. 65% Landscaping: Min. 25%	None
Setback – Front Yard (North):	Min. 6.0 m	6.0 m	None
Setback – Side Yard (West):	Min. 1.2 m	1.2 m	None
Setback – Side Yard (East):	Min. 1.2 m	1.2 m	None
Setback – Rear Yard (South):	Min. 6.0 m	8.12 m	None
Height (m):	Max. 9.0 m	8.7 m	None
Lot Size:	Min. 464.5 m ²	581.8 m ²	None
Off-street Parking Spaces – Resident/Visitor:	Min. 2(R) and 0.2(V) per unit	2(R) and 0.25(V) per unit*	None
Total off-street Spaces:	4(R) and 1(V)	4(R) and 1(V)*	None

* One visitor parking space is shared among all four units on Proposed Lots A and B, which is permitted in the "Arterial Road Two-Unit Dwellings (RDA)" zone



City of Richmond

Development Permit

No. DP 17-768135

To the Holder: 1244013 BC LTD.
Property Address: 4226 WILLIAMS ROAD
Address: C/O 110 - 6086 RUSS BAKER WAY
RICHMOND, BC V7B 1B4

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. 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 #13 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$49,137.22 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.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.
7. 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.

Development Permit
No. DP 17-768135

To the Holder: 1244013 BC LTD.
Property Address: 4226 WILLIAMS ROAD
Address: C/O 110 - 6086 RUSS BAKER WAY
RICHMOND, BC V7B 1B4

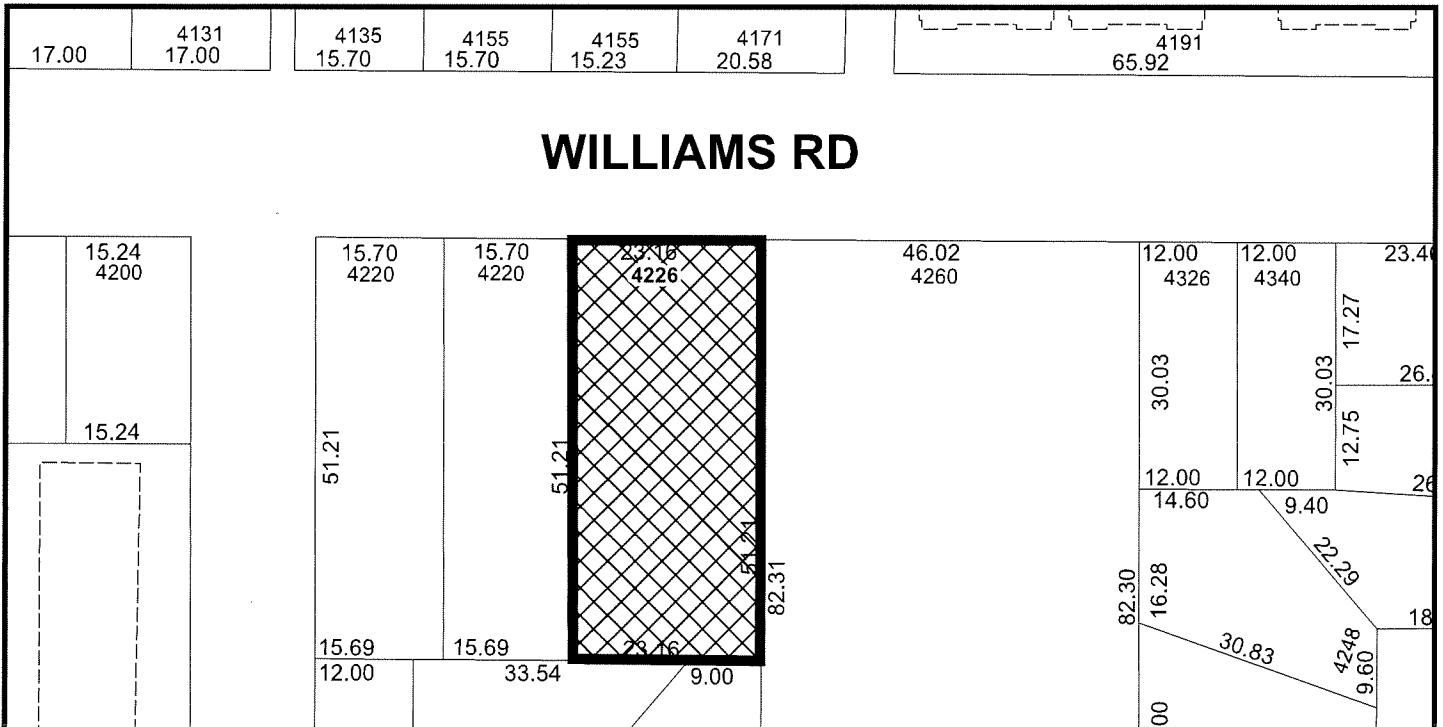
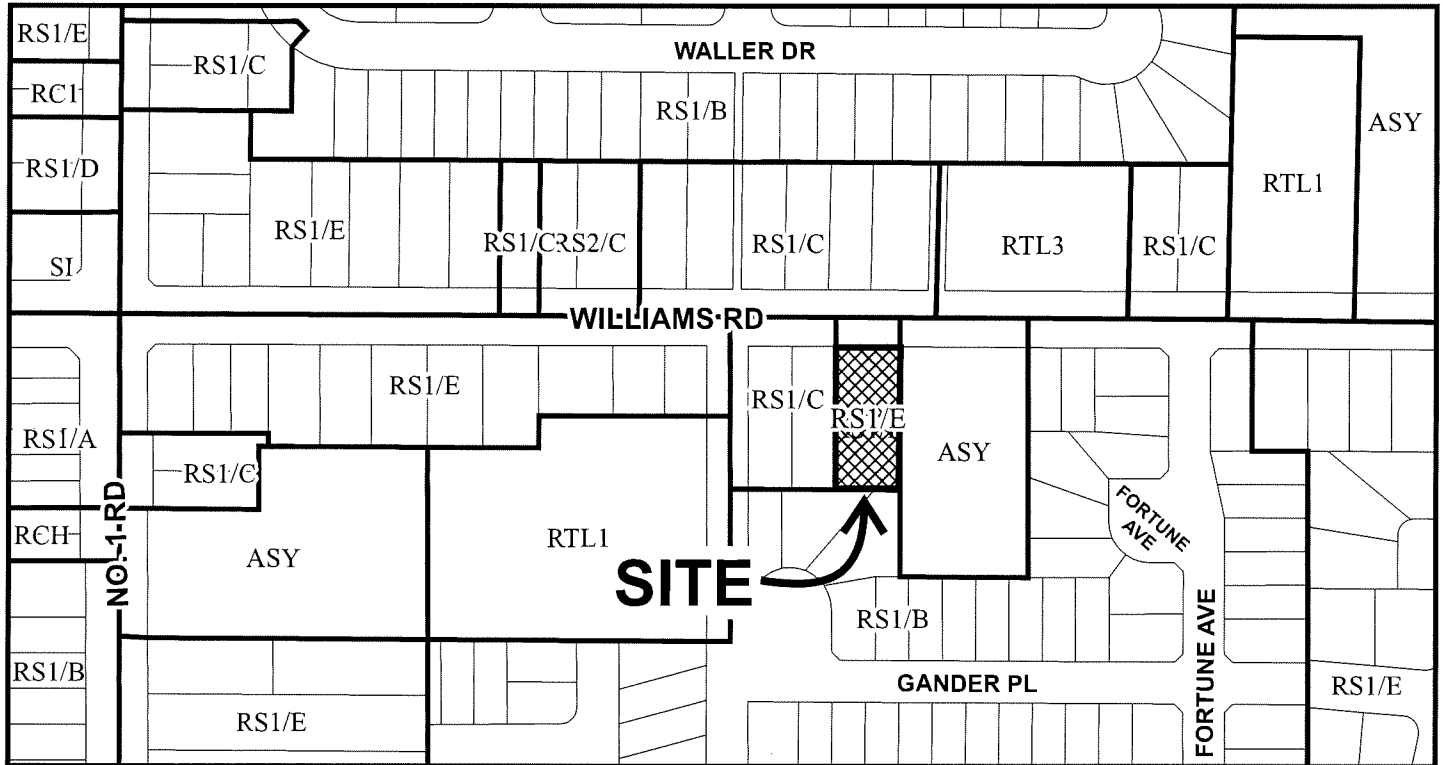
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 17-768135
SCHEDULE "A"

Original Date: 04/20/17

Revision Date: 06/21/21

Note: Dimensions are in METRES

PROPOSED 2 DUPLEX RESIDENTIAL DEVELOPMENT
4226 WILLIAMS ROAD, RICHMOND BC

Project Summary

Proposal	Rezoning / Subdivision			
Address	4226 Williams Road			
Zoning Current	Current RS1/E			
Zoning Proposed	Proposed RDA			

Lot Size	Existing		Proposed (per new lot)	
Site width	23.165 m.	76.0 ft.	11.583 m.	38.0 ft.
Site length	51.228 m.	168.1 ft.	50.228 m.	164.8 ft.
Site Area	1,186.7 m²	110 s.f.	581.8 m²	54 s.f.

Areas	Current Zoning RS1/E		Allowable (per new lot) RDA	
Floor Area Ratio (RDA max. 334.5m² per new lot)	470 m²	5055 s.f.	334.5 m²	3601 s.f.
Permitted Lot Coverage 45% for buildings	534 m²	5748 s.f.	261.8 m²	2818 s.f.
Permitted non-porous surfaces 70%	831 m²	8941 s.f.	407.2 m²	4383 s.f.
Live planting (RS1/E 30% & RDA 20% lots < 12.0 m)	356 m²	3832 s.f.	116.4 m²	1252 s.f.
Building Height	9.0 m.	29.5 ft.	9.0 m.	29.5 ft.
Storeys	2½		2	
Dwellings	1		2	

Yards & Setbacks	Current Zoning RS1/E		Allowable (per new lot) RDA	
Front Yard	6.0 m.	19.7 ft.	6.0 m.	19.7 ft.
Side Yard (lots less than 18.0 m)	1.2 m.	3.94 ft.	1.2 m.	3.94 ft.
20% Rear Yard for 60% of the rear wall of the first storey	10.2 m.	33.6 ft.	10.0 m.	33.0 ft.
25% Rear Yard for remaining 40% of first storey & second storey	12.8 m.	42.0 ft.	12.6 m.	41.2 ft.
Rear Yard (RS1/E 8.1.6.7 & RDA 8.16.6.5)	6.0 m.	19.7 ft.	6.0 m.	19.7 ft.

