



**To:** Development Permit Panel

**Date:** August 24, 2022

**From:** Wayne Craig  
Director of Development

**File:** DP 21-942090

**Re:** **Application by Sian Group Investments Inc. for a Development Permit at 7100 and 7120 Ash Street**

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### Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 17 townhouse units at 7100 and 7120 Ash Street on a site zoned "Town Housing (ZT16) – South McLennan and St. Albans Sub-Area (City Centre)".
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) Reduce the minimum setback to Ash Street from 6.0 m to 1.2 m for two refuse storage buildings less than 10 m<sup>2</sup> in area.
  - b) Reduce the minimum setback to Sills Avenue/Armstrong Street from 6.0 m to 2.5 m for a portion of Building D in the southeast corner of the subject site.

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

WC/CL:js  
Att. 3

## Staff Report

### Origin

Sian Group Investments Inc. has applied to the City of Richmond for permission to develop 17 two-storey townhouse units on a site of approximately 3,469 m<sup>2</sup> in area (after road dedication) at 7100 and 7120 Ash Street (Attachment 1) on a site zoned “Town Housing (ZT16) – South McLennan and St. Albans Sub-Area (City Centre)”.

The applicant is Sian Group Investments Inc. (Director: Sukhinder Kaur Sian), and they have made this Development Permit (DP) application on behalf of the property owner (119945 BC Ltd; Director: Sukhinder Kaur Sian).

The site is being rezoned from the “Single Detached (RS1/F)” zone to the “Town Housing (ZT16) – South McLennan and St. Albans Sub-Area (City Centre)” zone for this project under Zoning Amendment Bylaw 10163 (RZ 18-843479). The Bylaw was given third reading at the Public Hearing held May 19, 2020, and the applicant is working to complete all of the rezoning requirements.

A Servicing Agreement is required as a condition of Building Permit issuance and includes, but is not limited to, the following improvements:

- Upgrading approximately 40 m of storm sewer along the Ash Street frontage.
- Construction of a 2.5 m wide pedestrian pathway with landscaped shoulder and lighting along the south property line of the subject site within a statutory-right-of-way (SRW) for public right of passage to be registered on Title prior to rezoning.
- Road improvements on Ash Street and Sills Avenue including, but not limited to:
  - Road widening and construction of a new sidewalk and treed/grass boulevard with street lighting along Ash Street.
  - Road dedication and construction of a new curb, gutter, sidewalk, and treed/grass boulevard along the curved alignment of the Sills Avenue and Armstrong Street intersection.

### Development Information

Please refer to attached Development Application Data Sheet for a comparison of the proposed development data with the relevant Bylaw requirements (Attachment 2).

### Existing Site Description and Surrounding Context

The subject site is located on the east side of Ash Street, between Granville Avenue and General Currie Road, on a lot with an east-west orientation. The site is currently vacant, with two driveway crossings on Ash Street.

Existing development immediately surrounding the subject site is as follows:

- To the north: are two-storey townhouses on a property zoned “ZT16” fronting Ash Street.
- To the east: are single-family dwellings on properties zoned “Single Detached (ZS14) – South McLennan (City Centre)” fronting Sills Avenue.
- To the south: is a single-family dwelling on a property zoned “Single Detached (RS1/F)” fronting Ash Street, which has future redevelopment potential for single-family housing consistent with the McLennan South Sub-Area Plan designation, subject to land assembly and road dedication to provide an off-set alignment for Sills Avenue to connect from Ash Street to Bridge Street.
- To the west: are two single-family dwellings on properties zoned “Single Detached (RS1/F)” fronting Ash Street, which have redevelopment potential for townhouses under the McLennan South Sub-Area Plan subject to land assembly and road dedication to provide a connection to Sills Avenue to the west.

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

During the rezoning application review process, staff identified the following design issues to be resolved at the DP stage:

- Review of the size and species of trees proposed in the Landscape Plan to ensure bylaw compliance and to achieve a mix of coniferous and deciduous species.
- Review and refinement of tree retention measures to ensure survival of trees along the north side of the site, as well as trees located on the neighbouring property to the south in close proximity to the proposed pedestrian pathway.
- Design of the common outdoor amenity space, including choice of play equipment and other features to ensure a safe and vibrant environment for children’s play and social interaction.
- Design of the refuse storage enclosures within the yard setback to Ash Street, to ensure an attractive streetscape and adequate screening.
- Review of accessibility features, including aging-in-place features in all units, and the provision of the two convertible units.
- Review of a sustainability strategy for the development proposal.

Through the review of this DP application, staff worked with the applicant to address the design issues to staff’s satisfaction and to ensure that the proposed architectural form and character is consistent with the intent of the design guidelines contained within the OCP. It is noted that the architectural style of the proposed development has been revised since Rezoning stage to better relate to the existing character of housing in the surrounding area. The applicant has made the following modifications to their proposal to address the design issues identified:

- The Landscape Plan has been revised to provide for a greater mix of coniferous and deciduous replacement tree species.

- The portions of the north and south sides of the site within tree protection zones have been designed to maintain the existing lot grade to ensure tree survival, and access to these yard areas from interior living spaces is provided through steps/ramps.
- The design of the common outdoor amenity space has been modified to accommodate a children's play structure that promotes climbing, jumping, and sliding.
- The design of the refuse storage buildings within the setback to Ash Street have been enhanced to be more reflective of the architectural style of the principal buildings, providing a more attractive streetscape, and enhancements have been made to the landscaping to provide adequate screening and softening of the buildings at the entrance to the site.
- Accessibility features have been verified to include aging-in-place features in all units and two convertible units.
- The applicant has outlined their sustainability strategy for the development proposal, which is described later in this report.

The Public Hearing for the rezoning of this site was held on May 19, 2020. At the Public Hearing, in response to an inquiry from a member of the public, discussion ensued about the road alignment for Sills Avenue between Bridge Street and Ash Street. Specifically, the proposal provides a pedestrian connection between Ash Street and the Sills Avenue/Armstrong Street intersection, which ultimately connects to Bridge Street. A future vehicular connection for Sills Avenue between Ash Street and Armstrong Street will be coordinated with redevelopment of adjacent properties, and will be offset and located further south on property owned by the City. This alignment of Sills Avenue is supported by Transportation department staff as it provides natural traffic calming and reinforces Granville Avenue and General Currie Road as the dominant east-west traffic routes in the area. Bylaw 10163 for the rezoning of the subject site was given third reading at the Public Hearing, and the applicant is working to complete all of the rezoning requirements.

### **Public input during the DP Application Review Process**

Staff has not received any comments from the public in response to the placement of the DP Application Notification Sign on the subject site.

### **Staff Comments**

The proposed scheme attached to this report (Plans # 1.a to 3.h, and Reference Plans) has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject DP application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and McLennan South Sub-Area Plan, and is generally in compliance with the "ZT16" zone, with the exception of the zoning variances noted below.

### **Zoning Compliance/Variiances** (staff comments in *bold italics*)

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

- 1) Reduce the minimum setback to Ash Street from 6.0 m to 1.2 m for two refuse storage buildings less than 10 m<sup>2</sup> in area.



- *Staff are supportive of this variance request as it allows the refuse storage buildings to be located near the collection vehicle's access point, minimizing the length that the vehicle is required to enter the site before reaching the vehicle turning area. This proposal is consistent with the refuse storage building locations on the existing townhouse site immediately to the north.*
  - *The design of the refuse storage buildings has been reviewed as part of the DP application process and is an improvement over the design presented at the rezoning stage. The buildings contain open rafters and landscaping is proposed around the buildings to provide visual interest and adequate screening.*
- 2) Reduce the minimum setback to Sills Avenue/Armstrong Street from 6.0 m to 2.5 m for a portion of Building D in the southeast corner of the subject site.
- *Staff are supportive of the reduced setback in this area of the site as it is applicable to a small portion of the building only (i.e., the setback to the majority of the building is 10.6 m), and is a result of the road dedication required for the creation of the intersection of Sills Avenue and Armstrong Street.*
  - *The siting of the building allows it to read as though it has a similar setback to the public realm on both the east and south sides, as the distance between the building and the edge of the new sidewalk to the east will be approximately 4.0 m and the distance to the edge of the publicly-accessible pedestrian pathway on-site to the south is 3.6 m. Additionally, the proposed setback is similar to what would be achieved should the properties to the south redevelop for single-family lots with a north-south orientation fronting the extension of Sills Avenue between Ash Street and Armstrong Street (e.g., minimum 3 m exterior side yard setback along Armstrong Street).*

These variances were identified as part of the Rezoning Application and no concerns were raised by members of the public at that time.

### **Advisory Design Panel Comments**

The Advisory Design Panel review of the proposal was held on July 6, 2022, and was supported to move forward to the DP Panel subject to the applicant giving consideration to the comments identified by the Panel members. A copy of the relevant excerpt from the Advisory Design Panel Minutes is attached for reference (Attachment 3). The design response from the applicant has been included immediately following the specific Panel comments and is identified in '*bold italics*'.

### **Analysis**

#### ***Conditions of Adjacency***

- The proposed two-storey townhouses at the subject site have been designed with consideration of the existing surrounding context of low-density two-storey single-family housing and townhousing, consistent with the land use designation and character area design guidelines for this site in the McLennan South Sub-Area Plan.
- The proposal includes a shadow analysis that indicates that sunlight exposure on neighbouring private outdoor spaces is maximized during the summer at high-use periods of the day.

- The proposed arrangement of two-storey duplex and triplex buildings with yards along the north interface with the adjacent townhouse yards enables respective private outdoor spaces to be positioned back-to-back, maximizing light penetration and the feeling of open space.
- The proposed arrangement of two-storey duplex units with yards along the south interface with the adjacent single-family housing is equally sensitive and animates the public realm along the publicly-accessible pathway proposed to connect Ash Street to the intersection of Sills Avenue and Armstrong Street.
- The architectural expression of the buildings along the streetscapes, and along the north and south interfaces, is visually interesting, well-articulated, and follows that of the residential character in this neighbourhood, with pitched roofs with varied gables.

### ***Site Planning, Access, and Parking***

- The proposal is to develop 17 two-storey townhouse units on a site of approximately 3,469 m<sup>2</sup> in area after a small road dedication for the construction of the Sills Avenue and Armstrong Street intersection.
- The proposed site layout consists of:
  - Four duplex buildings along the south half of the site (Buildings A-D).
  - One triplex building and three duplex buildings along the north half of the site (Buildings E-H).
  - A drive-aisle off Ash Street running east-west through the site between the north and south buildings.
- Vehicle access to the site was reviewed as part of the Rezoning Application review process and supported by the City's Transportation Department. A single vehicle access point to the site is proposed from Ash Street and is positioned in between the two rows of buildings on-site.
- To accommodate the completion of the Sills Avenue/Armstrong Street intersection to the east, a 65.61 m<sup>2</sup> (8.1 m x 8.1 m) road dedication in the southeast corner of the site is required prior to rezoning bylaw adoption. The design and construction of the works will be reviewed as part of the Servicing Agreement that must be entered into prior to Building Permit issuance.
- Pedestrian access to the site is proposed from three locations: from a pathway off the Sills Avenue/Armstrong Street intersection, from the publicly-accessible walkway along the south property line, and from the driveway and pathways off Ash Street. The shared use of the drive-aisle by both vehicles and pedestrians is highlighted by the decorative surface treatment at the access points (i.e., permeable pavers in a herringbone pattern).
- At-grade dwelling entrances to three units face Ash Street and the Sills Avenue/Armstrong Street intersection (Units 1, 8, 17). The at-grade entries to the north units face the drive-aisle. Two at-grade entries are provided to each of the south units, one that faces the drive-aisle and the other that faces publicly-accessible walkway along the south property line of the site.
- On-site parking and loading is provided consistent with Richmond Zoning Bylaw 8500. Resident vehicle parking spaces are proposed in individual garages, all of which are in a side-by-side arrangement. Bike parking spaces are also proposed within the garages. Vehicle and bike parking spaces for visitors are located to the east of Building D and in between Buildings E, F, and G.

## ***Open Space & Landscape Design***

### *Outdoor Amenity Space*

- Common outdoor amenity space is centrally located on the south side of the site, between Buildings B and C, which will benefit from solar exposure and provides an additional connection from the site to the publicly-accessible pathway along the south property line that is proposed to connect Ash Street to the intersection of Sills Avenue and Armstrong Street. The space contains a mail kiosk, bench seating, children's play equipment within a resilient rubber tile surface, a variety of shrubs and a Purple Beech tree.

### *Private Outdoor Space*

- Private outdoor space for each of the units is proposed as follows, consistent with the size guidelines in the OCP:
  - South-facing yards with patios at grade and 2<sup>nd</sup> floor balconies for Buildings A to D.
  - North-facing yards with patios at grade for Buildings E to H.

### *Landscaping*

- On-site tree retention and removal was assessment as part of the Rezoning Application, at which time it was determined that four trees on the subject site (Tag # 364-367) and 13 trees on the neighbouring property to the south (Tag # OS1-OS13) are to be retained and protected. The Landscape Plan includes the proposed Tree Management Plan showing the trees to be retained and removed.
- Consistent with the 2:1 tree replacement ratio goal in the OCP, the Landscape Plan shows that a mix of 36 deciduous and coniferous replacement trees of various sizes are proposed to be planted and maintained on-site to compensate for the 18 trees proposed to be removed from the site. A variety of shrubs, perennials, grasses and groundcover is also proposed in the Landscape Plan. Tree and plant species proposed as part of the Landscape Plan include: Maple, Beech, Magnolia, Spruce, Pear, Red Osier Dogwood, Hydrangea, Boxwood, Rose, Skimmia, Spiraea, Yew, Emerald Cedar, Japanese Sedge, Fountain Grass, and Ferns.
- A variety of decorative paving treatments is proposed on-site to highlight shared pedestrian and vehicle areas, provide visual interest, and assist with site permeability. Specifically: a mix of asphalt and permeable pavers at strategic locations within the internal drive-aisle and visitor parking spaces; and a mix of broom-finished concrete, concrete stepping stones, and standard pavers for pathways and patios.
- To define the street-edge and clearly distinguish between public and private open space along Ash Street, along the east-west public pathway, and at the Sills/Armstrong intersection, low fencing with pedestrian gates is proposed (1.06 m to 1.2 m high). Solid wood privacy fencing (1.8 m high) is proposed along the north property line and a portion of the east property line away from the public realm.
- The Landscape Plan requires that all soft landscaped areas be irrigated through installation of an automated system consistent with industry standards.
- A concept for exterior lighting is proposed, which does not spill over onto adjacent properties. This includes downward-facing building-mounted lighting, bollard lighting at the east entrance to the site off the Sills Avenue/Armstrong Street intersection and on one side of the public pathway along the south property line, and a single up-light directed to the site

address signage off Ash Street. Proposed locations and symbols for light fixtures are shown on the Site Plan, Landscape Plan, and Elevation Plans (Plans # 1.b, 2.a, 3.d/e/f).

- To ensure that the Landscape Plan is adhered to, the applicant is required to submit a Landscaping Security in the amount of 100% of a cost estimate prepared by the Registered Landscape Architect (including installation and a 10% contingency) prior to DP issuance.

### ***Indoor Amenity Space***

- Consistent with the OCP, and as considered as part of the Rezoning Application, the applicant proposes to submit a contribution in the amount of \$30,073 to the City prior to rezoning bylaw adoption in-lieu of the provision of common indoor amenity space on-site.

### ***Architectural Form and Character***

- The proposed architectural vocabulary follows that of the existing residential neighbourhood character, in the form of two-storey duplexes or triplexes with pitched roofs and varied gables.
- The residential character of the development is enhanced with small-scale elements such as covered/recessed entry porches and multi-paned windows with wood trim.
- The proposed colour palette and building materials consist of a combination of white, grey, dark blue, and dark red-brown colours of Hardie panel, horizontal siding, batten, barge board, trim, black aluminum railings, and grey asphalt shingle roofing.

### ***Accessible Housing***

- The proposed development includes two convertible units that are designed with the potential to be easily renovated to accommodate a future resident in a wheelchair (Units 1 and 17). The potential conversion of these units will require the installation of a stair lift. The list of convertible unit features and floor plans are included in the Reference Plans to the DP.
- All 17 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.

### ***Sustainability***

- The Applicant has submitted written confirmation from their Certified Energy Advisor that the proposed design will meet the required BC Energy Step Code 3 requirements. The key technical elements that enable this performance target to be achieved include additional insulation in building assemblies (walls, roof, floor, slab), 1.40 U value or lower for windows, air source heat pumps (for both heating and cooling), and heat recovery ventilation systems. The heat pumps for the north and south units are proposed in the north and south yards, respectively. The project architect has submitted written confirmation that noise associated with heat pump operation will comply with the City's Noise Regulation Bylaw 8856. Prior to Building Permit issuance, the applicant is required to submit written confirmation of the same from a registered acoustic consultant.
- Consistent with Zoning Bylaw requirements, an energized outlet capable of providing Level 2 Electric Vehicle charging is proposed for all residential vehicle parking spaces.

- Additional environmentally sustainable features of the proposal identified by the applicant include the use of:
  - Energy Star windows, appliances and bathroom fans.
  - Low flush toilets to reduce water consumption.
  - LED light bulbs for all interior and exterior light fixtures.
  - Low Volatile Organic Compound (VOC) interior paint.
  - High quality and durable Hardie cement board cladding, and recycled medium density fibreboard baseboards or finger jointed casing in interior finishing.
  - Permeable paving to reduce surface run off to city storm sewer system.
  - Air tight seals to all spaces with blow test verification by the Certified Energy Advisor.

### ***Crime Prevention Through Environmental Design***

- The Applicant has identified that the proposal responds to the following principles of CPTED, as encouraged in the design guidelines contained within the OCP:
  - There is only one formal access point to the site from Ash Street, providing natural access control and a direct sightline into the site. This access point is clearly defined by fencing and landscaping. Private yards adjoining the public pathway are also defined with wood fences and gates. The pedestrian access to the site from Sills Avenue is also defined with fencing and a gate.
  - Windows are provided overlooking the drive-aisle access, the private yards, and the public pathway along the south property line of the site, providing natural surveillance.
  - Illumination with downward-facing wall-mounted light fixtures are provided along the face of the buildings.

### ***Site Servicing & Off-site Improvements***

- Servicing requirements and off-site improvements to support the proposed development were identified during the rezoning application review process, and include:
  - Road dedication prior to rezoning of approximately 8.1 m by 8.1 m at the southeast corner of the subject site for construction of the intersection of Sills Avenue and Armstrong Street.
  - Road improvements on Ash Street and Sills Avenue to include (but are not limited to) road widening, new curb, gutter, sidewalk, treed/grass boulevard and street lighting.
  - Upgrading approximately 40 m of storm sewer along the Ash Street frontage.
  - Construction of a 2.5 m wide pathway with landscaped strip and pedestrian-scale lighting along the south property line of the subject site within a SRW for public right of passage to be registered on title prior to rezoning.
- A Servicing Agreement is required as a condition of Building Permit issuance for the design and construction of the servicing upgrades and off-site improvements.

## Conclusion

This proposal is for a 17-unit townhouse development on a land assembly involving 7100 and 7120 Ash Street, with vehicle access from Ash Street.

The applicant has addressed the design issues identified through the Rezoning Application review process, as well as additional staff comments regarding site planning, urban design, architectural form and character, and landscape design identified as part of the DP application review process. The proposal as designed provides an appropriate response to the surrounding townhouse and single-family housing context and conforms to the applicable policies and design guidelines contained within the OCP.

The proposed development complies with the requirements of the “ZT16” zone, with the exception of the zoning variances discussed.

On this basis, staff recommend that the DP be endorsed, and issuance by Council be recommended.



