



**To:** Development Permit Panel

**Date:** October 5, 2021

**From:** Wayne Craig  
Director, Development

**File:** DP 19-881158

**Re:** **Application by 1116559 BC Ltd for a Development Permit at  
9340 General Currie Road**

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### Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of five townhouse dwellings at 9340 General Currie Road on a site zoned "Town Housing (ZT45) - Gilbert Road, Acheson - Bennett Sub-Area, St. Albans Sub-Area, South McLennan (City Centre)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to permit four of the ten on-site parking spaces to be small car spaces.

for

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

WC/RP:blg

Att. 4

## Staff Report

### Origin

1116559 BC Ltd. (Director: Gurdeep Johal) has applied to the City of Richmond for permission to develop five townhouse dwellings at 9340 General Currie Road on a site zoned "Town Housing (ZT45) - Gilbert Road, Acheson - Bennett Sub-Area, St. Albans Sub-Area, South McLennan (City Centre)". The site is currently vacant.

The site is being rezoned from "Single Detached (RS1/F)" to "Town Housing (ZT45) - Gilbert Road, Acheson - Bennett Sub-Area, St. Albans Sub-Area, South McLennan (City Centre)" for this project under Amendment Bylaw 10048 (RZ 17-790958). Location maps are provided in Attachment 1.

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

- Provide 8.5 m wide pavement along the development frontage to meet local road design standards.
- Removal of the existing driveway and construction of a new 2.0 m wide sidewalk, 3.85 m wide boulevard with street trees, 0.15 m wide curb. The new sidewalk and boulevard are to transition to meet the existing frontage treatments to the east and west of the subject site.
- Undergrounding of the overhead service lines.

### Development Information

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

### Background

Development surrounding the subject site is as follows:

- To the north, across General Currie Road, are two existing detached dwellings on each of two lots zoned "Town Housing (ZT45) - Gilbert Road, Acheson - Bennett Sub-Area, St. Albans Sub-Area, South McLennan (City Centre)", with shared driveway access between them.
- To the east, is an existing single-family home on a lot designated for "Residential, 2 ½ storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family 0.60 base FAR" in the McLennan South Sub-Area Plan and zoned "Single Detached (RS1/F)".
- To the south is Paulik Gardens Neighbourhood Park.
- To the west, are two existing detached dwellings on each of two lots zoned "Town Housing (ZT45) - Gilbert Road, Acheson - Bennett Sub-Area, St. Albans Sub-Area, South McLennan (City Centre)", with shared driveway access between them.

## Rezoning and Public Hearing Results

During the rezoning process, staff received correspondence from the public. At that time, the main interests that were identified by the public related to the height of the proposed buildings, the density of the project, landscaping, as well as concerns relating to the impacts of construction in the neighbourhood.

These concerns were addressed during the Development Permit process. For example, attention to the massing and roof design was paid to ensuring that the third storey appears from General Currie Road and from Paulik Park to be incorporated into the roofline, and is not apparent as a full storey. However, it is also acknowledged that the McLennan South Sub-Area Plan envisions a mix of 2, 2½ and 3 storey townhouses in the subject neighbourhood, to which the proposed building is consistent. In addition, the front building is also set back 1.8 m from the west lot line above the first storey, in order to increase the distance from the buildings on the adjacent lot to the west (at 9286 & 9288 General Currie Road). Likewise, comments relating to landscaping were addressed during the Development Permit (DP) process through the provision of native species in the planting pallet and avoidance of concrete pillar fencing.

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

- Architectural character and compliance with DP guidelines.
  - The proposed form and character is consistent with the DP guidelines for the McLennan Sub-Area Plan. Specifically, staff worked with the applicant to refine the design of the building to ensure that the third storey is incorporate the roofline.
- Details of the site plan, including landscape design, review of the size and species mix of proposed trees, and refinement of the outdoor amenity area design.
  - The proposed site layout is generally supported through the rezoning process, but details such as the location of bicycle parking, the proposed type and locations of plantings and trees (and ensuring the a good mix of coniferous trees are provided abutting Paulik Park), and the specifics of the children’s play structure were addressed.
- Review of the proposed parking variance.
- Review of the proposed sustainability and accessibility strategies:
  - Staff have confirmed that the buildings are proposed to meet BC Energy Step Code requirements.
  - Staff have confirmed that all residential units are proposed to incorporate aging-in-place features and Unit 1 is consistent with convertible unit guidelines.

The Public Hearing for the rezoning of this site was held on July 15, 2019. At the Public Hearing, no concerns about rezoning the property were expressed.

## 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 “Town

Housing (ZT45) - Gilbert Road, Acheson - Bennett Sub-Area, St. Albans Sub-Area, South McLennan (City Centre)" zone, except for the zoning variance noted below.

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

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to permit four of the ten on-site parking spaces to be small car spaces.

*(Staff support the proposed variance, which was identified at the time that the rezoning was considered, as it enables two extra parking spaces to be provided within the garages in a side-by-side arrangement. Proposed on-site parking exceeds the minimum parking requirement in the Zoning Bylaw. No concerns about the proposed variance were raised at the Public Hearing).*

**Analysis**

***Conditions of Adjacency***

- Fronting General Currie Road, front yards to the dwelling units in the front building (units 1 and 2) are each grassed with a paved walkway for accessing the front door. A 1 m high aluminum gated fence is set back 2 m from the front property line.
- The interface with Paulik Park to the south is fenced at the rear lot line with 4.8 m deep rear yards (4.5 m deep on the second storey). The 1.5 m high fence is located on top of the above-noted retaining wall and is compliant with fence regulations in the Zoning Bylaw. Landscaping in the rear yards consists of low shrubs and grasses, punctuated with a pine tree in each yard. Landscaping along the fence in the outdoor amenity area, behind the children's play area consists of Dwarf Mountain Laurel shrubs.
- A retaining wall is proposed along the rear property line, with a height of 0.52 m at the south west corner of the site, 0.58 m at the middle of the rear lot line and reducing to a 0.34 m height at the south east corner.
- The interface with the single-family lot to the east, at 9360 General Currie Road, is fenced at the east lot line with a 2.5 m east setback for the rear building (and a 7.5 m setback at the front building). Landscaping in the east side yard at the shared outdoor amenity area, includes low shrubs and grasses of Dwarf Mountain Laurel, and Polaris Blueberry with Lingonberry groundcover along the side of the building. A 1.8 m privacy fence is located along the east lot line where it abuts the driveway, which drops to a height of 1.5 m where it abuts the outdoor amenity area (in order to comply with fence regulations in the Zoning Bylaw).
- A retaining wall is located along the rear portion of the east lot line, with a height of 0.37 m at the south east corner of the site to 0.34 m at the north end of the outdoor amenity area. The 1.5 m high fence is located on top of the above-noted retaining and is compliant with fence regulations in the Zoning Bylaw.
- The interface with the two-family lot to the west, at 9288/9286 General Currie Road, is fenced at the west lot line with a with a 1.3 m east setback to the electrical closet on the west side front building (and a 1.8 m setback at the rear building). The privacy fence is 1.8 m high where it abuts the front building and the driveway terminus, and drops to a height of 1.5 m where it abuts the rear building and the rear yard. Landscaping in the west side yard consists

of low grasses along the inside of the privacy fence and evergreen shrubs along the side of the building.

- Perimeter drainage will be installed 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***

- Vehicular access to the proposed development is to be from General Currie Road through a new driveway, with future connections to the neighbouring properties to the east, secured by an SRW at the time of rezoning.
- The layout of the townhouse buildings is oriented around an 'L'-shaped internal maneuvering aisle, providing access to the unit garages. When future development to the east occurs, the 'L' configuration would become an internal 'T' intersection.
- Units in the front building are proposed to have direct pedestrian access from the street. Units at the rear of the site would be accessed from the internal driveway.
- All townhouse units except one (unit #4) are proposed to have two enclosed vehicle parking spaces (one standard size and one small size space) in a double garage. Unit #4 has one enclosed standard vehicle parking space in a single garage. The total on-site parking provision is nine parking spaces, including four small car spaces. EV charging is accommodated in each garage in accordance with City requirements.
- One visitor parking spaces is provided, at the west end of the site.
- A convex mirror is proposed at the north east corner of the rear building in order to help prevent on-site traffic conflicts between approaching vehicles, pedestrians or cyclists and vehicles exiting their garages.
- Both internal and external bicycle parking spaces have been incorporated into the proposal and are in compliance with Zoning Bylaw 8500 requirements.
- Visitor's bike parking is located at the entrance to the outdoor amenity area, beside the mailbox.
- A shared outdoor amenity area is located at the south east corner of the site, where it can be easily expanded via future townhouse development to the east. The proposed outdoor amenity area would be shared with residents of a future townhouse development to the east, secured by a SRW as a condition of rezoning.
- Cash-in-lieu of indoor amenity space was secured through rezoning (\$8,000) consistent with OCP Policy.
- The common garbage and recycling room is incorporated into the design of the front building, on its east end, abutting the north-south portion of the driveway and makes efficient use of its space, thus minimizing its impact on the design.
- The mailbox kiosk is located at the entrance to the shared outdoor amenity space and would be free-standing and not covered. Canada Post has approved the proposed location.

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

- The proposed building form contains window bays, entrance porches and gable roofs and balconies to provide articulation to the building façade and establish a residential scale.
- The third storey has been incorporated into the roofline in order to reduce the apparent overall massing of the buildings. Gables are proposed on the front faces of both buildings on the third storey, which tie into the design of adjacent residential buildings to the west. Rear-

facing balconies on the third storey of the rear building (facing Paulik Park to the south) are set into the sloped roof so that they are not projecting, reducing overlook onto each other and into abutting residential lots.

- The street fronting units will have individual porches that punctuate the architectural rhythm of the buildings and provide cover to the front entrances. A pedestrian scale is generally achieved along the public street and walkway, and internal drive-aisle, through the inclusion of variation in building form, projections, recesses, materials/colours and landscape features.
- The proposed building materials include hardi siding and hardi panel with different colours (including white, brown, and beige) that enhance the visual rhythm of the buildings and signal a distinct top, middle and base to each building.
- Trim and secondary roof elements are used to reduce the apparent height of the buildings.
- Project renderings are provided on Attachment 3.

### ***Landscape Design and Open Space Design***

- Tree preservation was reviewed at the rezoning stage where one Western Red Cedar tree (tag #775) on the City boulevard was identified for protection.
  - A contract with a Certified Arborist has been secured for supervision of all works conducted within close proximity to a tree protection zone (protecting those trees identified for retention).
  - Off-site frontage improvement works would be designed via the Servicing Agreement with respect to the Tree Protection Zone of the subject street tree.
- Tree removal and replacement was reviewed at the rezoning stage where three on-site trees (tags #776, #777 and one tree with no tag) were identified for removal.
  - Two of the removed trees (tag #776 and the untagged tree) were in very poor condition, and the other removed tree (tag #777) was in marginal condition.
  - Based on a 2:1 compensation ratio stated in the OCP, six replacement trees are required.
- The applicant proposes to introduce eight new trees on the site, which exceeds the required number of replacement trees.
  - Three Pink Star Magnolia trees are proposed in the front yard, four Vanderwolf's Pyramidal Limber Pine trees are proposed in the rear yard and one Amanogawa Flowering Cherry tree is proposed in the west side yard.
- The planting list includes native species, including Red Osier Dogwood, Polaris Blueberry, Oregon Iris, and Lingonberry.
- Low fencing in the front yard is made of 1 m high aluminum posts and horizontal slats.
- Landscaping in the front yards consists of three magnolia trees, grasses and flowering shrubs.
- Landscaping in the east side yard at the shared outdoor amenity area, consists generally of sod, and also of Winter Gem Boxwood and English Lavender along the inside of the 1.8 m high wood privacy fence, and Polaris Blueberry and fountain grass on the opposite (west) side of the children's play area. Pavers are proposed as a surface treatment for pedestrians accessing the children's play area.
- Landscaping in the west side yard consists generally of sod, and also of Blue Lily Turf along the inside of the 1.8 m high wood privacy fence. Japanese Skimmia, more Blue Lily Turf and a Cherry tree is proposed along the side of the building. Spaced paving stones are proposed alongside the front building to accommodate access to the electrical closet.

- Landscaping in the private rear yards consist of yew shrubs, fountain grass, oat grass, English Lavender and four Pine trees. Rose, blueberry and yew bushes are proposed along the inside of the 1.8 m high wood privacy fence.
- A play house is proposed in the children's play area at the south end of the outdoor amenity area, providing imaginative play opportunities. A bench is provided to accommodate seating for parents and care givers. Pavers are proposed as a surface treatment along the outdoor amenity area to accommodate strollers, wheelchairs and people with mobility challenges.
- Exterior lighting is proposed as wall-mounted fixtures and bollard lighting. The wall-mounted fixtures include light diffusers and are located at various places around the outsides of the buildings. Bollard lighting is proposed only in one location at the end of the visitor parking space in the west side yard. Exterior lighting is demonstrated on Plan #12.
  - The project signage located at the front of the driveway would be up-lit for visibility from the street.
  - On-site exterior bollard and wall-mounted lighting is utilizes downward-cast fixtures to ensure that light does not spill over into adjacent lots.
- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of \$68,836.24 (inclusive of a 10% contingency) in association with the Development Permit.

### ***Sustainability***

- The subject development is proposed to meet Step 3 of the BC Energy Step Code.
- A high efficiency heat pump system will be used for this development. The heat pump units have been located away from the street and will be screened by landscaping. A letter the project's mechanical Professional Engineer, specifying the equipment and confirming its compliance with Noise Regulation Bylaw No. 8856, is required prior to Building Permit issuance.
- The architect has advised that the following design/features are incorporated into the proposal:
  - Durable and long-lasting materials that can reduce building maintenance.
  - Paving stones are proposed for the driveway, in tandem with permeable ground cover and plantings to absorb rainwater runoff and reduce load on municipal sewers.
  - Exterior lighting would utilize energy-efficient LED light bulbs.

### ***Affordable Housing***

- The applicant has agreed to voluntarily contribute \$8.50 per buildable square foot (e.g., \$61,225.50) to the City's affordable housing fund, in lieu of providing on-site affordable housing units.

### ***Accessible Housing***

- The proposed development includes one convertible unit (unit #1) that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of this units will require installation of either an elevator in the vertical 'future elevator' space that is designed for a future elevator installation, or a stair 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.

The list of Development Permit Considerations is included in Attachment 4, which has been agreed to by the applicant (signed concurrence on file).



Robin Pallett  
Planner 2  
(604-276-4200)  
RP:blg

Attachments:

- Attachment 1: Location maps
- Attachment 2: Development Application Data Sheet
- Attachment 3: Project Renderings
- Attachment 4: Development Permit Considerations

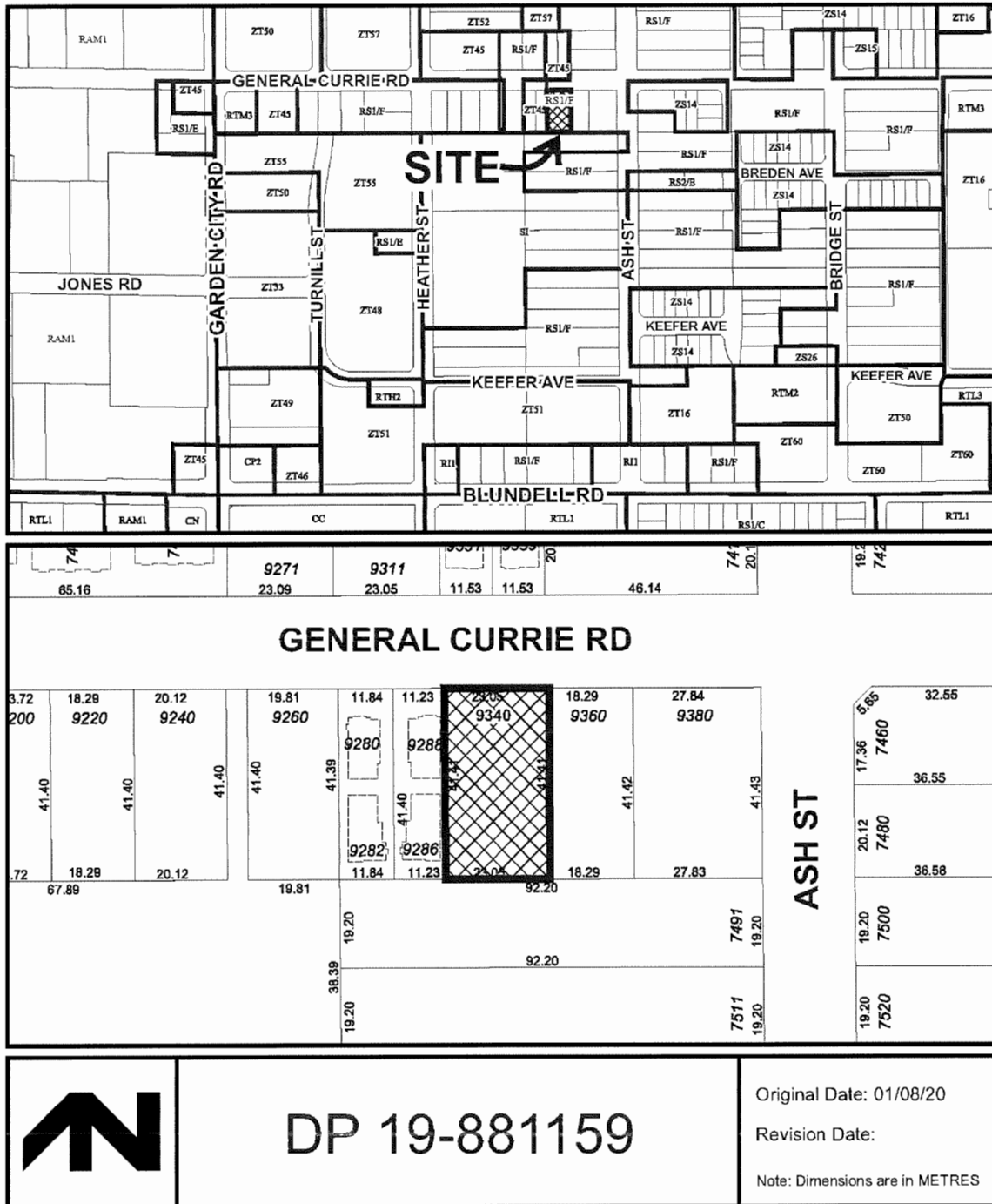


Location Maps

Attachment 1



City of Richmond





**DP 19-881158**

**Attachment 2**

Address: 9340 General Currie Road

Applicant: 1116559 BC Ltd

Owner: 1116559 BC Ltd

Planning Area(s): McLennan South Sub-Area

Floor Area Gross: 869.7 m<sup>2</sup>

Floor Area Net: 669.2 m<sup>2</sup>

	Existing	Proposed
<b>Site Area:</b>	956 m <sup>2</sup>	No change
<b>Land Uses:</b>	Single Detached Dwelling	Townhouse
<b>OCP Designation:</b>	Neighbourhood Residential	No Change
<b>Zoning:</b>	Single Detached (RS1/F)	Townhouse (ZT45)
<b>Number of Units:</b>	1	5