PROPOSED Areas	Per new lot	
Floor Area Ratio	334.5 m²	3601 s.f.
Lot Coverage for buildings	261.4 m²	2814 s.f.
Non-porous surfaces	376.4 m²	4051 s.f.
Landscaping with live planting	155.4 m²	1673 s.f.

Yards & Setbacks	Per new lot	
Front Yard	6.0 m.	19.7 ft.
Rear Yard	8.12 m.	26.64 ft.
Side Yard lots less than 18.0 m	1.2 m.	3.94 ft.

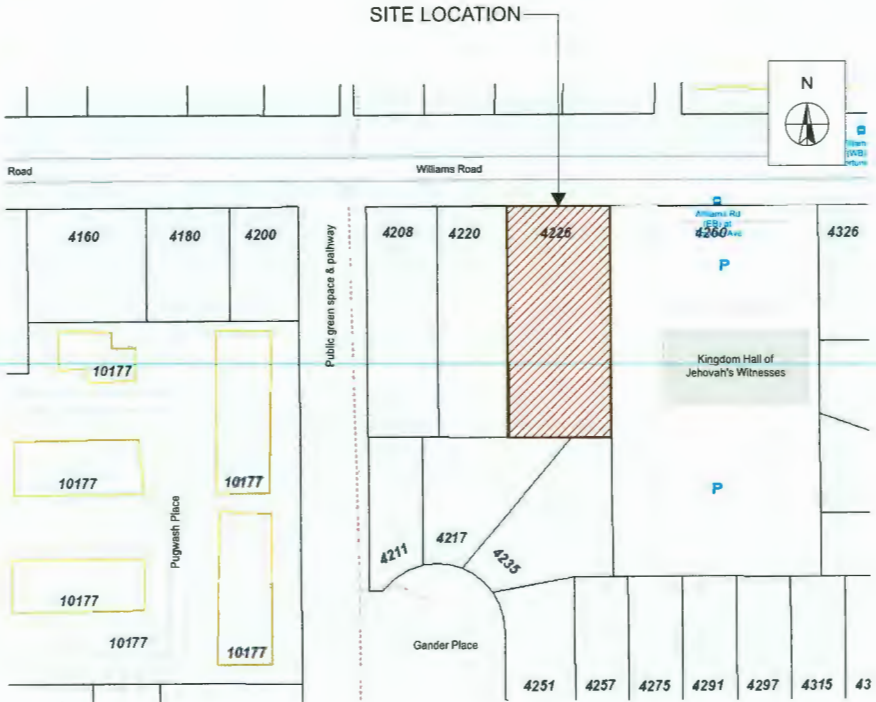
Parking	(combined both sites)	
2 Per Dwelling Unit	8	
Visitors Parking (combined both sites)	1	

Unit Areas

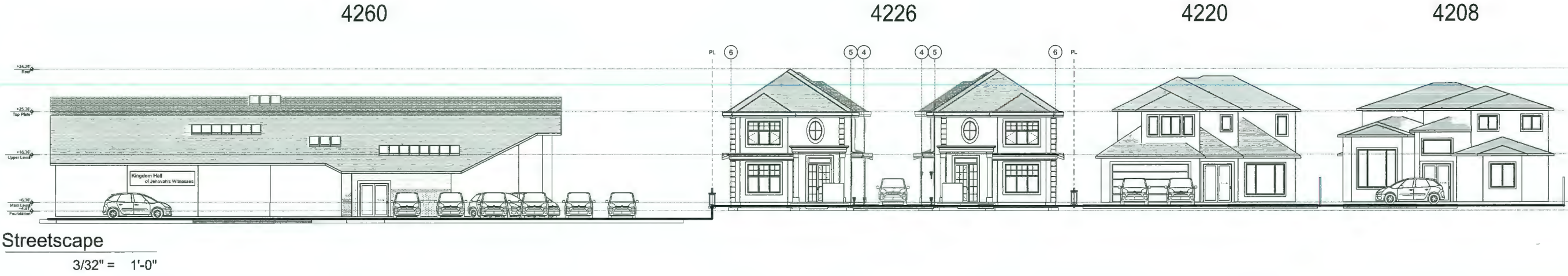
Unit	Main Level		Upper Level		Garage		Stair & Open to below	
A	91.1 m²	981 s.f.	75.9 m²	817 s.f.	35.6 m²	383 s.f.	9.9 m²	107 s.f.
B	84.6 m²	911 s.f.	82.8 m²	891 s.f.	35.6 m²	383 s.f.	10.0 m²	108 s.f.
C	91.1 m²	981 s.f.	75.9 m²	817 s.f.	35.6 m²	383 s.f.	9.9 m²	107 s.f.
D	84.6 m²	911 s.f.	82.8 m²	891 s.f.	35.6 m²	383 s.f.	10.0 m²	108 s.f.

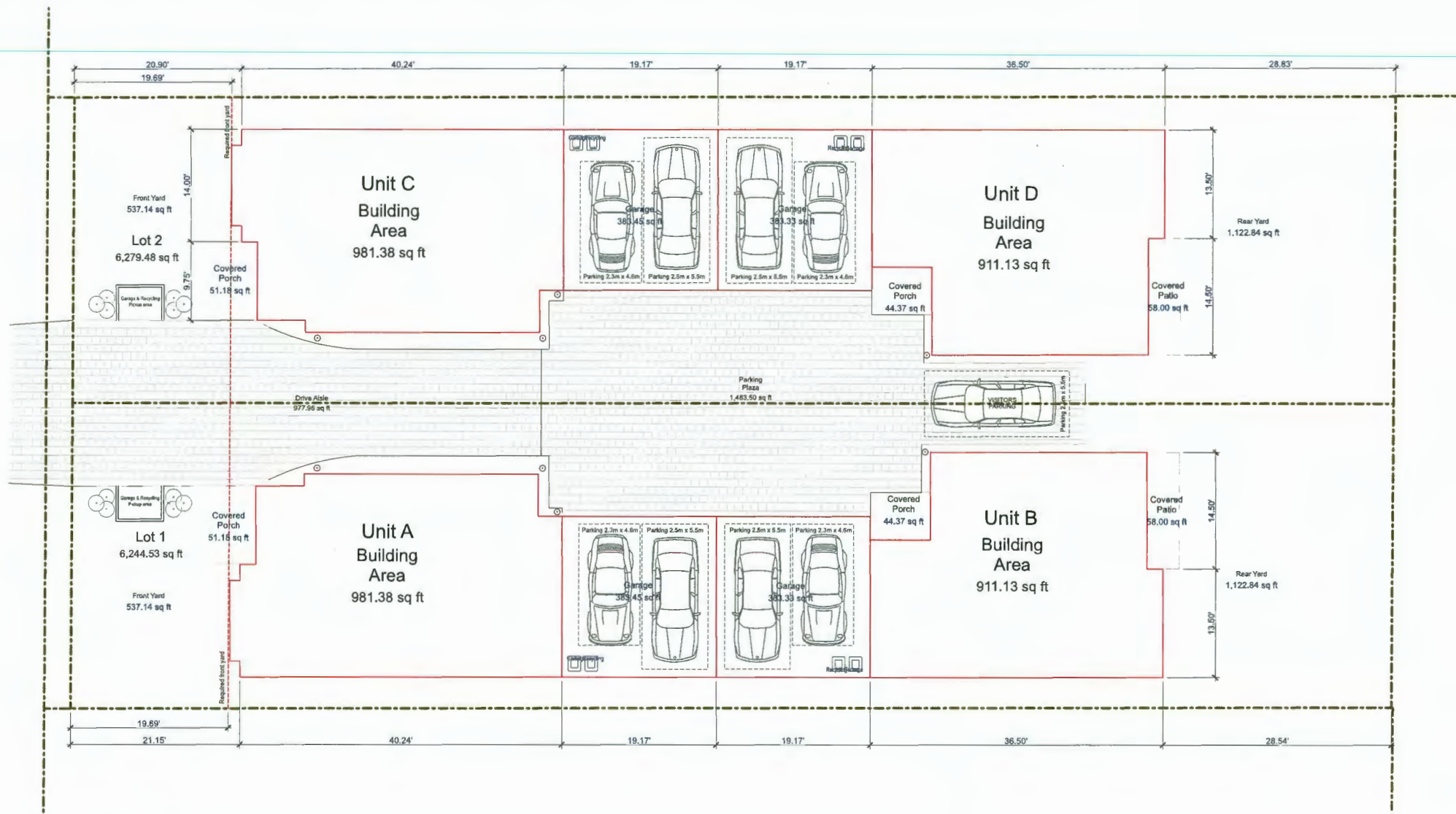
Unit	Gross Area		Net Area	
A	212.6 m²	2288 s.f.	167.0 m²	1798 s.f.
B	213.0 m²	2293 s.f.	167.4 m²	1802 s.f.
C	212.6 m²	2288 s.f.	167.0 m²	1798 s.f.
D	213.0 m²	2293 s.f.	167.4 m²	1802 s.f.

Lot	Gross Area		Net Area	
1	425.6 m²	4581 s.f.	334.5 m²	3600 s.f.
2	425.6 m²	4581 s.f.	334.5 m²	3600 s.f.



4226 WILLIAMS ROAD Streetscape





Areas
 Floor Area Ratio (RDA max. 334.5m² per new lot)
 Permitted Lot Coverage 45% for buildings
 Permitted non-porous surfaces 70%
 Live planting (RS1/E 30% & RDA 20% lots < 12.0 m)

PROPOSED

Areas
 Floor Area Ratio
 Lot Coverage for buildings
 Non-porous surfaces
 Landscaping with live planting

Per new lot
 334.5 m² 3601 s.f.
 261.4 m² 2814 s.f.
 376.4 m² 4051 s.f.
 155.4 m² 1673 s.f.

Site Areas

Lot 1	Lot Coverage	Lot 2	Lot Coverage
Unit A Building Area	91.2 m ² 982 s.f.	Unit A Building Area	91.2 m ² 982 s.f.
Unit A Garage	35.6 m ² 383 s.f.	Unit A Garage	35.6 m ² 383 s.f.
Unit A Covered Porch	4.9 m ² 53 s.f.	Unit A Covered Porch	4.9 m ² 53 s.f.
Unit B Building Area	84.6 m ² 911 s.f.	Unit B Building Area	84.6 m ² 911 s.f.
Unit B Garage	35.6 m ² 383 s.f.	Unit B Garage	35.6 m ² 383 s.f.
Unit B Covered Porch	4.1 m ² 44 s.f.	Unit B Covered Porch	4.1 m ² 44 s.f.
Unit B Covered Patio	5.4 m ² 58 s.f.	Unit B Covered Patio	5.4 m ² 58 s.f.
	261.4 m ² 2814 s.f.		261.4 m ² 2814 s.f.

