



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: December 14, 2020

From: Wayne Craig
Director of Development

File: DP 18-829236

Re: Application by 1132865 BC Ltd. for a Development Permit at 7464, 7480, 7500, 7520, 7540, 7560/7580 and 7600 No. 1 Road

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 30 townhouse units at 7464, 7480, 7500, 7520, 7540, 7560/7580 and 7600 No. 1 Road on a site zoned "Medium Density Townhouses (RTM2)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the front yard setback along No. 1 Road from 6.0 m to 4.5 m.

Wayne Craig
Director of Development

WC:el
Att.3

Staff Report

Origin

1132865 BC Ltd. (Incorporation number: BC1132865; Director: Jun Ning, Lin Xiong Chen, and Brian Wah Tak Tsang) has applied to the City of Richmond for permission to develop 30 townhouse units at 7464, 7480, 7500, 7520, 7540, 7560/7580 and 7600 No. 1 Road. Three of the 30 townhouse units are proposed to contain a ground-level secondary suite.

The site is being rezoned from the “Single Family Detached (RS1/E)” zone and “Two Unit Dwelling (RD1)” zone to “Medium Density Townhouse (RTM2)” zone for this project under Bylaw 9983 (RZ 17-794287), which received Third Reading following the Public Hearing on June 17, 2019. The site currently contains six single-family homes and one duplex, which will be demolished.

Frontage improvements including beautification works, installation of a new fire hydrant, and upgrades to a nearby bus stop were secured through the rezoning process and will be constructed through a separate Servicing Agreement (SA 19-873682). The Servicing Agreement must be entered into prior to final adoption of the rezoning bylaw.

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 and south, large lot single family residential zoned “Single Detached (RS1/E)”;
- To the east, behind four of the subject lots are three large lots zoned “Two-Unit Dwellings (RD1)” containing three duplex dwellings fronting Burton Avenue. To the east of the three remaining subject lots are three large single family residential lots zoned “Single Detached (RS1/E)” fronting Amundsen Place; and
- To the west, across No. 1 Road are three lots (7471, 7491 and 7531 No. 1 Road) zoned “Low Density Townhouses (RTL1)”. The lots vary in size from 0.18 ha (0.43 ac) to 2.28 ha (5.64 ac) in area. The dwellings are typically two storeys in height.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on June 17, 2019. At the Public Hearing, concern related to the development potential of the adjacent orphan lot was raised.

Staff confirm that this concern was considered at Rezoning stage. The adjacent property to the north at 7460 No. 1 Road has a frontage of approximately 20 m along No. 1 Road and has a new (four year old) home on it. The proposed site assembly will leave 7460 No. 1 Road as a residual development site that will not meet the minimum 50 m site frontage requirement for a stand alone arterial road townhouse development. The applicant advised staff that they have made attempts to acquire the adjacent property, but cannot reach an agreement with the owners.

While the proposed development would create an orphan site situation on the north side of the subject site, staff support the proposed development based on:

- The developer has provided a development concept plan for the adjacent site to the north (on file);
- The developer has agreed to provide vehicle access to future townhouse development at 7460 No. 1 Road; a Public Rights-of-Passage (PROP) Statutory Right-of-Way (SRW) over the entry driveway on the subject site has been secured at Rezoning;
- The developer has agreed to provide garbage/recycling collection facilities and additional outdoor amenity space on-site to allow the shared use of these facilities with future townhouse development at 7460 No. 1 Road;
 - the outdoor amenity area proposed on site exceeds the minimum required to serve the proposed development; and
 - Environment Services staff confirmed that the sizes and configurations of the two garbage and recycling enclosures proposed on site will be able to accommodate the needs of the proposed townhouse development on site and future townhouse development at 7460 No. 1 Road;

A cross-access easement/agreement will be registered on Title of the subject site prior to Development Permit issuance in order to secure this arrangement.

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 and is generally in compliance with the “Medium Density Townhouse (RTM2)” except for the zoning variance noted below.

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

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to reduce the front yard setback along No. 1 Road from 6.0 m to 4.5 m.

(Staff supports the proposed variance as it is consistent with the OCP Development Permit Guidelines for Townhouses on arterial roads, which support front yard setbacks at 4.5m (14.8 ft.) where a 6 m (19.7 ft.) rear yard setback to both the ground and second floors of the rear units is provided. The result will provide a wider space between the rear units of the subject development and the single family and duplex units that back onto the subject site. It will also provide a larger buffer to accommodate tree retention along the rear property line.

The resulting distance from the back of curb to the building face would be approximately 7.74 m. The reduced front yard setback does not compromise tree preservation or tree planting opportunity along the site frontage. The proposed architectural design provides appropriate building articulation and interface with neighbouring properties.

To address the road traffic noise from No. 1 Road, the project acoustical engineer confirmed that the proposed development is designed to meet the interior noise limits as per the CMHC standards.

This variance was identified at rezoning stage, and no concerns were identified at that time.)

Advisory Design Panel Comments

The Advisory Design Panel (ADP) has reviewed the project and supports it. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Thursday, December 19, 2019 is attached for reference (Attachment 2). 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 proposed form, massing, and orientation of the buildings are compatible to the existing adjacent developments on the block.
- While three-storey units are proposed along No. 1 Road, the building height is stepped down to one storey along the north property line to provide appropriate transition to the adjacent single-family home.
- A 7.56 m setback to the south property line is proposed to accommodate tree retention and a landscape buffer between the proposed three-storey building and the adjacent single family home to the south.
- Two-storey units in duplex form as well as the outdoor amenity area are proposed along the rear (east) property line to minimize privacy and overlook concerns.
- Deeper rear yards (6.0m instead of 4.5m) are proposed in order to enhance rear yard buffering.
- The existing site grade along the rear (east) property line will be maintained to provide an appropriate transition to the adjacent single-family properties to the east. A 1.8 m tall wood fence will be installed along the rear property line to protect the privacy of the neighbouring single-family homes.
- The site grade of the back yards of Units #10 to #15 will be raised to provide a barrier free outdoor private space to these units, which include three convertible units (i.e., Unit #10, #12 and #14). A set of tiered retaining walls will be installed to the west of the existing sanitary SRW (within the rear yards) and to provide a gradual transition and planting opportunities.
- A number of existing trees will be retained and a variety of new trees will be planted along the rear and side property lines to enhance the interfaces between the proposed townhouse development and the existing adjacent residential developments.
- The site grade along the north property line will be raised to match the existing site grade of the adjacent single family development to the north. No new retaining wall will be required.
- The site grade along the south property line will be raised. The height of the proposed retaining wall will range from 0.42 m to 1.24 m. A 1.2 m tall wood fence will be installed on top of the wall.

- A wood trellis (at approximately 2.5 m tall) is proposed at the ends of the drive aisle to provide a landscaped visual screen.
- Perimeter drainage will be required as part of the Building Permit to ensure storm water is managed and addressed through the development and will not impact the neighbouring properties.
- Adjacent properties to the north and south have future potential for redevelopment as townhouses. A statutory right-of-way (SRW) allowing access to/from the adjacent future development sites through the subject site (over the internal drive aisle) has been secured at rezoning.
- A signage indicating that the driveway on the subject site may connect to the future adjacent townhouse developments is proposed to be installed at each end of the drive aisle so that future residents/owners/strata of the subject development are aware that they may be required to provide access to the north and south.

Urban Design and Site Planning

- The site layout includes 12 two-storey units and 18 three-storey units in 10 clusters.
- The layout of the townhouse units is oriented around a single driveway, providing access to the site from No. 1 Road and a north-south internal manoeuvring aisle providing access to the unit garages.
- Vehicle access will be limited to right-in/right-out only. Registration of a right in/right out only covenant on Title is required prior to Development Permit Issuance. A raised island will be required to channelize and enforce the no left turn access restrictions.
- Units along No. 1 Road are designed to have a strong street presence with individual front entrances and yards; units along the rear (east) property line will have access from the internal drive aisle.
- Three of the three-storey townhouse units (i.e., Units #1, #22 and #30) will each contain a ground-level secondary suite of approximately 25.3 m² (272 ft²) in size.
- All units will have two vehicle parking spaces in a side-by-side double car garage. No additional parking stall is required for the proposed secondary units since the required parking spaces for the units containing a secondary suites are provided in a side-by-side arrangement.
- A total of six visitor parking spaces, including two accessible visitor parking spaces, will be provided throughout the site. The number of visitor parking spaces proposed is in compliance with the minimum bylaw requirement.
- Both internal and external bicycle parking spaces have been incorporated into the proposal and are in compliance with the zoning bylaw requirements.
- The provision of private outdoor spaces complies with the Development Permit Guidelines of the OCP. All units will have private outdoor spaces consisting of a front or a rear yard; the three-storey units will also have deck/balcony spaces on the second floor facing the internal drive aisle and on the third floor facing No. 1 Road.
- Outdoor amenity space is proposed opposite to the site entry for maximum casual surveillance opportunity and sun exposure. The size and location of the outdoor amenity

space is appropriate in providing open landscape and amenity space convenient to all units. A mailbox kiosk will be provided in the outdoor amenity space.

- No indoor amenity space is proposed on site. A \$65,600 cash-in-lieu contribution has been secured as a condition of rezoning approval, consistent with the OCP.
- Two garbage, recycling and organic waste storage enclosures are proposed. The enclosures have been incorporated into the design of the Buildings #1 and #10 to minimize the visual impact.

Architectural Form and Character

- The design of this project follows the West Coast tradition of simple forms and clean lines.
- A pedestrian scale is generally achieved along No. 1 Road and the internal drive aisle through the inclusion of variation in building projections, recesses, varying material/colour combinations, landscape features, and the use of individual unit entrances.
- Individuality of units is expressed through private landscaped patio/yards with gates at front units, bold numbering and stoop lighting at all unit entry doors, and dynamic roof lines.
- The impact of blank garage doors has been mitigated with panel patterned doors, transom windows, unit entrances, and planting islands along the drive aisle.
- The proposed building materials (fiber cement panel siding and lap siding, fiberglass asphalt roof shingles, solid wood doors, etc.) are generally consistent with the Official Community Plan (OCP) Guidelines.
- A palette of earth tone colours with white accents is proposed. Some metal and glass elements are selected to enhance the “west coast modern” aesthetic.

Tree Retention and Replacement

- Tree preservation was reviewed at rezoning stage; a total of 32 bylaw-sized trees were identified on site, eight trees were noted on the neighbouring properties, and two trees were noted on a shared property line with the neighbour.
- Ten trees (tag# 716, 726, 750, 751, 752, 753, 754, 755, 756 and 757) on neighbouring properties or shared property lines are identified to be retained and protected.
- In order to retain the Sycamore Maple tree (tag #726) located along the south property line of the subject site, the south side yard setback at the southwest corner of the site has been increased from 3.0 m to 7.56 m, and the existing site grade within the tree protection area will be maintained.
- Tree protection fencing is required to be installed as per the Arborist Report recommendations prior to any construction activities (including demolition) occurring on-site. A survival security for the two shared trees (#716 and # 726) in the amount of \$10,000 has been secured at Rezoning.
- The applicant has agreed to the relocation of the Japanese Maple tree (tag # 734). This tree will be relocated to the proposed outdoor amenity area. A survival security of \$1,000 has been secured at Rezoning. In addition, submission of a proof of a contract with a company specializing in tree relocation to undertake the transplant of this tree is required prior to Development Permit issuance.