Cynthia Lussier  
Planner 2  
(604-276-4108)

CL:js

- Att. 1: Location Map  
2: Development Application Data Sheet  
3: Excerpt from the July 6, 2022 Advisory Design Panel meeting minutes and the Applicant’s design response

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

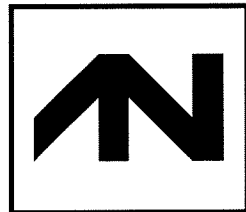
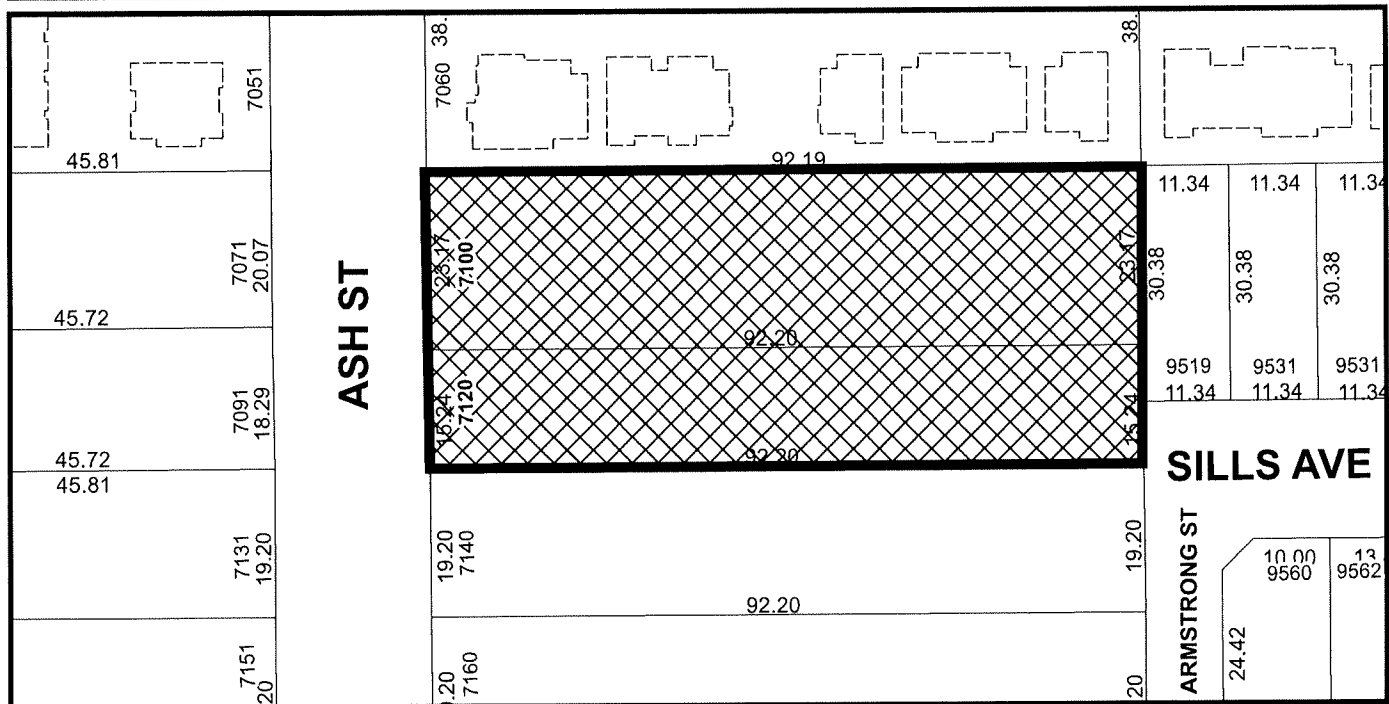
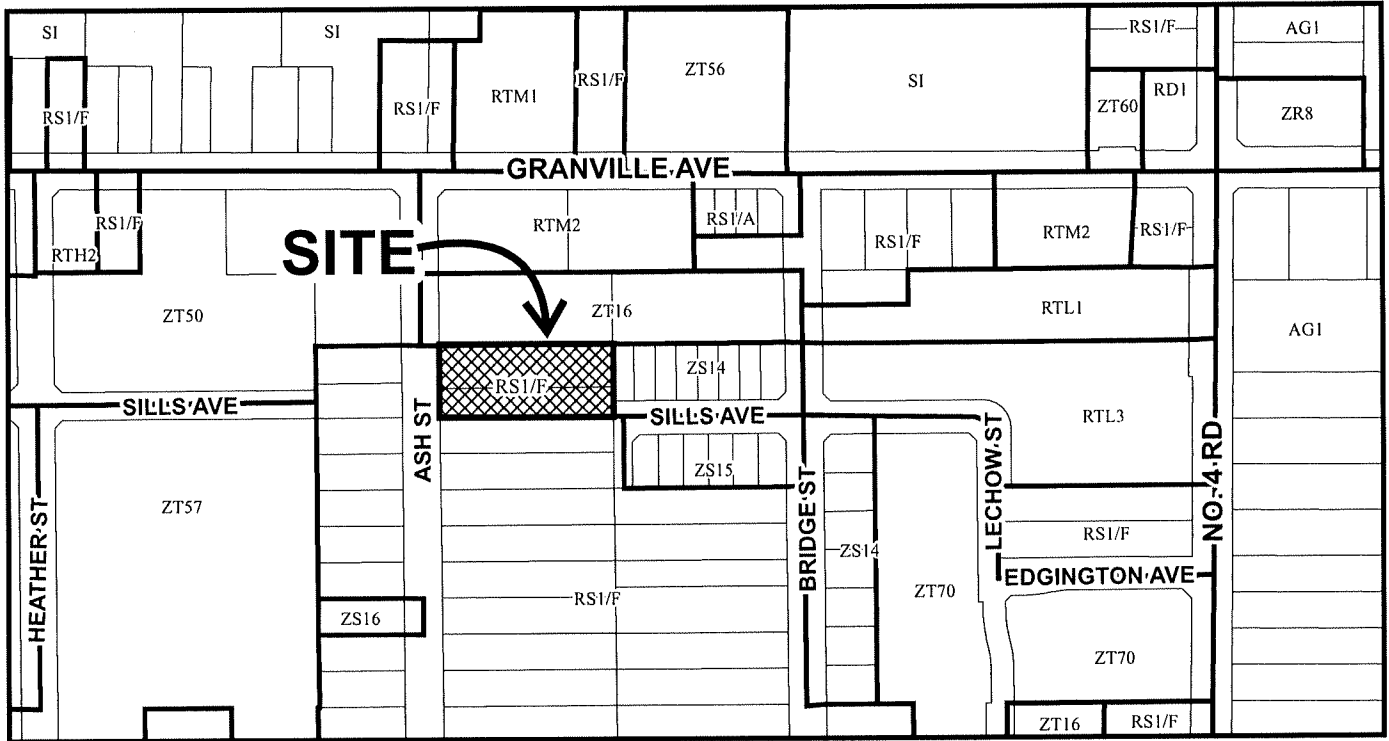
- Final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10163.
- Receipt of a Letter of Credit or other form of security acceptable to the City for landscaping in the amount of \$133,388.26 (100% of the cost estimate provided by the Registered Landscape Architect, including all materials, installation, and a 10% contingency). To accompany the landscaping security, a legal agreement that sets the terms for release of the security must be entered into between the applicant and the City.

Prior to future Building Permit\* issuance, the applicant is required to complete the following:

- Submission of written confirmation from a registered acoustic consultant that noise associated with heat pump operation will comply with the City’s Noise Regulation Bylaw.
- Incorporation of accessibility measures in Building Permit plans and construction, as determined via the Rezoning and Development Permit applications (e.g., Aging-in-place features in all units and two Convertible Units).
- Incorporation of energy efficiency measures in Building Permit plans to meet or exceed BC Energy Step Code 3 performance targets.

- 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.*
- Submit a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).
- If applicable, pay latecomer agreement charges, plus applicable interest associated with eligible latecomer works.

\* This requires a separate application.



DP 21-942090

Original Date: 10/25/21  
 Revision Date:  
 Note: Dimensions are in METRES





**DP 21-942090**

Address: 7100 and 7120 Ash Street

Applicant: Sian Group Investment Inc Owner: 119945 BC Ltd (Director: Sukhinder Kaur Sian)

Planning Area(s): City Centre - McLennan South Sub-Area

|                                   | <b>Existing</b>  | <b>Proposed</b>   |
|-----------------------------------|--|---|
| <b>Site Area:</b>                 | 3,535.3 m <sup>2</sup>   | 3,469.7 m <sup>2</sup><br>after road dedication                                     |
| <b>Land Uses:</b>                 | Vacant Land<br>(previously single-family housing)  | Townhouses  |
| <b>OCP Designation:</b>           | Neighbourhood Residential  | No change   |
| <b>Sub-Area Plan Designation:</b> | Residential, 2½ Storeys typical<br>(3 storeys max), predominantly<br>Triplex, Duplex, Single-Family<br>0.55 base FAR | No change   |
| <b>Zoning:</b>                    | Single Detached (RS1/F)  | Town Housing (ZT16) –<br>South McLennan and<br>St. Albans Sub-Area<br>(City Centre) |
| <b>Number of Units:</b>           | 2  | 17  |

|                                   | <b>Bylaw Requirement</b>   | <b>Proposed</b>  | <b>Variance</b>  |
|-----------------------------------|--|--|--|
| <b>Floor Area Ratio:</b>          | 0.60<br>Net Buildable Floor<br>Area: 2,081.7 m <sup>2</sup><br>(22,408 ft <sup>2</sup> ) | 0.60<br>Net Buildable Floor<br>Area: 2,081.7 m <sup>2</sup> (22,408<br>ft <sup>2</sup> ) | None permitted   |
| <b>Lot Coverage:</b>              | Max. 40%   | 39.9%  | None   |
| <b>Setback – public roads:</b>    | Min. 6.0 m   | Principal<br>buildings   | 6.0 m to<br>Ash Street<br>2.53 m to<br>Sills/Armstrong<br>Variance requested for a<br>portion of Building D                |
|                                   |  | Accessory<br>buildings   | 1.2 m to<br>Ash Street<br>Variance requested for<br>two refuse storage<br>buildings less than 10 m <sup>2</sup><br>in area |
| <b>Setback – North Side Yard:</b> | Min. 3.0 m   | 3.63 m   | None   |
| <b>Setback – South Side Yard:</b> | Min. 3.0 m   | 5.61 m   | None   |
| <b>Setback – Rear Yard:</b>       | Min. 3.0 m   | N/A  | None   |

|  |  |   |                         |      |
|--|--|---|-------------------------|------|
| Maximum Building Height (m):                         | Principal buildings  | 11.0 m<br>(3 storeys);<br>except 10 m<br>(2½ storeys)<br>within 20 m<br>of a public<br>road | 9.1 m<br>(2 storeys)    | None |
|  | Accessory buildings  | 5.0 m   | 3.81 m                  |      |
| On-site Vehicle Parking Spaces (Min.):               | 1.4/unit (R)   | 24 (R)  | 34 (R)                  | None |
|  | 0.2/unit (V)   | 4 (V)   | 4 (V)                   |      |
| Standard Size (Min. 50%):<br>Small Size (Max. 50%):  | 17 Standard<br>17 Small                                    |   | 17 Standard<br>17 Small | None |
| Tandem Vehicle Parking Spaces:                       | Max. 50% (R)   |   | N/A                     | None |
| On-site Accessible Vehicle Parking Spaces (Min. 2%): | 1 Van Accessible (V)                                       |   | 1 Van Accessible (V)    | None |
| Total Vehicle Parking Spaces:                        | 28   |   | 38                      | None |
| Amenity Space – Indoor:                              | Min. 70 m <sup>2</sup> or<br>cash-in-lieu                  |   | Cash-in-lieu            | N/A  |
| Amenity Space – Outdoor:                             | Min. 6 m <sup>2</sup> /unit<br>(i.e., 102 m <sup>2</sup> ) |   | 102 m <sup>2</sup>      | N/A  |

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

Wednesday, July 6, 2022 – 4:00 p.m.

2. **DP 21-942090 – 17-UNIT TOWNHOUSE PROPOSAL IN MCLENNAN SOUTH SUB-AREA, WITH VEHICLE ACCESS OFF ASH STREET AND A PUBLIC PATH SECURED THROUGH A SRW ALONG THE SOUTH EDGE OF THE SITE CONNECTING ASH STREET TO ARMSTRONG STREET/SILLS AVENUE AT THE EAST END OF THE SITE**

ARCHITECT: Eric Law Architect

LANDSCAPE ARCHITECT: PMG Landscape Architects

PROPERTY LOCATION: 7100 and 7120 Ash Street

**Applicant's Presentation**

Architect Eric Law, Eric Law Architect, and Landscape Designer Denitsa Dimitrova, PMG Landscape Architects, presented the project and answered queries from the Panel.

**Panel Discussion**

*Comments from Panel members were as follows:*

- appreciate the presentation of the project; *Noted*
- the proposal is well put together; appreciate its clarity and simplicity; *Noted*
- note the inconsistencies on the renderings presented to the Panel, in particular on the 3D images; *The 3D images have been updated to rectify the inconsistencies*
- consider a more passive use for the common outdoor amenity area due to its proximity to residential units; *A simple seating area and a modest children's play equipment piece are proposed. We believe further simplification will reduce the utility and interest of the outdoor amenity.*
- note that the proposed surface material for the children's play area is not fully accessible; *Rubber play surfacing tile is proposed to increase the accessibility of the play area.*
- overall, the general approach to landscape design and choice of planting materials are appropriate; *Noted*
- appreciate the proposed site layout for the project considering the constraints of a narrow site; *Noted*

- concerned about the prominent location of the accessory buildings for garbage and recycling; however, understand the rationale for this approach; ***Noted***
- consider lowering the height of the porch eaves, i.e. from 13 feet to 11 feet, on the west elevations of Buildings A and H facing Ash Street as they are out of scale relative to the height of their front doors; ***The height of the porch has been reduced.***
- understand the intention for municipal collection/pickup of garbage and recycling in the proposed development; the proposed location and architectural expression for the accessory buildings for garbage and recycling are appropriate, e.g. blank façades and darker colours make them appear less prominent; the open trellis on top of the accessory buildings makes sense from a ventilation perspective; ***Landscape screening is also provided to minimize the visual impact of the garbage enclosures. Evergreen hedging (Taxus x media 'Hicksii') and broadleaved evergreen shrubs (Pieris sp.) are used.***
- the proposed architectural expression for the south façades of end buildings (i.e. Building A and Building D) along the publicly-accessible pedestrian pathway is successful; consider carrying this architectural expression through the south façades of the middle buildings as creating more visual interest along this elevation, e.g. introducing more colours, could be distracting; ***Variation of the roof forms at the south midblock have been provided to create more visual interest.***
- consider lowering the height of the 6-foot and 5-foot high solid wood perimeter and privacy fencing to allow more sunlight into the proposed development and residential units; ***The fencing between yards is lowered to 4' height to allow greater light penetration and to maintain a boundary between yards. Along south-facing sideyards, the gate and fence detail is a picket fence. This will allow light and air movement more effectively than a solid fence. The perimeter fencing at 6' is consistent with the privacy fences in the neighbourhood, especially that which separates the existing project to the north. With this precedent – we believe – will come the expectation of a same or similar height privacy separation between the already-constructed townhouse backyards, and our newly-proposed backyards.***
- the applicant is encouraged to exceed the Energy Step Code 3 requirement for the proposed development; consider using double or triple glazed windows. ***This project will meet the Energy Step Code 3 requirements.***

### **Panel Decision**

It was moved and seconded

***That DP 21-942090 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 21-942090

To the Holder: Sian Group Investment Inc C/O Eric Law Architect  
Property Address: 7100 and 7120 Ash Street  
Address: 216-288 W 8th Avenue  
Vancouver, BC V5Y 1N5

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 minimum setback to Ash Street from 6.0 m to 1.2 m for two refuse storage buildings less than 10 m<sup>2</sup> in area; and,
  - b) Reduce the minimum setback to Sills Avenue/Armstrong Street from 6.0 m to 2.5 m for a portion of Building D in the southeast corner of the subject site.
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.a to #3.h (and Reference Plans) 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 \$133,388.26. 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 21-942090**

To the Holder: Sian Group Investment Inc C/O Eric Law Architect

Property Address: 7100 and 7120 Ash Street

Address: 216-288 W 8th Avenue  
Vancouver, BC V5Y 1N5

---

8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

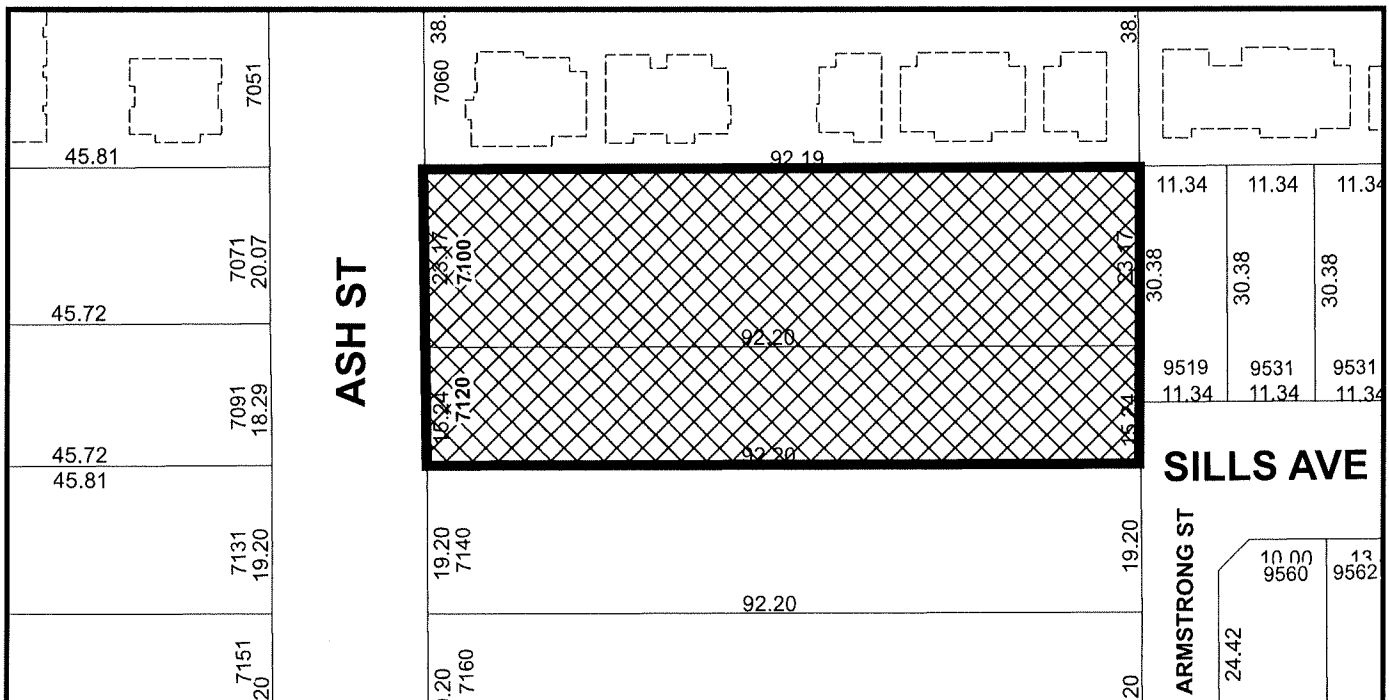
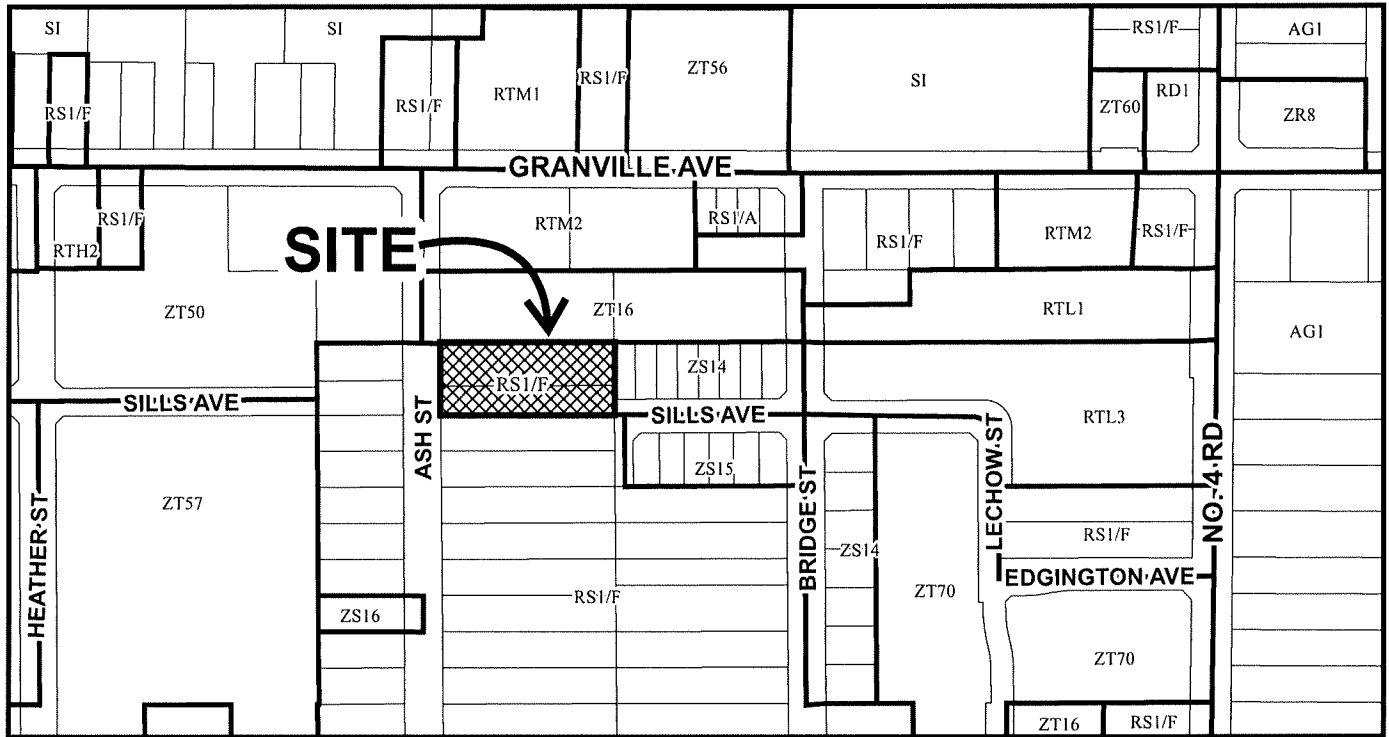
DELIVERED THIS DAY OF , .