Lot 1	Non-porous Surfaces	Lot 2	Non-porous Surfaces
Lot Coverage	261.4 m ² 2814 s.f.	Lot Coverage	261.4 m ² 2814 s.f.
Driveway (50%)	43.2 m ² 465 s.f.	Driveway (50%)	43.2 m ² 465 s.f.
Parking Plaza (50%)	71.8 m ² 772 s.f.	Parking Plaza (50%)	71.8 m ² 772 s.f.
	84.6 m ² 911 s.f.		84.6 m ² 911 s.f.

Site Impermeable Plan
 1/8" = 1'-0"

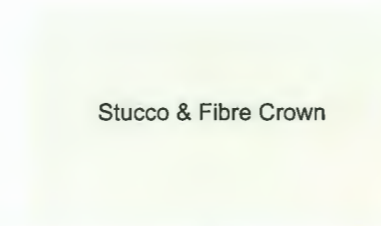
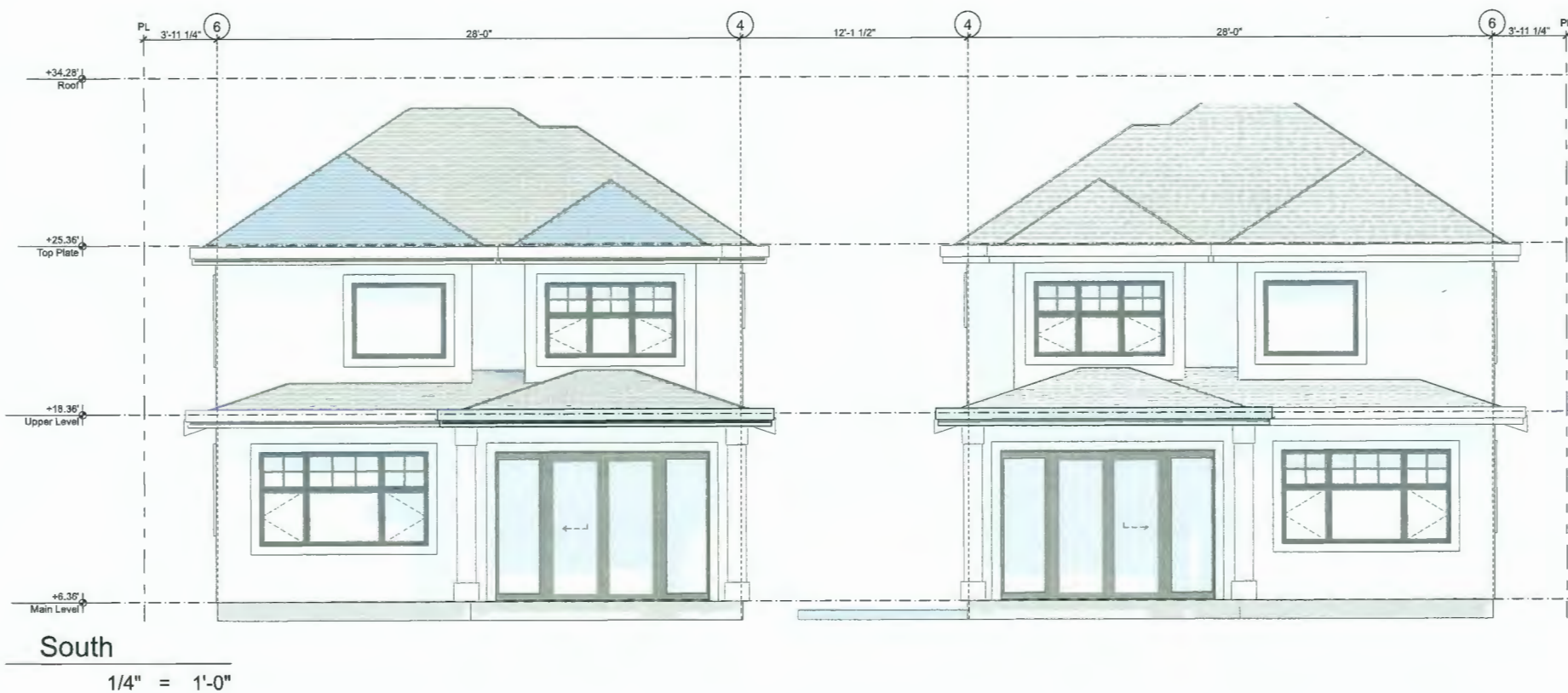
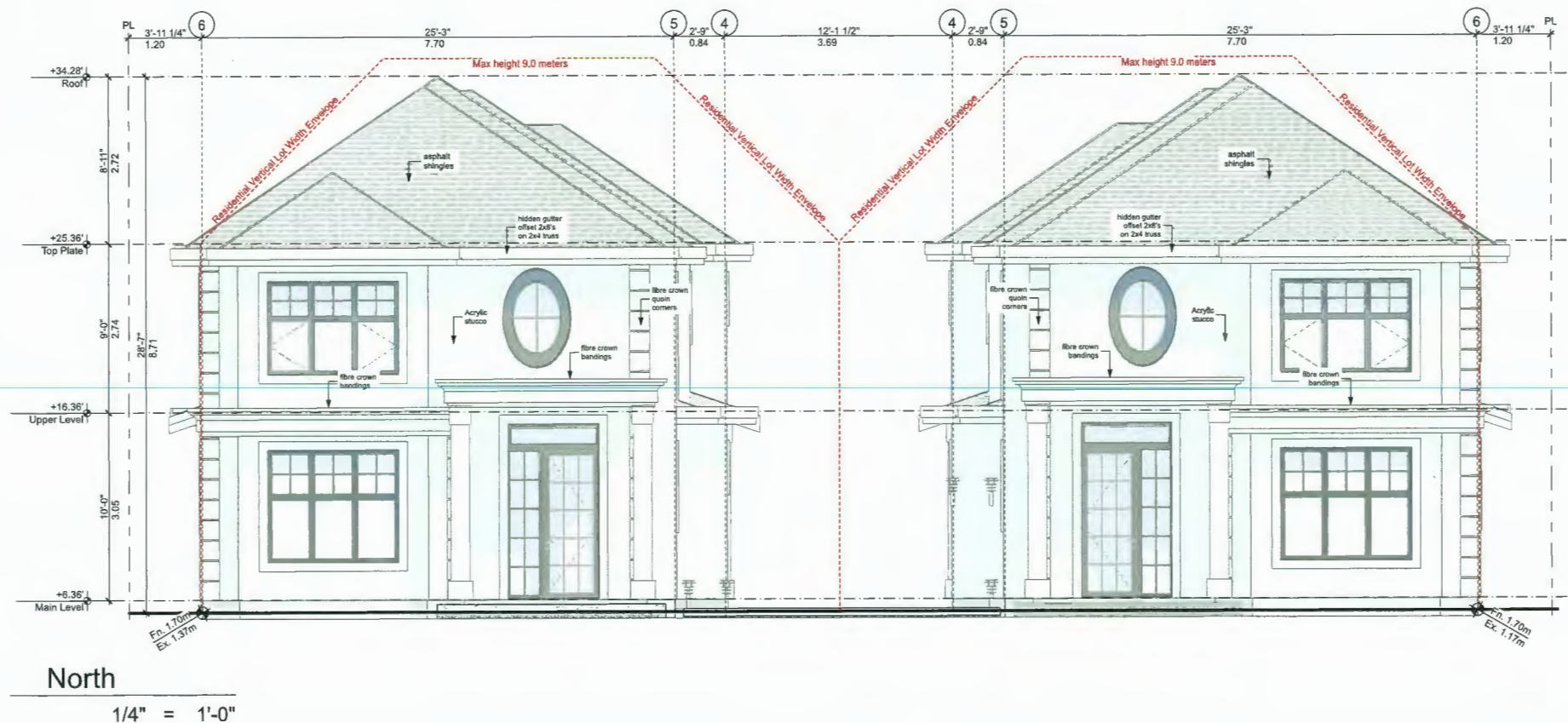
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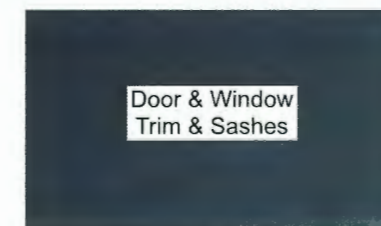
Proposed Duplex Development
 4226 Williams Road
 Richmond, BC

The design and specifications of all drawings conform to BCBC 2018

Site Areas	
Status	Date
Issued for Development Permit	2021-07-21
A-102	



Stucco & Fibre Crown



Door & Window
Trim & Sashes



Asphalt Shingles

Pale Oak
OC-20

Wrought Iron
204-10

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Residential Design
604.782.8240
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**Proposed Duplex
Development**
4226 Williams Road
Richmond, BC