- A total of 31 trees on-site were identified for removal. The majority of these trees are located in three groupings. Overall, the majority of these trees are either dead, dying (sparse canopy foliage), have been previously topped or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be replaced.
- Based on the 2:1 tree replacement ratio stated in the Official Community Plan (OCP), 62 replacement trees are required. The applicant is proposing to plant 62 replacement trees on-site, including 13 conifers and 49 deciduous trees.

Landscape Design and Open Space Design

- The street edge along No. 1 Road will be defined with landscaping including various trees, shrubs and ground covers. A low 42 in. tall transparent aluminum fence with gates and architectural concrete columns will be installed along the road frontage to accommodate visually interesting plant species.
- Each unit will have a private front yard with an outdoor patio to generate animation along the streetscape. The front yards will be separated with low aluminum fence with landscaping to provide privacy for individual units. All units will have a private yard with a patio, shade tree, shrub/groundcover planting and open lawn area.
- Landscape pockets with shrubs and grasses will be provided along the main north-south internal drive aisle. Trellis will be provided at the ends of the internal drive aisle to provide visual interests at the terminuses.
- An on-site irrigation system is proposed to ensure continued maintenance of live landscaping.
- The location of outdoor amenity space provides easy access and visual transparency and surveillance for the townhouse residents.
- Two multi-functional play structures and natural play elements such as flat boulders and balance logs are proposed within the outdoor amenity area. These play structures/elements are chosen to fit into the provided space and to allow multiple children to play at the same time. The equipment provides different play opportunities for the development of social, imagination, balance, and motor skills. Benches are also proposed near the children's play area for caregivers.
- Permeable pavers with decorative pattern will be used at the vehicle entrance, at the ends of the internal drive aisle, and on all surface parking spaces to break up the expansive paved surface on-site.
- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of \$269,620.74 in association with the Development Permit.

Crime Prevention Through Environmental Design

- The site plan and individual unit layout create opportunity for passive surveillance.
- The sidewalk and internal drive aisle edges will have well-defined landscaped edges, clearly defining the areas for public pedestrian use.
- Front entries are not deeply set back, and will be well-lit with wall sconces or bollards lights.

- Bollard lighting will be provided between buildings and at visitor parking spaces.
- The outdoor amenity and children's play area is centrally located and contained on three sides, with high visibility to the site entry.

Sustainability

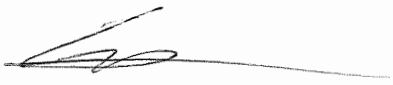
- At the rezoning stage, the applicant committed to achieving an EnerGuide rating of 82 for the proposed town houses and to pre-ducting all units for solar hot water heating. The proposal meets the grandfathering provisions for Energy Step Code approved by Council.
- A Certified Energy Advisor has confirmed that the proposed townhouse units will be designed to achieve an EnerGuide rating of 82. The report prepared by the Energy Advisor is on file and will be utilized through the Building Permit review process to ensure these measures are incorporated in the Permit drawings.
- The architect advised that low-flow toilets and showers, energy-efficient LED lighting and Energy Star appliances will also be incorporated into the development.

Accessible Housing

- The proposed development includes three 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 (where the staircase has been dimensioned to accommodate this in "Bc" units) in the future, if desired.
- 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; and
 - solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Conclusions

The applicant has satisfactorily addressed staff's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits into the existing context. On this basis, staff recommend support of this Development Permit application.



Edwin Lee
Planner 2

EL:cas

Attachment 1: Development Application Data Sheet

Attachment 2: Excerpt from Advisory Design Panel Meeting Minutes (April 24, 2019)

Attachment 3: Development Permit Considerations



DP 18-829236

Attachment 1

Address: 7464, 7480, 7500, 7520, 7540, 7560/7580 and 7600 No. 1 Road

Applicant: 1132865 BC Ltd.

Owner: 1132865 BC Ltd.

Planning Area(s): Seafair

Floor Area Gross: 5,362.64 m²

Floor Area Net: 3,760.34 m²

	Existing	Proposed
Site Area:	5,820.0 m ²	5,820.0 m ²
Land Uses:	Single-Family Residential/Two-Family Residential	Multiple-Family Residential
OCP Designation:	Single-Family Residential	Multiple-Family Residential
Zoning:	Single Detached (RS1/E) and Two-Unit Dwelling (RD1)	Medium Density Townhouses (RTM2)
Number of Units:	6 single-family homes + 2 duplex units	30 townhouse units + 2 secondary suites

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	0.65	none permitted
Lot Coverage – Building:	Max. 40%	39.6%	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	64%	none
Lot Coverage – Landscaping:	Min. 25%	27.9%	none
Setback – Front Yard (m):	Min. 6.0 m	4.50 m	Variance Requested
Setback – North Side Yard (m):	Min. 3.0 m	3.15 m	none
Setback – South Side Yard (m):	Min. 3.0 m	3.49 m	none
Setback – Rear Yard (m):	Min. 3.0 m	6.04 m	none
Height (m):	Max. 12.0 m (3 storeys)	10.31 m (3 storeys) 7.51 m (2 storeys)	none
Lot Width:	Min. 50.0 m	137 m	none
Lot Depth:	Min. 35.0 m	41 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V)	none
Off-street Parking Spaces – Total:	60 (R) and 6 (V)	60 (R) and 6 (V)	none

Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (56 x Max. 50% = 28)	0	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on-site (66 x Max. 50% = 33)	19	none
Handicap Parking Spaces:	Min. 2% when 11 or more spaces are required (66 x 2% = 2 spaces)	2	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.3 (Class 1) and 0.23 (Class 2) per unit	none
Off-street Parking Spaces – Total:	38 (Class 1) and 6 (Class 2)	39 (Class 1) and 7 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 30 units = 180 m ²	206 m ²	none

Excerpt from the Minutes from
The Design Panel Meeting

Thursday, December 19, 2019 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

1. DP 18-829236 – 30-UNIT ARTERIAL ROAD TOWNHOUSE DEVELOPMENT

ARCHITECT: Interface Architecture
LANDSCAPE ARCHITECT: PMG Landscape Architects Ltd.
PROPERTY LOCATION: 7464, 7480, 7500, 7520, 7540, 7560/7580 and 7600 No. 1 Road

Applicant's Presentation

Kenneth Chow, Interface Architecture Inc., and Mary Chan Yip, PMG Landscape Architects, presented the project and answered queries from the Panel on behalf of the applicant.

Panel Discussion

Comments from Panel members present were as follows:

- appreciate the provision of aging-in-place features for all townhouse units;
Noted.
- for the convertible units, consider installing pocket doors for all washrooms, ensuite walk-in closet and Level 1 powder room; proposed inward-swinging doors for washrooms are not appropriate for a person in wheelchair in terms of accessibility;
Level 1 powder room: door now to swing outward;
Ensuite walk-in closet: door can be removed if conversion required;
Access hall to ensuite washroom & closet now widened from 3'2 to 3'6.
- proposed stairlift for the convertible units is challenging for people with disabilities, e.g. people using walkers and in wheelchairs would require one on each floor; consider accommodating a vertical lift in lieu of a stairlift;
Vertical lift considered, but no change. A straight run stairlift is a good solution for convertibility.
- appreciate the larger size of the proposed convertible units;
Noted.

- appreciate the provision of side-by-side parking as opposed to tandem parking in the garages of townhouse units;
Noted.
- appreciate the design of the project;
Noted.
- the project is fairly compact and well designed;
Noted.
- consider incorporating roof drains/rainwater leaders in the design of the building at this stage of the project to ensure that the pipe placement is aligned with the building design;
The roof drains & rainwater leaders and shown on the A2 series of plans and elevations.
- consider a lighter colour for the vertical fins that run from the ground up to the roof level with a canopy on top to mitigate its heavy appearance;
The colour of the vertical fins were reviewed, some options identified (i.e. versions of gray and white), and the owners selected the white colour (providing a clean Modern look).
- hardie trims would work better with lighter colours;
Fins now white in colour, instead of dark gray.
- consider extending the permeable paving treatment throughout the internal drive aisle;
Have now added sections to permeable pavers at the ends of the drive aisle (visually indicates the ends of internal drive aisle).
- consider increasing the size of the play area to accommodate larger play structures;
Children's play area substantially increased in size, and added 2nd play structure.
- applicant could have provided a larger image of the proposed play equipment which would have been more useful to the Panel;
Added 2nd play structure.
- consider installing more conifers on site;
More conifer trees have been proposed on-site. Six extra pines – replaces 2 japanese maples, 1 magnolia, 2 sourwood, 1 japanese snowbell.
- consider installing fewer but larger trees;
No change in number of trees, trees have been upsized. Japanese maples, magnolias, sourwoods, snowbells: from 6cm to 8cm; pines from 3.5m ht to 4.0m ht.

- consider installing more permeable pavers on the internal drive aisle to break up the large expanse of asphalt paving;
Added approx 20'x20' areas of permeable pavers at both ends of drive aisles. They indicate the ends of the drive aisle, and if later extended into the adjacent properties, indicate the transition across PL's.
- appreciate the applicant contributing to the City's Public Art Fund; however, the applicant is encouraged to consider incorporating public art into the project as it would enhance the public realm;
Noted.
- investigate opportunities for introducing additional architectural elements in addition to vertical fins to further break down the scale of the townhouse buildings;
We have reviewed all building elevation drawings and analyzed the model from different angles and view heights. We believe that there is sufficient building articulation and human scale in the architectural elements.
- consider an additional set of colour scheme for the rear townhouse units to avoid repetition of unit designs;
The ABAB rhythm is sufficient. This will provide sufficient colour contrast between adjacent units. No changes proposed.
- permeable paving treatment at the centre of the drive aisle helps create a sense of entry and provide a gateway feel;
Noted.
- consider further articulation to the corner unit in Building 2 adjacent to the large private outdoor space as it is prominent from the street; consider installing wider or more windows;
The Level 1 office/den (Building 2, south end) is now provided with a larger window, replacing the previous high slot window.
- consider installing garbage room mechanical ventilation to address potential odour issues;
After reviewing this option, we've opted to replace the solid doors with open slat, black metal swing doors. The metal slat doors will have integrated acrylic panels. This project allows door-to-door pickup of garbage and recycle bins, so with this scenario, the central garbage and recycle depots may be used for common (strata-managed) storage of seasonal items such as lawn/garden maintenance and snow removal equipment for the time being until the strata would like to have central garbage and recycling pick up.
- the applicant is advised to be mindful of potential sightline issues for the large tree in the outdoor amenity area at the centre of the site; the tree could block the view of garbage trucks backing out and children coming out from the outdoor amenity area;
Yes, that issue is valid, but the large tree helps to identify a high traffic area.