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MAYOR



# City of Richmond



## DP 21-942090 SCHEDULE "A"

Original Date: 10/25/21

Revision Date:

Note: Dimensions are in METRES

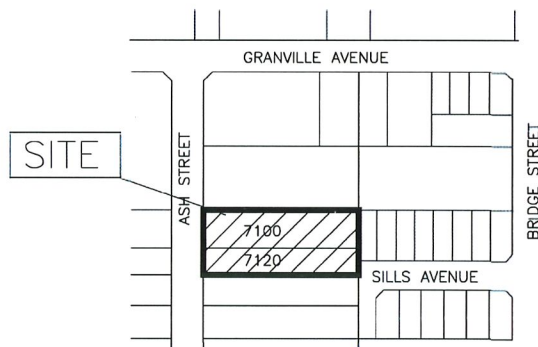
# PROPOSED TOWNHOUSE DEVELOPMENT AT 7100 ASH STREET RICHMOND BC

(7100 AND 7120 ASH STREET)

**DEVELOPMENT DATA**

(A) CIVIC ADDRESS: 7100 AND 7120 ASH STREET, RICHMOND BC  
 (B) LEGAL DESCRIPTION: LOT 3, BOTH OF BLOCK "C" OF SECTION 15, BLOCK 4 NORTH, RANGE 6 WEST, NWD PLAN 1207  
 (C) LOT AREA: BEFORE ROAD DEDICATION: 3535.3 SM (38,054 SF)  
 AFTER ROAD DEDICATION: APPROX 3469.7 SM (37,348 SF)  
 (D) ZONING USE: CURRENT: RS1/F, PROPOSED REZONING: ZT16

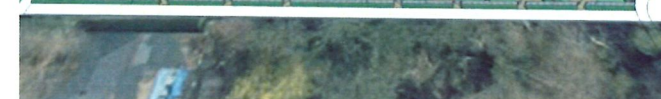
|                        | CURRENT ZONING<br>(UNDER RS1/F ZONING)              | PROPOSED REZONING<br>ZT16  | PROPOSED DEVELOPMENT   |
|------------------------|---|--|--|
| (E) FLOOR AREA RATIO   | 0.55 TO 454.5 SM<br>0.3 TO REST OF SITE AREA        | 0.6<br>TOTAL FAR FLOOR AREA<br>(2081.7 SM 22,408 SF)   | 0.6<br>2081.7 SM (22,408 SF) FAR FLOOR AREA  |
| (F) NUMBER OF UNIT:    | 1 PER LOT   | 17 UNITS   | 17 UNITS   |
| (G) BUILDING COVERAGE: | MAX - 45%   | MAX - 40%  | SITE COVERAGE: 14917 SQ. FT. / 37348 SQ. FT = 39.9%  |
| (H) BUILDING HEIGHT:   | MAX HEIGHT - 9M                                     | MAX MAIN BUILDING HEIGHT - 11M   | BUILDING HEIGHT - 9.1M   |
| (I) SETBACK:           | FRONT YARD - 6M<br>SIDE YARD - 2M<br>REAR YARD - 6M | FRONT YARD FACING ASH - 6.0M<br>SIDE YARD - 3.0M<br>REAR YARD - 3.0M   | FRONT YARD (BUILDING) - 6.00M (19'8")<br>FRONT YARD (GARBAGE) - 1.20M (4'0") [VARIANCE REQUIRED]<br>SIDE YARD (NORTH) - 3.63M (11'11")<br>SIDE YARD (SOUTH) - 5.61M (18'5")<br>REAR YARD (EAST) - 2.53M (8'4") [VARIANCE REQUIRED] |
| (J) PARKING:           | 2 PER DWELLING UNIT                                 | 1.4 PER DWELLING UNITS X17 = 24<br>0.2 VISITOR PARKING / UNIT X17 = 4<br>TOTAL = 38 REQUIRED<br>(50% PARKING CAN BE SMALL PARKING) | RESIDENTIAL PARKING: - 17 REGULAR<br>- 17 SMALL<br>VISITOR PARKING: - 1 DISABLED<br>- 3 REGULAR<br>TOTAL PARKING PROVIDED: - 38  |
|                        |   | VISITOR BICYCLE<br>0.2 PER DWELLING UNIT X17= 4<br>RESIDENTIAL BICYCLE SPACE<br>1.25 PER DWELLING UNIT X17=22                      | VISITOR BIKE RACK - 4<br>RESIDENTIAL BICYCLE SPACE - 26  |
| (K) OPENING SPACE      |   | OPEN AMENITY SPACE = 6 SM PER UNIT<br>X17= 102 SM (1098 SF)  | OUTDOOR AMENITY AND:<br>CHILDREN PLAYGROUND: 102.0 SM (1098 SQ. FT.)   |



ALL THE UNITS IN THIS PROJECT SHALL INCORPORATE THE FOLLOWING FEATURES IN THE UNITS

(1) THIS PROJECT WILL MEET CITY BCBC STEP CODE 3 REQUIREMENTS  
 (2) AGING IN PLACE FEATURES SHALL BE PROVIDED TO ALL UNITS:  
 (a) STAIRWELL HANDRAILS  
 (b) LEVER TYPE HANDLES FOR PLUMBING FIXTURE AND DOOR HANDLES  
 (c) SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILETS, BATHTUBS AND SHOWERS

TWO CONVERTIBLE UNITS ARE PROVIDED IN THIS DEVELOPMENT  
 PROJECT SHALL MEET BCBC STEP CODE 3



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ARCHITECT**

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**ISSUED**

- 21.09.23 FOR DP APPLICATION
- 22.02.22 FOR CITY DP REVIEW
- 22.06.16 FOR CITY ADP REVIEW
- 22.08.22 FOR CITY DPP REVIEW
- 22.08.24 FOR CITY DPP REVIEW

- 22.08.24 UPDATED RENDERING IMAGES
- 22.08.22 REVISED PER CITY ADP COMMENTS
- 22.08.19 REVISED PER CITY DP COMMENTS
- 22.02.22 REVISED PER CITY DP COMMENTS

REVISION

**TOWNHOUSE AT  
7100 - 7120 ASH STREET  
RICHMOND BC**

**DEVELOPMENT SUMMARY**

PROJECT NUMBER: 21-03  
 ISSUED: 8/24/2022  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILENAME: 21-03\_SAS\_220824-DP.DWG

PLAN # 1.a  
 August 24, 2022

DP 21-942090

**A1**

DEVELOPMENT PERMIT



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- 22.08.24 FOR CITY DP REVIEW

- 22.08.24 UPDATED REDDING RANGES
- 22.08.22 REVISED PER CITY ADP COMMENTS
- 22.06.17 REVISED PER CITY DP COMMENTS
- 22.02.22 REVISED PER CITY DP COMMENTS
- REVISION

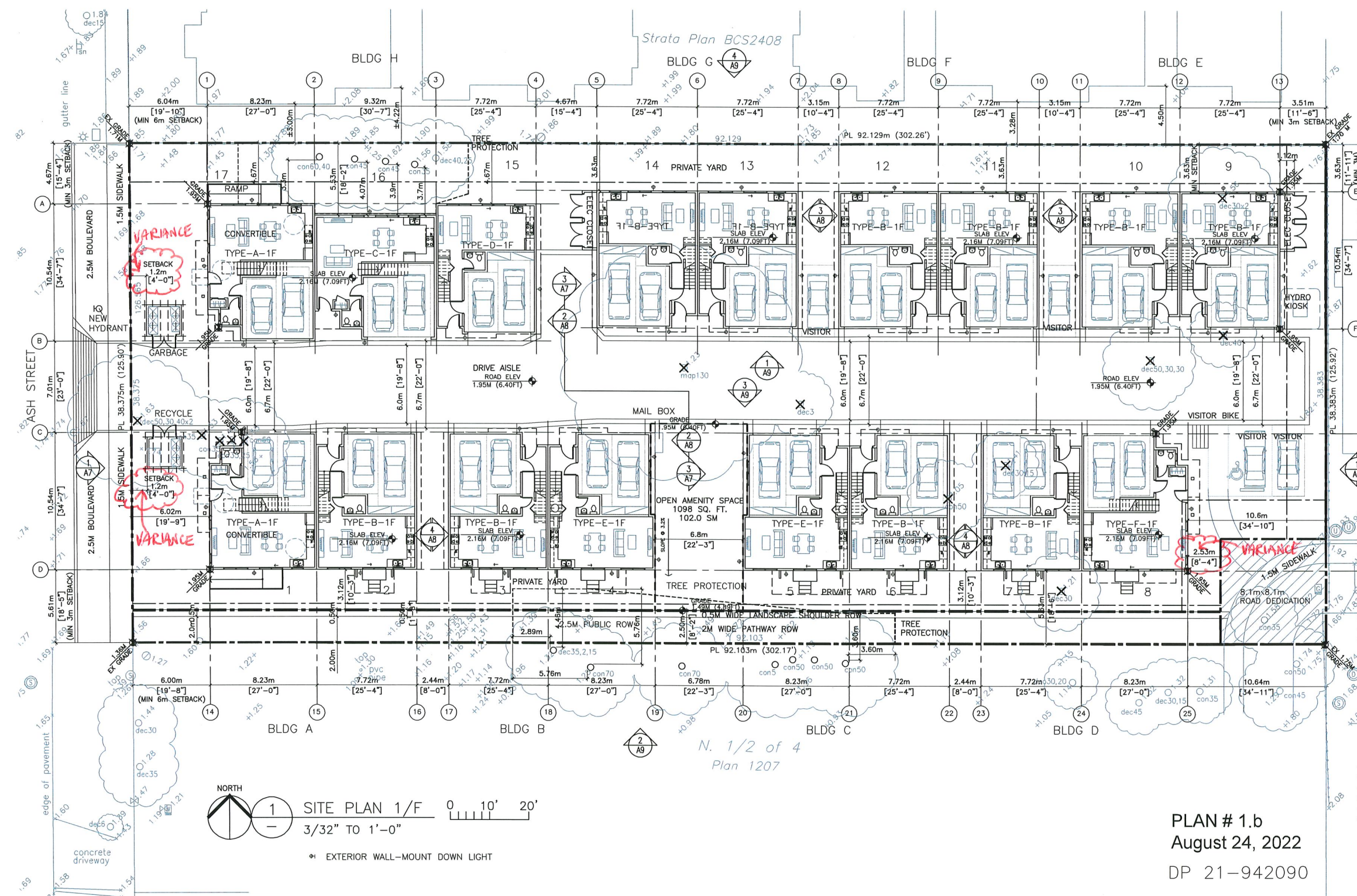
**TOWNHOUSE AT  
7100 - 7120 ASH STREET  
RICHMOND BC**

**SITE PLAN 1/F**

PROJECT NUMBER: 21-03  
ISSUED: 8/24/2022  
DRAWN BY: EL  
CHECKED BY: EL  
FILENAME: 21-03\_SAS\_220824-DP.DWG

**A2**

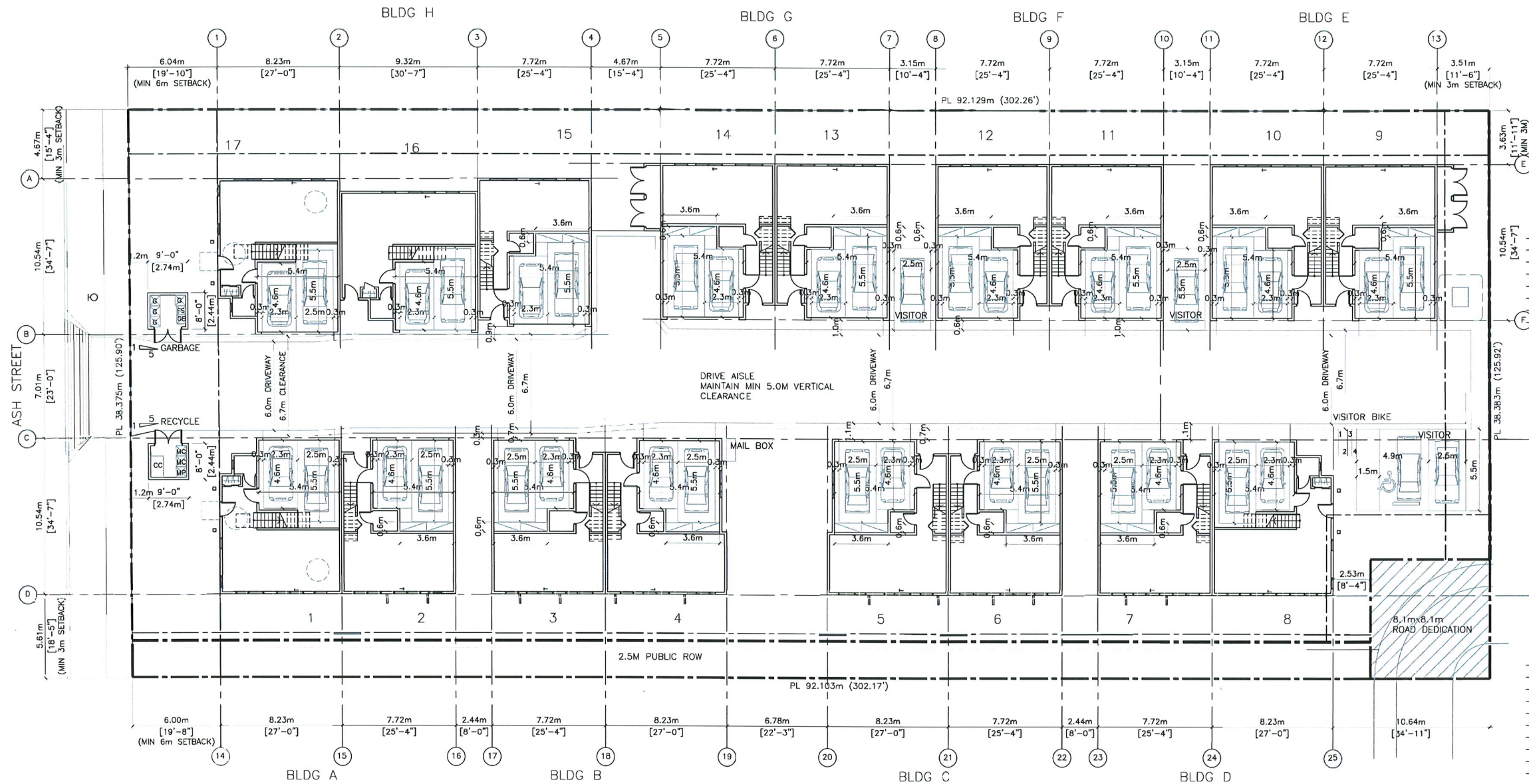
DEVELOPMENT PERMIT



N. 1/2 of 4  
Plan 1207

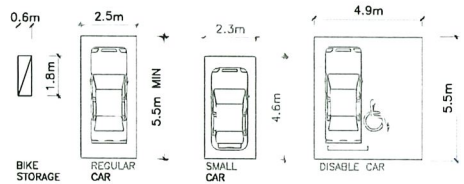
PLAN # 1.b  
August 24, 2022  
DP 21-942090





**GARBAGE BIN NOTES:**

- CC = CORRUGATED CARDBOARD
- G = GARBAGE
- MP = MIXED PAPER
- MC = MIXED CONTAINERS
- GB = GLASS JARS & BOTTLES
- FS = FOOD SCRAPS



NORTH

1 PARKING PLAN

3/32" TO 1'-0"

ALL PARKING SIZE AND NUMBER SHALL MEET RICHMOND CITY BYLAW REQUIREMENTS

ALL PARKING (EXCEPT VISITOR) SHALL HAVE LEVEL 2 EV CHARGING OUTLETS LEVEL 2 EV CHARGING (208V TO 240V AC AND CURRENT OF 16A TO 80A)

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  2. 22.02.22 FOR CITY DP REVIEW
  3. 22.06.18 FOR CITY DP REVIEW
  4. 22.08.22 FOR CITY DP REVIEW
  5. 22.08.24 FOR CITY DP REVIEW

4. 22.08.24 UPDATED RENDERING IMAGES
3. 22.08.22 REVISED PER CITY ADP COMMENTS
2. 22.06.17 REVISED PER CITY DP COMMENTS
1. 22.02.22 REVISED PER CITY DP COMMENTS

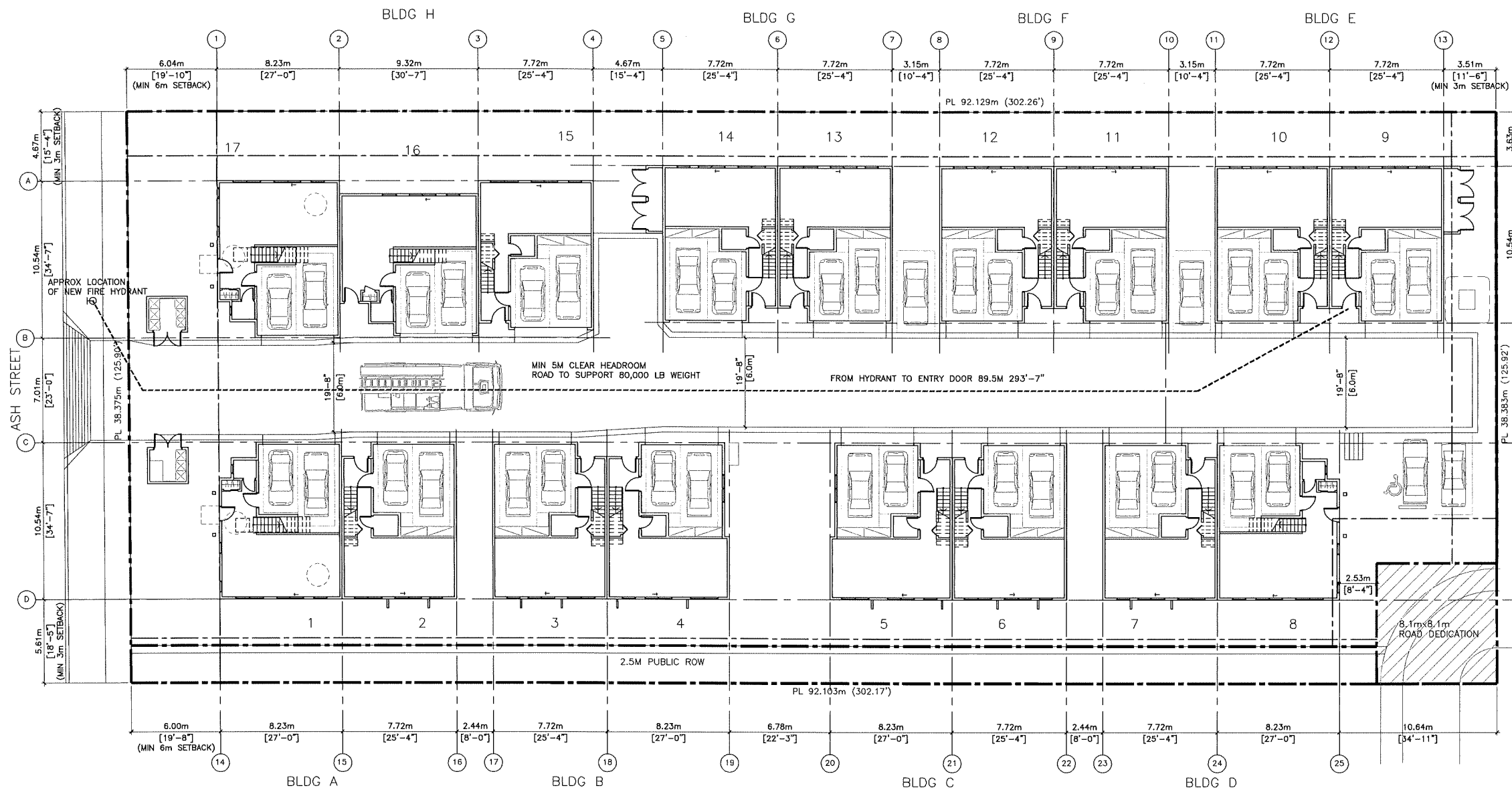
**TOWNHOUSE AT  
 7100 - 7120 ASH STREET  
 RICHMOND BC**

**PARKING PLAN**

PROJECT NUMBER: 21-03  
 ISSUED: 8/24/2022  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILENAME: 21-03\_SAS\_220824-DP.DWG

