



To: Development Permit Panel

Date: October 26, 2020

From: Wayne Craig
Director, Development

File: DP 19-867710

Re: **Application by Matthew Cheng Architect Inc. for a Development Permit at 9020 Glenallan Gate, 9460, 9480 and 9500 Garden City Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 13 townhouse units at 9020 Glenallan Gate, 9460, 9480 and 9500 Garden City Road on a site zoned “Low Density Townhouses (RTL4)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum exterior side yard setback to Garden City Road from 6.0 m to 4.5 m.

A handwritten signature in black ink, appearing to read 'Wayne Craig', with a large, stylized flourish at the end.

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

WC:sds
Att. 4

Staff Report

Origin

Matthew Cheng Architect Inc., on behalf of the property owner 1110486 BC Ltd. (Director: Kan Tian), has applied to the City of Richmond for permission to develop 13 townhouse units at 9020 Glenallan Gate, 9460, 9480 and 9500 Garden City Road on a site zoned “Low Density Townhouses (RTL4)”. One of the townhouse units is proposed to contain a secondary suite. The site currently contains four single-family dwellings that will be demolished at a future development stage.

The subject site is being rezoned from “Single Detached (RS1/E)” to “Low Density Townhouses (RTL4)” for this project under Bylaw 10047 (RZ 18-829032), which received third reading following the Public Hearing on July 15, 2019.

A Servicing Agreement (SA 19-878542) is required as a condition of rezoning adoption and includes, but is not limited to, the following improvements:

- New concrete sidewalk and grassed and treed boulevard along Garden City Road and Glenallan Gate frontages.
- New concrete landing pad at the existing northbound bus stop on Garden City Road, north of Glenallan Gate, for the installation of a bus shelter, bench, garbage/recycling receptacles, and conduit pre-ducting for electrical connections.

Development Information

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

Background

Development surrounding the subject site is as follows:

- To the north, across Glenallan Gate, single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting Garden City Road, identified for townhouse development as per the Arterial Road Land Use Policy.
- To the east, single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting Glenallan Drive.
- To the south, duplex and single-family dwellings on lots zoned “Single Detached (RS1/C)” fronting Garden City Road, identified for townhouse development as per the Arterial Road Land Use Policy.
- To the west, across Garden City Road, single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting Greenfield Drive.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on July 15, 2019. At the Public Hearing, the following concerns about rezoning the property were expressed by members of the public:

- Traffic impacts resulting from the proposed townhouse development.
- Safety of cyclists along Garden City Road.

Additional correspondence was received during the Development Permit application review process regarding the location of the driveway along Garden City Road (Attachment 2). Transportation staff reviewed the concerns and provided the following response:

- **Driveway Location:** the location of the driveway along Garden City Road is in accordance with the Arterial Road Land Use Policy, which states that access to townhouse development should be located along an arterial road and not a local road. Locating access along the arterial road reduces potential traffic impacts within the internal road network. The location of the driveway along Garden City Road was also considered through the rezoning application process and associated Public Hearing.
- **Reducing Traffic Conflict:** the subject site currently has three separate driveways on Garden City Road, which will be replaced by a single access. Consolidated access results in fewer traffic conflict points and improves overall traffic safety.
- **Further Measures:** secured through the rezoning application, the developer is also required to complete the following:
 - Upgrade the existing northbound bus stop on Garden City Road at Glenallan Gate to accessible standards and provide a contribution towards the purchase and installation of a bus shelter.
 - Provide a contribution towards the upgrade of the existing special crosswalk at the Garden City Road and Glenallan Gate intersection to enhanced lighting and accessible standards.
 - Secure vehicle access for future development to the south, further consolidating the number of access points along Garden City Road.

Staff note there is an existing on-street bicycle lane and sidewalk on the east side of Garden City Road and a separated off-street bicycle lane and pedestrian path on the west side of Garden City Road.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the 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/Variations (staff comments in *bold italics*)

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

- 1) Reduce the minimum exterior side yard setback to Garden City Road from 6.0 m to 4.5 m.
 - ***The proposed variance is consistent with the Arterial Road Guidelines for Townhouses in the OCP. In this context, the exterior side yard functions as a front yard along***

Garden City Road. The Arterial Road Guidelines are supportive of reduced front yard setbacks, provided an appropriate interface with neighbouring properties is provided. The reduced setback along Garden City Road allows for an increased setback along the east property line, adjacent to existing single-family development.

- ***The proposed 6.0 m setback to both the ground and second floors of the rear units provides an improved rear yard interface with the existing single-family dwellings to the east and enhances solar access to the rear yards.***
- ***The location of the existing curb along Garden City Road will not change as there is no road widening required. New concrete sidewalk and grassed boulevard will be provided between the existing curb and the property line. The distance between the proposed building face and the back of curb on Garden City Road would be approximately 8.6 m.***
- ***The applicant has also provided an acoustical report indicating the proposal will meet CMHC interior noise standards as per the City's OCP, including the units fronting Garden City Road.***
- ***The variance was identified at the rezoning stage and no concerns were identified.***

Advisory Design Panel Comments

The Advisory Design Panel (ADP) reviewed the proposal on August 5, 2020. A copy of the relevant excerpt from the Advisory Design Panel Minutes from August 5, 2020 is attached for reference (Attachment 3). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '***bold italics***'.

Analysis

Conditions of Adjacency

- The building height of the rear units is 8.8 m (two storeys) in response to the single-family adjacency to the east, consistent with the Arterial Road Land Use Policy. In addition, a 6.0 m setback is provided to both the ground and second floors of the rear units to provide an improved interface and increased sun exposure. Two duplex units and one single unit are provided along the rear to break up the massing.
- Existing single-family development to the south is identified for townhouse development in the Arterial Road Land Use Policy. The three storey townhouse units proposed along Garden City Road are reduced to two storeys within 7.5 m of the south property line and the corner of Glenallan Gate and Garden City Road to provide an adequate transition.
- The applicant has provided a shadow study to demonstrate how the proposed height and setbacks address potential shadowing over adjacent properties to the east and south.
- Windows have been located carefully to avoid adjacent overlook and privacy concerns. All units along Garden City Road include balconies facing the internal driveway. To address potential overlook concerns with the neighbouring property to the south, a privacy screen has been added to the balcony of the unit adjacent to the south property line (Unit #11).
- No retaining walls are proposed as the site grade is proposed to meet the existing grade of the adjacent properties, providing a smooth transition between the subject site and the adjacent single-family development.

- Perimeter drainage will be provided as required through the Building Permit to ensure storm water is managed and addressed through the development and will not impact neighbouring properties.
- A statutory right-of-way (SRW) allowing access to/from the adjacent future development to the south through the subject site (over the entire driveway and internal drive aisle) has been secured at rezoning.

Urban Design and Site Planning

- Vehicular access to the proposed development is to be from Garden City Road through a new driveway in the middle of the site, with future connections to the neighbouring properties to the south, secured by a SRW. The Landscape Plans include signage to inform future residents that the drive aisle may provide access to future development to the south.
- The layout of the townhouse buildings is oriented around a north-south internal maneuvering drive-aisle, providing access to the unit garages.
- Units along Garden City Road and Glenallan Gate will have direct pedestrian access from the street and the units along the rear will have access from the internal drive aisle.
- One of the units (Unit #11) will contain a ground-level secondary suite (studio) of approximately 26.3 m² (283 ft²) in area, which complies with the minimum Zoning Bylaw required size (25.0 m²), which was secured at rezoning. No additional parking space is required for the secondary suite as the unit has parking spaces that are provided in a side-by-side arrangement, consistent with Zoning Bylaw requirements.
- All townhouse units will have two vehicle parking spaces in side-by-side arrangement.
- A total of three visitor parking spaces will be provided, including an accessible parking space. The number of 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.
- The shared outdoor amenity is located in a central location and the size exceeds OCP requirements.
- Cash-in-lieu of indoor amenity space was secured through rezoning (\$20,800) consistent with OCP Policy.
- The proposal will utilize door-to-door pickup and has accommodated space for garbage and recycling containers within the individual garages and in front of the units without obstructing the drive-aisle. The City's Environmental Programs Department reviewed the arrangement and has no concerns.
- The mail kiosk is located in an accessible area and has been incorporated into the design of the buildings to minimize visual impact.

Architectural Form and Character

- The proposed building form contains defined entry porches, large box windows, gable roofs and balconies to provide articulation to the building façade and establish a residential scale and rhythm.
- The street fronting units will have individual canopies with weather protection over the front entrances. A pedestrian scale is generally achieved along the public streets and internal drive-aisle through the inclusion of variation in building form, projections, recesses, materials/colours and landscape features.

- The main building materials include hardie panel and stucco, along with a simple colour scheme of black and white tones, consistent with a contemporary interpretation of the Tudor style.
- The combination of building form, materials and colours individualizes each unit and provides each building a distinct top, middle and base.
- The roof pitch is reduced between the front and rear units in response to the single-family adjacency and to provide an adequate transition.

Landscape Design and Open Space Design

- Tree preservation was reviewed at rezoning stage where 14 on-site trees were identified for removal. Based on a 2:1 tree replacement ratio stated in the OCP, 28 replacement trees on-site are required. The applicant is proposing to plant 29 replacement trees as per the size requirements based on the City's Tree Protection Bylaw.
- Two on-site trees (tag# 220 & 224) and one City-owned tree (tag# 435) located along the Garden City Road and Glenallan Gate frontages were identified for protection. The new sidewalk along Garden City Road and Glenallan Gate will meander in order to accommodate the protection of these trees. Two neighbouring trees (tag# 318 & 396) and neighbouring hedge were also identified for protection. A contract with a Certified Arborist and a tree survival security of \$19,570 was secured through rezoning for the retention of these trees.
- The proposal provides a pedestrian-oriented streetscape fronting Garden City Road and Glenallan Gate with a landscaped edge treatment, including trees, lawn, patio areas, low transparent fencing, and a gate to each individual unit.
- Private outdoor space is provided for all units, typically with a patio, lawn area and landscaping. A variety of trees, shrubs and ground covers have been selected to ensure the landscape treatment remains interesting throughout the year.
- Pockets of landscaping will be provided along the drive-aisle between entry doors/garages to soften the internal streetscape. Pedestrian access, tree planting, a variety of shrubs, and a trellis will be provided at the north end of the internal drive-aisle to provide visual interest at the terminus along Glenallan Gate.
- An irrigation system will be provided for the proposed landscaping on-site.
- A children's play area is proposed in the shared outdoor amenity area, and play equipment has been chosen to provide different play opportunities (i.e., climbing/jumping, sliding, social, imagination, balance, motor skills) that can be used by different age groups and for multiple purposes. Seating is provided nearby for caregivers.
- The vehicle entrance, pedestrian pathway within the drive aisle, and surface parking spaces will be treated with permeable pavers for better water infiltration and variety in paving surfaces.
- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security in the amount of \$201,027.68 in association with the Development Permit.

Crime Prevention Through Environmental Design

- Windows and balconies are located to increase the visual presence and surveillance along Garden City Road and Glenallan Gate, the amenity area, as well as the internal drive aisle. All entrances are visible and overlooked by pedestrians or neighbour's windows.

- Low permeable fencing and low landscaping are provided to maximize clear unobstructed views and casual surveillance opportunities.
- Landscaping and fencing is provided along the street edge to distinguish the public realm and private space.

Sustainability

- The applicant has confirmed that the proposed development will meet or exceed Step 3 of the BC Energy Step Code for Part 9 Buildings.
- An air source heat pump system will be used for this development. The units are screened by a low transparent fence, consistent with the design of the overall development. The applicant has provided an acoustical report indicating the proposed units will comply with the City's Noise Bylaw.
- Level 2 EV charging is provided in each garage consistent with Zoning Bylaw requirements.
- The architect advised that the following design/features are incorporated into the proposal:
 - Energy efficient windows to alleviate heating and cooling energy consumption.
 - The use of low-flow water fixtures, low-energy lighting and high energy efficiency appliances.
 - Durable and long-lasting materials that can reduce building maintenance and reduce load on Municipal sewers.
 - Permeable ground cover and planting to absorb rainwater runoff.
 - Interior paint with low VOC content.

Accessible Housing

- The proposed development includes two convertible units that are designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of these units will require installation of a chair lift in the staircase of Units 5 and 11.
- 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).



Steven De Sousa
Planner 1
(604-204-8529)

SDS:blg

Attachments:

Attachment 1: Development Application Data Sheet

Attachment 2: Public Correspondence

Attachment 3: Excerpt from the Meeting Minutes of the ADP (August 5, 2020)

Attachment 4: Development Permit Considerations



DP 19-867710

Attachment 1

Address: 9020 Glenallan Gate, 9460, 9480 and 9500 Garden City Road

Applicant: Matthew Cheng Architect Inc. Owner: 1110486 BC Ltd. (Director: Kan Tian)

Planning Area(s): Broadmoor

Floor Area Gross: 2,320.6 m² (24,978 ft²) Floor Area Net: 1,667.4 m² (17,948 ft²)

| | Existing | Proposed |
|-------------------------|--|--|
| Site Area: | 2,787.1 m ² (30,000 ft ²) | 2,779.1 m ² (29,914 ft ²) Corner cut: 8 m ² (86 ft ²) |
| Land Uses: | Single-family residential | Multiple-family residential |
| OCP Designation: | Neighbourhood Residential (NRES) | No change |
| Zoning: | Single Detached (RS1/E) | Low Density Townhouses (RTL4) |
| Number of Units: | 4 | 13 |

| | Bylaw Requirement | Proposed | Variance |
|--|---------------------------------|--|---------------------------|
| Floor Area Ratio: | Max. 0.6 | 0.6 | None permitted |
| Lot Coverage – Buildings: | Max. 40% | 37% | None |
| Lot Coverage – Non-Porous: | Max. 65% | 56% | None |
| Lot Coverage – Live Landscaping: | Max. 25% | 25% | None |
| Setback – Front Yard (North): | Min. 6.0 m | 6.0 m | None |
| Setback – Exterior Side Yard (West): | Min. 6.0 m | 4.5 m | Variance requested |
| Setback – Interior Side Yard (East): | Min. 3.0 m | 6.0 m | None |
| Setback – Rear Yard (South): | Min. 3.0 m | 3.0 m | None |
| Height: | Max. 12.0 m (3 storeys) | Front buildings: 11.7 m (3 storeys) Rear buildings: 8.8 m (2 storeys) | None |
| Lot Width: | Min. 40.0 m | 76.2 m | None |
| Lot Depth: | Min. 35.0 m | 36.6 m | None |
| Lot Size: | N/A | 2,779.1 m ² | 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: | Min. 2% = 1 | 1 | None |
| Total off-street Spaces: | Min. 29 | 29 | None |
| Tandem Parking Spaces: | Permitted – Maximum of 50% of required spaces | 0 | None |
| Small Car Spaces: | None when fewer than 31 spaces provided on-site | 0 | None |
| Bicycle Parking Spaces – Class 1: | Min. 1.25 per unit | 1.6 per unit | None |
| Bicycle Parking Spaces – Class 2: | Min. 0.2 per unit | 0.3 per unit | None |
| Total Bicycle Parking Spaces: | Min. 17 (Class 1) and 3 (Class 2) | 21 (Class 1) and 4 (Class 2) | None |
| Amenity Space – Indoor: | Min. 50 m ² or cash-in-lieu | Cash-in-lieu | None |
| Amenity Space – Outdoor: | Min. 6.0 m ² per unit = 78 m ² | 108 m ² | None |

De Sousa, Steven

From: De Sousa, Steven
Sent: November 12, 2019 10:57 AM
To: 'Yvonne.Bell@hssbc.ca' <Yvonne.Bell@hssbc.ca>
Subject: RE: Development Permit Application # 19-867710

Hi Yvonne,

This is to acknowledge and thank you for your comments. Please be advised that your correspondence will be attached and referenced in the staff report for the subject development permit application, for consideration by the Development Permit Panel and Council. Please see below for a response from the City's Transportation Department regarding your concerns:

Driveway location - The decision to place the driveway to the subject site on Garden City Road is in accordance with the Arterial Road Policy (Section 6.1) which states that access to townhouse developments located along an arterial road should not be from a local road.

Reducing Traffic conflict - The subject development currently has three separate driveways on Garden City Road. These driveways will be replaced by a single access. The consolidated access would result in fewer traffic conflict points and improve overall traffic safety.

Reducing trip making by car - The developer is also required to contribute towards the implementation of the following measures to encourage transit usage.

- Upgrade an existing nearby bus stop to accessible standards and contribute towards the purchase and installation of a bus shelter.
- Upgrade the existing special crosswalk at the Garden City Road/Glenallan Gate intersection to enhanced lighting and accessible standards.

If you have any further questions or concerns, please feel free to contact me.

Regards,

Steven De Sousa
Planner 1, Policy Planning Department
City of Richmond | T: 604-204-8529

From: Bell, Yvonne [PHSA] [<mailto:Yvonne.Bell@hssbc.ca>]
Sent: Wednesday, 6 November 2019 05:21 PM
To: DevApps
Subject: Development Permit Application # 19-867710

I am writing in regards to DPA # 19-867710 – to develop 9020 Glenallan Gate, 9460, 9480 and 9500 Garden City Road in order to construct 13 two and three storey townhouse units. In the initial application, it stated for the entrance for these 13 townhouses to be on Garden City Road. Can you tell me if the plan for this development is to still enter from Garden City Road or has it been changed to enter from Glenallan Gate since Garden City Road happens to be one of only two or three dedicated bike routes/paths running north/south in Richmond? I use this bike route every day to commute to work, church, entertainment and the grocery store and I am very concerned about the increase in cars with another major driveway along Garden City Road turning right and left in front of me and my bike. Entering from Glenallan Gate cars could come in from Frances or 4 Road and avoid Garden City altogether.