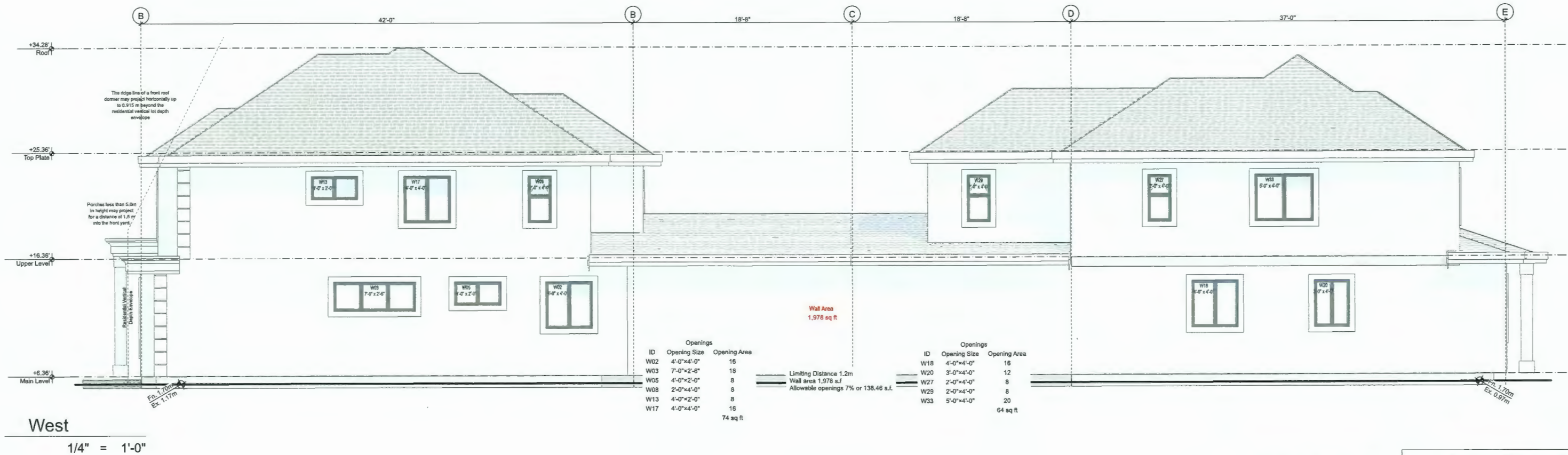
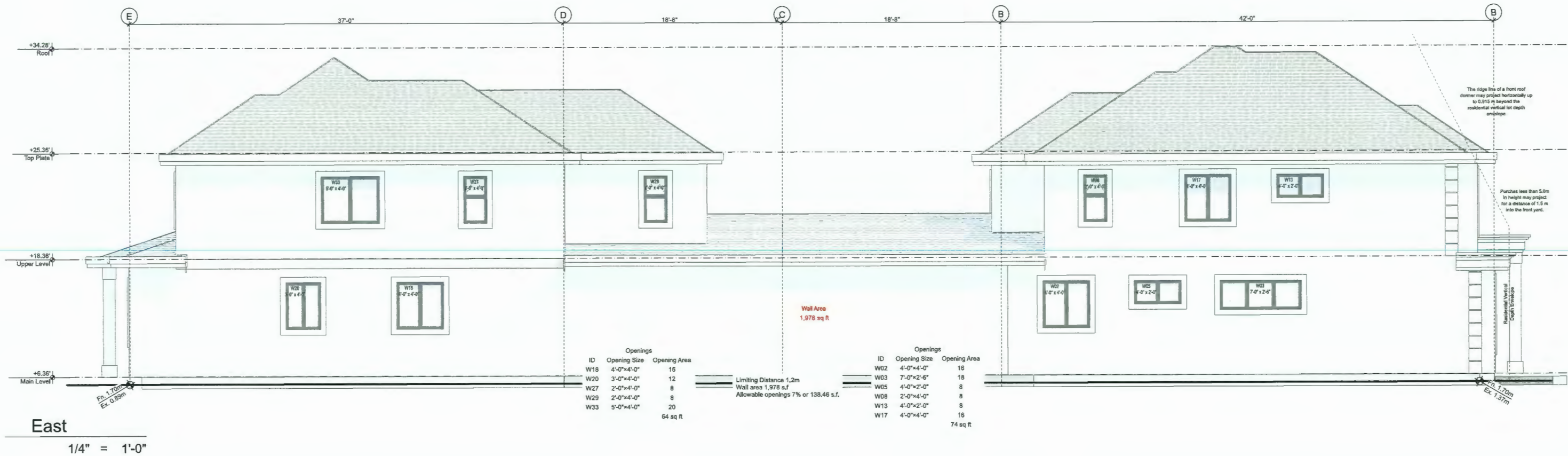
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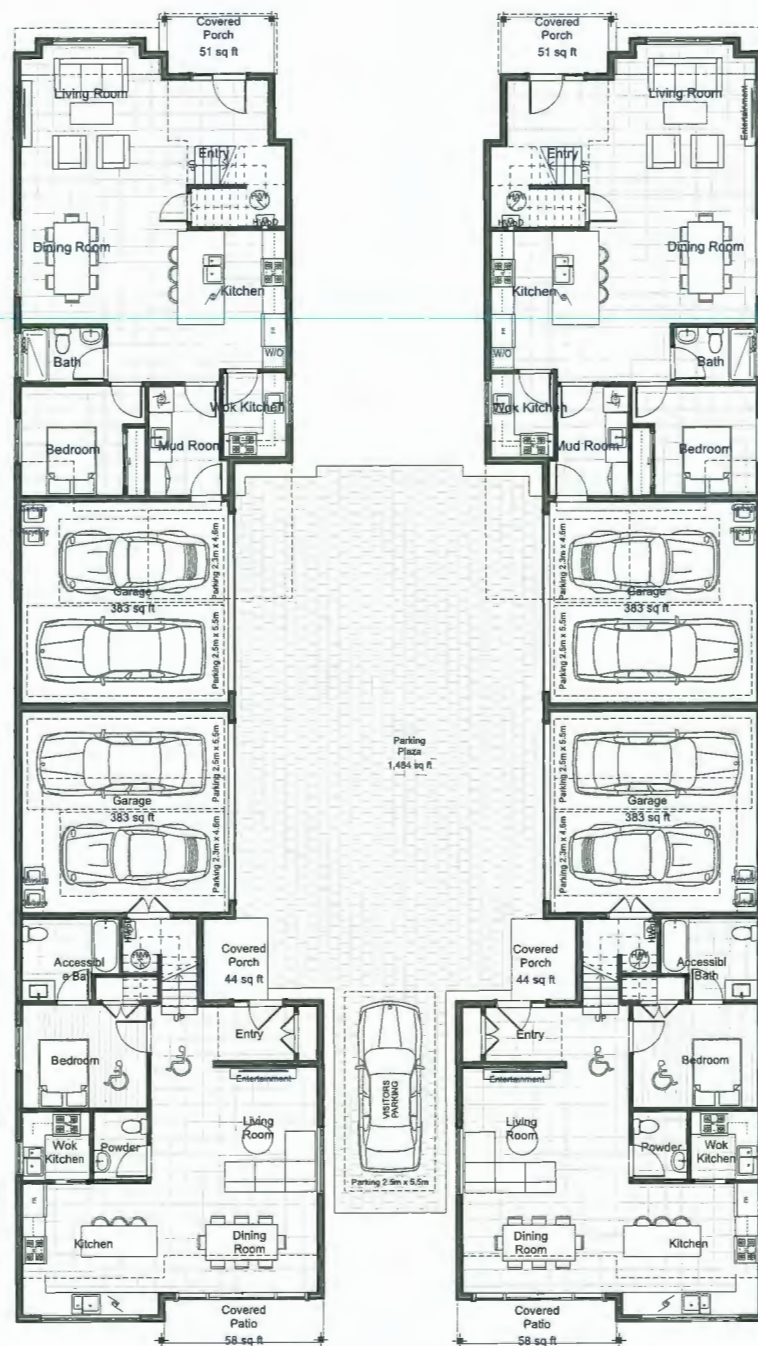
Elevations North & South

Status	Date
Issued for Development Permit	2021-07-21

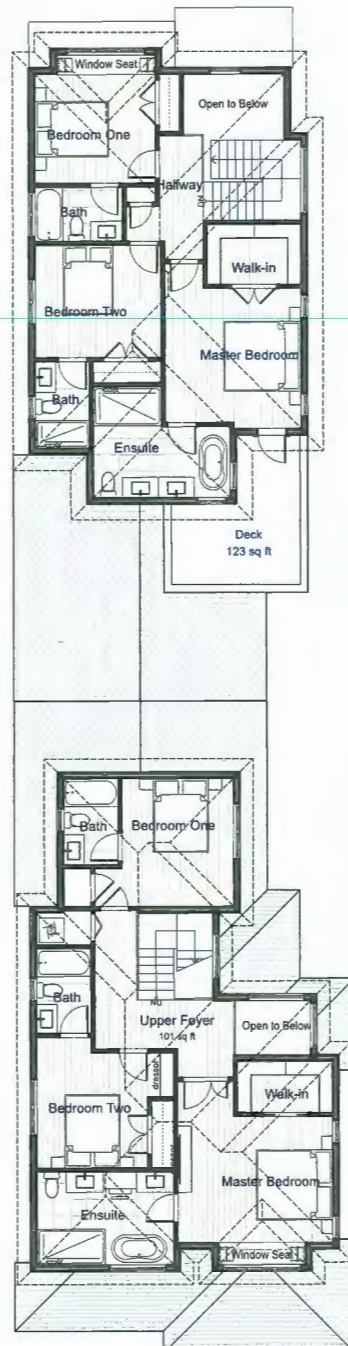
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DP 17-768135 PLAN 5