**PLAN # 1.c**  
 August 24, 2022  
 DP 21-942090

**A2A**  
 DEVELOPMENT PERMIT



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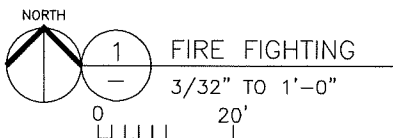
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  - 22.08.22 FOR CITY DPP REVIEW
  - 22.08.24 FOR CITY DPP REVIEW

- REVISION
- 22.08.24 UPDATED RENDERING RANGES
  - 22.08.22 REVISED FOR CITY ADP COMMENTS
  - 22.06.17 REVISED FOR CITY DP COMMENTS
  - 22.02.22 REVISED PER CITY DP COMMENTS

**TOWNHOUSE AT  
 7100 - 7120 ASH STREET  
 RICHMOND BC**

**FIRE FIGHTING**

PROJECT NUMBER: 21-03  
 ISSUED: 8/24/2022  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILENAME: 21-03\_SAS\_220824-DP.DWG

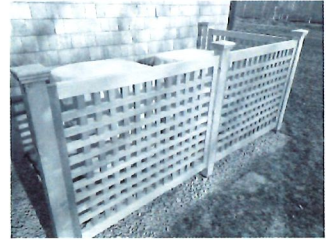
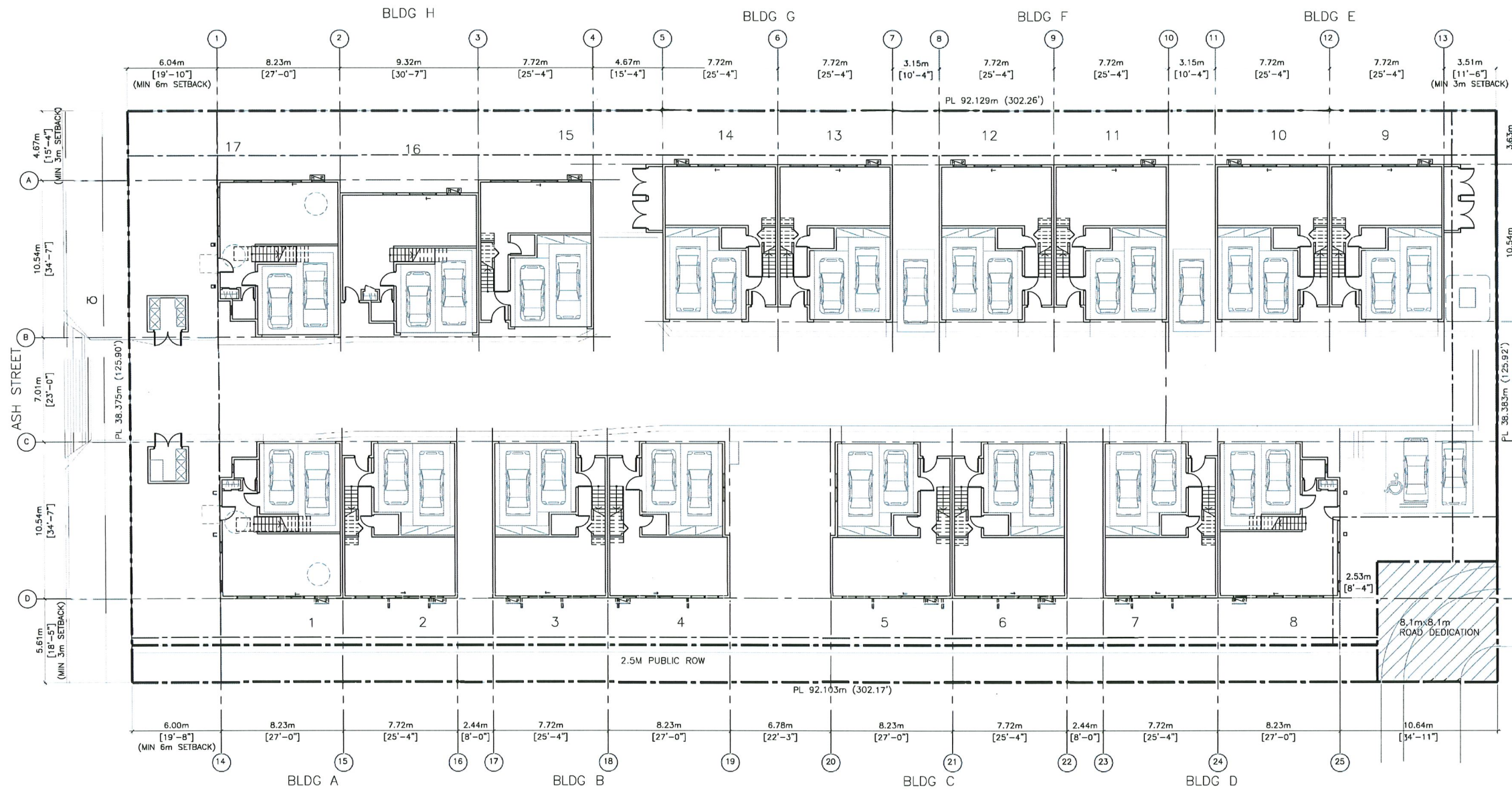


| BUILDING CODE ANALYSIS (part 9)<br>(BCBC 2018) |                 |
|--|-----------------|
| MAJOR OCCUPANCY                                | GROUP C         |
| BUILDING AREA                                  | LESS THAN 600SM |
| BUILDING HEIGHT                                | 2 STOREYS       |
| STREET FACE                                    | 1 STREET        |
| FLOOR FRR                                      | NOT REQUIRED    |
| ROOF FRR                                       | NOT REQUIRED    |
| SPRINKLER                                      | NOT REQUIRED    |
| FIRE ALARM                                     | NOT REQUIRED    |
| STANDPIPE                                      | NOT REQUIRED    |
| CONSTRUCTION TYPE                              | COMBUSTIBLE     |
| SEPARATION OF SUITE                            | 1 HR            |
| FIRE SEPARATION BETWEEN GARAGE AND SUITE       | NOT REQUIRED    |

PLAN # 1.d  
 August 24, 2022  
 DP 21-942090

**A2B**  
 DEVELOPMENT PERMIT





HEAT PUMP WITH WOOD OUTDOOR UNIT COVER

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ISSUED

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- 22.08.24 FOR CITY DPP REVIEW

REVISION

- 22.08.24 UPDATED RENDERING IMAGES
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- 22.02.22 REVISED PER CITY DP COMMENTS

**TOWNHOUSE AT  
 7100 - 7120 ASH STREET  
 RICHMOND BC**

**HEAT PUMP**

PROJECT NUMBER: 21-03  
 ISSUED: 8/24/2022  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILENAME: 21-03\_SAS\_220824-DP.DWG

PLAN # 1.e  
 August 24, 2022  
 DP 21-942090

**A2C**  
 DEVELOPMENT PERMIT

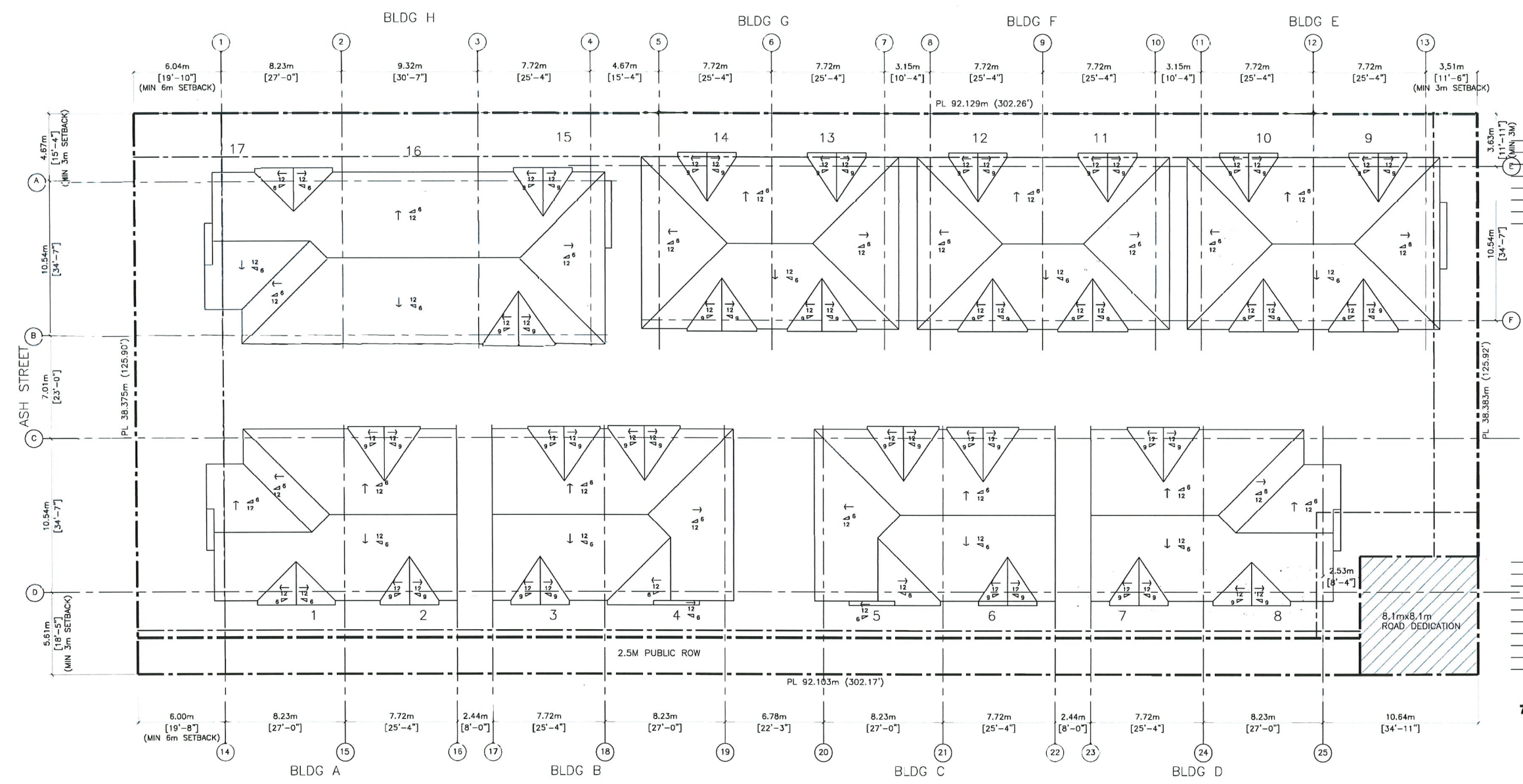




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REVISION

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**TOWNHOUSE AT  
 7100 - 7120 ASH STREET  
 RICHMOND BC**

**SITE PLAN ROOF**

PROJECT NUMBER: 21-03  
 ISSUED: 8/24/2022  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILENAME: 21-03\_SAS\_220824-DP.DWG

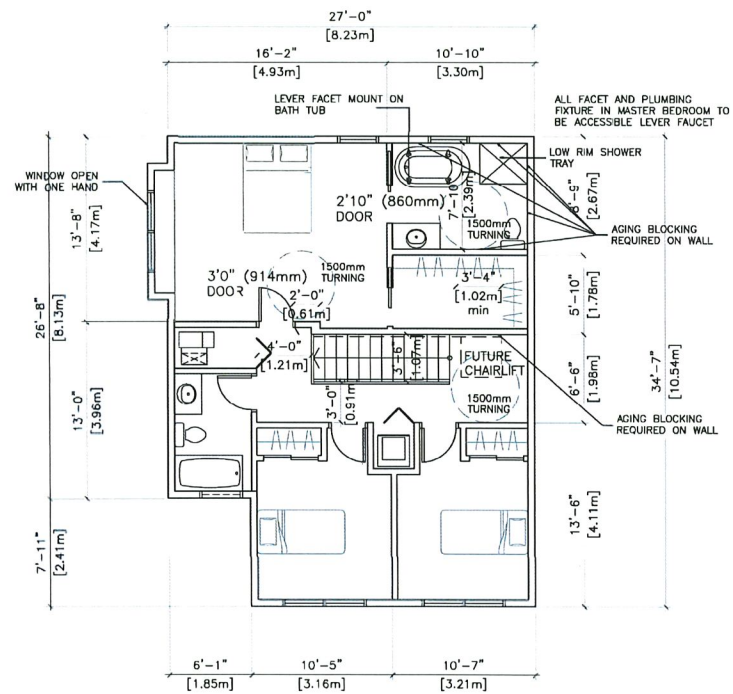


PLAN # 1.g  
 August 24, 2022  
 DP 21-942090

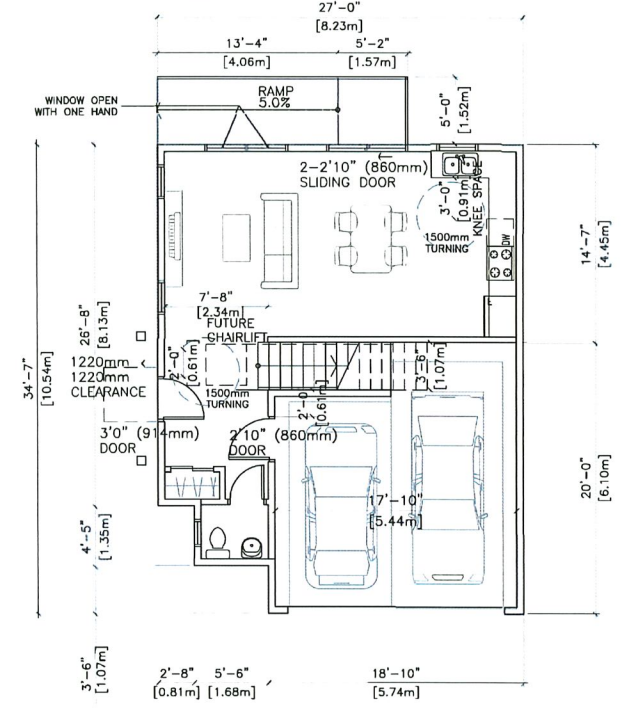
**A4**

DEVELOPMENT PERMIT





1 LEVEL 2 TYPE-A-2F  
3/16" TO 1'-0"

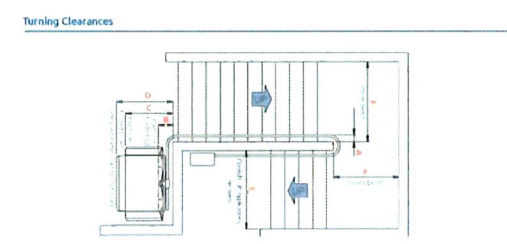


2 LEVEL 1 TYPE-A-1F  
3/16" TO 1'-0"

CONVERTIBLE UNIT  
TYPE A  
3 BEDROOM

| CONVERTIBLE UNIT GUIDELINES |   |
|-----------------------------|---|
| DOORS & DOORWAYS            | <ul style="list-style-type: none"> <li>ENTRY DOORS ARE A MINIMUM 863 MM BUT IDEALLY 914 MM AND HAVE CLEAR ACCESS.</li> <li>ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN. 1220 MM DEPTH BY DOOR WIDTH PLUS 600 MM ON LATCH SIDE (NOT NEEDED IF ROUGH IN WIRING PROVIDED FOR FUTURE AUTOMATIC DOOR OPERATOR).</li> <li>INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM AND 1 BEDROOM, MIN. 800 MM CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13 MM HEIGHT. DEMONSTRATE WHEELCHAIR ACCESS BETWEEN THE HALLWAY AND ROOMS AND WIDEN HALLWAY AND/OR DOORWAY(S) IF NECESSARY TO SECURE ACCESS.</li> <li>PATIO/BALCONY MIN. 860 MM CLEAR OPENING. NOTE HOW ACCESSED. -- ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE.</li> <li>LEVER-TYPE HANDLES FOR ALL DOORS.</li> </ul> |
| VERTICAL CIRCULATION        | <ul style="list-style-type: none"> <li>STAIR LIFT, STAIRCASE WIDTH, FRAMING SUPPORT, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS.</li> <li>OR</li> <li>VERTICAL LIFT, DEPRESSED SLAB AREA, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS. FRAMING TO ACCOMMODATE SHAFT CONSTRUCTION WITHOUT IMPACT TO SURROUNDING STRUCTURE.</li> <li>AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2" X 12" SOLID LUMBER AT 914 MM TO CENTRE.</li> </ul>  |
| HALLWAYS                    | <ul style="list-style-type: none"> <li>MIN. 900 MM WIDTH.</li> </ul>  |
| GARAGE                      | <ul style="list-style-type: none"> <li>MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE WIDTH.</li> <li>ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING.</li> </ul>   |
| BATHROOM (MIN. 1)           | <ul style="list-style-type: none"> <li>TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT.</li> <li>WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION AT TOILET, TUB AND SHOWER. REINFORCED WITH 2" X 12" SOLID LUMBER IN ALL BATHTUB, SHOWER, AND TOILET LOCATIONS.</li> <li>LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.</li> <li>PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.</li> <li>CABINETS UNDERNEATH SINK(S) ARE EASILY REMOVED. DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT).</li> </ul>   |
| KITCHEN                     | <ul style="list-style-type: none"> <li>CLEAR AREA NEEDED UNDER FUTURE WORK SPACE.</li> <li>PLUMBING AND GAS PIPES (IN-WALL AND IN-FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORK SPACE (STOVE, SINK &amp; MIN. 810 MM WIDE COUNTER). ALL PIPES ARE BROUGHT IN NO HIGHER THAN 304 MM TO 355 MM TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL.</li> <li>CABINETS UNDERNEATH SINK ARE EASILY REMOVED.</li> <li>1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM.</li> <li>LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.</li> </ul>   |
| WINDOWS                     | <ul style="list-style-type: none"> <li>MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATH-ROOM, KITCHEN, LIVING ROOM)</li> </ul>   |
| OUTLETS & SWITCHES          | <ul style="list-style-type: none"> <li>PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE), ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS.</li> <li>UPGRADE TO FOUR-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM.</li> </ul>  |

CHAIRLIFT Dimensions



Platform Sizes

| Size | Attachment Method | 750 x 750 mm (22' x 22') |
|------|-------------------|--------------------------|
| A    | Direct Mount      | 125 4"                   |
| B    | Tower Mount       | 150 5"                   |
| C    | Direct Mount      | 330 13"                  |
| D    | Tower Mount       | 355 14"                  |
| E    | Direct Mount      | 900 35"                  |
| F    | Tower Mount       | 935 36"                  |
| G    | Direct Mount      | 1115 44"                 |
| H    | Tower Mount       | 1150 45"                 |
| I    | Direct Mount      | 920 36"                  |
| J    | Tower Mount       | 965 37"                  |
| K    | Direct Mount      | 1825 48"                 |
| L    | Tower Mount       | 1850 49"                 |

PLAN # 1.h  
August 24, 2022  
DP 21-942090

**ERIC LAW ARCHITECT**  
 eric.law.architect@gmail.com  
 215 256 W 8TH AVENUE VANCOUVER BC V6P1N5  
 TEL: (604) 505-2099

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ISSUED

- 21.09.23 FOR DP APPLICATION
- 22.02.22 FOR CITY DP REVIEW
- 22.06.18 FOR CITY ADP REVIEW
- 22.08.22 FOR CITY DPP REVIEW
- 22.08.24 FOR CITY DPP REVIEW

REVISION

- 22.08.24 UPDATED RENDERING IMAGES
- 22.08.22 REVISED PER CITY ADP COMMENTS
- 22.06.17 REVISED PER CITY DP COMMENTS
- 22.02.22 REVISED PER CITY DP COMMENTS

**TOWNHOUSE AT  
7100 - 7120 ASH STREET  
RICHMOND BC**

UNIT PLANS

PROJECT NUMBER: 21-03  
 ISSUED: 8/24/2022  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILENAME: 21-03\_SAS\_220824-DP.DWG