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.7	0.7	none permitted
Lot Coverage (buildings):	Max. 45%	38.4%	None
Lot Coverage (non-porous areas):	Max. 65%	40.0%	None
Setback – Front Yard:	Min. 6 m	6.1 m	None
Setback – Side Yard (East):	Min. 1.2 m	2.55 m	None
Setback – Side Yard (West):	Min. 1.2 m	1.25 m	None
Setback – Rear Yard:	Min. 1.2 m	4.8 m at 1 <sup>st</sup> storey 4.5 m at 2 <sup>nd</sup> storey	None
Height (m):	Max. 12 m	10.46 m	None
Lot Size:	Min. 360 m <sup>2</sup> Max. 2,020 m <sup>2</sup>	954 m <sup>2</sup>	None
Off-street Parking Spaces – Regular:	7 resident 1 visitor	9 resident 1 visitor	None
Total off-street Spaces:	8	10	None
Small Parking Spaces	None (for parking areas with fewer than 31 spaces)	4 spaces	<b>Variance</b>
Bicycle Parking Spaces – Class 1	7	7	None
Bicycle Parking Spaces – Class 2	1	1	None

Amenity Space – Indoor:	Min. 50 m <sup>2</sup>	Provided as cash-in-lieu.	None
Amenity Space – Outdoor:	Min. 30 m <sup>2</sup>	44.3 m <sup>2</sup>	None

# Project Renderings

Attachment 3

Looking south from above



Looking south west from the north side of General Currie Road



Looking north from above



Looking south west from above





**Address:** 9340 General Currie Road

**File No.:** DP 19-881158

**Prior to forwarding the application to Council for Development Permit issuance, the developer is required to complete the following:**

1. Final Adoption of OCP Amendment Bylaw 10048.
2. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
3. Receipt of a Letter-of-Credit for landscaping in the amount of \$68,836.24. The letter-of-credit will not be returned until the Letter of Assurance, confirming the landscaping is installed as per the Development Permit, prepared by the Landscape Architect, is reviewed by staff.

**Prior to Building Permit Issuance, the developer must complete the following requirements:**

1. 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.
2. Incorporation of accessibility measures in Building Permit\* (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Obtain a Building Permit\* (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.
4. Submission of a letter from the project's mechanical Professional Engineer, specifying the heating and cooling equipment and confirming its compliance with Noise Regulation Bylaw No. 8856.
5. Enter into a Servicing Agreement\* for the design and construction of engineering infrastructure and frontage 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 Servicing Agreement. Works include, but may not be limited to:

Water Works

- a) Using the OCP Model, there is 308.0 L/s of water available at a 20 psi residual at the General Currie Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b) At Developer's cost, the Developer is required to:
  - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.

- ii) Provide a right-of-way for the water meter. Exact right-of-way dimensions to be finalized during the servicing agreement process.
- c) At Developer's cost, the City is to:
  - i) Cut, cap and remove the existing water service connection and meter.
  - ii) Install a new water service connection, complete with metre and metre box. The metre is to be located on-site in a right of way.

#### Storm Sewer Works

- a) At Developer's cost, the City is to:
  - i) Cut, cap, and remove the three existing storm connections and inspection chambers to the development site. The storm inspection chamber located within the tree protection zone may be considered for abandonment instead of removal, subject to suitability.
  - ii) Install a new storm connection, complete with inspection chamber, to serve the proposed development.

#### Sanitary Sewer Works

- a) At Developer's cost, the City is to:
  - i) Cut, cap, and remove the existing sanitary connection and inspection chamber to the development site. The cap shall be made at the wye into the adjacent lot's service connection, to ensure that the lot directly west of 9340 General Currie Road remains in service.
  - ii) Install a new sanitary connection, complete with inspection chamber, to serve the proposed development.

#### Frontage Improvements

- a) At Developer's cost, the Developer is required to:
  - i) Coordinate with BC Hydro, Telus and other private communication service providers:
    - (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
    - (2) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - (3) To underground overhead service lines.
    - (4) To locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings (if applicable), and registered prior to SA design approval:
      - BC Hydro PMT – 4.0 x 5.0 m
      - BC Hydro LPT – 3.5 x 3.5 m
      - Street light kiosk – 1.5 x 1.5 m
      - Traffic signal kiosk – 2.0 x 1.5 m
      - Traffic signal UPS – 1.0 x 1.0 m

- Shaw cable kiosk – 1.0 x 1.0 m
  - Telus FDH cabinet – 1.1 x 1.0 m
- ii) Review street lighting levels along the General Currie Road frontage, and upgrade as required.
- iii) Provide other frontage improvements as per Transportation’s requirements including:
- (1) Curb-to-Curb Road works
    - Provide 8.5 m wide pavement along the development frontage to meet local road design standards. The centre line of the 8.5 m wide pavement is to be consistent with the centre line of the 20.12 m wide road right-of-way.
    - As necessary, the widened pavement is to include taper sections (20:1) to meet the existing edges of pavement to the east and west of the subject site. Behind each tapered section, a 1.0 m wide gravel shoulder is required.
  - (2) Behind the curb frontage improvements
    - The cross section elements are to include:
      - a. South property line of the General Currie Road right-of-way.
      - b. 2.0 m wide sidewalk. (The sidewalk may be designed to “meander” around any existing trees that have been identified for protection. As much as possible, the full width of the sidewalk is to be maintained.).
      - c. 3.85 m wide boulevard with street trees.
      - d. 0.15 m wide curb.
      - e. As necessary, the new sidewalk and boulevard are to transition to meet the existing frontage treatments to the east and west of the subject site.
  - (3) All existing driveways along the General Currie Road development frontage are to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, boulevard with street trees and concrete sidewalk per standards described under Items (1) and (2) above.
  - (4) The exact dimensions of road works and frontage improvements described under Items 1/2/3 are to be confirmed through the Servicing Agreement detailed design process and legal surveys. Road dedications would be required if the existing road right-of-way is not adequate to support the required works.
  - (5) All above ground hydro/telephone kiosks and other third party equipment must not be placed within any frontage works area including sidewalk and boulevard. On-site SRW’s are to be secured for the placement of this equipment.

General Items:

- a) At Developer’s cost, the Developer is required to:
  - i) Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer’s recommendations, and report the settlement amounts to the City for approval.
  - ii) Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

**Note:**

- \* This requires a separate application.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

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Signed

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Date





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To the Holder: 1116559 BC LTD.  
Property Address: 9340 GENERAL CURRIE ROAD  
Address: C/O ERIC LAW  
UNIT 216, 288 W. 8<sup>TH</sup> AVENUE  
VANCOUVER, BC V5Y 1N5

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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 permit four of the ten on-site parking spaces to be small car spaces.
4. Subject to Section 490 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 #14 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 \$68,836.24. 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 19-881158**

To the Holder: 1116559 BC LTD.  
Property Address: 9340 GENERAL CURRIE ROAD  
Address: C/O ERIC LAW  
UNIT 216, 288 W. 8<sup>TH</sup> 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

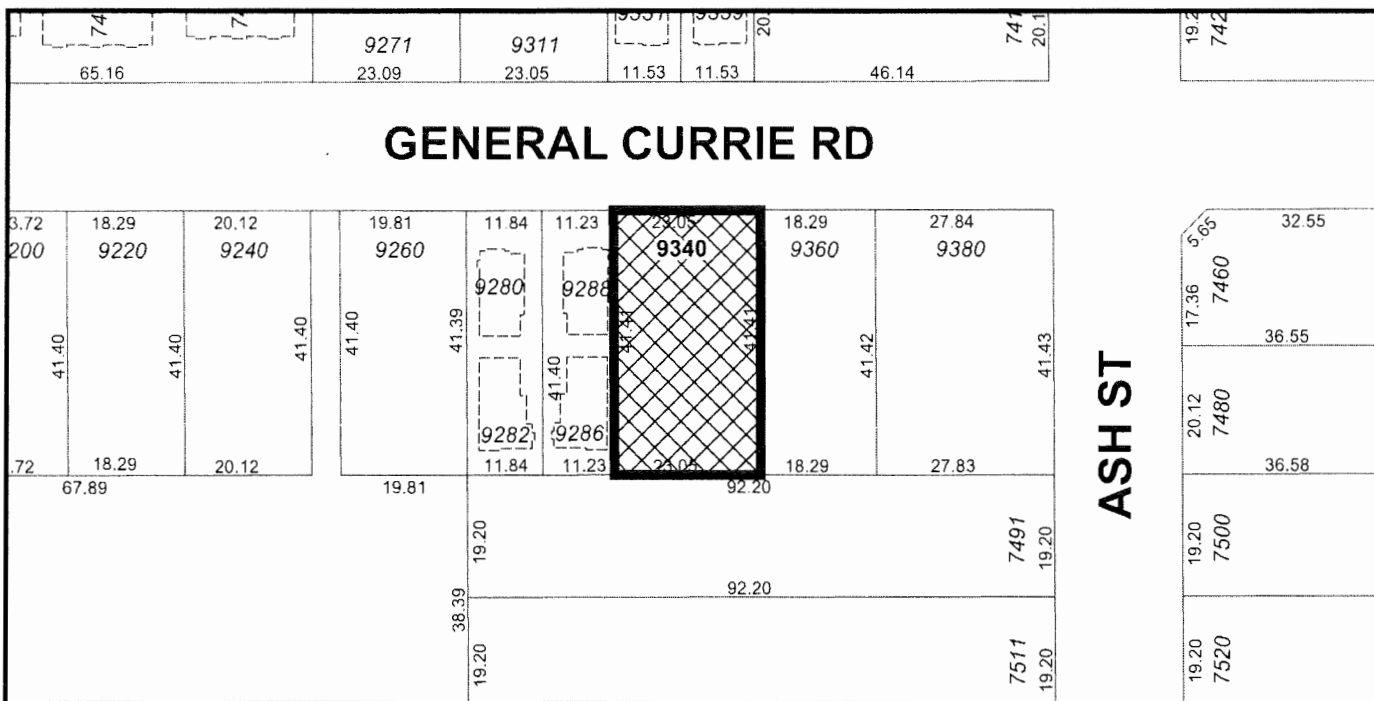
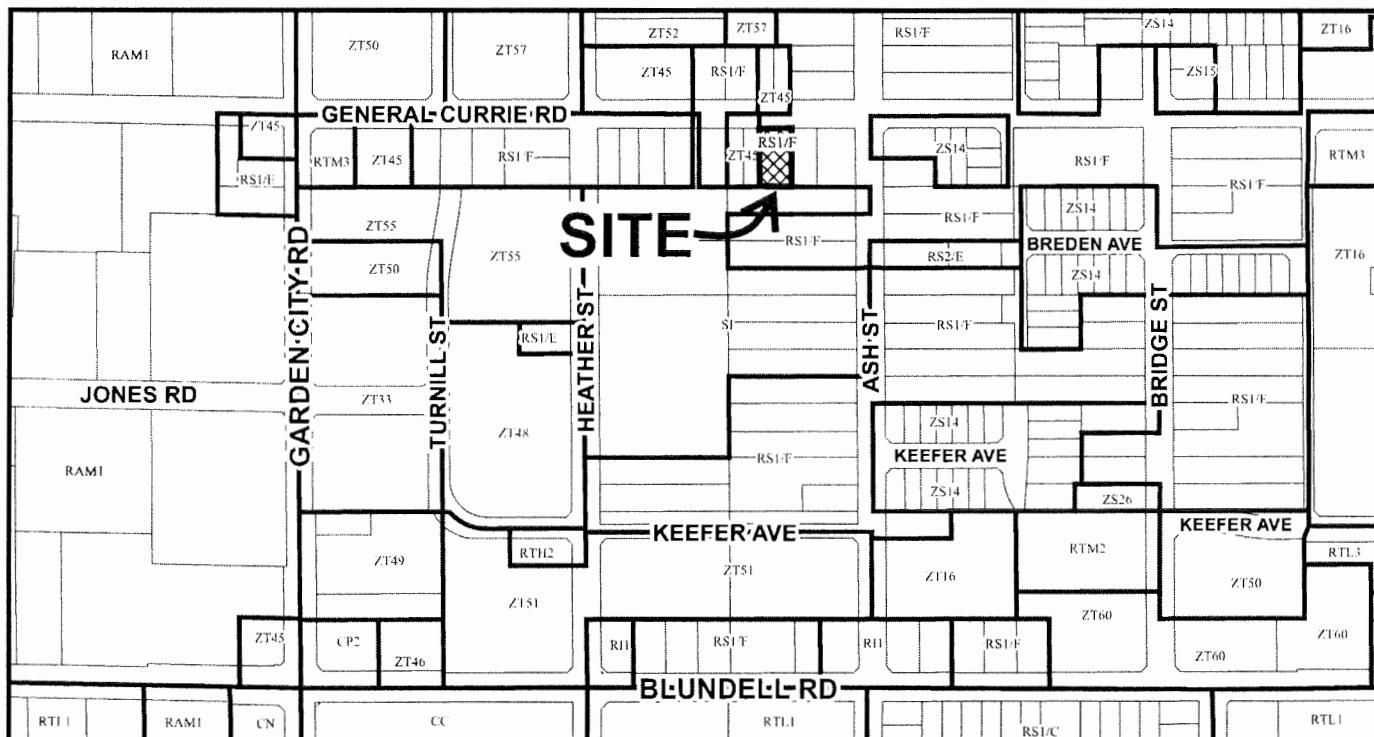
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