**Excerpt from the Minutes of the
Advisory Design Panel (ADP) Meeting**

**Wednesday, August 5, 2020 – 4:00 p.m.
Remote (Webex) Meeting**

DP 19-867710 – 13-UNIT ARTERIAL ROAD TOWNHOUSE DEVELOPMENT

ARCHITECT: Matthew Cheng Architect Inc.

LANDSCAPE ARCHITECT: PMG Landscape Architects Ltd.

PROPERTY LOCATION: 9020 Glenallan Gate, 9460, 9480, and 9500 Garden City Road

Applicant's Presentation

Architect Matthew Cheng, Mathew Cheng Architect Inc., and Landscape Architect Yiwen Ruan, PMG Landscape Architects, presented the project and answered queries from the Panel.

Panel Discussion

Comments from Panel members were as follows:

- appreciate the provision of two convertible units in the project; consider installing pocket doors for all washrooms, closets and powder rooms in the convertible units;

Pocket doors for washroom, closets and powder room on accessible floor levels in the convertible units have been added.

- consider providing a space for future installation of a vertical lift in the convertible units as a chair lift does not work well for a resident using a walker or in a wheelchair considering that a wheelchair/walker is required for each floor level; also, a chair lift will not enhance the safety and independence of a resident with mobility issues;

We do not have the space for providing vertical lifts however we have provided "Inclined Platform Lift" could accommodate resident using wheelchair / walker.

- note that shadow studies and other site context information showing the project's impact on adjacent single-family homes are not provided by the applicant;

Shadow studies with context has been provided.

- appreciate the articulation on the roofscape as it provides an appropriate interface with adjacent single-family homes;

Noted.

- consider swapping the locations of the shared outdoor amenity area and the accessible parking stall due to the potential increase in traffic on the shared driveway and drive aisle when the adjacent property to the south redevelops in the future; the move will enhance the safety of children in the outdoor amenity area;

One ADP panel member wanted to keep the current location while another member was suggesting moving the location. We have decided to keep it as proposed as it's the most central to all users on site and for CPTED reason of good surveillance.

- support the proposed modern colour scheme for the project; however, does not support the natural wood tone colour for the condenser unit screen as it is not consistent with the project's colour scheme; concerned about the location of the condenser unit at the middle of the window; consider moving the condenser unit away from the window;

Color changed for mechanical screening to match building color.

- consider installing a buffer for the mailbox pick-up area to enhance the safety of residents and mail delivery personnel;

A canopy above mailbox area has been provided for weather protection and a bench has been designed in front of the mailbox area to enhance the safety of the residents and mail delivery personnel.

- appreciate the provision of a lock-off unit in the project and side-by-side parking spaces for all units;

Noted.

- appreciate the pitched roofs for the front units along Garden City Road; like the slope of the pitched roofs; however, does not support the low-pitched roofs for the rear two-storey units which look like in-between a pitched roof and a flat roof;

The pitches for rear two story units are 6 in 12 which should be considered as medium pitch. It will give a gradual transition from the high pitch (12 in 12) of the front units to the low-pitch (4 in 12) of the single families adjacent to our property. Another ADP member supported this lower pitch (see below).

- appreciate the stepping down of the three-storey buildings to 2 ½ storeys at the end units adjacent to the side yard; however, the cut through at the Garden City block appears arched; the smaller scale electrical room looks like an add-on; consider redesigning the cut through to make it less harsh;

Main roofs have been chamfered to bring apparent height lower beside entry drive aisle, fascia board added at second floor line to break-up stucco on south elevation of building A canopy has been added above mail box kiosks.

- appreciate the transition from three storeys for the front buildings to two storeys for the rear buildings, which fits into the project's single-family neighbourhood context;

Noted.

- the use of a limited materials palette and simple colour scheme for the building exterior is successful as demonstrated on the elevations in the package provided by the applicant; however, the articulation of the building elements is lost on the renderings presented by the applicant; the renderings show that the elevations appear predominantly white with a dark grey accent and looks like only two kinds of materials are used; hope that the proposed articulation for the building exterior will be carried through the built form when the project is done;

Yes, although there are only two major colours being used in the project, it lends itself to a simple elegance that will be lost by the introduction of further colors. There is articulation among the off-white elements through the use of smooth acrylic stucco and painted cementitious panel with painted metal reveals. This will be a contemporary play off of a traditional Tudor design. Other ADP panel members such as the comment below supported the existing design, as do we.

- interesting project and architecture;

Noted.

- appreciate the project; looking forward to see the neighbouring block redevelop as well;

Noted.

- the project appears to be on the right track in achieving Energy Step Code 3 in terms of its performance targets as indicated in the sustainability report; appreciate the good features indicated under those measures;

Noted.

- note that there are no specific green house gas emission reduction targets for the City's Step Code 3 requirement; the proposed electric domestic hot water tanks are environmentally sensible; however, the energy cost would be a lot higher than natural gas water heaters; investigate opportunities to install natural gas water heaters considering that a natural gas high efficiency condensing gas furnace is being proposed for the project;

We are transitioning to hot water on demand heaters for the comfort and efficiency of the future homeowners at a cost to the developer.

- appreciate the applicant's detailed presentation; packages provided by the applicant are clear and easy to follow;

Noted.

- appreciate the clear hierarchy of public and semi-private spaces in the project and the landscape treatment along the Garden City Road frontage;

Noted.

- consider relocating the bicycle racks closer to the entry of the subject development;

Bike racks have relocated east of mailbox kiosks along the south face of building A.

- the clearance for the bicycle parking appears tight on the plan;

All bicycle parking spaces fulfill City bylaw requirements.

- support the proposed location of the shared outdoor amenity area from a CPTED perspective and the choice of children's play equipment;

Noted.

- appreciate the retention of some existing trees on-site; consider utilizing the existing trees to provide additional public amenities along Glenallan Gate and on the southwest corner of the subject site;

Noted.

- review the proposed location of the water meter as it does not enhance the streetscape along Glenallan Gate;

The water meter needs to be accessible from the street and right along City property, so this is a far superior location than along Garden City Road. Landscaping is provided around this meter.

- overall, the proposal is clear;

Noted.

- the project is well proportioned due to the different roof forms; however, does not support the use of hardie as the details and reveal patterns appear flat and disappear as shown in the renderings; the use of reveal panels does not fit with the Tudor architecture that the project is trying to achieve; also consider a colour differentiation for certain areas on the building face;

As per comment above, we feel the simple elegance of the design will be lost by introducing another colour and the finished product will have further articulation than the renderings show.

- the use of hardie and aluminum materials at the entry archways could diminish the quality of Tudor architecture at the detail level;

The Hardie / cementitious elements painted in dark charcoal will look almost identical to wood, but will be far more resilient over time. The simple aluminum 'railings' are meant to be a contemporary take on classic wrought-iron railing to match the contemporary take on a Tudor design that we are proposing.

- support the proposed modern colour scheme which uses white and dark colour contrasts; however, consider using an additional colour to allow the project to achieve differentiation on some elevations.

We feel that the simple elegance of the colors chosen with the architectural style and materials will suffer from introducing an additional color. We are differentiating units from one another through clearly defined entry porches and and large box out windows and gables.

Panel Decision

It was moved and seconded

That DP 19-867710 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



Development Permit Considerations

Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 9020 Glenallan Gate, 9460, 9480 & 9500 Garden City Road

File No.: DP 19-867710

Prior to forwarding the application to Council for approval, the developer is required to complete the following:

1. Final Adoption of Zoning Amendment Bylaw 10047.
2. Receipt of a Letter-of-Credit for landscaping in the amount of \$201,027.68. 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. 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. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03, and must remain in place until construction and landscaping on-site is completed.
2. 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.
3. Incorporation of energy efficiency, CPTED, sustainability and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
5. If applicable, 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.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- 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.

Initial: _____

- 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.

Signed

Date



No. DP 19-867710

To the Holder: MATTHEW CHENG ARCHITECT INC.

Property Address: 9020 GLENALLAN GATE, 9460, 9480 AND
9500 GARDEN CITY ROAD

Address: C/O 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9

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 reduce the minimum exterior side yard setback to Garden City Road from 6.0 m to 4.5 m
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 #3 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 \$201,027.68 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 19-867710

To the Holder: MATTHEW CHENG ARCHITECT INC.
Property Address: 9020 GLENALLAN GATE, 9460, 9480
AND 9500 GARDEN CITY ROAD
Address: C/O 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9

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

This Permit is not a Building Permit.

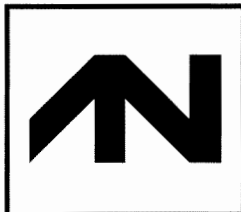
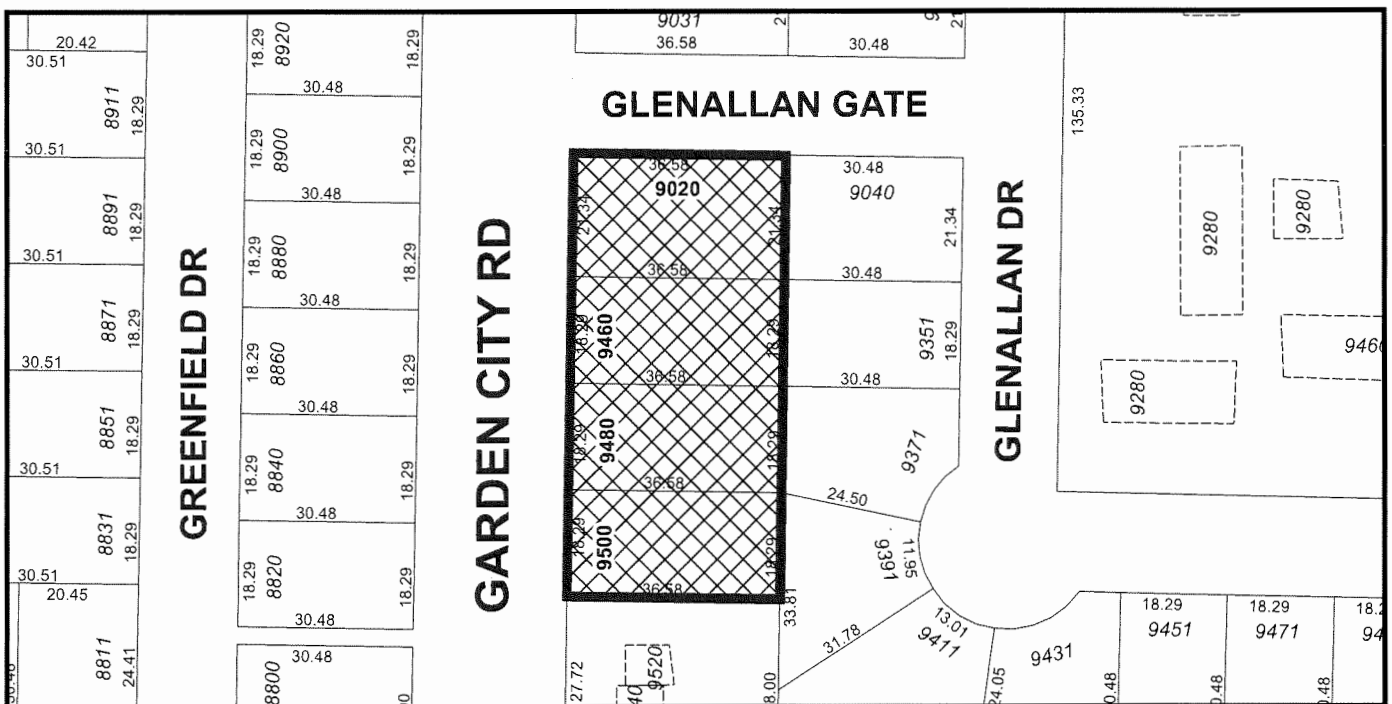
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 19-867710
SCHEDULE "A"

Original Date: 07/25/19
Revision Date:
Note: Dimensions are in METRES

| | EXISTING | PROPOSED: | VARIANCE: |
|--------------------------------|--------------------------------|-------------------------------------|-------------------|
| SITE AREA: | 2787.09SM (29989.27SF) | 2779.09SM (29913.16SF) | |
| LAND USES: | SINGLE-FAMILY DWELLING | TOWNHOUSE | |
| OCIP DESIGNATION: | RESIDENTIAL | NO CHANGE | |
| ZONING: | RST/E | RTL4 | |
| NUMBER OF UNITS: | 4 | 13 | |
| ALLOWED/REQUIREMENTS: | | PROPOSED: | VARIANCE REQUIRED |
| FLOOR AREA RATIO: (NET) | 0.600 (17947.90 SF) | 0.600 (17944.37 SF) | |
| LOT COVERAGE: | 0.450 (13460.92 SF) | 0.382 (11430.34 SF) | |
| SETBACK-FRONT (NORTH) | 6.0m (19.68') | 6.000m (19.68') | |
| SETBACK-SIDE (WEST) | 6.0m (19.68') | 4.500m (14.76') | |
| SETBACK-REAR (SOUTH) | 3.0m (9.84') | 3.194m (10.48') | |
| SETBACK-SIDE (EAST) | 3.0m (9.84') | 6.000m (19.68') | |
| HEIGHT: (m) | 12.000m (39.40') | 11.693m (38.36') | |
| LOT SIZE: | 2787.09SM (29989.27SF) | 2779.09SM (29913.16SF) | |
| OFF-STREET PARKING | 26 AND 3 | 26 AND 3 | |
| RESIDENTIAL/COMMERCIAL: | | | |
| OFF-STREET PARKING ACCESSIBLE: | 1 | 1 | |
| OFF-STREET PARKING TOTAL: | 29 | 29 | |
| TANDEM PARKING SPACES: | NONE | NONE | |
| BICYCLE PARKING | CLASS 1: 16.25 CLASS 2: 2.6 | 21 (16 + 5 VERTICAL) 4 (2 RACKS) | |
| INDOOR AMENITY SPACE: | CASH-IN-LIEU | CASH-IN-LIEU | |
| OUTDOOR AMENITY SPACE: | 78SM (839.56SF) | 108.53SM (1168.13SF) | |
| LOT COVERAGE: | | 36.86% (11027.72 SF) | |
| PERMEABLE AREA: | | 44% | |
| LIVE LANDSCAPE: | | 25.3% | |

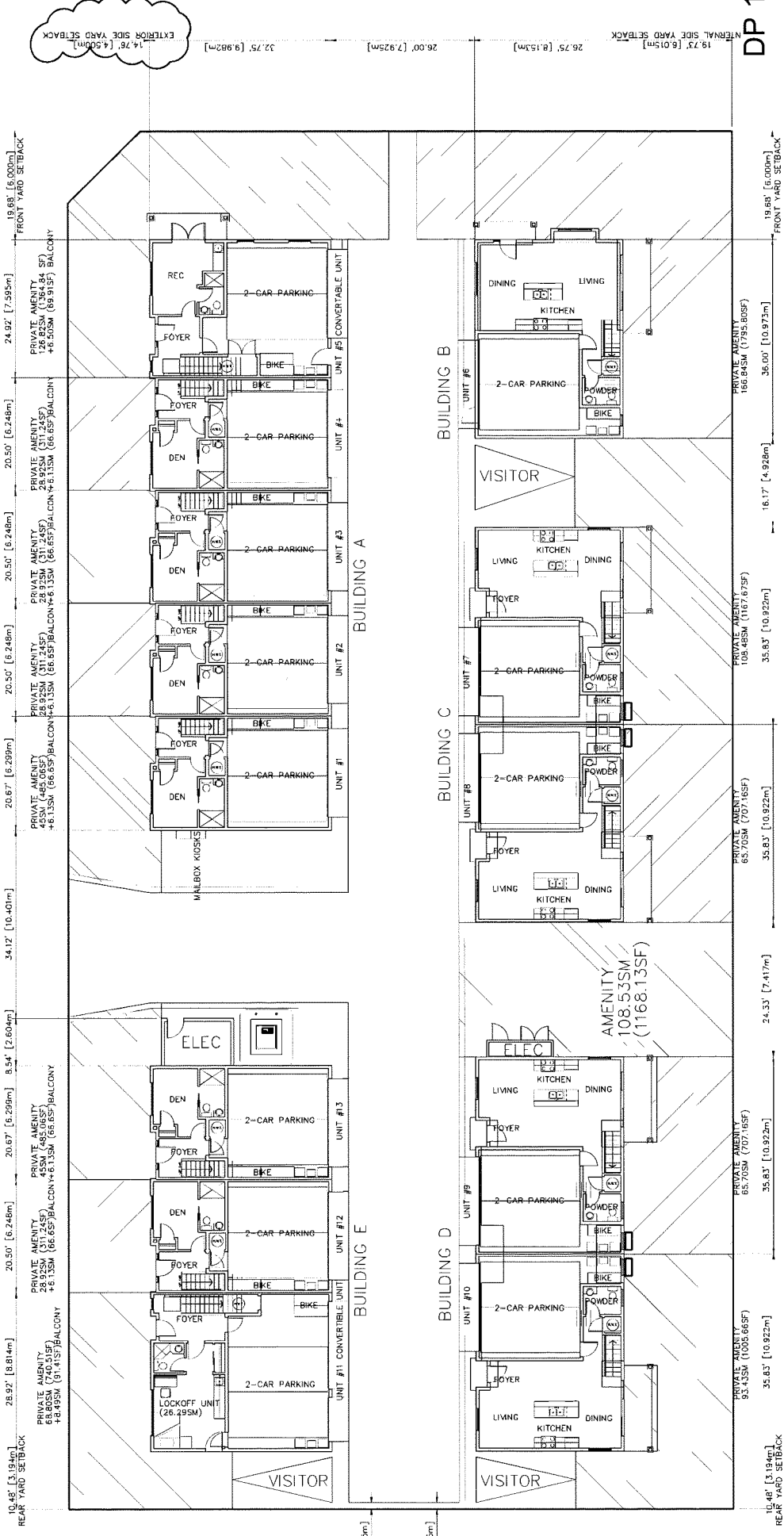
NOTES:
 UNITS TO FEATURE AGING-IN-PLACE FEATURES SUCH AS, BUT NOT LIMITED TO:
 -WALKWAY TO ENTRY
 -BLOCKING INSTALLED IN WALLS FOR GRAB BARS
 -5-STAR HANDRAILS
 UNIT GARAGES TO INCLUDE TWO(2) EV OUTLETS EACH

MATTHEW CHENG ARCHITECT INC.