**A5**

DEVELOPMENT PERMIT

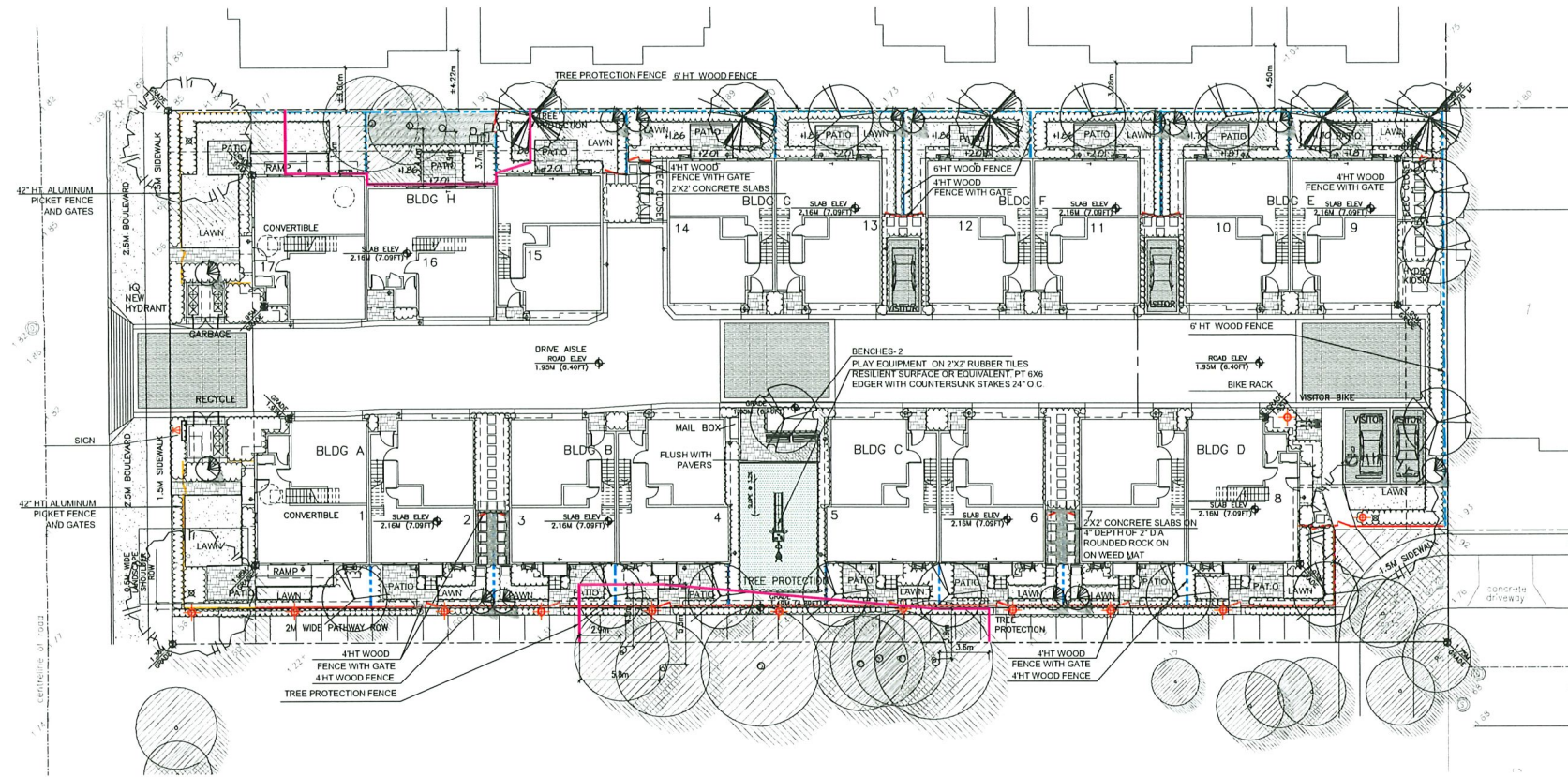
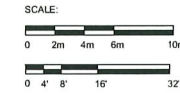


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Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p: 604 294-0011 | f: 604 294-0022

SEAL:



**MATERIALS KEY**

| HARDSCAPE LEGEND |   |
|------------------|---|
|                  | HOLLAND PAVERS, BY MUTUAL MATERIALS<br>HOLLAND COMBINATION2 PATTERN:<br>CASCADE BLEND   |
|                  | ECO-PRIORA PERMEABLE PAVERS BY MUTUAL MATERIALS<br>HERRINGBONE PATTERN:<br>HARVEST BLEND<br>INSTALLED PER MANUFACTURER SPECIFICATIONS |
|                  | 2x2 STEPPING STONE ON SAND LEVELLING BED  |
|                  | 2x2 RUBBER TILES RESILIENT MATERIAL   |
|                  | MULCH IN TPZ  |

| FENCE LEGEND |                                 |
|--------------|---------------------------------|
|              | 42' HT ALUMINUM FENCE WITH GATE |
|              | 6' HT WOOD FENCE                |
|              | 4' HT WOOD FENCE                |
|              | 4' HT WOOD FENCE WITH GATE      |

| LIGHTING LEGEND |                |
|-----------------|----------------|
|                 | BOLLARD 36" HT |
|                 | UPLIGHT        |

**FURNITURE:**

BIKE RACK: MAGLY 18800-S-5  
COLOR: P.C. BLACK 14 FINTEK  
SURFACE MOUNT TO CONCRETE BASE

MAGLY BENCH: SC18500-W  
Powder Coated Colour: (Rustic Finish)  
COLOR: SUPPLEMENTAL SURFACE MOUNT TO CONCRETE BASE

JK Side (L51005) BY JAMMETTE

NOTE: ALL FURNITURE TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS

| PLANT SCHEDULE |     |                                     |                                 |                            |
|----------------|-----|-------------------------------------|---------------------------------|----------------------------|
|                |     |                                     |                                 | PMG PROJECT NUMBER: 21-153 |
| KEY            | QTY | BOTANICAL NAME                      | COMMON NAME                     | PLANTED SIZE / REMARKS     |
| <b>TREE</b>    |     |                                     |                                 |                            |
|                | 3   | ACER RUBRUM 'RED SUNSET'            | RED SUNSET MAPLE                | 11CM CAL, 2M STD, B&B      |
|                | 4   | FAGUS SYLVATICA 'DAWYCK PURPLE'     | DAWYCK PURPLE BEECH             | 10CM CAL, 1.8M STD, B&B    |
|                | 10  | MAGNOLIA KOBUS STELLATA 'PINK STAR' | PINK STAR MAGNOLIA (LIGHT PINK) | 8CM CAL, B&B               |
|                | 14  | PICEA OMORIKA BRUNS                 | SLENDER SERBIAN SPRUCE          | 3.5m HT, B&B               |
|                | 5   | PYRUS CALLERYANA 'CHANTICLEER'      | CHANTICLEER PEAR                | 11CM CAL, 1.5M STD, B&B    |

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.

NOTE:  
- All soft landscape areas to be irrigated with automatic installation to I.I.A.B.C. Standards, latest edition.

| NO. | DATE      | REVISION DESCRIPTION         | DD |
|-----|-----------|------------------------------|----|
| 5   | 22 AUG 23 | REVISION AS PER ADP COMMENTS | DD |
| 4   | 22 AUG 17 | PER CLIENT COMMENTS          | WZ |
| 3   | 22 JUL 23 | TO ADP COMMENTS              | PC |
| 2   | 22 JUN 08 | NEW SITE PLAN                | DD |
| 1   | 22 FEB 08 | NEW SITE PLAN/CITY COMMENTS  | DD |

CLIENT: RICK SIAN  
WITH: Eric Law Architect Inc

PROJECT:  
**17 UNIT TOWNHOUSE DEVELOPMENT**

7100 Ash Street,  
RICHMOND

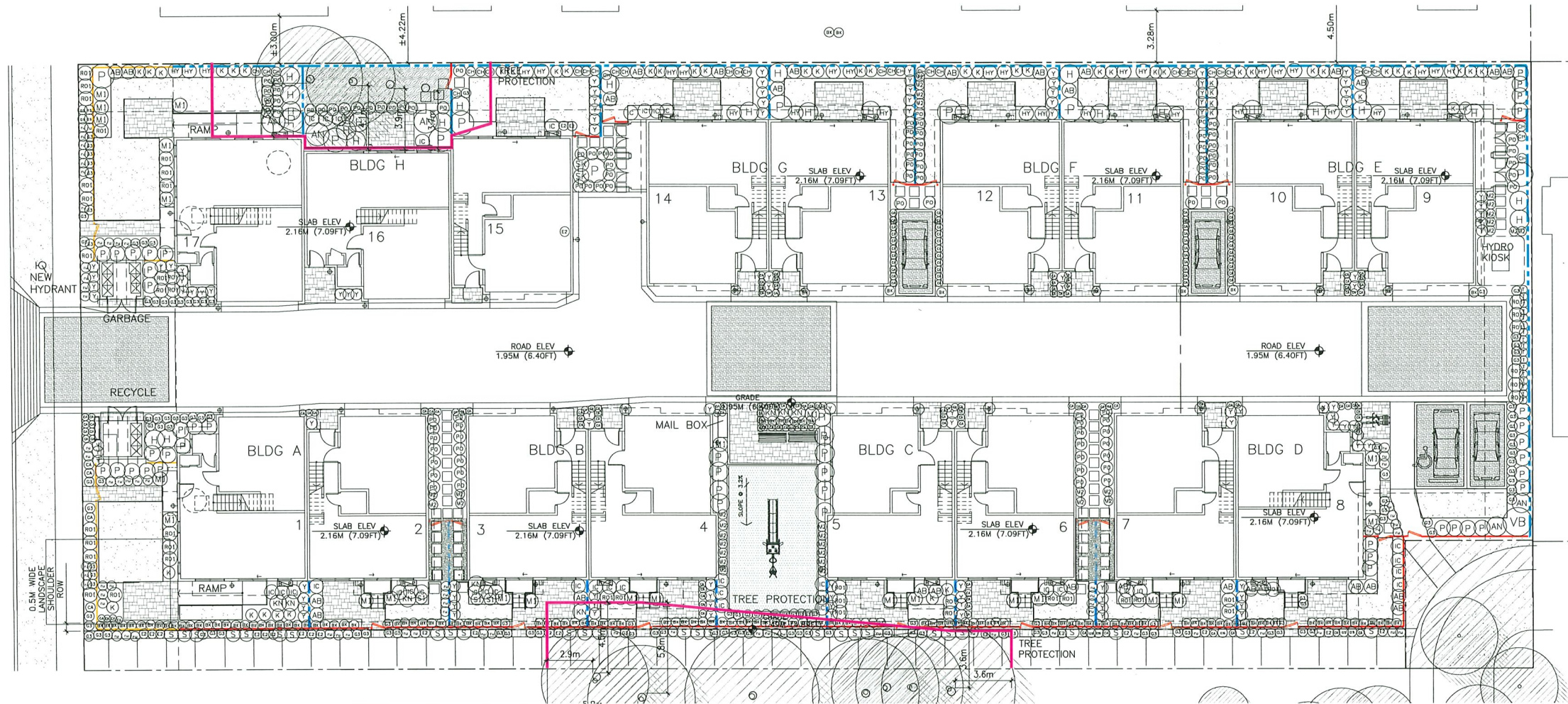
DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: August 01, 2021  
SCALE: 1/16"=1'-0"  
DRAWN: DD  
DESIGN: DD  
CHKD: PCM

DRAWING NUMBER:  
**L1**  
OF 4

PLAN # 2.a  
August 24, 2022  
DP 21-942090





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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. |
|-----|------------|------------------------------|-----|
| 5   | 22 AUG 23  | REVISION AS PER ADP COMMENTS | DD  |
| 4   | 22 AUG 17  | PER CLIENT COMMENTS          | WH  |
| 3   | 22 JULY 28 | TO ADP COMMENTS              | RC  |
| 2   | 22 JUN 08  | NEW SITE PLAN                | DD  |
| 1   | 22 FEB 04  | NEW SITE PLAN/LOT COMMENTS   | DD  |

CLIENT: RICK SIAM  
WITH: Eric Law Architect Inc

PROJECT:  
**17 UNIT TOWNHOUSE DEVELOPMENT**

7100 Ash Street,  
RICHMOND

DRAWING TITLE:  
**SHRUB PLAN PLAN**

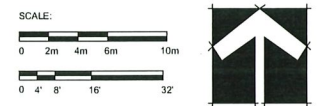
DATE: August 01, 2021 DRAWING NUMBER:  
SCALE: 3/32"=1'-0"  
DRAWN: DD  
DESIGN: DD  
CHKD: PCM  
OF 4

PMG PROJECT NUMBER: 21-153

| PLANT SCHEDULE   |     |                                   |                                   | PMG PROJECT NUMBER: 21-153 |
|------------------|-----|-----------------------------------|-----------------------------------|----------------------------|
| KEY              | QTY | BOTANICAL NAME                    | COMMON NAME                       | PLANTED SIZE / REMARKS     |
| <b>SHRUB</b>     |     |                                   |                                   |                            |
| (M)              | 5   | *AMELANCHIER ALNFOLIA             | COASTAL SERVICEBERRY              | #2 POT, 40CM               |
| (M)              | 32  | *MAHONIA NERVOSA                  | LONGLEAF MAHONIA                  | #2 POT, 20CM               |
| (M)              | 29  | ABELIA EDWARD GOUCHER             | PINK ABELIA                       | #2 POT, 30CM               |
| (M)              | 144 | BUXUS SEMPERVIRENS GREEN VELVET   | BOXWOOD                           | #3 POT, 40CM               |
| (M)              | 34  | CORNUS SERICEA KELSEY             | DWARF KELSEY DOGWOOD              | #2 POT, 30CM               |
| (M)              | 29  | HYDRANGEA PANICULATA LITKE LIME   | DWARF LIMELIGHT HYDRANGEA         | #2 POT, 50CM               |
| (M)              | 38  | ILEX CRENATA CONVEXA              | JAPANESE HOLLY                    | #3 POT, 60CM               |
| (M)              | 51  | KALMIA LATIFOLIA ELF              | DWARF MOUNTAIN LAUREL             | #3 POT, 50CM               |
| (M)              | 55  | PIERIS JAPONICA VALLEY FIRE       | VALLEY FIRE PIERIS                | #3 POT, 50CM               |
| (M)              | 8   | ROSA KNOCKOUT RADRAZZ             | RADRAZZ KNOCKOUT ROSE             | #2 POT                     |
| (M)              | 42  | ROSA MEIDLAND BONICA              | BONICA ROSE                       | #2 POT, 40CM               |
| (M)              | 2   | SKIMMIA JAPONICA (10% MALE)       | JAPANESE SKIMMIA                  | #3 POT, 50CM               |
| (M)              | 3   | SPIRAEA JAPONICA LITTLE PRINCESS  | LITTLE PRINCESS SPIRAEA, PINK     | #2 POT, 40CM               |
| (M)              | 27  | SPIRAEA X BUMALDA LIMEMOUND       | LIMEMOUND SPIREA                  | #2 POT, 40CM               |
| (M)              | 114 | TAXUS X MEDIA HICKSII             | HICKS YEW                         | 1.0M HT, B&B               |
| (M)              | 17  | THUJA OCCIDENTALIS SMARAGD        | EMERALD GREEN CEDAR               | 1.5M HT, B&B               |
| (M)              | 1   | VIBURNUM X BURKWOODII             | BURKWOOD VIBURNUM                 | #3 POT, 60CM               |
| <b>GRASS</b>     |     |                                   |                                   |                            |
| (M)              | 172 | CAREX OSHIMENSIS EVERGOLD         | EVERGOLD JAPANESE SEDGE           | #1 POT                     |
| (M)              | 24  | MISCANTHUS SINENSIS LITTLE KITTEN | COMPACT MAIDEN GRASS              | #1 POT                     |
| (M)              | 127 | PENNISETUM ALOPECUROIDES          | FOUNTAIN GRASS                    | #1 POT                     |
| <b>PERENNIAL</b> |     |                                   |                                   |                            |
| (M)              | 9   | ASTILBE X ARENDSII RED SENTINEL   | FALSE SPIREA, RED                 | 15CM POT                   |
| (M)              | 24  | HOSTA SUM & SUBSTANCE             | HOSTA, GREEN AND WHITE VARIEGATED | #1 POT, 1 EYE              |
| (M)              | 71  | RUDBECKIA F SULLIVANTII GOLDLOCKS | RUDBECKIA, YELLOW-ORANGE          | 15CM POT                   |
| (M)              | 93  | *POLYSTICHUM MUNITUM              | WESTERN SWORD FERN                | #1 POT, 20CM               |
| (M)              | 23  | EUONYMUS JAPONICA EMERALD GAIEY   | EUONYMUS, SILVER VARIEGATED       | #1 POT, 25CM               |

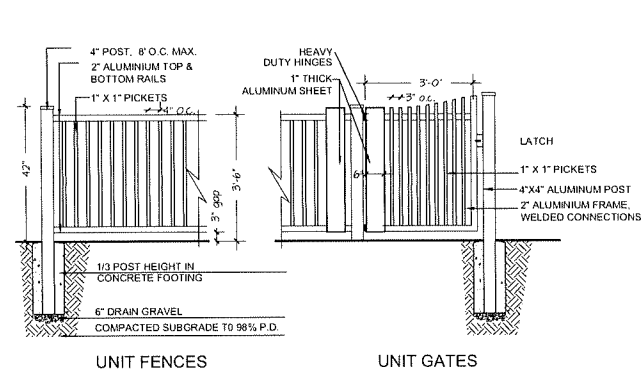
NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER 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.

NOTES:  
\* NATIVE PLANT SPECIES



PLAN # 2.b  
August 24, 2022  
DP 21-942090

NOTES:  
1 FENCE AND GATES TO HAVE 2 COATS OF POWDER COAT IN BLACK

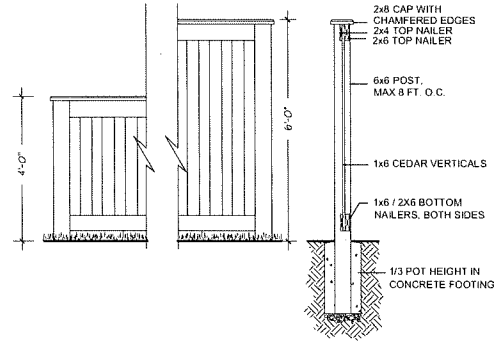


UNIT FENCES

UNIT GATES

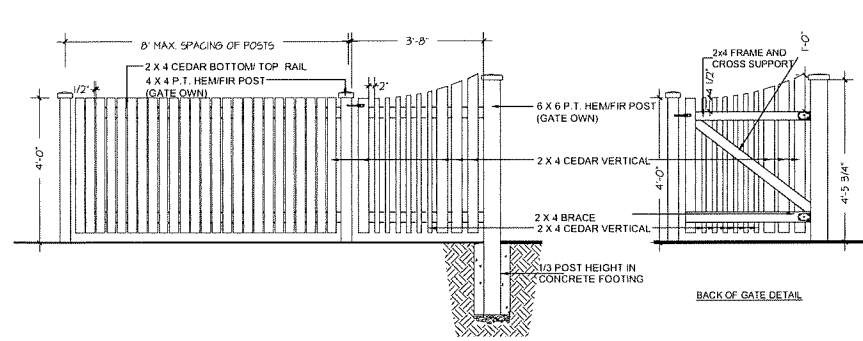
1 42" HT ALUMINUM FENCE AND GATE 1/2" = 1'-0"

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 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 GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3/4"

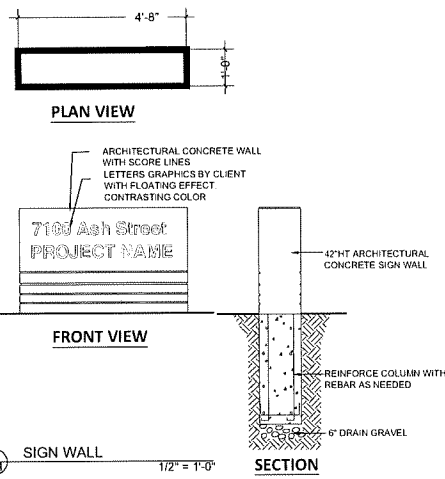


2 4'-0" HT / 6'-0" HT SCREEN FENCE 1/2" = 1'-0"

NOTE:  
1 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 GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3/4"



3 4' HT WOOD FENCE WITH GATE 1/2" = 1'-0"



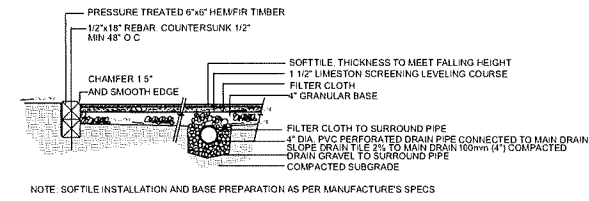
PLAN VIEW

FRONT VIEW

SIGN WALL

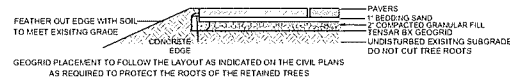
SECTION

4 1/2" = 1'-0"