- not sure if the applicant has achieved a sense of individuality for the townhouse units or successfully broken down the sameness of units;
hard to explain, but a degree of sameness is a feature of the Modernist heritage.
- consider breaking down the symmetry of units on both sides of the entry driveway to mitigate the repetitiveness of unit designs; and
First, there is nothing wrong with symmetry; it is a good organizing principle that formalizes the 'gateway' into our project. We feel that the added vertical & horizontal fins already create a dynamic interplay of lines and shadows which alleviates any concerns of repetitiveness. With just 4 frontage buildings, the symmetry does not seem overdone.
- consider introducing soft landscaping on the internal drive aisle so it will read as intended for shared use, i.e. for vehicular circulation and play/gathering space for residents; the applicant could design the internal drive aisle with a grass surface in between hard surfaces in lieu of a monolithic hard surface treatment.
The proposed landscape design already introduces as much soft landscaping as possible along the internal drive aisle. The surface treatment recognizes that the hard surface between rollover curbs also functions as an informal, durable play surface. After the ADP, additional sections of permeable pavers have been added to the ends of the drive aisle to visually mark its terminus and, in the future, as transitions to adjacent development.

The following comments were submitted by Jubin Jalili and read into the record by Sara Badyal:

- the project is showing compliance with EnerGuide rating of 82 by use of air source heat pumps;
Noted.
- according to the design rationale report, the outdoor units are proposed to be installed in the pathway between the buildings; however, installation details such as support structure, acoustic enclosure (if any) and refrigerant pipe routing to individual townhomes need to be detailed; and
BP will note that installation will comply with manufacturer's specifications.
- grouping the outdoor units may have adverse noise impact to the adjacent townhomes with need to be reviewed by an acoustic consultant.
After consultation with the acoustic consultant and the construction manager, we are able to relocate the individual outdoor mech (condensing) units from the front yards to the level 2 rear decks of the same units.

Panel Decision

It was moved and seconded

That DP 18-829236 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



Address: 7464,7480,7500,7520,7540,7560/7580 and 7600 No 1 Road

File No.: DP 18-829236

Prior to approval of the Development Permit, the developer is required to complete the following:

1. Final adoption of the Zoning Amendment Bylaw 9983.
2. Registration of a cross-access easement agreement over the garbage/recycling collection facilities and outdoor amenity space on-site (design as per Development Permit DP 18-829236), in favour of the future residential (townhouse) development at 7460 No. 1 Road, allowing shared use of these facilities on the subject site with future townhouse development at 7460 No. 1 Road.
3. Registration of a legal agreement on Title identifying that the proposed development must be designed and constructed in a manner that mitigates potential traffic noise from No. 1 Road to the proposed dwelling units. Dwelling units must be designed and constructed to achieve:

a) CMHC guidelines for interior noise levels as indicated in the chart below:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

- b) The ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces.
4. Registration of a legal agreement on title to restrict access to the property to right in/right out movements only.
5. Submission of a Contract entered into between the applicant and a company specializing in tree relocation to undertake the transplant of a Japanese Maple tree (tag # 734) with proper removal, storage, and replanting techniques. The Contract should include the scope of work to be undertaken and a provision for the Arborist to submit a post-construction assessment report to the City for review.
6. Receipt of a Letter of Credit for landscaping in the amount of \$ 269,620.74 (based on the costs estimate provided by a CSLA registered landscape Architect including 10% contingency).

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 energy efficiency, CPTED, sustainability, and 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.

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

Initial: _____

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.
- 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 contains 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 18-829236

To the Holder: 1132865 BC Ltd.

Property Address: 7464, 7480, 7500, 7520, 7540, 7560/7580 and 7600 No. 1 Road

Address: 1132865 BC Ltd.
c/o Interface Architecture Inc.
Suite 230 - 11590 Cambie Road
Richmond, BC V6X 3Z5

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 front yard setback along No.1 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 #4 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 \$ 269,620.74 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 18-829236

To the Holder: 1132865 BC Ltd.
Property Address: 7464, 7480, 7500, 7520, 7540, 7560/7580 and 7600 No. 1 Road
Address: 1132865 BC Ltd.
c/o Interface Architecture Inc.
Suite 230 - 11590 Cambie Road
Richmond, BC V6X 3Z5

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 , .

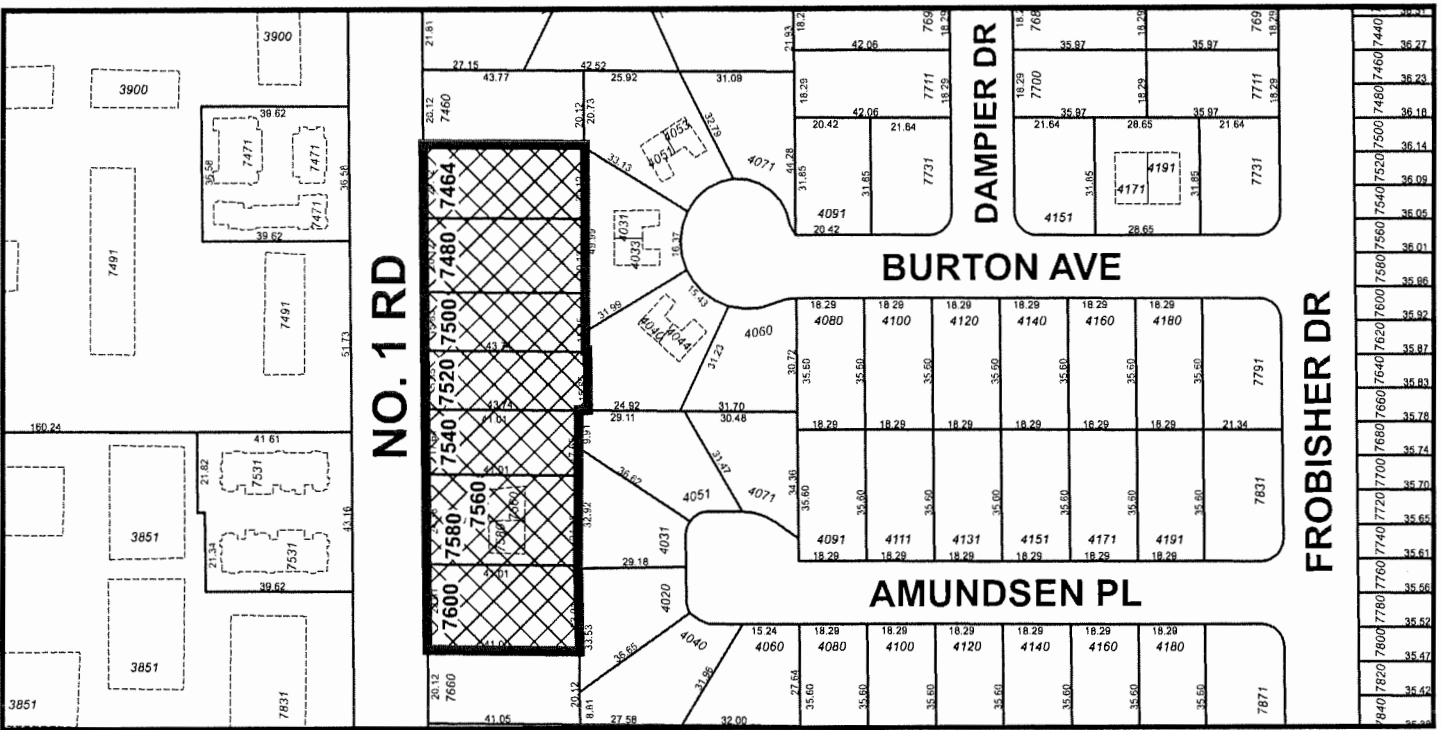
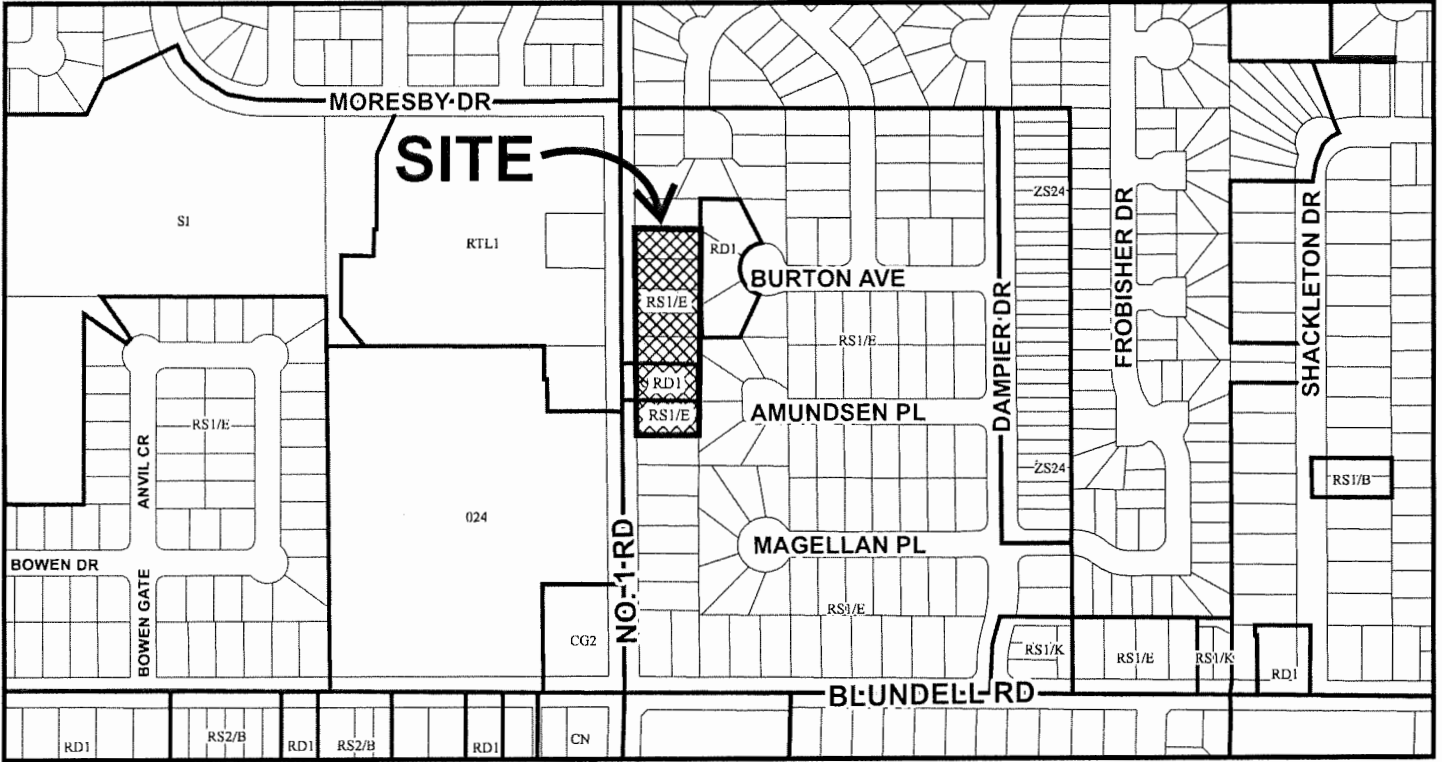
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 18-829236 SCHEDULE "A"

