



To: Development Permit Panel

Date: July 7, 2020

From: Wayne Craig
Director, Development

File: DP 18-829083

Re: Application by Konic Development Ltd. for a Development Permit at 8291 and 8311 Williams Road

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 10 townhouse units at 8291 and 8311 Williams Road on a site zoned "Low Density Townhouses (RTL4)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Reduce the front yard setback along Williams Road from 6.0 m to 4.5 m; and
 - b) Allow one small car parking space in each of the side-by-side garages (eight small car parking spaces in total).

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

WC:jl
Att. 4

Staff Report

Origin

Konic Development Ltd. has applied to the City of Richmond for permission to develop 10 townhouse units at 8291 and 8311 Williams Road with vehicle access to Williams Road. One of the 10 townhouse units is proposed to contain a ground-level secondary suite. The site is being rezoned from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone under Bylaw 10053 (RZ 17-788945), which received Third Reading following the Public Hearing on September 3, 2019. The subject site currently contains two single-family dwellings that will be demolished at a future development stage.

A Servicing Agreement (SA 18-840886) is also associated with the proposal, which is a condition of Building Permit issuance and includes, but is not limited to, utility works, a new 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: Single-family dwellings on lots zoned “Single Detached (RS1/E)”, fronting Pigott Road.
- To the East: Single-family dwellings on lots zoned “Single Detached (RS1/E)” and designated “Arterial Road Townhouse” under the Arterial Road Land Use Policy, fronting Williams Road.
- To the South: Across Williams Road, single-family dwellings on lots zoned “Single Detached (RS1/E)” and designated “Arterial Road Townhouse” under the Arterial Road Land Use Policy, fronting Williams Road.
- To the West: Single-family dwellings on lots zoned “Single Detached (RS1/E)”, which are proposed to be rezoned to “Low Density Townhouses (RTL4)”, in accordance with the Arterial Road Land Use Policy, in order to develop 10 townhouse units (RZ 18-824503). Vehicle access to the proposed development is to be provided via the proposed driveway and drive aisle on the subject site. The rezoning bylaw received First Reading at the Council meeting on June 8, 2020, and a Development Permit (DP 19-858783) is currently under review.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on September 3, 2019. At the Public Hearing, the following concerns were expressed by a representative of the property owners of the neighbouring property to the north of the subject site at 8300 Pigott Road:

- The height of the proposed development is considerably higher than neighbouring properties and will directly impact the privacy of this property.

- The loss of solar rights for the residential property.

Staff worked with the applicant to address these issues in the following ways:

- The developer has noted that the rear buildings adjacent to single-family dwellings are limited to two storeys with a duplex building form. Privacy concerns of the existing single-family properties to the north of the subject site are proposed to be minimized through the provision of a 6.0 m rear yard setback, retention of four mature trees and addition of two trees in the rear yard, and the installation of a 1.8 m tall wood fence along the north property line.
- A sight line analysis (Attachment 2) has been provided to address overlooking concerns due to the height of the three-storey buildings. It is noted that existing single-family properties to the north of the subject site will not be visible from the windows located at the third storey as the sight line is blocked by the proposed rear buildings.
- The proposed roof line is designed to diminish the impact of shadowing.
- A shadow analysis (Attachment 3) has also been provided to address concerns of shadow impacts on neighbouring properties. It is noted that the greatest shadow impacts would occur during the winter solstice, with minimal impacts during the rest of the year.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the “Low Density Townhouses (RTL4)” zone except for the zoning variances noted below.

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

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

- 1) Reduce the minimum front yard setback along Williams Road from 6.0 m to 4.5 m.
 - **Staff are supportive of the proposed variance as it is consistent with the Arterial Road Guidelines for Townhouses in the OCP which allows for a 4.5 m front yard setback where a 6.0 m rear yard setback to both the ground and second floors of the rear units adjacent to single-family development is provided. This provides an improved rear yard interface with the existing single-family dwellings to the north.**
 - **Staff are also supportive of the proposed variance as it maximizes the retention of four existing trees in the rear yard.**
 - **A 1.0 m road dedication along the Williams Road frontage is provided to accommodate a new sidewalk and landscaped boulevard behind the existing curb.**
 - **The variance was identified at rezoning and no concerns were raised.**
- 2) Allow one small car parking space in each of the side-by-side garages (eight small car parking spaces in total).

- *Staff are supportive of the proposed variance as it enables the required resident vehicle parking spaces to be provided within the garages of each unit, in a side-by-side arrangement. The Zoning Bylaw allows a maximum of 50% of the spaces provided to be small vehicle parking stall for on-site parking areas which contain 31 or more spaces.*
- *The variance was identified at rezoning and no concerns were raised.*

Advisory Design Panel Comments

The Advisory Design Panel reviewed the proposal on December 4, 2019. A copy of the relevant excerpt from the Advisory Design Panel Minutes from December 4, 2019 is attached for reference (Attachment 4). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

Analysis

Conditions of Adjacency

- As per the Arterial Road Land Use Policy, the building height of the two-storey duplex units proposed at the rear is below 9.0 m in response to the rear yard interface with single-family houses to the north. In addition, a 6.0 m rear yard setback has been provided to both the ground and second floors of the rear units to provide an improved interface and tree retention opportunities. The location of the outdoor amenity area, along with the retention of significant trees along the north property line, provides a buffer between the proposed townhouse units and the adjacent single-family development to the north.
- To the east and west, the subject site is also bordered by single-family developments which are identified for townhouse development in the Arterial Road Land Use Policy. The single-family lots immediately to the west are proposed to be rezoned in order to develop 10 townhouse units (RZ 18-824503). The three-storey townhouse buildings along Williams Road are reduced to two storeys within 7.8 m of the side property lines with a minimum side yard setback of 4.5 m to provide an adequate transition to the adjacent residential developments.
- The applicant has provided a shadow analysis to demonstrate how the proposed height and setbacks are articulated to address potential shadowing over adjacent properties to the north, east, and west. The proposed roof line is designed to diminish the impact of shadowing and scale to the neighbours.
- A statutory right-of-way (SRW) over the entry driveway and internal drive aisle, allowing access to/from the adjacent future development sites through the subject site, has been secured at rezoning stage. Signage indicating future connections to adjacent future development will be installed at each drive-aisle dead end and will be inspected through the landscape inspection process. The applicant has entered into preliminary discussions with the property owner and developer of the proposed townhouse development immediately to the west regarding the day-to-day operation and maintenance of the shared driveway and drive-aisle, which will be addressed in a private agreement entered into by the project developers and upheld by the future strata corporations of both townhouse developments.

- The site grade of the future adjacent townhouse site to the west will be raised to match the proposed site grade along the west property line of the subject site, and a temporary wood retaining wall will be provided along the shared (west) property line (ranging from 0.11 m to 0.73 m in height). A 1.8 m fence will be provided on top of the temporary retaining wall to maintain privacy.
- A 1.8 m tall wood fence will also be installed along the north (rear) and east property lines to protect the privacy of the neighbouring single-family homes. The site grading within the rear yard and east side yard is proposed to meet the existing grade of the adjacent single-family properties, and no retaining walls are proposed.
- A number of existing trees will be retained and a variety of new trees will be planted along the rear and side property lines to enhance the interfaces between the proposed townhouse development and existing adjacent residential developments.
- Perimeter drainage will be required as part of the Building Permit to ensure storm water is managed and addressed through the development and will not impact neighbouring properties.

Urban Design and Site Planning

- The proposed site layout includes 4 three-storey units and 6 two-storey units in four townhouse clusters.
- The layout of the townhouse buildings is oriented around a single “T” shaped driveway, providing vehicle access to the site from Williams Road, and an east-west internal maneuvering drive-aisle, providing access to the unit garages and future access to the neighbouring properties to the east and west, secured by a SRW.
- Units along Williams Road are designed to have an attractive pedestrian-oriented streetscape along Williams Road with individual front entrances and yards, providing direct pedestrian access to the street. All other units will have access from the internal drive-aisle.
- One of the three-storey townhouse units in Building B (i.e., Unit 106) will contain a one-bedroom secondary suite at ground level of approximately 25.2 m² (271.3 ft²) in size. No additional parking space is provided for the secondary suite, in compliance with the Zoning Bylaw requirement.
- All units will have two vehicle parking spaces. Eight units are proposed to have garages in a side-by-side arrangement and two units are proposed to have garages in a tandem arrangement. A variance is requested for one small parking space in each side-by-side garage, for a total of eight small parking spaces.
- A total of two visitor parking spaces will be provided at the west and east dead-ends of the internal drive-aisle. The number of visitor parking spaces proposed is in compliance with the minimum Zoning Bylaw requirement.
- Both internal and external bicycle parking spaces have been incorporated into the proposal and are in compliance with Zoning Bylaw requirements.

- All units will have private outdoor spaces consisting of a front, side, or rear yard that complies with the Development Permit Guidelines of the OCP (30 m² per unit). Each three-storey unit will also have a private balcony on the second floor facing the internal drive-aisle.
- The shared outdoor amenity area is located at the rear of the site in order to maximize tree retention opportunities, enhance sun exposure opportunities, provide convenient access to/from all units, and offer casual surveillance from the pedestrian walkway and adjacent units. The covered mail kiosk is proposed at the entry point of the outdoor amenity area to provide additional visual supervision. The size of outdoor amenity area proposed (approximately 85.8 m²) and exceeds the OCP requirement of 6.0 m² per unit (60.0 m² total).
- Cash-in-lieu of indoor amenity space was secured through the rezoning stage (\$16,000) consistent with OCP requirement of \$1,600 per unit.
- One garbage, recycling and organic waste storage room is proposed and is integrated into the design of Building A to minimize the visual impact. The location of the room near the intersection of the internal drive-aisle provides convenient access.

Architectural Form and Character

- Tudor architectural style is proposed with the use of decorative wood trim boards on hardi panel at the projected bays and traditional brick to ground the overall massing.
- Main architectural features include projected bay windows with wood batten and gable roofs above to simulate dormers, cantilevered canopies above each unit entry, wood fascia and trim boards around windows/doors and to separate finishing materials, natural brick as the base, and cement board siding with wood texture imprint on the upper floors.
- Strong colour contrast is proposed between filed colours (siding) and accent colours (fascia board and trims). The proposed colour scheme includes alternating warm and cold tones (i.e., beige and light brown) between buildings with dark red brick proposed at the base of all buildings to provide a consistent design.
- A combination of staggered units and varying colour schemes and roof styles is proposed to enhance visual diversity along Williams Road.
- The impact of blank garage doors has been mitigated with panel patterned doors, transom windows, and planting along the internal driveway.
- The proposed building materials (asphalt roof shingles, hardi siding, brick cladding, metal guard rail, wood trim, etc.) are generally consistent with the OCP Guidelines and are generally compatible with the existing single-family character of the neighbourhood.

Landscape Design and Open Space Design

- Tree preservation was reviewed at rezoning stage; a total of six bylaw-sized trees (tag #1, 2, 3, 4, 5, and 6) were identified on site, two hedges (tag #7 and 8) were identified on the shared property line with the neighbour to the east, and one tree (tag #9) was noted on the neighbouring property to the west.

- Two trees (tag #1 and 2) on-site were identified for removal. Based on the 2:1 tree replacement ratio stated in the OCP, four replacement trees are required. The applicant is proposing to plant nine new trees on-site, including one coniferous and eight deciduous trees.
- Four existing trees (tag #3, 4, 5, and 6) located along the rear property line, two hedges (tag #7 and 8) located on the shared property line to the east, and one tree (tag #9) located on the adjacent neighbouring property to the west are identified to be retained and protected. Tree protection fencing is required to be installed as per the Arborist Report recommendations prior to any construction activities (including demolition) occurring on-site. A contract with a Certified Arborist and a Tree Survival Security of \$35,000 were secured through rezoning to ensure that all trees identified for retention will be protected.
- The proposal provides an improved streetscape with low 1.06 m (42 in.) tall aluminum fencing which is set back to accommodate visually interesting plant species, a new tree in each private front yard, lawn and patio areas, and a gate to each street fronting unit. All other units will have a private yard with a patio and a small lawn/landscaped area with various hedges, shrubs and ground covers.
- Pockets of live landscaping will be provided along the driveway and drive-aisle between entry doors and garages to soften the internal streetscape. Drought tolerant plant species are proposed along the internal drive-aisle as well as the outdoor amenity area.
- An irrigation system is proposed to ensure continued maintenance of all on-site live landscaped areas.
- A children's play area with a small playhouse and natural play elements, such as flat boulders and balance logs, are proposed within the outdoor amenity area. These play structures/elements are chosen to fit into the amenity area and provides different age groups with different play opportunities for the development of climbing, social, imagination, balance, and motor skills. Benches and Class 2 bicycle parking are proposed near the children's play area.
- One Cherry tree (tag #3) is located within the outdoor amenity area. A raised deck is provided above the tree protection zone to provide additional tree protection while allowing usability of the space. The raised deck is proposed to be directly accessible by the private outdoor areas of adjacent townhouse units (Units 108 and 109), and landscaping and a 1.8 m tall fence is incorporated to maintain privacy to the units.
- 1.8 m tall wood perimeter fencing is proposed as well as trees and a landscape strip to create privacy from adjacent developments. Private yards are separated by fencing (1.8 m patio screening with 42 in. picket fence and gate) with landscaping to create privacy between townhouse units.
- Permeable paver treatment is integrated into the driveway, internal drive-aisle, and visitor parking spaces to break up the expansive paved surface on-site. A pedestrian pathway is provided along the driveway and internal drive-aisle and will be differentiated with permeable pavers of a different colour.
- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a Landscape Letter of Credit of \$70,917.28 in association with the Development Permit.

Crime Prevention Through Environmental Design

- The pedestrian walkway connecting the sidewalk to the development provides an enhanced natural flow.
- Additional windows are provided along the side elevations adjacent to the outdoor amenity area to enhance visual surveillance opportunities.
- Low permeable, metal fencing with low landscaping on either side of the fence are provided along the street edge to provide visual porosity into the site.
- Exterior lighting at unit entries and garages along the driveway will be installed to provide adequate lighting levels for supervision.
- The covered mail kiosk is located at the entry point to the outdoor amenity area to enhance visual supervision.

Sustainability

- As the application was submitted prior to the introduction of the Step Code requirement, the applicant has provided a report produced by a Certified Energy Advisor to confirm that the proposed townhouse units will be designed to achieve an EnerGuide rating of 82. The report prepared by the Energy Advisor is on file and will be utilized through the Building Permit review process to ensure these measures are incorporated in the Building Permit drawings. A Building Permit application was received prior to December 31, 2019 to allow the application to continue to be grandfathered.
- An air source heat pump system will be used for this development. The applicant has provided an acoustical report from an acoustical consultant indicating the proposed units, with consideration of the proposed location, will comply with the City's Noise Bylaw.
- The architect has advised that the following design/features are incorporated into the proposal:
 - Solar hot water ready requirement for future installation of solar hot water system.
 - The use of low-energy lighting and high energy efficiency appliances.
 - Low-E double glazed windows to alleviate heating and cooling energy consumption.
 - Electric vehicle charging outlets in each private garage.
 - Permeable ground cover and drought-tolerant planting.

Accessible Housing

- The proposed development includes one convertible unit (Unit 101) that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of this unit will require installation of a vertical chair lift in the future, if desired. A storage room located across the staircase on each floor of Unit 101 has been dimensioned and will be constructed to accommodate a future vertical chair lift.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
 - Stairwell hand rails.
 - Lever-type handles for plumbing fixtures and door handles.

- Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Conclusions

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.



Jessica Lee
Planner 1
(604-247-4908)

JL:blg

Attachment 1: Development Application Data Sheet

Attachment 2: Site Line Analysis

Attachment 3: Shadow Analysis

Attachment 4: Excerpt from the Advisory Design Panel Meeting Minutes (December 4, 2019)

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

- Final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10053.
- Receipt of a Letter of Credit for landscaping in the amount of \$70,917.28.
NOTE: staff to ensure that landscape estimates include a 10% contingency cost.
- Submission of a formal agreement between the developer and the developer of the proposed townhouse development immediately west (8231 and 8251 Williams Road) regarding the day-to-day operation and maintenance of the shared driveway and drive aisle. The agreement is to be upheld by the future strata corporations of both townhouse developments.

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 accessibility measures in Building Permit (BP) Plans as determined via the Rezoning and/or Development Permit processes.
- Enter into a Servicing Agreement for the design and construction of engineering infrastructure improvements. 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 Service Agreement.



DP 18-829083

Attachment 1

Address: 8291 and 8311 Williams Road

Applicant: Konic Development Ltd.

Owner: South Arm Williams Homes Ltd.

Planning Area(s): Broadmoor

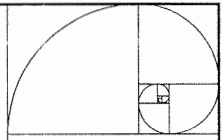
Floor Area Gross: 1680.52 m²

Floor Area Net: 1151.28 m²

	Existing	Proposed
Site Area:	1959.00 m ²	1918.78 m ²
Land Uses:	Single-Family Residential	Townhouse
OCP Designation:	Neighbourhood Residential	No change
Zoning:	RS1/E	RTL4
Number of Units:	2 single detached dwellings	10 townhouse units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.6	None permitted
Lot Coverage – Building:	Max. 40%	38.3%	None
Lot Coverage – Non-porous Surfaces:	Max. 65%	56.7%	None
Lot Coverage – Live Landscaping:	Min. 25%	25.5%	None
Setback – Front Yard:	Min. 6.0 m	4.51 m	Variance requested
Setback – West Side Yard:	Min. 3.0 m	Buildings A & B: 4.53 m Buildings C & D: 3.29 m	None
Setback – East Side Yard:	Min. 3.0 m	Buildings A & B: 4.58 m Buildings C & D: 3.07 m	None
Setback – Rear Yard:	Min. 3.0 m	6.01 m	None
Height:	Max. 12.0 m	11.45 m	None
Lot Width:	Min. 40.0 m	40.23 m	None
Lot Depth:	Min. 35.0 m	37.71 m	None
Off-street Parking Spaces – Regular (R) / Visitor (V):	Min. 2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	None
Off-street Parking Spaces – Accessible:	No requirement	0	None

Total Off-street Spaces:	Min. 20 (R) and 2 (V)	20 (R) and 2 (V)	None
Tandem Parking Spaces:	No requirement	2	None
Small Car Parking Spaces:	None permitted	8	Variance requested
Bicycle Parking Spaces – Class 1:	Min. 1.25 per unit	1.25 per unit	None
Bicycle Parking Spaces – Class 2:	Min. 0.2 per unit	0.2 per unit	None
Bicycle Parking Spaces – Total:	Min. 13 (Class 1) and 2 (Class 2)	13 (Class 1) and 2 (Class 2)	None
Amenity Space – Indoor:	Min. 50 m ² or \$1,600 per unit cash-in-lieu	\$16,000 per unit cash-in-lieu	None
Amenity Space – Outdoor:	Min. 6 m ² per unit = 60 m ²	85.76 m ²	None



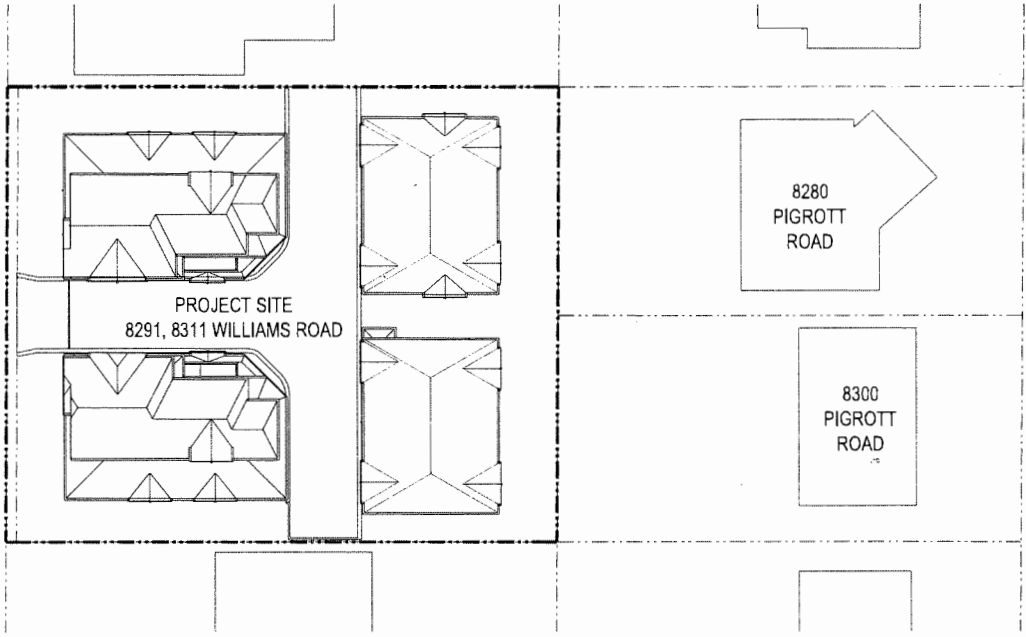
IMPERIAL ARCHITECTURE
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MEMBER OF THE ARCHITECTS ASSOCIATION OF CALIFORNIA

ARCHITECTURE
 INTERIOR DESIGN
 PLANNING

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Revisions

NO.	DATE	DESCRIPTION
1	02/22/2016	ISSUED FOR PERMITS
2	03/01/2016	ISSUED FOR PERMITS
3	03/01/2016	ISSUED FOR PERMITS
4	03/01/2016	ISSUED FOR PERMITS
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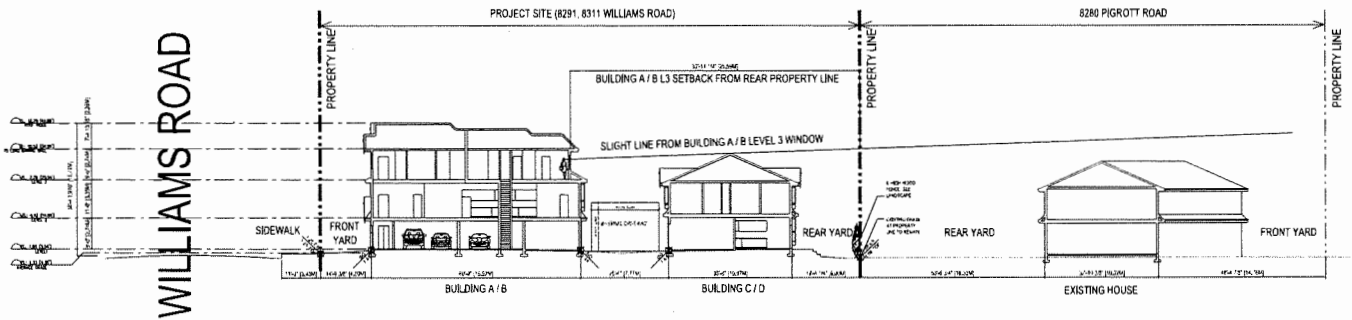