NOTE: SOFTFILE INSTALLATION AND BASE PREPARATION AS PER MANUFACTURE'S SPECS

5 1/2" = 1'-0"



MICHAEL J MILLS CONSULTING  
NOTE:  
1 IN THE EVENT ROOTS ARE EXPOSED, CONTACT PROJECT ARBORIST FOR ASSISTANCE PRIOR TO PROCEEDING  
2 PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS

6 1/2" = 1'-0"

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**pmg**  
LANDSCAPE  
ARCHITECTS  
Suite C100 - 4185 Silt Creek Drive  
Burnaby, British Columbia, V5C 6G8  
p. 604 294-0011 ; f. 604 294-0022

SEAL:

Blank table for seal or signature.

| NO | DATE       | REVISION DESCRIPTION         | DR |
|----|------------|------------------------------|----|
| 5  | 22 AUG 23  | REVISION AS PER ASP COMMENTS | DD |
| 4  | 22 AUG 22  | NEW CLIENT COMMENTS          | DD |
| 3  | 22 JULY 22 | TO ASP COMMENTS              | PC |
| 2  | 22 JUN 08  | NEW SITE PLAN                | DD |
| 1  | 22 FEB 08  | NEW SITE PLANNING COMMENTS   | DD |

CLIENT: RICK SIAM  
WITH: Eric Law Architect Inc

PROJECT:  
**17 UNIT TOWNHOUSE  
DEVELOPMENT**

7100 Ash Street,  
RICHMOND

DRAWING TITLE:  
**LANDSCAPE  
DETAILS**

DATE: August 01, 2021 DRAWING NUMBER:  
SCALE: **L3**  
DRAWN: DD  
DESIGN: DD  
CHKD: PCM OF 4

PMG PROJECT NUMBER: 21-153

PLAN # 2.c  
August 24, 2022  
DP 21-942090

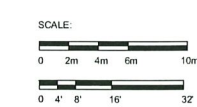
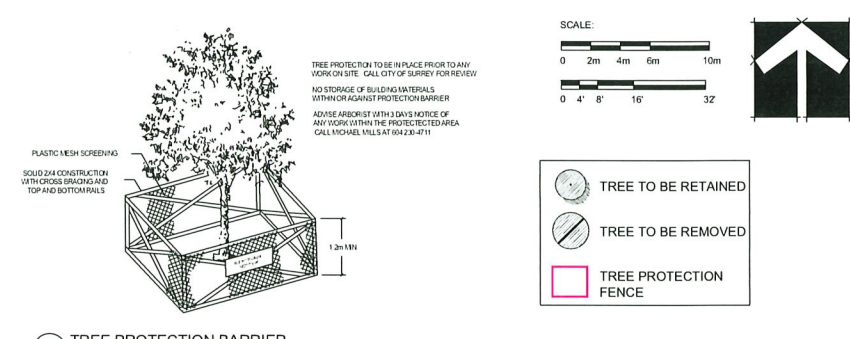
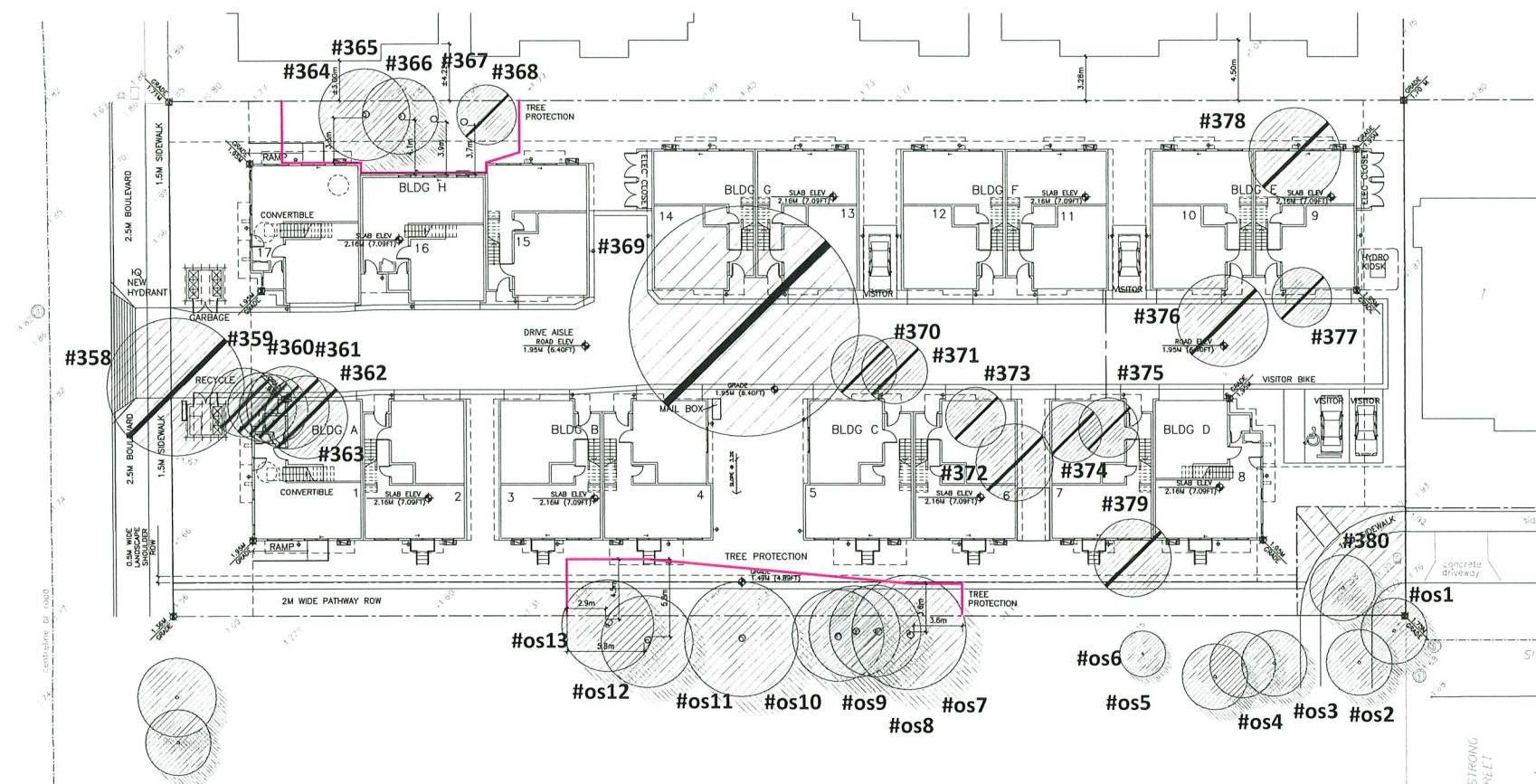
21153-6.2P



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

SEAL:



- TREE TO BE RETAINED
- TREE TO BE REMOVED
- TREE PROTECTION FENCE

TREE PROTECTION TO BE IN PLACE PRIOR TO ANY WORK ON SITE. CALL CITY OF SURREY FOR REVIEW  
NO STORAGE OF BUILDING MATERIALS WITHIN OR AGAINST PROTECTION BARRIER  
ADVISE ARBORIST WITH 3 DAYS NOTICE OF ANY WORK WITHIN THE PROTECTED AREA. CALL MICHEL VILLASAT 604-238-4711

| NO. | DATE       | REVISION DESCRIPTION         | DR. |
|-----|------------|------------------------------|-----|
| 5   | 22 AUG 21  | REVISION AS PER ADP COMMENTS | DD  |
| 4   | 22 AUG 17  | PER CLIENT COMMENTS          | WE  |
| 3   | 22 JULY 20 | TO ADP COMMENTS              | PC  |
| 2   | 22 JUN 08  | NEW SITE PLAN                | DD  |
| 1   | 22 FEB 08  | NEW SITE PLANNING COMMENTS   | DD  |

CLIENT: RICK SIAM  
WITH: Eric Law Architect Inc

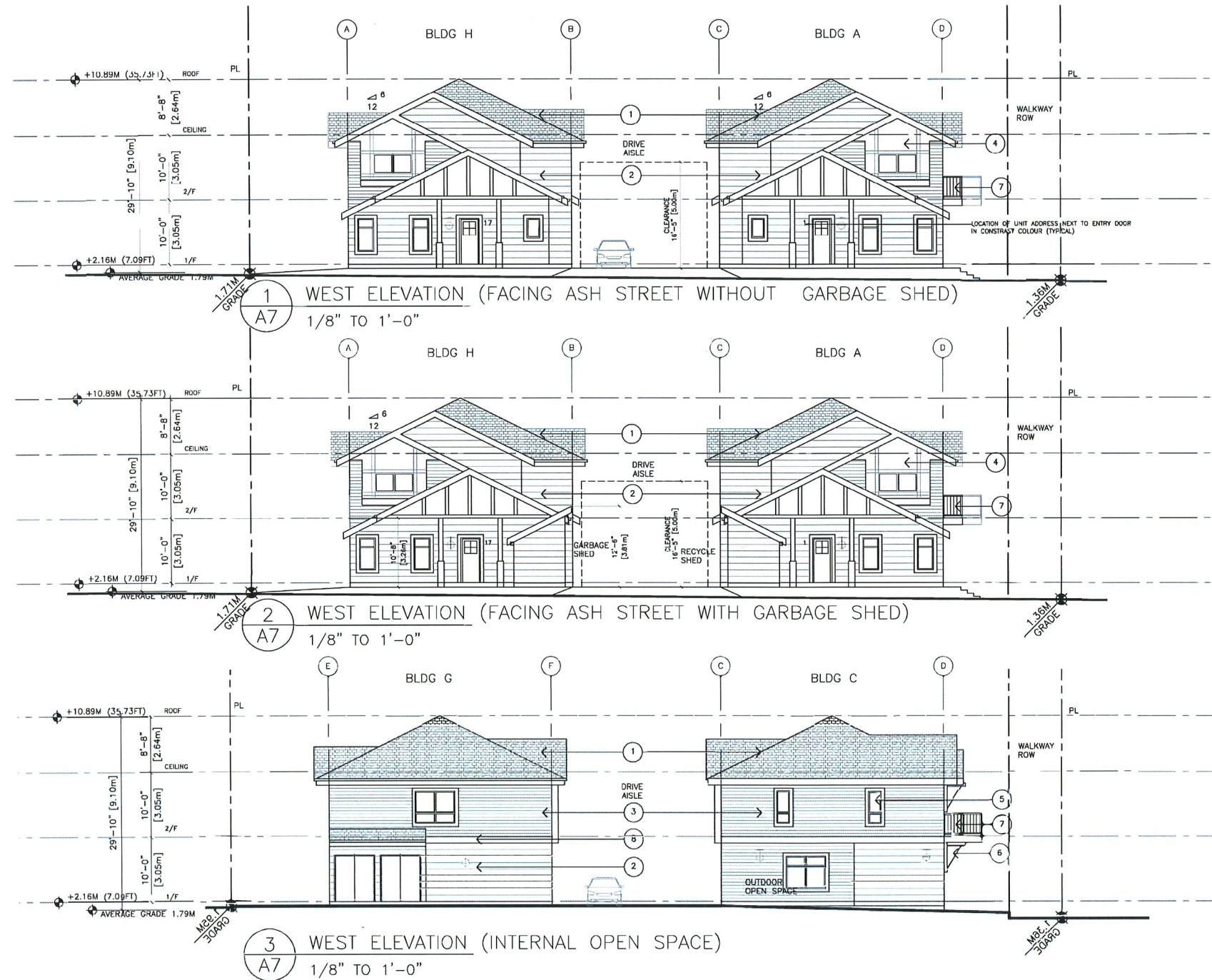
PROJECT:  
**17 UNIT TOWNHOUSE DEVELOPMENT**  
7100 Ash Street,  
RICHMOND

DRAWING TITLE:  
**TREE MANAGEMENT PLAN**

DATE: August 01, 2021  
SCALE: 1/16"=1'-0"  
DRAWN: DD  
DESIGN: DD  
CHKD: PCM

DRAWING NUMBER:  
**L4**  
OF 4

PLAN # 2.d  
August 24, 2022  
DP 21-942090



- EXTERIOR FINISH LEGEND**
- ① → BLACK ASPHALT SHINGLE ROOFING
  - ② → HARDI SIDING (8") WITH TRIMS
  - ③ → HARDI SIDING (6") WITH TRIM
  - ④ → HARDI PANEL WITH TRIM
  - ⑤ → VINYL WINDOW WITH 6" TRIM
  - ⑥ → DECK SUPPORT BRACKET
  - ⑦ → ALUMINUM PICKET HANDRAIL
  - ⑧ → HORIZONTAL HARDI BOARD TRIM
  - ⑨ → OVERHEAD GARAGE DOOR
  - ⑩ → WOOD FENCE - SEE LANDSCAPE
  - ⑪ → WOOD FENCE ON WOOD RETAINING WALL
  - ⑫ → EXTERIOR LIGHT

**ERIC LAW ARCHITECT**

eric.law.architect@gmail.com  
 219 280 WEST AVENUE VANCOUVER BC  
 V6Y1N5  
 TEL: (604) 505-2099

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ISSUED

|    |          |                     |
|----|----------|---------------------|
| 1. | 21.09.23 | FOR DP APPLICATION  |
| 2. | 22.02.22 | FOR CITY DP REVIEW  |
| 3. | 22.06.16 | FOR CITY ADP REVIEW |
| 4. | 22.08.22 | FOR CITY DPP REVIEW |
| 5. | 22.08.24 | FOR CITY DPP REVIEW |

|          |          |                               |
|----------|----------|-------------------------------|
| 4.       | 22.08.24 | UPDATED RENDERING IMAGES      |
| 3.       | 22.08.22 | REVISED PER CITY ADP COMMENTS |
| 2.       | 22.06.17 | REVISED PER CITY DP COMMENTS  |
| 1.       | 22.02.22 | REVISED PER CITY DP COMMENTS  |
| REVISION |          |                               |

**TOWNHOUSE AT  
 7100 - 7120 ASH STREET  
 RICHMOND BC**

**ELEVATIONS**

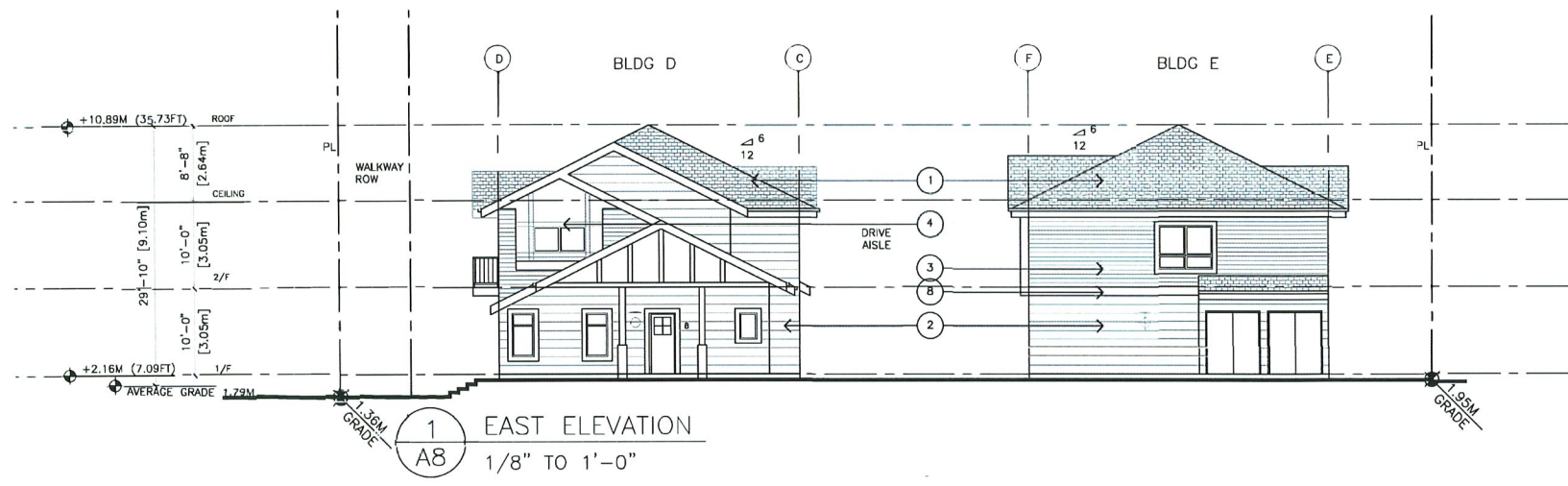
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| PROJECT NUMBER: | 21-03                   |
| ISSUED BY:      | B/24/2022               |
| DRAWN BY:       | EL                      |
| CHECKED BY:     | EL                      |
| FILENAME:       | 21-03_SAS_220824-DP.DWG |

PLAN # 3.a  
 August 24, 2022  
 DP 21-942090

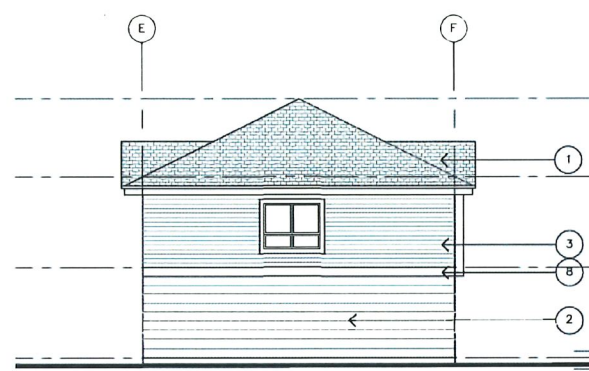
**A7**

DEVELOPMENT PERMIT

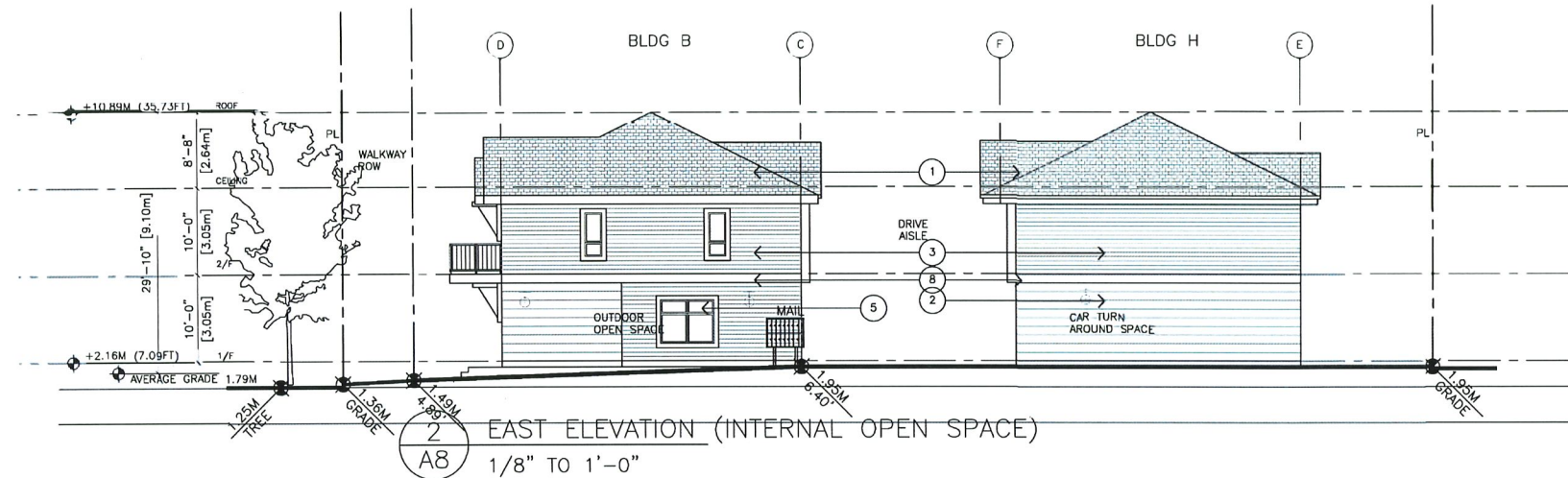




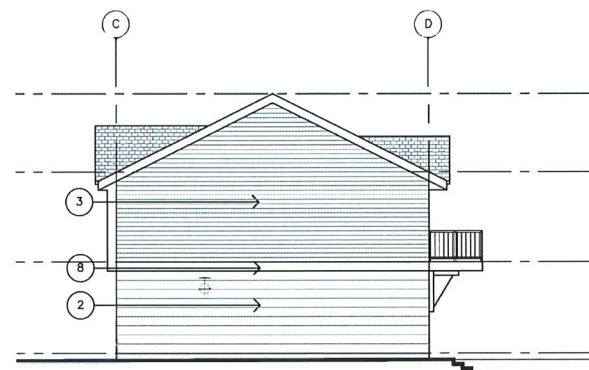
1 EAST ELEVATION  
A8 1/8" TO 1'-0"