Original Date: 10/25/18
 Revision Date:
 Note: Dimensions are in METRES

DEVELOPMENT PERMIT SUBMISSION - DECEMBER 8, 2020

30-UNIT TOWNHOUSE DEVELOPMENT

7464, 7480, 7500, 7520, 7540, 7560, 7580, 7600, 7660, 7680, 7700, 7720, 7740, 7760, 7780, 7800, 7820, 7840, 7860, 7880, 7900, 7920, 7940, 7960, 7980, 8000, 8020, 8040, 8060, 8080, 8100, 8120, 8140, 8160, 8180, 8200, 8220, 8240, 8260, 8280, 8300, 8320, 8340, 8360, 8380, 8400, 8420, 8440, 8460, 8480, 8500, 8520, 8540, 8560, 8580, 8600, 8620, 8640, 8660, 8680, 8700, 8720, 8740, 8760, 8780, 8800, 8820, 8840, 8860, 8880, 8900, 8920, 8940, 8960, 8980, 9000, 9020, 9040, 9060, 9080, 9100, 9120, 9140, 9160, 9180, 9200, 9220, 9240, 9260, 9280, 9300, 9320, 9340, 9360, 9380, 9400, 9420, 9440, 9460, 9480, 9500, 9520, 9540, 9560, 9580, 9600, 9620, 9640, 9660, 9680, 9700, 9720, 9740, 9760, 9780, 9800, 9820, 9840, 9860, 9880, 9900, 9920, 9940, 9960, 9980, 10000



PARTIAL STREET FRONTAGE ALONG NO.1 ROAD



7460 No. 1 ROAD



CONTEXTUAL MAP



7660 No. 1 ROAD



7831 No. 1 ROAD

7531 No. 1 ROAD

7491 No. 1 ROAD

7471 No. 1 ROAD

DP 18-829236

CONTEXTUAL PHOTOS OF ADJACENT DEVELOPMENTS

PLAN # 1
DEC 14 2020

RZ17-794287
DP18-829236

REVISIONS
DEC 08, 2020 DP8 RESUBMISSION
NOV 27, 2020 DP5 RESUBMISSION
JUNE 03, 2020 DP RESUBMISSION
DEC 23, 2019 BP SUBMISSION
DEC 02, 2019 ADP SUBMISSION
APR 26, 2019 RZ RESUBMISSION
JULY 18, 2018 DP APPLICATION
DEC 22, 2017 RZ APPLICATION
CONSULTANTS

INTERFACE:
Suite 230
11590 Cambie Road
Richmond BC
Canada V8X 3Z5
T 604 821 1162
F 604 821 1166
www.interfacearchitecture.com

PROJECT
Proposed 30-Unit
Townhouse Development
7 LOT ASSEMBLY
7464 / 7480 / 7500 / 7520 /
7540 / 7560 / 7580 / 7600
NO. 1 ROAD
RICHMOND, BC

PROJECT NO.	1777UMH
SCALE	As Noted
DATE	JULY 16, 2017
DRAWN BY	KYC, SRS, JY
CHECKED BY	KYC
SHEET TITLE	COVER SHEET

DRAWING
A1.0

DRAWING LIST
Architectural
A1.0 COVER SHEET
A1.1 PROJECT DATA & SITE PLAN
A1.2 PARKING/TRUCK TURNING PLAN
A1.3 PERMEABILITY, AMENITY AREA OVERLAYS & FIRE ACCESS PLAN
A1.4 PARK OVERLAY BY BUILDING 1, 2, 9 & 10
A1.5 PARK OVERLAY BY BUILDING 3, 4, 5, 6, 7, & 8
A2.1 PLANS: BUILDING 1 & 2
A2.2 ELEVATIONS: BUILDING 3-5
A2.3 PLANS: BUILDING 3-5
A2.4 ELEVATIONS: BUILDING 3-5
A2.5 PLANS: BUILDING 6-8
A2.6 ELEVATIONS: BUILDING 6-8
A2.7 PLANS: BUILDING 9 & 10
A2.8 ELEVATIONS: BUILDING 9 & 10
A2.9 FLOOR PLANS: CONVERTIBLE UNIT (BU)
A5.1 STREETS CAPES & SITE SECTION S1
A5.2 SITE SECTIONS: S2, S3, & S4
A5.3 SITE SECTIONS: S5, S6, & S7
A8.1 MATERIAL BOARD
A8.2 SHADOW STUDY
A8.3 PERSPECTIVES
Landscape
L1 LANDSCAPE PLAN
L2A SHRUB AND GRADING PLAN
L2B SHRUB AND GRADING PLAN
L3 GRADING PLAN
L4 LANDSCAPE DETAILS
L5 TREE MANAGEMENT PLAN
L6 LANDSCAPE SPECIFICATIONS
Survey
SURVEY DATED OCTOBER 23, 2019
Arbortist
REPORT DATED JUNE 02, 2020

CONTACTS
Architect
INTERFACE ARCHITECTURE INC. #11590 Cambie Road Richmond, BC V8X 3Z5 Tel: 604-821-1162 Fax: 604-821-1166 Email: kyc@interfacearchitecture.com
SURVOYOT
J.C. TAM AND ASSOCIATES #115-8833 ODJIN CRESCENT RICHMOND, BC V8X 3Z7 Tel: 604-214-8928 Fax: 604-214-8929 Email: office@jctam.com
Civil
CORE CONCEPTS CONSULTING #220-2639 VIKING WAY RICHMOND, BC V8V 3B7 Tel: 604-245-5040 Fax: 604-245-5041 Email: toddy@coreconceptsconsulting.com
Landscape Architect
PMG LANDSCAPE ARCHITECTS SUITE C100 - 4188 STILL CREEK DRIVE BURNABY, BC V5C 6G9 Tel: 604-294-0011 Fax: 604-294-0022 Email: mary@pmglandscape.ca
Arbortist
FROGGERS CREEK TREE CONSULTANTS 7183 MCGREGOR AVENUE BURNABY, BC V5J 4M4 Tel: 604-721-6002 Fax: 604-437-6970 Email: grem@froggersonline.ca
Energy
CAPTURE ENERGY 8670 HUDSON STREET VANCOUVER, BC V6P 4M1 Tel: 604-797-1952 Email: scott@capture-energy.ca
Acoustical
BAP Acoustics Ltd. #123-2227 BL JONES STREET PORT MOODY, BC V8H 2A6 Tel: 604-492-2992 Email: eric@bapacoustics.com
Electrical
LIEW ENGINEERING LTD. 109-11121 HORSESHOE WAY RICHMOND, BC V7A 5G7 Tel: 604-277-3157 Email: hieweng@liew.net

Richmond Zoning and Development Bylaw No. 8500

ZONING SUMMARY		* VARIANCE REQUESTED
LOT ZONING:	RTMZ PROPOSED (CURRENTLY: RD1, RS1E & RS1C)	
LOT SIZE:	GROSS AREA 62,848 M ² = 1.44 ACRES = 5,820.0 M ²	
PERMITTED:	50M (W) X 35M (D)	137M (W) X 41M (D)
MIN. LOT SIZE:	FAR 0.85+1.0 AMENITY	FAR 0.85
DENSITY:	40% MAX FOR BLDGS.	45% (14.15) MIN - COP 14.4.13
LOT COVERAGE:	25% MIN. LIVE PLANTS	4.5M (14.80) MIN - COP 14.4.13
LOT IMPERMEABLE:		3.0 M (9.84) MIN
YARD SETBACKS:		3.0 M (9.84) MIN
YARD PROJECTIONS:		6.0 M (19.69) MIN - COP 14.4.13
PRINCIPAL BLDG.:		N/A
BAY WINDOWS:		N/A
BALCONIES:		N/A
PERGOLAS ETC.:		N/A
BUILDING HEIGHT:		10.31 M - 33 STOREY
FLOOD PLAIN C.L.:		N/A - EXCEED 7.5 FROM PL
AMENITY SPACE:		7.51 M - 2 STOREY
COMMON OUTR.:		SET ECL 2.7.8.18 (18.53 FT)
INDOOR:		(ROAD CROWN IS 2.3 M)
PARKING REQUIRED:		205.8 M ² SHOWN
EV CHARGING OUTLET:		PROVIDE 15% OF UNIT MIN. PA-VANUEU
SMALL CARS:		60 SPACES (42 STD, 18 SM)
TANDEN SPACES:		6 SPACES (3 STD, 3 SM, 2 HC)
HC SPACES:		60 LEVEL 2 EV ENERGIIZED
BICYCLE PARKING:		60 LEVEL 2 EV ENERGIIZED
CLASS 1:		28.8% (19 OUT OF 66)
CLASS 2:		N/A
CLASS 3:		2% OF VISITOR SPACES MIN.
CLASS 4:		N/A
CLASS 5:		39 PROVIDED IN 30 UNITS
CLASS 6:		15.4% VERT. (6 OUT OF 39)
CLASS 7:		8 (0.2 UNITS)
CLASS 8:		7 PROVIDED

PROJECT DESCRIPTION

AN RTMZ REZONING IS PROPOSED FOR A 30-UNIT TOWNHOUSE DEVELOPMENT FOR THIS 0.712 AC (28,338 SF, 1.43-ACRE) IN THE SEAFAR AREA (L3) TO A MAX 0.65 FAR. THIS IS SUBJECT TO THE SEAFAR ROAD POLICY (COP 3.5.1) AND MULTI-FAMILY GUIDELINES (COP 14.4).

THE 7-LOT SITE, FRONTING ONTO NO.1 ROAD (A MAJOR ARTERIAL ROAD) WITH NO LANE ACCESS, IS IMMEDIATELY ADJACENT TO AN EXISTING 6.0 M WIDE S.O.W. STRADDLES MOST OF THE REAR PL. ACCOMMODATING SANITARY LINES.