WILLIAMS ROAD

PIGROTT ROAD



1 SIGHT LINE ANALYSIS - SITE CONTEXT PLAN
 SCALE 1/16"=1'-0"



WILLIAMS ROAD

PIGROTT ROAD

2 SIGHT LINE ANALYSIS - SECTION DIAGRAM
 SCALE 1/16"=1'-0"

WILLIAMS ROAD TOWNHOUSE DEVELOPMENT FOR

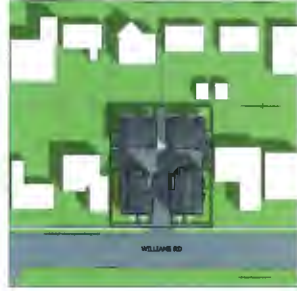
KOME ARCHITECTURE

8291 & 8311 WILLIAMS ROAD, RICHMOND, BC (V7B 1E4-8566)

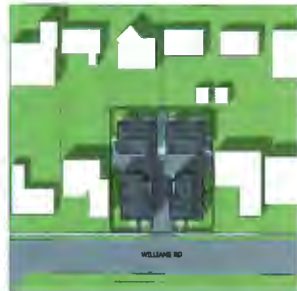
SIGHT LINE ANALYSIS DIAGRAM

Project No. #8194 Scale 1/16"=1'-0"

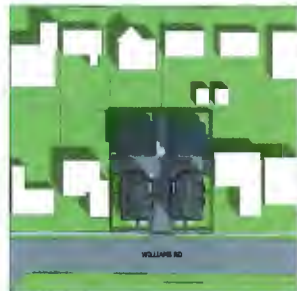
Drawing No. A 4.3



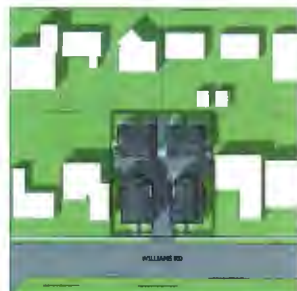
SHADOW ANALYSIS
MARCH 20TH - 10:00AM



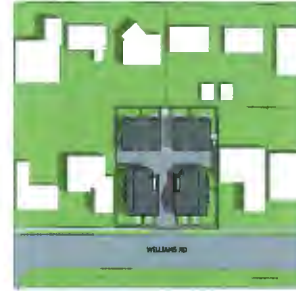
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MARCH 20TH - 2:00PM



SHADOW ANALYSIS
SEPT 23RD - 10:00AM



SHADOW ANALYSIS
SEPT 23RD - 2:00PM



SHADOW ANALYSIS
JUN 21ST - 10:00AM



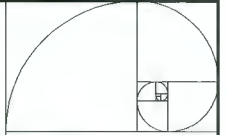
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JUN 21ST - 2:00PM



SHADOW ANALYSIS
DEC 23RD - 10:00AM



SHADOW ANALYSIS
DEC 23RD - 2:00PM



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Project No.	2017-001
Client	Imperial Architecture
Project Name	Williams Road Townhouse
Project Location	111 Williams Road, Richmond, BC
Project Start	2017-01-01
Project End	2017-03-31
Project Status	Completed
Project Manager	Imperial Architecture
Project Designer	Imperial Architecture
Project Architect	Imperial Architecture
Project Engineer	Imperial Architecture
Project Consultant	Imperial Architecture
Project Specialist	Imperial Architecture
Project Coordinator	Imperial Architecture
Project Assistant	Imperial Architecture
Project Support	Imperial Architecture
Project Contact	Imperial Architecture
Project Phone	604-271-1111
Project Email	info@imperialarch.com
Project Website	www.imperialarch.com
Project Social Media	Facebook: Imperial Architecture, Instagram: Imperial Architecture, Twitter: Imperial Architecture

Client: WILLIAMS ROAD TOWNHOUSE DEVELOPMENT FOR
KONIC DEVELOPMENT
8291 & 8311 WILLIAMS ROAD, RICHMOND, BC
V6V 2W3

Title: SHADOW ANALYSIS

Project No.: #8194 Scale: N.T.S.

Drawing No.: A 0.7 Date: Revision:

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, December 4, 2019 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

DP 18-829083 – 10-UNIT ARTERIAL ROAD TOWNHOUSE DEVELOPMENT

ARCHITECT: Imperial Architecture
LANDSCAPE ARCHITECT: PMG Landscape Architects Ltd.
PROPERTY LOCATION: 8291 and 8311 Williams Road

Applicant's Presentation

Jiang Zhu, Imperial Architecture, and Denitsa Dimitrova, PMG Landscape Architects, presented the project and answered queries from the Panel on behalf of the applicant.

Panel Discussion

The following comments were submitted by Sam Siu and read into the record by Sara Badyal:

- excellent to see that space is reserved for future vertical lift installation in the convertible unit; and

Noted.

- consider pocket doors for second floor washroom and bedroom, third floor ensuite and washroom in the convertible unit (pocket doors for all washrooms and bedrooms in the convertible unit are preferable).

All bathroom doors in convertible unit were changed to pocket door type except the designated accessible washroom for the following reasons.

- 1. We have wood blocks required for mounting future grab bars on the wall beside washroom door which makes the pocket door not feasible.*
- 2. The width of the wall beside 3'-0" door opening is not long enough to accommodate a 3'-0" pocket door considering wood frame construction assembly.*
- 3. The door for designated washroom is 3'-0" which is in full compliance to building code requirements and is sufficient to handicap people to use.*
- 4. We flipped the 3'-0" door swing direction for the bedroom to make the wheelchair traffic flow smoother.*

Comments from Panel members present were as follows:

- appreciate the applicant contributing to the City's Public Art Program; support the applicant's intention to embellish the signage at the site entry as it will help provide identity to the project;

Noted.

- appreciate the different paving treatments and landscaping on the internal drive aisle which provide a pedestrian environment; consider enhancing the pedestrian environment by delineating a pedestrian pathway along the internal drive aisle;

3'-6" wide "pedestrian pathway" in different colour permeable pavers leading from Williams Rd to the Amenity area have been added into internal driveway.

- adjacent overlook and privacy concerns due to the location of large windows and private outdoor areas along the side yards are mitigated through the proposed planting of trees adjacent to the side yards; when mature, the trees will provide screening to the windows and buffering to adjacent developments;

Proposed new trees have been relocated away from large windows along side yards.

- appreciate the model and the design of the project;

Noted.

- appreciate the use of brick cladding wrapping around the entire base of each building;

Noted.

- understand that the corridor in Unit 106 will be utilized to provide access from the lock-off unit to the unit's private yard;

Provided a door from bedroom of lock-off unit to corridor of main unit of 106.

- consider installing another dormer window, or high window, at the upper levels of end units of Buildings A and B, i.e. in Unit 103 (west side) and Unit 106 (east side) to allow more daylight into these spaces and provide natural ventilation; would also provide natural lighting at the top of the stairs;

Added bay windows and dormer at level 3 stair landing areas for both Unit 103 and Unit 106 per this comment. See revised elevations and color renderings.

- consider installing ventilation in the garbage room to address potential odour issues especially during summertime;

A note as "Exhaust fan with duct to roof to be provided to garbage room" was added to ground floor plan. Detailed mechanical design will be provided at BP stage.

- consider installing an entry signage on the east side of the driveway entry in addition to the proposed signage on the west side of the driveway entry, or other measures to allow sign to be read from both drivers travelling in both directions;

Two sign walls have been provided for both sides of the internal driveway entry.

- consider enhancing the entry; consider pulling back the fences at the driveway entry to create more space for additional planting of species specific to the entry; consider incorporating the entry signage;

Fence for front yard for Unit 104 have been pulled back at driveway entry to create more space for additional planting. This change is impossible to make for Convertible Unit 101 because of the proposed ramp to the main entry door.

- proposed lawn areas on the site would be difficult to grow due to inadequate sun exposure; consider installing flag stone patios with bigger gaps for permeability and introducing shade tolerant plant species;

Lawn areas under existing trees proposed for retention have been replaced with flag stone walkways and shade tolerant plant species.

- retained Cherry tree at the outdoor amenity area species typically has sensitive roots; consider installing a raised deck around the tree for seating and protection to the tree roots;

Raised deck around the retained Cherry tree at the outdoor amenity area for seating and protection to the tree roots have been provided.

- appreciate the applicant providing information regarding how the project will achieve an EnerGuide 82 rating;

Noted.

- concerned about the potential impacts of the garbage room due to its proximity to the balcony in Unit 103 above the garbage room; consider installing mechanical ventilation using carbon filters or synthesizers to mitigate potential odour issues;

A note as “Exhaust fan with duct to roof to be provided to garbage room” was added to ground floor plan. Detailed mechanical design will be provided at BP stage

- reconsider relocating the outdoor mechanical units for the air source heat pumps into the internal drive aisle due to impact on pedestrian circulation; consider instead relocating to upper balcony;

Revised the site plan as per next comment to locate the condensing unit in space below stair landing. Demountable louver is introduced for ventilation purpose.

- support the Panel comment that the outdoor mechanical units for the air source heat pumps should not be visible along the driveway as it could diminish the value of the project; could also consider inset screened location under stairs;

Revised the site plan as per this comment to locate the condensing unit in space below stair landing. Demountable louver is introduced for ventilation purpose.

- the lock-off unit layout should be reconsidered should an access be provided from the corridor; also consider a flexible design for the lock-off unit, e.g. a studio unit design as opposed to a bedroom, should the owner decide to utilize the whole unit;

Provided a door from bedroom of lock-off unit to corridor of main unit of 106. One bedroom unit provides better privacy and livability and is always more preferable by users compared to studio type.

- concerned about the privacy of the bedrooms on the upper levels of Building A and Building B along the driveway which are directly facing each other; consider redesigning the lay-out of the units to offset bedroom windows, e.g. swapping the location of the bedroom and living room for Units 101 and 104 to address privacy concerns;

Explored the possibilities of switching living room and bedroom and noted that the change would compromise living / dining / kitchen open layout concept and reduce the quality and livability. In addition, switching living room and bedroom locations will not change window locations dramatically due to limited exterior wall length. Lastly, the distance between windows facing each other is more than 25 feet which is normally considered as spacious for townhouse projects.

- consider adding variety in a subtle manner on the building façade without impacting the classical symmetry in the overall design of the buildings;

More architectural treatment and details were added to façade design. The gable roof profile above bay windows and unit entries for building A and B had different profiles.

- support the Panel comment to install skylights above appropriate areas in the building, e.g. above the stairwells; and

Added bay windows and dormer at level 3 stair landing areas for both Unit 103 and Unit 106 per this comment. See revised elevations and color renderings. The rationale for providing high bay window with dormers is:

- 1. Bay window with dormer / gable roof above adds more interest to the elevation and breaks the flat roof line.*
- 2. Glazing plan in bay window in vertical and with gable roof overhang above. It is more preferable with building envelope and weather protection point of view compared to glass skylight.*
- 3. Talking about maintenance, vertical glazing is much easier to be kept clean rather than glass skylight facing to the sky.*

- concerned the children's play area may appear a little bleak; consider introducing further play opportunities by realigning the bench and bicycle rack and reducing the size of shrub bed in the outdoor amenity area to create more space for an additional play equipment that would be interesting to children; and

A children's play area has been included for the younger ones. Natural play elements and small play equipment design has been proposed to fit into Amenity space and provides different play opportunities such as climbing, social, imagination, balance, motor skills that can be used multiple purposes and by different age groups. The play area is at the same grade as the internal roadway. There is a bench for caregivers and for 1 bike rack for two bikes

- consider providing irrigation or using drought tolerant species in planting areas along the drive aisle due to their small soil volume.

Drought tolerant species are proposed for landscape areas along internal driveway and for Amenity area.

Panel Decision

It was moved and seconded

That DP 18-829083 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 18-829083

To the Holder: KONIC DEVELOPMENT LTD.
Property Address: 8291 AND 8311 WILLIAMS ROAD
Address: C/O LIBBY YANG
UNIT 1135 – 13700 MAYFIELD PLACE
RICHMOND, BC V6V 2E4

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 front yard setback along Williams Road from 6.0 m to 4.5 m; and
 - b) Allow one small car parking space in each of the side-by-side garages (eight small car parking spaces in total).
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #4.d 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 \$70,917.28 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 18-829083

To the Holder: KONIC DEVELOPMENT LTD.
Property Address: 8291 AND 8311 WILLIAMS ROAD
Address: C/O LIBBY YANG
UNIT 1135 – 13700 MAYFIELD PLACE
RICHMOND, BC V6V 2E4

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 , .

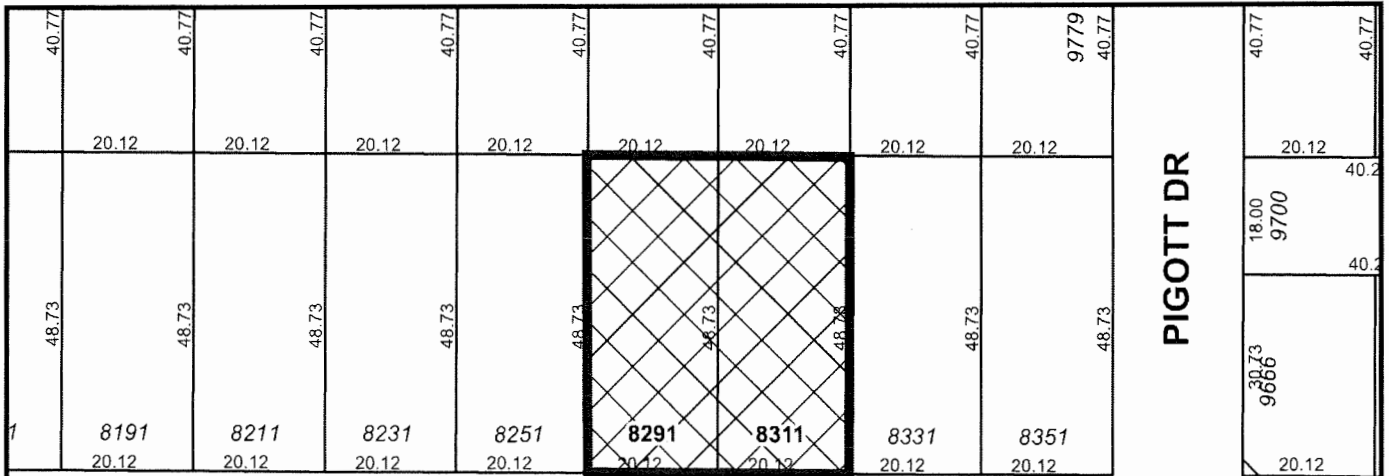
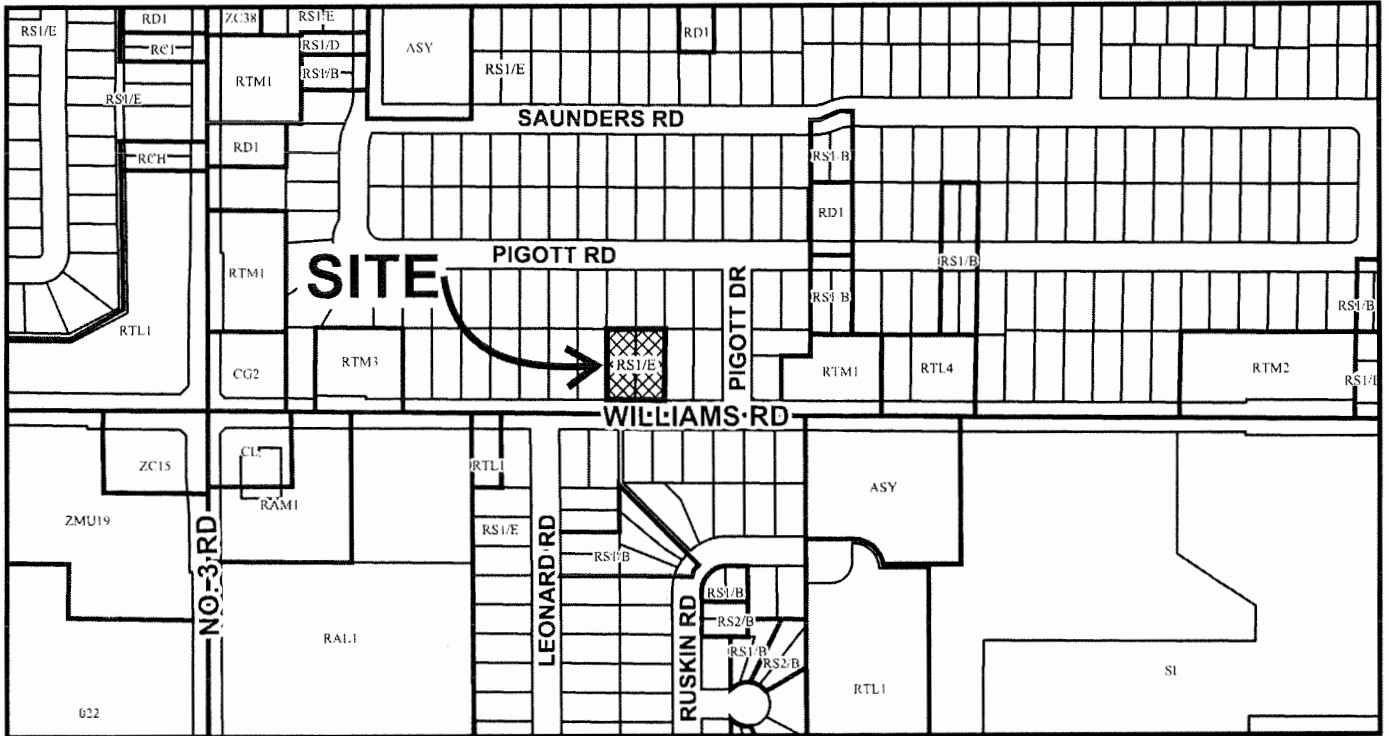
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR

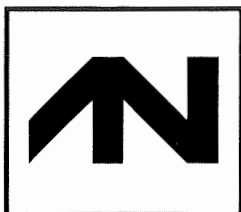


City of Richmond



WILLIAMS RD

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DP 18-829083 SCHEDULE "A"

Original Date: 08/20/18
 Revision Date:
 Note: Dimensions are in METRES



TOWNHOUSE DEVELOPMENT AT 8291 & 8311 WILLIAMS RD, RICHMOND, BC (DP 18-829083)

ISSUED FOR DPP REVIEW 2020-07-02

CONTACT LIST

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CIVIL + MECHANICAL + SURVEY
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TELEPHONE: 604-273-3157
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LEW ENGINEERING LTD.
ELECTRICAL CONSULTING ENGINEERS
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EMAIL: RLEWENG@TELUS.NET

SURVEYOR
J.C. TAM & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
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RICHMOND, BC, V6X 3Z7
CONTACT: JOHNSON TAM, B.C.L.S.
TEL: 604-214-4828; FAX: 604-214-8829
EMAIL: OFFICE@JCTAM.COM

ARBORIST
MOUNTAIN MAPLE GARDEN
& TREE SERVICE LTD.
#200, 8208 SWENSON WAY
DELTA BC V4G 1J6
CONTACT: LAURA LEIGH
TEL: 604-498-8559
MOUNTAINMAPLE@HOTMAIL.COM

DRAWING LIST

ARCHITECTURAL:

- A0.0 COVER SHEET
- A0.11 COLOR RENDERING
- A0.12 COLOR RENDERING
- A0.13 COLOR RENDERING
- A0.14 COLOR RENDERING
- A0.15 COLOR RENDERING
- A0.16 COLOR RENDERING
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- A0.18 COLOR RENDERING
- A0.19 COLOR RENDERING
- A0.2 COLOR EXTERIOR FINISH MATERIAL BOARD
- A0.3 PROJECT DATA & STATISTICS
- A0.4 SITE AERIAL PHOTO
- A0.5 SITE CONTEXT PLAN / STREET ELEVATION
- A0.6 SITE SURVEY PLAN
- A0.7 SHADOW ANALYSIS
- A1.0 SITE PLAN
- A1.1 PARKING PLAN
- A1.2 FIRE FIGHTING PLAN
- A1.3 PRIVATE OUTDOOR SPACE OVERLAY DIAGRAM
- A1.4 BUILDING / PORCH AREA OVERLAY DIAGRAM

- A2.1 LEVEL 1 FLOOR PLANS
- A2.1A LEVEL 1 AREA OVERLAY DIAGRAM
- A2.2 LEVEL 2 FLOOR PLANS
- A2.2A LEVEL 2 AREA OVERLAY DIAGRAM
- A2.3 LEVEL 3 FLOOR PLANS
- A2.3A LEVEL 3 AREA OVERLAY DIAGRAM
- AZ.4 ROOF PLANS
- A3.1 BUILDING A ELEVATIONS
- A3.2 BUILDING B ELEVATIONS
- A3.3 BUILDING C ELEVATIONS
- A3.4 BUILDING D ELEVATIONS
- A4.1 BUILDING SECTIONS
- A4.2 BUILDING SECTIONS
- A4.3 SIGHT LINE ANALYSIS DIAGRAM
- A5.1 CONVERTIBLE UNIT FLOOR PLANS

LANDSCAPE:

- L1 LANDSCAPE PLAN
- L2 SHRUB AND GRADING PLAN
- L3 LANDSCAPE DETAILS
- L4 LOT COVERAGE PLAN
- L5 TREE MANAGEMENT PLAN
- L6 LANDSCAPE SPECIFICATIONS

ELECTRICAL:

- E1 CONCEPTUAL SITE PLAN

DP 18-829083
Plan #1

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Client/Project:
WILLIAMS ROAD TOWNHOUSE
DEVELOPMENT FOR

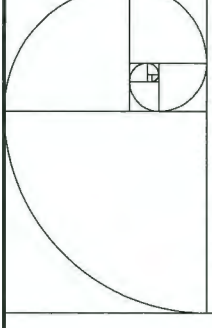
**8291 & 8311 WILLIAMS ROAD, RICHMOND, BC
DP 18-829083**

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Project No. **#8194** Scale **N.T.S.**

Drawing No. **A0.0** Sheet **Field**



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DP 18-829083
 Plan #1.b

Client/Project
 WILLIAMS ROAD TOWNHOUSE
 DEVELOPMENT FOR

8291 & 8311 WILLIAMS ROAD, RICHMOND, BC
 DP 18-829083

Scale
 1/8"=1'-0"