\_\_\_\_\_  
MAYOR



# City of Richmond



## DP 19-881159 SCHEDULE "A"

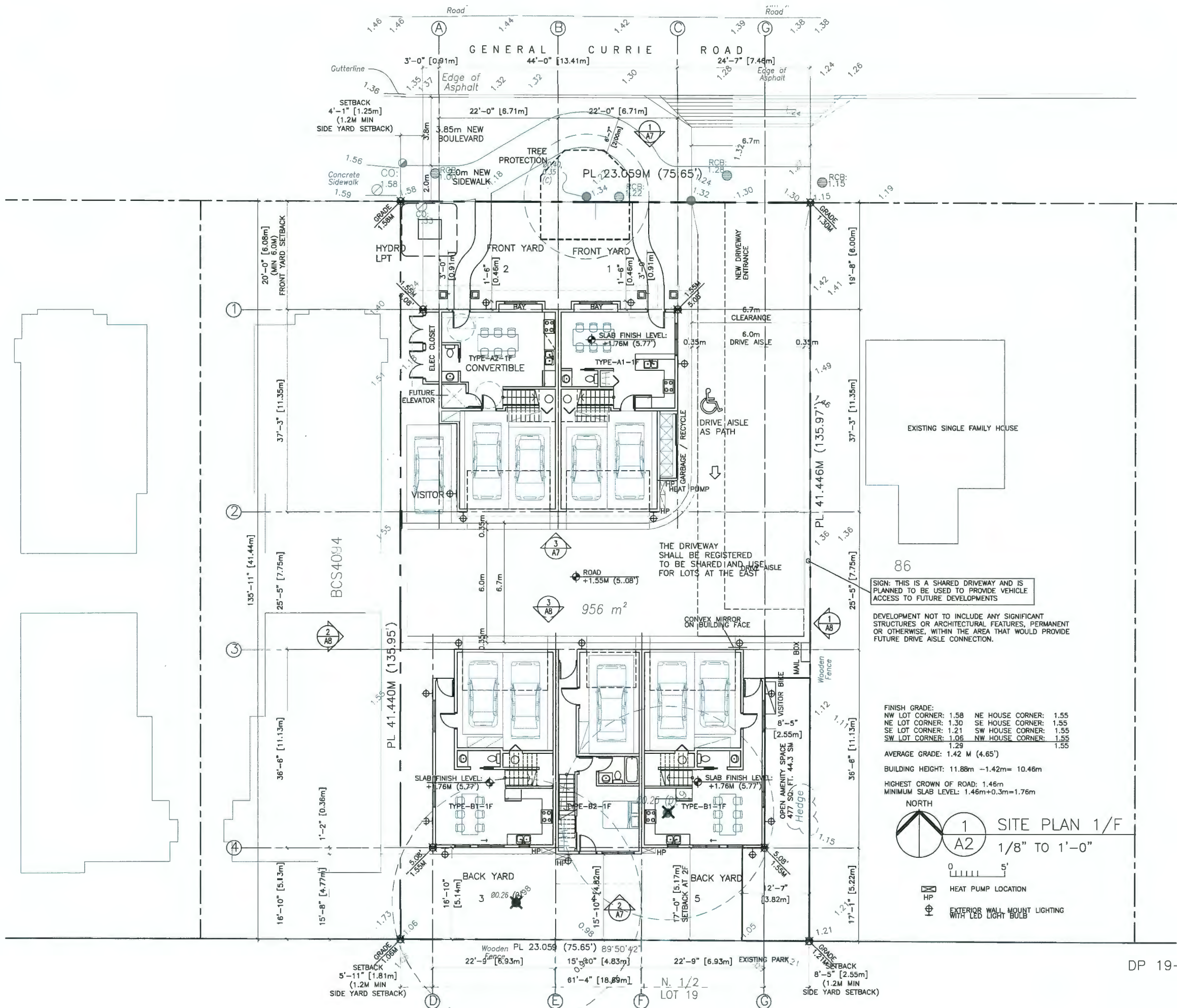
Original Date: 01/08/20  
Revision Date:  
Note: Dimensions are in METRES

# ERIC LAW ARCHITECT

ericlaw.architect@gmail.com  
218 288 WEST AVENUE VANCOUVER BC  
V6T1K5  
TEL: (604) 505-2099

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ISSUED
1. 2019.12.23 FOR DEVELOPMENT PERMIT APPLICATION
2. 2021.05.12 FOR CITY DP REVIEW
3. 2021.09.14 FOR CITY DP REVIEW
4. 2021.09.23 FOR CITY DP REVIEW
5. 2021.09.29 FOR CITY DPP REVIEW
6. 2021.10.04 FOR CITY DPP REVIEW



SIGN: THIS IS A SHARED DRIVEWAY AND IS PLANNED TO BE USED TO PROVIDE VEHICLE ACCESS TO FUTURE DEVELOPMENTS

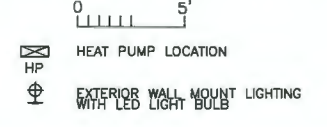
DEVELOPMENT NOT TO INCLUDE ANY SIGNIFICANT STRUCTURES OR ARCHITECTURAL FEATURES, PERMANENT OR OTHERWISE, WITHIN THE AREA THAT WOULD PROVIDE FUTURE DRIVE AISLE CONNECTION.

FINISH GRADE:

NW LOT CORNER: 1.58	NE HOUSE CORNER: 1.55
NE LOT CORNER: 1.30	SE HOUSE CORNER: 1.55
SE LOT CORNER: 1.21	SW HOUSE CORNER: 1.55
SW LOT CORNER: 1.06	NW HOUSE CORNER: 1.55
	1.29
	1.55

AVERAGE GRADE: 1.42 M (4.65')

BUILDING HEIGHT: 11.88m -1.42m= 10.46m  
HIGHEST CROWN OF ROAD: 1.46m  
MINIMUM SLAB LEVEL: 1.46m+0.3m=1.76m



## PROPOSED TOWNHOUSE AT 9340 GENERAL CURRIE RD RICHMOND BC SITE PLAN (1/1)

PROJECT NUMBER: 17-11  
ISSUED: 10/4/2021  
DRAWN BY: EL  
CHECKED BY: EL  
FILENAME: 17-11\_NGC\_211004-DPP.DWG  
FILENAME: 17-11\_NGC\_210922-DP.DWG

# Plan #1 A2 DEVELOPMENT PERMIT

DP 19-881158

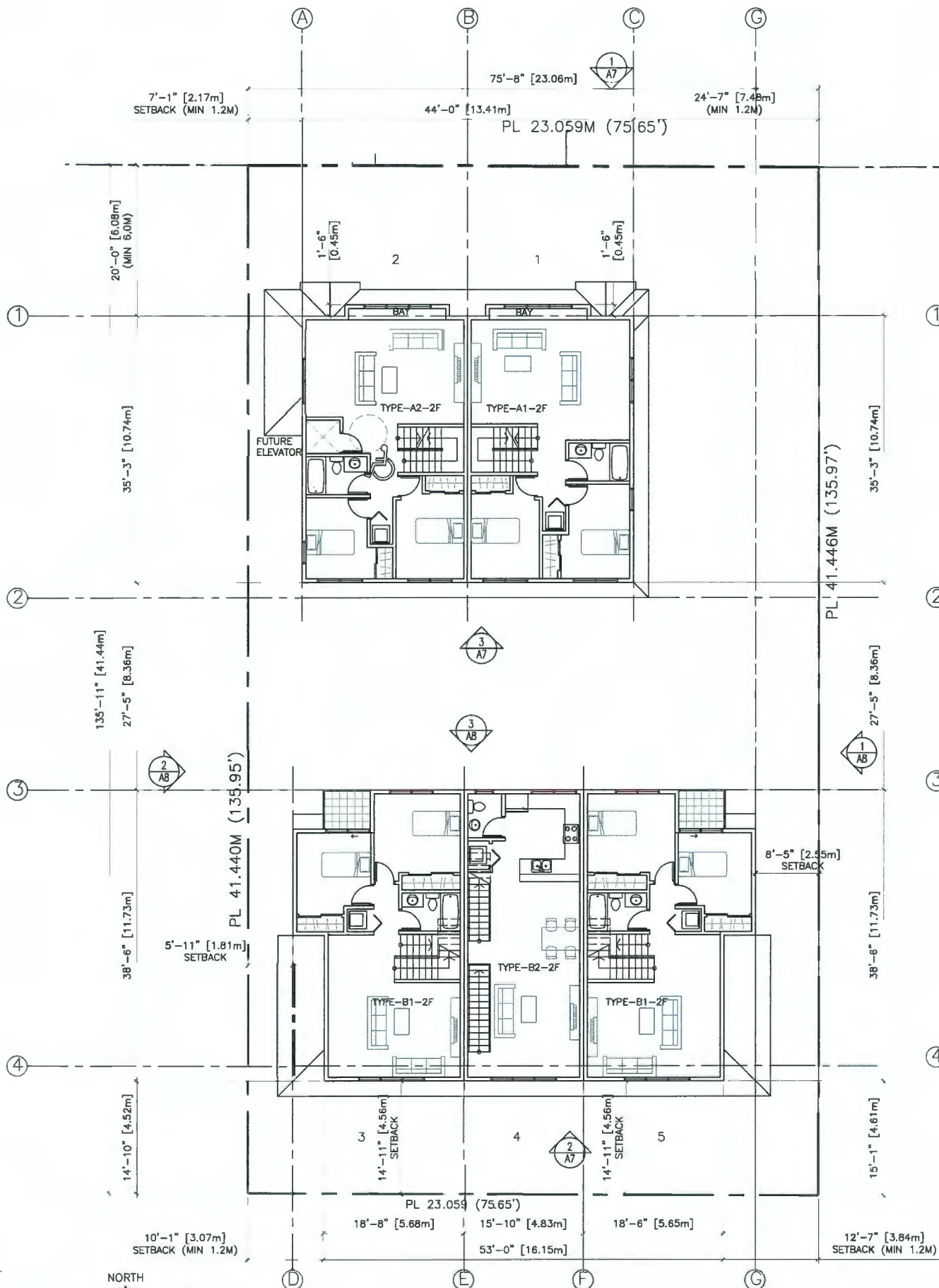


ISSUED	
1.	2019.12.23 FOR DEVELOPMENT PERMIT APPLICATION
2.	2021.05.12 FOR CITY DP REVIEW
3.	2021.09.14 FOR CITY DP REVIEW
4.	2021.09.23 FOR CITY DP REVIEW
5.	2021.09.29 FOR CITY DPP REVIEW
6.	2021.10.04 FOR CITY DPP REVIEW

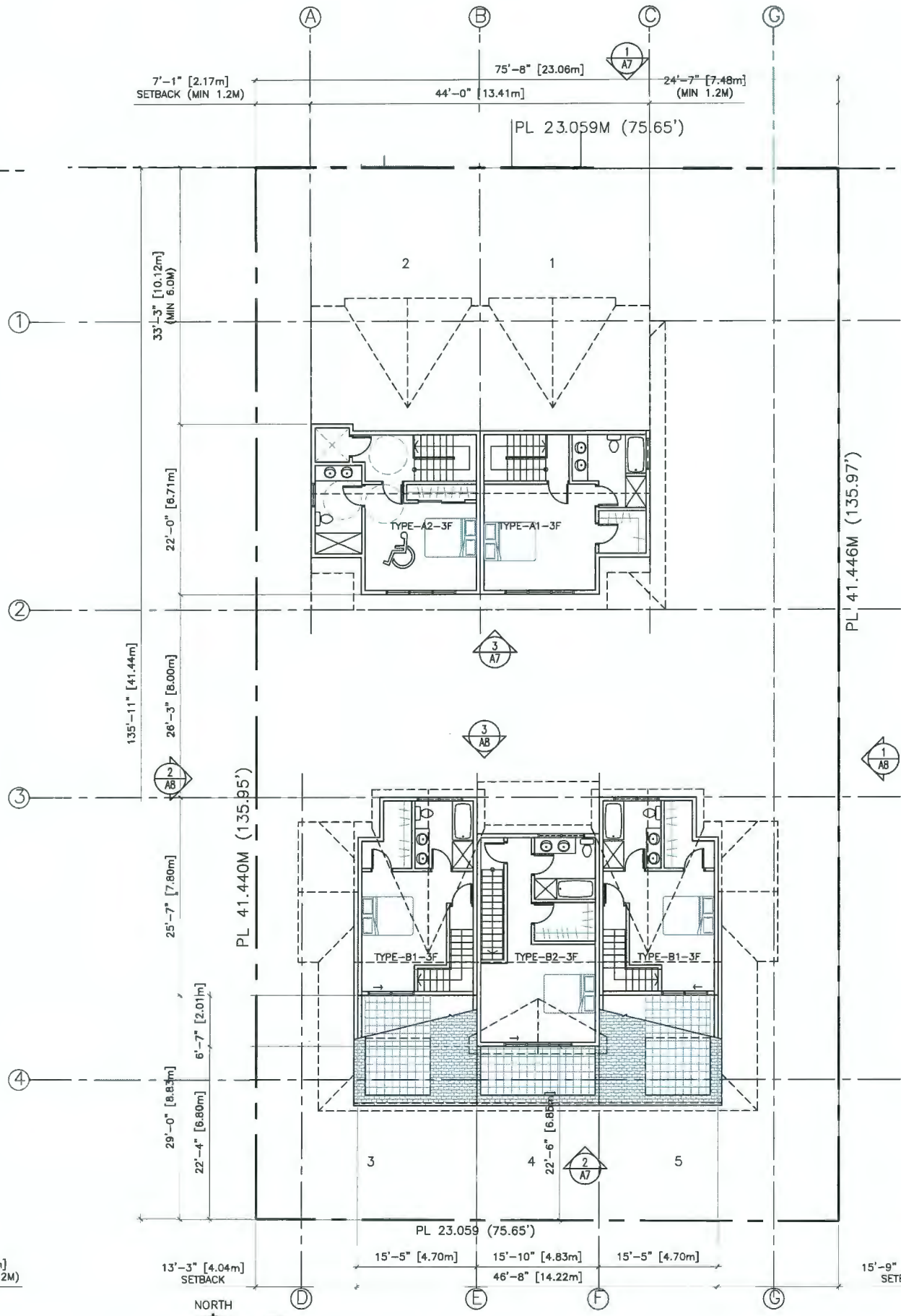
REVISION	
5.	2021.10.04 EXTEND REAR ROOF AT BLDG B
4.	2021.09.29 FULL TURNING PATH INDICATED ON A3A
3.	2021.09.23 UPDATED WITH LANDSCAPE LAYOUT
2.	2021.09.14 REVISED PER CITY COMMENT
1.	2021.01.26 REVISED PER CITY COMMENT

**PROPOSED TOWNHOUSE  
AT 9340  
GENERAL CURRIE RD  
RICHMOND BC  
SITE PLAN (2/F -3/F)**

PROJECT NUMBER: 17-11  
ISSUED: 10/4/2021  
DRAWN BY: EL  
CHECKED BY: EL  
FILENAME: 17-11\_NGC\_210928-DPP.DWG



**1**  
**A3**  
SITE PLAN 2/F  
1/8" TO 1'-0"  
0 5'

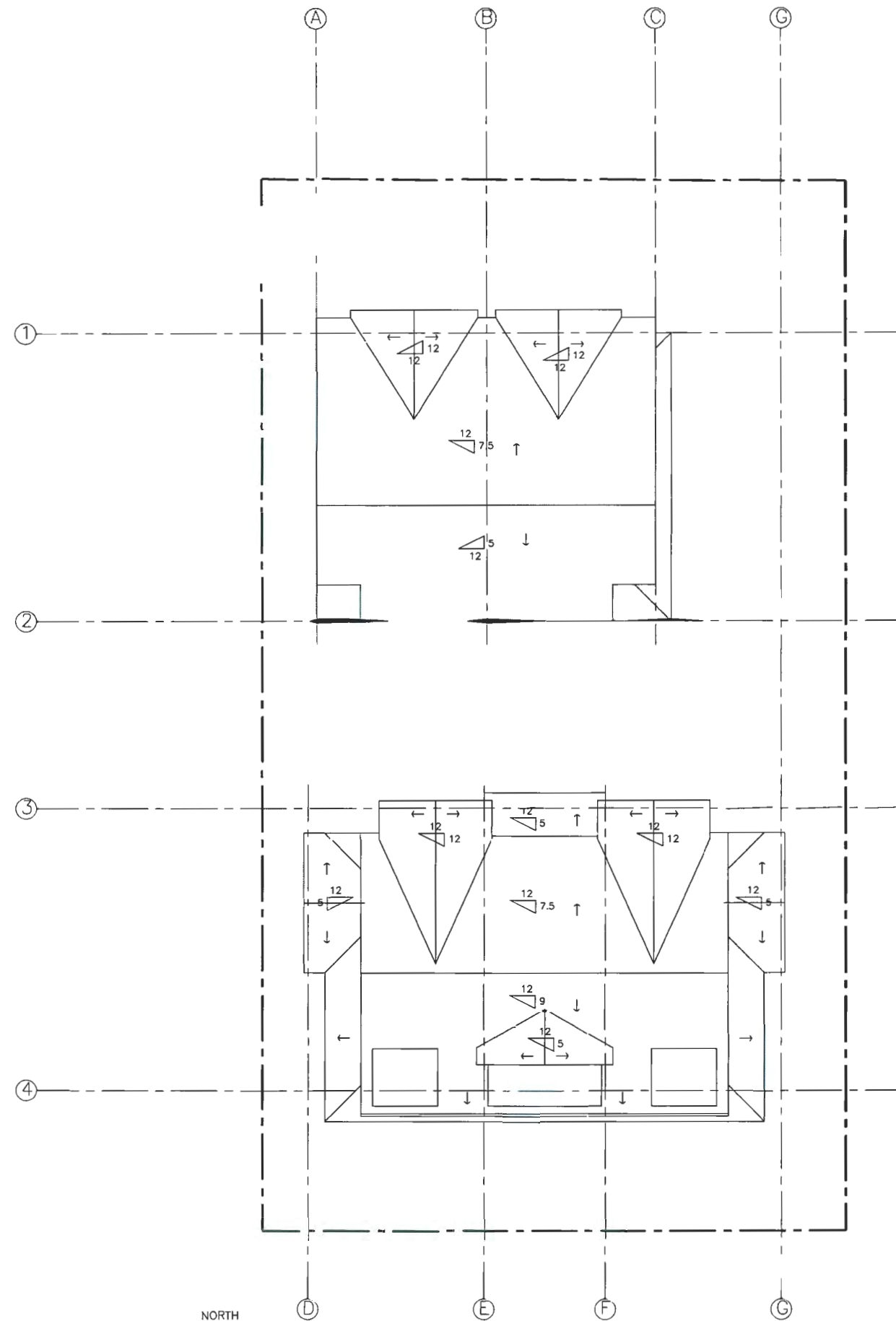


**2**  
**A3**  
SITE PLAN 3/F  
1/8" TO 1'-0"  
0 5'

DP 19-881158

ISSUED

1	2019.12.23 FOR DEVELOPMENT PERMIT APPLICATION
2	2021.05.12 FOR CITY DP REVIEW
3	2021.09.14 FOR CITY DP REVIEW
4	2021.09.23 FOR CITY DP REVIEW
5	2021.09.29 FOR CITY DPP REVIEW
6	2021.10.04 FOR CITY DPP REVIEW