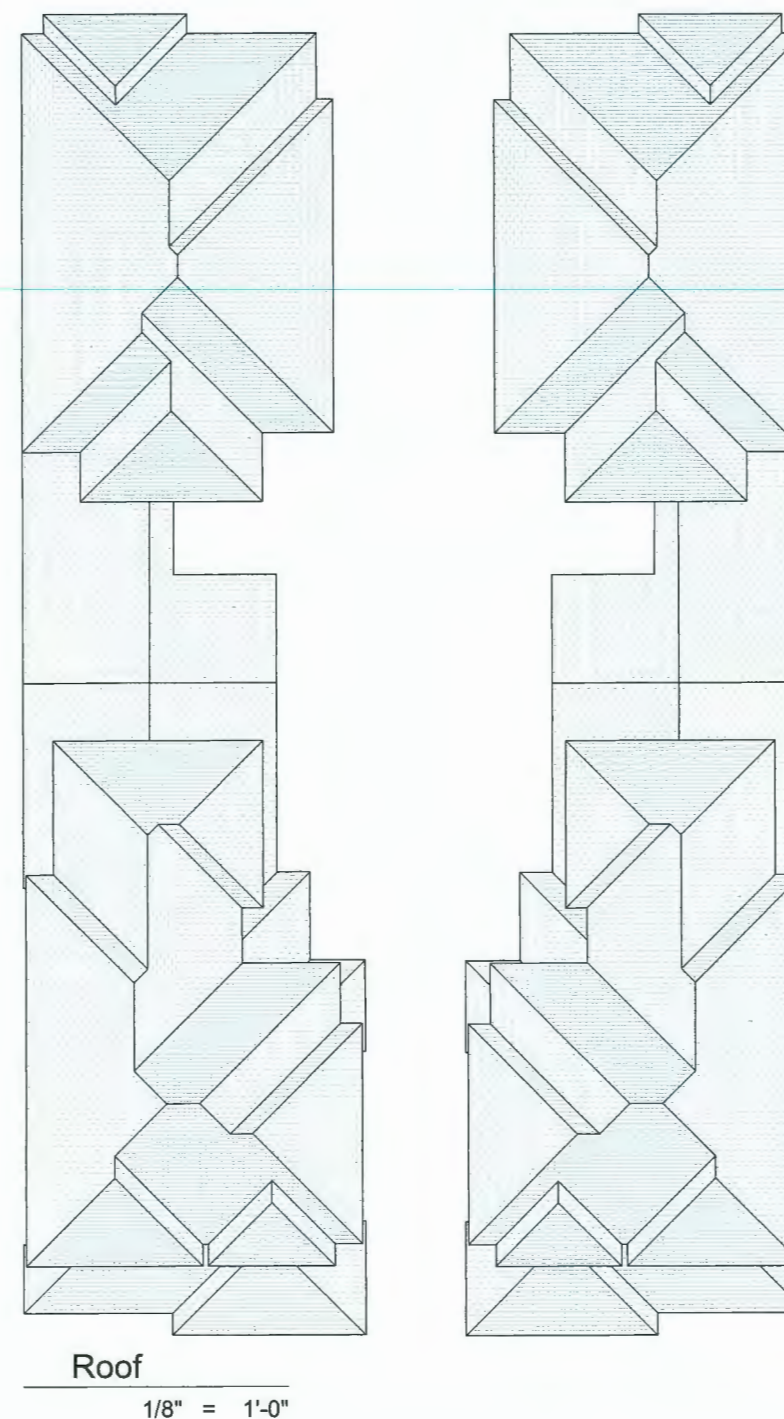
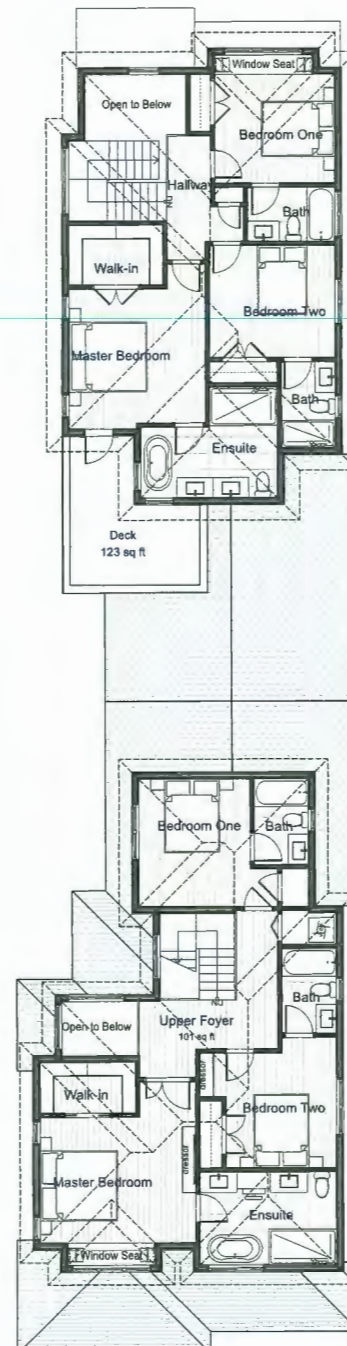




Main Level
1/8" = 1'-0"



Upper Level
1/8" = 1'-0"

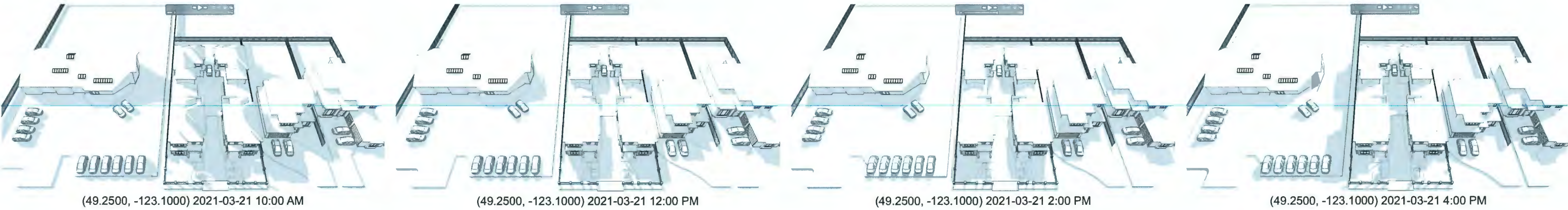


Roof
1/8" = 1'-0"

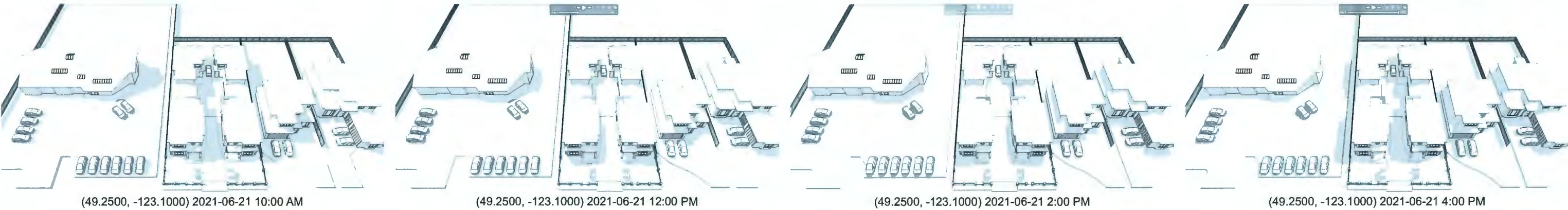
Shadow Studies



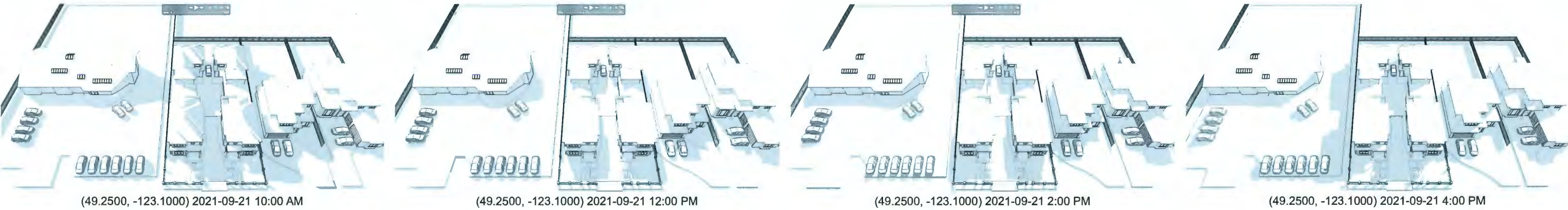
March



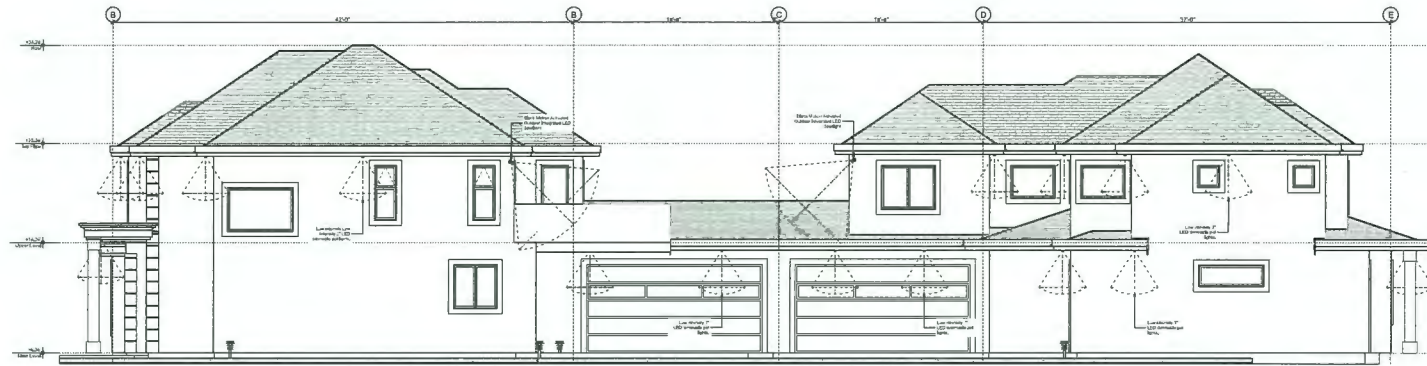
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September