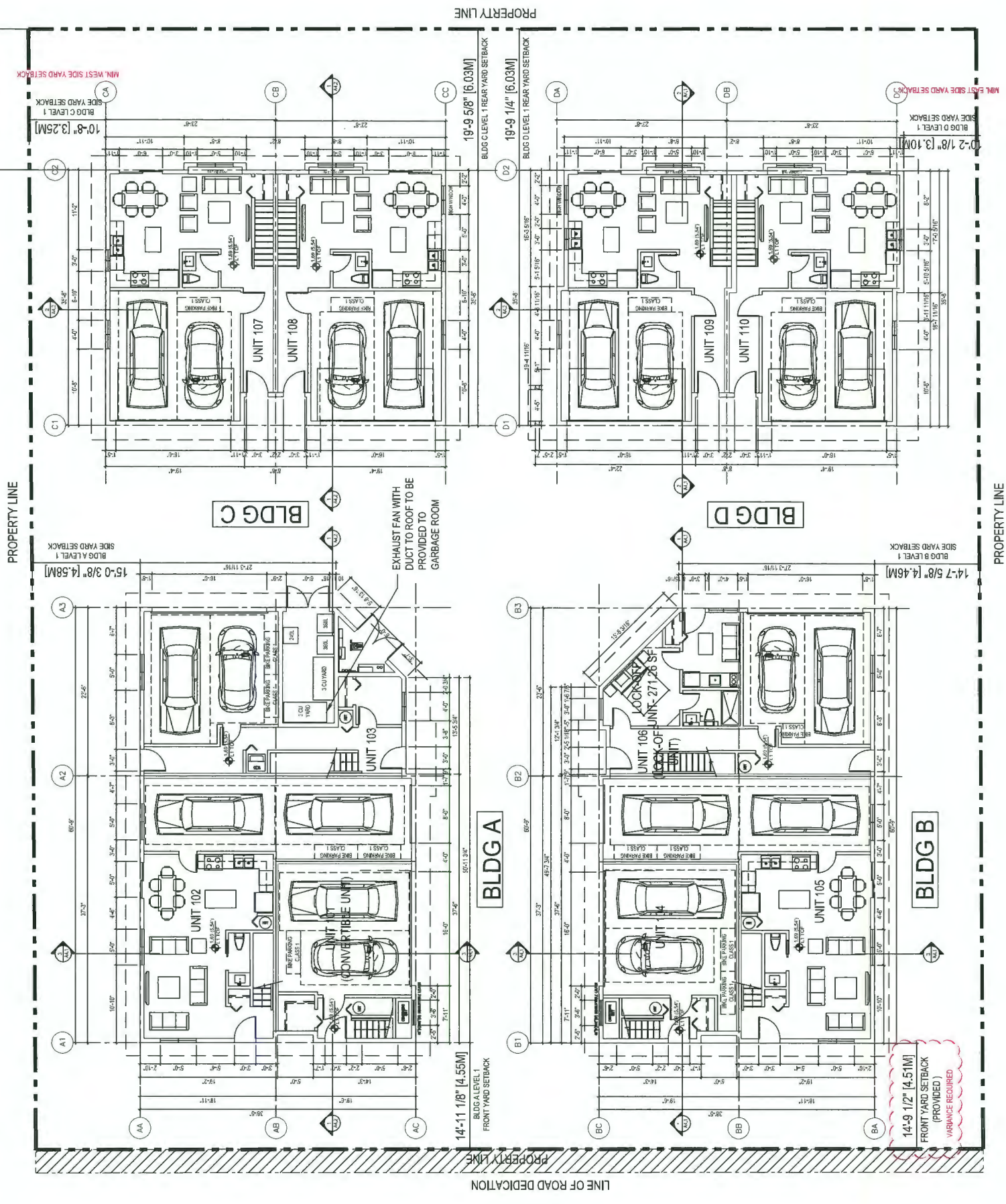
Project No.
 #8194

Sheet
 A2.0

Revision



1 LEVEL 1 FLOOR PLANS
 SCALE 1/8"=1'-0"



GENERAL NOTES:

- AGING IN PLACE FEATURES SUCH AS STARWELL HANDRAILS, SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILET, BATH TUB AND SHOWER AND LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES WILL BE PROVIDED IN ALL UNITS.
- UNIT 101 IS THE CONVERTIBLE UNIT. ITS DESIGN IS IN FULL COMPLIANCE WITH CITY'S CONVERTIBLE DESIGN GUIDELINE / CHECKLIST
- THE PROJECT WILL PROVIDE HEAT PUMP A/C UNIT WITH HRV/MECHANICAL VENTILATION SYSTEM TO ACHIEVE ENERGY EFFICIENT. FOLLOWING SUSTAINABLE FEATURES WILL ALSO BE PROVIDED IN THE PROJECT BEYOND ENERGY EFFICIENT REQUIREMENTS:
 - (A): SOLAR HOT WATER READY REQUIREMENT
 - (B): ENERGY STAR APPLIANCES AND LIGHT BULBS
 - (C): LOW E DOUBLE GLAZING WINDOWS
 - (D): POWER OUTLET IN PRIVATE GARAGE FOR CHARGING ELECTRIC CARS
- THE MECHANICAL HEATING AND COOLING SYSTEM (AIR SOURCE HEAT PUMP SYSTEM) TO COMPLY WITH RELATIVE REQUIREMENTS IN BCBC-2018 AND ASHRAE 55 REGARDING THE STANDARDS OF THERMAL COMFORT.
- 5.AN AUTOMATED IRRIGATION SYSTEM FOR FUTURE ON-GOING MAINTENANCE WILL BE INSTALLED. SEE LANDSCAPE

RECOMMENDATIONS FROM ACOUSTICAL REPORT BY BKI DATED FEB 28, 2020:

EXTERIOR WALL

THE PROPOSED WALL CONSTRUCTION OF:

- FIBRE CEMENT BOARD LAP SIDING OR CEDAR SHINGLE OR BRICK VENEER
- 1X3 PRESSURE TREATED VERTICAL STRAPPING
- WATER PROOFING MEMBRANE
- 1/2" EXT. PLYWOOD SHEATHING
- 2X6 WOOD STUDS
- R20 BATT INSULATION
- 6 MIL. POLY VAPOUR BARRIER
- 5/8" TYPE 'X' GYPSUM WALL BOARD

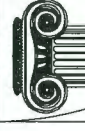
WILL PROVIDE ADEQUATE NOISE ISOLATION TO ALL INTERIOR SPACES. ANY FURTHER INCREASE IN MATERIAL THICKNESS OR DENSITY IS ACCEPTABLE.

GENERAL NOTES:

- AGING IN PLACE FEATURES SUCH AS STAIRWELL HANDRAILS, SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILET, BATHTUB AND SHOWER AND "LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES" WILL BE PROVIDED IN ALL UNITS.
- UNIT 101 IS THE CONVERTIBLE UNIT. ITS DESIGN IS IN FULL COMPLIANCE WITH CITY'S CONVERTIBLE DESIGN GUIDELINE / CHECKLIST
- THE PROJECT WILL PROVIDE HEAT PUMP AC UNIT WITH HRY MECHANICAL VENTILATION SYSTEM TO ACHIEVE ENERGY E2 STANDARD, FOLLOWING SUSTAINABLE FEATURES WILL ALSO BE PROVIDED IN THE PROJECT BEYOND ENERGY E2 REQUIREMENTS:
 - (A): SOLAR HOT WATER READY REQUIREMENT
 - (B): ENERGY STAR APPLIANCES AND LIGHT BULBS
 - (C): LOW E DOUBLE GLAZING WINDOWS
 - (D): POWER OUTLET IN PRIVATE GARAGE FOR CHARGING ELECTRIC CARS
4. THE MECHANICAL HEATING AND COOLING SYSTEM (AIR SOURCE HEAT PUMP SYSTEM) TO COMPLY WITH RELATIVE REQUIREMENTS IN BCBC-2018 AND ASHRAE 55 REGARDING THE STANDARDS OF THERMAL COMFORT.
5. AN AUTOMATED IRRIGATION SYSTEM FOR FUTURE ONGOING MAINTENANCE WILL BE INSTALLED. SEE LANDSCAPE

RECOMMENDATIONS FROM ACOUSTICAL REPORT BY BKL DATED FEB 28, 2020:

- EXTERIOR WALL**
- THE PROPOSED WALL CONSTRUCTION OF:
 - FIBRE CEMENT BOARD LAP SIDING OR CEDAR SHINGLE OR BRICK VENEER
 - 1X3 PRESSURE TREATED VERTICAL STRAPPING
 - WATER PROOFING MEMBRANE
 - 1/2" EXT. PLYWOOD SHEATHING
 - 2X6 WOOD STUDS
 - R20 BATT INSULATION
 - 6 MIL. POLY VAPOUR BARRIER
 - 5/8" TYPE 'X' GYPSUM WALL BOARD
 - WILL PROVIDE ADEQUATE NOISE ISOLATION TO ALL INTERIOR SPACES. ANY FURTHER INCREASE IN MATERIAL THICKNESS OR DENSITY IS ACCEPTABLE.



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DP 18-829083
 Plan #1.c

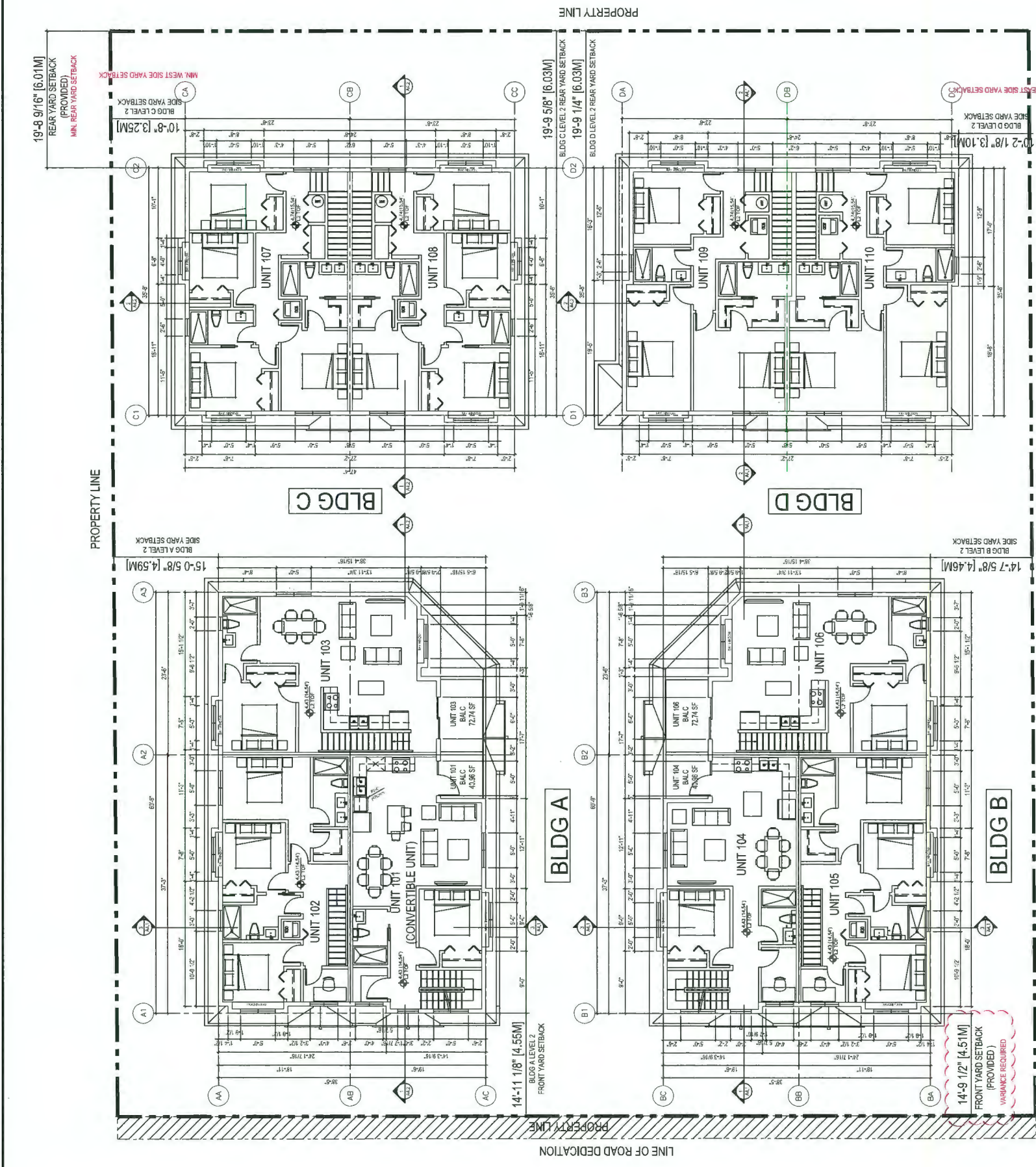
Client: **WILLIAMS ROAD TOWNHOUSE DEVELOPMENT FOR**

8291 & 8311 WILLIAMS ROAD, RICHMOND, BC
 DP 18-829083

KONIG
 AN IRVING COMPANY

LEVEL 2 FLOOR PLANS

Project No. #8194
 Scale 1/8"=1'-0"
 Drawing No. A2.1
 Sheet 1 of 1



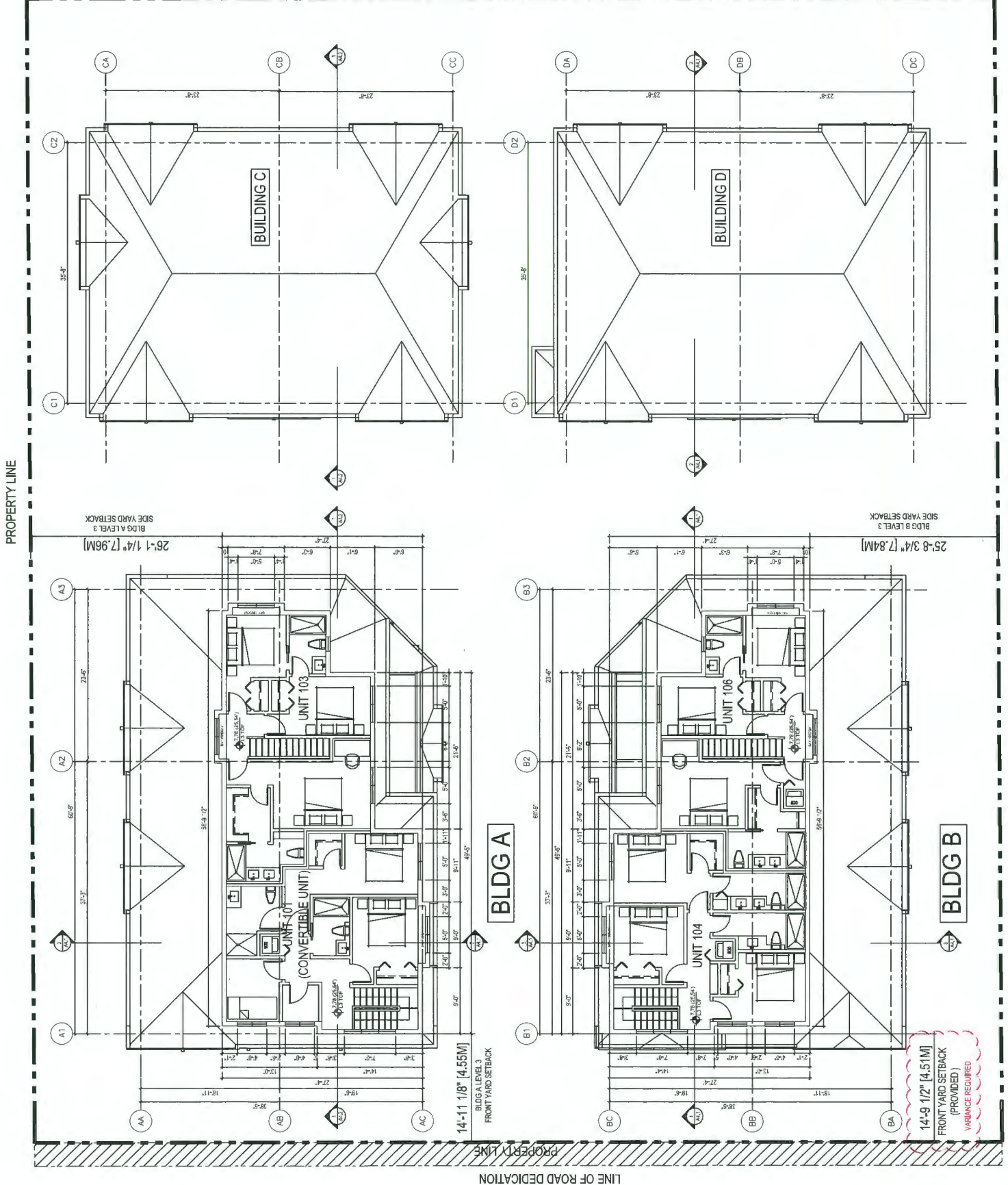
1 LEVEL 2 FLOOR PLANS
 SCALE 1/8"=1'-0"

GENERAL NOTES:

- AGING IN PLACE FEATURES SUCH AS STAIRWELL HANDRAILS, SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILET, BATHUB AND SHOWER AND LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES WILL BE PROVIDED IN ALL UNITS.
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 - (C) LOW E DOUBLE GLAZING WINDOWS
 - (D) POWER OUTLET IN PRIVATE GARAGE FOR CHARGING ELECTRIC CARS
- THE MECHANICAL HEATING AND COOLING SYSTEM (AIR SOURCE HEAT PUMP SYSTEM) TO COMPLY WITH RELATIVE REQUIREMENTS IN BCBC-2018 AND ASHRAE 55 REGARDING THE STANDARDS OF THERMAL COMFORT.
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RECOMMENDATIONS FROM ACOUSTICAL REPORT BY BKL DATED FEB 28, 2020:

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 - 2X6 WOOD STUDS
 - R20 BATT INSULATION
 - 6 MIL POLY VAPOUR BARRIER
 - 5/8" TYPE X GYPSUM WALL BOARD
- WILL PROVIDE ADEQUATE NOISE ISOLATION TO ALL INTERIOR SPACES. ANY FURTHER INCREASE IN MATERIAL THICKNESS OR DENSITY IS ACCEPTABLE.



1 LEVEL 3 FLOOR PLANS
SCALE 1/8"=1'-0"



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ISSUED FOR PERMITS	17.06.20	JL
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DP 18-829083
Plan #1.d

Client/Project
WILLIAMS ROAD TOWNHOUSE DEVELOPMENT FOR

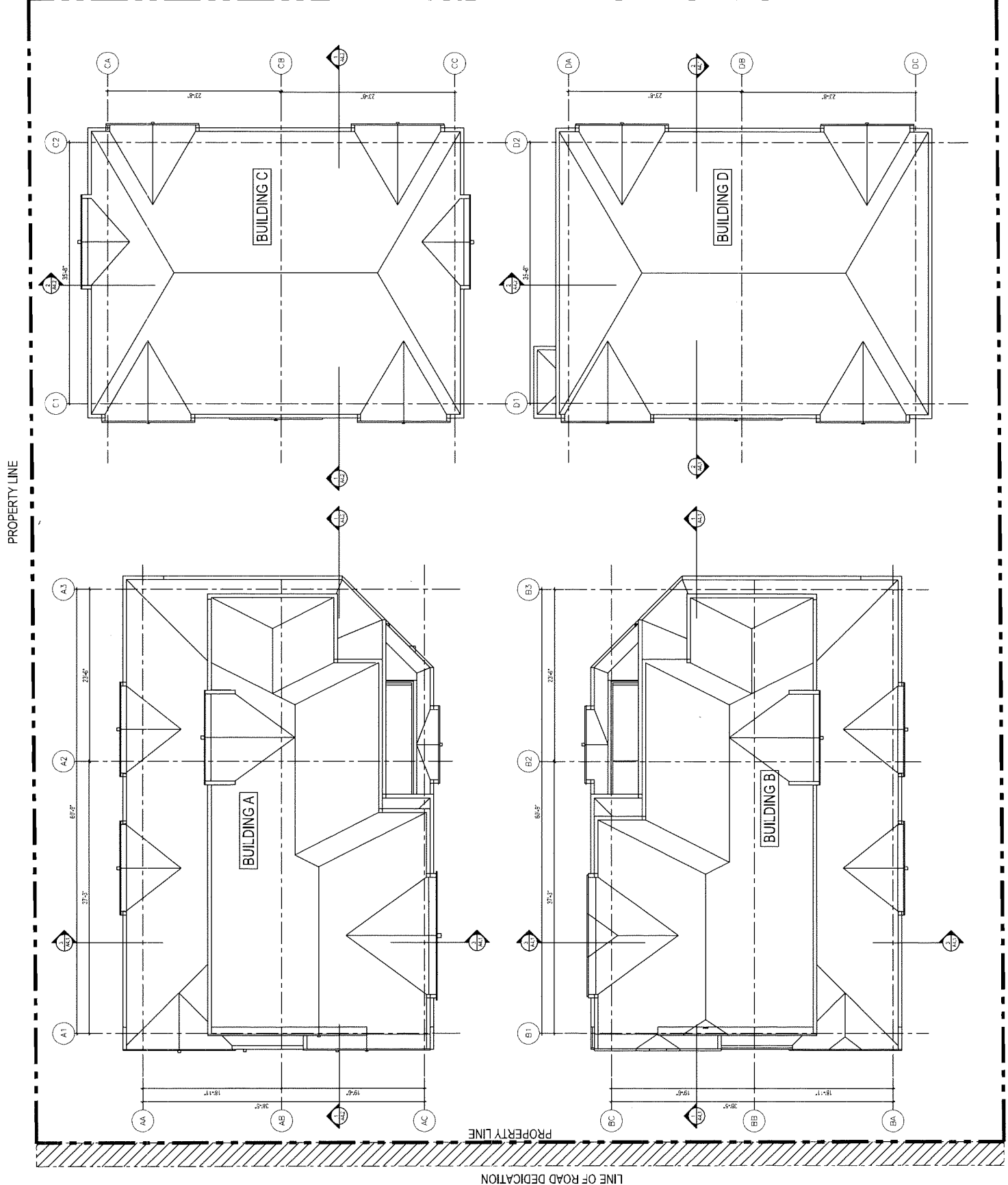
8291 & 8311 WILLIAMS ROAD, RICHMOND, BC
DP 18-829083

KONIG
BY THE DESIGN

LEVEL 2 FLOOR PLANS

Project No. #8194
Scale 1/8"=1'-0"
Drawing No. A2.2
Revision

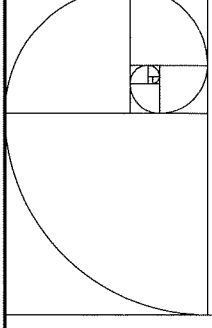
- GENERAL NOTES:**
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 5. AN AUTOMATED IRRIGATION SYSTEM FOR FUTURE ON-GOING MAINTENANCE WILL BE INSTALLED. SEE LANDSCAPE