THE DEVELOPMENT WILL BE COMPRISED OF:

- 2 FOUR-FLEXES (3-STOREY)
- 2 FIVE-FLEXES (3-STOREY)
- 2 SIX-FLEXES (3-STOREY)
- 2 SEVEN-FLEXES (3-STOREY)
- 2 EIGHT-FLEXES (3-STOREY)
- 2 NINE-FLEXES (3-STOREY)
- 2 TEN-FLEXES (3-STOREY)
- 2 ELEVEN-FLEXES (3-STOREY)
- 2 TWELVE-FLEXES (3-STOREY)
- 2 THIRTEEN-FLEXES (3-STOREY)
- 2 FOURTEEN-FLEXES (3-STOREY)
- 2 FIFTEEN-FLEXES (3-STOREY)
- 2 SIXTEEN-FLEXES (3-STOREY)
- 2 SEVENTEEN-FLEXES (3-STOREY)
- 2 EIGHTEEN-FLEXES (3-STOREY)
- 2 NINETEEN-FLEXES (3-STOREY)
- 2 TWENTY-FLEXES (3-STOREY)
- 2 TWENTY-ONE-FLEXES (3-STOREY)
- 2 TWENTY-TWO-FLEXES (3-STOREY)
- 2 TWENTY-THREE-FLEXES (3-STOREY)
- 2 TWENTY-FOUR-FLEXES (3-STOREY)
- 2 TWENTY-FIVE-FLEXES (3-STOREY)
- 2 TWENTY-SIX-FLEXES (3-STOREY)
- 2 TWENTY-SEVEN-FLEXES (3-STOREY)
- 2 TWENTY-EIGHT-FLEXES (3-STOREY)
- 2 TWENTY-NINE-FLEXES (3-STOREY)
- 2 THIRTY-FLEXES (3-STOREY)

CONSIDERATION LEGAL LOT 1 SECTION 14 BLOCK AN RANGE 7W AND EPP32342

ENGINEERING ISSUES

Human Comfort

TO MEET COMFORT LEVELS PER ASHRAE 55-2001 (I.E. SUFFICIENT VENTILATION/FRESH AIR) WINDOWS ARE CLOSED DUE TO 0.65 FAR AND AIR CONDITIONING SYSTEM WILL BE INSTALLED TO PROVIDING HEATING/COOLING.

Acoustic

TO MEET CHAC NOISE CRITERIA FOR RESIDENTIAL PROJECTS WITHIN THE ANDSO POLICY AREA, NOISE MITIGATION MEASURES ARE PROPOSED AT ALL BEDROOMS (PER OCTOBER 8, 2019 ACOUSTIC STUDY):

- *WINDOWS: UPGRADE WEST-FACING BEDROOM WINDOWS IN BLDG 1, 2, 8, 9 & 10 TO 6-15.4 DOUBLE GLAZING
- *CONSIDER UNITS TO COMPLY WITH NOISE BYLAW, INSTALL LOCATE THE 30 MESH "CONDENSER UNITS TO CONDENSER TOWERS. UNITS TO HAVE BACK RATED SOUND LEVEL OUTPUT OF 58 DBA AT 1 M.

Energy

TO MEET ENERGY CRITERIA, THE CEA REPORT (DATED OCT. 7, 2019) SPECIFICS THE MECHANICAL SPECIFICATION DETAILS OUTLINED BELOW:

- *SOLAR HOT WATER READY (2 PIPES TO FUTURE PANELS)
- *AIR SOURCE: HEAT PUMP, PROVIDING BOTH HEATING AND COOLING
- *MECHANICAL ENGINEER CONFIRMATION OF NOISE BYLAW COMPLIANCE

TO MEET THE CITY'S ELECTRIC VEHICLE CHARGING BYLAW:

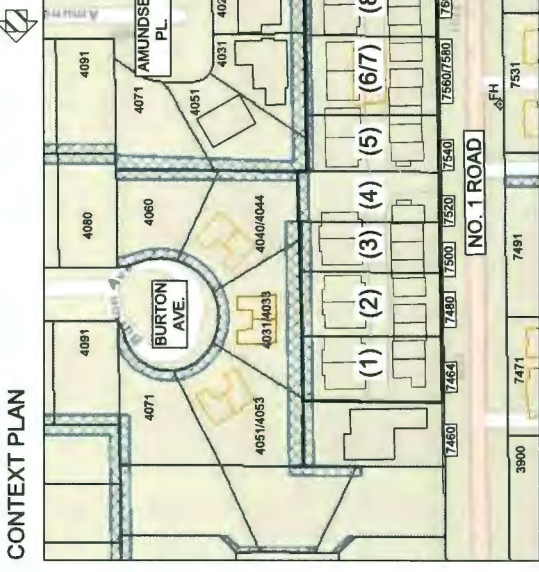
- *ALL RESIDENTIAL PARKING SPACES, EXCLUDING VISITOR PARKING SPACES, SHALL FEATURE EV CHARGING OUTLETS CAPABLE OF PROVIDING LEVEL 2 EV CHARGING
- *LEVEL 2 EV: VOLTAGE 208 TO 240 V, 16A TO 60A

FAR AREA BY BUILDING

BLDG NO.	NO. UNIT	BLDG GROSS	BLDG EXEMPT	BLDG FAR AREA
1	4A, 8, 11H	1,132 SF	(2,264 SF)	900.64 M ² (2,264 SF)
2	4A, 8, 11H	7,182 SF	(14,364 SF)	5,541.18 M ² (14,364 SF)
3	18, 1C	4,009 SF	(8,018 SF)	2,712.94 M ² (8,018 SF)
4	18, 1C	4,009 SF	(8,018 SF)	2,712.94 M ² (8,018 SF)
5	18, 1C	4,009 SF	(8,018 SF)	2,712.94 M ² (8,018 SF)
6	10, 1E	4,281 SF	(8,562 SF)	2,854.50 M ² (8,562 SF)
7	10, 1E	4,281 SF	(8,562 SF)	2,854.50 M ² (8,562 SF)
8	10, 1E	4,281 SF	(8,562 SF)	2,854.50 M ² (8,562 SF)
9	10, 1E	4,281 SF	(8,562 SF)	2,854.50 M ² (8,562 SF)
10	10, 1E	4,281 SF	(8,562 SF)	2,854.50 M ² (8,562 SF)
11	10, 1E	4,281 SF	(8,562 SF)	2,854.50 M ² (8,562 SF)
12	10, 1E	4,281 SF	(8,562 SF)	2,854.50 M ² (8,562 SF)
13	10, 1E	4,281 SF	(8,562 SF)	2,854.50 M ² (8,562 SF)
14	10, 1E	4,281 SF	(8,562 SF)	2,854.50 M ² (8,562 SF)
15	10, 1E	4,281 SF	(8,562 SF)	2,854.50 M ² (8,562 SF)
16	10, 1E	4,281 SF	(8,562 SF)	2,854.50 M ² (8,562 SF)
17	10, 1E	4,281 SF	(8,562 SF)	2,854.50 M ² (8,562 SF)
18	10, 1E	4,281 SF	(8,562 SF)	2,854.50 M ² (8,562 SF)
19	10, 1E	4,281 SF	(8,562 SF)	2,854.50 M ² (8,562 SF)
20	10, 1E	4,281 SF	(8,562 SF)	2,854.50 M ² (8,562 SF)
21	10, 1E	4,281 SF	(8,562 SF)	2,854.50 M ² (8,562 SF)
22	10, 1E	4,281 SF	(8,562 SF)	2,854.50 M ² (8,562 SF)
23	10, 1E	4,281 SF	(8,562 SF)	2,854.50 M ² (8,562 SF)
24	10, 1E	4,281 SF	(8,562 SF)	2,854.50 M ² (8,562 SF)
25	10, 1E	4,281 SF	(8,562 SF)	2,854.50 M ² (8,562 SF)
26	10, 1E	4,281 SF	(8,562 SF)	2,854.50 M ² (8,562 SF)
27	10, 1E	4,281 SF	(8,562 SF)	2,854.50 M ² (8,562 SF)
28	10, 1E	4,281 SF	(8,562 SF)	2,854.50 M ² (8,562 SF)
29	10, 1E	4,281 SF	(8,562 SF)	2,854.50 M ² (8,562 SF)
30	10, 1E	4,281 SF	(8,562 SF)	2,854.50 M ² (8,562 SF)
31	10, 1E	4,281 SF	(8,562 SF)	2,854.50 M ² (8,562 SF)
32	10, 1E	4,281 SF	(8,562 SF)	2,854.50 M ² (8,562 SF)
33	10, 1E	4,281 SF	(8,562 SF)	2,854.50 M ² (8,562 SF)
34	10, 1E	4,281 SF	(8,562 SF)	2,854.50 M ² (8,562 SF)
35	10, 1E	4,281 SF	(8,562 SF)	2,854.50 M ² (8,562 SF)
36	10, 1E	4,281 SF	(8,562 SF)	2,854.50 M ² (8,562 SF)
37	10, 1E	4,281 SF	(8,562 SF)	2,854.50 M ² (8,562 SF)
38	10, 1E	4,281 SF	(8,562 SF)	2,854.50 M ² (8,562 SF)
39	10, 1E	4,281 SF	(8,562 SF)	2,854.50 M ² (8,562 SF)
40	10, 1E	4,281 SF	(8,562 SF)	2,854.50 M ² (8,562 SF)

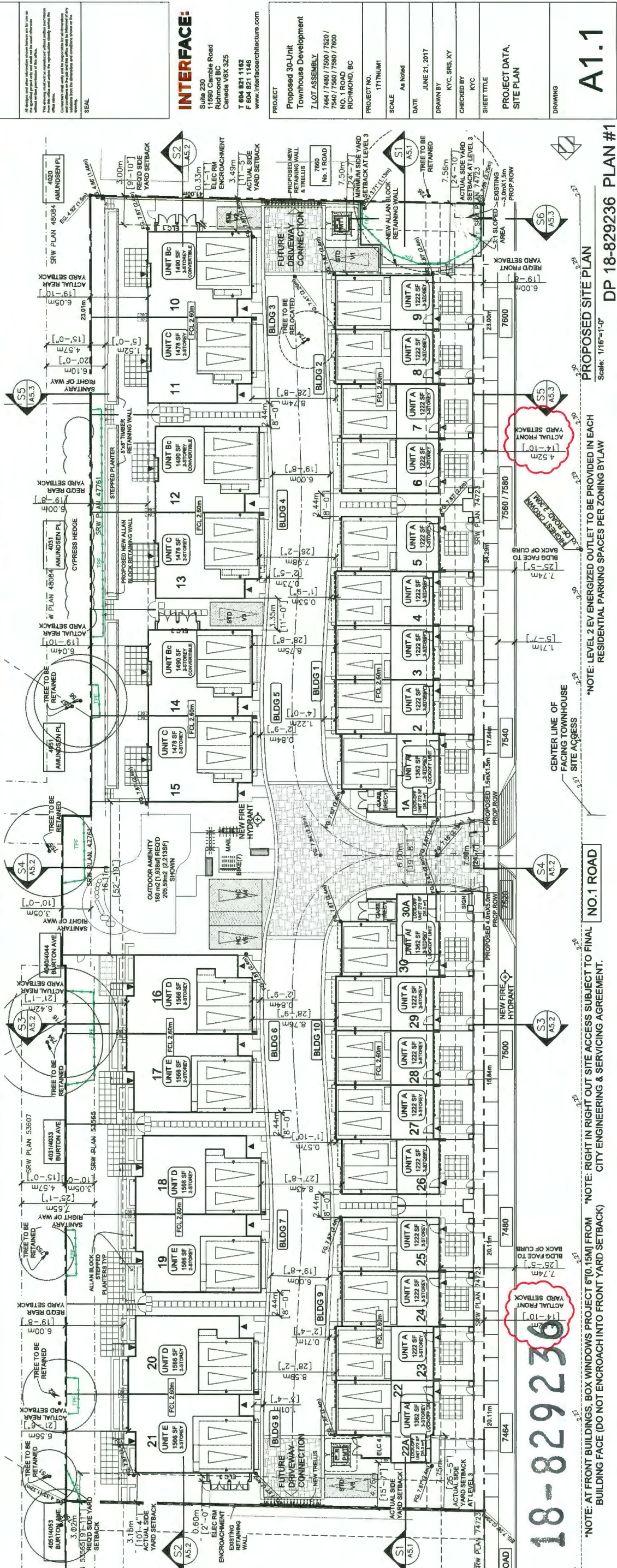
AVERAGE FINISHED GRADE CALCULATION

SITE	BLDG 1	BLDG 2	BLDG 3	BLDG 4	BLDG 5	BLDG 6	BLDG 7	BLDG 8	BLDG 9	TOTAL AVG.
SW CORNER	2.28	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
SE CORNER	1.5	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
NE CORNER	1.32	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
NW CORNER	2.22	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
AVG GRID	1.82	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40