130-6669-711-2017 Fax: (604) 711-9608
 130-6669-711-2017
 130-6669-711-2017
 130-6669-711-2017
 130-6669-711-2017

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No Date Revision



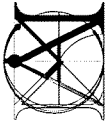
Project Title
 13-UNIT TOWNHOUSE DEVELOPMENT
 9020 GLENALLAN GATE
 9460, 9480 & 9500 GARDEN CITY ROAD
 RICHMOND, B.C.

Sheet Title
 PROJECT DATA
 OUTDOOR YARD SPACE CALCULATIONS
 DP 19-867710

Drawn: HC
 Checked: MC
 Scale: 3/32" = 1'-0"
 Project Number:

Revision Date: JUL. 10, 2020
 Print Date: JUL. 10, 2020
 Dwg. No. **D00**

DP 19-867710
Plan #1.A



*NOTE: TO HAVE *HANDS IN PLACE FEATURES*
 BLOCKING IN BATHROOMS & STAIR WALLS FOR GRAB BARS
 LEVER STYLE DOOR HANDLES

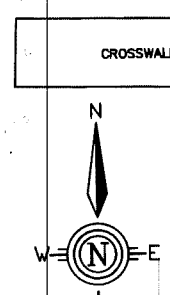
BUS STOP

HIGHEST CROWN ON ROAD
 (HEIGHT CONTROL)

MATTHEW CHENG ARCHITECT INC.
 106-252-70 EVANS AVENUE
 VANCOUVER, BC V6A 2K9
 TEL: (604) 441-4400 FAX: (604) 441-4400
 WWW.MATTHEWCHENGARCHITECT.COM

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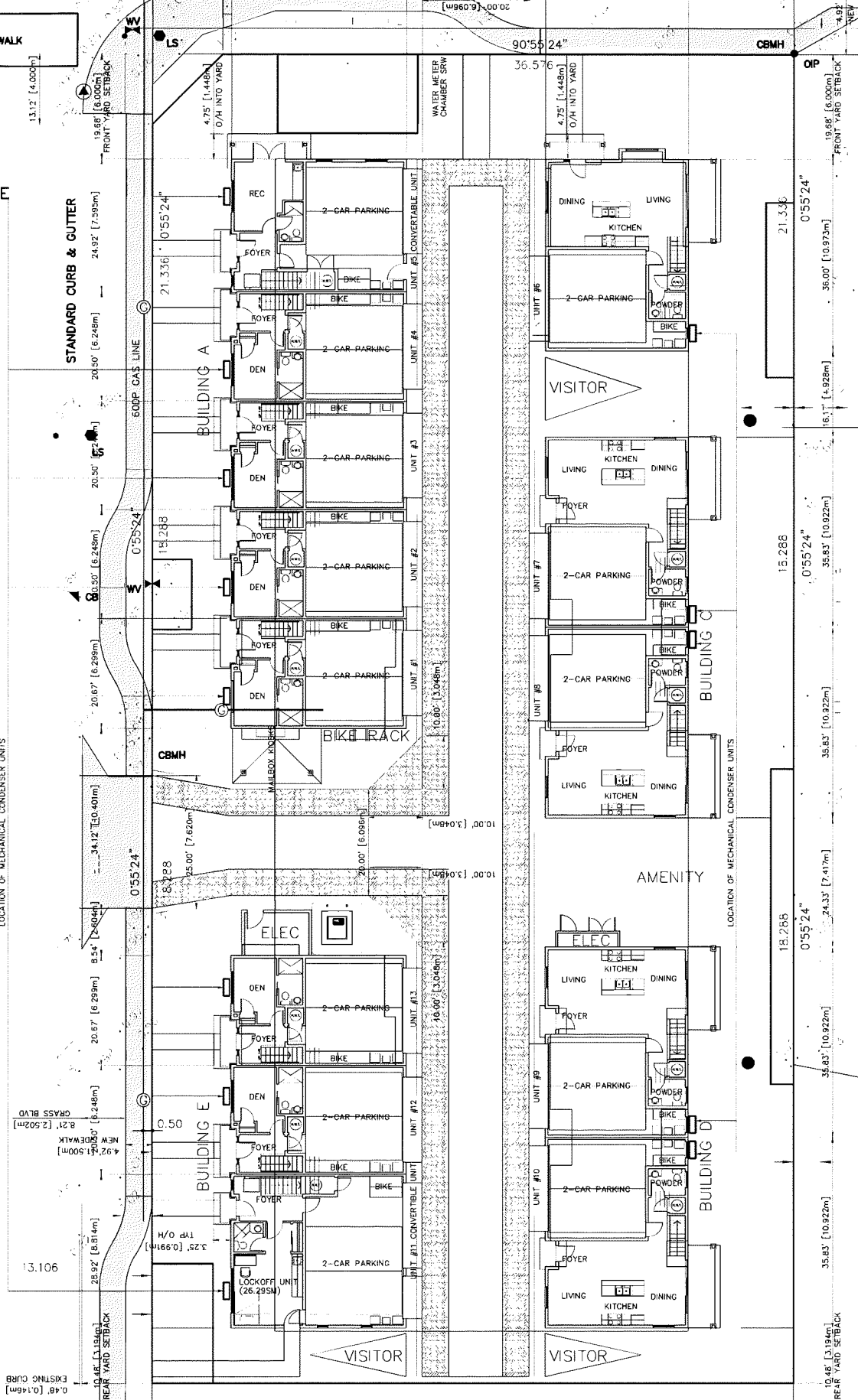
No Date Revision



GARDEN CITY ROAD

LEGAL CENTERLINE

26.213



GLENALLAN GATE

STANDARD CURB & GUTTER

LOT 276
 PLAN 35222

Project Title
 13-UNIT TOWNHOUSES
 DEVELOPMENT
 9020 GLENALLAN GATE
 9460, 9480 & 9500
 GARDEN CITY ROAD
 RICHMOND, B.C.

Sheet Title
 SITE PLAN
 GROUND FLOOR PLAN
 (PLAN #1)

DP 19-867710

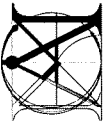
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 Checked: MC
 Scale: 3/32" = 1'-0"
 Project Number:

Revision Date: JUL 10, 2020
 Print Date: JUL 10, 2020
 Draw No: **D01**

DP 19-867710
 Plan #1.B

STRATA PLAN
 NWS37

LOT
 PLAN



NOTE: -POINTS TO HAVE *AGING IN PLACE FEATURES*
 -BLOCKING IN BATHROOMS & STAIR WALLS FOR GRAB BARS
 -LEVER STYLE DOOR HANDLES

MATTHEW CHENG ARCHITECT INC.

176 2025 47th AVENUE
 VANCOUVER, BC V6M 1Y3
 TEL: (604) 271-3132 FAX: (604) 271-3108
 C:\p\chc\info\chc_email_matthew@mcinc.ca

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No Date Revisions

LOT 276
 PLAN 35222

Project Title
 13-UNIT TOWNHOUSES
 DEVELOPMENT
 9020 GLENALLAN GATE
 9460, 9480 & 9500
 GARDEN CITY ROAD
 RICHMOND, B.C.

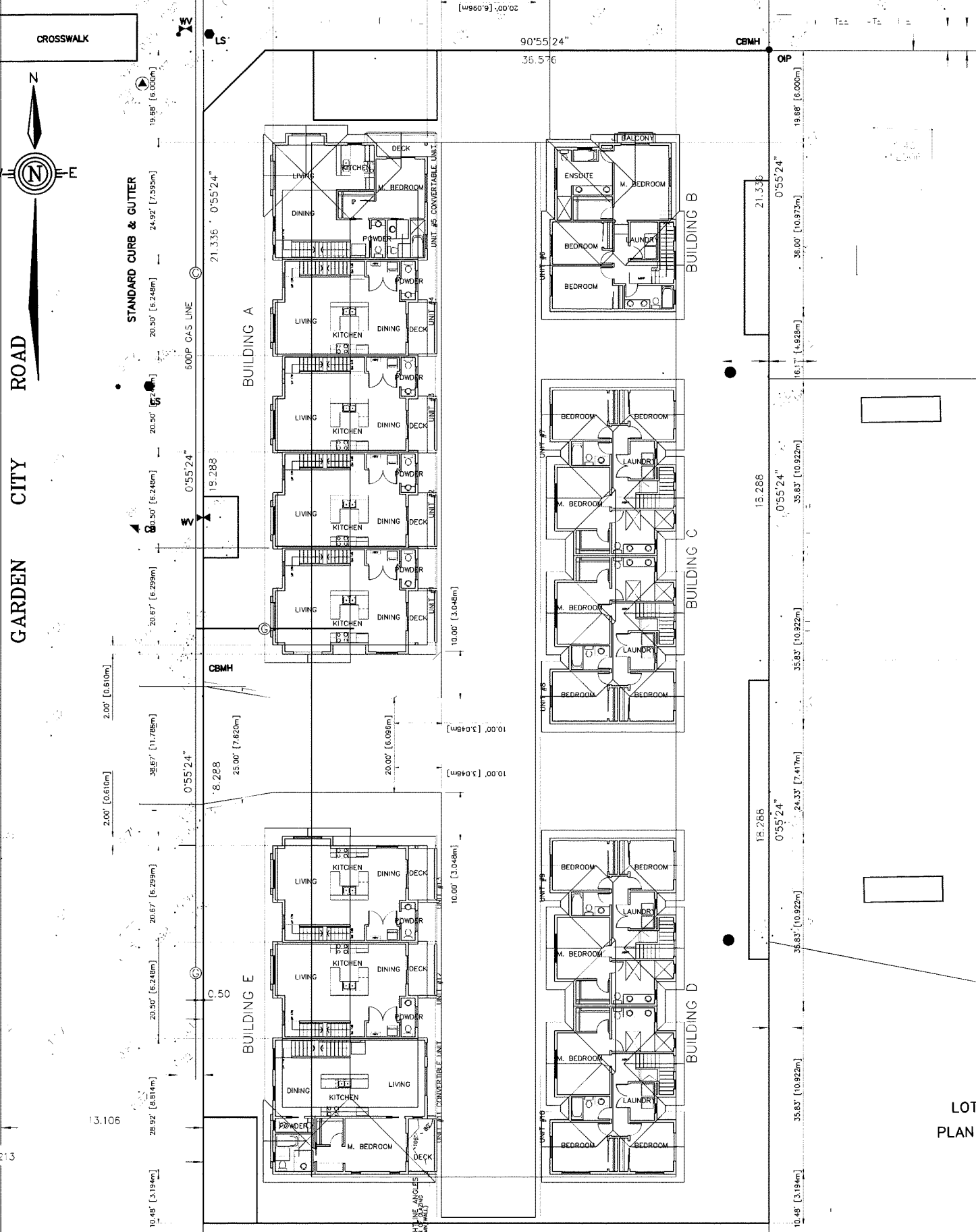
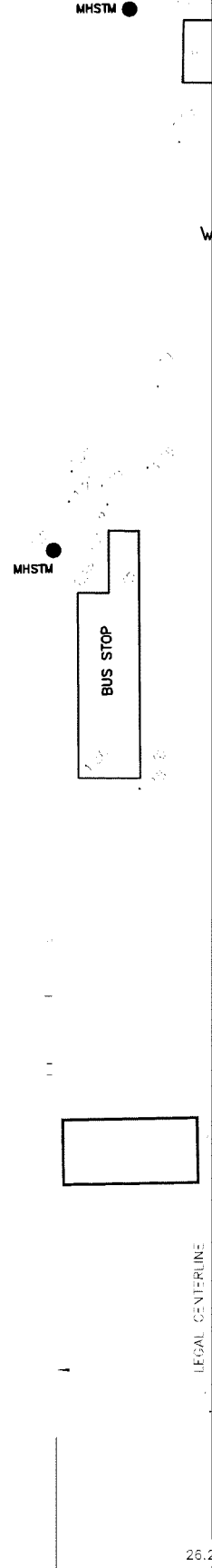
Sheet Title
 SITE PLAN
 SECOND FLOOR PLAN

DP 19-867710

Drawn: HC
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 Scale: 3/32" = 1'-0"
 Project Number:

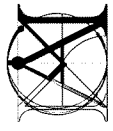
Revision Date: JUL 10, 2020
 First Date: JUL 10, 2020
 Des. No. D02

DP 19-867710
 Plan #1.C



STRATA PLAN
 NWS37

LOT
 PLAN



*NOTE:
 ALL UNITS TO HAVE "AGING IN PLACE" FEATURES:
 - RAMP TO ENTRY
 - LEVER STYLE DOOR HANDLES

MATTHEW CHENG ARCHITECT INC.

106-257 47th AVENUE
 VANCOUVER, BC V6N 1K5
 TEL: (604) 271-0000 FAX: (604) 271-0001
 WWW.MCHENGARCHITECT.COM

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No Date Revisions

LOT 276
 PLAN 35222
 Project Title
 13-UNIT TOWNHOUSE DEVELOPMENT
 9020 GLENALLAN GATE
 9460, 9480 & 9500 GARDEN CITY ROAD
 RICHMOND, B.C.

Sheet Title
 SITE PLAN
 THIRD FLOOR PLAN

DP 19-867710

Drawn: HC
 Checked: MC
 Scale: 3/32" = 1'-0"
 Project Number:

Revision Date: JUL 10, 2020
 Print Date: JUL 10, 2020
 Dwg. No. **D03**

DP 19-867710
 Plan #1.D



STRATA PLAN
 NWS37

LOT
 PLAN

CONVERTIBLE UNIT GUIDELINES:

- DOORS & DOORWAYS
- ENTRY DOORS ARE A MINIMUM 863 MM BUT IDEALLY 914 MM AND HAVE CLEAR ACCESS.
- 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 OPENERS).
- 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.
- PATIO/BALCONY MIN. 860 MM CLEAR OPENING. NOTE HOW ACCESSED. ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE.
- LEVER-TYPE HANDLES FOR ALL DOORS.

- VERTICAL CIRCULATION
- STAIR LIFT, STAIRCASE WIDTH, FRAMING SUPPORT, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS. OR
- 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.
- AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2" X 12" SOLID LUMBER AT 914 MM TO CENTRE.

- HALLWAYS
- MIN. 900 MM WIDTH.

- GARAGE
- MIN. ACCESSIBLE PARKING SPACE WITH MIN. 4-M. GARAGE WIDTH.
- ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING.

- BATHROOM (MIN. 1)

- TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT.
- 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.
- LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
- PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.
- CABINETS UNDERNEATH SINK(S) ARE EASILY REMOVED. DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT).

- KITCHEN

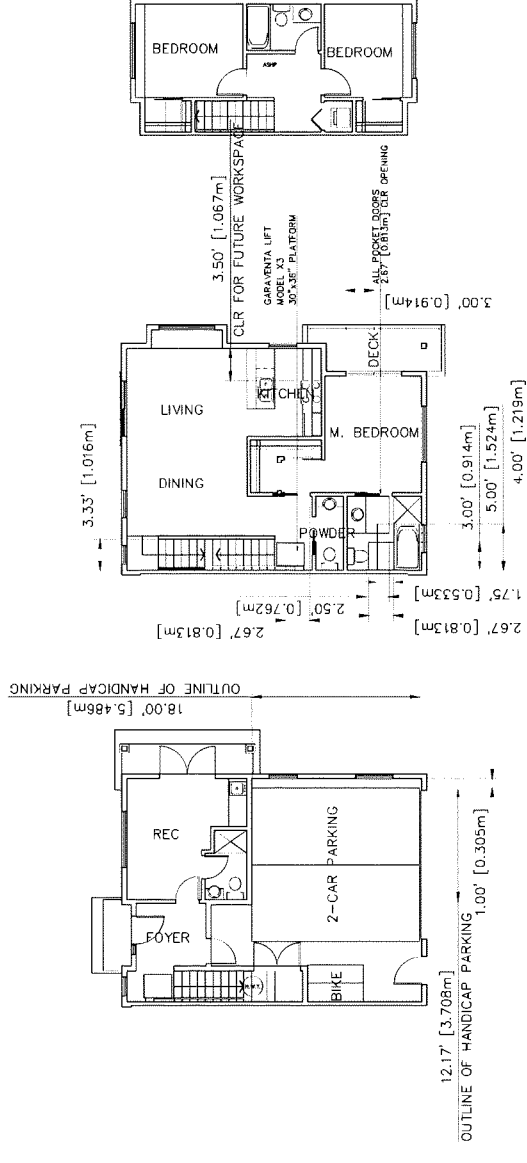
- CLEAR AREA NEEDED UNDER FUTURE WORK SPACE. PLUMBING AND GAS PIPES (IN-WALL AND IN-FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORK SPACE (STOVE, SINK & MIN. 810 MM WIDE COUNTER). ALL PIPES ARE BROUGHT IN NO HIGHER THAN 304 MM TO 355 MM TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL.
- CABINETS UNDERNEATH SINK ARE EASILY REMOVED.
- 1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM.
- LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.