PROPERTY LINE

PROPERTY LINE

1 ROOF PLANS
A2.4 SCALE 1/8"=1'-0"



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DP 18-829083
Plan #1.e

Client/Project
WILLIAMS ROAD TOWNHOUSE
DEVELOPMENT FOR

8291 & 831 WILLIAMS ROAD, RICHMOND, BC
DP 18-829083

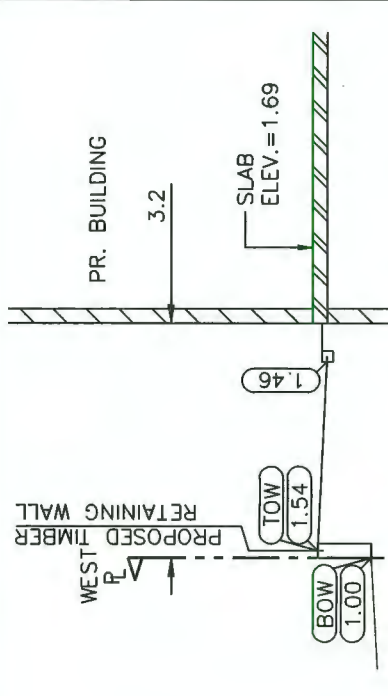
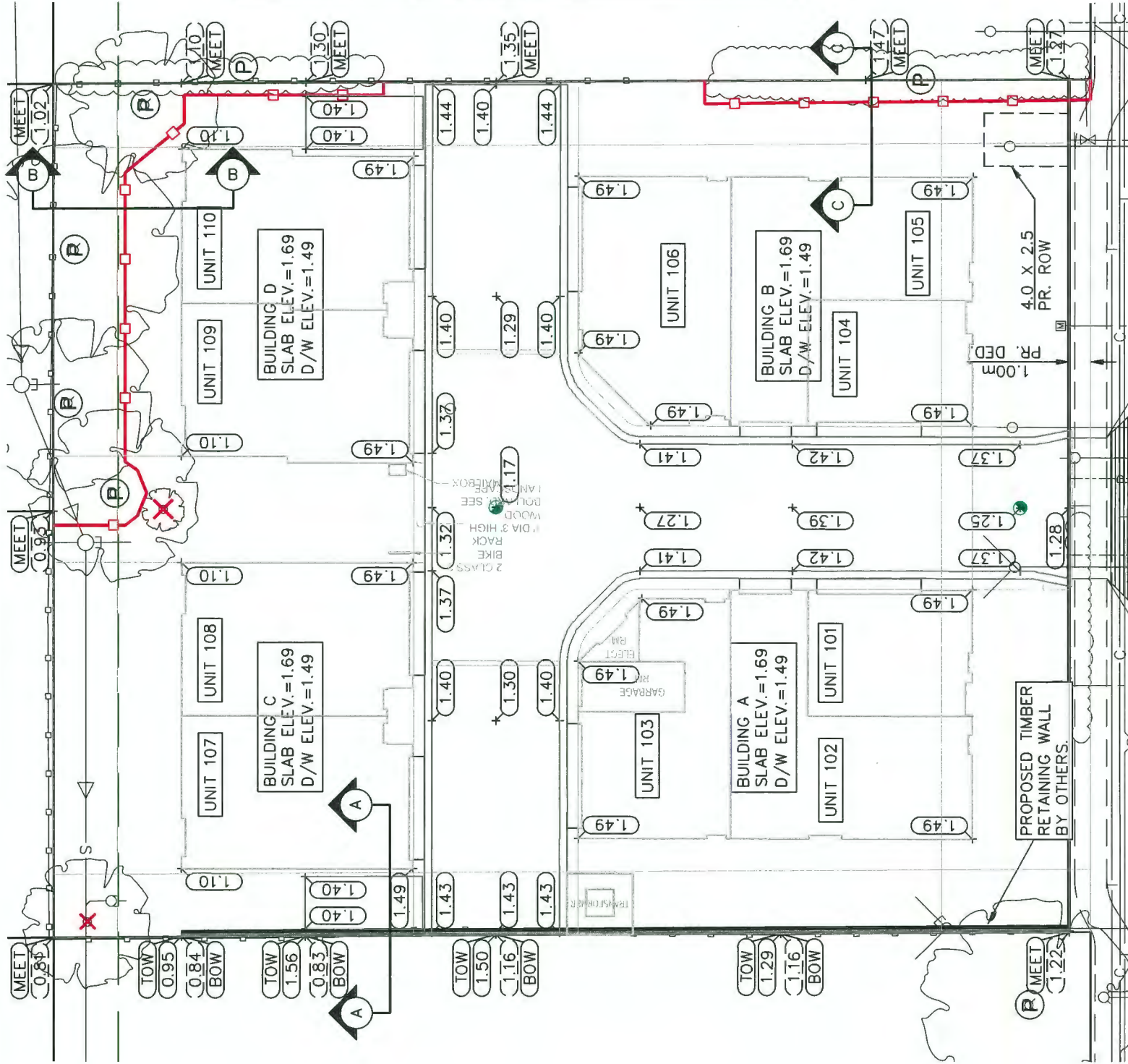
ROOF PLANS

Project No.
#8194

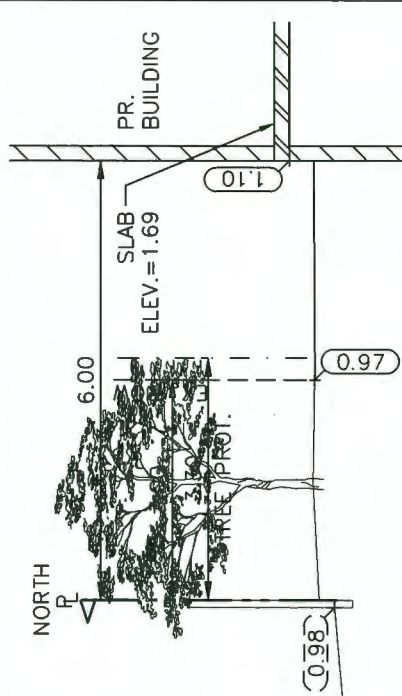
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Sheet
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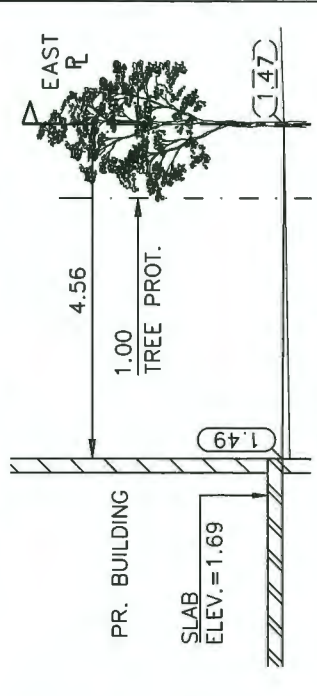
Revision



SECTION A-A
SCALE: 1:100 HOR.; NTS VER.



SECTION B-B
SCALE: 1:100 HOR.; NTS VER.



SECTION C-C
SCALE: 1:100 HOR.; NTS VER.

SITE GRADE CALCULATIONS

AVERAGE PROP. SITE GRADE =

AVG. BLDG. GRADE+AVG. EX. SITE CORNER GRADE / 2

AVERAGE BLDG. GRADE = $(1.30m + 1.30m + 1.49m + 1.49m) / 4 = 1.40m$

AVERAGE EX. SITE CORNER GRADE = $(1.02m + 0.81m + 1.22m + 1.27m) / 4 = 1.08m$

AVERAGE PROP SITE GRADE = 1.33m

PROPOSED FILL = (AVG. PROP. SITE GRADE - AVG. EX. SITE GRADE) * SITE AREA

= $(1.33m - 1.08m) * 1920m^2 = 423m^3$

DP 18-829083
Plan #1.f

LEGEND

X	TREE TO BE REMOVED
P	TREE TO BE PRESERVED
—	TREE PROTECTION FENCE

PLAN
SCALE: 1:250

City of Richmond
6911 No. 3 ROAD RICHMOND B.C. V6Y 2C1

TITLE: LOT GRADING
8291 & 8311 WILLIAMS ROAD
CITY FILE:

DESIGN:	AR
DRAWN:	GG DWG. No.:
CHECKED:	TS SCALE: 1 : 250 DATE: SEP 2019
ENGINEER:	TS SEC. No.: 28-4-6 SHT No.: 1 OF 1

REV#	DATE	BY	CH.	DESCRIPTION	REVISIONS
4.	26 JUN 2020	AR	TS	DP RESUBMISSION	DP RESUBMISSION
3.	17 JUN 2020	AR	TS	DP RESUBMISSION	DP RESUBMISSION
2.	24 FEB 2020	AR	TS	DP RESUBMISSION	DP RESUBMISSION
1.	12 NOV 2019	AR	TS	DP RESUBMISSION	DP RESUBMISSION
0.	25 SEPT 2019	AR	TS	DP SUBMISSION	DP SUBMISSION

CoreConcept CONSULTING LTD.
#220-2639 Viking Way, Richmond, BC, V6V 3B7
www.coreconceptconsulting.com

KONIC DEVELOPMENT INC.
Core Concept Consulting Project No. 18090
DWG. 1 OF 1

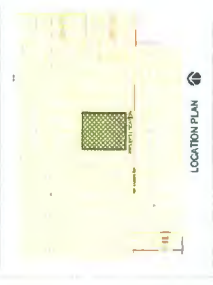
tel : 604.249.5040
fax : 604.249.5041

16 JUN 2020

NO	DATE	DESCRIPTIONS
1	10FEB20	SITE PLAN UPDATED
2	01JUN20	CITY COMMENTS

NO	DATE	DESCRIPTIONS
1	20DEC19	FOR CITY COMMENTS
2	12FEB20	FOR CITY COMMENTS RESUB
3	04JUN20	FOR CITY COMMENTS RESUB

NO	DATE	DESCRIPTIONS
1	20DEC19	FOR CITY COMMENTS
2	12FEB20	FOR CITY COMMENTS RESUB
3	04JUN20	FOR CITY COMMENTS RESUB



ARCHITECTURE
INTERIOR
DESIGN
PLANNING

PROJECT NAME & CIVIC ADDRESS:
WILLIAMS ROAD TOWNHOUSE
DEVELOPMENT FOR

KONIG
ARCHITECTURE

8291 & 8311 WILLIAMS ROAD, RICHMOND, BC
DRAWING TITLE

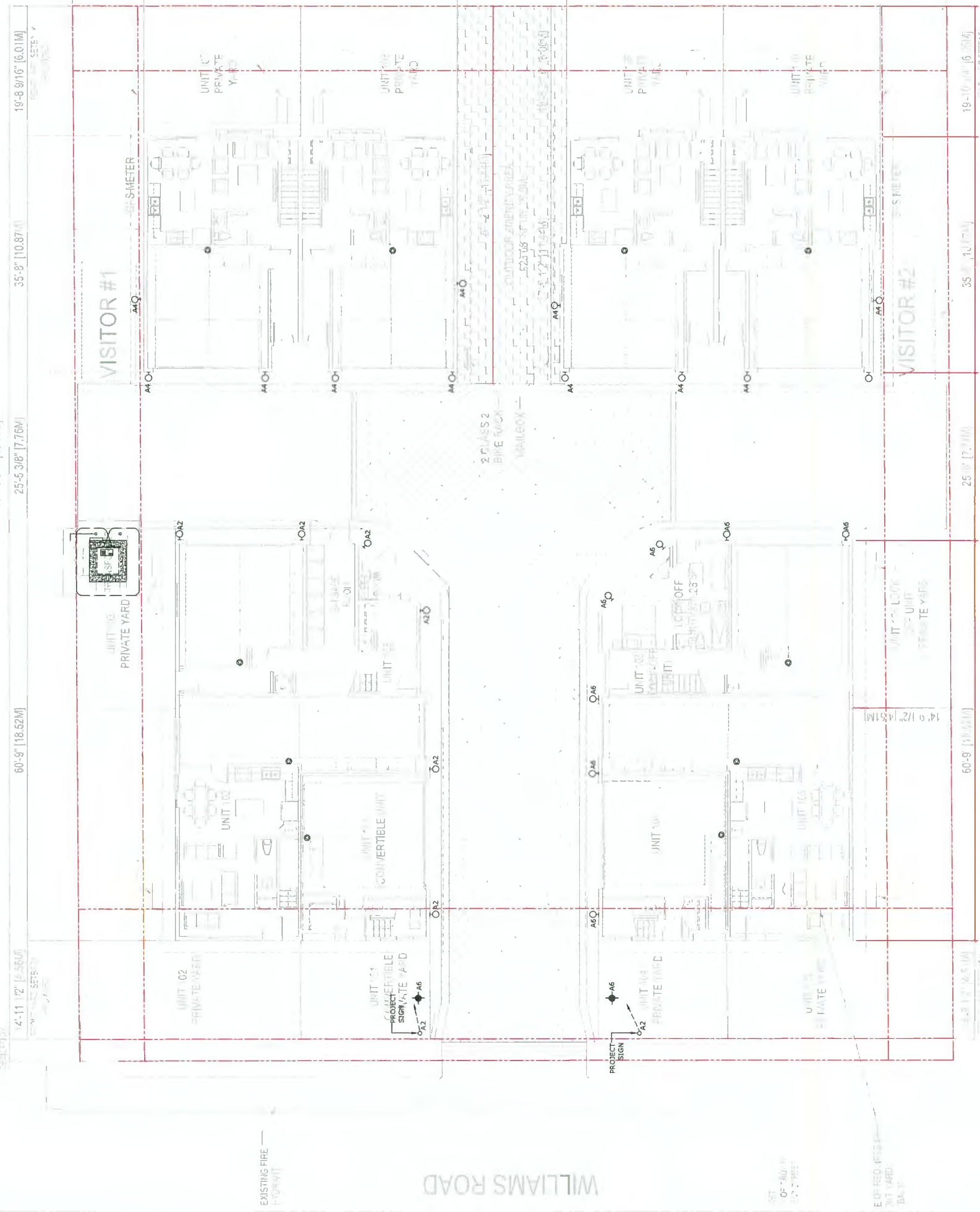
ELECTRICAL CONSULTANT
LIEW ENGINEERING LTD
Electrical Engineering
108-11211 Humberway Way
Richmond, BC V7A 5G7
Tel/Fax: 604-277-3157
Email: lieweng@liewe.net

DATE: 1600717
SCALE: AS SHOWN
DESIGN BY: RLK/APPN
DRAWN BY: RLK/ACC
CHECKED BY: RLK
PROJ. NO: 1739
SHEET NO: E1.1

SITE LIGHTING PLAN

**DP 18-829083
Plan #1.0**

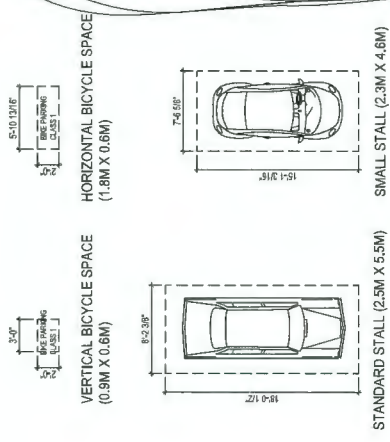
SYMBOL	DESCRIPTION
♀	WALL MOUNTED COMPACT LED LIGHT, OPAL LENS, SUITABLE FOR EXTERIOR USE.
●	42" H BOLLARDS, ROUND, DARK BRONZE FINISH C/W POLYCARBONATE LENS, MOUNT ON 8" DIA. x 8" DEEP CONCRETE BASE WITH ANCHOR BOLTS.
⊙	ELECTRICAL VEHICLE CHARGING STATION - LEVEL 2; SINGLE CPMA 6-50A, 240V RECEPTACLE FED BY 288 CU FROM UNIT PANEL PROTECTED BY A 30A BREAKER.
⊚	STEP LIGHTS; RECESSED, LED 120V, POLYCARBONATE LENS, APPROVED FOR WET LOCATIONS.



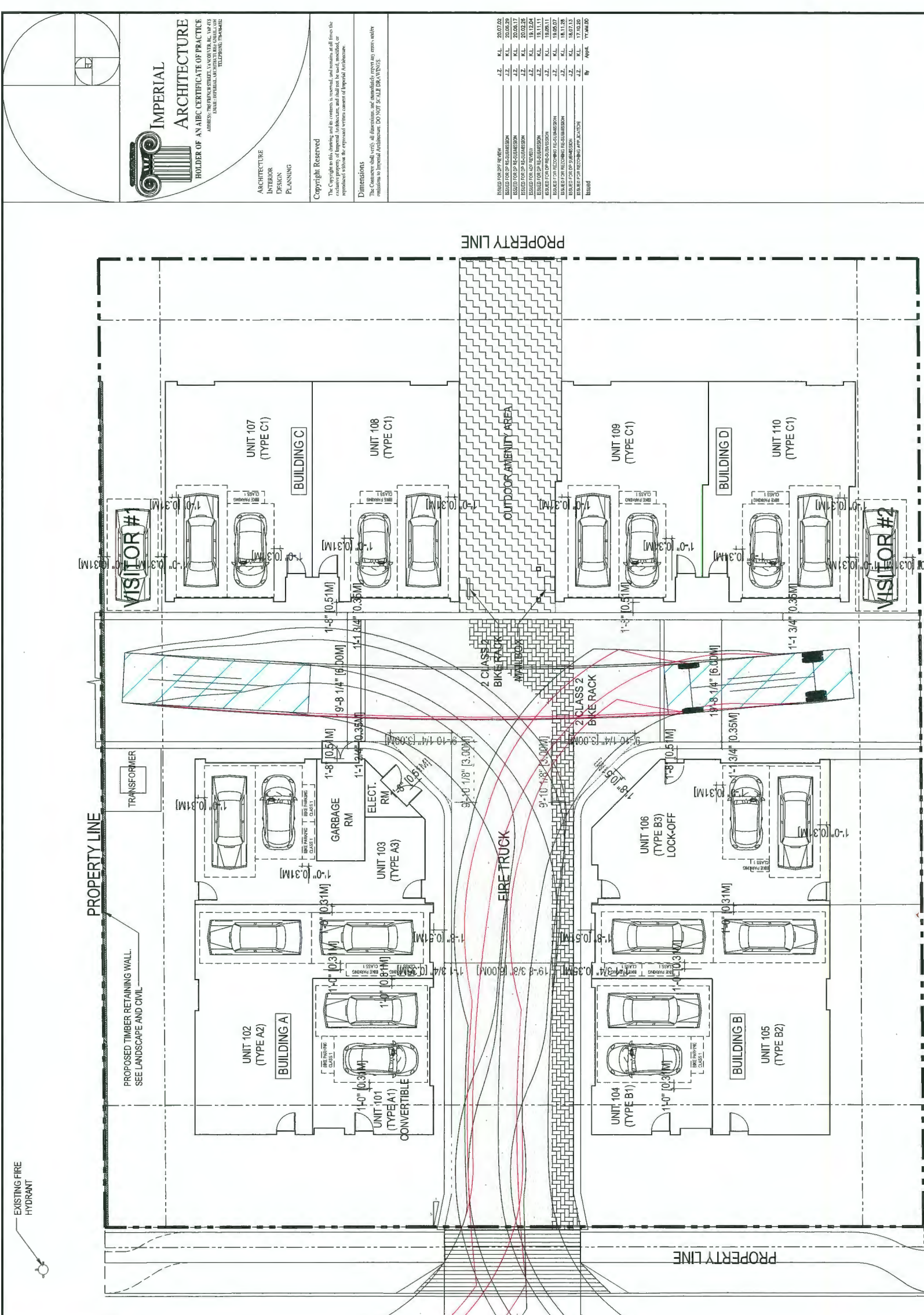
SITE PLAN
1/8"=1'-0"

SCALE - SEE REFERENCE TO NEIGHBORING PLANS

VARIANCE REQUIRED: SMALL CAR PARKING STALLS
 TRUCK TURNING DIAGRAM:
 SU-9 TRUCK TURNING DIAGRAM SIMULATION
 GENERATED BY AUTOTURN SOFTWARE.
 REFER TO CIVIL DRAWING - TRUCK TURNING MOVEMENT
 PLAN FOR MORE INFORMATION



STANDARD STALL (2.5M X 5.5M)
 SMALL STALL (2.3M X 4.6M)
PARKING PLAN
 SCALE 1/8"=1'-0"



Parking Calculation

Requirement	Class	Area (sqm)	Units	Visitor	Notes
Residential Parking Required	Class 1	20,000	200	20	
Non-Residential Parking Required	Class 2	10,000	100	10	
Visitor Parking Required	Class 3	2,000	20	2	
Garage Parking	Class 4	1,000	10	1	
Electric Vehicle Parking	Class 5	500	5	0	
Bicycle Parking	Class 6	100	10	0	
Total			335	33	

IMPERIAL ARCHITECTURE
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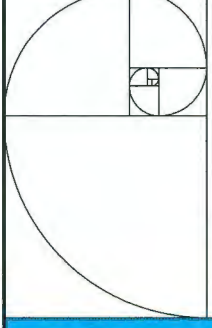
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Classified: **WILLIAMS ROAD TOWNHOUSE DEVELOPMENT FOR**

Project No: **#8194**
 Scale: **1/8"=1'-0"**
 Drawing Yr.: **A1.1**
 Sheet: **A1.1**
 Revision

KONIG BY FLORENT
 8291 & 8311 WILLIAMS ROAD, RICHMOND, BC
 DP 18-829083

PARKING PLAN (PLAN #2)



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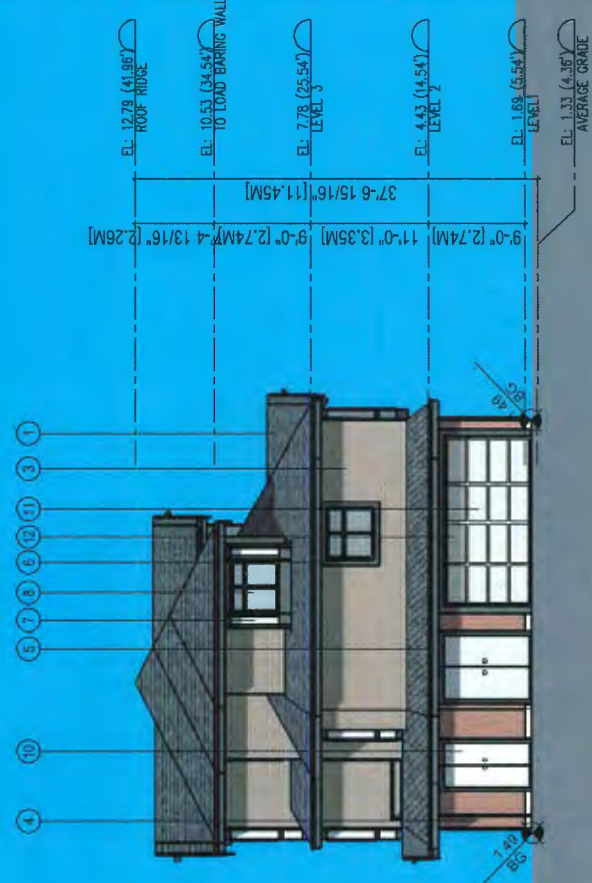
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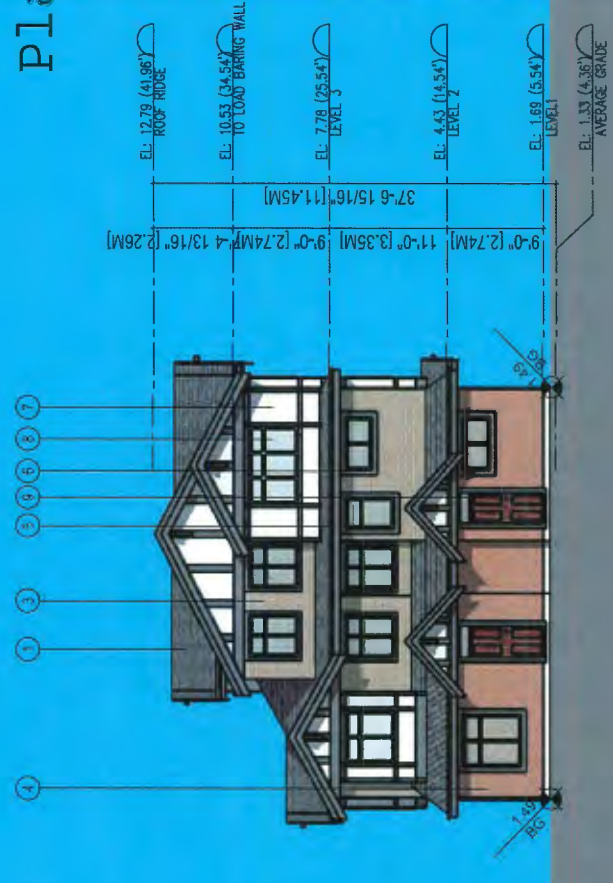
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 Plan #3