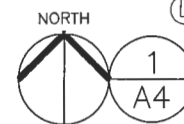


5	2021.10.04 EXTEND REAR ROOF AT BLDG B
4	2021.09.29 FULL TURNING PATH INDICATED ON ADA
3	2021.09.23 UPDATED WITH LANDSCAPE LAYOUT
2	2021.09.14 REVISED PER CITY COMMENT
1	2021.01.26 REVISED PER CITY COMMENT
	REVISION

**PROPOSED TOWNHOUSE  
AT 9340  
GENERAL CURRIE RD  
RICHMOND BC  
SITE PLAN (ROOF)**

PROJECT NUMBER:	17-11
ISSUED:	10/4/2021
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	17-11_NGC_210002-DP12B06

**Plan #3**



**1** SITE PLAN ROOF  
A4  
1/8" TO 1'-0"

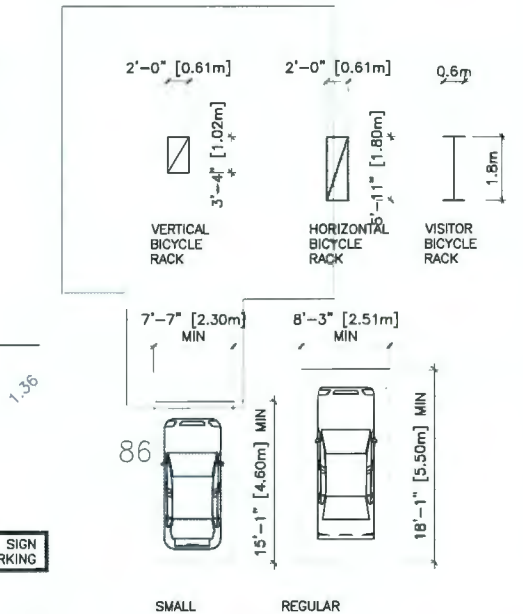
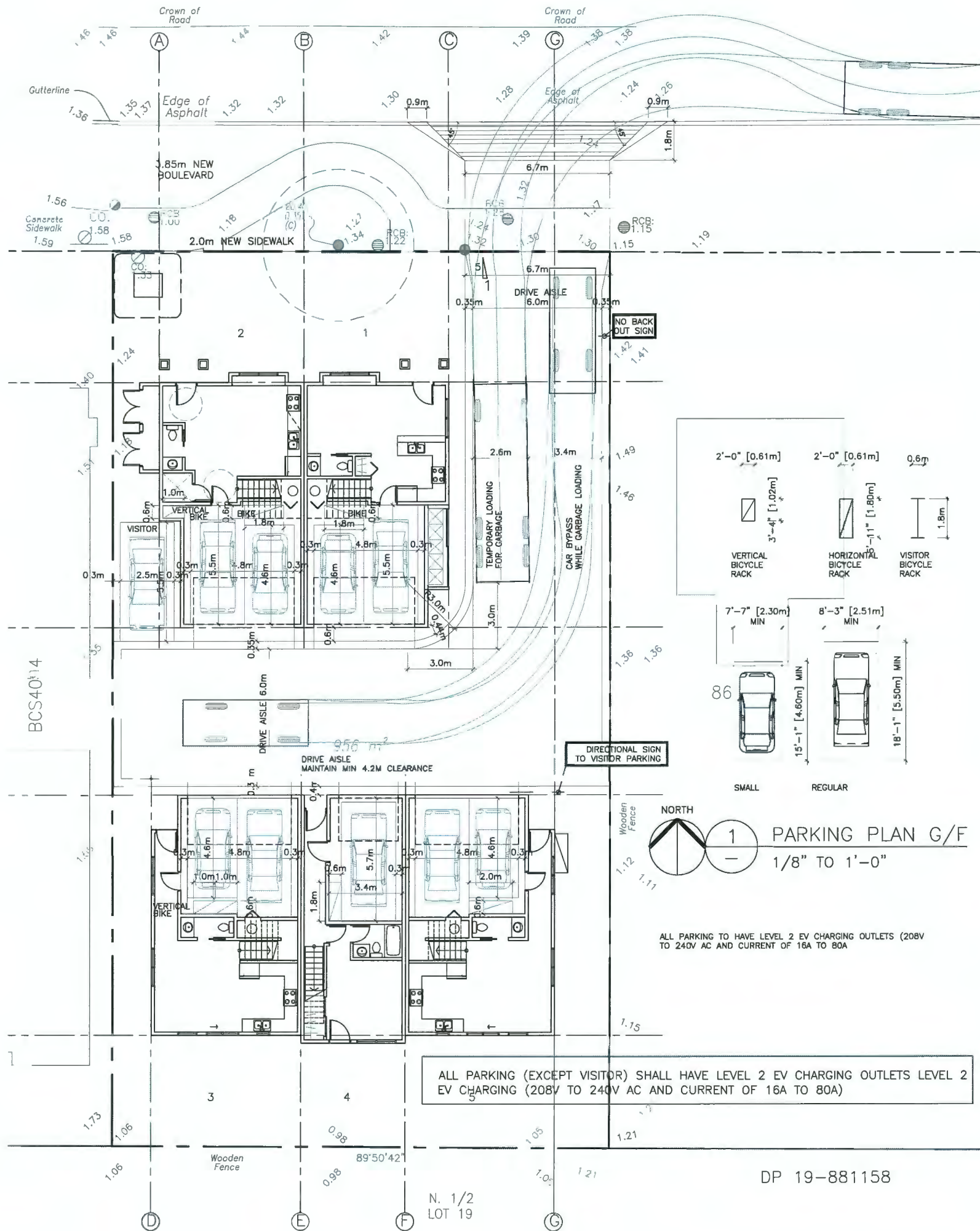
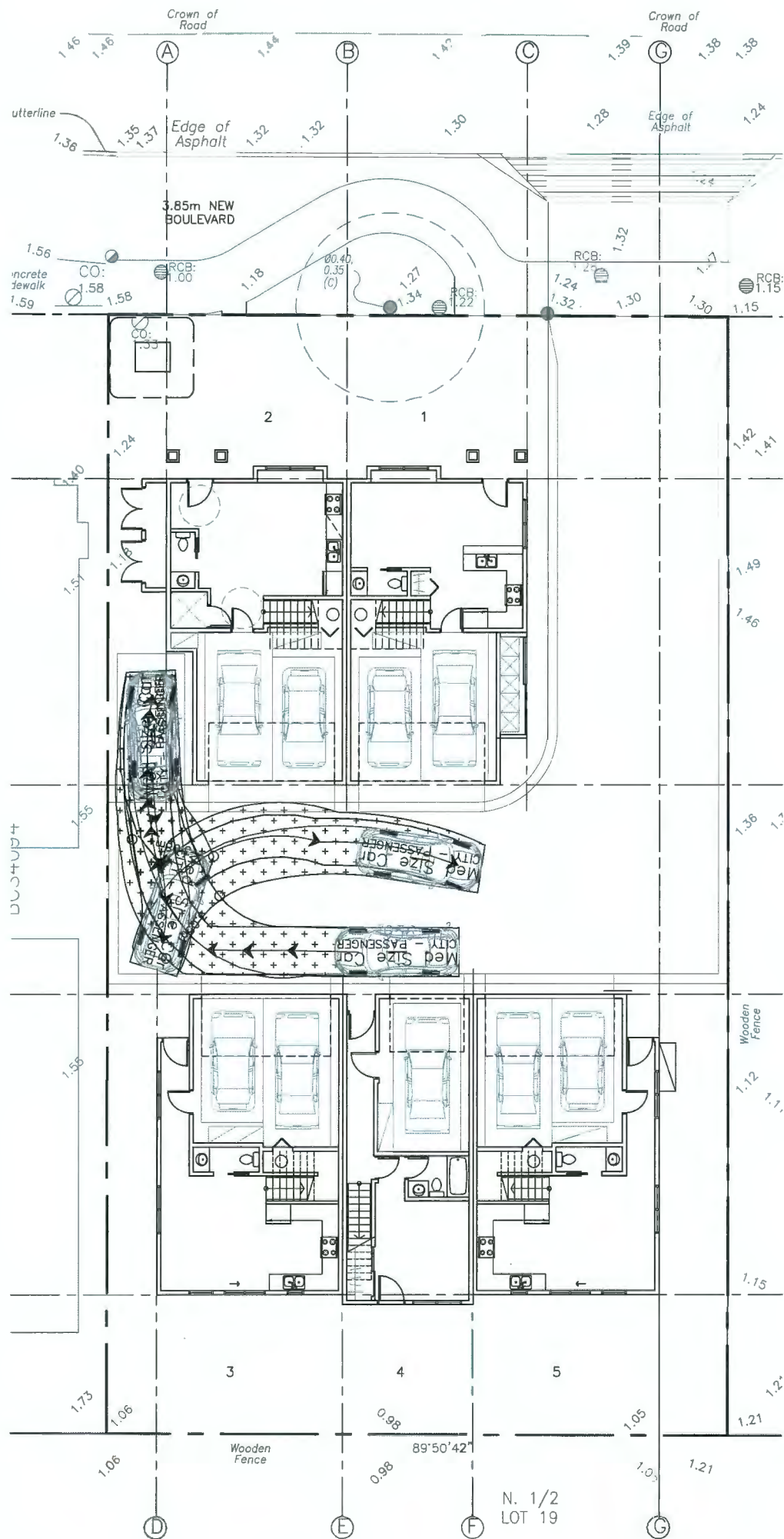


DP 19-881158



ISSUED

1	2019.12.23	FOR DEVELOPMENT PERMIT APPLICATION
2	2021.05.12	FOR CITY DP REVIEW
3	2021.09.14	FOR CITY DP REVIEW
4	2021.09.23	FOR CITY DP REVIEW
5	2021.09.29	FOR CITY DPP REVIEW
6	2021.10.04	FOR CITY DPP REVIEW



**1** PARKING PLAN G/F  
1/8" TO 1'-0"

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

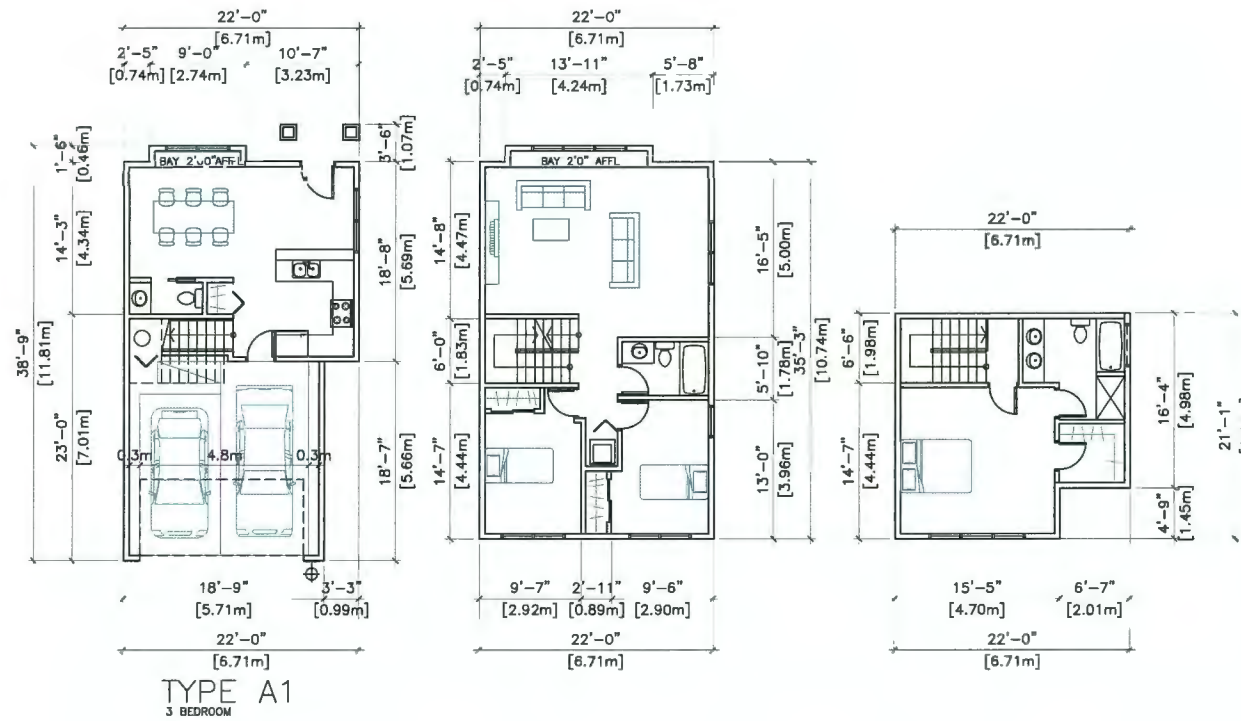
ALL PARKING (EXCEPT VISITOR) SHALL HAVE LEVEL 2 EV CHARGING OUTLETS LEVEL 2 EV CHARGING (208V TO 240V AC AND CURRENT OF 16A TO 80A)

**PROPOSED TOWNHOUSE AT 9340 GENERAL CURRIE RD RICHMOND BC PARKING PLAN**

PROJECT NUMBER: 17-11  
ISSUED: 10/4/2021  
DRAWN BY: EL  
CHECKED BY: EL  
FILENAME: 17-11\_NGC\_210922-DP121016G



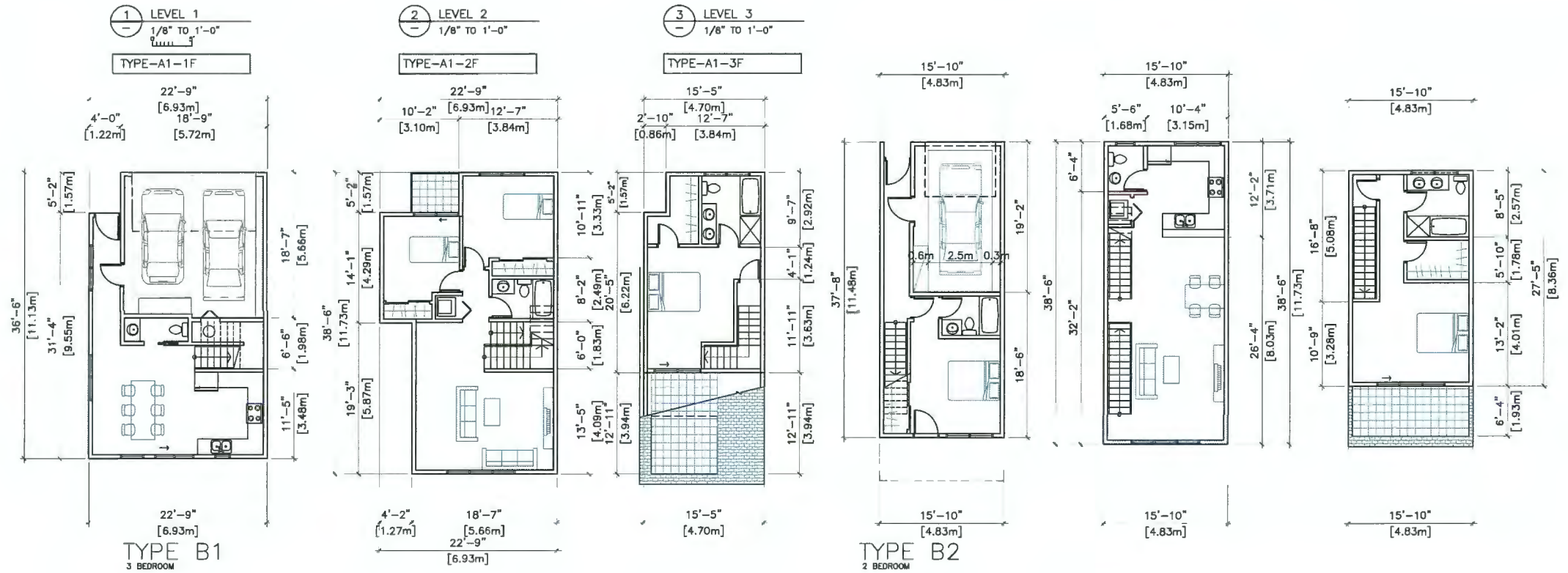
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2	2021.05.12 FOR CITY DP REVIEW
3	2021.09.14 FOR CITY DP REVIEW
4	2021.09.23 FOR CITY DP REVIEW
5	2021.09.29 FOR CITY DPP REVIEW
6	2021.10.04 FOR CITY DPP REVIEW