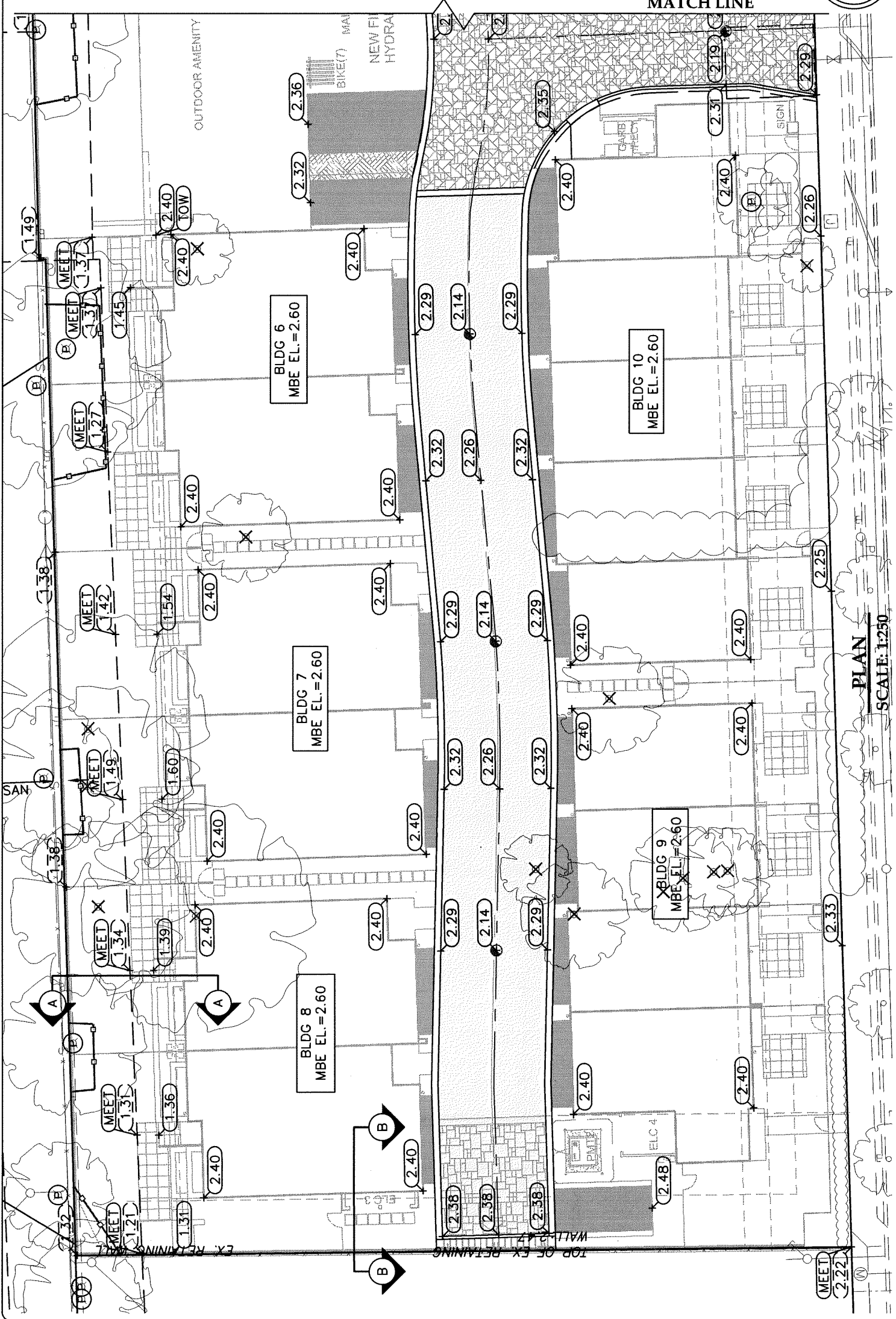
REVISIONS

DATE	DESCRIPTION
DEC 08, 2020	DP RESUBMISSION
NOV 27, 2020	DP RESUBMISSION
JUNE 03, 2020	DP RESUBMISSION
DEC 23, 2019	BP SUBMISSION
DEC 02, 2019	ADP SUBMISSION
APR 26, 2019	RZ RESUBMISSION
JULY 16, 2018	DP APPLICATION
DEC 22, 2017	RZ APPLICATION
CONSULTANTS	



INTERFACE:
 Suite 230
 11590 Cambie Road
 Richmond BC
 Canada V6X 3Z5
 T 604 821 1182
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 www.interfacearchitecture.com

PROJECT: Proposed 30-Unit Townhouse Development
 7 LOT ASSEMBLY
 7464 / 7489 / 7500 / 7520 / 7540 / 7560 / 7580 / 7600
 NO. 1 ROAD
 RICHMOND, BC
 PROJECT NO.: 17179UM1
 SCALE: As Noted
 DATE: JUNE 21, 2017
 DRAWN BY: KYC, SRS, XY
 CHECKED BY: KYC
 SHEET TITLE: PROJECT DATA, SITE PLAN
 DRAWING: A1.1



LEGEND	
X	TREE TO BE REMOVED
(P)	TREE TO BE PRESERVED
	TREE PROTECTION FENCE

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

TITLE: **LOT GRADING**

7464-7600 NO.1 RD

CITY FILE: -----

PLAN #18

DESIGN: DRK	DWG. No.:	DATE: NOV 2019
DRAWN: DRK	SCALE: 1 : 250	TS
CHECKED: TS	SEC. No.: 14-4-7	ENGINEER: TS
SHT No.: 1 OF 3		

CONSTRUCTION NOT FOR

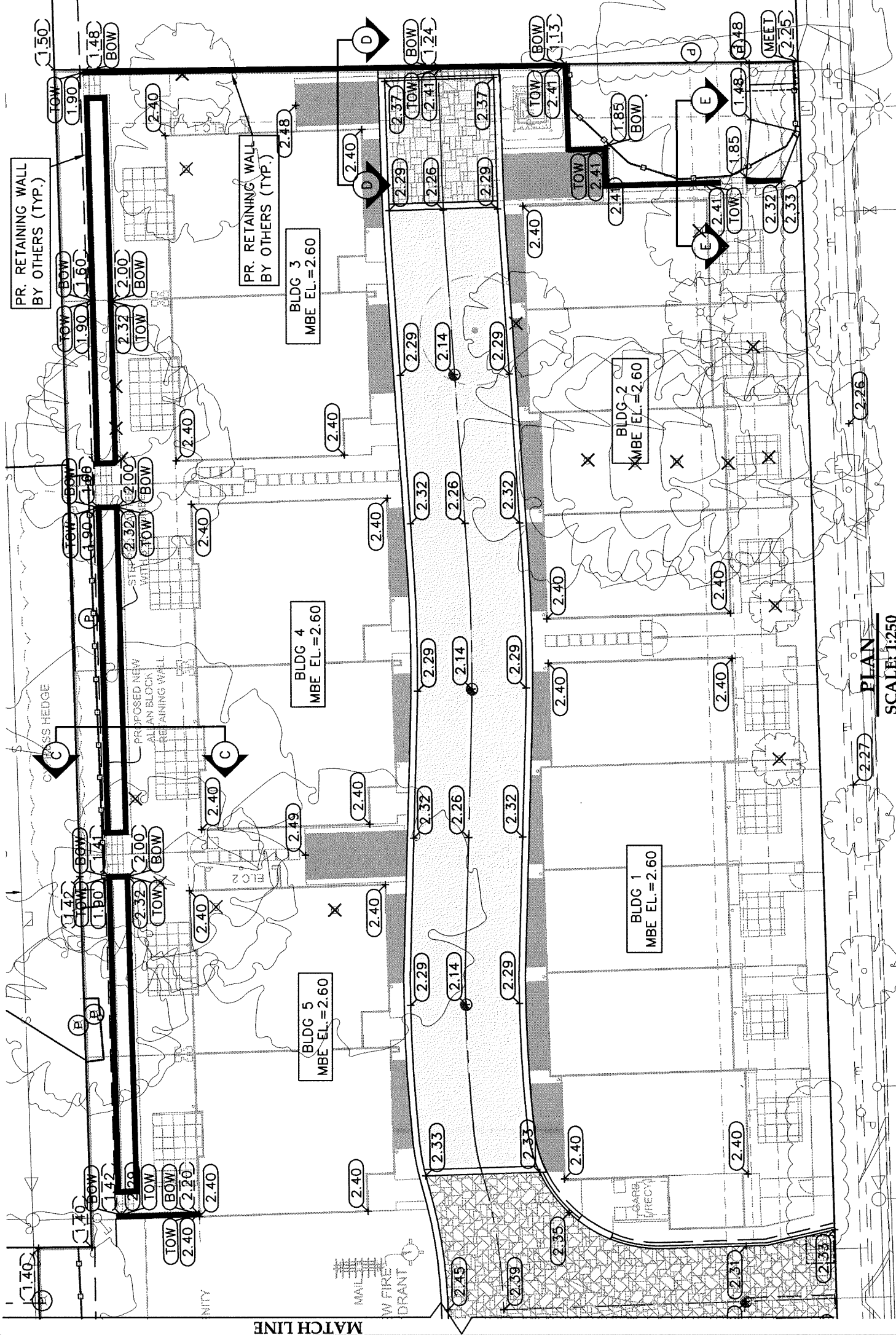
27 NOV 2020

PLAN
SCALE: 1:250

REV'N	DATE	BY	CH.	DESCRIPTION
2.	08 DEC 2020	AR	TS	RE-ISSUED FOR DP
1.	27 NOV 2020	AR	TS	RE-ISSUED FOR DP
0.	29 MAY 2020	SP	BTR	ISSUED FOR DP

Core Concept CONSULTING LTD.
tel : 604.249.5040
fax : 604.249.5041
#220-2639 Viking Way, Richmond, BC, V6V 3B7
www.coreconceptconsulting.com

ENRICH DEVELOPMENT
DP 18-829236
Core Concept Consulting Project No. 18076
DWG. 1 OF 3