Client/Project
 WILLIAMS ROAD TOWNHOUSE DEVELOPMENT FOR
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 8291 & 8311 WILLIAMS ROAD, RICHMOND, BC
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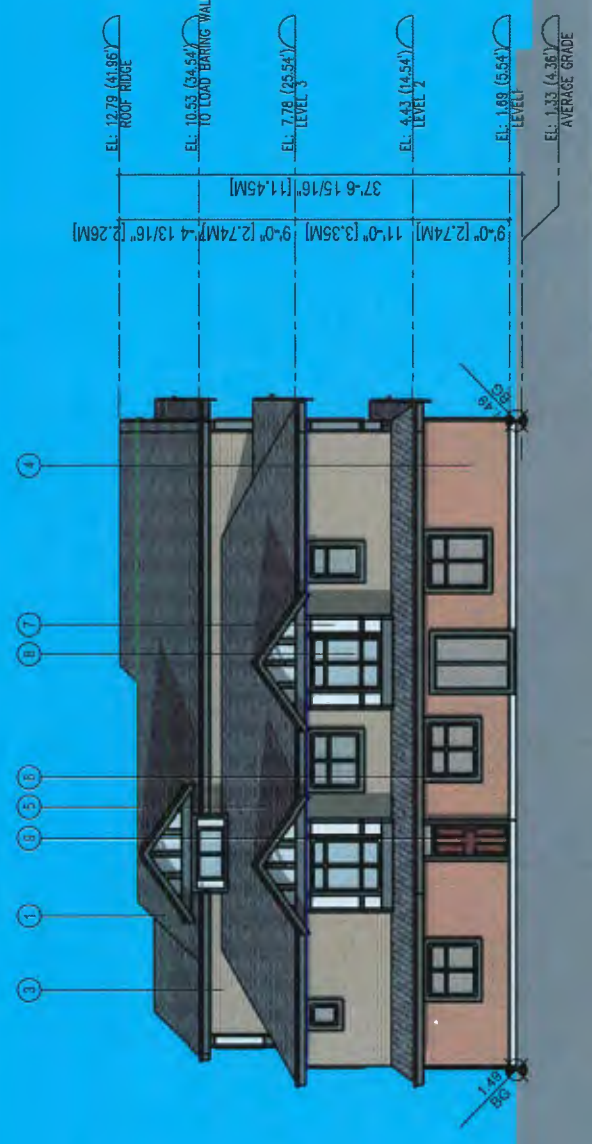
Building A
 ELEVATIONS
 Project No. #8194
 Scale 1/8"=1'-0"
 Drawing No. A3.1
 Sheet
 Revision



2 BUILDING A NORTH ELEVATION
 SCALE 1/8"=1'-0"
 A3.1



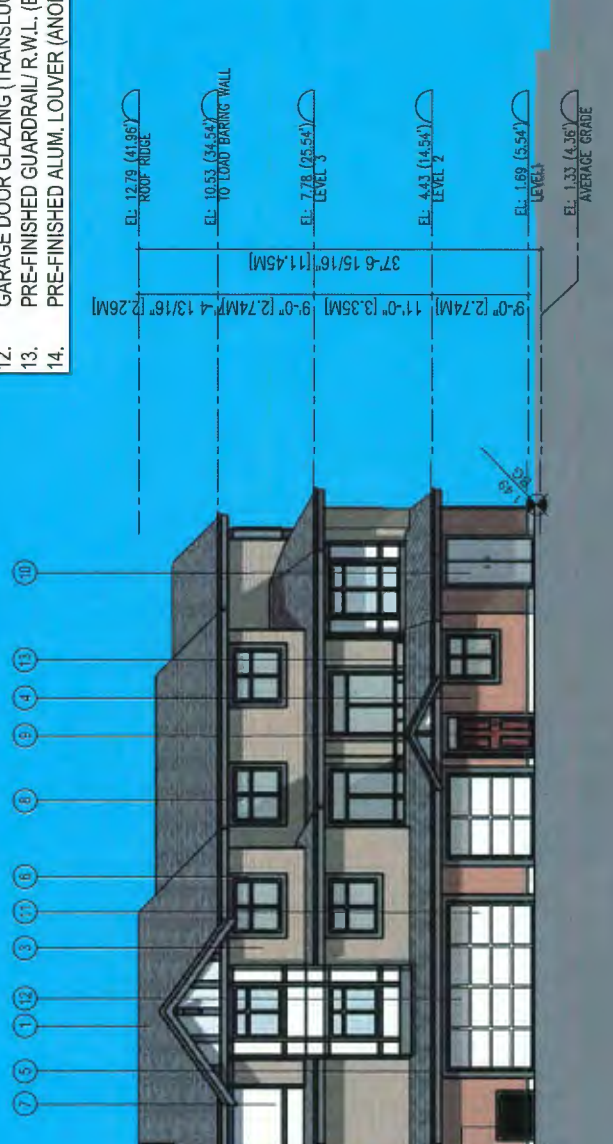
4 BUILDING A SOUTH ELEVATION
 SCALE 1/8"=1'-0"
 A3.1



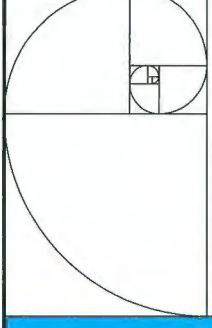
1 BUILDING A WEST ELEVATION
 SCALE 1/8"=1'-0"
 A3.1

EXTERIOR FINISH MATERIAL SCHEDULE

- HIGH PROFILE ASPHALT SHINGLES (DARK GREY)
- HARDIE LAP SIDING (BEIGE)
- HARDIE LAP SIDING (LIGHT BROWN)
- BRICK CLADDING (RED)
- FASCIA BOARD (DARK GREY)
- WOOD TRIM (DARK GREY)
- HARDIE BOARD PANEL (LIGHT GREY)
- DOUBLE GLAZED VINYL WINDOW W/ DARK GREY FRAME
- STAINED WOOD DOOR (DARK BROWN)
- PRE-FINISHED METAL DOOR (LIGHT GREY)
- GARAGE DOOR METAL PANEL (LIGHT GREY)
- GARAGE DOOR GLAZING (TRANSLUCENT)
- PRE-FINISHED GUARDRAIL/R.W.L. (BLACK)
- PRE-FINISHED ALUM. LOUVER (ANODIZED ALUM.)



3 BUILDING A EAST ELEVATION
 SCALE 1/8"=1'-0"
 A3.1



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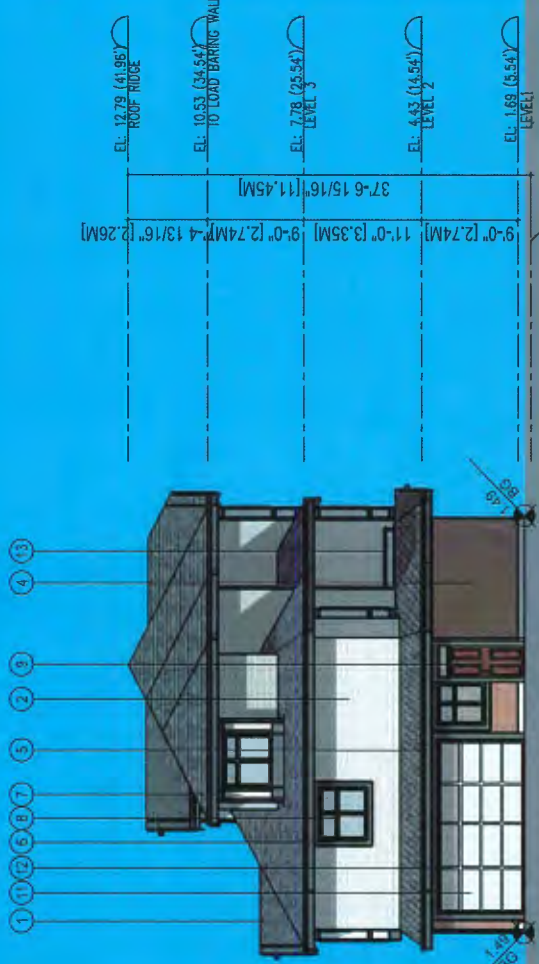
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REVISED FOR PERMITS	17.10.09	J.L.	K.L.
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DP 18-829083
 Plan #3.a

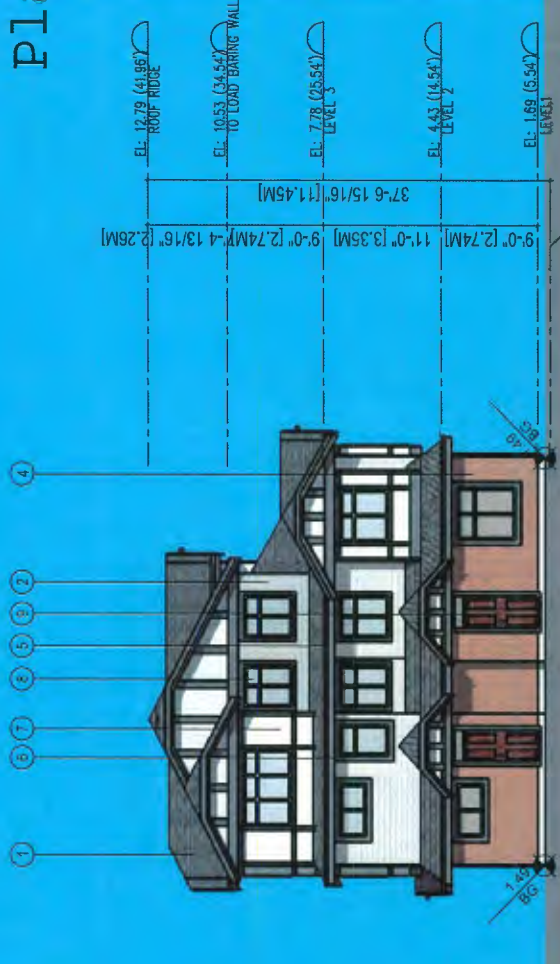
Client/Title
 WILLIAMS ROAD TOWNHOUSE DEVELOPMENT FOR

KONIG AN LLP
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 DP 18-829083

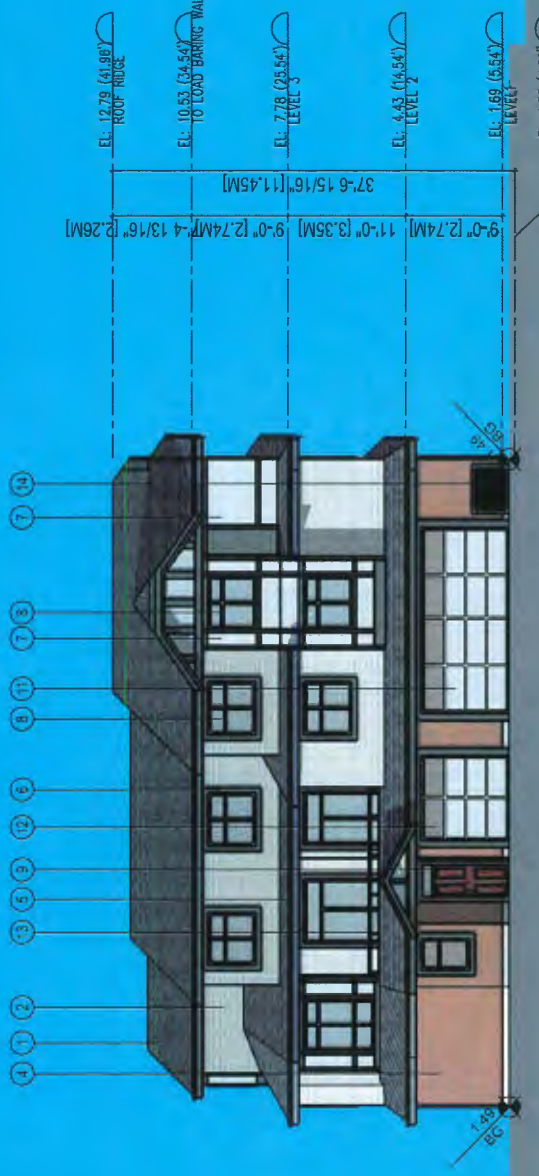
BUILDING B ELEVATIONS
 Scale 1/8"=1'-0"
 Project No. #8194
 Drawing No. A3.2
 Revision



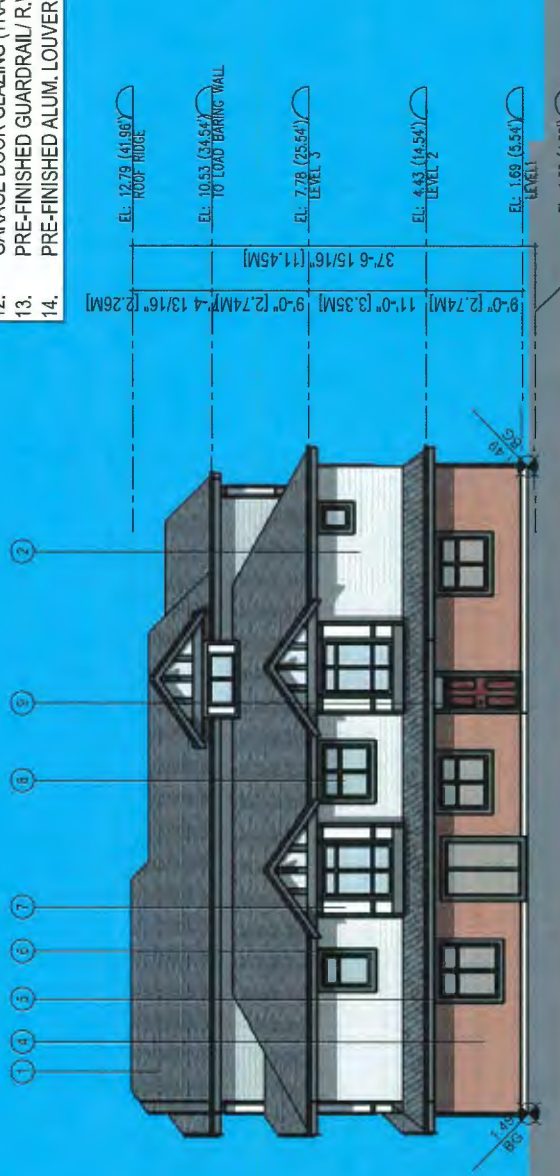
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 SCALE 1/8"=1'-0"
 A3.2



4 BUILDING B SOUTH ELEVATION
 SCALE 1/8"=1'-0"
 A3.2



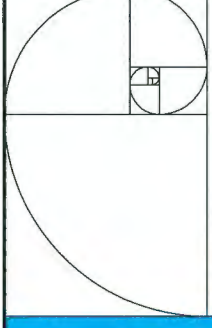
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 SCALE 1/8"=1'-0"
 A3.2



3 BUILDING B EAST ELEVATION
 SCALE 1/8"=1'-0"
 A3.2

EXTERIOR FINISH MATERIAL SCHEDULE

- HIGH PROFILE ASPHALT SHINGLES (DARK GREY)
- HARDIE LAP SIDING (BEIGE)
- HARDIE LAP SIDING (LIGHT BROWN)
- BRICK CLADDING (RED)
- FASCIA BOARD (DARK GREY)
- WOOD TRIM (DARK GREY)
- HARDIE BOARD PANEL (LIGHT GREY)
- DOUBLE GLAZED VINYL WINDOW W/ DARK GREY FRAME
- STAINED WOOD DOOR (DARK BROWN)
- PREFINISHED METAL DOOR (LIGHT GREY)
- GARAGE DOOR METAL PANEL (LIGHT GREY)
- GARAGE DOOR GLAZING (TRANSLUCENT)
- PRE-FINISHED GUARDRAIL/R.W.L. (BLACK)
- PRE-FINISHED ALUM. LOUVER (ANODIZED ALUM.)



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DP 18-829083
 Plan #3.b

Client/Project
 WILLIAMS ROAD TOWNHOUSE
 DEVELOPMENT FOR
KONIG
 REALTY INC.
 8291 & 8311 WILLIAMS ROAD, RICHMOND, BC
 DP 18-829083

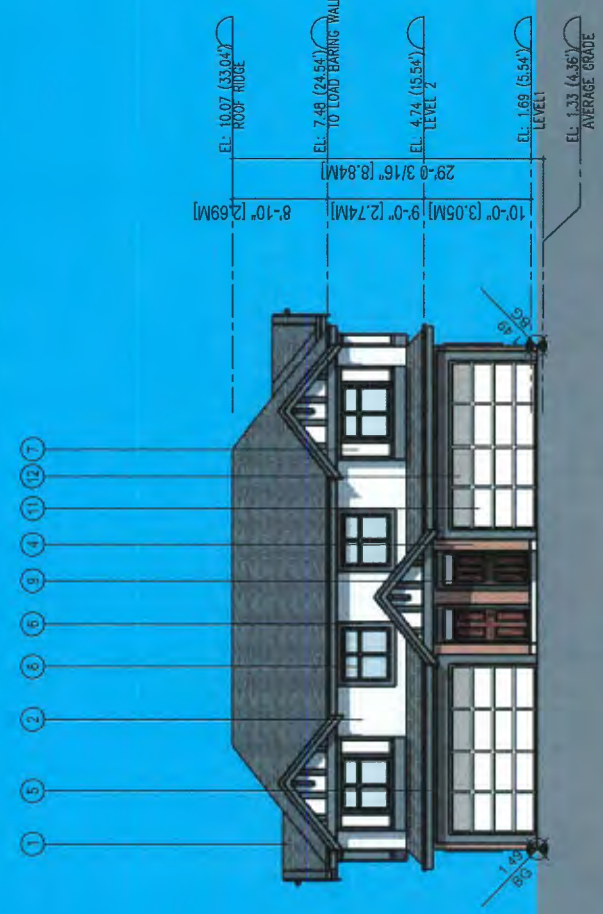
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 ELEVATIONS

Project No.
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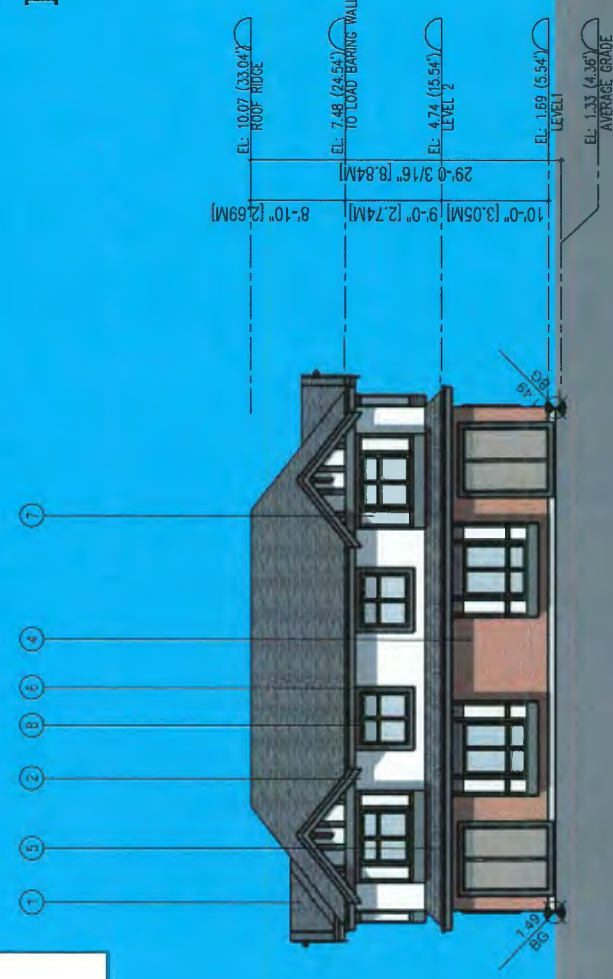
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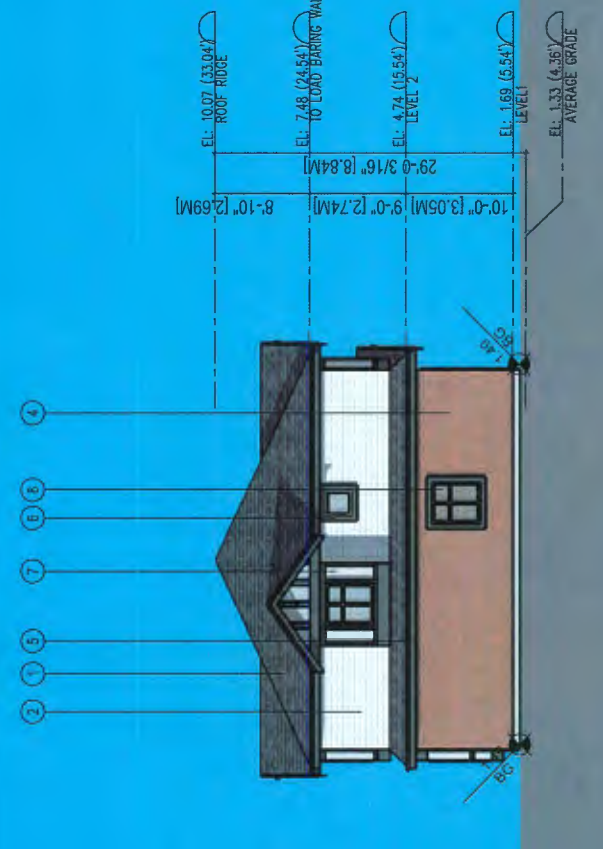
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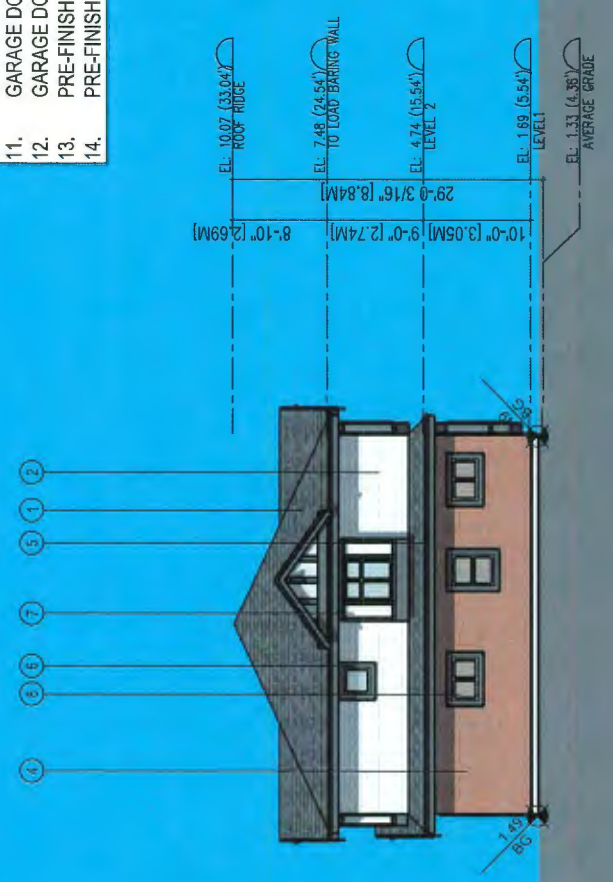
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 SCALE 1/8"=1'-0"
 A3.3



4 BUILDING C NORTH ELEVATION
 SCALE 1/8"=1'-0"
 A3.3



1 BUILDING C WEST ELEVATION
 SCALE 1/8"=1'-0"
 A3.3

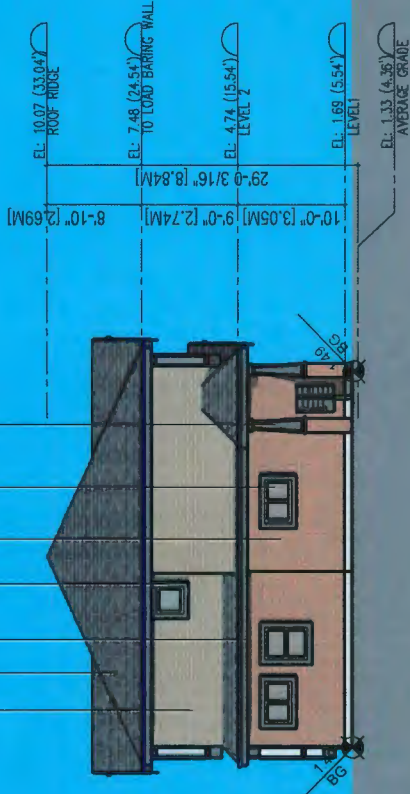


3 BUILDING C EAST ELEVATION
 SCALE 1/8"=1'-0"
 A3.3

EXTERIOR FINISH MATERIAL SCHEDULE

- HIGH PROFILE ASPHALT SHINGLES (DARK GREY)
- HARDIE LAP SIDING (BEIGE)
- HARDIE LAP SIDING (LIGHT BROWN)
- BRICK CLADDING (RED)
- FASCIA BOARD (DARK GREY)
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- HARDIE BOARD PANEL (LIGHT GREY)
- DOUBLE GLAZED VINYL WINDOW W/ DARK GREY FRAME
- STAINED WOOD DOOR (DARK BROWN)
- PREFINISHED METAL DOOR (LIGHT GREY)
- GARAGE DOOR METAL PANEL (LIGHT GREY)
- GARAGE DOOR GLAZING (TRANSLUCENT)
- PRE-FINISHED GUARDRAIL/ R.W.L. (BLACK)
- PRE-FINISHED ALUM. LOUVER (ANODIZED ALUM.)