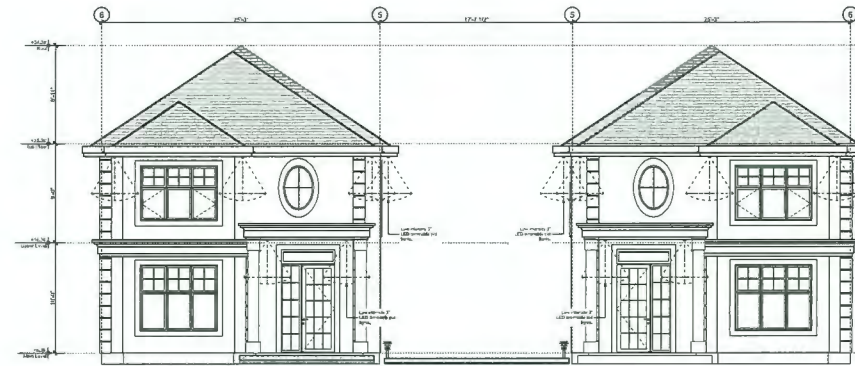


Shadow Study	
Status	Date 2021-07-21
A-502	



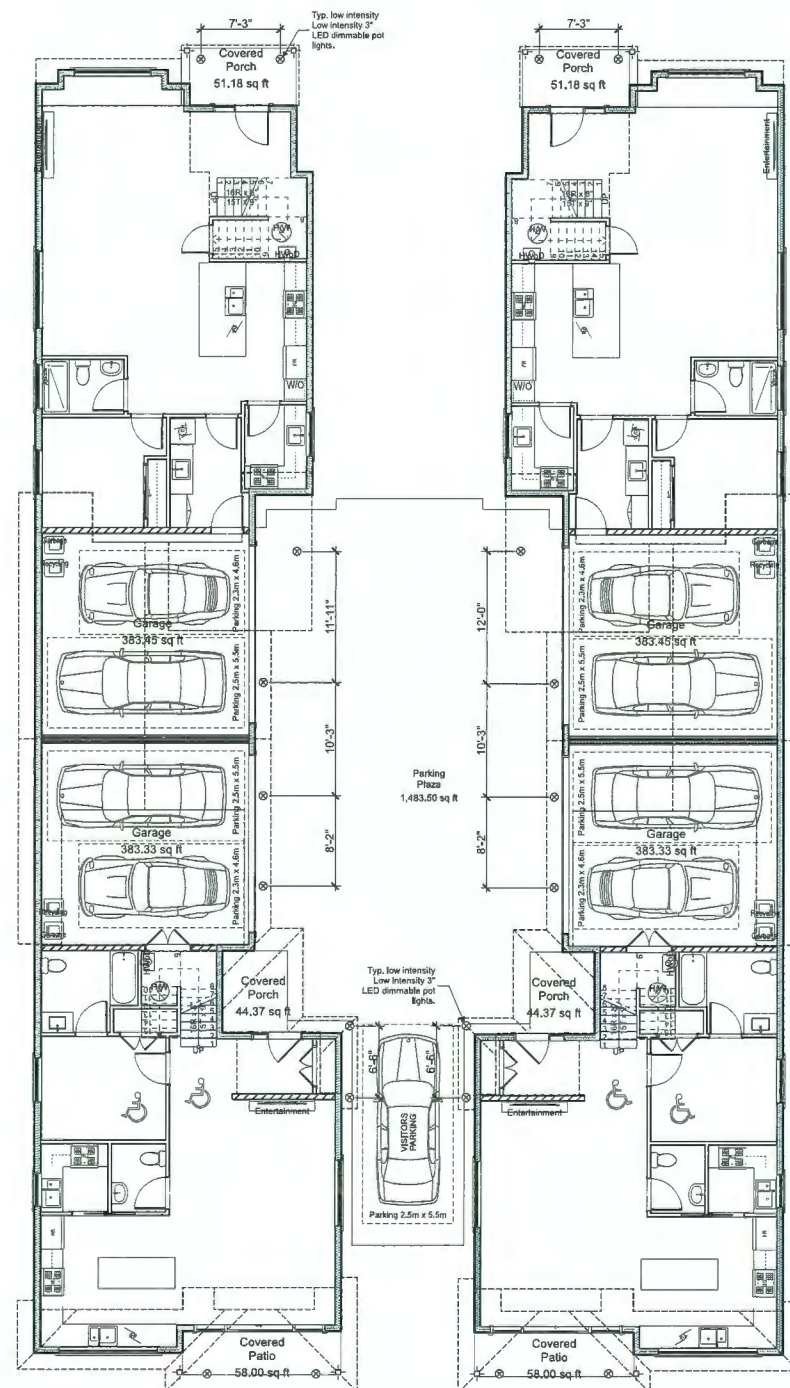
Lighting Courtyard

1/8" = 1'-0"



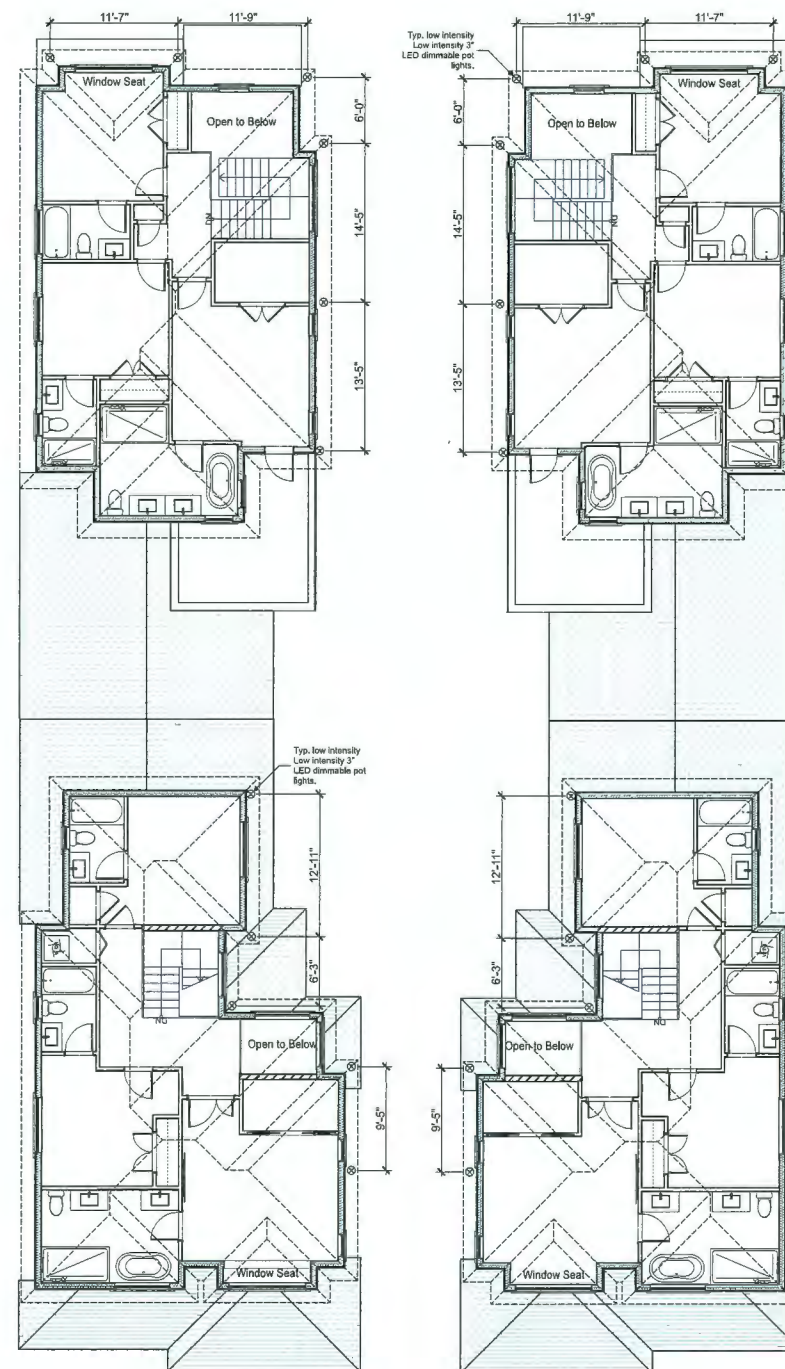
Lighting North

1/8" = 1'-0"



Main Level

1/8" = 1'-0"



Upper Level

1/8" = 1'-0"

Brad Doré
Residential Design
604.782.8240
brad.dore@icloud.com
www.braddore.com

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Proposed Duplex
Development
4226 Williams Road
Richmond, BC

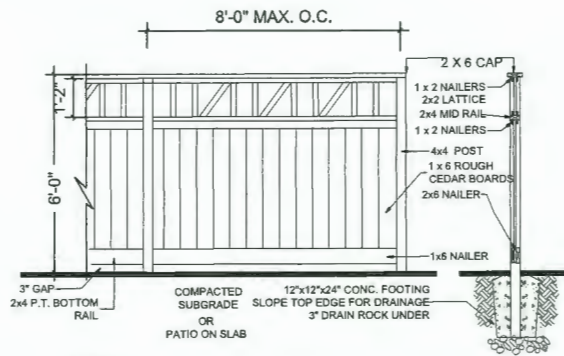
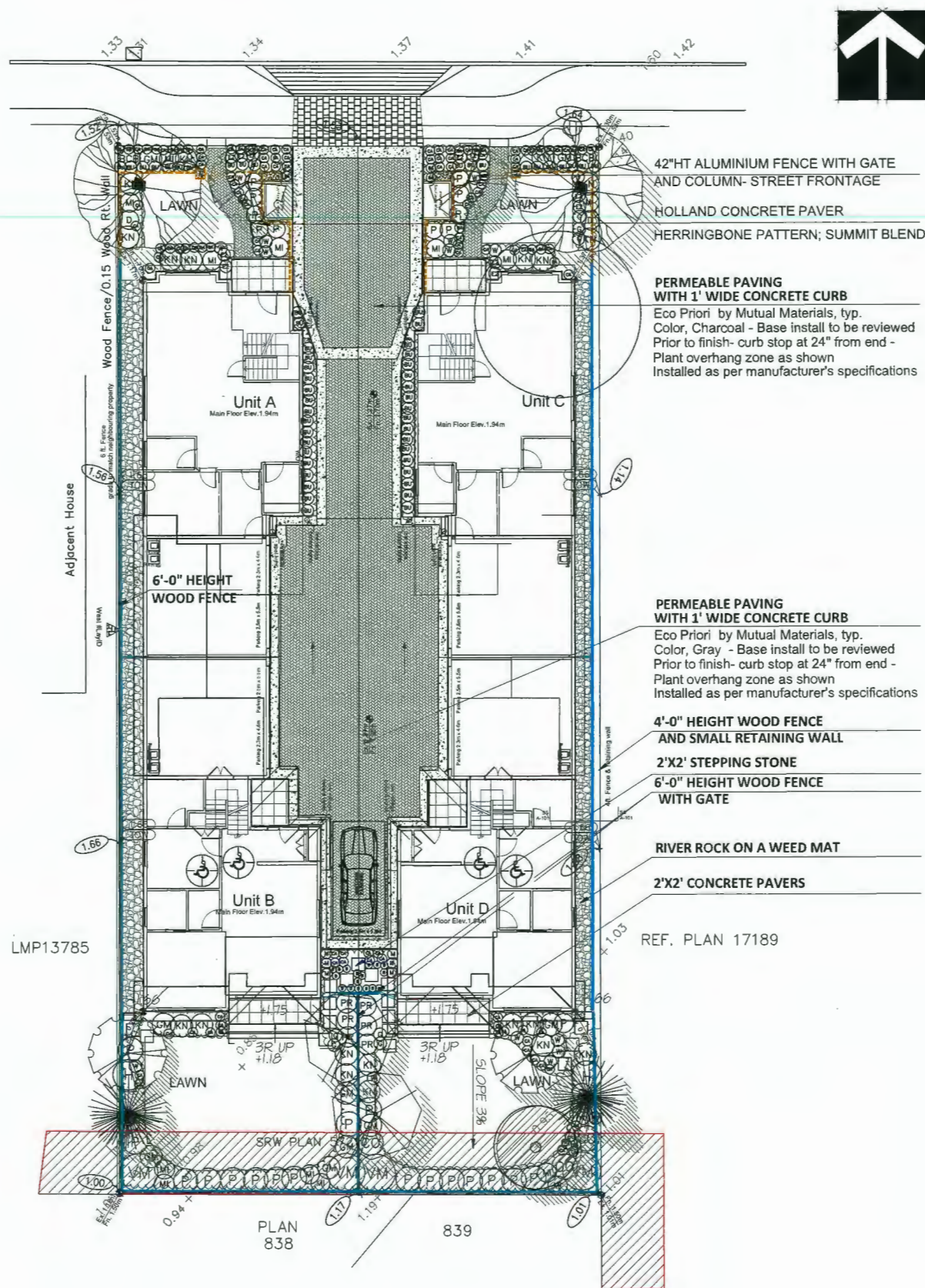
The design and specifications of all drawings
conform to BCBC 2018