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

TITLE: LOT GRADING

7464-7600 NO.1 RD
 CITY FILE: ----

DESIGN: DRK
 DRAWN: DRK DWG. No.: PLAN # 1C
 CHECKED: TS SCALE: 1 : 250 DATE: NOV 2019
 ENGINEER: TS SEC. No.: 14-4-7 SHT No.: 2 OF 3

NOT FOR CONSTRUCTION

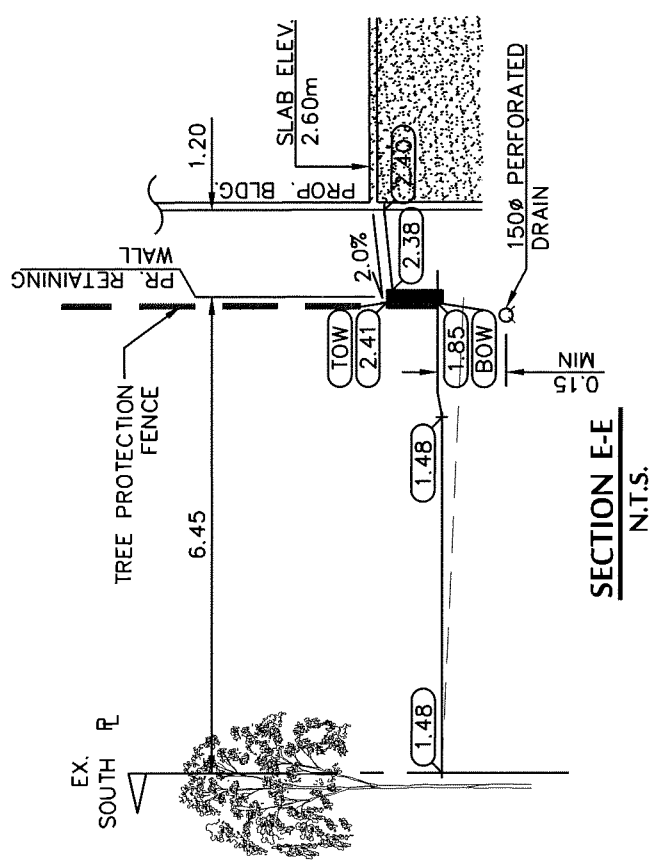
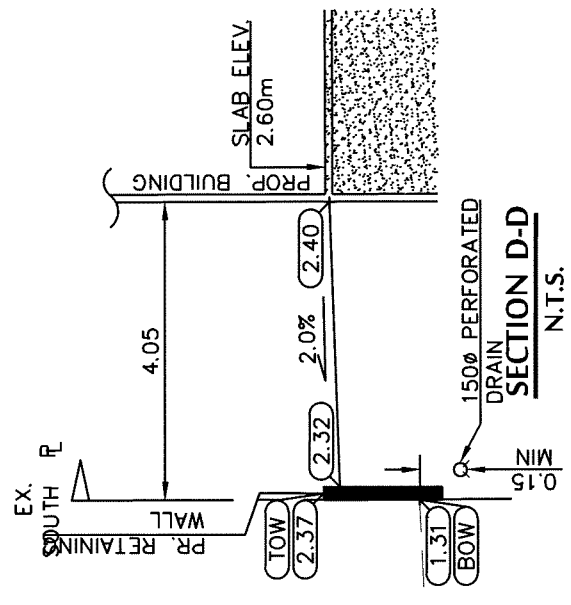
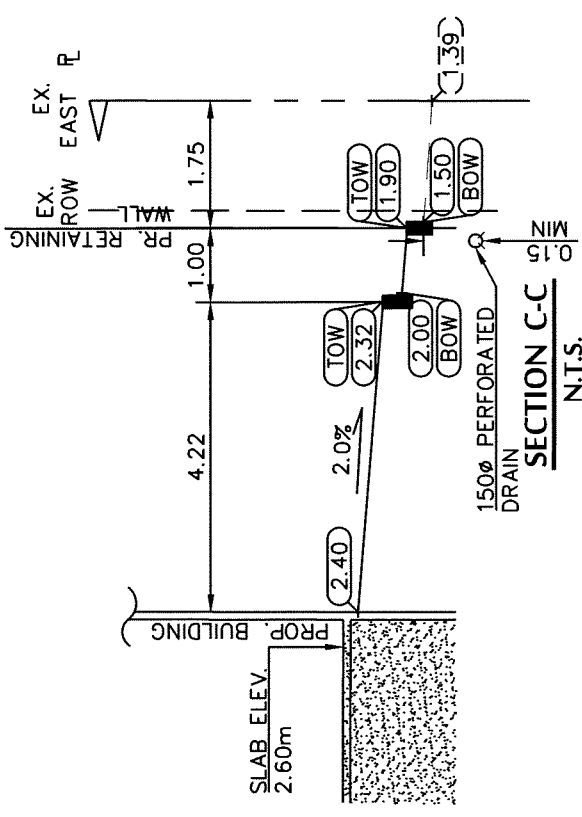
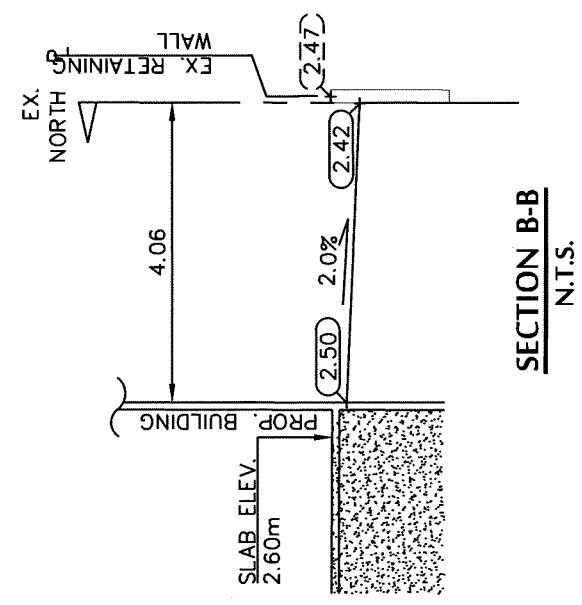
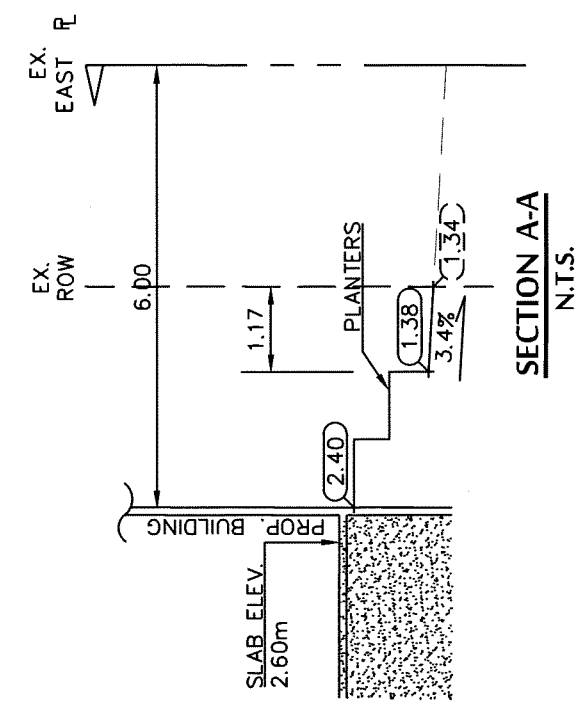
27 NOV 2020

REV'N	DATE	BY	CH.	DESCRIPTION	REVISIONS
2.	08 DEC 2020	AR	TS	RE-ISSUED FOR DP	
1.	27 NOV 2020	AR	TS	RE-ISSUED FOR DP	
0.	29 MAY 2020	SP	BTR	ISSUED FOR DP	

Core Concept CONSULTING LTD.
 #220-2639 Viking Way, Richmond, BC, V6V 3B7
 www.coreconceptconsulting.com
 tel . 604.249.5040
 fax . 604.249.5041

ENRICH DEVELOPMENT
DP 18-829236
 Core Concept Consulting Project No. 18076
 DWG. 2 OF 3

DEC 14 2020



CoreConcept CONSULTING LTD.
 #220-2639 Viking Way, Richmond, BC, V6V 3B7
 www.coreconceptconsulting.com
 tel : 604.249.5040
 fax : 604.249.5041

ENRICH DEVELOPMENT
DP 18-829236
 Core Concept Consulting Project No. 18076
 DWG. 3 OF 3

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

TITLE: **LOT GRADING**

DEC 14 2020

7464-7600 NO.1 RD

CITYFILE: -----

DESIGN: DRK	DWG. No.: .	PLAN # 1 D
DRAWN: DRK	SCALE: 1 : 250	DATE: NOV 2019
CHECKED: TS	SEC. No.: 14-4-7	SHT No.: 3 OF 3
ENGINEER: TS		

NOT FOR CONSTRUCTION

27 NOV 2020

REV'N	DATE	BY	CH.	DESCRIPTION
2.	08 DEC 2020	AR	TS	RE-ISSUED FOR DP
1.	27 NOV 2020	AR	TS	RE-ISSUED FOR DP
0.	29 MAY 2020	SP	BTR	ISSUED FOR DP

REVISIONS

REVISIONS	DATE	DESCRIPTION
DEC 08, 2020	DP6 RESUBMISSION	
NOV 27, 2020	DP5 RESUBMISSION	
JUNE 03, 2020	DP RESUBMISSION	
DEC 23, 2019	BP SUBMISSION	
DEC 02, 2019	ADP SUBMISSION	
APR 26, 2019	RZ RESUBMISSION	
JULY 16, 2018	DP APPLICATION	
DEC 22, 2017	RZ APPLICATION	