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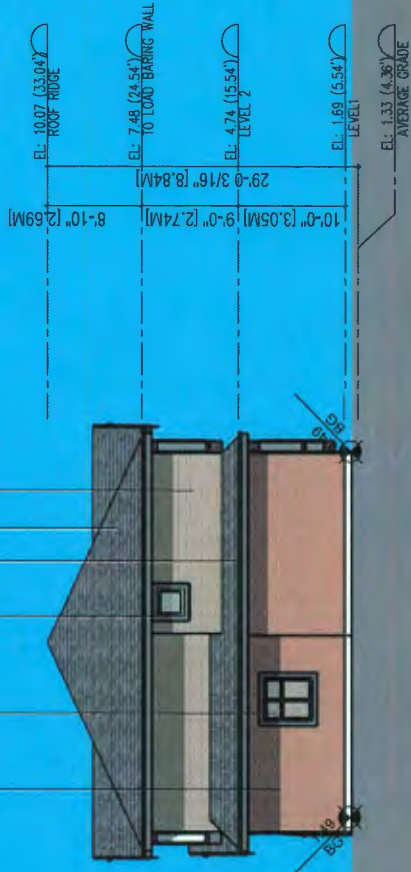
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SCALE 1/8"=1'-0"
A3.4

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2 BUILDING D SOUTH ELEVATION
SCALE 1/8"=1'-0"
A3.4

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3 BUILDING D EAST ELEVATION
SCALE 1/8"=1'-0"
A3.4

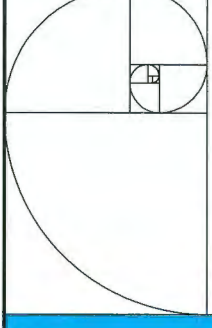
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4 BUILDING D NORTH ELEVATION
SCALE 1/8"=1'-0"
A3.4

EXTERIOR FINISH MATERIAL SCHEDULE

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- HARDIE LAP SIDING (BEIGE)
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- BRICK CLADDING (RED)
- FASCIA BOARD (DARK GREY)
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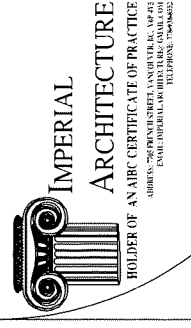
DP 18-829083
 Plan #3.c

Client/Owner
 WILLIAMS ROAD TOWNHOUSE DEVELOPMENT FOR
 KENIG
 8291 & 8311 WILLIAMS ROAD, RICHMOND, BC
 DP 18-829083

BUILDING D ELEVATIONS

Project No. #8194
 Scale 1/8"=1'-0"
 Drawing No. Sheet

A3.4 of



ARCHITECTURE
INTERIOR
DESIGN
PLANNING

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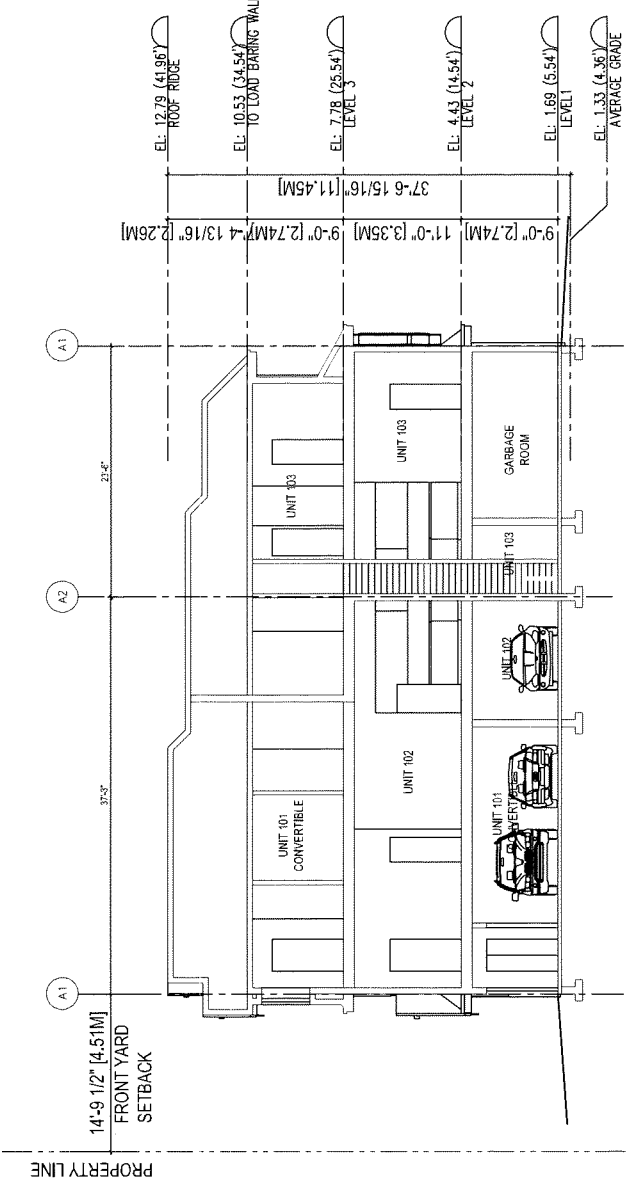
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ISSUED FOR PERMITS SUBMISSION	22.06.2022	K.L.	T.P.
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ISSUED FOR PERMITS SUBMISSION	22.06.2022	K.L.	T.P.
ISSUED FOR PERMITS SUBMISSION	22.06.2022	K.L.	T.P.
ISSUED FOR PERMITS SUBMISSION	22.06.2022	K.L.	T.P.
ISSUED FOR PERMITS SUBMISSION	22.06.2022	K.L.	T.P.
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ISSUED FOR PERMITS SUBMISSION	22.06.2022	K.L.	T.P.
ISSUED FOR PERMITS SUBMISSION	22.06.2022	K.L.	T.P.

Client/Project
WILLIAMS ROAD TOWNHOUSE
DEVELOPMENT FOR

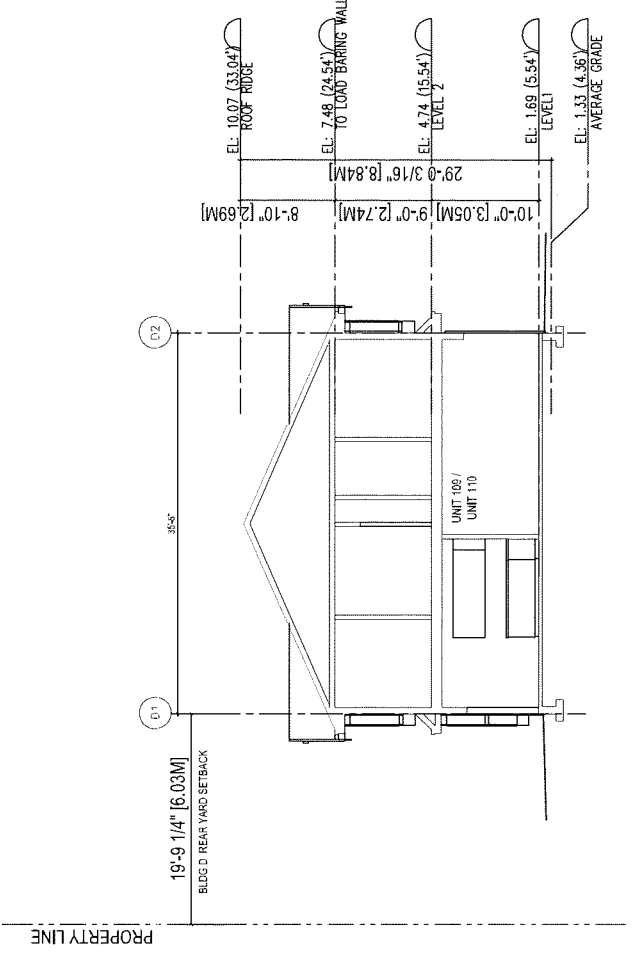
8291 & 8311 WILLIAMS ROAD, RICHMOND, BC
DP 18-829083

BUILDING SECTIONS

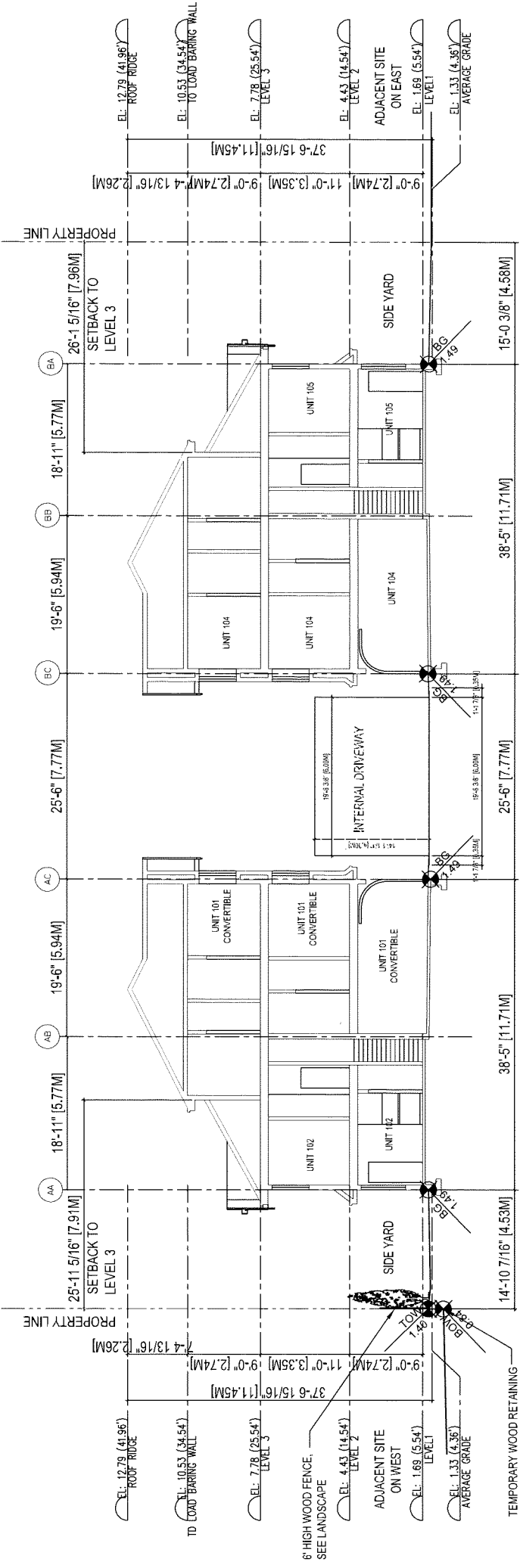
Project No. #8194
Scale 1/8"=1'-0"
Drawing No. A4.1
Revision



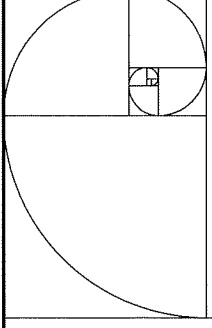
1 BUILDING A / B SECTION 1
SCALE 1/8"=1'-0"
A4.1



4 BUILDING D SECTION 2
SCALE 1/8"=1'-0"
A4.1



3 BUILDING A & B SECTIONS
SCALE 1/8"=1'-0"
A4.1



IMPERIAL ARCHITECTURE
 HOLDER OF AN ABC CERTIFICATE OF PRACTICE
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 TEL: 303.733.1111 FAX: 303.733.1112
 WWW.IMPERIALARCHITECTURE.COM
 TELEPHONE: 303.733.1111

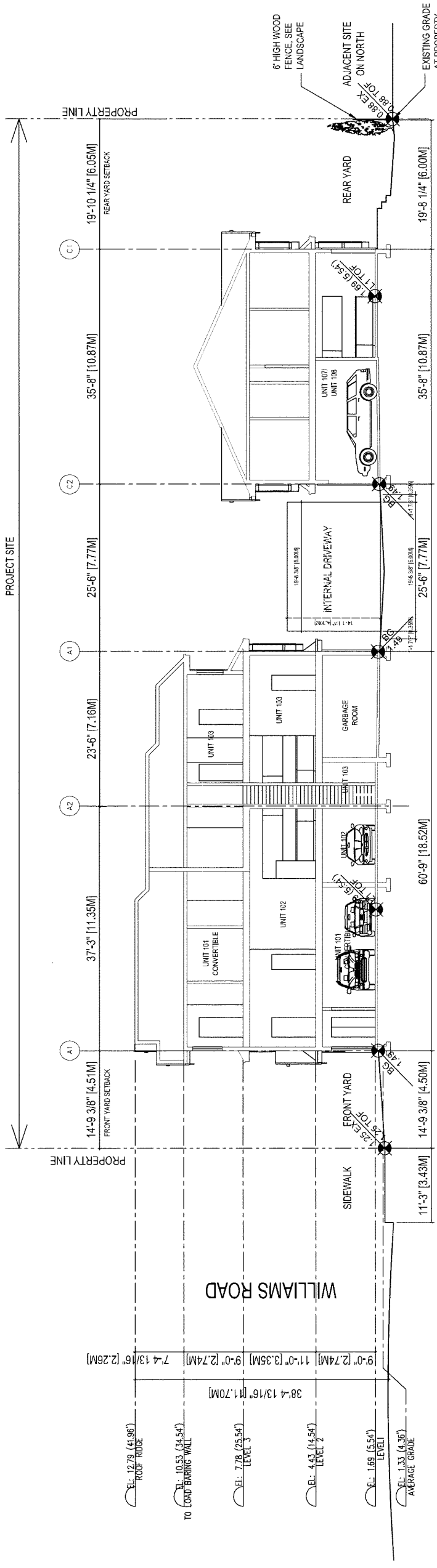
ARCHITECTURE
 INTERIOR
 DESIGN
 PLANNING

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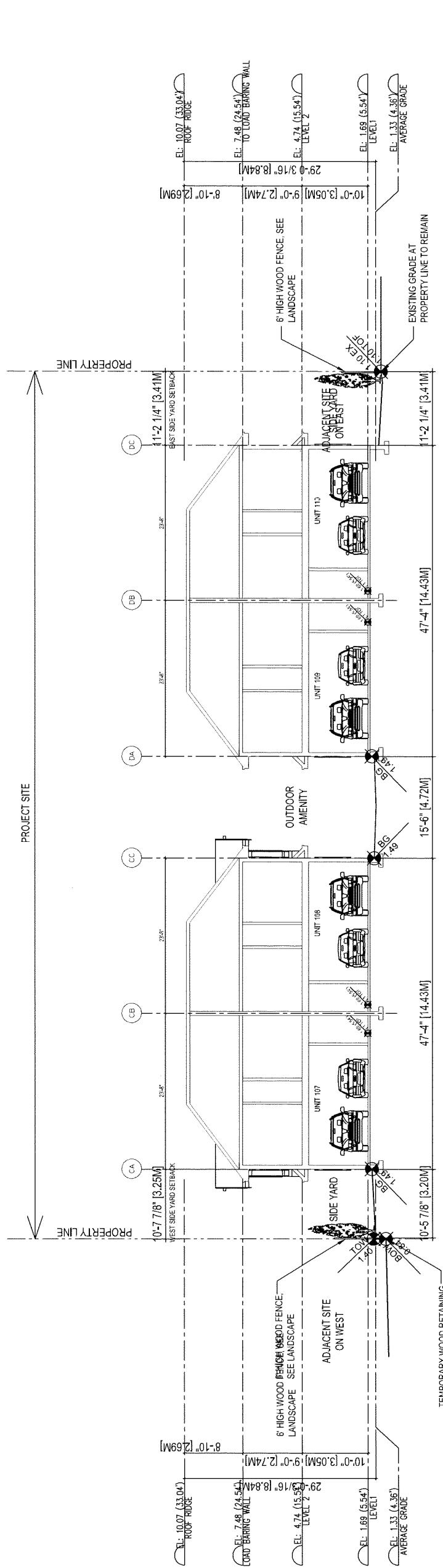
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Dimensions
 The Contractor shall verify all dimensions and immediately report any errors or omissions to Imperial Architecture, DP 18-829083 SCALE DRAWINGS.

REVISION	DATE	BY	APP.
ISSUED FOR PERMITS	12.12.20	K.L.	20.07.20
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ISSUED FOR PERMITS	12.12.20	K.L.	20.06.17
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ISSUED FOR PERMITS	12.12.20	K.L.	17.10.20
ISSUED FOR PERMITS	12.12.20	K.L.	17.04.20



1 BUILDING A / C SECTIONS
 SCALE 1/8"=1'-0"



2 BUILDING C / D SECTIONS
 SCALE 1/8"=1'-0"

Client: **WILLIAMS ROAD TOWNHOUSE DEVELOPMENT FOR**
 8291 & 831 WILLIAMS ROAD, RICHMOND, BC
 DP 18-829083

BUILDING SECTIONS

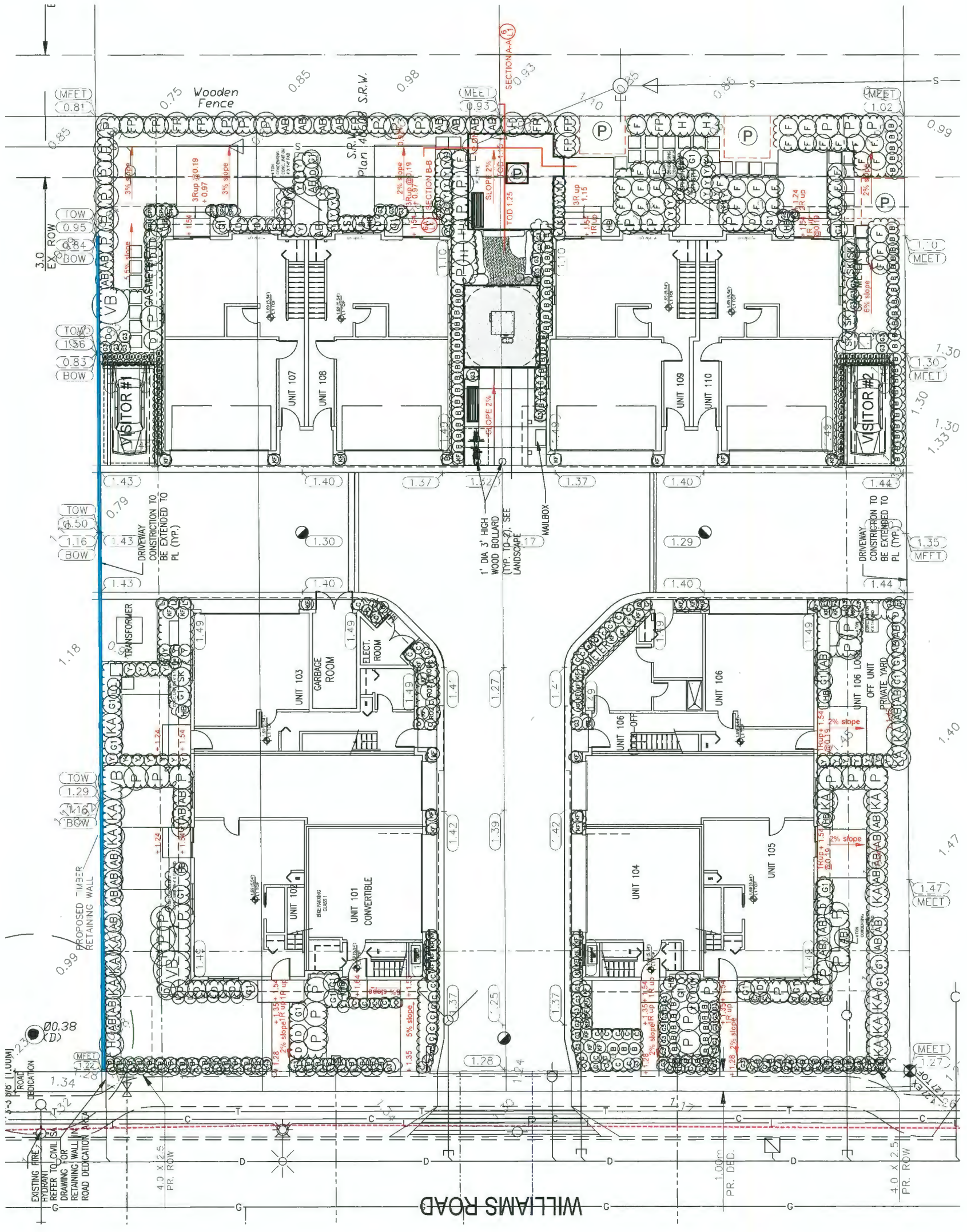
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 Drawing No: **A4.2**
 Scale: **1/8"=1'-0"**

DP 18-829083 Plan #3.e

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pmg
LANDSCAPE ARCHITECTS
 Suite C100 - 4185 Still Creek Drive
 Burnaby, British Columbia, V5C 6B9
 p. 604.294-0011 f. 604.294-0022

SEAL



NO.	DATE	REVISION DESCRIPTION	DRAWN
14	20.01.12	AS PER CITY REQUEST	DD
15	22.01.12	NEW SITE PLAN/CITY COMMENTS	DD
16	22.01.12	NEW SITE PLAN/CITY COMMENTS	DD
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98	20.01.12	ADDITIONAL NEW CON. PLAN	DD
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PROJECT:
10 UNIT TOWNHOUSE DEVELOPMENT
8291 WILLIAMS ROAD
RICHMOND

DRAWING TITLE:
SHRUB AND GRADING PLAN

DATE: July 10, 2018
 SCALE: 1/8"=1'-0"
 DRAWN: DD
 DESIGN: DD
 CHKD: PCM

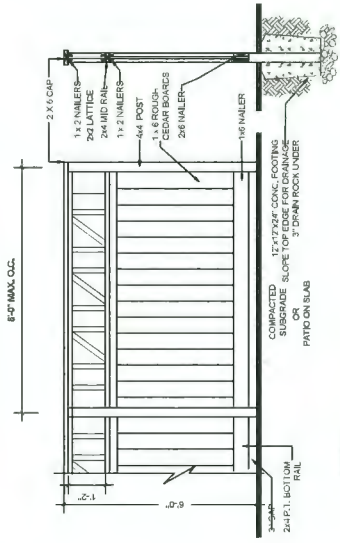
L2

OF 6
 18-145

DP 18-829083 Plan #4.a

PMG PROJECT NUMBER: 18-145

SEAL:

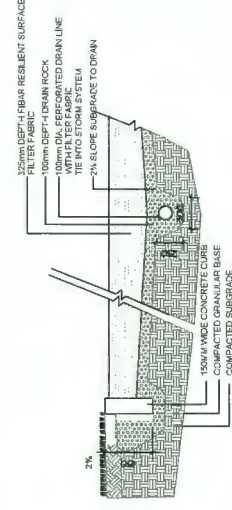


- NOTES:
1. METAL MATERIALS TO BE POWDER COATED BLACK, TWO COATS.
 2. GATE HARDWARE TO BE CHOSEN BY OWNER.
 3. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
 4. ALUMINUM FENCE TO BE POWDERCOATED SEMI-GLOSS BLACK.