- WINDOWS

- MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)

- OUTLETS & SWITCHES

- 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. -UPGRADE TO FOUR-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM.

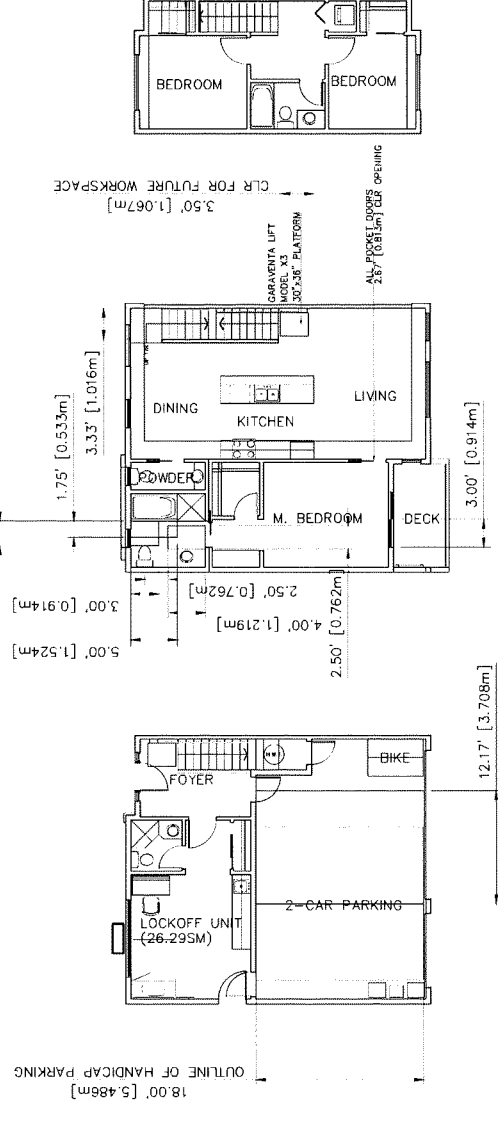


GROUND FLOOR

SECOND FLOOR

THIRD FLOOR

UNIT #5 CONVERTABLE UNIT



GROUND FLOOR

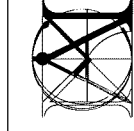
SECOND FLOOR

THIRD FLOOR

UNIT #11 CONVERTABLE UNIT

DP 19-867710

Plan #1.E



**MATTHEW CHENG
ARCHITECT INC.**

178-202-4791 EVANS AVENUE
RICHMOND, B.C. V6X 1A7
TEL: (604) 271-9415 FAX: (604) 271-9308
CELL: (604) 443-6661 Email: matthew@mcg.ca

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No Date Revision

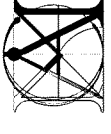
Consultants

Project Title
13-UNIT TOWNHOUSE
DEVELOPMENT
9020 GLENALLAN GATE
9460, 9480 & 9500
GARDEN CITY ROAD
RICHMOND, B.C.

Sheet Title
CONVERTABLE UNIT

Drawn: HC
Checked: MC
Scale: 1/8" = 1'-0"
Project Number: DP 19-867710

Revision Date:
JUL 10, 2020
Print Date:
JUL 10, 2020
Dwg. No.:
D09



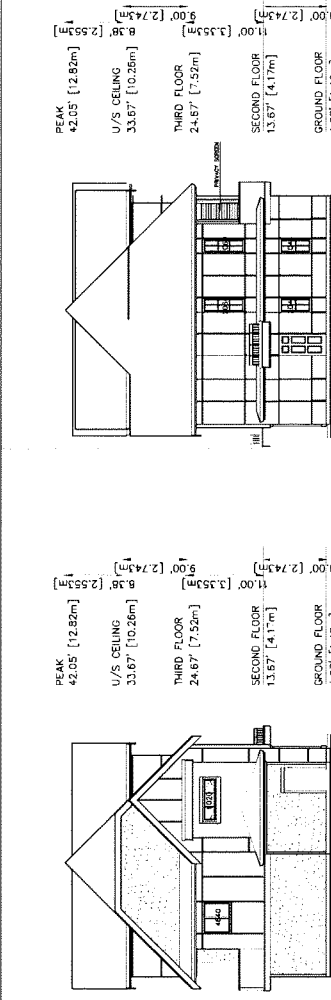
MATTHEW CHENG ARCHITECT INC.

130-25-275 EVANS AVENUE
 RICHMOND, B.C. V6V 1K2
 TEL: (604) 271-3032 FAX: (604) 271-3036
 C: (604) 271-3036 E: matt@matarch.ca

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| No | Date | Revision |
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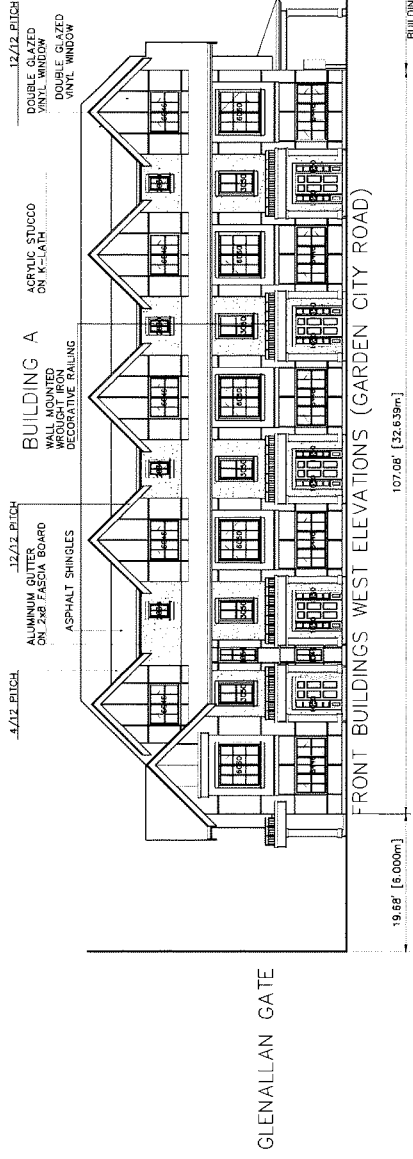
Consultants



BUILDING E: NORTH ELEVATION (DRIVE AISLE) BUILDING E: SOUTH ELEVATION



FRONT BUILDINGS EAST ELEVATIONS



GLENALLAN GATE



BUILDING E

Project Title
13-TOWNHOUSE DEVELOPMENT
 8020 GLENALLAN GATE
 9460, 9480 & 9500 GARDEN CITY ROAD
 RICHMOND, B.C.

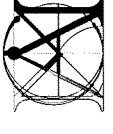
Sheet Title
ELEVATIONS (PLAN #4)

DP 19-867710

Drawn: HC
 Check: MC
 Scale: 3/32" = 1'-0"
 Project Number:

Revision Date: DEC. 02, 2019
 Print Date: DEC. 02, 2019
 Draw. No. **D04**

DP 19-867710
 Plan #2.A



MATTHEW CHENG ARCHITECT INC.

400-202-6700 EVANS AVENUE
 4000 W. 10th St. Vancouver, BC V6P 1W7
 Tel: (604) 681-0000 Email: matthew@mc.ca

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No Date Revision

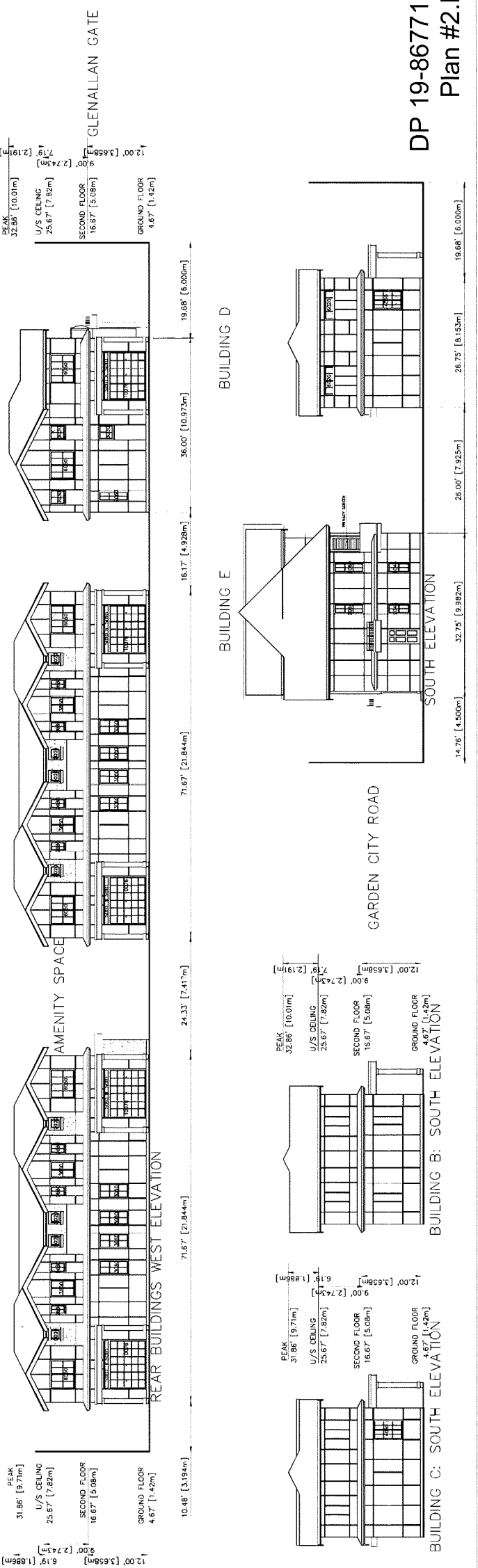
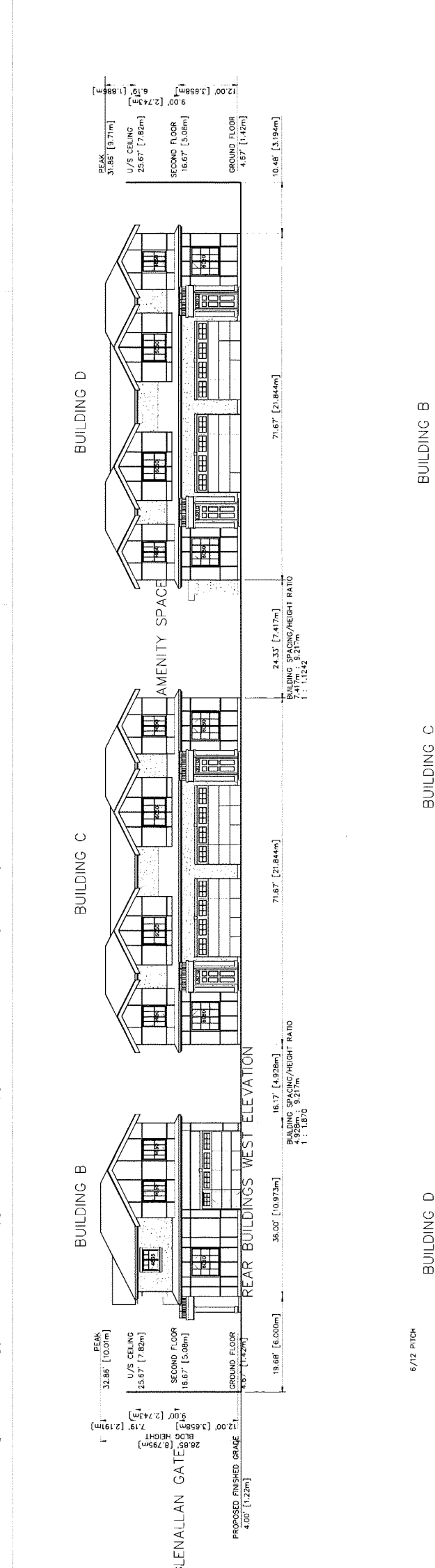
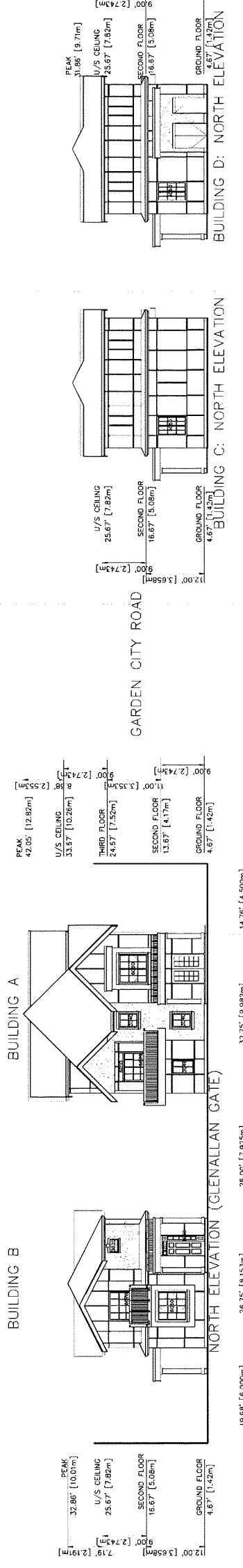
Consultants

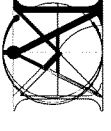
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 13-UNIT TOWNHOUSE DEVELOPMENT
 9020 GLENALLAN GATE
 9460, 9480 & 9500 GARDEN CITY ROAD
 RICHMOND, B.C.

Sheet Title
 ELEVATIONS
 (PLAN #4)
 DP 19-867710

Drawn: MC
 Checked: MC
 Scale: 3/32" = 1'-0"
 Project Number:
 Revision Date: JUL 10, 2020
 Print Date: JUL 10, 2020

DP 19-867710
 Plan #2.B
 D05





MATTHEW CHENG ARCHITECT INC.

406-232-4731 EVANS AVENUE
 VANCOUVER, BC V6A 1A6
 TEL: (604) 271-1111 FAX: (604) 271-1108
 CEE: (604) 464-0400 Email: matth@mcarch.ca

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| No | Date | Revision |
|----|------|----------|
| | | |

Consultants

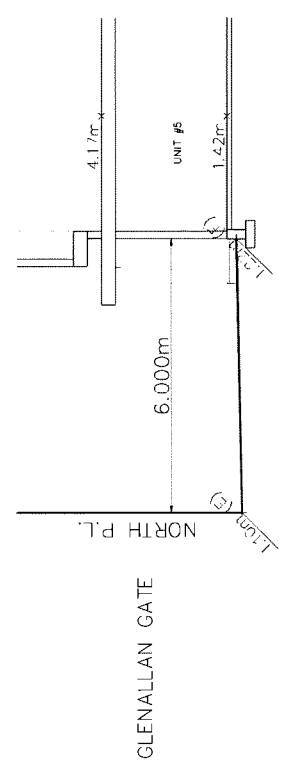
Project Title
13-UNIT TOWNHOUSE DEVELOPMENT
 9020 GLENALLAN GATE
 9460, 9480 & 9500
 GARDEN CITY ROAD
 RICHMOND, B.C.