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

(1) 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

TOWNHOUSE SHALL MEET CITY'S ENERGY STEP CODE REQUIREMENTS

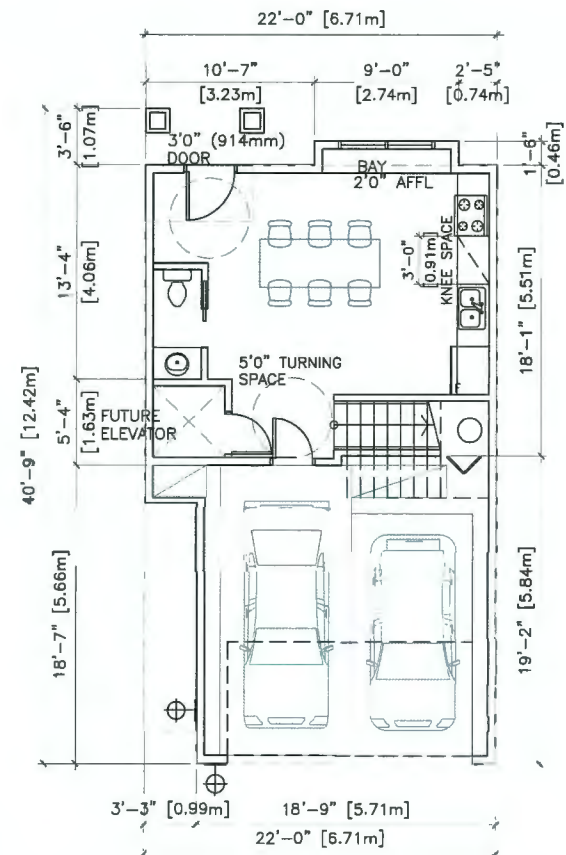


**PROPOSED TOWNHOUSE  
AT 9340  
GENERAL CURRIE RD  
RICHMOND BC  
UNIT PLAN**

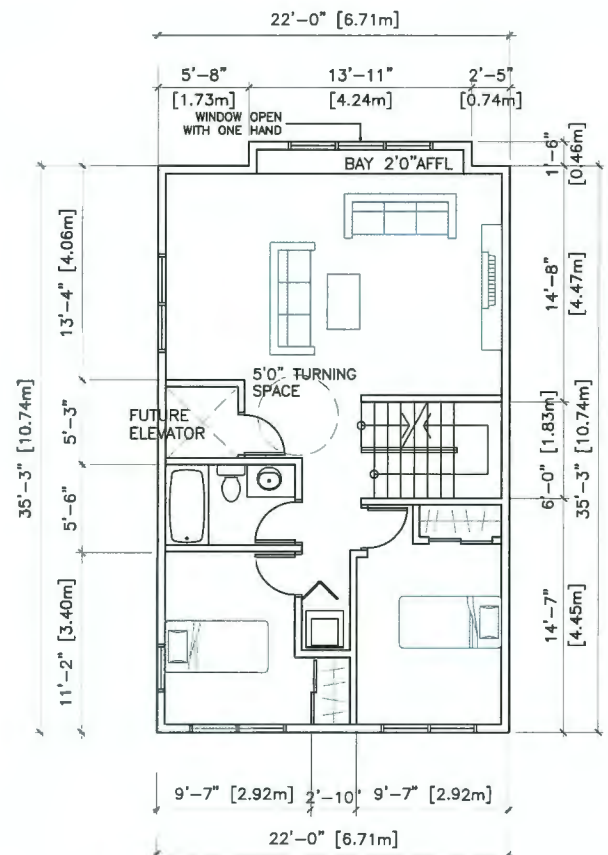
REVISION	
5	2021.10.04 EXTEND REAR ROOF AT BLDG B
4	2021.09.29 FULL TURNING PATH INDICATED ON ADA
3	2021.09.23 UPDATED WITH LANDSCAPE LAYOUT
2	2021.09.14 REVISED PER CITY COMMENT
1	2021.01.26 REVISED PER CITY COMMENT



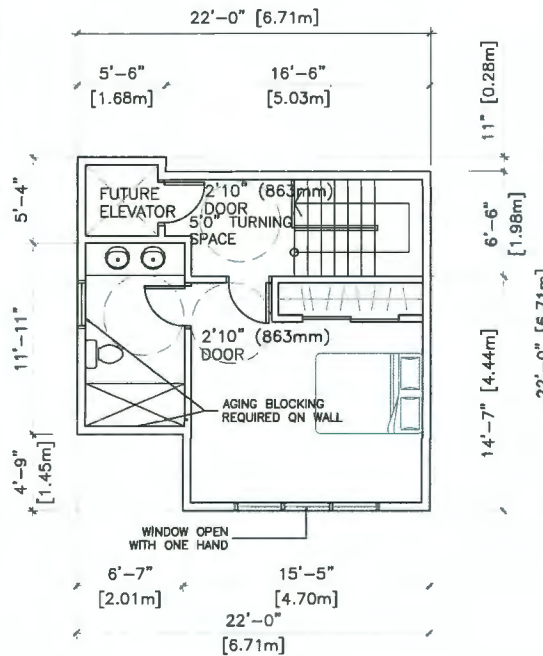
ISSUED
1. 2019.12.23 FOR DEVELOPMENT PERMIT APPLICATION
2. 2021.05.12 FOR CITY DP REVIEW
3. 2021.09.14 FOR CITY DP REVIEW
4. 2021.09.23 FOR CITY DP REVIEW
5. 2021.09.29 FOR CITY DPP REVIEW
6. 2021.10.04 FOR CITY DPP REVIEW



**TYPE A2**  
3 BEDROOM  
LEVEL 1  
1/8" TO 1'-0"  
TYPE-A2-1F

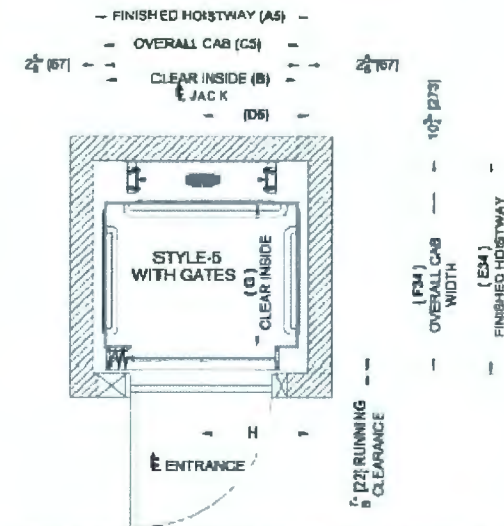


**LEVEL 2**  
1/8" TO 1'-0"  
TYPE-A2-2F



**LEVEL 3**  
1/8" TO 1'-0"  
TYPE-A2-3F

**On / Off Same Side  
Front Configuration  
Style 5:**



Cab Size	A5	B	C5	D5	E34	F34	G	H
36" x 48"	54 1/4"	48"	49"	27 1/8"	53 7/8"	42 1/4"	36"	27 1/8"
36" x 54"	60 1/4"	54"	55"	30 1/8"	53 7/8"	42 1/4"	36"	30 1/8"

	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 OPENER).</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	- MIN. 900 MM WIDTH.
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 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	- MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)
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>

5. 2021.10.04 EXTEND REAR ROOF AT BLDG B
4. 2021.09.29 FULL TURNING PATH INDICATED ON A2A
3. 2021.09.23 UPDATED WITH LANDSCAPE LAYOUT
2. 2021.09.14 REVISED PER CITY COMMENT
1. 2021.01.26 REVISED PER CITY COMMENT
REVISION

**PROPOSED TOWNHOUSE  
AT 9340  
GENERAL CURRIE RD  
RICHMOND BC  
UNIT PLAN**

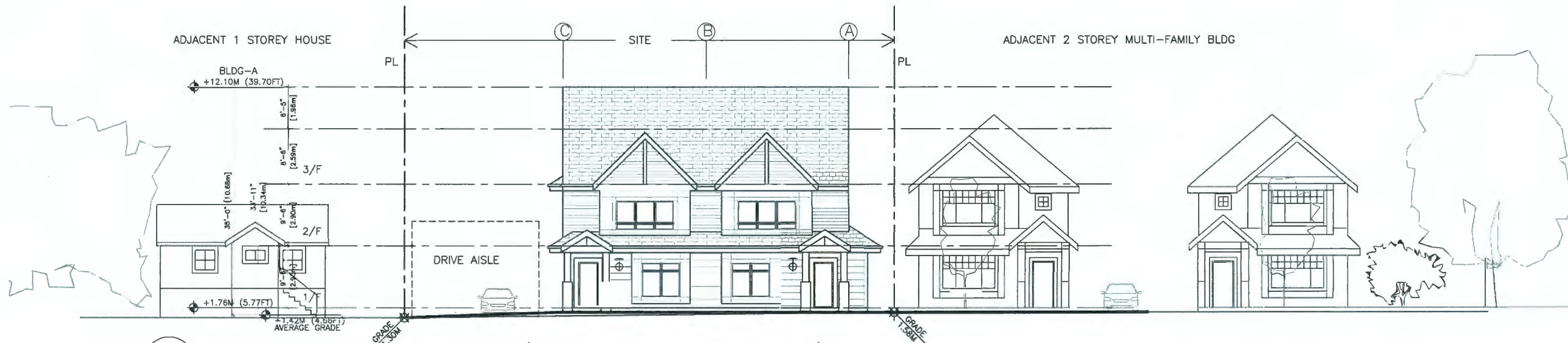
PROJECT NUMBER: 17-11
ISSUED: 10/4/2021
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 17-11_NCC_210928-DPR0000

**Plan #6**

**A6**  
DEVELOPMENT PERMIT



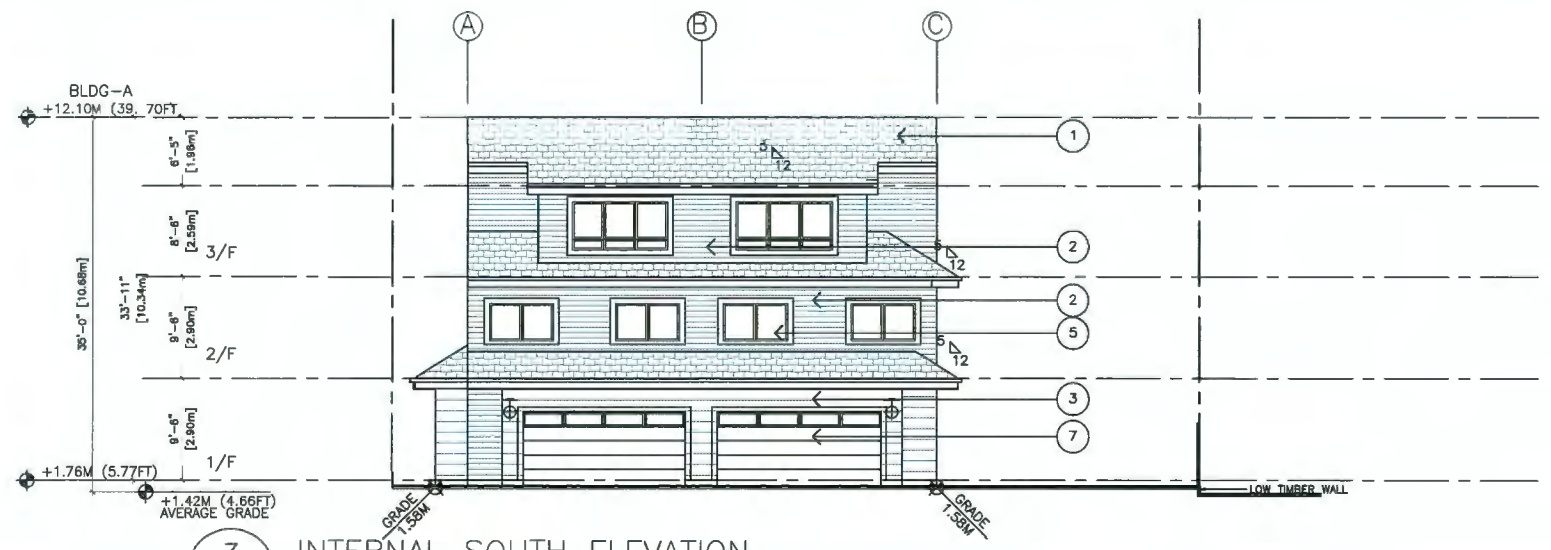
ISSUED
1 2019.12.23 FOR DEVELOPMENT PERMIT APPLICATION
2 2021.05.12 FOR CITY DP REVIEW
3 2021.09.14 FOR CITY DP REVIEW
4 2021.09.23 FOR CITY DP REVIEW
5 2021.09.29 FOR CITY DPP REVIEW
6 2021.10.04 FOR CITY DPP REVIEW
7 2021.10.08 FOR CITY DPP REVIEW



**1** NORTH ELEVATION & CONTEXT (FACING GENERAL CURRIE RD)  
A7 1/8" TO 1'-0"



**2** SOUTH ELEVATION & CONTEXT (FACING PARK)  
A7 1/8" TO 1'-0"



**3** INTERNAL SOUTH ELEVATION  
A7 1/8" TO 1'-0"

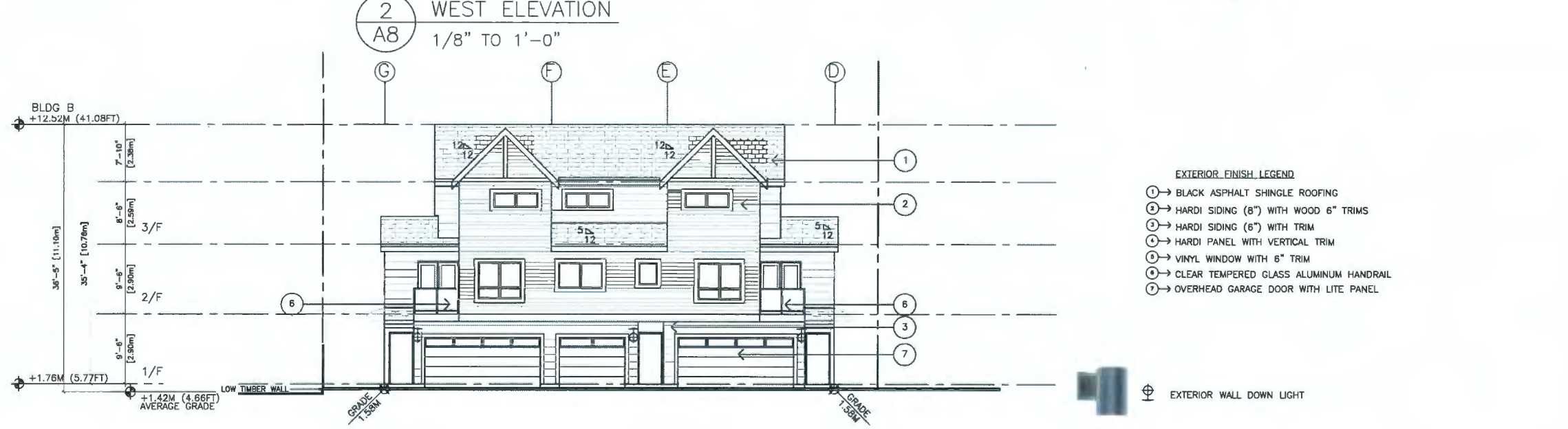
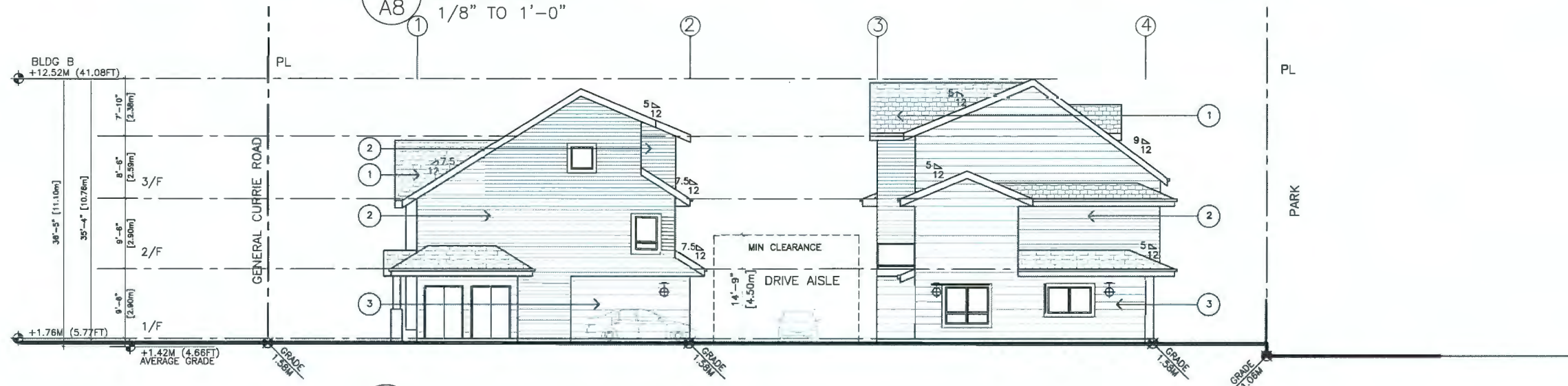
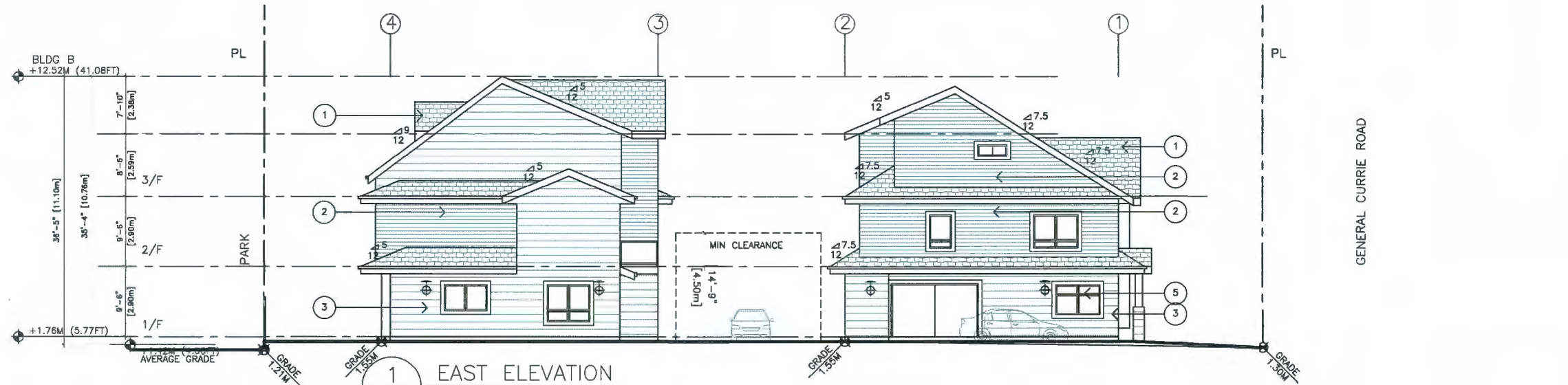
- EXTERIOR FINISH LEGEND**
- ① → BLACK ASPHALT SHINGLE ROOFING
  - ② → HARDI SIDING (8") WITH WOOD 6" TRIMS
  - ③ → HARDI SIDING (6") WITH TRIM
  - ④ → HARDI PANEL WITH VERTICAL TRIM
  - ⑤ → VINYL WINDOW WITH 6" TRIM
  - ⑥ → CLEAR TEMPERED GLASS ALUMINUM HANDRAIL
  - ⑦ → OVERHEAD GARAGE DOOR WITH LITE PANEL