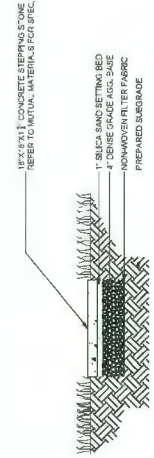


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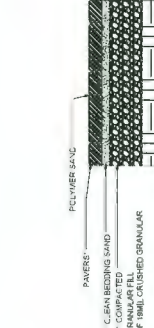
1. METAL MATERIALS TO BE POWDER COATED BLACK, TWO COATS.
2. GATE HARDWARE TO BE CHOSEN BY OWNER.
3. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
4. ALUMINUM FENCE TO BE POWDERCOATED SEMI-GLOSS BLACK.



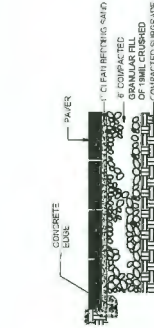
4 PLAY AREA DETAIL



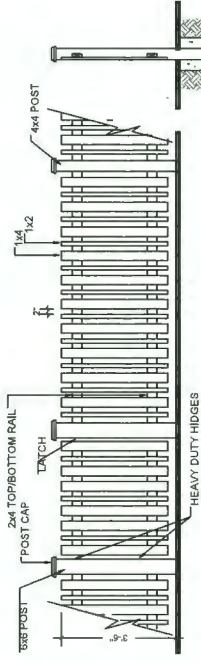
6 STEPPING STONE



7 PAVERS ON GRADE



8 PAVERS EDGE

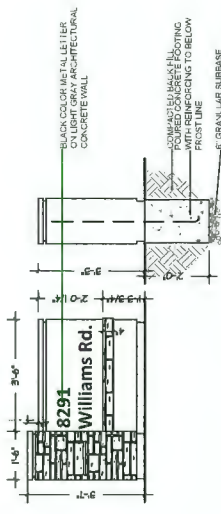


9 1/3 POST HEIGHT ON 2\"/>

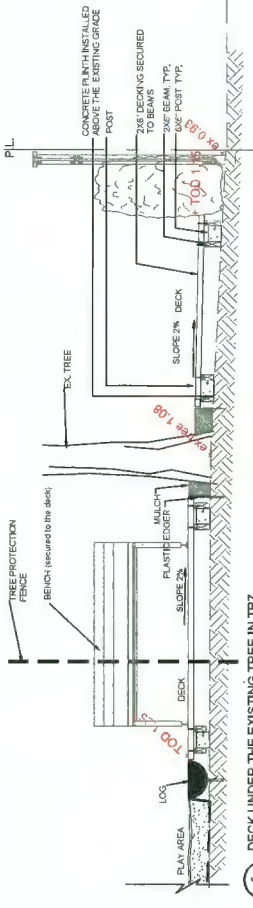
- NOTE
1. POSTS PRESURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
 2. ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM.
 3. ALL HARDWARE HOT DIPPED GALVANIZED.
 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION.
 5. ALL FENCES TO BE LEVEL, CHANGES IN GRADE TO BE IN 12\"/>



10 42\"/>



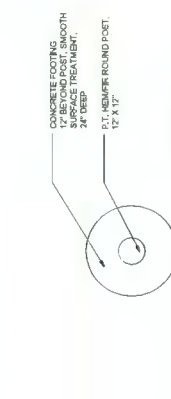
11 SIGN WALL



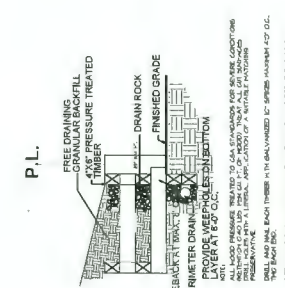
12 DECK UNDER THE EXISTING TREE IN TPZ



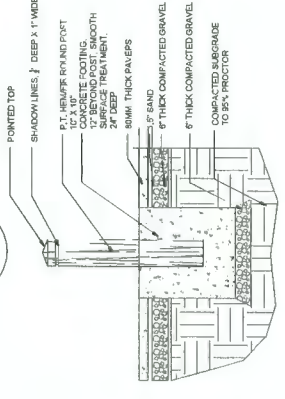
13 DECK UNDER THE EXISTING TREE IN TPZ



14 DECK UNDER THE EXISTING TREE IN TPZ



15 8\"/>



16 8\"/>



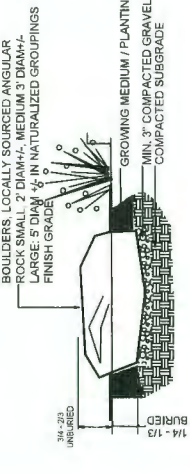
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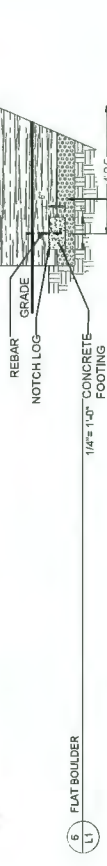
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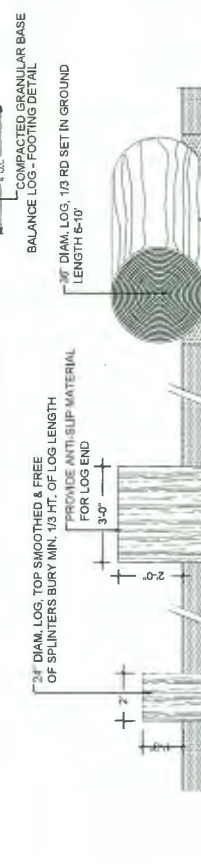
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20 2\"/>



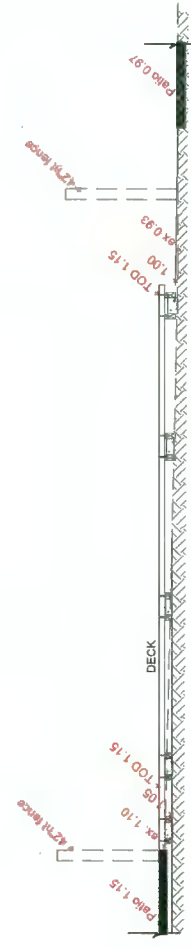
21 2\"/>



22 2\"/>



23 3\"/>



24 DECK UNDER THE EXISTING TREE IN TPZ



25 3\"/>



Natural play elements



Natural play elements



Natural play elements

Play equipment - The Forest Villa (A-17000)
BY JAMBETTE

NO.	DATE	REVISION DESCRIPTION	DR.
01	20.AUG.02	AS PER CITY REPLY	DD
02	20.JUN.03	NEW SITE PLANNING COMMENTS	DD
03	20.JUN.03	NEW SITE PLANNING COMMENTS	DD
04	20.JUN.03	NEW SITE PLANNING COMMENTS	DD
05	20.FEB.05	RE-DRAINED FOR BP	DD
06	20.FEB.05	NEW SITE PLANNING COMMENTS	DD
07	20.FEB.05	RE-DRAINED FOR BP	DD
08	20.FEB.05	NEW SITE PLANNING COMMENTS	DD
09	20.FEB.05	ADP	DD
10	20.FEB.05	NEW SITE PLAN	DD
11	20.FEB.05	NEW SITE PLAN	DD
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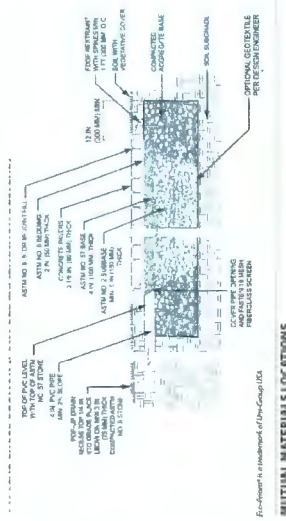
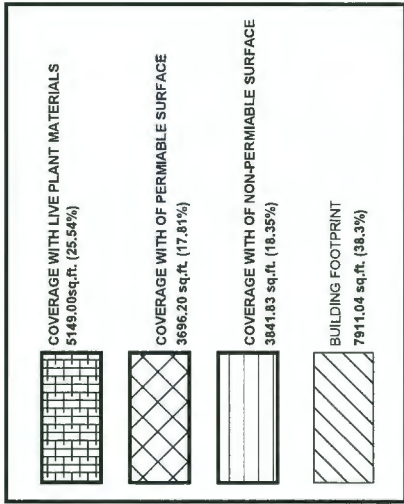
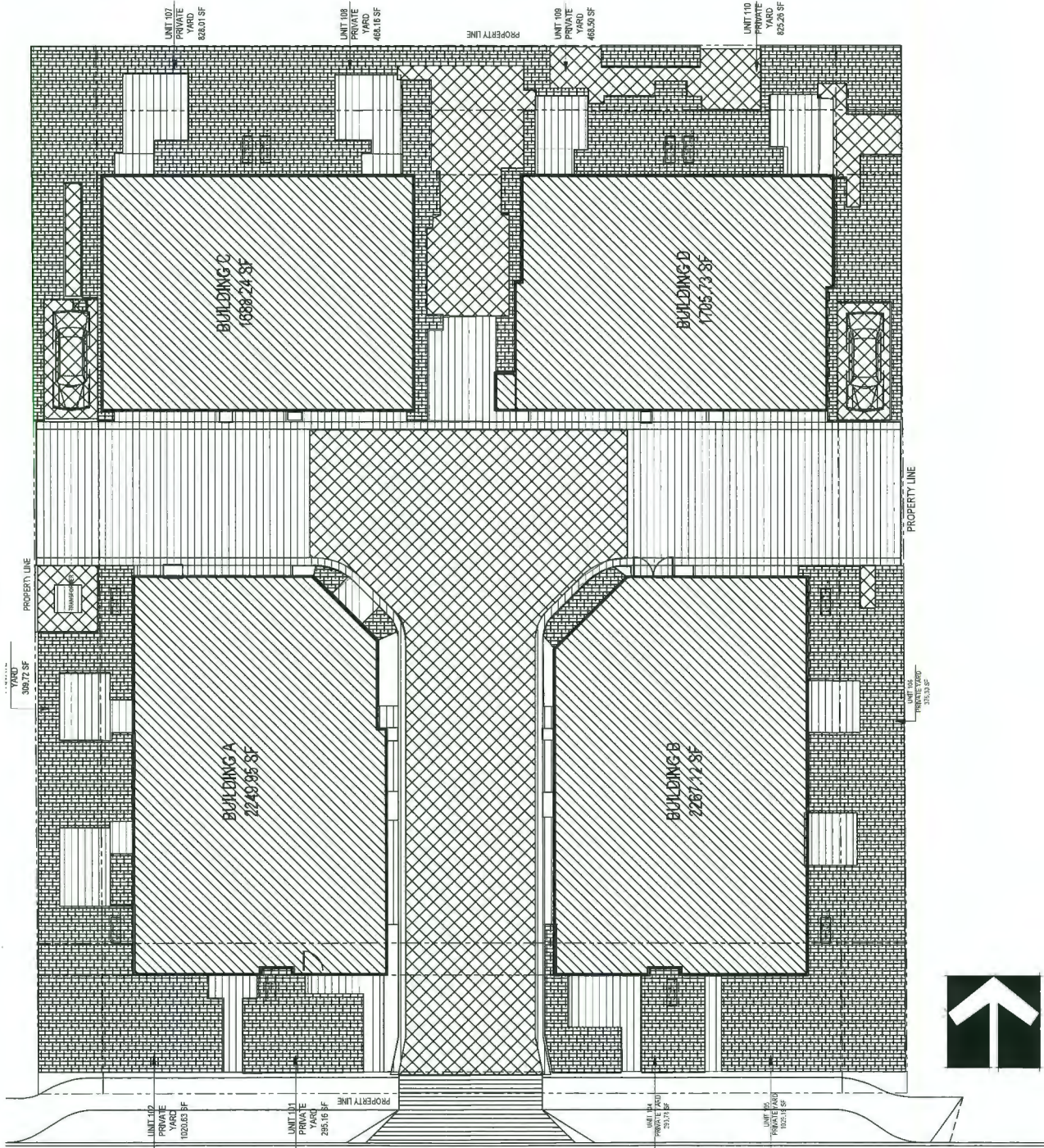
CLIENT: KONIC DEVELOPMENT
DP 18-829083
Plan #4.b

PROJECT:
10 UNIT TOWNHOUSE DEVELOPMENT
8291 WILLIAMS ROAD
RICHMOND

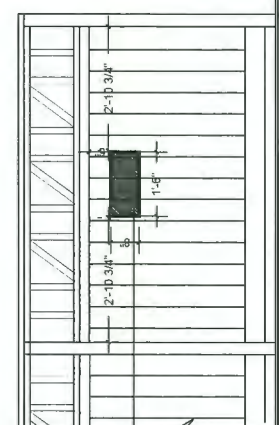
DRAWING TITLE:
LANDSCAPE DETAILS

DATE: July 10, 2018
SCALE:
DRAWN DD
DESIGN DD
CHKD: PCM
DRAWING NUMBER:
L3
OF 6
18.145-16.ZIP
PMG PROJECT NUMBER: 18-145

SEAL:



MUTUAL MATERIALS LOCATIONS



Sign (size and location of the mandatory signs must be approved by the City) at the two dead-ends of the east-west drive aisle to indicate future connection to adjacent properties. This is a shared driveway and is planned to be used to provide vehicle access to future development. The size and locations of the signs will be inspected through the landscape inspection process.

11 6'-0" ht WOOD FENCE WITH LATTICE TOP with signs at the two dead-ends of the east-west drive aisle 1/2" = 1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
14	20 JUL 12	AS PER CITY REG. USE	DD
13	20 JUN 12	NEW SITE PLANNING COMMENTS	DD
12	20 JUN 12	NEW SITE PLANNING COMMENTS	DD
11	20 JUN 12	NEW SITE PLANNING COMMENTS	DD
10	20 FEB 12	RE-ISSUED FOR BP	DD
9	20 FEB 12	NEW SITE PLANNING COMMENTS	DD
8	13 DEC 11	ISSUED FOR BP	DD
7	13 DEC 11	ADP	DD
6	13 DEC 11	NEW SITE PLAN	DD
5	13 NOV 11	NEW SITE PLAN	DD
4	13 OCT 11	NEW SITE PLAN COMMENTS	DD
3	14 SEP 11	RE-ISSUED FOR BP	DD
2	14 SEP 11	RE-ISSUED FOR BP	DD
1	14 SEP 11	ADD DETAIL NEW CIVIL PLAN	DD
0	14 JUN 12	ROADWAY REVISED FOR LOCAL FOOTPRINT	BA
0	14 MAY 12	NEW SITE CIVIL PLANS	DD
0	14 NOV 11	NEW SITE PLANNING COMMENTS	DD

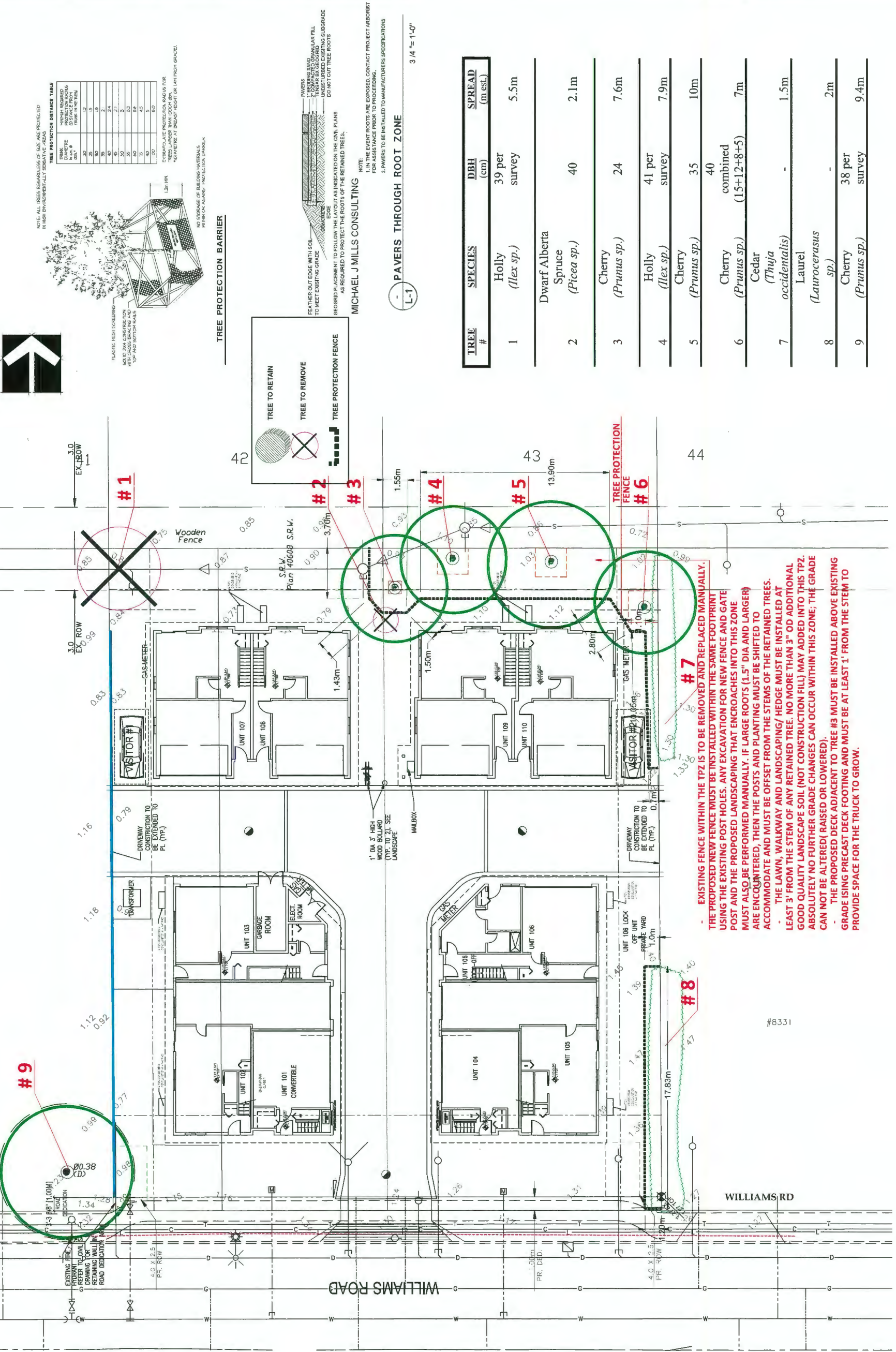
CLIENT: KONIC DEVELOPMENT

PROJECT:
10 UNIT TOWNHOUSE DEVELOPMENT
8291 WILLIAMS ROAD
RICHMOND

DRAWING TITLE:
LOT COVERAGE PLAN

DATE: July 10, 2018
SCALE: 3/32"=1'-0"
DRAWN: DD
DESIGN: DD
CHKD: PCM
DRAWING NUMBER: **L4**
OF 6
PMG PROJECT NUMBER: 18-145

SEAL:

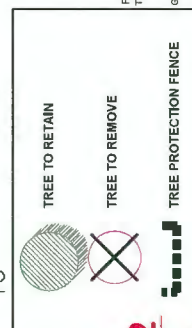


NOTE: ALL TREES, REGARDLESS OF SIZE ARE PROTECTED IN HIGH ENVIRONMENTALLY SENSITIVE AREAS.

TREE PROTECTION DISTANCE TABLE		
TRUNK PERIMETER IN CM	1-10	1.0
TRUNK PERIMETER IN CM	11-20	1.5
TRUNK PERIMETER IN CM	21-30	2.0
TRUNK PERIMETER IN CM	31-40	2.5
TRUNK PERIMETER IN CM	41-50	3.0
TRUNK PERIMETER IN CM	51-60	3.5
TRUNK PERIMETER IN CM	61-70	4.0
TRUNK PERIMETER IN CM	71-80	4.5
TRUNK PERIMETER IN CM	81-90	5.0
TRUNK PERIMETER IN CM	91-100	5.5

EXTRINSIC PROTECTION ROAD IS FOR "MINIMUM" AT BROADWAY, WEST OR EAST FROM BRIDGE.