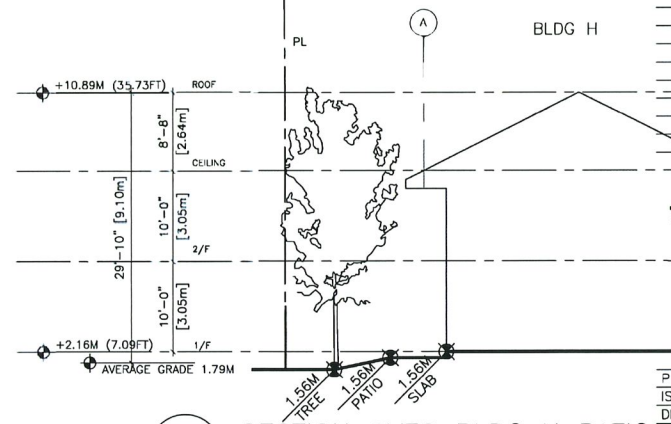
3 INTERNAL ELEVATION  
A8 1/8" TO 1'-0"  
TYPICAL BETWEEN BLDG E-F, AND BETWEEN BLDG F-G



2 EAST ELEVATION (INTERNAL OPEN SPACE)  
A8 1/8" TO 1'-0"



4 INTERNAL ELEVATION  
A8 1/8" TO 1'-0"  
TYPICAL BETWEEN BLDG A-B AND BETWEEN BLDG C-D



5 SECTION OVER BLDG H PATIO  
A8 1/8" TO 1'-0"

- EXTERIOR FINISH LEGEND
- ① → BLACK ASPHALT SHINGLE ROOFING
  - ② → HARDI SIDING (8") WITH TRIMS
  - ③ → HARDI SIDING (6") WITH TRIM
  - ④ → HARDI PANEL WITH TRIM
  - ⑤ → VINYL WINDOW WITH 6" TRIM
  - ⑥ → DECK SUPPORT BRACKET
  - ⑦ → ALUMINUM PICKET HANDRAIL
  - ⑧ → HORIZONTAL HARDI BOARD TRIM
  - ⑨ → OVERHEAD GARAGE DOOR
  - ⑩ → WOOD FENCE - SEE LANDSCAPE
  - ⑪ → WOOD FENCE ON WOOD RETAINING WALL
  - ⊕ EXTERIOR LIGHT

**ERIC LAW ARCHITECT**

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ISSUED

|    |                              |
|----|------------------------------|
| 1. | 21.09.23 FOR DP APPLICATION  |
| 2. | 22.02.22 FOR CITY DP REVIEW  |
| 3. | 22.06.18 FOR CITY ADP REVIEW |
| 4. | 22.08.22 FOR CITY DP REVIEW  |
| 5. | 22.08.24 FOR CITY DP REVIEW  |

4. 22.08.24 UPDATED RENDERING IMAGES

3. 22.08.22 REVISED PER CITY ADP COMMENTS

2. 22.06.17 REVISED PER CITY DP COMMENTS

1. 22.02.22 REVISED PER CITY DP COMMENTS

REVISION

**TOWNHOUSE AT  
7100 - 7120 ASH STREET  
RICHMOND BC**

**ELEVATIONS**

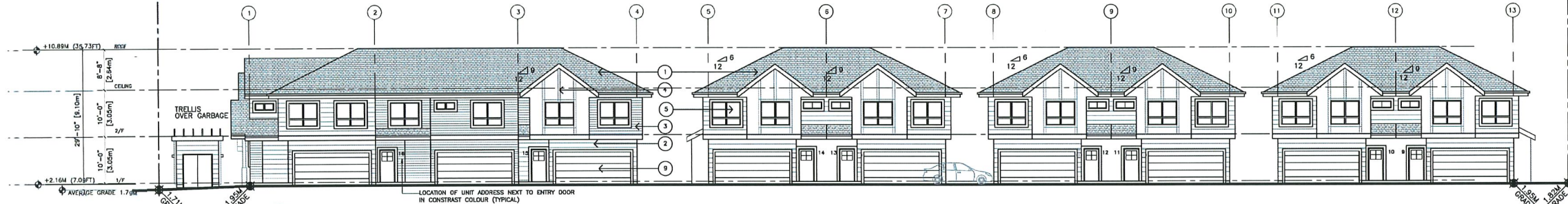
PROJECT NUMBER: 21-03  
ISSUED: 8/24/2022  
DRAWN BY: EL  
CHECKED BY: EL  
FILENAME: 21-03\_SAS\_220824-DP.DWG

PLAN # 3.b  
August 24, 2022 DP 21-942090

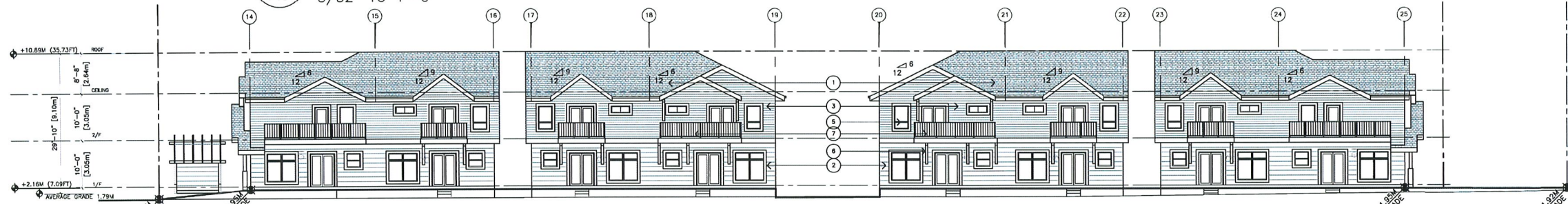
**A8**

DEVELOPMENT PERMIT

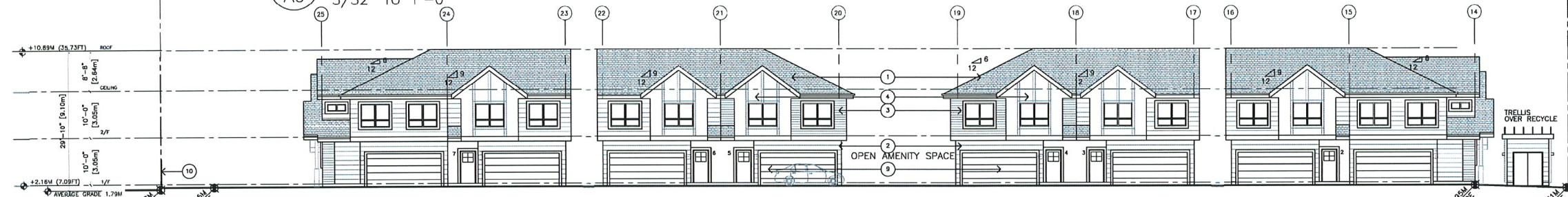




1 SOUTH ELEVATION - INTERNAL DRIVE AISLE  
A9 3/32" TO 1'-0"



2 SOUTH ELEVATION  
A9 3/32" TO 1'-0"



3 NORTH ELEVATION - INTERNAL DRIVE AISLE  
A9 3/32" TO 1'-0"



4 NORTH ELEVATION  
A9 3/32" TO 1'-0"

- EXTERIOR FINISH LEGEND
- ① → BLACK ASPHALT SHINGLE ROOFING
  - ② → HARDI SIDING (8") WITH TRIMS
  - ③ → HARDI SIDING (6") WITH TRIM
  - ④ → HARDI PANEL WITH TRIM
  - ⑤ → VINYL WINDOW WITH 6" TRIM
  - ⑥ → DECK SUPPORT BRACKET
  - ⑦ → ALUMINUM PICKET HANDRAIL
  - ⑧ → HORIZONTAL HARDI BOARD TRIM
  - ⑨ → OVERHEAD GARAGE DOOR
  - ⑩ → WOOD FENCE - SEE LANDSCAPE
  - ⑪ → WOOD FENCE ON WOOD RETAINING WALL

⊙ EXTERIOR LIGHT

PLAN # 3.c  
August 24, 2022

DP 21-942090

**ERIC LAW ARCHITECT**

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4. 22.08.22 FOR CITY DP REVIEW
5. 22.08.24 FOR CITY DP REVIEW

REVISION

4. 22.08.24 UPDATED RENDERING ANGLES
3. 22.08.22 REVISED PER CITY ADP COMMENTS
2. 22.06.17 REVISED PER CITY DP COMMENTS
1. 22.02.22 REVISED PER CITY DP COMMENTS

**TOWNHOUSE AT  
7100 - 7120 ASH STREET  
RICHMOND BC**

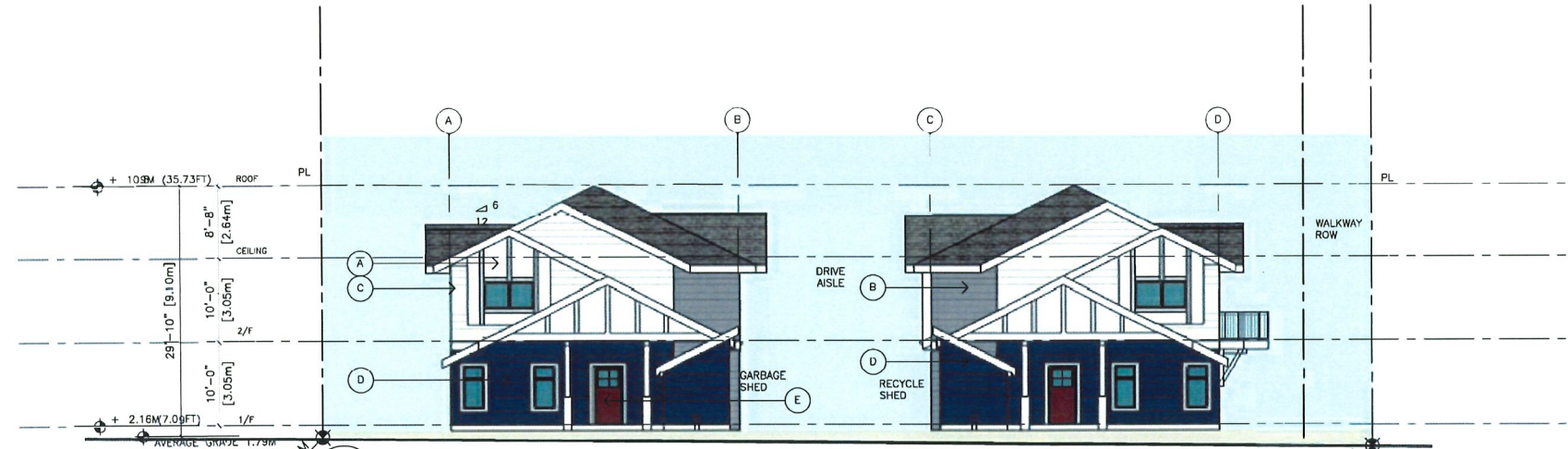
**ELEVATIONS**

PROJECT NUMBER: 21-03  
ISSUED: 8/24/2022  
DRAWN BY: EL  
CHECKED BY: EL  
FILENAME: 21-03\_SAS\_220824-DP.DWG

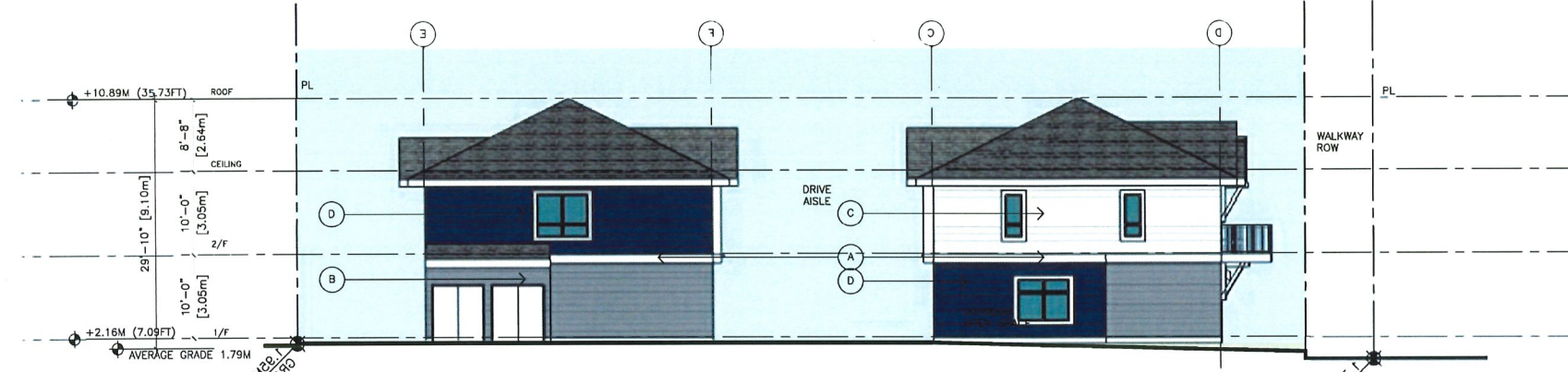
**A9**

DEVELOPMENT PERMIT





2 WEST ELEVATION (FACING ASH STREET WITH GARBAGE SHED)  
 ALSO REFER TO A7 1/8" TO 1'-0"



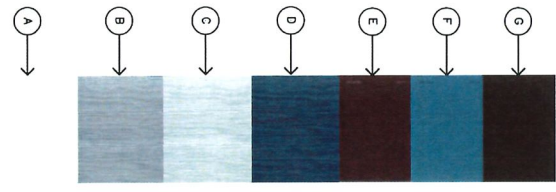
3 WEST ELEVATION (INTERNAL OPEN SPACE)  
 ALSO REFER TO A7 1/8" TO 1'-0"

HARDI SIDING COLOUR LEGEND

ALL HARDI TRIM OR CORNER TRIM SHALL MATCH THE ADJACENT HARDI PANEL COLOUR  
 ALL VINYL WINDOW TO BE WHITE  
 ALL PICKET ALUMINUM RAILING TO BE BLACK  
 HORIZONTAL HARDI BOARD TRIM COLOUR TO MATCH ARCTIC WHITE  
 KNEE BRACKET COLOUR TO MATCH ARCTIC WHITE

ALL EXTERIOR WALL LIGHT SHALL BE DOWNLIGHT

- A → HARDI PANEL ARCTIC WHITE
- B → HARDI SIDING PLUS PEARL GREY
- C → HARDI SIDING PLUS ARCTIC WHITE
- D → HARDI SIDING PLUS EVENING BLUE
- E → PAINT COLOR SHERWIN WILLIAMS SW6055
- F → PAINT COLOR SHERWIN WILLIAMS SW7624
- G → GARAGE DOOR AMARR PREFINISH DARK BROWN



**ERIC LAW ARCHITECT**

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 219 288 WEST 4 AVENUE VANCOUVER BC  
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5. 22.08.24 FOR CITY DP REVIEW

4. 22.08.24 UPDATED RENDERING IMAGES
3. 22.08.22 REVISED PER CITY ADP COMMENTS
2. 22.06.17 REVISED PER CITY DP COMMENTS
1. 22.02.22 REVISED PER CITY DP COMMENTS

**TOWNHOUSE AT  
 7100 - 7120 ASH STREET  
 RICHMOND BC**

**COLOURS**

PROJECT NUMBER: 21-03  
 ISSUED: 8/24/2022  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILENAME: 21-03\_SAS\_220824-DP.DWG

PLAN # 3.d  
 August 24, 2022  
 DP 21-942090

**A12**

DEVELOPMENT PERMIT



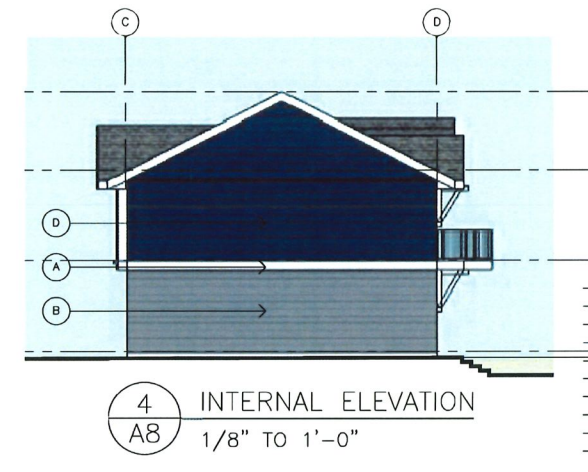
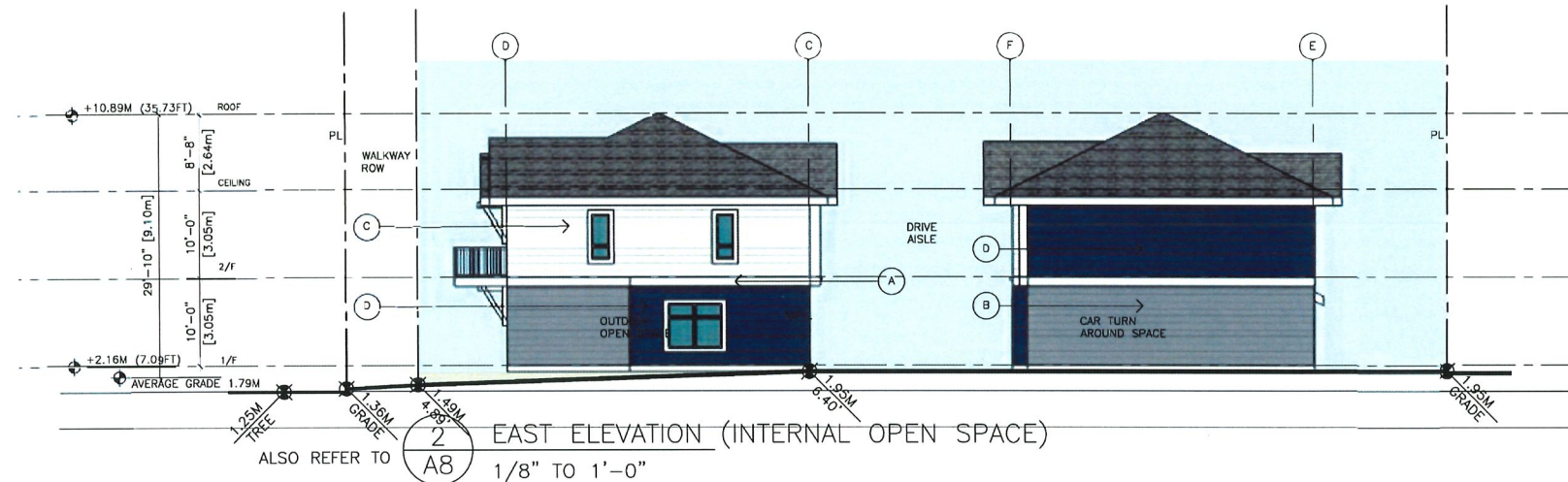
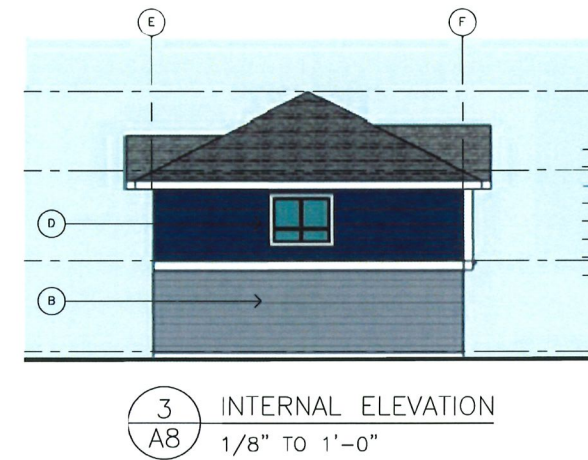
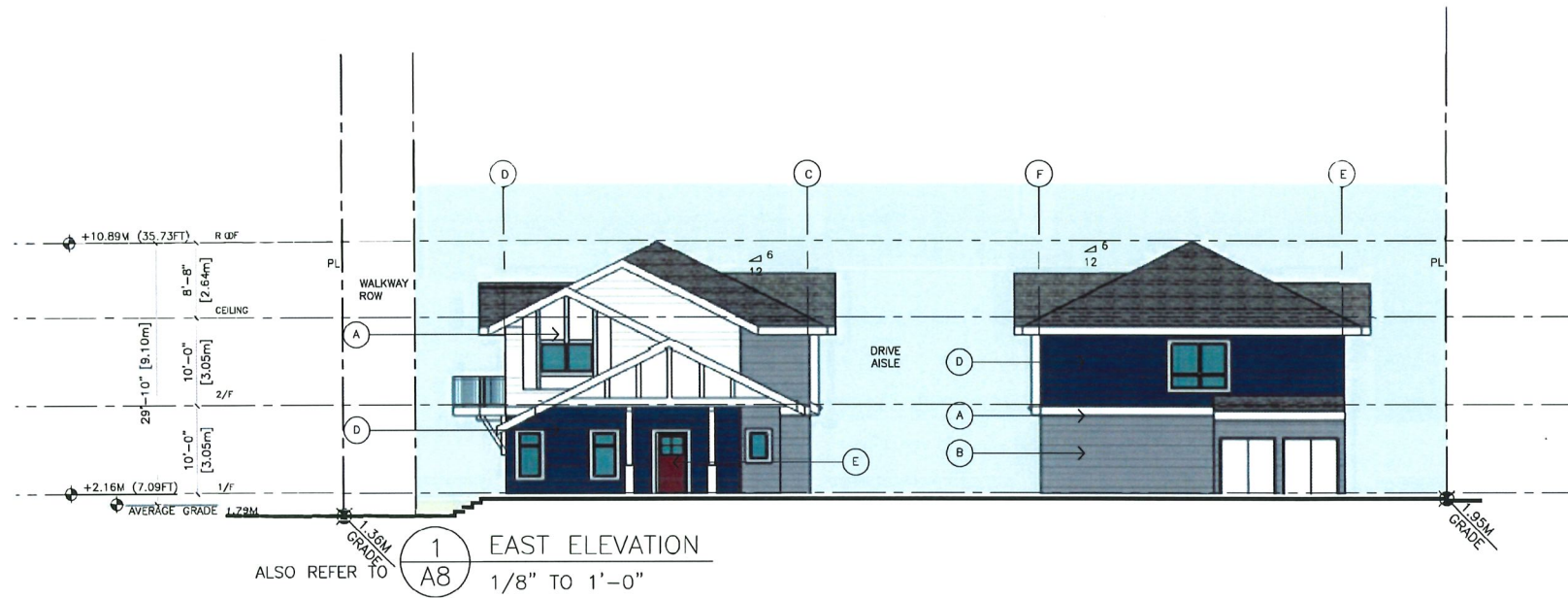
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5. 22.08.24 FOR CITY DP REVIEW