Sheet Title
SECTIONS

DP 19-867710

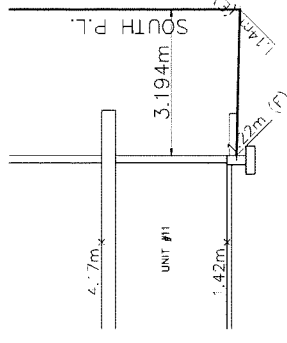
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| Scale: | AS NOTED |

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| Project Number: | DP 19-867710 |
| Revision Date: | JUL 10, 2020 |
| Print Date: | JUL 16, 2020 |
| Draw. No: | D05a |



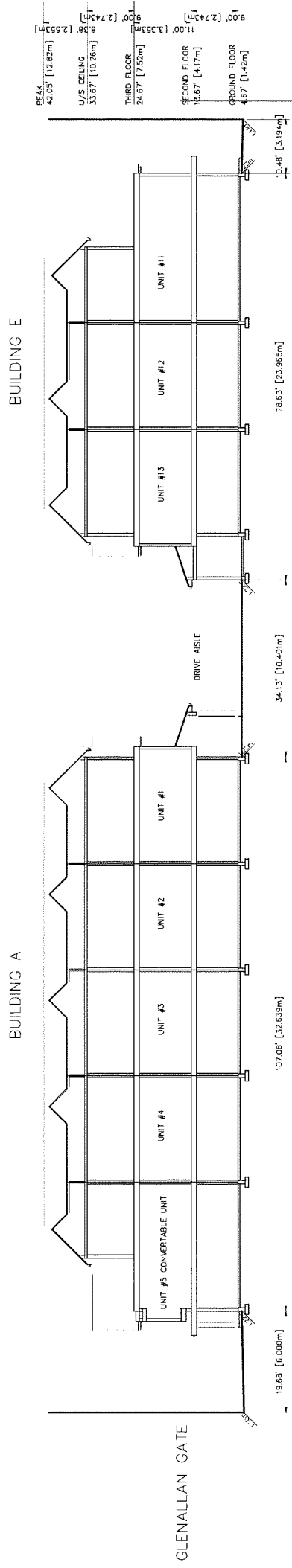
FRONT YARD SITE SECTION

SCALE: 3/16" = 1'-0"



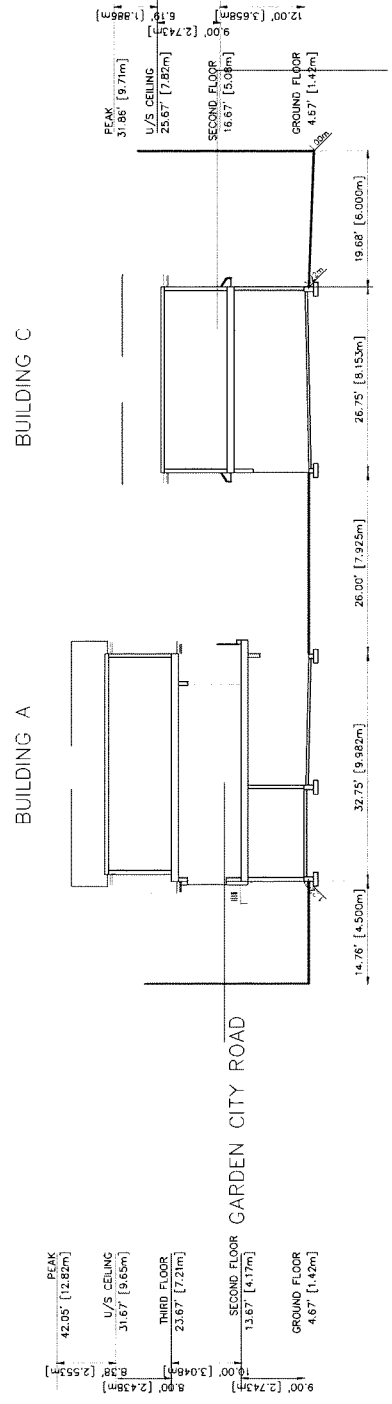
REAR YARD SITE SECTION

SCALE: 3/16" = 1'-0"



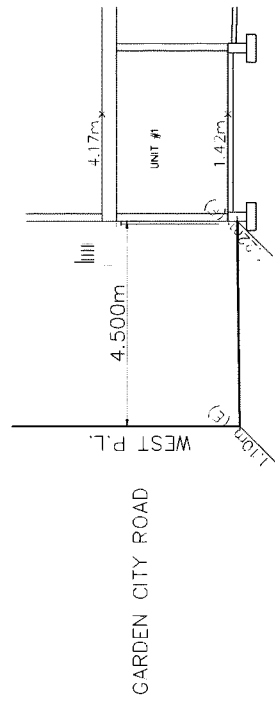
NORTH-SOUTH SITE SECTION

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



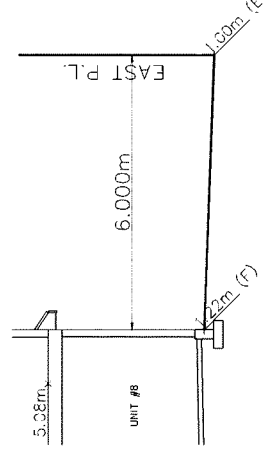
EAST-WEST SITE SECTION

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



EXTERNAL SIDE YARD SITE SECTION

SCALE: 3/16" = 1'-0"



INTERNAL SIDE YARD SITE SECTION

DP 19-867710

Plan #2.C



MATTHEW CHENG ARCHITECT INC.

104 202-673 EVANS AVENUE
MANASSAS, VA 20108
Tel: (703) 448-2626 Email: matthew@mcinc.ca

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No Date Revision

Consultants



STREETSCAPE ALONG GARDEN CITY ROAD



STREETSCAPE ALONG GLENALLAN GATE



JAMES HARDIE FIBER CEMENT PANEL CHARCOAL



JAMES HARDIE FIBER CEMENT PANEL ARCTIC WHITE



STUCCO PURE WHITE



FASCIA BOARD PURE WHITE



ASPHALT ROOF SHINGLE IKO CAMBRIDGE CHARCOAL GREY



ENTRY DOOR TRIM BOARD CHARCOAL

Project Title
1.3-UNIT TOWNHOUSE DEVELOPMENT
9020 GLENALLAN GATE
9460, 9480 & 9500
GARDEN CITY ROAD
RICHMOND, B.C.

Sheet Title
COLOR ELEVATIONS MATERIAL BOARD

DP 19-867710

Drawn: MC
Checked: MC
Scale: N.T.S.

Project Number:

Revision Date: JUL 10, 2020
Print Date: JUL 16, 2020
Page No: R01

DP 19-867710
Plan #2.D



MATTHEW CHENG ARCHITECT INC.

100-2075 BRAND AVE
SUITE 200
RICHMOND, BC V6X 1A1
TEL: (604) 278-3012 Fax: (604) 278-3002
CELL: (604) 949-9200 Email: matthew@mcinc.ca

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Consultants



Project Title
13-UNIT TOWNHOUSE DEVELOPMENT
9020 GLENALLAN GATE
3460, 9480 & 9500 GARDEN CITY ROAD
RICHMOND, B.C.

Sheet Title
COLOR ELEVATIONS MATERIAL BOARD

DP 19-867710

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| Drawn: | HC |
| Checked: | MC |
| Scale: | N.T.S. |

Project Number:

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| Revision Date: | July 10, 2020 | Dwg. No.: | R02 |
| Print Date: | July 10, 2020 | | |

DP 19-867710
Plan #2.E

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Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
P: 804-294-0011; F: 804-284-0022

SEAL:

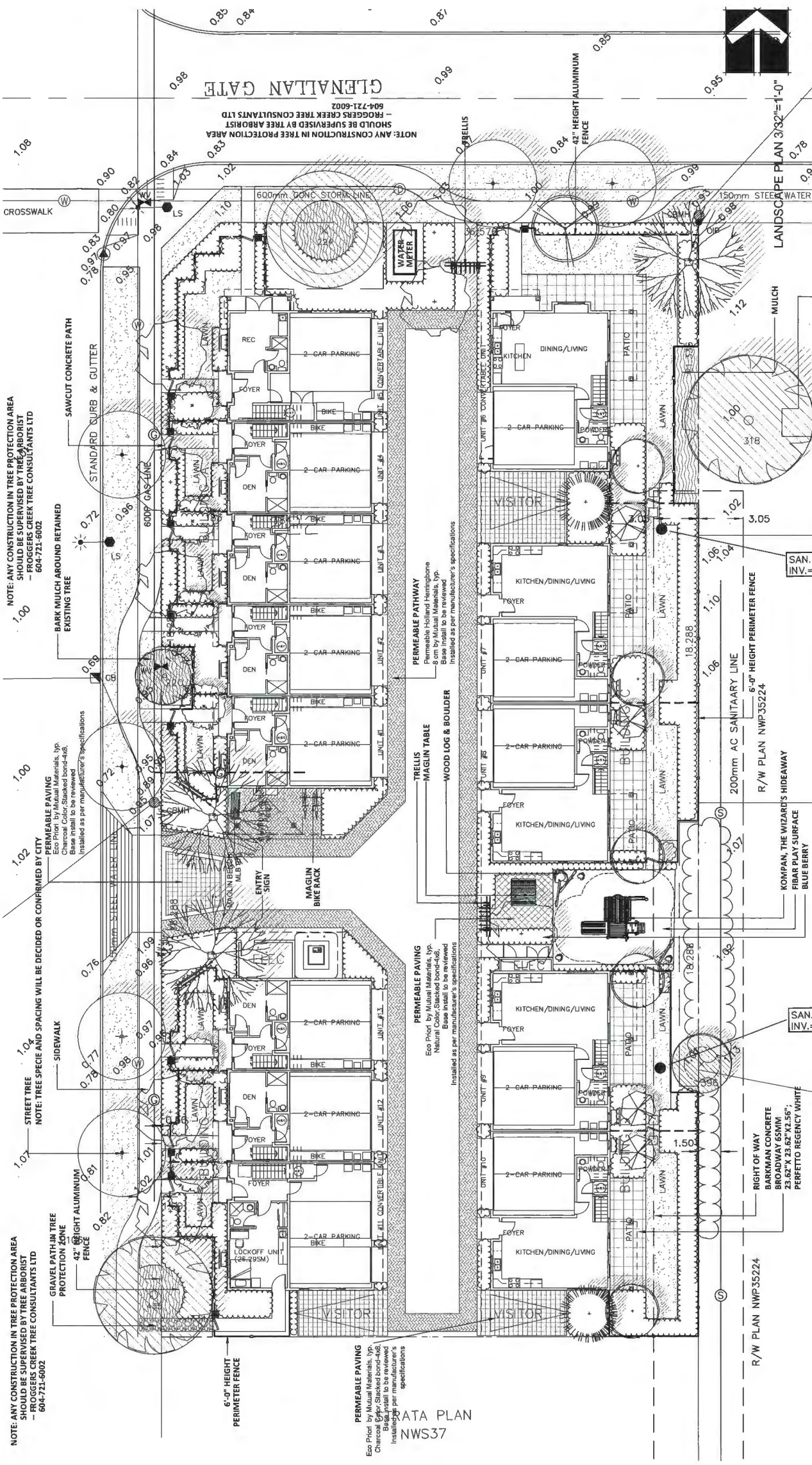
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| 2. | 2023/04/28 | REVISIONS TO NEW SITE PLAN | VR |
| 3. | 2023/04/28 | REVISIONS TO NEW SITE PLAN | VR |
| 4. | 2023/04/28 | CITY COMMENTS | VR |
| 5. | 2023/04/28 | CITY COMMENTS | VR |
| 6. | 2023/04/28 | NEW SITE PLAN | VR |
| 7. | 2023/04/28 | COVERED PATIO | VR |
| 8. | 2023/04/28 | ADDITIONAL TREES | VR |
| 9. | 2023/04/28 | REVISIONS TO NEW SITE PLAN | VR |

PROJECT:
13-UNIT TOWNHOUSE DEVELOPMENT
9020 GLENALLAN GATE 9460, 9480 & 9500
GARDEN CITY ROAD
RICHMOND, B.C.

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 18.11.27
SCALE: 3/32"=1'-0"
DRAWN: YR
DESIGN: FOM
CHKD: FOM

PMG PROJECT NUMBER: 18-220
OF 5



PLANT SCHEDULE

| TREE | QTY | BOTANICAL NAME | COMMON NAME |
|------|-----|----------------------------------|---------------------------------|
| 6 | 6 | ACER PALMATUM | JAPANESE MAPLE |
| 3 | 3 | CEGEDIPTERIS JAPONICA | KATSURAI TREE |
| 4 | 4 | FRAXINUS SYLVATICA 'DWARF GOLD' | SMALL LEAF GOLD BEECH |
| 1 | 1 | OPULIS ALBA | OPULIS |
| 2 | 2 | PIERIS ARBOREUM | SEEBIAN SPRUCE |
| 5 | 5 | QUERCUS PALUSTRIS 'GREEN PILLAR' | GREEN PILLAR PIN OAK |
| 8 | 8 | STYRACIS JAPONICA 'PINK CHIMES' | PINK FLOWERED JAPANESE SNOWBELL |

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. LATEST EDITION. CONTAINER SIZES ARE SPECIFIED IN THE LIST. * ALL PLANTS MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BID-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.
* MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS * SEARCH AND REVIEW MAKE 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. * BID-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

PMG PROJECT NUMBER: 18-220
PLANTED SIZE / REMARKS
6CM CAL: 1.8M STD: 888
10CM CAL: 1.8M STD: 888
6CM CAL: 1.8M STD: 888
6CM CAL: 1.8M STD: 888
3CM CAL: 888 STD: 888
6CM CAL: 2M STD: 888
6CM CAL: 1.8M STD: 888

NOTE: THE IRRIGATION SYSTEM WILL BE PROVIDED

PROPOSED REPLACEMENT TREE NUMBER: 28
LOT SIZE: 29,999 SQ FT
LOT COVERAGE CALCULATION FOR PERMEABLE: 12,751 SQ FT
LOT COVERAGE CALCULATION FOR LANDSCAPING: 7,588 SQ FT
PERCENTAGE OF PERMEABLE: 42.5%
PERCENTAGE OF LANDSCAPING: 25.3%

DP 19-867710
Plan #3.A



EXISTING STREET VIEW ON GLENALLAN GATE (FACING THE INTERSECTION WITH GARDEN CITY ROAD)

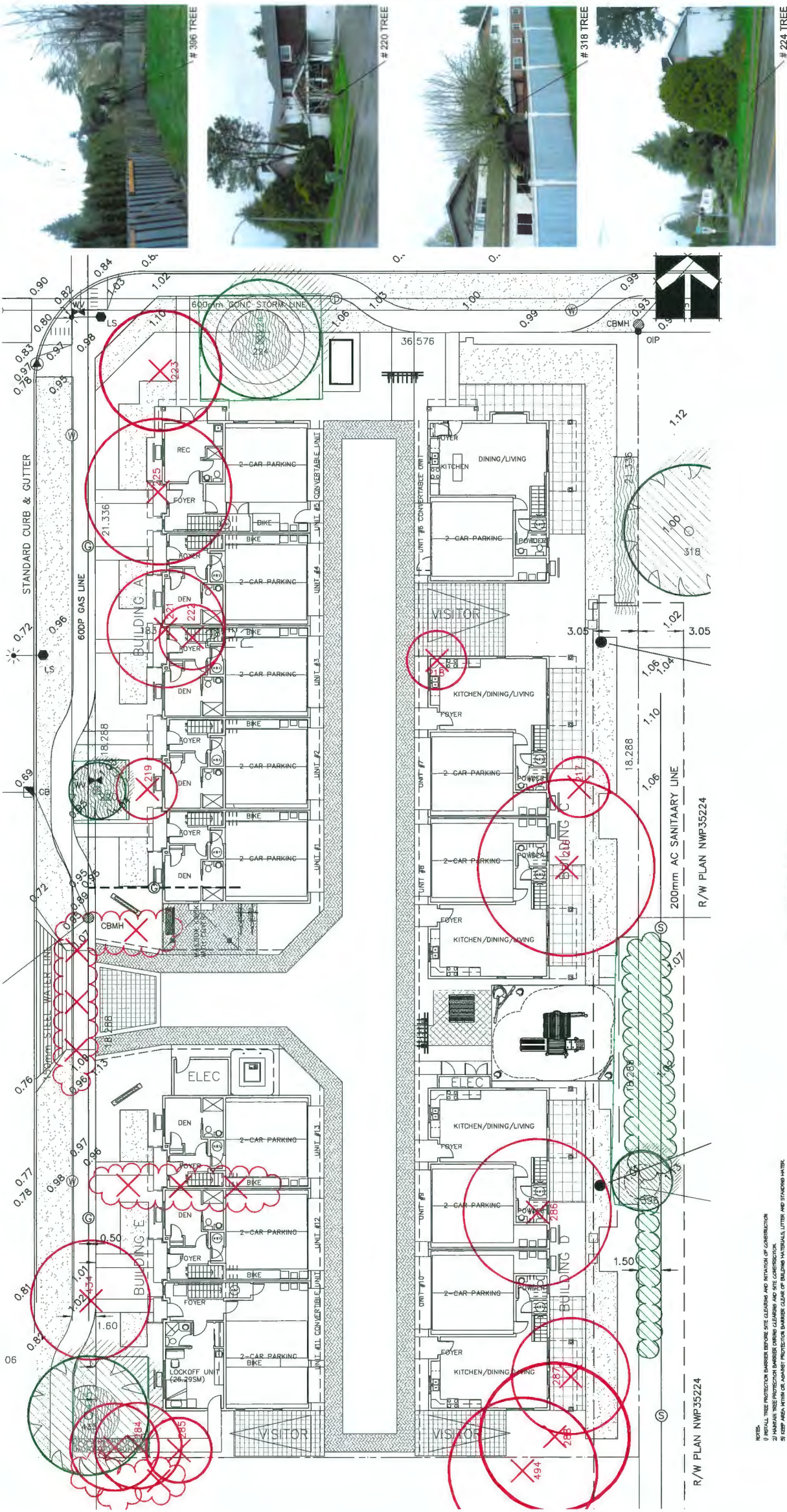


EXISTING STREET VIEW ON GARDEN CITY ROAD (FACING THE INTERSECTION WITH GLENALLAN GATE)

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pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Sill Creek Drive
Burnaby, British Columbia, V5C 6G8
P: 604.294-0011 | F: 604.294-0022

SEAL:



R/W PLAN NWP35224

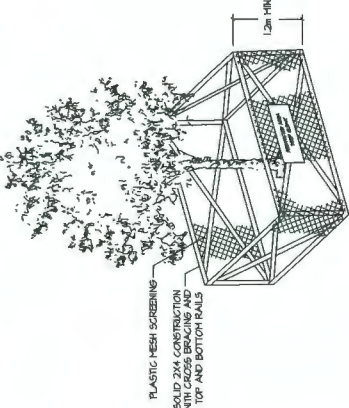
R/W PLAN NWP35224

- NOTES:
- 1 TREE PROTECTION BARRIERS BEFORE SITE CLEARING AND INSTALLATION OF CONSTRUCTION
 - 2 HAZARDOUS MATERIALS BARRIERS BEFORE DEMOLITION AND SITE CONSTRUCTION
 - 3 HAZARDOUS MATERIALS BARRIERS BEFORE DEMOLITION AND SITE CONSTRUCTION
 - 4 TOP SURFACE OF PROTECTIVE BARRIERS CLEAR OF BUILDING MATERIALS, LITTER AND STANDING WATER.
 - 5 DO NOT EXCEED EXISTING GRADES WITHIN TREE PROTECTION AREA FOR PROTECTED RETAINED TREES.
 - 6 THE EXISTENCE OF UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE PROPOSER PRIOR TO ANY CONSTRUCTION.
 - 7 RETAINED TREES TO BE MAINTAINED AT THE EXPENSE OF THE CONSULTING ARCHITECT / LANDSCAPE ARCHITECT.