TREE PROTECTION BARRIER



PAVERS THROUGH ROOT ZONE

NOTE:
1. IN THE EVENT ROOTS ARE EXPOSED, CONTACT PROJECT ARCHITECT FOR ASSISTANCE PRIOR TO PROCEEDING.
2. PAVERS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS



TREE #	SPECIES	DBH (cm)	SPREAD (m ESL)
1	Holly (<i>Ilex sp.</i>)	39 per survey	5.5m
2	Dwarf Alberta Spruce (<i>Picea sp.</i>)	40	2.1m
3	Cherry (<i>Prunus sp.</i>)	24	7.6m
4	Holly (<i>Ilex sp.</i>)	41 per survey	7.9m
5	Cherry (<i>Prunus sp.</i>)	35	10m
6	Cherry (<i>Prunus sp.</i>)	combined (15+12+8+5)	7m
7	Cedar (<i>Thuja occidentalis</i>)	-	1.5m
8	Laurel (<i>Laurocerasus sp.</i>)	-	2m
9	Cherry (<i>Prunus sp.</i>)	38 per survey	9.4m

- EXISTING FENCE WITHIN THE TPZ IS TO BE REMOVED AND REPLACED MANUALLY. THE PROPOSED NEW FENCE MUST BE INSTALLED WITHIN THE SAME FOOTPRINT USING THE EXISTING POST HOLES. ANY EXCAVATION FOR NEW FENCE AND GATE MUST ALSO BE PERFORMED MANUALLY. IF LARGE ROOTS (1.5" DIA AND LARGER) ARE ENCOUNTERED, THEN THE POSTS AND PLANTING MUST BE SHIFTED TO ACCOMMODATE AND MUST BE OFFSET FROM THE STEMS OF THE RETAINED TREES.
- THE LAWN, WALKWAY AND LANDSCAPING/ HEDGE MUST BE INSTALLED AT LEAST 3' FROM THE STEM OF ANY RETAINED TREE. NO MORE THAN 3" OD ADDITIONAL GOOD QUALITY LANDSCAPE SOIL (NOT CONSTRUCTION FILL) MAY BE ADDED INTO THIS TPZ. ABSOLUTELY NO FURTHER GRADE CHANGES CAN OCCUR WITHIN THIS ZONE; THE GRADE CAN NOT BE ALTERED (RAISED OR LOWERED).
- THE PROPOSED DECK ADJACENT TO TREE #3 MUST BE INSTALLED ABOVE EXISTING GRADE USING PRECAST DECK FOOTING AND MUST BE AT LEAST 1' FROM THE STEM TO PROVIDE SPACE FOR THE TRUCK TO GROW.

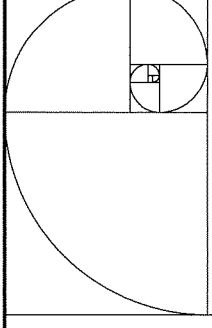
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CLIENT: KONG DEVELOPMENT
PROJECT: 10 UNIT TOWNHOUSE DEVELOPMENT
8291 WILLIAMS ROAD RICHMOND

TREE MANAGEMENT PLAN

DATE: July 10, 2018
SCALE: 3/32"=1'-0"
DRAWN: DD
DESIGN: DD
CHKD: PCM
PMG PROJECT NUMBER: 18-145

DP 18-829083 Plan #4.d



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ISSUED FOR REGISTRATION	J.Z.	K.L.	20.08.09
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ISSUED FOR REGISTRATION	J.Z.	K.L.	18.11.11
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ISSUED FOR REGISTRATION	J.Z.	K.L.	17.08.20
By	Appl.		17.04.20

DP 18-829083
 Reference
 Plan

Client/Project
 WILLIAMS ROAD TOWNHOUSE
 DEVELOPMENT FOR

8291 & 8311 WILLIAMS ROAD, RICHMOND, BC
 DP 18-829083

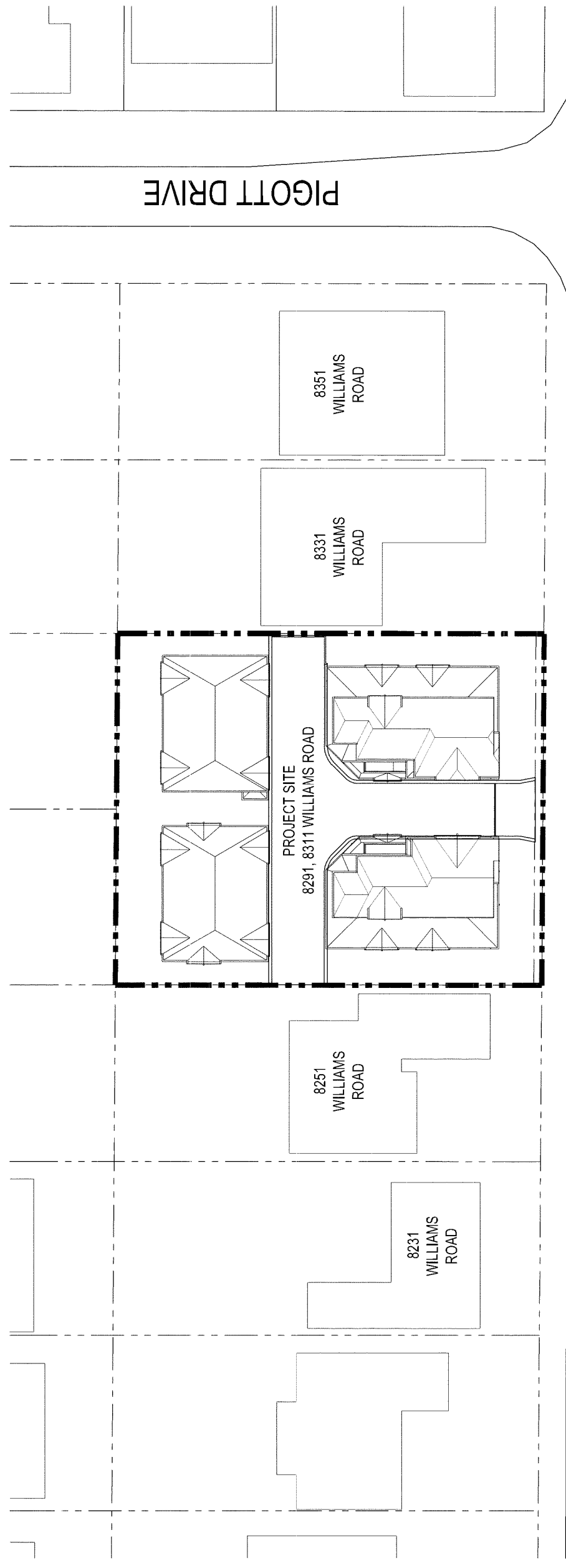
KONIG
 ARCHITECT

Project No.
 #8194

Scale
 1"=20'-0"

Sheet
 A0.5

Revision

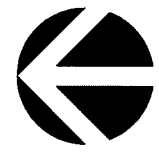


CENTER LINE OF STREET

LEONARD ROAD

WILLIAMS ROAD

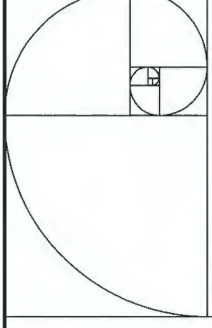
PIGOTT DRIVE



1 SITE CONTEXT PLAN
 A0.5 SCALE 1"=20'-0"



2 STREET ELEVATION
 A0.5 SCALE 1"=20'-0"



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Client/Project
**WILLIAMS ROAD TOWNHOUSE
DEVELOPMENT FOR**

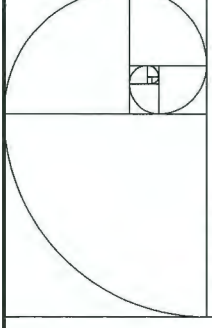
KONIG
AN ALUMINIUM
8291 & 8311 WILLIAMS ROAD, RICHMOND, BC
DP 18-829083

COLOR RENDERING

Project No. **#8194**
Scale **N.T.S.**

Drawing No. **A0.14**
Sheet
Revision

DP 18-829083 Reference Plan



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ISSUED FOR PERMITS	18.12.04	K.L.	19.12.04
ISSUED FOR PERMITS	19.01.11	K.L.	19.01.11
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ISSUED FOR PERMITS	18.11.08	K.L.	18.11.08
ISSUED FOR PERMITS	18.07.13	K.L.	18.07.13
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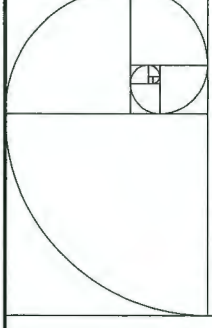
Client/Project
WILLIAMS ROAD TOWNHOUSE DEVELOPMENT FOR
KONIG
 8291 & 8311 WILLIAMS ROAD, RICHMOND, BC
 DP 18-829083

COLOR RENDERING

Project No. #8194
 Scale N.T.S.
 Drawing No. A0.16

DP 18-829083 Reference Plan

Sheet A0.16 of



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ISSUED FOR PERMITS	J.S.	K.L.	17.08.02

Client/Project
WILLIAMS ROAD TOWNHOUSE DEVELOPMENT FOR
KONIG
8291 & 8311 WILLIAMS ROAD, RICHMOND, BC
 DP 18-829083

COLOR RENDERING

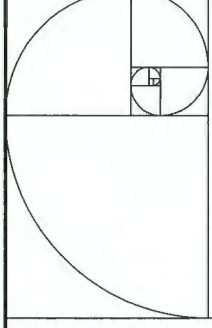
Project No.
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Scale
N.T.S.

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A0.17

Revised

DP 18-829083 Reference Plan



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Client/Project
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 DEVELOPMENT FOR

KONIG
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 8291 & 8311 WILLIAMS ROAD, RICHMOND, BC
 DP 18-829083

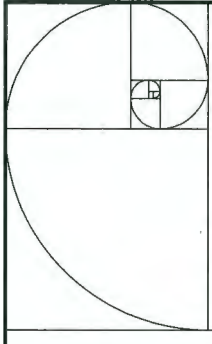
COLOR RENDERING

Project No. #8194
 Scale N.T.S.
 Drawing No. Sheet

DP 18-829083 Reference Plan

A 0.18 of

Revision



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DP 18-829083 Reference Plan

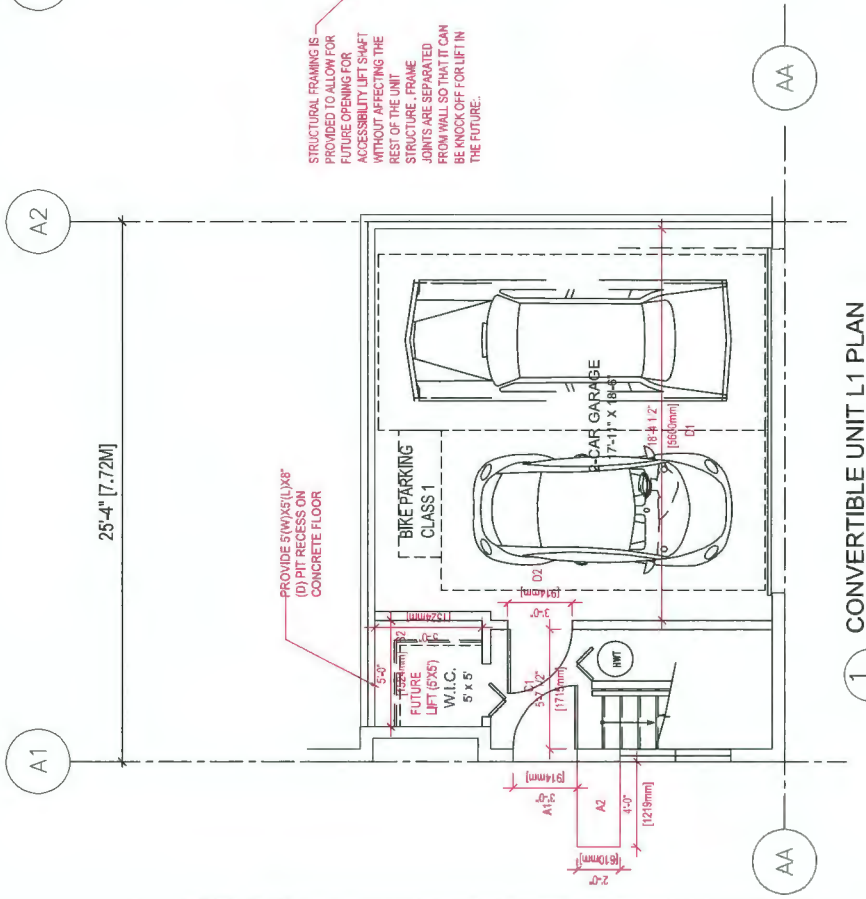
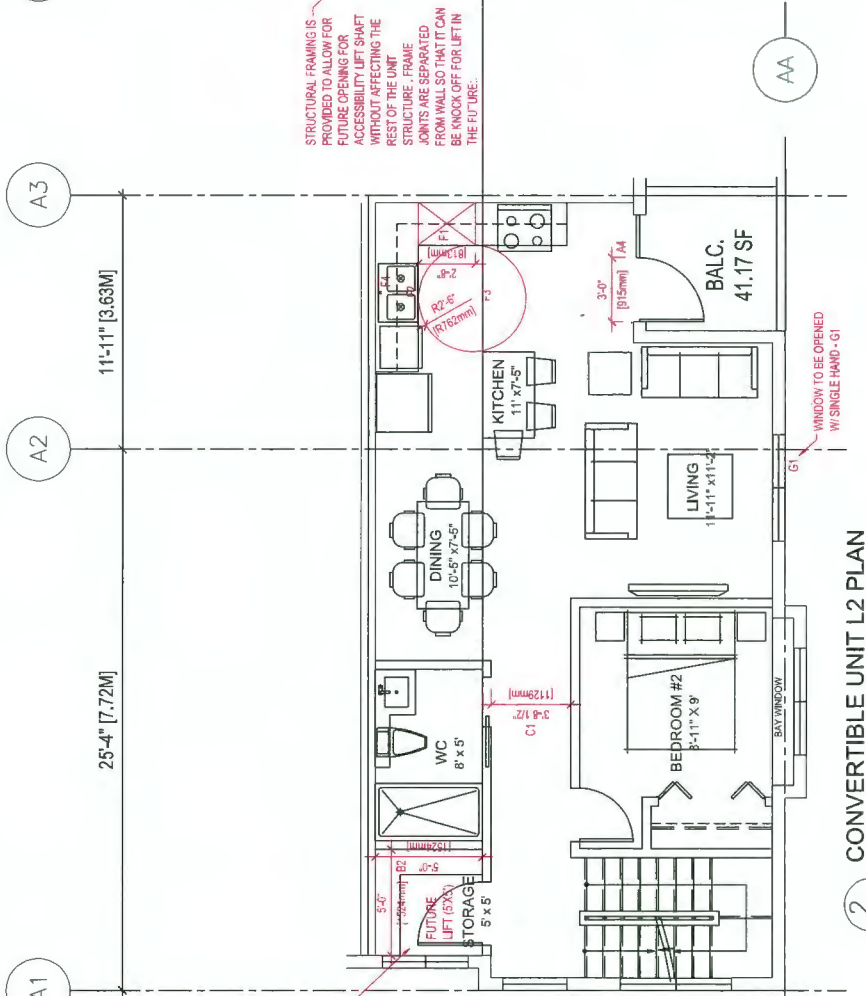
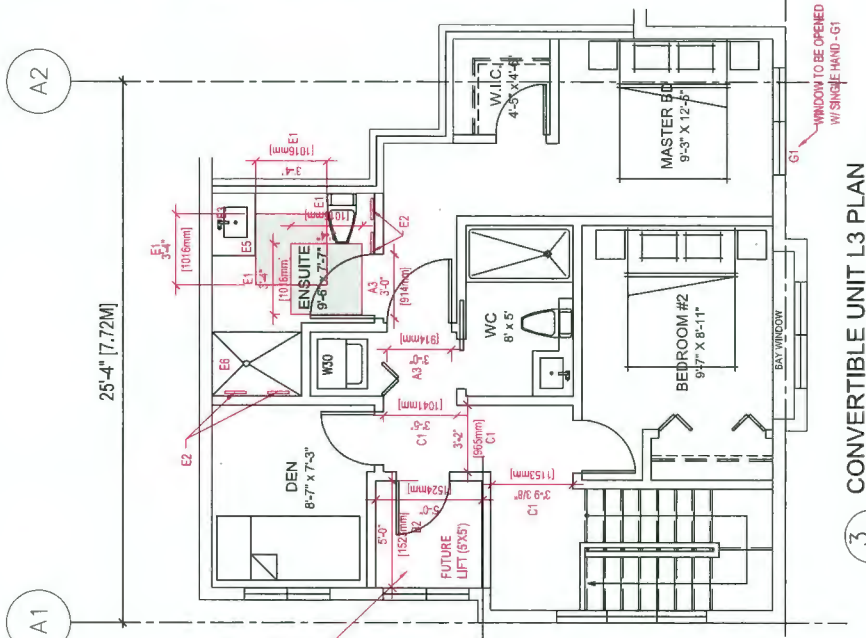
Client/Project
WILLIAMS ROAD TOWNHOUSE DEVELOPMENT FOR

11 **KONIG**
 INC. IN PART

8291 & 831 WILLIAMS ROAD, RICHMOND, BC
 DP 18-829083

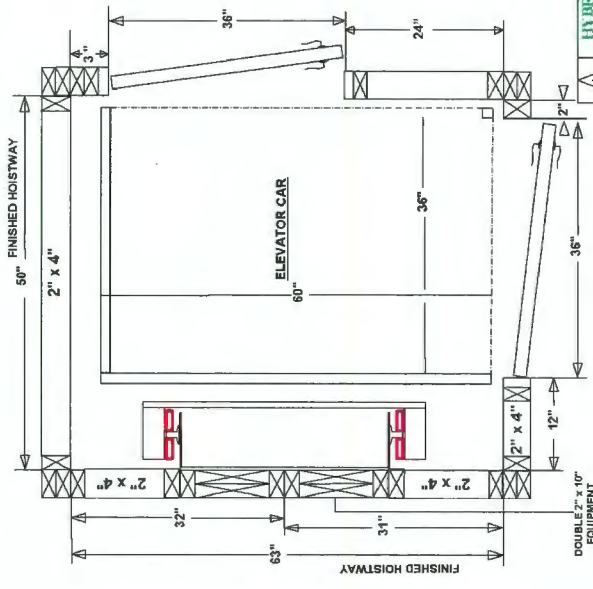
Convertible Unit Plans

Project No. #8194
 Scale 1/4"=1'-0"
 Drawing No. A5.1 of



FOR DETAILED INSTRUCTIONS
 TO HOISTWAY DRAWINGS,
 PLEASE REFER
 TO HOISTWAY DRAWINGS.

NOTE:
 ALL DIMENSIONS ARE IN INCHES.
 TO HOISTWAY DRAWINGS, REFER TO
 HOISTWAY DRAWINGS FOR
 HOISTWAY EQUIPMENT AND ELEVATOR
 CODES. THEY MUST BE MAINTAINED
 TO ENSURE A PROPER INSTALLATION
 NOTIFY: "HYBRID ELEVATOR"
 ENGINEERING REGARDING ANY
 OR ALL DIMENSIONAL
 CHANGES TO THE HOISTWAY.
 ALL FINISHED HOISTWAY
 DIMENSIONS INCLUDE
 1/2" DRY WALL. HW-DWG # 5
 HOISTWAY DOORS & FRAMES ARE TO
 BE INSTALLED IN A 2' x 4"
 CONSTRUCTED WALL. THIS IS
 REQUIRED TO COMPLY WITH THE
 HOISTWAY DOORS TO BE SOLID CORE
 (SUPPLIED BY OTHERS)
 DOUBLE 2" x 10" EQUIPMENT SUPPORT
 FRAMING WALL. HW-DWG # 2
 DETAILED ELECTRICAL
 REQUIREMENTS: HW-DWG # 8A



Date	Feb. 19.2013
Scale	NTS
Design	DAE & LSD
DWG #	16
REV.	2
Drawn	DAE

CONVERTIBLE UNIT GUIDELINES	
(NOTE: SAFER-HOME CRITERIA PROPOSED FOR INCLUSION ARE SHOWN IN BOLD ITALICS)	
A1	ENTRY DOORS ARE A MINIMUM 800 MM BUT IDEALLY 914 MM AND HAVE CLEAR ACCESS.
A2	ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN. 1200 MM DEPTH BY DOOR WIDTH PLUS 800 MM ON LATCH SIDE (NOT NEEDED IF ROUGH IN WORK PROVIDED FOR FUTURE AUTOMATIC DOOR OPENER).
A3	INTERIOR DOORS TO MAIN LIVING AREAS, BATHROOM AND BEDROOM, MIN 800 MM CLEAR OPENING ALLOWING FUTURE UNIT FUTURE LIFT (S) TO BE INSTALLED. DO NOT PROVIDE ACCESS BETWEEN THE HALLWAY AND ROOMS AND WHEN HALLWAY AND ROOMS ARE TO BE REMOVED TO BE NECESSARY TO SECURE ACCESS.
A4	RATIO (FLOOR) MIN. 800 MM CLEAR OPENING. SMALL REMOVABLE WOOD BAMP WILL BE USED TO ADAPT 2" HEIGHT DIFFERENCE BETWEEN FINISHED SURFACES WHEN THE UNITS CONVERTED TO ACCESSIBLE UNIT (I.E. WHEN THE ELEVATOR IS INSTALLED).
A5	ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE.
A6	LEVER-TYPE HANDLES FOR ALL DOORS.
B1	VERTICAL LIFT DEPRESSURE SUB AREA, AND LANKINGS AS NOTED ON FLOOR PLANS IN COMBINATION WITH MANUFACTURER SPEC. FRAMING TO ACCOMMODATE SWIFT CONSTRUCTION WITHOUT IMPACT TO SURROUNDING STRUCTURE.
B2	AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2" X 12" SOLID LUMBER AT 914 MM TO CENTRE.
B3	MIN. 800 MM WIDTH.
C1	MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE WIDTH.
D1	ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING.
E1	TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT.
E2	WALL BLOCKINGS FOR FUTURE GRAB BAR INSTALLATION AT TOILET, TUB AND SHOWER. REINFORCED WITH 2" X 12" SOLID LUMBER IN ALL BATHROOM, SHOWER, AND TOILET LOCATIONS.
E3	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
E4	PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.
E5	CABINETS UNDERNEATH SINKS ARE EASY REMOVED.
E6	DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE LAYOUT ON FUTURE FLIGHT)
F1	CLEAR AREA NEEDED UNDER FUTURE WORK SPACE. PLUMBING AND GAS PIPES IN-WALL AND IN-FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORK SPACE (STOVE, SINK & MIN. 810 MM WIDE COUNTER). ALL PIPES ARE BROUGHT IN NO HIGHER THAN 800 MM TO 305 MM TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL.
F2	CABINETS UNDERNEATH SINK ARE EASY REMOVED.
F3	1500 MM TURNING DIAMETER OR TURNING PATH 200 GRAM.
F4	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
G1	MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN & LIVING ROOM)
H1	PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS, OUTLETS, BOTTOM OF STAIRWAYS, BESIDE SWITCHES TOILET ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE) ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS.
H2	UPGRADE TO FOUR-PIN OUTLETS IN MASTERS BEDROOM, HOME OFFICE, GARAGE AND RECREATION ROOM.