**PROPOSED TOWNHOUSE  
AT 9340  
GENERAL CURRIE RD  
RICHMOND BC  
ELEVATIONS**

PROJECT NUMBER: 17-11
ISSUED: 10/6/2021
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 17-11_NGC_211008-DPP.DWG





- EXTERIOR FINISH LEGEND**
- ① → BLACK ASPHALT SHINGLE ROOFING
  - ② → HARDI SIDING (8") WITH WOOD 6" TRIMS
  - ③ → HARDI SIDING (6") WITH TRIM
  - ④ → HARDI PANEL WITH VERTICAL TRIM
  - ⑤ → VINYL WINDOW WITH 6" TRIM
  - ⑥ → CLEAR TEMPERED GLASS ALUMINUM HANDRAIL
  - ⑦ → OVERHEAD GARAGE DOOR WITH LITE PANEL

☼ EXTERIOR WALL DOWN LIGHT

**ERIC LAW ARCHITECT**

ericlaw.architect@gmail.com  
216 288 W 6TH AVENUE VANCOUVER BC  
V5Y1N5  
TEL: (604) 505-2099

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3	2021.09.14 FOR CITY DP REVIEW
4	2021.09.23 FOR CITY DP REVIEW
5	2021.09.29 FOR CITY DP REVIEW
6	2021.10.04 FOR CITY DPP REVIEW
7	2021.10.06 FOR CITY DPP REVIEW

REVISION	
6	2021.10.06 EXTERIOR LIGHT STYLE CHANGED
5	2021.10.04 EXTEND REAR ROOF AT BLDG B
4	2021.09.29 FULL TURNING PATH INDICATED ON ASA
3	2021.09.23 UPDATED WITH LANDSCAPE LAYOUT
2	2021.09.14 REVISED PER CITY COMMENT
1	2021.01.26 REVISED PER CITY COMMENT

**PROPOSED TOWNHOUSE  
AT 9340  
GENERAL CURRIE RD  
RICHMOND BC  
ELEVATIONS**

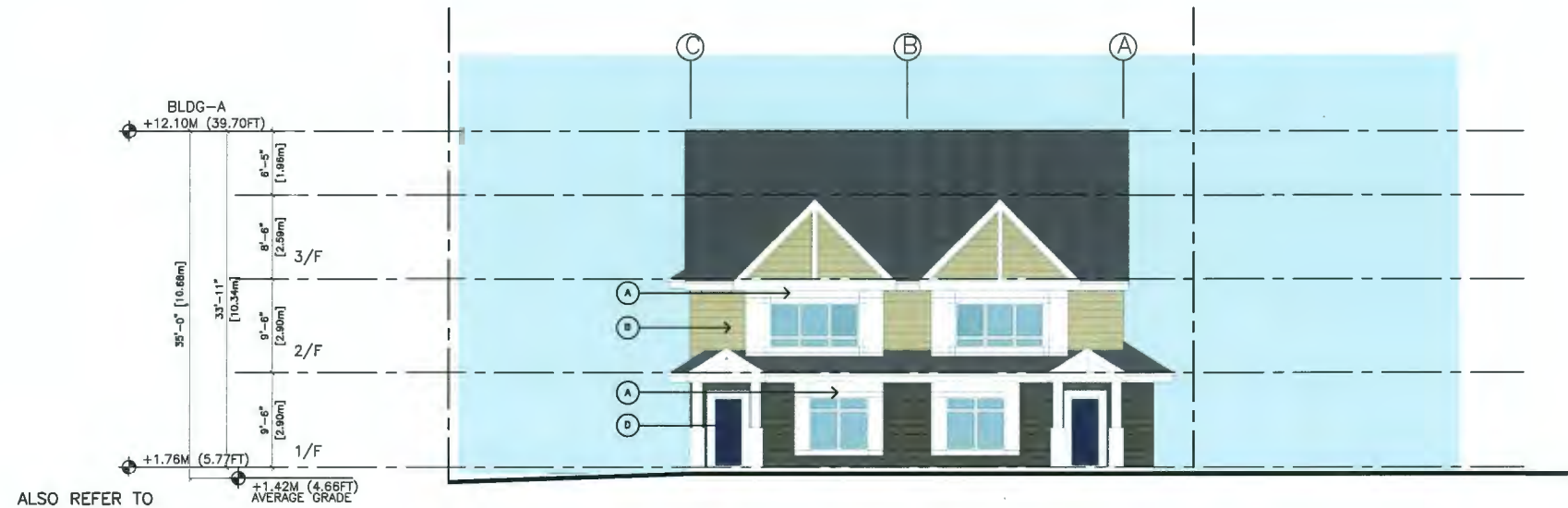
PROJECT NUMBER: 17-11  
ISSUED: 10/6/2021  
DRAWN BY: EL  
CHECKED BY: EL  
FILENAME: 17-11\_NGC\_211008-DPP.DWG

DP 19-881158

**Plan #8**  
**A8**  
DEVELOPMENT PERMIT



ISSUED
1. 2019.12.23 FOR DEVELOPMENT PERMIT APPLICATION
2. 2021.05.12 FOR CITY DP REVIEW
3. 2021.09.14 FOR CITY DP REVIEW
4. 2021.09.23 FOR CITY DP REVIEW
5. 2021.09.29 FOR CITY DPP REVIEW
6. 2021.10.04 FOR CITY DPP REVIEW



ALSO REFER TO  
**1** NORTH ELEVATION & CONTEXT (FACING GENERAL CURRIE RD)  
A7 1/8" TO 1'-0"



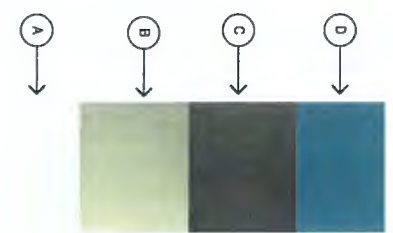
ALSO REFER TO  
**2** SOUTH ELEVATION & CONTEXT (FACING PARK)  
A7 1/8" TO 1'-0"



ALSO REFER TO  
**3** INTERNAL SOUTH ELEVATION  
A7 1/8" TO 1'-0"

- EXTERIOR COLOUR**
- A → HARDI COLOUR PLUS PREFINISH ARCTIC WHITE
  - B → HARDI COLOUR PLUS PREFINISH NAVAJO BEIGE
  - C → HARDI COLOUR PLUS PREFINISH TIMBER BARK
  - D → SHERWIN WILLIAMS PAINT SLATE TILE SW 7624

ALL HARDI TRIM OR CORNER TRIM SHALL MATCH THE ADJACENT HARDI PANEL COLOUR  
ALL WINDOW FRAME COLOUR SHALL BE WHITE  
ALL WINDOW TRIM COLOUR SHALL BE WHITE  
ALL FASCIA BOARD AND GUTTER TO BE WHITE  
ALL GARAGE DOOR SHALL BE WHITE  
ROOF ASPHALT SHINGLE TO BE BLACK



COLOUR LEGEND

**PROPOSED TOWNHOUSE  
AT 9340  
GENERAL CURRIE RD  
RICHMOND BC  
COLOURS**

PROJECT NUMBER: 17-11
ISSUED: 10/4/2021
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 17-11_NGC_218908-DPDP09G



ISSUED	
1	2019.12.23 FOR DEVELOPMENT PERMIT APPLICATION
2	2021.05.12 FOR CITY DP REVIEW
3	2021.09.14 FOR CITY DP REVIEW
4	2021.09.23 FOR CITY DP REVIEW
5	2021.09.29 FOR CITY DPP REVIEW
6	2021.10.04 FOR CITY DPP REVIEW



ALSO REFER TO **1** EAST ELEVATION  
A8 1/8" TO 1'-0"



ALSO REFER TO **2** WEST ELEVATION  
A8 1/8" TO 1'-0"



ALSO REFER TO **3** INTERNAL NORTH ELEVATION  
A8 1/8" TO 1'-0"

- EXTERIOR COLOUR**
- (A) → HARDI COLOUR PLUS PREFINISH ARCTIC WHITE
  - (B) → HARDI COLOUR PLUS PREFINISH NAVAJO BEIGE
  - (C) → HARDI COLOUR PLUS PREFINISH TIMBER BARK
  - (D) → SHERWIN WILLIAMS PAINT SLATE TILE SW 7624

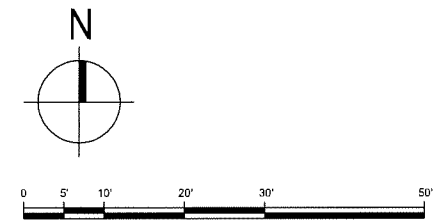
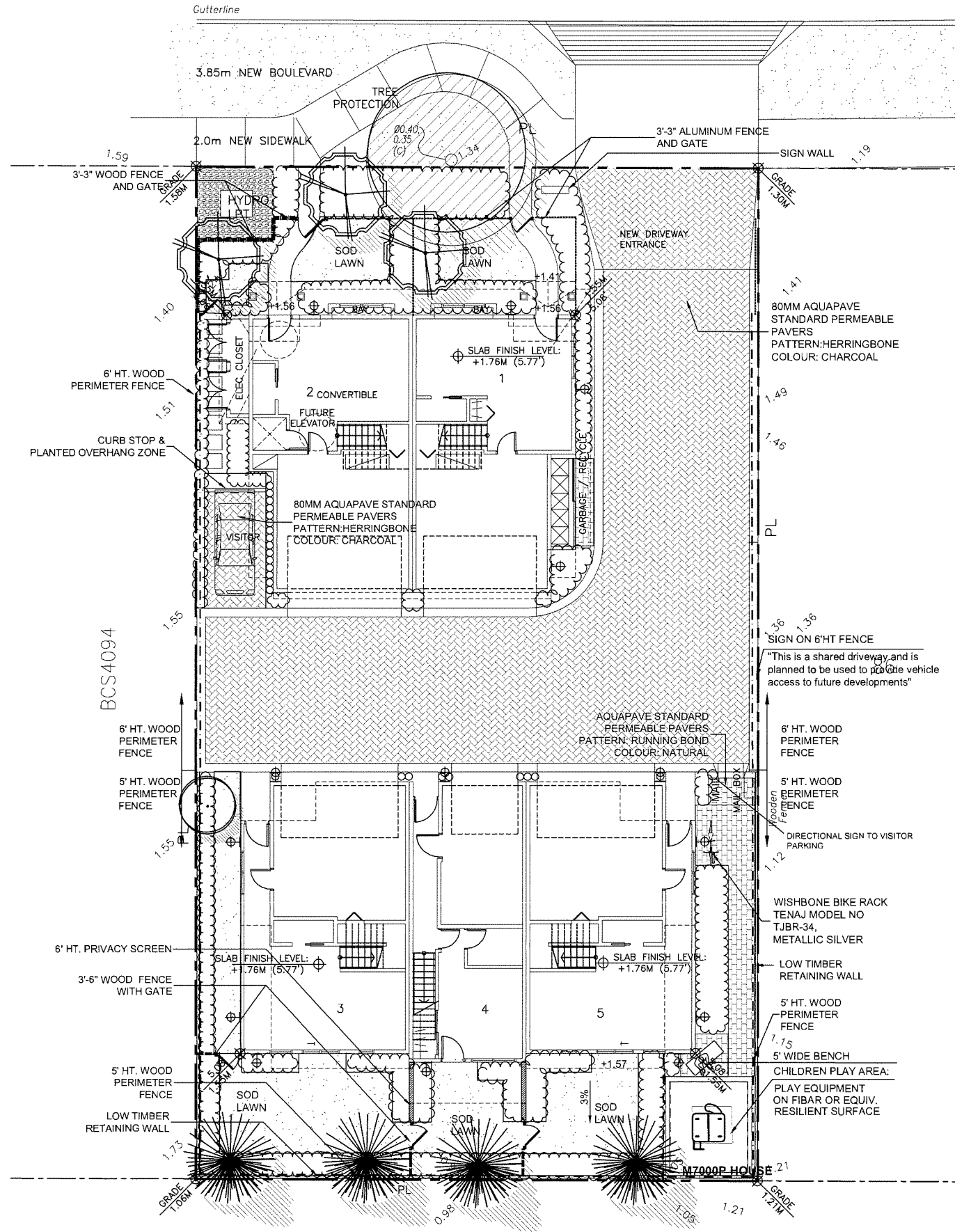
- (C) → ALL HARDI TRIM OR CORNER TRIM SHALL MATCH THE ADJACENT HARDI PANEL COLOUR
- (C) → ALL WINDOW FRAME COLOUR SHALL BE WHITE
- (C) → ALL WINDOW TRIM COLOUR SHALL BE WHITE
- (C) → ALL FASCIA BOARD AND GUTTER TO BE WHITE
- (C) → ALL GARAGE DOOR SHALL BE WHITE
- (D) → ROOF ASPHALT SHINGLE TO BE BLACK



COLOUR LEGEND

**PROPOSED TOWNHOUSE  
AT 9340  
GENERAL CURRIE RD  
RICHMOND BC  
COLOURS**

PROJECT NUMBER:	17-11
ISSUED:	10/4/2021
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	17-11_NGC_211004-DPP.DWG



**PLANT SCHEDULE** PMG PROJECT NUMBER: 19-020

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	3	MAGNOLIA KOBUS STELLATA 'PINK STAR'	PINK STAR MAGNOLIA (LIGHT PINK)	6CM CAL; 1.5M STD; B&B
	4	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL LIMBER PINE	3.5M HT; 1.8CM STD; B&B
	1	PRUNUS SERRULATA 'AMANOGAWA'	AMANOGAWA FLOWERING CHERRY	5CM CAL; 1.8M 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.