4. 22.08.24 UPDATED RENDERING IMAGES
3. 22.08.22 REVISED PER CITY ADP COMMENTS
2. 22.08.17 REVISED PER CITY DP COMMENTS
1. 22.02.22 REVISED PER CITY DP COMMENTS

| REVISION |
|----------|
|          |
|          |
|          |

**TOWNHOUSE AT  
7100 - 7120 ASH STREET  
RICHMOND BC**

**COLOURS**

PROJECT NUMBER: 21-03  
ISSUED: 8/24/2022  
DRAWN BY: EL  
CHECKED BY: EL  
FILENAME: 21-03\_SAS\_220824-DP.DWG

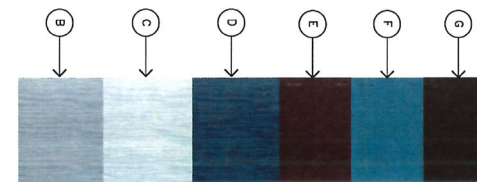
**HARDI SIDING COLOUR LEGEND**

ALL HARDI TRIM OR CORNER TRIM SHALL MATCH THE ADJACENT HARDI PANEL COLOUR  
ALL VINYL WINDOW TO BE WHITE  
ALL PICKET ALUMINUM RAILING TO BE BLACK  
HORIZONTAL HARDI BOARD TRIM COLOUR TO MATCH ARCTIC WHITE  
KNEE BRACKET COLOUR TO MATCH ARCTIC WHITE

ALL EXTERIOR WALL LIGHT SHALL BE DOWNLIGHT

**EXTERIOR COLOUR**

- A → HARDI PANEL ARCTIC WHITE
- B → HARDI SIDING PLUS PEARL GREY
- C → HARDI SIDING PLUS ARCTIC WHITE
- D → HARDI SIDING PLUS EVENING BLUE
- E → PAINT COLOR SHERWIN WILLIAMS SW6055
- F → PAINT COLOR SHERWIN WILLIAMS SW7624
- G → GARAGE DOOR AMARR PREFINISH DARK BROWN

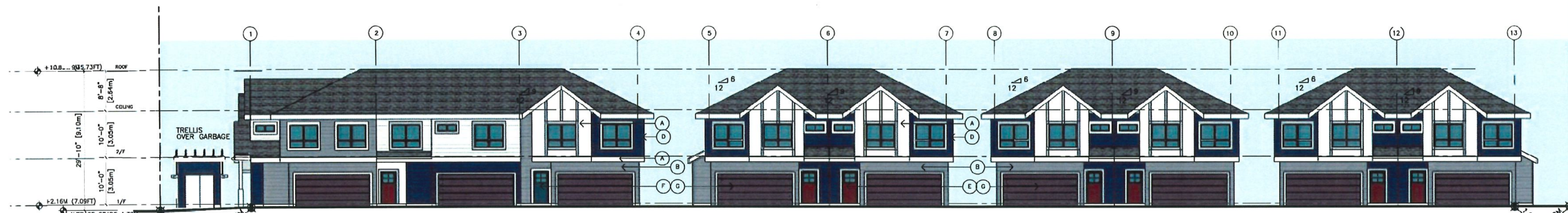


**PLAN # 3.e**  
August 24, 2022 DP 21-942090

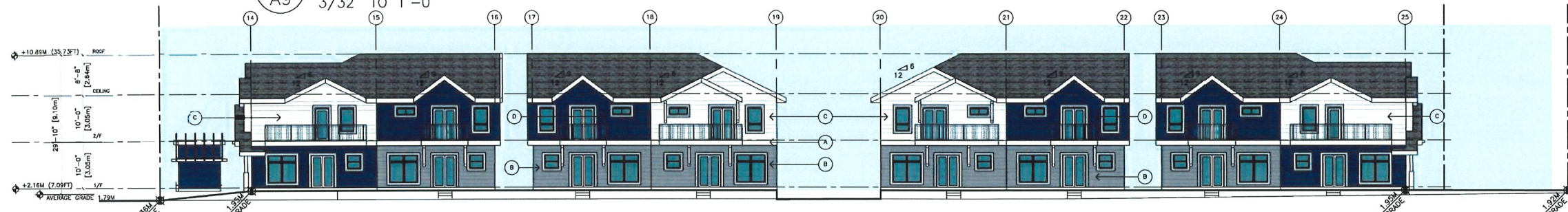
**A13**

DEVELOPMENT PERMIT

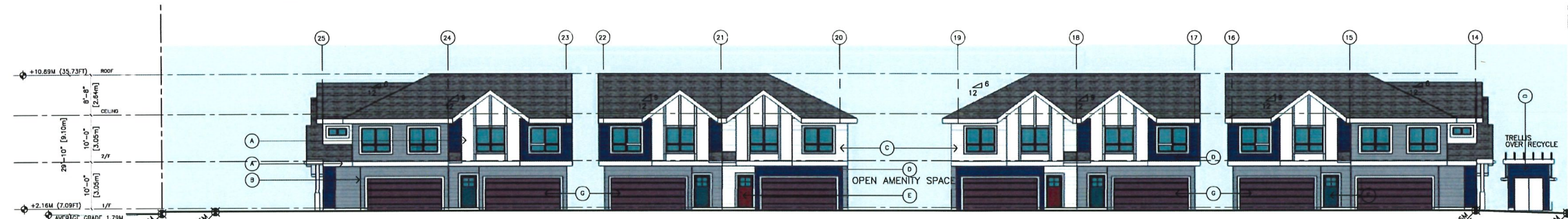




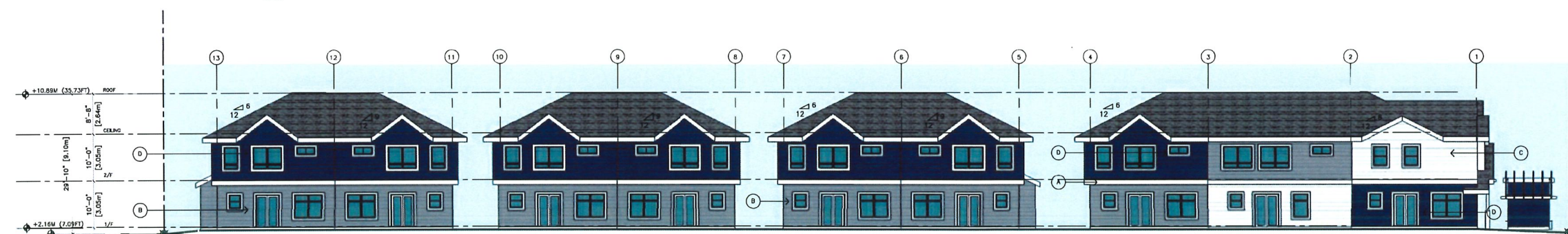
1 SOUTH ELEVATION - INTERNAL DRIVE AISLE  
 ALSO REFER TO A9 3/32" TO 1'-0"



2 SOUTH ELEVATION  
 ALSO REFER TO A9 3/32" TO 1'-0"



3 NORTH ELEVATION - INTERNAL DRIVE AISLE  
 ALSO REFER TO A9 3/32" TO 1'-0"



4 NORTH ELEVATION  
 ALSO REFER TO A9 3/32" TO 1'-0"

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- 22.08.22 FOR CITY DP REVIEW
- 22.08.24 FOR CITY DP REVIEW

- 22.08.24 UPDATED RENDERING IMAGES
- 22.08.22 REVISED PER CITY ADP COMMENTS
- 22.06.17 REVISED PER CITY DP COMMENTS
- 22.03.33 REVISED PER CITY DP COMMENTS

**TOWNHOUSE AT  
 7100 - 7120 ASH STREET  
 RICHMOND BC**

**COLOURS**

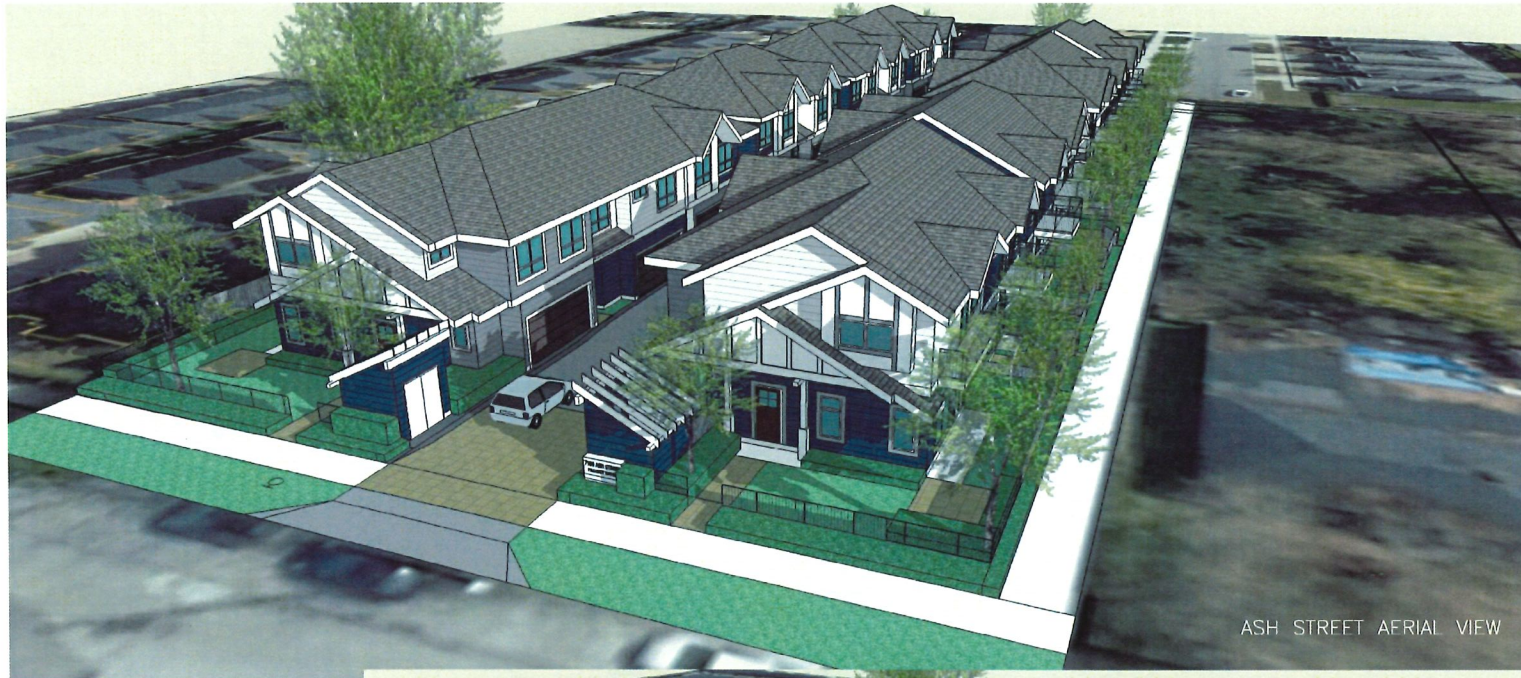
PROJECT NUMBER: 21-03  
 ISSUED: 8/24/2022  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILENAME: 21-03\_SAS\_220824-DP.DWG

PLAN # 3.f  
 August 24, 2022 DP 21-942090

**A14**

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ASH STREET AFRIAL VIEW



SOUTH AERIAL VIEW

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5. 22.08.24 FOR CITY DPP REVIEW

4. 22.08.24 UPDATED RENDERING IMAGES
3. 22.08.22 REVISED PER CITY ADP COMMENTS
2. 22.06.17 REVISED PER CITY DP COMMENTS
1. 22.02.22 REVISED PER CITY DP COMMENTS

REVISION

**TOWNHOUSE AT  
7100 - 7120 ASH STREET  
RICHMOND BC**

**IMAGES**

PROJECT NUMBER: 21-03  
ISSUED: 8/24/2022  
DRAWN BY: EL  
CHECKED BY: EL  
FILENAME: 21-03\_SAS\_220824-0P.DWG

PLAN # 3.g  
August 24, 2022 DP 21-942090

**IMAGE-1**

DEVELOPMENT PERMIT





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3. 22.08.22 REVISED PER CITY ADP COMMENTS
2. 22.06.17 REVISED PER CITY DP COMMENTS
1. 22.02.22 REVISED PER CITY DP COMMENTS

**REVISION**

**TOWNHOUSE AT  
7100 - 7120 ASH STREET  
RICHMOND BC**

**IMAGES**

PROJECT NUMBER: 21-03  
ISSUED: 8/24/2022  
DRAWN BY: EL  
CHECKED BY: EL  
FILENAME: 21-03\_SAS\_220824-DP.DWG

PLAN # 3.h  
August 24, 2022  
DP 21-942090

**IMAGE-2**

DEVELOPMENT PERMIT



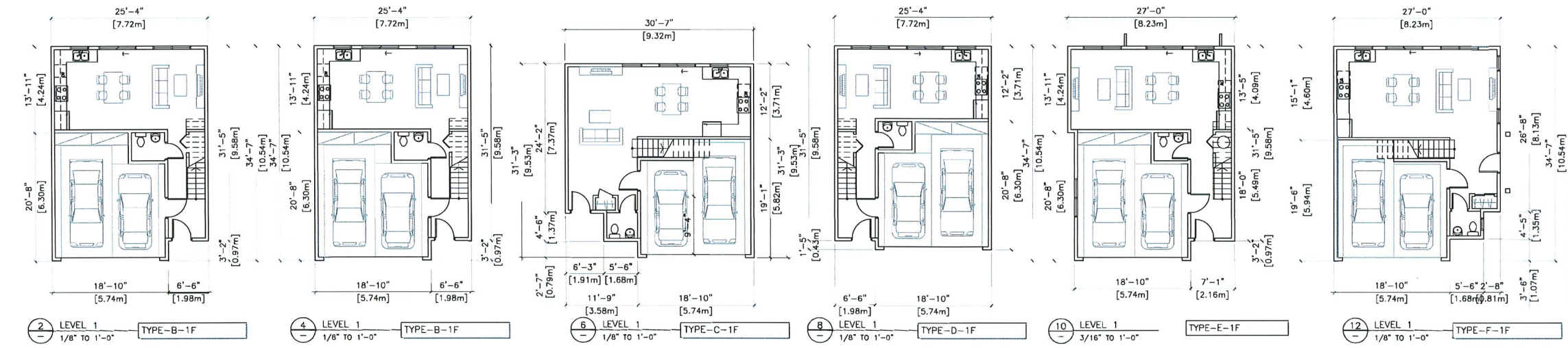
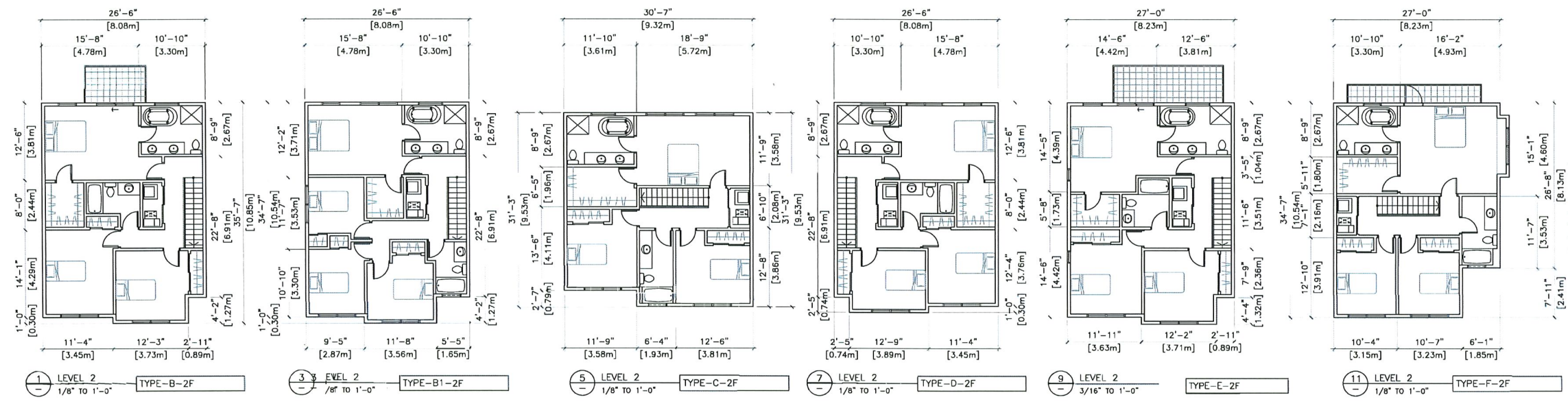
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- 22.08.22 FOR CITY DP REVIEW
- 22.08.24 FOR CITY DP REVIEW



**TYPE B** 3 BEDROOM  
**TYPE B1** 4 BEDROOM  
**TYPE C** 3 BEDROOM  
**TYPE D** 3 BEDROOM  
**TYPE E** 3 BEDROOM  
**TYPE F** 3 BEDROOM

**TOWNHOUSE AT  
 7100 - 7120 ASH STREET  
 RICHMOND BC**

**UNIT PLANS**

PROJECT NUMBER: 21-03  
 ISSUED: 8/24/2022  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILENAME: 21-03\_SAS\_220824-0P.DWG

REFERENCE PLAN  
 August 24, 2022

DP 21-942090

**A6**

DEVELOPMENT PERMIT





SHADOW STUDY  
MARCH 21-10:00AM



SHADOW STUDY  
MARCH 21-12:00PM



SHADOW STUDY  
MARCH 21-4:00PM



SHADOW STUDY  
JUNE 21-10:00AM



SHADOW STUDY  
JUNE 21-12:00PM



SHADOW STUDY  
JUNE 21-4:00PM



SHADOW STUDY  
SEP 21-10:00AM



SHADOW STUDY  
SEP 21-12:00PM



SHADOW STUDY  
SEP 21-4:00PM

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1. 22.02.22 REVISED PER CITY DP COMMENTS

**REVISION**

**TOWNHOUSE AT  
7100 - 7120 ASH STREET  
RICHMOND BC**

**SHADOW STUDY**

PROJECT NUMBER: 21-03  
ISSUED: 6/16/2022  
DRAWN BY: EL  
CHECKED BY: EL  
FILENAME: 21-03\_SAS\_220616-ADP.DWG

**SHADOW**

DEVELOPMENT PERMIT

REFERENCE PLAN  
August 24, 2022  
DP 21-942090