TREE PROTECTION DISTANCE TABLE

| TRUNK DIAMETER (DBH) @ 1.37m | HORIZONTAL PROTECTION RADIUS (DBH x 8) | VERTICAL PROTECTION RADIUS (TRUNK HT x 4) |
|------------------------------|--|---|
| 20 | 12 | 12 |
| 25 | 15 | 15 |
| 30 | 18 | 18 |
| 35 | 21 | 21 |
| 40 | 24 | 24 |
| 45 | 27 | 27 |
| 50 | 30 | 30 |
| 55 | 33 | 33 |
| 60 | 36 | 36 |
| 65 | 39 | 39 |
| 70 | 42 | 42 |
| 75 | 45 | 45 |
| 80 | 48 | 48 |
| 85 | 51 | 51 |
| 90 | 54 | 54 |
| 95 | 57 | 57 |
| 100 | 60 | 60 |

PROTECTIVE BARRIERS SHALL BE INSTALLED FOR TREES LARGER THAN 100mm DBH. BARRIERS SHALL BE INSTALLED AT BREAST HEIGHT OR 1.4m FROM GRADE.

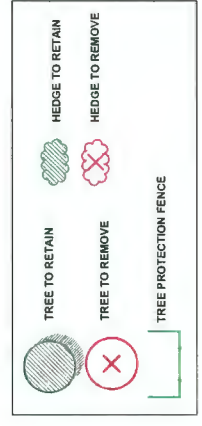


1A TREE PROTECTION BARRIER

TREE INVENTORY

| # | Type | Action | DBH | MPZ |
|-----|-----------------|--------|------------|------|
| 216 | Willow | Remove | 57cm | 3.4m |
| 217 | Cherry | Remove | 30/30/30cm | 3.2m |
| 218 | Windmill Palm | Remove | 25cm | 1.5m |
| 219 | Cherry | Remove | 23cm | 1.4m |
| 220 | Magnolia | Retain | 12/12/10cm | 1.4m |
| 221 | Shore Pine | Remove | 43cm | 2.8m |
| 222 | Pyramid Cedar | Remove | 20/18cm | 2.0m |
| 223 | Mugo Pine | Remove | 20cm | 3.0m |
| 224 | Decid. Cedar | Retain | 55cm | 3.3m |
| 225 | Lawson Cypress | Remove | 30/30/20cm | 4.0m |
| 283 | Excelsia Cedar | Remove | 25/25/25cm | 2.5m |
| 284 | Excelsia Cedar | Remove | 30/25/20cm | 2.5m |
| 285 | Pyramid Cedar | Remove | 19/15/7cm | 2.0m |
| 286 | Cherry | Remove | 45/38cm | 3.4m |
| 287 | Cherry | Remove | 44cm | 2.5m |
| 288 | Cherry | Remove | 47cm | 2.5m |
| 318 | Alpine | Retain | 45cm | 2.7m |
| 396 | Western Hemlock | Retain | 20cm | 1.2m |
| 434 | Cherry | Remove | 30cm | 1.8m |
| 435 | Cherry | Remove | 44cm | 2.5m |
| 494 | Cherry | Remove | 40cm | 2.4m |

DBH - trunk diameter, MPZ - protection zone
14 ON SITE TREES TO BE REMOVED
28 REPLACEMENT TREES ARE REQUIRED



DP 19-867710
Plan #3.B

| NO. | DATE | REVISION DESCRIPTION | DR. |
|-----|------------|---------------------------|-----|
| 1 | 2023/04/18 | NEW SITE PLAN & COMMENTS | VE |
| 2 | 2023/04/18 | NEW SITE PLAN & COMMENTS | VE |
| 3 | 2023/04/18 | REZONING TREE & SITE PLAN | VE |
| 4 | 2023/04/18 | REZONING TREE & SITE PLAN | VE |
| 5 | 2023/04/18 | REZONING TREE & SITE PLAN | VE |
| 6 | 2023/04/18 | REZONING TREE & SITE PLAN | VE |
| 7 | 2023/04/18 | REZONING TREE & SITE PLAN | VE |
| 8 | 2023/04/18 | REZONING TREE & SITE PLAN | VE |
| 9 | 2023/04/18 | REZONING TREE & SITE PLAN | VE |

PROJECT:
13-UNIT TOWNHOUSE DEVELOPMENT
9020 GLENALLAN GATE 9460, 9480 & 9500
GARDEN CITY ROAD
RICHMOND, B.C.

DRAWING TITLE:
TREE MANAGEMENT PLAN

DATE: 18.11.27
SCALE: 3/32"=1'
DRAWN: VE
DESIGN: PGM
CHKD: PGM
DRAWING NUMBER: **L2**
OF 5
PMG PROJECT NUMBER: 18-220

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Suite C100 - 4185 Sall Creek Drive
Burnaby, British Columbia V5C 6G9
P: 604.294.0011 | F: 604.294.0022

SEAL:

| NO. | DATE | REVISION DESCRIPTION | DR. |
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PROJECT:
13-UNIT TOWNHOUSE DEVELOPMENT
9020 GLENALLAN GATE 9460, 9480 & 9500
GARDEN CITY ROAD
RICHMOND, B.C.

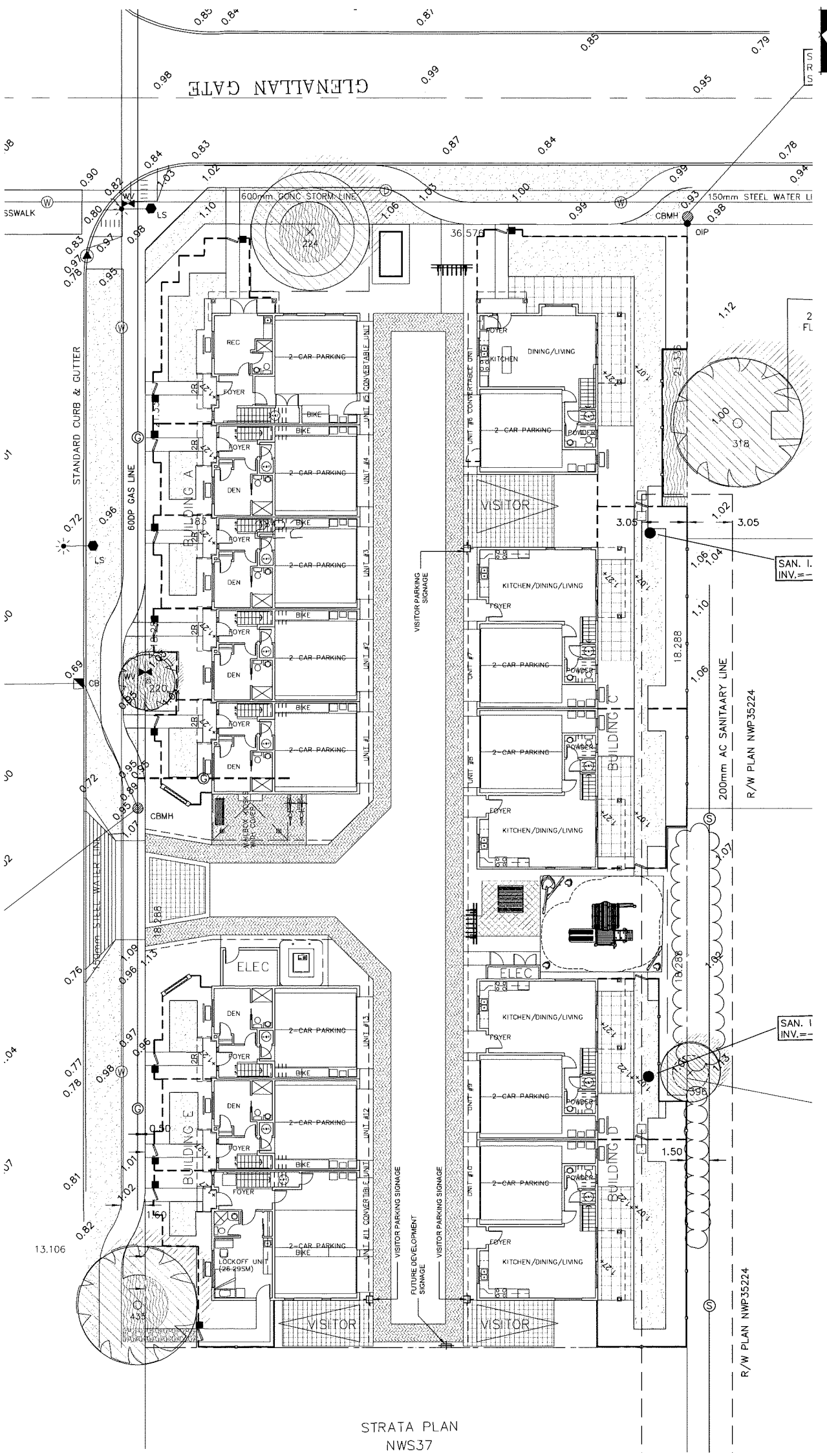
DRAWING TITLE:
GRADING & FENCE & SIGNAGE PLAN

DATE: 18.11.27
SCALE: 3/32"=1'
DRAWN: VR
DESIGN: POF
CHKD: POF

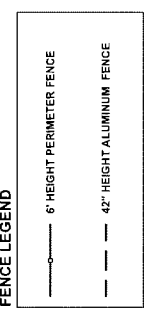
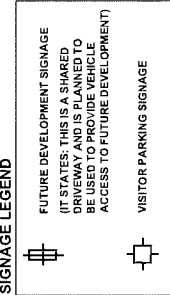
DRAWING NUMBER:
L3

OF 5

PMG PROJECT NUMBER:
18-220



LANDSCAPE PLAN 3/32"=1'-0"



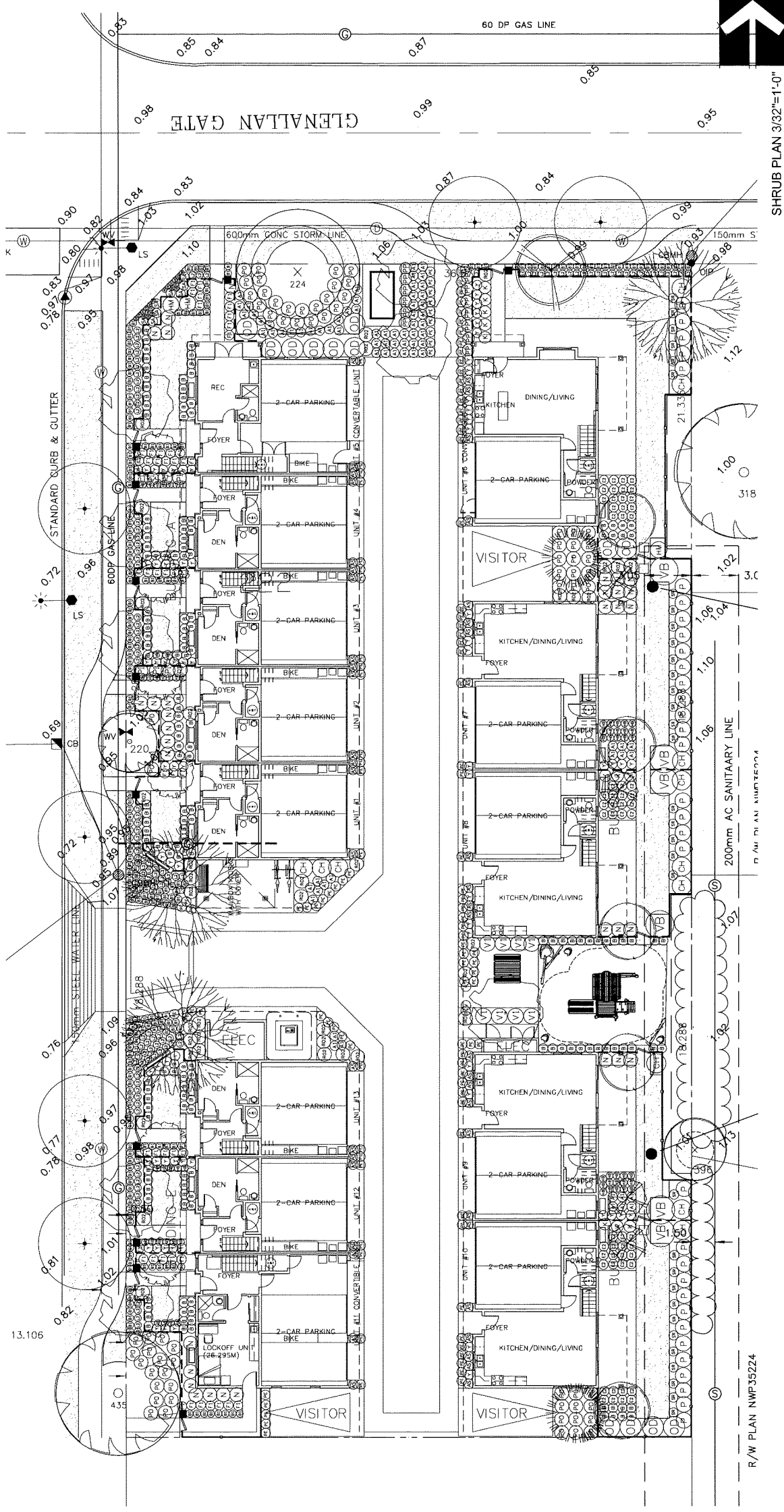
STRATA PLAN
NWS37

DP 19-867710
Plan #3.C

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 Suite 100, 1000 West Beaver Creek
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 P: 604-294-0011 ; F: 604-294-0022

S.F.A.L.



SHRUB PLAN 3/32"=1'-0"

R/W PLAN NWP35224

| NO. | DATE | REVISION DESCRIPTION | DR. |
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| PLANT SCHEDULE | | PMG PROJECT NUMBER: 18-220 | |
|----------------|--|-----------------------------------|-------------------------|
| KEY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS |
| 166 | BUXUS MICROPHYLLA 'WINTER GREEN' | LITTLE-LEAF BOX | #3 POT: 40CM |
| 12 | CHOISYA 'TERNATA' | MEXICAN MOCK ORANGE | #3 POT: 50CM |
| 59 | HEBE PINGUIFOLIA 'SUTHERLANDII' | SUTHERLAND HEBE | #2 POT: 40CM |
| 3 | HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER' | ENDLESS SUMMER BIG-LEAF HYDRANGEA | #3 POT: 60CM |
| 11 | KALMIA LATIFOLIA 'ELF' | DWARF MOUNTAIN LAUREL | #3 POT: 50CM |
| 33 | NANDINA DOMESTICA 'MOONBAY' | DWARF HEAVENLY BAMBOO | #3 POT: 50CM |
| 13 | OSMANTHUS DELAVAYI | FALSE HOLLY | #3 POT: 50CM |
| 33 | PERIS JAPONICA 'VALLEY FIRE' | VALLEY FIRE PIERIS | #3 POT: 50CM |
| 13 | PRUNUS LAURO-CERASUS 'OTTO LUYKEN' | OTTO LUYKEN LAUREL | #3 POT: 50CM |
| 37 | RHOODOENDORON 'CAPISTRANO' | HYBRID RHOODOENDORON PALE YELLOW | #3 POT: 50CM |
| 8 | SARCOCOCOA 'HOOKERANA VAR. HUMILIS' | HIMALAYAN SWEET BOX | #3 POT: 50CM |
| 33 | SKIMMIA REEVESIANA | DWARF SKIMMIA | #3 POT: 25CM |
| 78 | TAXUS X MEDIA 'HICKSII' | HICK'S YEW | 1.0M B&B |
| 8 | VACCINIUM OVATUM 'THUNDERBIRD' | EVERGREEN HUCKLEBERRY | #3 POT: 60CM |
| 6 | VIBURNUM X BURKWOODII | BURKWOOD VIBURNUM | 1.0M HT. B&B, TREE FORM |

| GRASS | CAREX ELATA 'AUREA' | BOWLE'S GOLDEN SEDGE | #1 POT |
|-------|---------------------------------------|---|-------------------------|
| 75 | HELIOTRICHON SEMPERVIRENS | BLUE OAT GRASS <td>#1 POT</td> | #1 POT |
| 224 | PENNISETUM ALOPECUROIDES 'HAMELIN' | DWARF FOUNTAIN GRASS <td>#1 POT</td> | #1 POT |
| 120 | CLEMATIS ARMANDII | EVERGREEN CLEMATIS <td>#2 POT: 80CM; STAKED</td> | #2 POT: 80CM; STAKED |
| 2 | ASTILBE X 'ETNA' | ETNA FALSE SPIRAEA (RED) <td>#2 POT: 8 EYE OR LARGER</td> | #2 POT: 8 EYE OR LARGER |
| 46 | EUPHORBIA CHARACIAS SSP. 'WULFENII' | CHARACIAS SARGE | 15CM POT |
| 49 | LAVENDULA ANGIUSTIFOLIA 'HIDCOOT' | HIDCOOT ENGLISH LAVENDER | 15CM POT: #1 POT |
| 124 | PEROVSKIA ATRIPLICIFOLIA 'BLUE SPIRE' | RUSSIAN SAGE | #2 POT |
| 8 | CARDAMINE TRIFOLIA | THREE LEAF CARDAMINE | #1 POT |
| 21 | EUONYMUS JAPONICA 'EMERALD GALETY' | EUONYMUS SILVER VAREGATED | #1 POT: 25CM |
| 56 | POLYSTICHUM MUNITUM | WESTERN SWORD FERN | #1 POT: 25CM |
| 69 | | | |

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 BC 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 OPTIMAL 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 PLANT MATERIAL: ALL PLANT MATERIALS MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. *BIPSOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

PROJECT:
13-UNIT TOWNHOUSE DEVELOPMENT
 9020 GLENALLAN GATE 9460, 9480 & 9500
 GARDEN CITY ROAD
 RICHMOND, B.C.