Lighting Plan

Status Date
2021-07-21

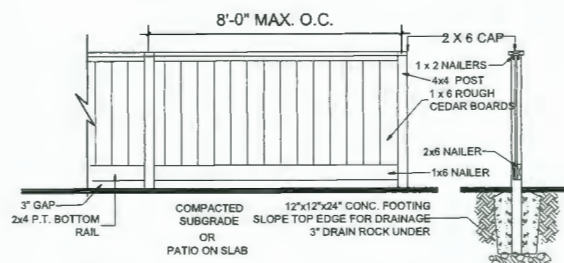
A-503

DP 17-768135 PLAN 10



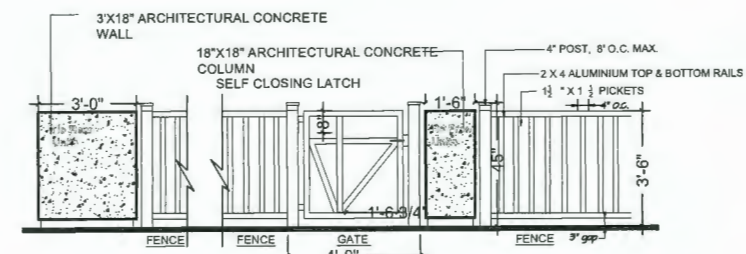
- NOTES:
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
 2. ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
 3. ALL HARDWARE HOT DIPPED GALVANIZED.
 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FENCE TO MATCH TRIM COLOUR, CONFIRM WITH ARCHITECT
 5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".

1 6'-0" WOOD FENCE WITH LATTICE TOP



- NOTES:
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. FENCE TO MATCH TRIM COLOUR, CONFIRM WITH ARCHITECT
 5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".

3 4'-0" WOOD FENCE WITH LATTICE TOP



- NOTES:
1. METAL MATERIAL: ALUMINUM TO BE POWDER COATED BLACK, TWO COATS.
 2. ALL HARDWARE TO BE HOT DIPPED GALVANIZED, MEDIUM GAUGE.
 3. GATE HARDWARE TO BE CHOSEN BY OWNER. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
 4. ALUMINUM FENCE TO BE POWDERCOATED SEM-GLOSS BLACK

2 ALUMINIUM FENCE WITH GATE AND COLUMN- STREET FRONTAGE

PLANT SCHEDULE				PMG PROJECT NUMBER: 16-236	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
TREE	2	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	8CM CAL: 2M STD; B&B	
	4	FAGUS SYLVATICA 'DAWYCK GOLD'	DAWYCK GOLD BEECH	8CM CAL: B&B	
	2	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL LEMBER PINE	3.5M HT; B&B	
	2	STYRAX JAPONICUS	JAPANESE SNOWBELL	8CM CAL: 1.8M STD, B&B	
SHRUB	2	BERBERIS THUNBERGII 'MONOMBI'	CHERRY BOMB BARBERRY	#2 POT	
	56	BUXUS SEMPERVIRENS	COMMON BOXWOOD	#3 POT: 40CM	
	3	CORNUS ALBA 'KELSEYII'	KELSEY DWARF DOGWOOD	#2 POT	
	2	HYDRANGEA M. 'ENDLESS SUMMER'	ENDLESS SUMMER BIGLEAF HYDRANGEA	#3 POT: 80CM	
	6	MAHONIA NERVOSA	LONGLEAF MAHONIA	#1 POT: 20CM	
	29	PIERIS JAPONICA 'VALLEY ROSE'	PIERIS	#3 POT: 50CM	
	6	PRUNUS LAUROCEARUS 'ZABELIANA'	ZABELS LAUREL	#3 POT: 50CM	
	20	ROSA 'KNOCKOUT RADRAZZ'	RADRAZZ KNOCKOUT ROSE	#2 POT	
	10	SPIRAEA X BUMALDA 'GOLDMOUND'	GOLDMOUND SPIREA	#2 POT: 40CM	
	2	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT: 30CM	
	4	VIBURNUM P.T. 'MARIESII'	MARIE'S DOUBLE FILE VIBURNUM	#3 POT	
	14	WEIGELA 'MIDNIGHT WINE'	DWARF WEIGELA	#1 POT: 20CM	
GRASS	123	CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT	
	13	MISCANTHUS SINENSIS 'YAKU JIMA'	DWARF MAIDEN HAIR GRASS	#1 POT	
	8	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	#1 POT	
PERENNIAL	17	COREOPSIS 'PINK LEMONADE'	PINK COREOPSIS	15 CM POT	
	11	EUONYMUS JAPONICA 'EMERALD GAJET'	EUONYMUS: SILVER VARIEGATED	#1 POT: 25CM	
GC	3	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT: 25CM	

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

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pmg
LANDSCAPE
ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
11	21.JUL.15	NEW SITE PLAN/CITY COMMENTS	DD
10	21.AUG.22	NEW SITE PLAN/ CITY REQUEST	DD
9	20.DEC.09	REVISION AS PER CITY REQUEST	DD
8	20.OCT.21	NEW SITE PLAN	JH
7	20.MAY.15	NEW SITE PLAN	DD
6	20.FEB.12	NEW SITE PLAN/CITY COMMENTS	DD
5	19.AUG.19	NEW SITE PLAN	DD
4	19.JUL.16	NEW SITE PLAN/CITY COMMENTS	DD
3	18.DEC.07	REVISION AS PER CITY COMMENTS	DD
2	18.JUL.13	REVISION AS PER CITY COMMENTS	DD
1	18.JUN.11	NEW SITE PLAN/ARBORIST REPORT	DD

CLIENT: LANDCRAFT GROUP

PROJECT:
4-UNIT DUPLEX
DEVELOPMENT

4226 WILLIAMS ROAD
RICHMOND

DRAWING TITLE:
LANDSCAPE
PLAN

DATE: January 20, 2017 DRAWING NUMBER:

SCALE: 3/32"=1'-0"

DRAWN: DD

DESIGN: DD

CHKD: PCM

PMG PROJECT NUMBER:

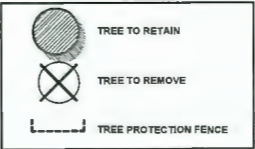
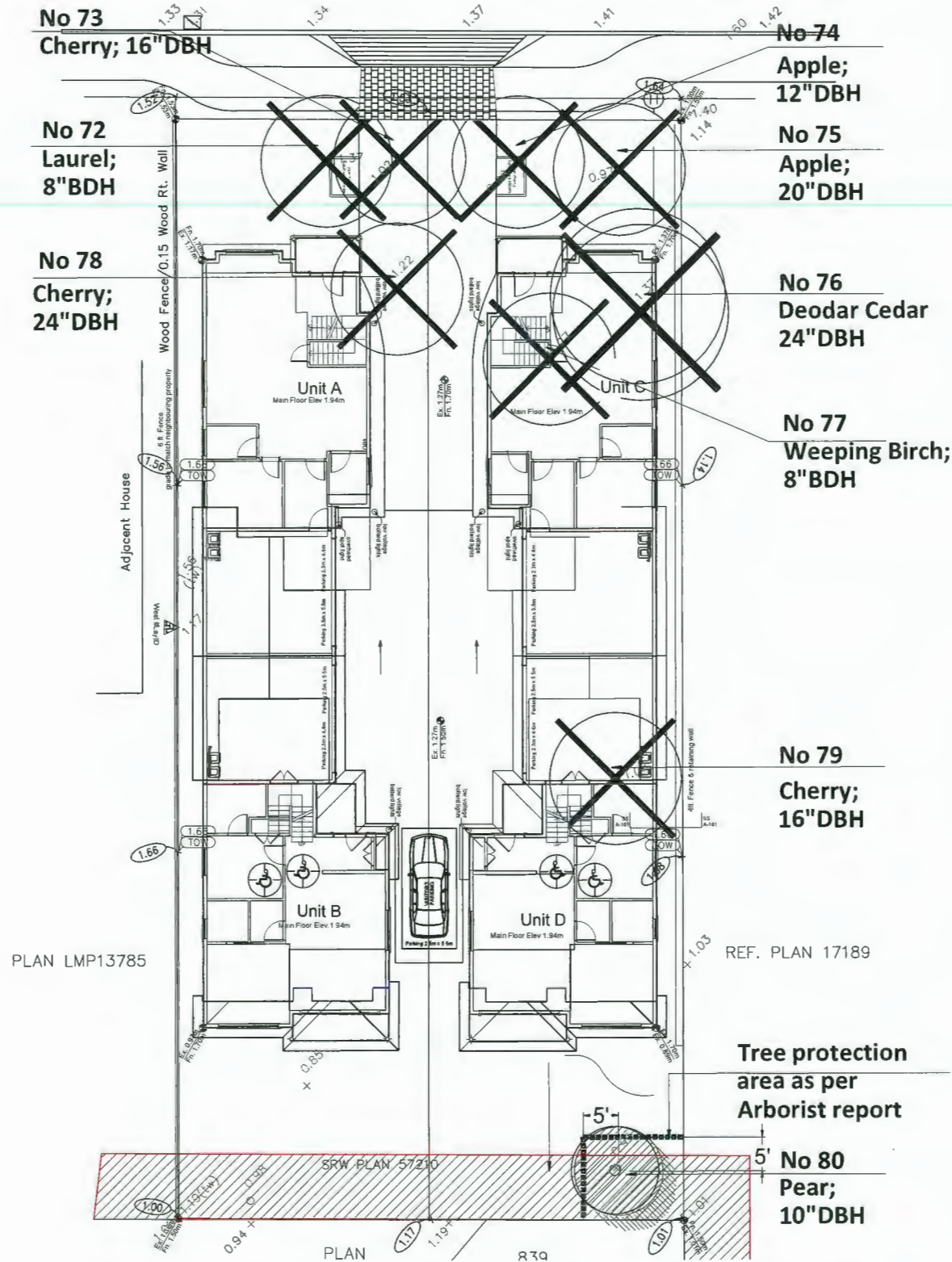
L1