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
6	21.OCT.04	REVISION AS PER CITY COMMENTS	ED
5	21.SEP.09	REVISION AS PER CITY COMMENTS	ED
4	21.SEP.09	CITY COMMENTS	ED
3	21.APR.20	NEW SITE PLAN/STY COMMENTS	ED
2	21.APR.13	REVISION AS PER CITY COMMENTS	ED
1	19.APR.15	PLAY STRUCTURE ADDED	SI

CLIENT:

PROJECT:

**5 UNIT TOWNHOUSE DEVELOPMENT**  
9340 GENERAL CURRIE ROAD  
RICHMOND, BC

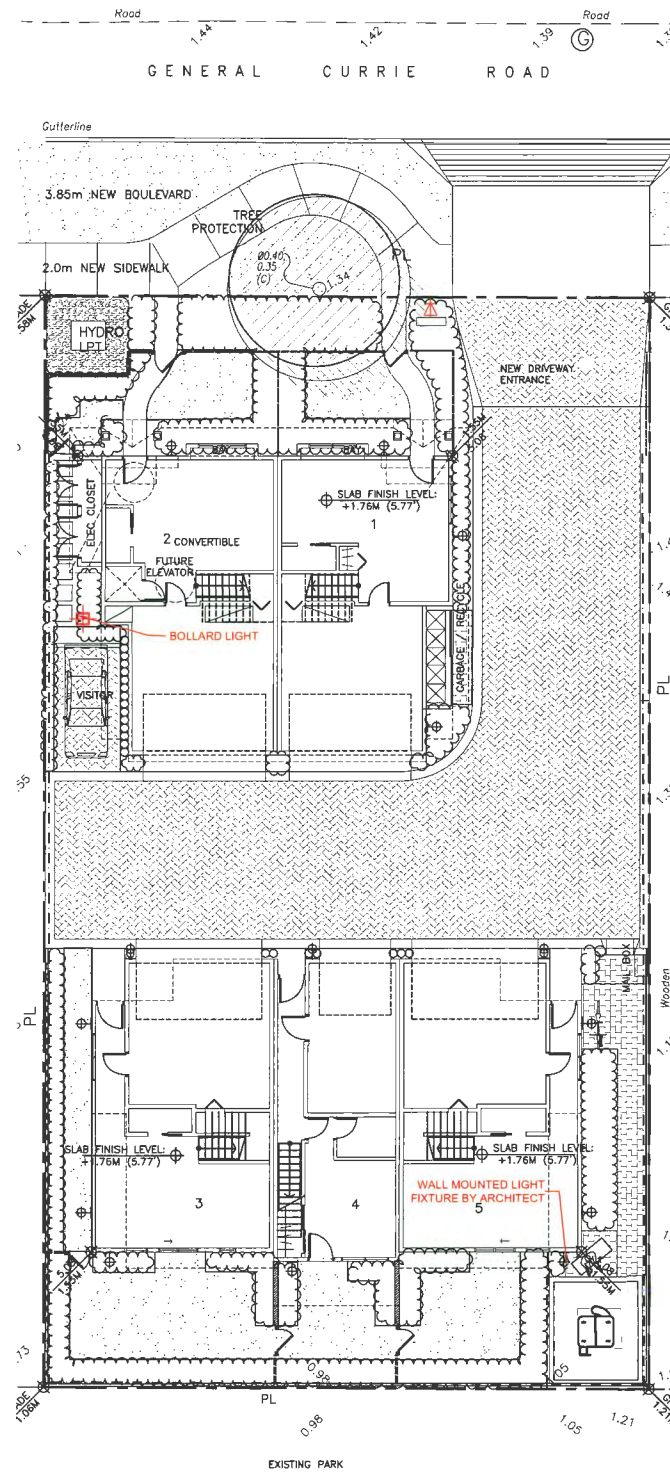
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DATE: 19.FEB.21 DRAWING NUMBER:  
SCALE: 1/8"=1'-0"  
DRAWN: RJ  
DESIGN: RJ  
CHK'D: PCM OF 5

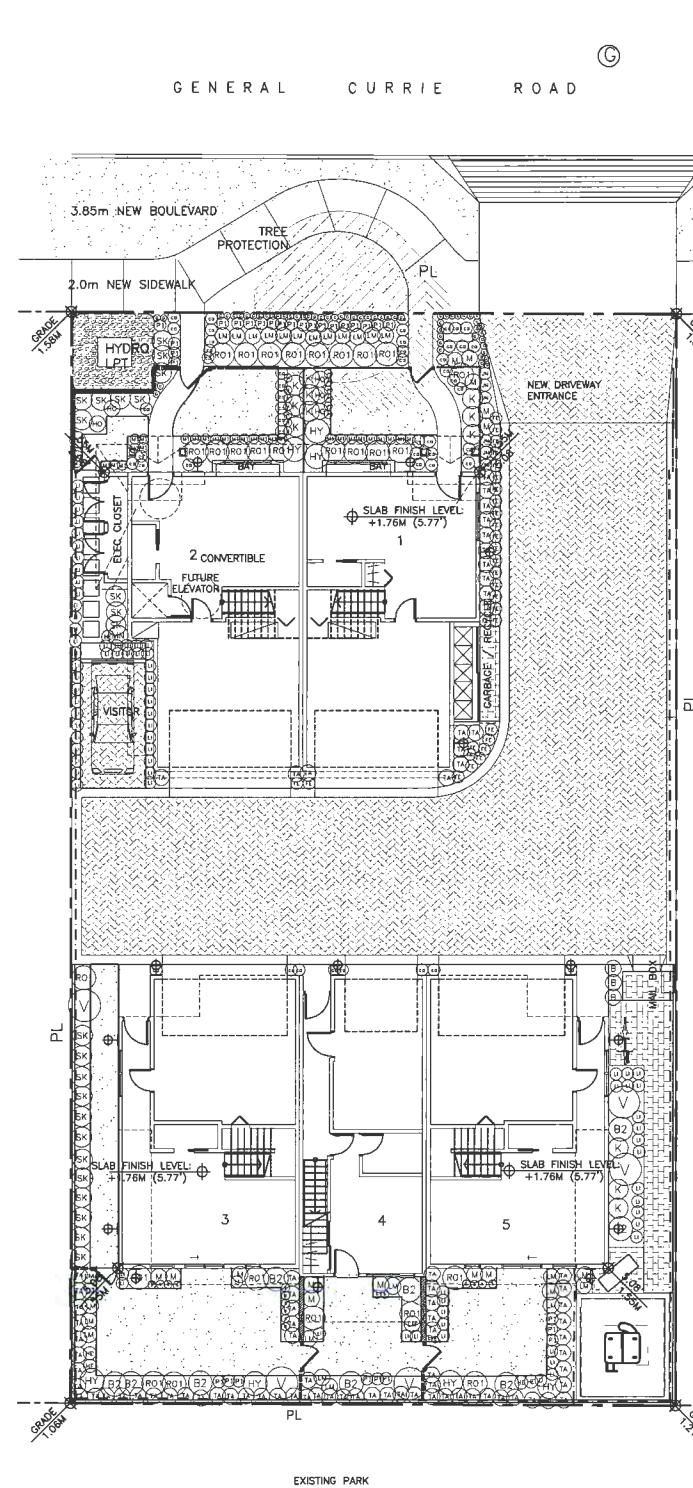
**Plan #11**



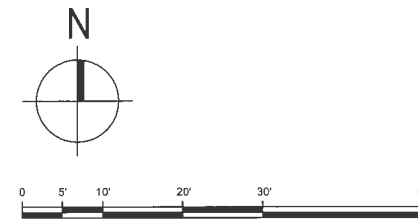
SEAL:



LIGHTING PLAN



SHRUB PLAN



PLANT SCHEDULE				PMG PROJECT NUMBER: 19-020
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
(B)	3	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
(C)	7	CORNUS SERICEA	RED OSIER DOGWOOD	#2 POT; 50CM
(D)	12	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#3 POT; 50CM
(E)	1	MAHONIA NERVOSEA	LONGLEAF MAHONIA	#2 POT; 40CM
(F)	27	ROSA MEIDLAND 'BONICA'	BONICA ROSE	#2 POT; 40CM
(G)	23	SKIMMIA JAPONICA (90% MALE)	JAPANESE SKIMMIA	#2 POT; 30CM
(H)	81	TAXUS X MEDIA 'HILLII'	HILLII YEW	1.2M B&B
(I)	9	VACCINIUM 'POLARIS'	POLARIS BLUEBERRY	#3 POT; 60CM
GRASS				
(J)	49	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
(K)	29	FESTUCA OVINA 'GLAUCA'	BLUE FESCUE	#1 POT
(L)	5	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
(M)	14	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO DWARF JAP. SILVER GRASS MONDO	#2 POT
(N)	29	OPHIPOGON JAPONICUS	GRASS	#1 POT
VINE				
(O)	6	JASMINUM NUDIFLORUM	WINTER JASMINE; YELLOW	#2 POT; 40CM; STAKED
PERENNIAL				
(P)	59	GERANIUM SANGUINEUM 'JOHN ELSLEY'	GERANIUM; MAGENTA	15CM POT
(Q)	7	HELLEBORUS x HYBRIDUS	LENTEEN ROSE	15CM POT
(R)	6	HOSTA 'PATRIOT'	HOSTA; GREEN AND WHITE VARIEGATED	#1 POT; 1 EYE
(S)	29	IRIS TENAX	OREGON IRIS	#1 POT
(T)	26	LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER; COMPACT; VIOLET-BLUE	#1 POT
(U)	77	LIRIOPE MUSCARI	BLUE LILY-TURF	#1 POT
(V)	16	STACHYS BYZNATINA 'SILVER CARPET'	LAMB'S EAR	15CM POT
GC				
(W)	6	PACHYSANDRA TERMINALIS VACCINIUM	JAPANESE SPURGE	#1 POT; 15CM
(X)	5	VITIS-IDAEA	LINGONBERRY	#2 POT; 50CM

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.

LIGHTING LEGEND	
SYMBOL	STYLE
(B)	BOLLARD 36" HT
(U)	UPLIGHT
(W)	WALL MOUNT LIGHTING SEE ARCHITECTURAL DRAWINGS



KICHLER BOLLARD 16133BKT28



EXTERIOR WALL DOWN LIGHT

NO.	DATE	REVISION DESCRIPTION	DR.
6	21.OCT.04	REVISION AS PER CITY COMMENTS	DD
5	21.SEP.29	REVISION AS PER CITY COMMENTS	DD
4	21.SEP.09	CITY COMMENTS	DD
3	21.APR.20	NEW SITE PARAMS/CITY COMMENTS	DD
2	21.APR.13	REVISION AS PER CITY COMMENTS	DD
1	19.APR.15	PLAN STRUCTURE ADDED	RJ

CLIENT:

PROJECT:

**5 UNIT TOWNHOUSE DEVELOPMENT**

9340 GENERAL CURRIE ROAD  
RICHMOND, BC

DRAWING TITLE:

**LIGHTING AND SHRUB PLAN**

DATE: 19.FEB.21 DRAWING NUMBER:

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

DRAWN: RU

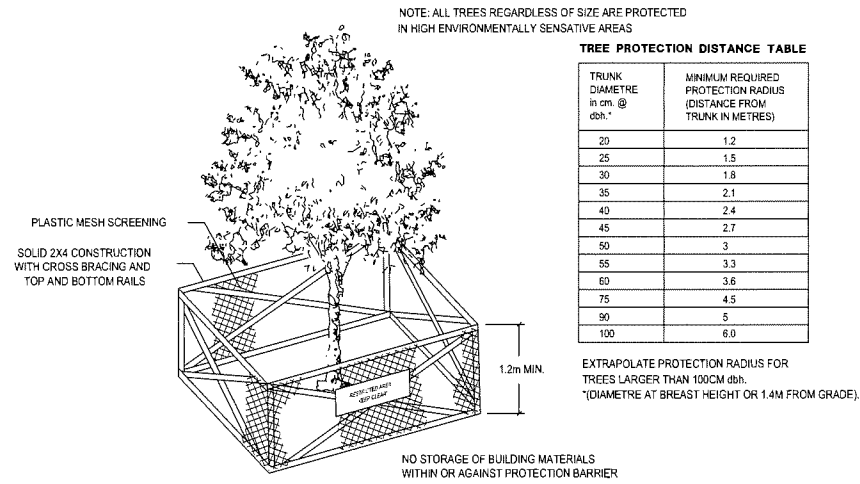
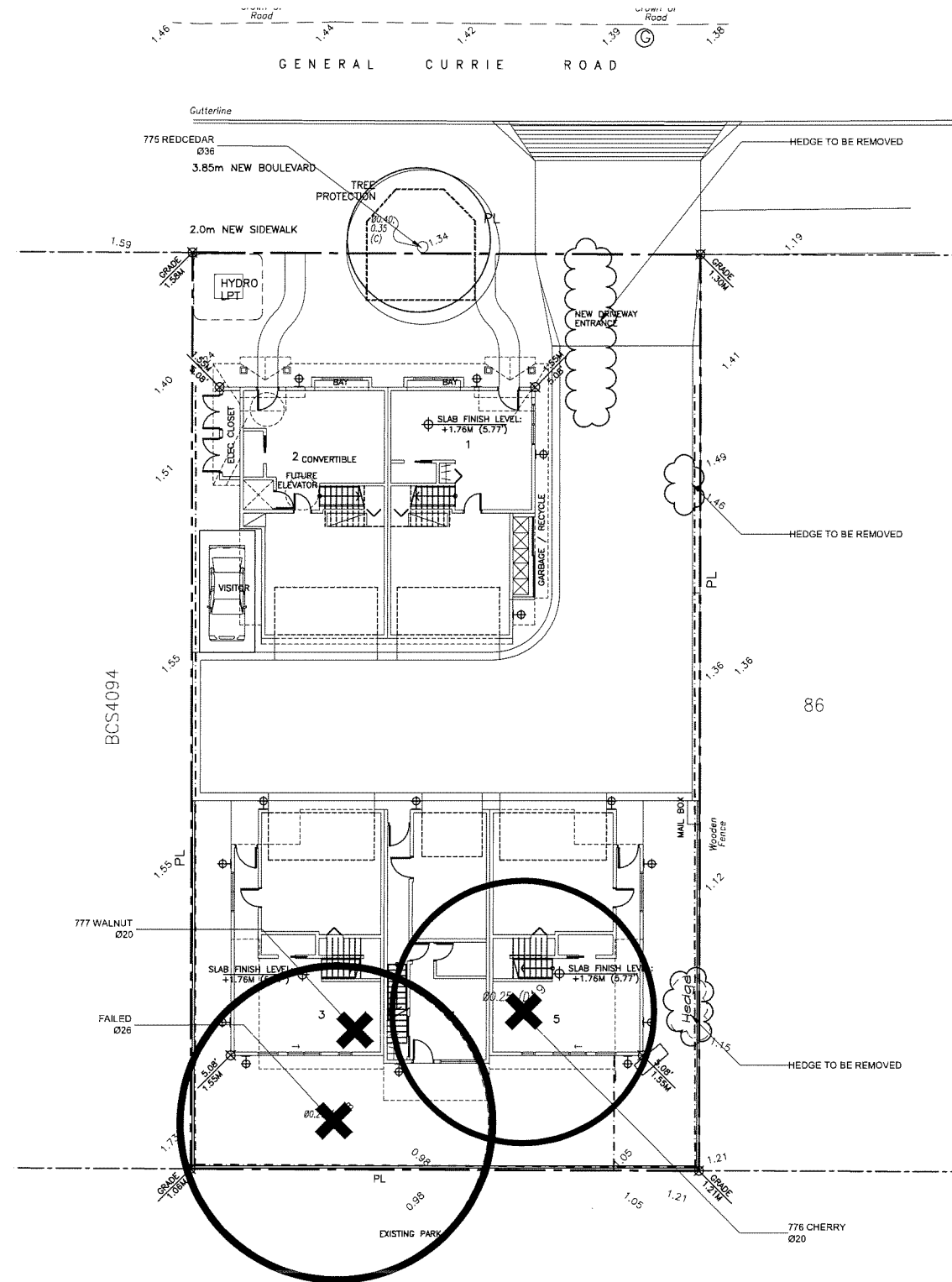
DESIGN: RU

CHK'D: PCM

OF 5

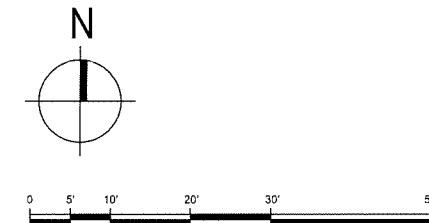
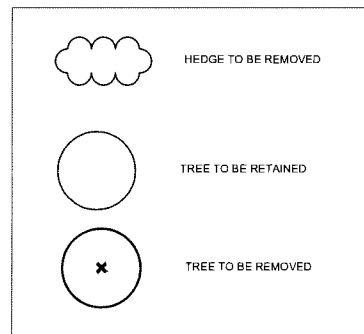
**Plan #12**

SEAL:



**1 TREE PROTECTION BARRIER**

NO. OF REPLACEMENT TREES	SUITABLE REPLACEMENT TREES	
	BOTANICAL NAME	SIZE
3	MAGNOLIA KOBUS STELLATA 'PINK STAR'	6CM CAL; 2M STD, B&B
3	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	3.5M HT, B&B



NO.	DATE	REVISION DESCRIPTION	DR.
6	21.OCT.04	REVISION AS PER CITY COMMENTS	DD
5	21.SEP.09	REVISION AS PER CITY COMMENTS	DD
4	21.SEP.09	CITY COMMENTS	DD
3	21.APR.10	NEW SITE PLAN/CITY COMMENTS	DD
2	21.APR.13	REVISION AS PER CITY COMMENTS	DD
1	19.APR.15	PLAY STRUCTURE ADDED	WJ

CLIENT:

PROJECT:  
**5 UNIT TOWNHOUSE DEVELOPMENT**  
9340 GENERAL CURRIE ROAD  
RICHMOND, BC

DRAWING TITLE:  
**TREE MANAGEMENT PLAN**

DATE: 19. FEB. 21 DRAWING NUMBER:  
SCALE: 3/32"=1'-0"  
DRAWN: RJ  
DESIGN: RJ  
CHK'D: PCM OF 5

**Plan #13**

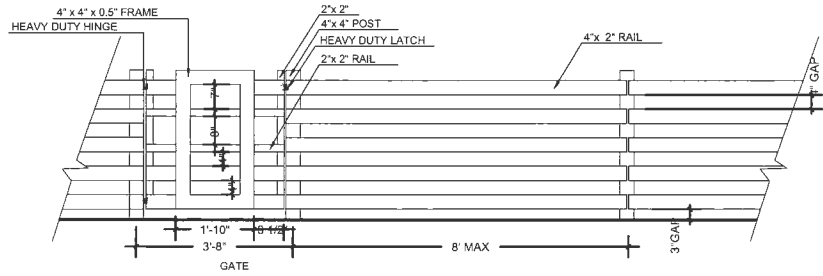


SEAL:

Sign (size and location of the mandatory signs must be approved by the City) at the eastern 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

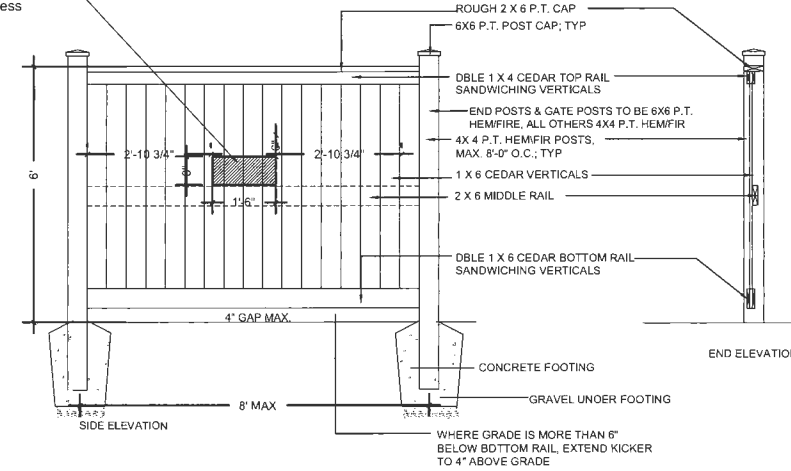
**NOTES:**

1. ALL WOOD POSTS TO BE PRESSURE TREATED TO C.S.A. STANDARDS
2. ALL OTHER WOOD MEMBERS TO BE CEDAR
3. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED
4. APPLY TWO COATS OF STAIN TO MATCH BUILDING (TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT)
5. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE
6. LENGTH AND PLACEMENT AS PER LANDSCAPE PLAN

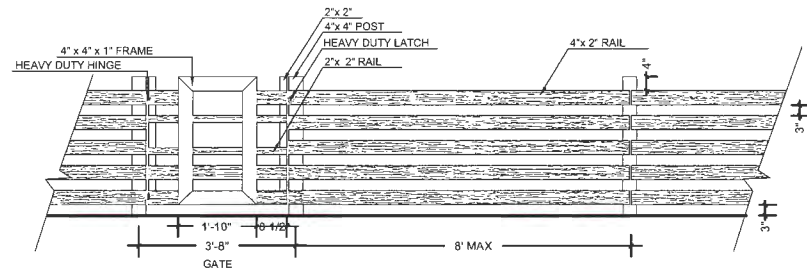


- NOTE**
1. ALL METAL PICKETS TO HAVE 2 COATS OF POWDER COATING IN SEMI-GLOSS BLACK
  2. ALL JOINTS TO BE WELDED

**1 3'-3" HT ALUMINUM FENCE - STREET FRONTAGE**  
1/2" = 1'-0"

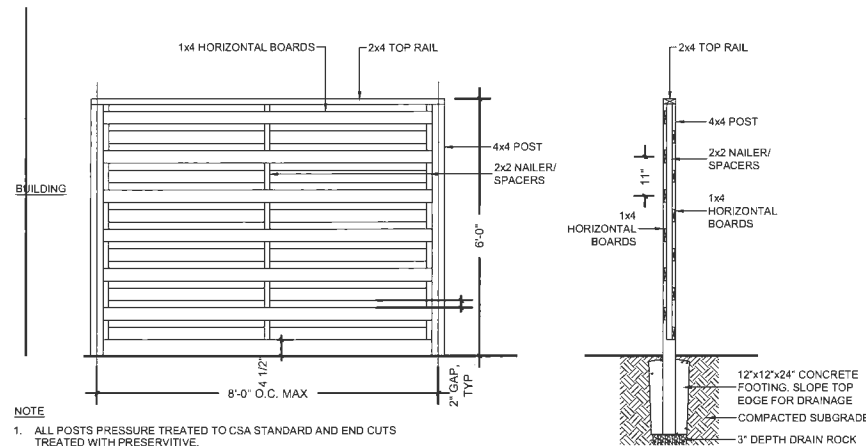


**4 5' HT / 6' HT. WOOD PERIMETER FENCE**  
1/2" = 1'-0"



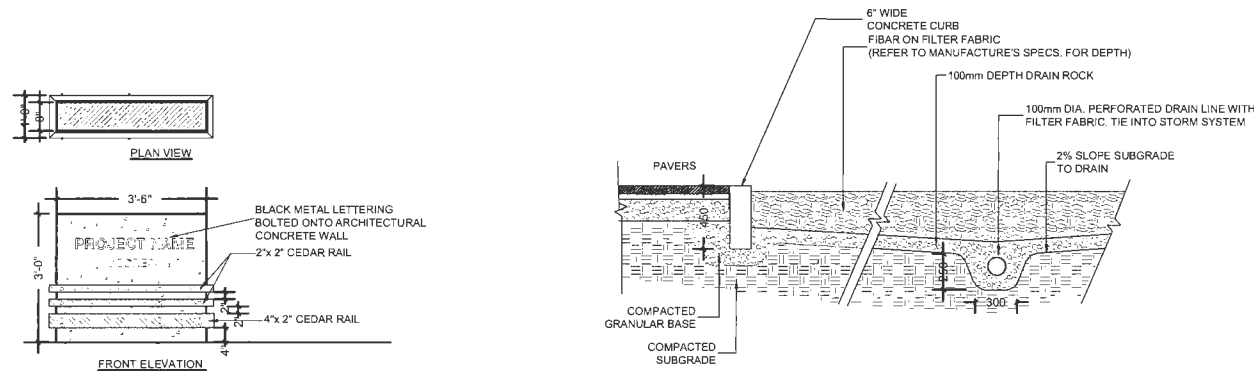
- NOTE**
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE
  2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
  3. ALL HARDWARE HOT DIPPED GALVANIZED.
  4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY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

**2 3'-3" HT WOOD STREET FENCE- REAR YARDS**  
1/2" = 1'-0"



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

**5 6' PRIVACY SCREEN**  
1/2" = 1'-0"



**6 PLAYGROUND SAFETY SURFACE**  
1/2" = 1'-0"

**3 PROJECT SIGNAGE**  
1/2" = 1'-0"



NO.	DATE	REVISION DESCRIPTION	DR.
6	21.OCT.04	REVISION AS PER CITY COMMENTS	DD
5	21.SEP.09	REVISION AS PER CITY COMMENTS	DD
4	21.SEP.09	CITY COMMENTS	DD
3	21.APR.20	NEW SITE PLAN/CITY COMMENTS	DD
2	21.APR.13	REVISION AS PER CITY COMMENTS	DD
1	19.APR.15	PLAY STRUCTURE ADDED	RJ

CLIENT:

PROJECT:

**5 UNIT TOWNHOUSE DEVELOPMENT**  
9340 GENERAL CURRIE ROAD  
RICHMOND, BC

DRAWING TITLE:  
**LANDSCAPE DETAILS**

DATE: 19. FEB. 21 DRAWING NUMBER:  
SCALE: AS SHOWN  
DRAWN: RJ  
DESIGN: RJ  
CHK'D: PCM OF 5

**Plan #14**



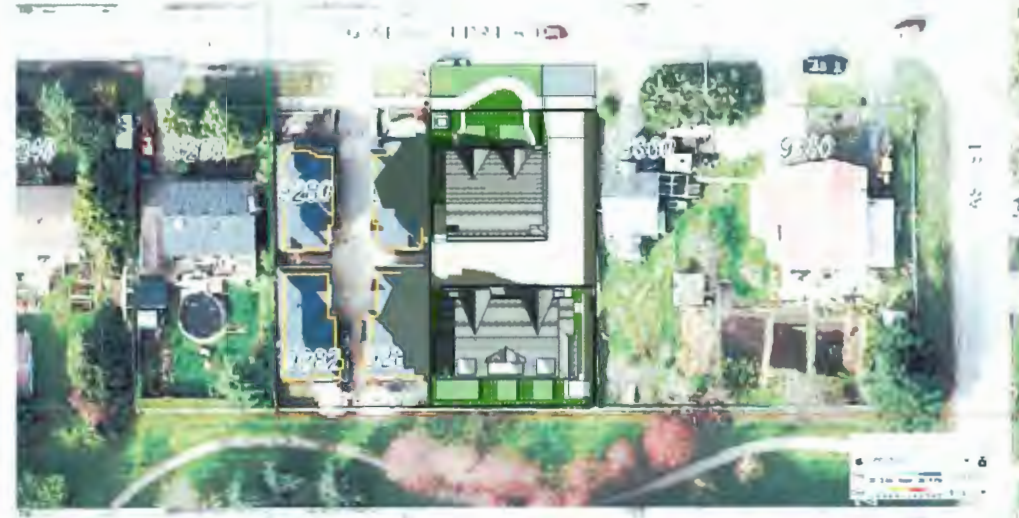
**ERIC LAW  
ARCHITECT**

ericlaw.architect@gmail.com  
216 288 9878 AVENUE VANCOUVER BC  
V6Y1K5  
TEL: (604) 505-2099

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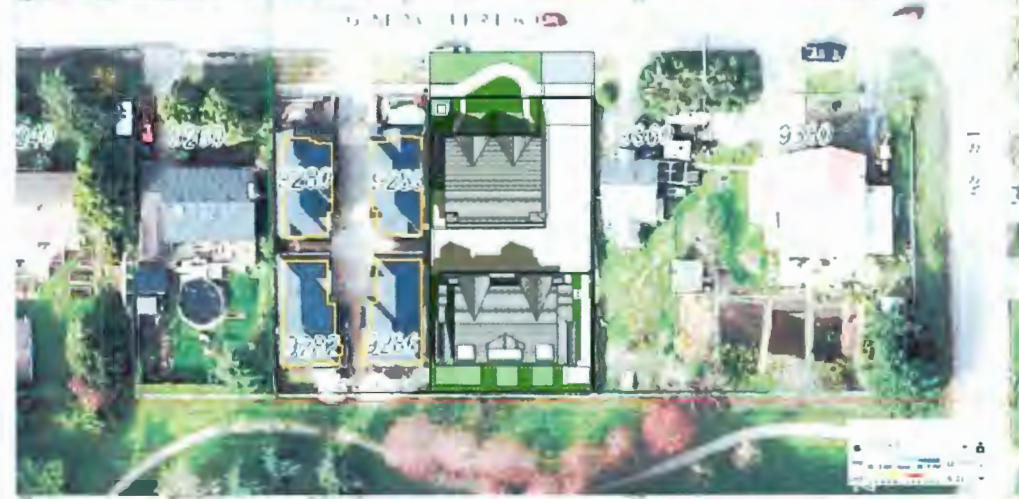
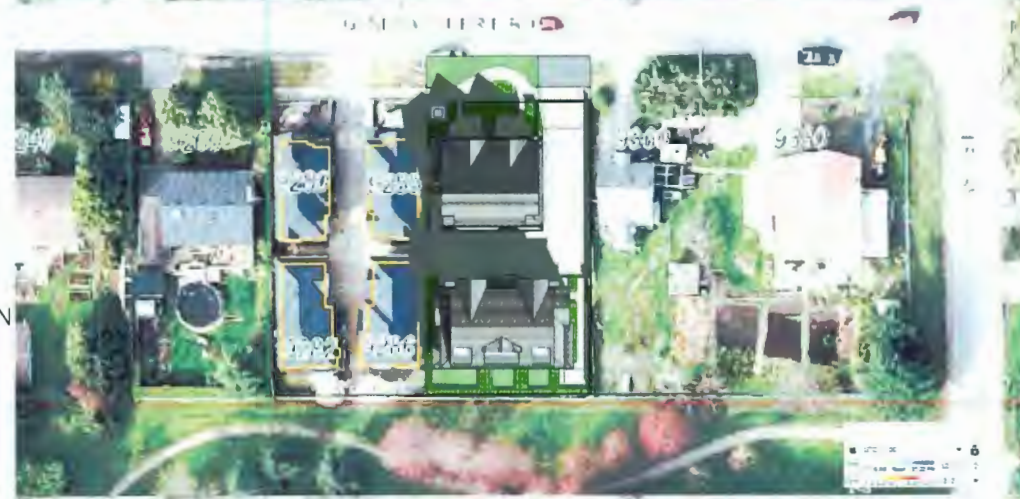
ISSUED
1 2019.12.23 FOR DEVELOPMENT PERMIT APPLICATION
2 2021.05.12 FOR CITY DP REVIEW
3 2021.09.14 FOR CITY DP REVIEW
4 2021.09.23 FOR CITY DP REVIEW
5 2021.09.29 FOR CITY DPP REVIEW
6 2021.10.04 FOR CITY DPP REVIEW

SHADOW STUDY  
MARCH 21-10:00AM



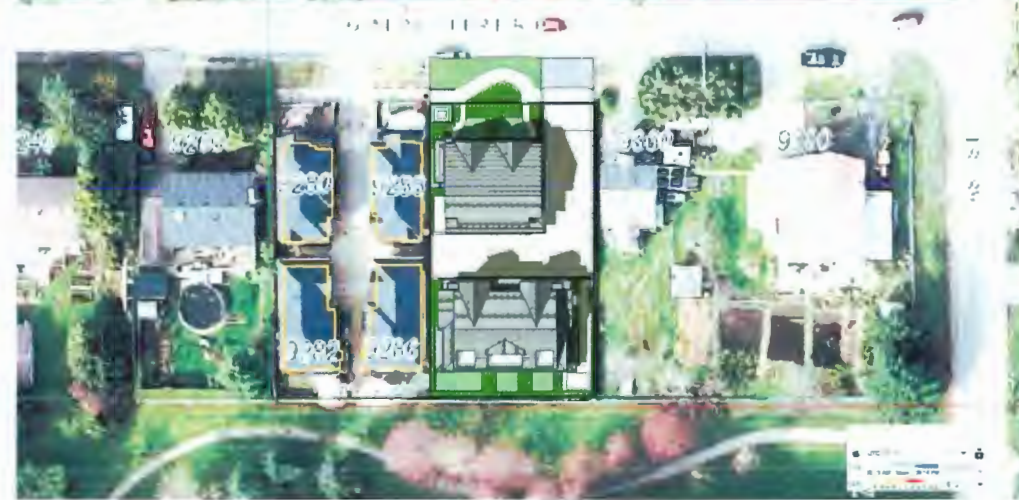
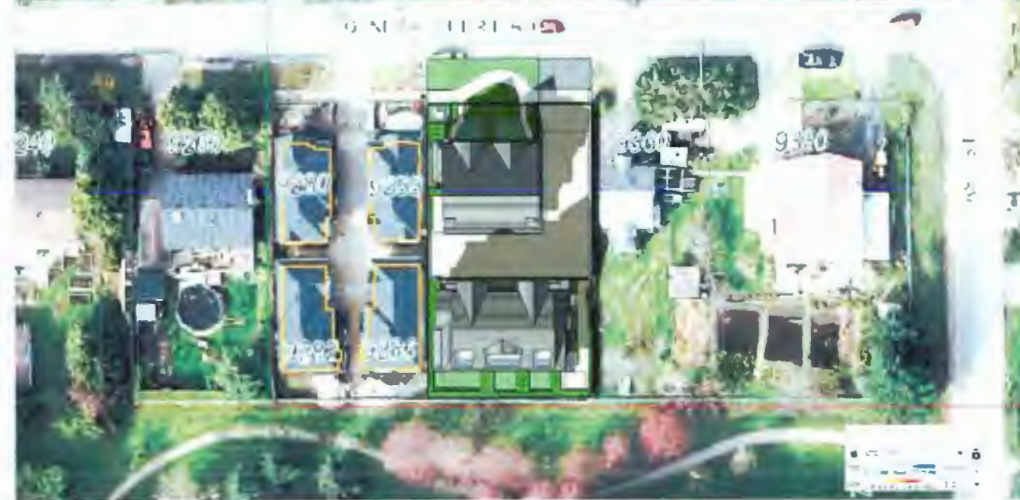
SHADOW STUDY  
JUNE 21-10:00AM

SHADOW STUDY  
MARCH 21-12:00 NOON



SHADOW STUDY  
JUNE 21-12:00 NOON

SHADOW STUDY  
MARCH 21-3:00PM



SHADOW STUDY  
JUNE 21-3:00PM

5	2021.10.04	EXTEND REAR ROOF AT BLDG B
4	2021.09.29	FULL TURNING PATH INDICATED ON ADA
3	2021.09.23	UPDATED WITH LANDSCAPE LAYOUT
2	2021.09.14	REVISED PER CITY COMMENT
1	2021.01.26	REVISED PER CITY COMMENT
		REVISION

**PROPOSED TOWNHOUSE  
AT 9340  
GENERAL CURRIE RD  
RICHMOND BC  
SHADOW STUDY**

PROJECT NUMBER:	17-11
ISSUED:	10/4/2021
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	17-11_NGC_211004-DPP.DWG

*Reference Plan*

**SHADOW**

DP 19-881158

DEVELOPMENT PERMIT