DRAWING TITLE:
SHRUB PLAN

DATE: 18.11.27 DRAWING NUMBER:
 SCALE: 3/32"=1' DRAWING NUMBER: **L4**
 DRAWN: YR
 DESIGN: PCW
 CHECKED: PCW
 OF 5
 PMG PROJECT NUMBER: 18-220

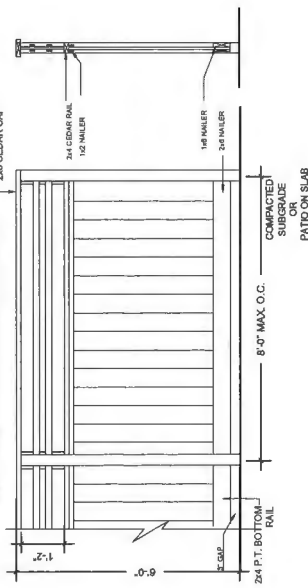
DP 19-867710
 Plan #3.D

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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

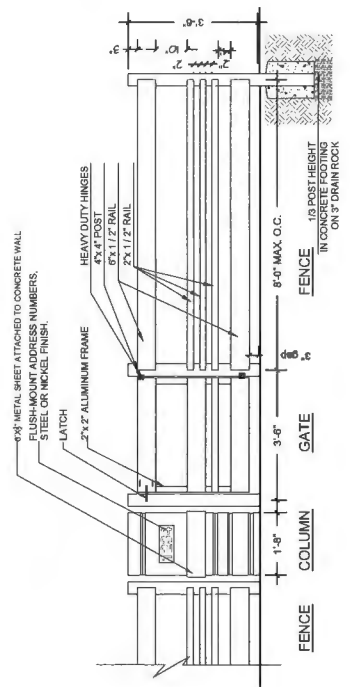
SEAL:

- NOTES:**
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
 2. ALL HARDWARE NOT DIPPED GALVANIZED.
 3. ALL HARDWARE HOT DIPPED GALVANIZED.
 4. APPLY 2 COATS EXTERIOR GRADE TO MANUFACTURER'S SPECIFICATION.
 5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE GAP TO BE 3/4".

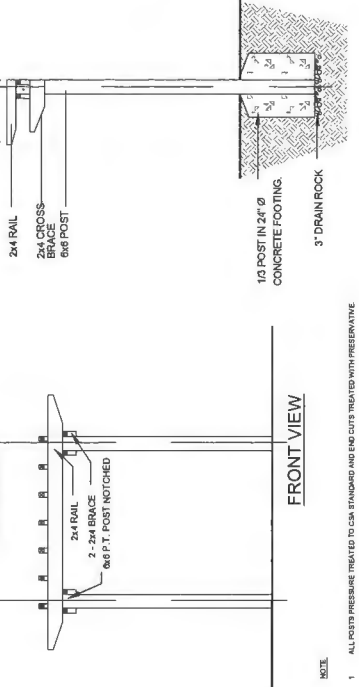
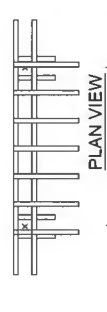


1 6'-0" HEIGHT PERIMETER FENCE
1/2" = 1'-0"

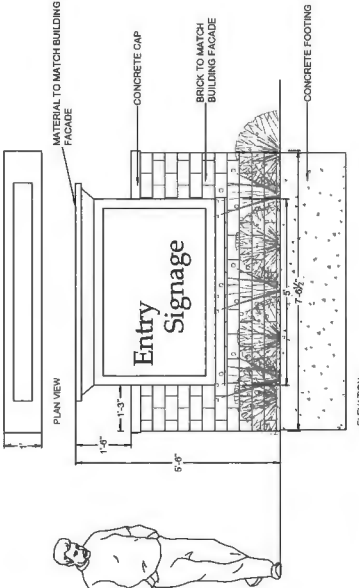
- NOTE:**
1. METAL MATERIAL ALUMINUM TO BE POWDER COATED BLACK, TWO COATS.
 2. GATE HARDWARE TO BE ANODIZED ALUMINUM, MEDIUM GAUGE.
 3. GATE HARDWARE TO BE CHISEN BY OWNER.
 4. INSTALL PER MANUFACTURER'S INSTRUCTIONS.



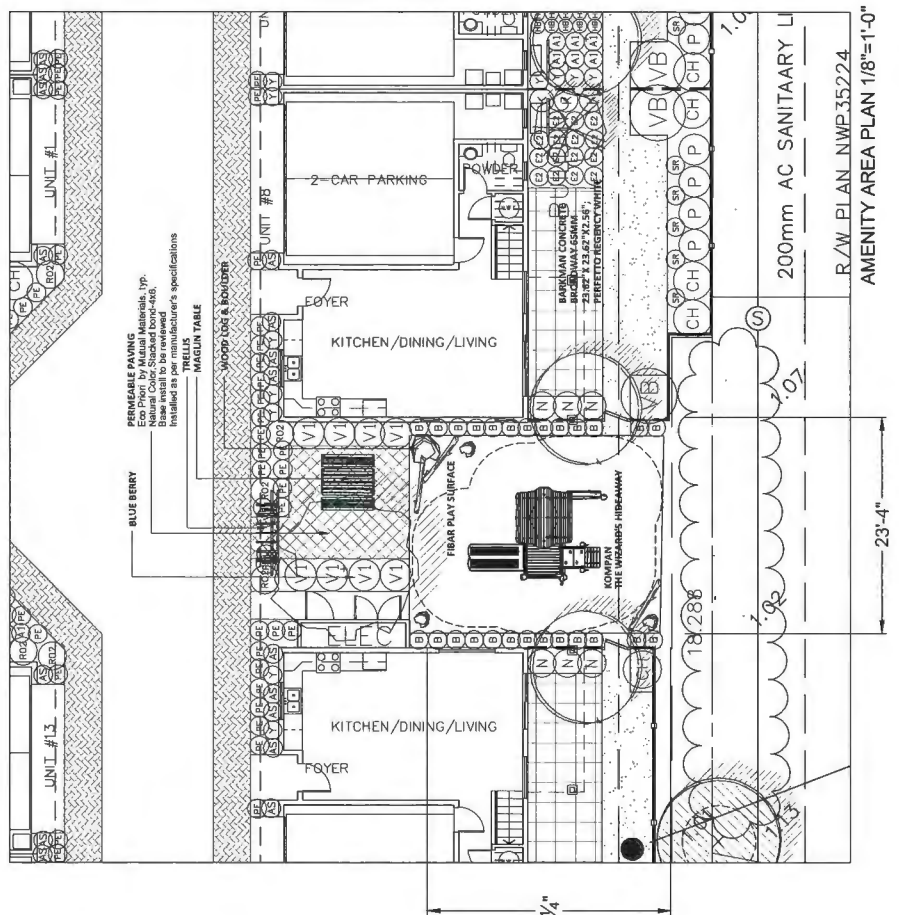
2 42" HEIGHT ALUMINUM FENCE WITH GATE AND COLUMN
1/2" = 1'-0"



3 TRELLIS STRUCTURE
3/8" = 1'-0"



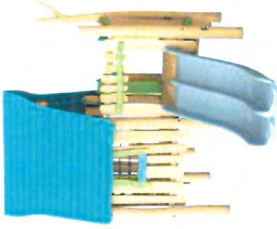
4 SIGNAGE
1/2" = 1'-0"



| NO. | DATE | REVISION DESCRIPTION | DR. |
|-----|------------|----------------------|-----|
| 1 | 2024/01/15 | ISSUE FOR PERMITTING | DR |
| 2 | 2024/01/15 | ISSUE FOR PERMITTING | DR |
| 3 | 2024/01/15 | ISSUE FOR PERMITTING | DR |
| 4 | 2024/01/15 | ISSUE FOR PERMITTING | DR |
| 5 | 2024/01/15 | ISSUE FOR PERMITTING | DR |
| 6 | 2024/01/15 | ISSUE FOR PERMITTING | DR |
| 7 | 2024/01/15 | ISSUE FOR PERMITTING | DR |
| 8 | 2024/01/15 | ISSUE FOR PERMITTING | DR |
| 9 | 2024/01/15 | ISSUE FOR PERMITTING | DR |
| 10 | 2024/01/15 | ISSUE FOR PERMITTING | DR |
| 11 | 2024/01/15 | ISSUE FOR PERMITTING | DR |
| 12 | 2024/01/15 | ISSUE FOR PERMITTING | DR |
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| 19 | 2024/01/15 | ISSUE FOR PERMITTING | DR |
| 20 | 2024/01/15 | ISSUE FOR PERMITTING | DR |



MAGLIN TABLE
Model: MLPT720 CLUSTER SEATING SERIES



THE WIZARD'S HIDEAWAY, NRO409 KOMPAN
TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS.



MAGLIN BIKE RACK
Model: SCBR1600-S



MAGLIN BENCH
Model: MLB970

NOTE:
ALL TABLE, BENCHES AND BIKE RACKS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATION ON 3" THICK CONCRETE PAD.

PROJECT:
13-UNIT TOWNHOUSE DEVELOPMENT
9020 GLENALAN GATE 9460, 9480 & 9500
GARDEN CITY ROAD
RICHMOND, B.C.

DRAWING TITLE:
DETAILS

DATE: 18.11.27
SCALE: 1/8" = 1'-0"
DRAWN: YR
DESIGN: POM
CHKD: POM
DRAWING NUMBER: **L5**
OF 5
PMG PROJECT NUMBER: 18-220

DP 19-867710
Plan #3.E



GLEN ALLAN GATE LOOKING NORTH (9031 GLEN ALLAN GATE)



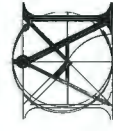
GARDEN CITY ROAD LOOKING WEST (8840-8900 GREENFIELD DRIVE)



GLEN ALLAN DRIVE LOOKING WEST (9351-9391 GLEN ALLAN DRIVE)



GARDEN CITY ROAD LOOKING EAST (9520/9540 GARDEN CITY ROAD)
DP 19-867710
 REFERENCE PLAN



**MATTHEW CHENG
 ARCHITECT INC.**

105-105 105 BURNHAMTHORPE AVENUE
 VANCOUVER, B.C. V3A 2K2
 TEL: (604) 273-8888 FAX: (604) 273-8888
 WWW.MATTHEWCHENGARCHITECT.COM

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| No | Date | Revision | No | Date | Revision |
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Consultants

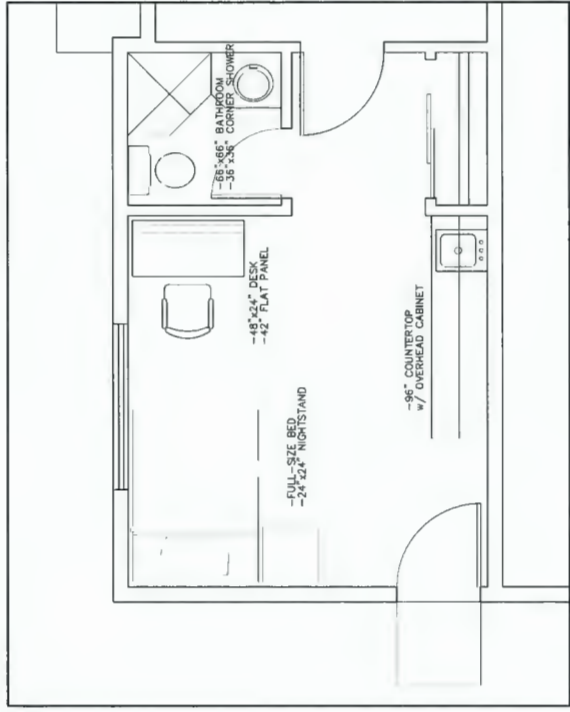
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**13-UNIT TOWNHOUSE
 DEVELOPMENT
 9020 GLENALLAN GATE
 9460, 9480 & 9500
 GARDEN CITY ROAD
 RICHMOND, B.C.**

Sheet Title
CONTEXT PHOTOS

Project Number
DP 19-867710

Drawn: MC
 Checked: MC
 Scale: N.T.S.
 Project Number: D10

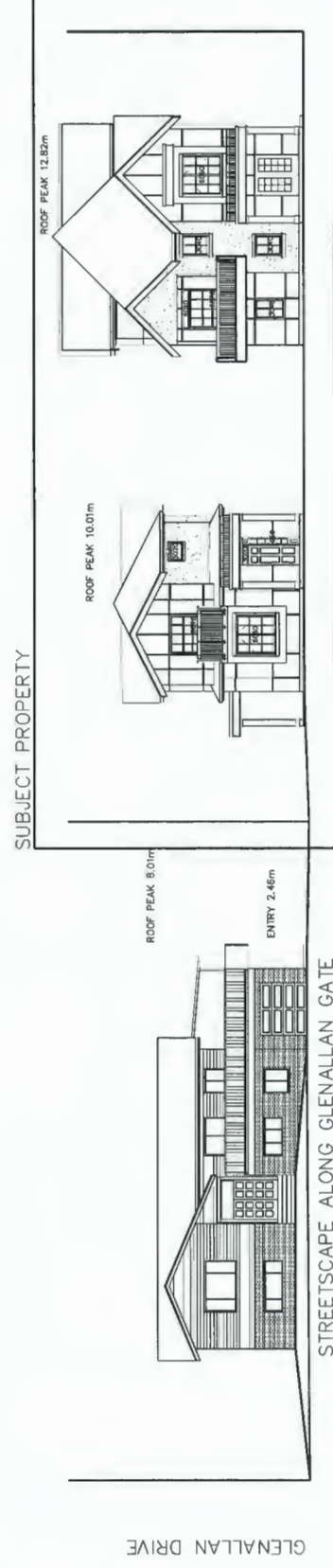
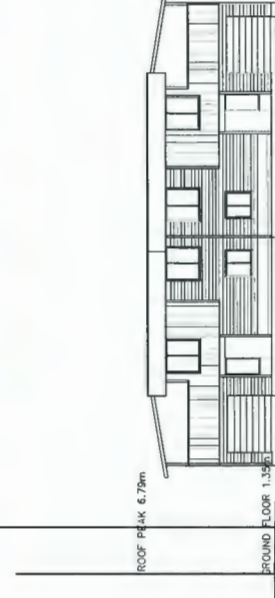
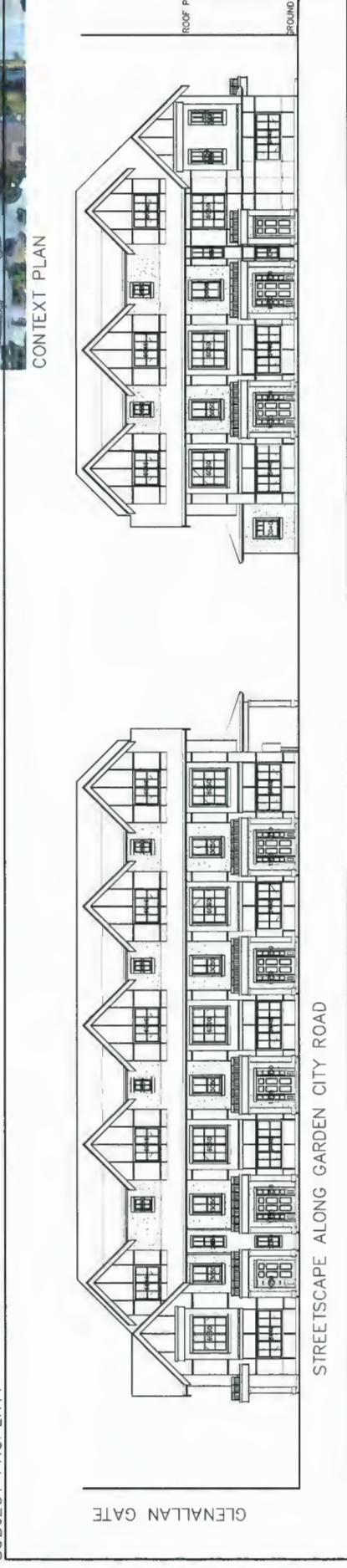
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 JUL. 10, 2020
 Print Date:
 JUL. 10, 2020
 Dep. No.:
 D10



LOCKOFF UNIT
 (26.29SM)
 SCALE: 3/8" = 1'