OF 4

16-236

DP 17-768135 PLAN 11

SEAL:



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9	20.DEC.03	REVISION AS PER CITY REQUEST	DD
8	20.OCT.21	NEW SITE PLAN	JH
7	20.MAY.15	NEW SITE PLAN	DD
6	20.FEB.12	NEW SITE PLAN/CITY COMMENTS	DD
5	19.AUG.19	NEW SITE PLAN	DD
4	18.JUL.15	NEW SITE PLAN/CITY COMMENTS	DD
3	18.DEC.07	REVISION AS PER CITY COMMENTS	DD
2	18.JUL.23	REVISION AS PER CITY COMMENTS	DD
1	18.JUN.11	NEW SITE PLAN/ARBORIST REPORT	DD
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT: LANDCRAFT GROUP

PROJECT:
**4-UNIT DUPLEX
DEVELOPMENT**

**4226 WILLIAMS ROAD
RICHMOND**

DRAWING TITLE:
**TREE MANAGEMENT
PLAN**

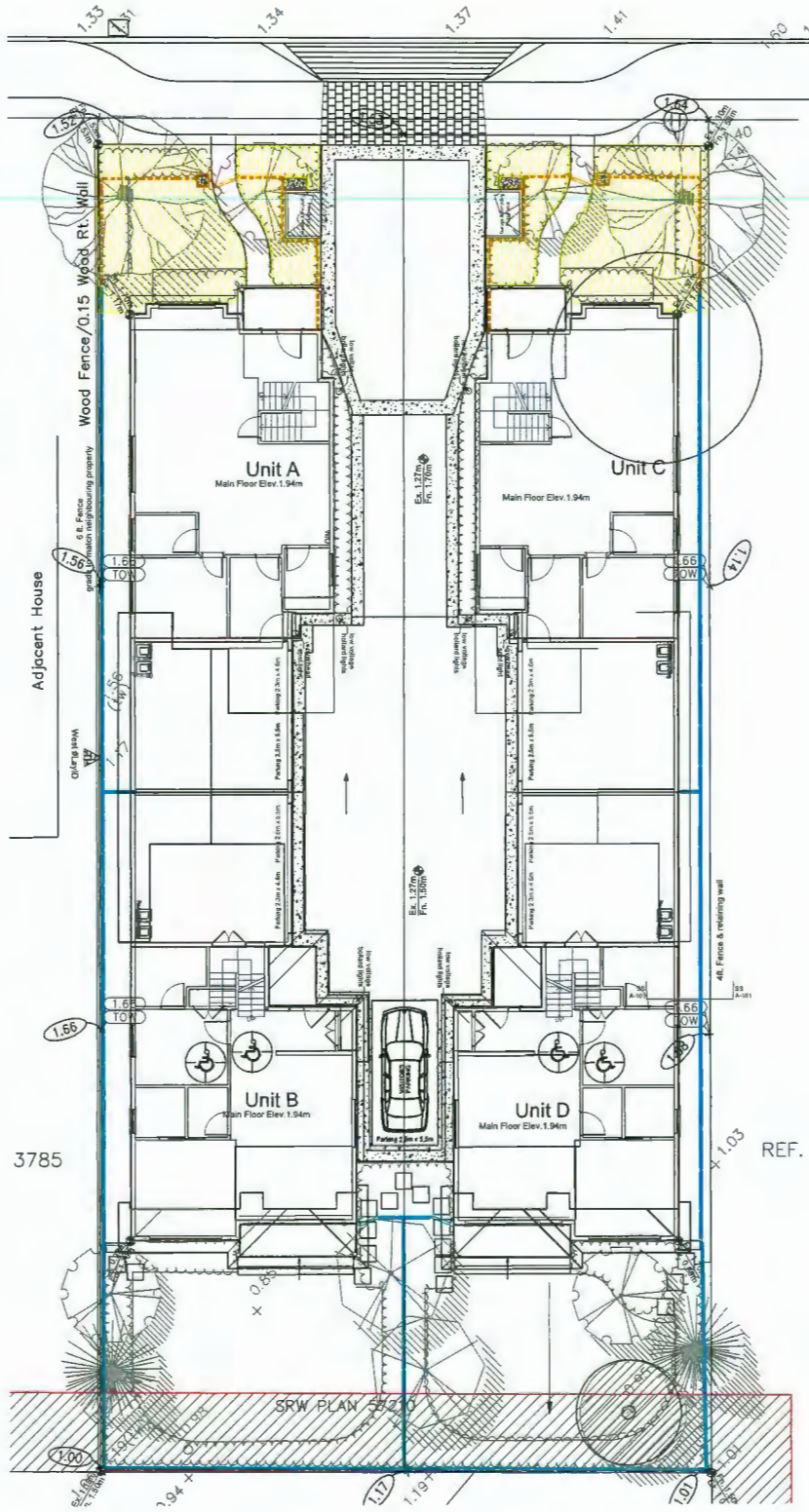
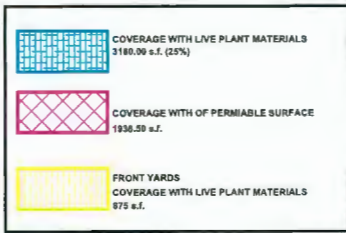
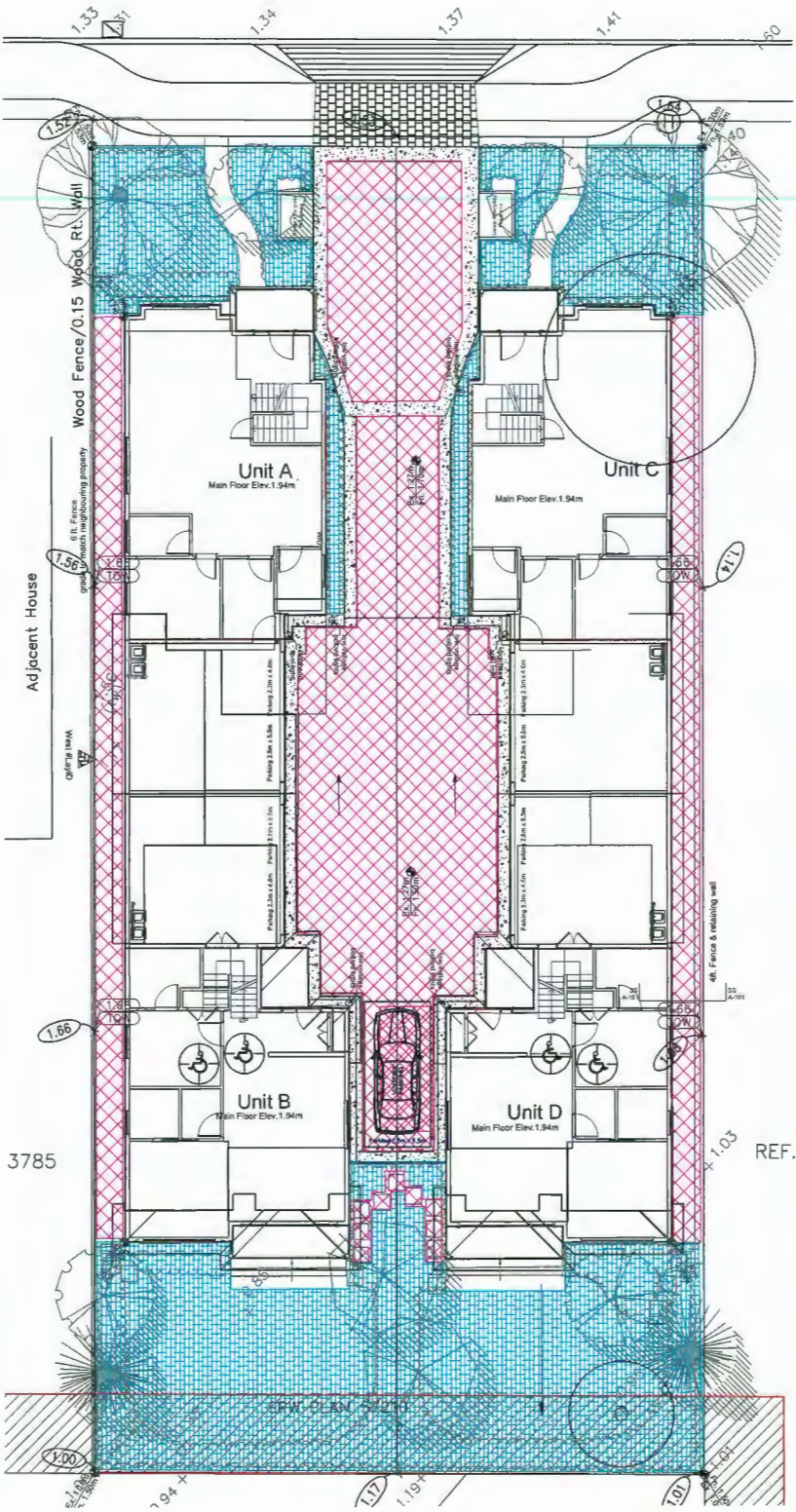
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CHKD: PCM

DRAWING NUMBER:
L2
OF 4

PMG PROJECT NUMBER: 16-236

DP 17-768135 PLAN 12

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
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9	20.DEC.03	REVISION AS PER CITY REQUEST	DD
8	20.OCT.21	NEW SITE PLAN	JH
7	20.MAY.15	NEW SITE PLAN	DD
6	20.FEB.12	NEW SITE PLAN/CITY COMMENTS	DD
5	19.AUG.19	NEW SITE PLAN	DD
4	19.JUL.16	NEW SITE PLAN/CITY COMMENTS	DD
3	18.DEC.07	REVISION AS PER CITY COMMENTS	DD
2	18.JUL.23	REVISION AS PER CITY COMMENTS	DD
1	18.JUN.11	NEW SITE PLAN/ARBORIST REPORT	DD

CLIENT: LANDCRAFT GROUP

PROJECT:
**4-UNIT DUPLEX
DEVELOPMENT**

**4226 WILLIAMS ROAD
RICHMOND**

DRAWING TITLE:
**LOT COVERAGE
PLAN**

DATE: January 20, 2017
SCALE: 3/32"=1'-0"
DRAWN: DD
DESIGN: DD
CHKD: PCM

DRAWING NUMBER:
L3
OF 4

DP 17-768135 PLAN 13