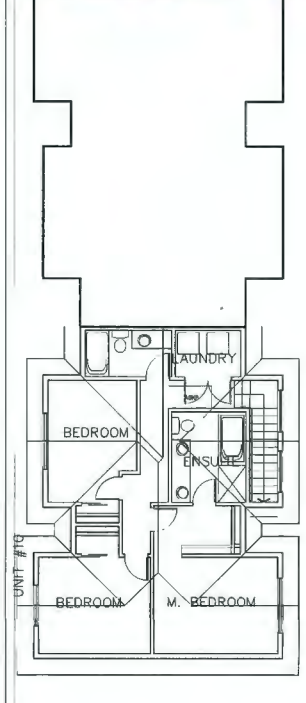
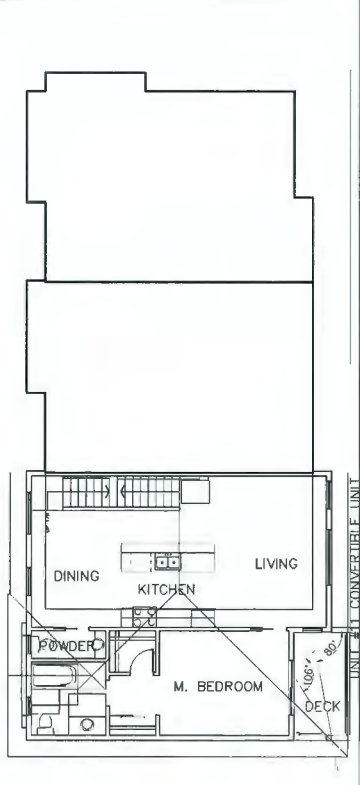


SUBJECT PROPERTY



DP 19-867710
 REFERENCE PLAN

| | | | | | | | | | |
|---|--|-------------------------|-------------------------|-------------------------|--------------------|---|---|--|---|
|  <p> MATTHEW CHENG ARCHITECT INC. 100-1000 BURNHAMTHORPE AVE. SUITE 101 RICHMOND, B.C. V6X 3A9 TEL: (604) 273-8888 FAX: (604) 273-8889 WWW.MATTHEWCHENGARCHITECT.COM </p> | <p> THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ALL RIGHTS AND INTERESTS SHALL BE RESERVED. THIS PLAN AND DESIGN ARE AND WILL BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT. </p> | <p>No Date Revision</p> | <p>No Date Revision</p> | <p>No Date Revision</p> | <p>Consultants</p> | <p> Project Title 13-UNIT TOWNHOUSE DEVELOPMENT 9020 GLENALLAN GATE 9460, 9480 & 9500 GARDEN CITY ROAD RICHMOND, B.C. </p> | <p> Sheet Title STREETSCAPE CONTEXT PLAN LOCK OFF UNIT SAMPLE </p> | <p> Drawn: MC Checked: MC Scale: 3/32" = 1'-0" Project Number: </p> | <p> Revision Date: JUL 10, 2020 Print Date: JUL 10, 2020 Draw. No.: D06 Project Number: </p> |
| | <p> DP 19-867710 </p> | | | | | | | | |



PRIVACY SCREEN SAMPLE
 -ALUMINUM POSTS
 -COMPOSITE HORIZONTAL SLATS
 -TO BE FACE MOUNTED TO PONY WALL



MATTHEW CHENG ARCHITECT INC.
 100-202-470 EVANS AVENUE
 TORONTO, ONTARIO M6H 1B7
 TEL: (416) 773-0017 Fax: (416) 771-3908
 E-MAIL: mat@matcheng.com

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| No | Date | Revision |
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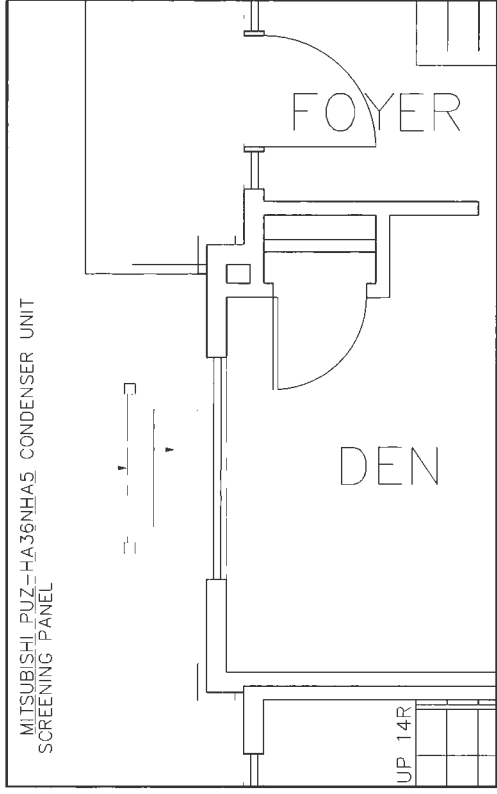
Consultants

Project Title
 13-UNIT TOWNHOUSE DEVELOPMENT
 9020 GLENALLAN GATE
 9460, 9480 & 9500
 GARDEN CITY ROAD
 RICHMOND, B.C.

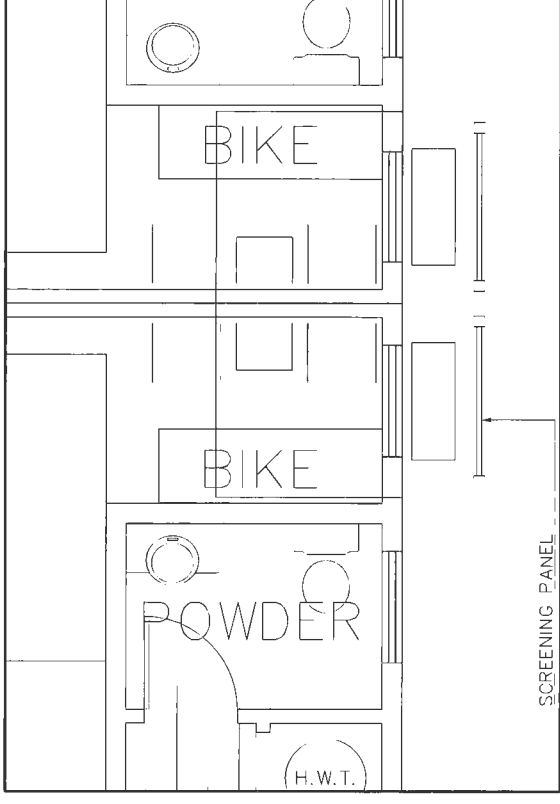
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 DP 19-867710

| Drawn: | HC | Revision Date: | JUL 10, 2020 |
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| Checked: | MC | Print Date: | JUL 16, 2020 |
| Scale: | 1/8" = 1'-0" | Dwg. No.: | D11 |
| Project Number: | DP 19-867710 | | |

DP 19-867710
 REFERENCE PLAN



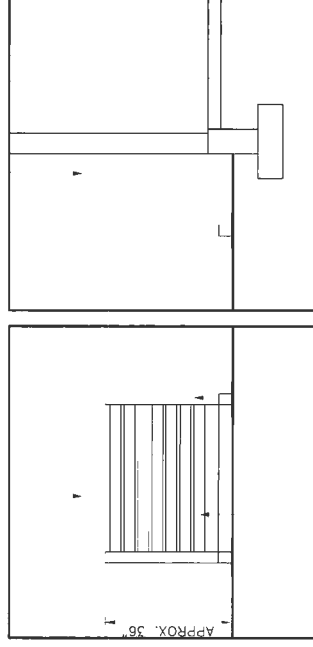
MITSUBISHI PUZ-HA36NH-A5 CONDENSER UNIT
SCREENING PANEL



TYPICAL FRONT UNIT

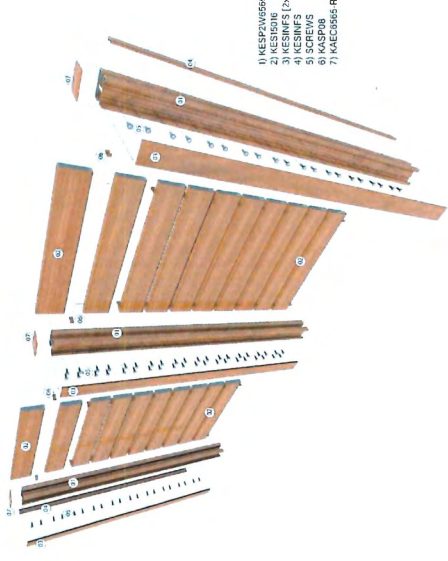
TYPICAL REAR UNIT

OUTLINE OF MITSUBISHI
PUZ-HA36NH-A5 CONDENSER UNIT



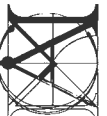
38mm THICK SLATS

65mm X 65mm FIXED POSTS



KNOTWOOD HORIZONTAL "MIST" COLOR SCREEN ASSEMBLY
(OR EQUIVALENT)

DP 19-867710
REFERENCE PLAN

| | | | | | | | | | |
|--|--|-------------------------|-------------------------|-------------------------|--------------------|--|---|--|--|
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| | <p>Project Number: DP 19-867710</p> | | | | | | | | |



**MATTHEW CHENG
ARCHITECT INC.**
Unit 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
Tel: (604) 731-3012 / Fax: (604) 731-3008
Cell: (604) 649-0669 / Email: matthe@mc.ai.ca

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Revision:

| REV | BY | DATE | DESCRIPTION | DRWN | CHK |
|-------------|----|------|-------------|------|-----|
| Consultants | | | | | |

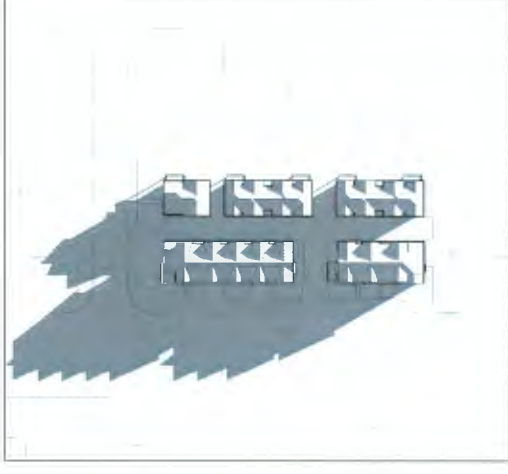
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TOWNHOUSES

9020-9500 Garden
City Road

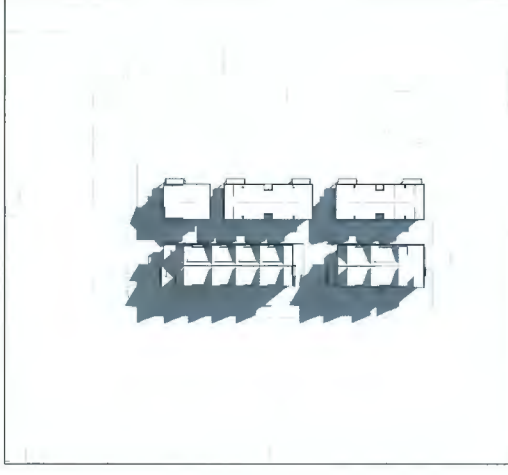
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STUDY**

Drawn: BK
Checked: MC
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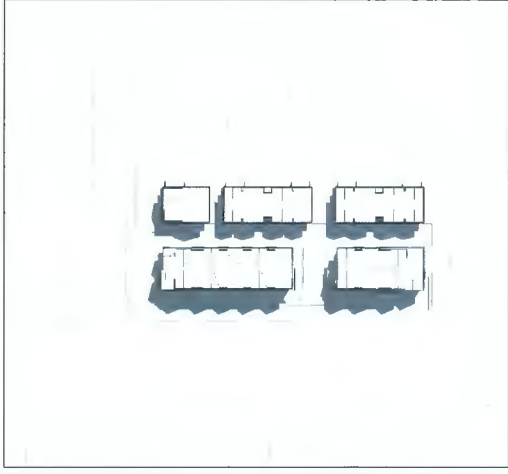
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Revision Date: _____
Revision No.: _____
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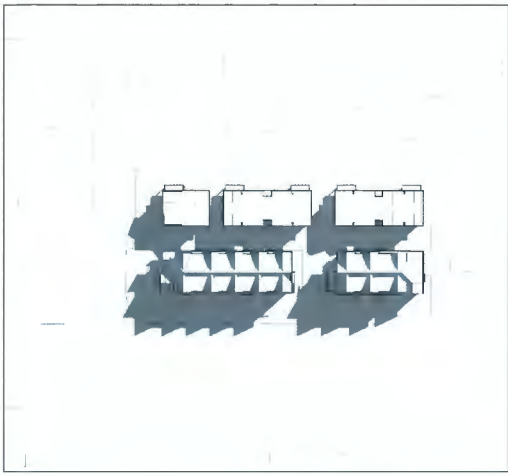
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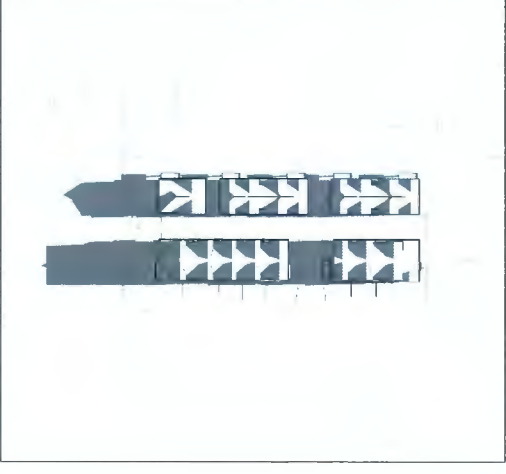
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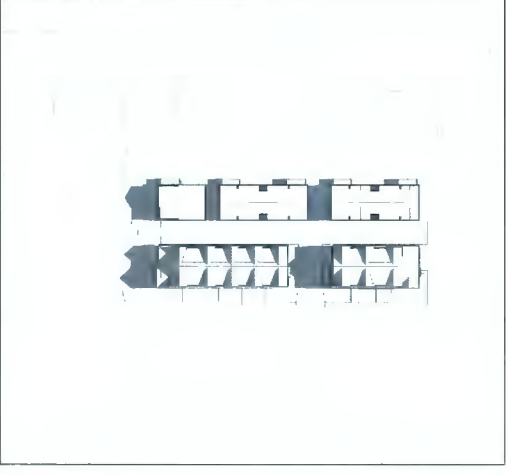
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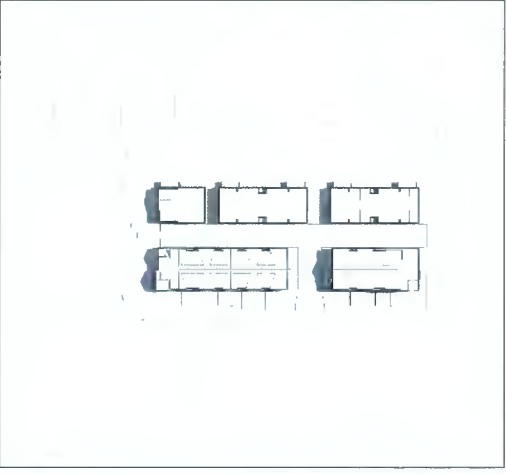
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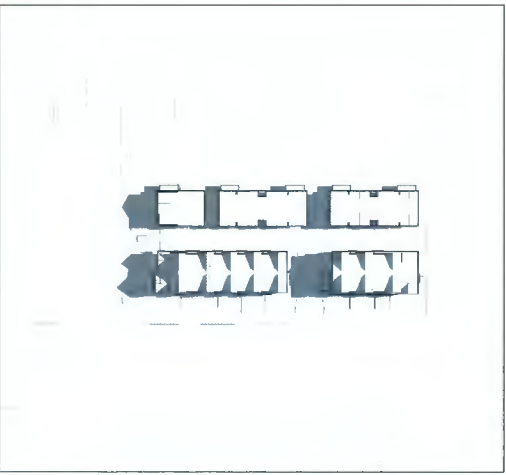
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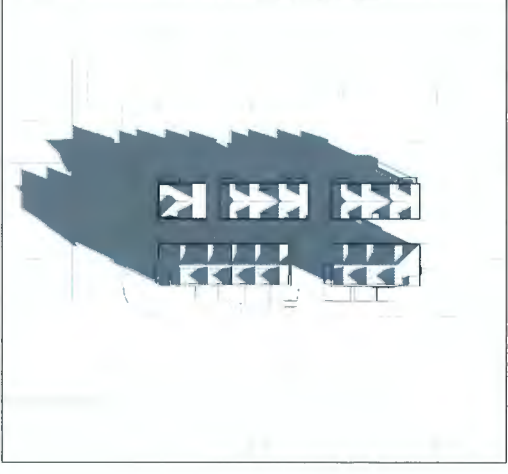
⑥ JUNE 21, 12 PM



⑩ DECEMBER 21, 10 AM



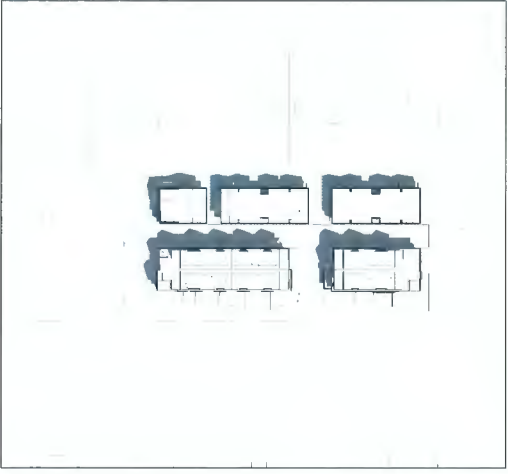
⑪ DECEMBER 21, 12 PM



⑫ DECEMBER 21, 2 PM



⑧ SEPTEMBER 21, 2 PM



⑨ SEPTEMBER 21, 2 PM



⑬ MARCH 21, 2 PM

DP 19-867710
REFERENCE PLACE



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