CONSULTANTS

SEAL

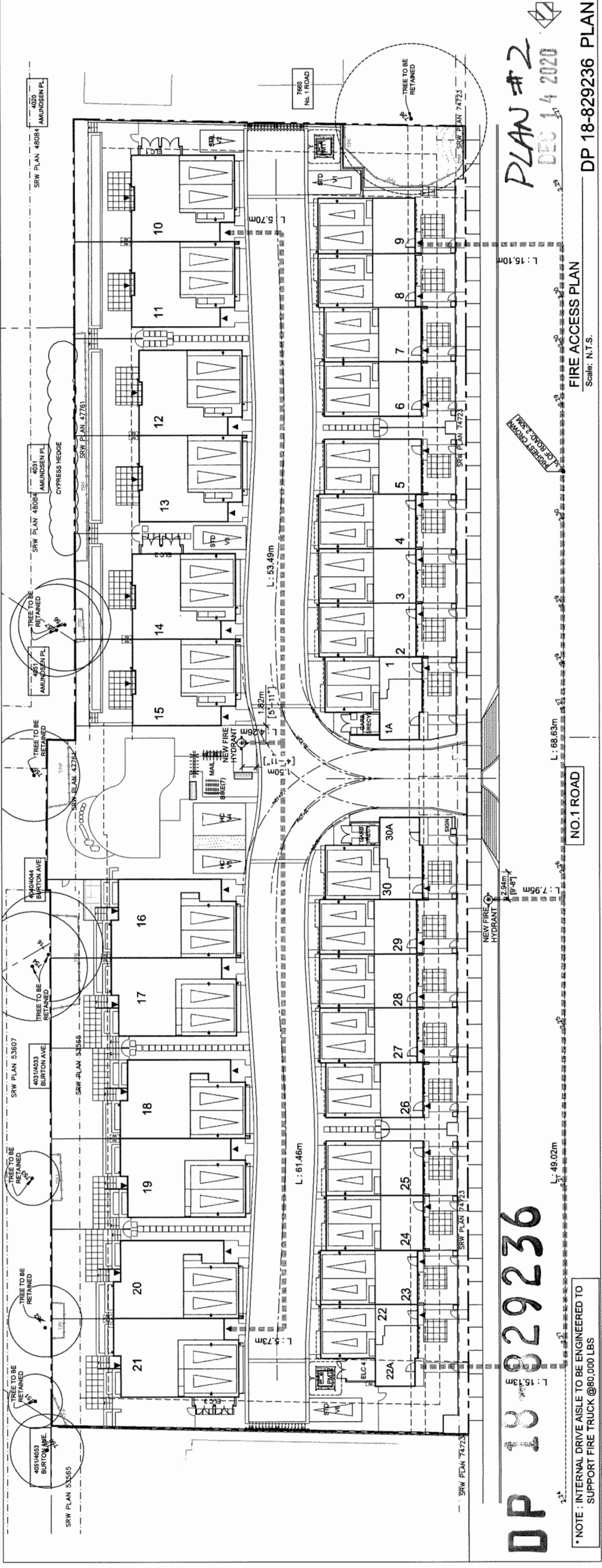
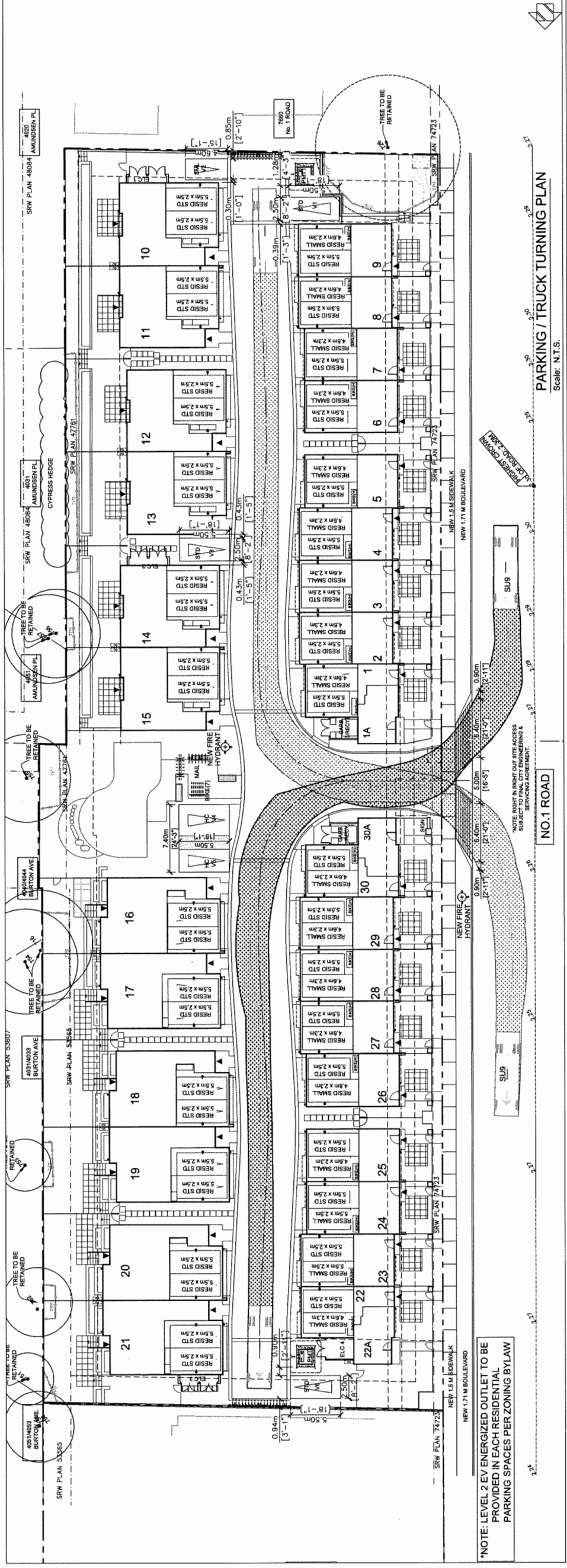
INTERFACE:
 Suite 200
 11590 Cambie Road
 Richmond BC
 Canada V6X 3Z5
 T 604 821 1162
 F 604 821 1146
 www.interfacearchitecture.com

PROJECT
 Proposed 30-Unit
 Townhouse Development
 Z LOT ASSEMBLY
 7464 / 7480 / 7500 / 7520 /
 7540 / 7560 / 7580 / 7600
 NO. 1 ROAD
 RICHMOND, BC

PROJECT NO. 1777NUM1
 SCALE As Noted
 DATE JUNE 21, 2018
 DRAWN BY KYC, SRS, XY
 CHECKED BY KYC
 SHEET TITLE

PARKING / TRUCK
 TURNING PLAN
 FIRE ACCESS PLAN

DRAWING
A1.2



PLAN #2
 DEC 14 2020

DP 18-829236

NO.1 ROAD

NO.1 ROAD

NO.1 ROAD

NO.1 ROAD

NO.1 ROAD

NO.1 ROAD

NO.1 ROAD

DP 18-829236 PLAN #2
 DP 18-829236 PLAN #2
 DP 18-829236 PLAN #2

NO LOCK BLOCKS OR GRADE CHANGES
INSIDE PROTECTION ZONE OF RETAINED
TREES

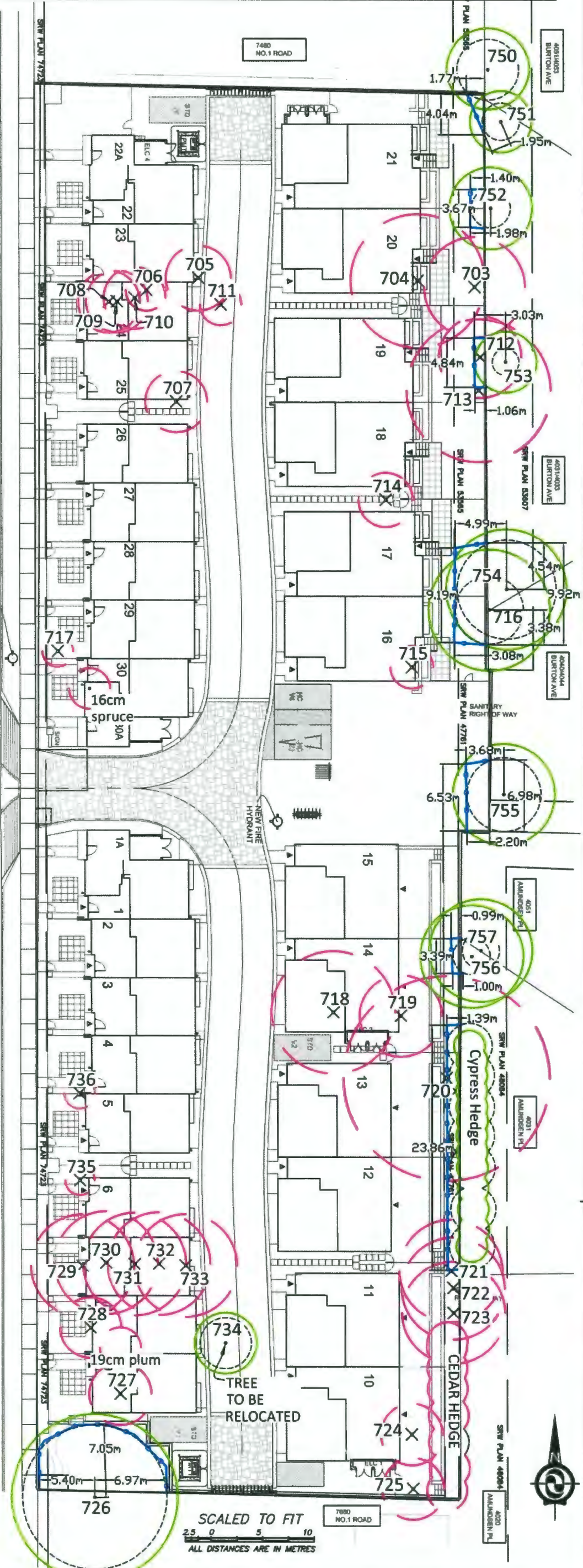
APPENDIX 3 TREE MANAGEMENT PLAN

DP 18-829236

NO.1 ROAD

PLAN # 3

DEC 14 2020



TREE INVENTORY

#	Type	Action	DBH	MPZ
703	Portuguese Laurel	Remove	35/28/25cm	3.0m
704	Cherry	Remove	90cm	5.4m
705	Portuguese Laurel	Remove	28cm	1.7m
706	Portuguese Laurel	Remove	20cm	1.2m
707	Apple	Remove	18/18cm	1.8m
708	Western Redcedar	Remove	27cm	1.6m
709	Cherry	Remove	26cm	1.6m
710	Western Redcedar	Remove	42cm	2.5m
711	Lawson Cypress	Remove	38cm	2.3m
712	Purple Plum	Remove	35cm	2.1m
713	Norway Maple	Remove	51cm	3.1m
714	Cherry	Remove	27/20cm	2.0m
715	Mountain Ash	Remove	20cm	1.2m
716	Norway Maple	Retain	55cm	3.3m
717	Norway Spruce	Remove	28cm	1.7m
718	Cherry	Remove	80cm	4.8m
719	Portuguese Laurel	Remove	20/19cm	1.8m
720	English Walnut	Remove	58cm	3.5m
721	Deodar Cedar	Remove	49cm	2.9m
722	Deodar Cedar	Remove	51cm	3.1m
723	Deodar Cedar	Remove	40cm	2.4m
724	Lombardy Poplar	Remove	110cm	6.6m
725	Lombardy Poplar	Remove	110/90cm	7.0m
726	Sycamore Maple	Retain	75/75/75cm	7.0m
727	Purple Plum	Remove	28cm	1.7m
728	Purple Plum	Remove	30cm	1.8m
729	Laburnum	Remove	28cm	1.7m
730	Laburnum	Remove	25/20cm	2.0m
731	Laburnum	Remove	45cm	2.7m
732	Laburnum	Remove	32cm	1.9m
733	Laburnum	Remove	30cm	1.8m
734	Japanese Maple	Relocate	22/12/12cm	2.5m
735	Lawson Cypress	Remove	30cm	1.8m
736	Blue Spruce	Remove	25cm	1.5m
	Cedar Hedge	Remove	30cm	2.5m
750	Western Redcedar	Retain	35/35cm	3.0m
751	Western Redcedar	Retain	15/15cm	1.8m
752	Cherry	Retain	32cm	1.9m
753	Western Redcedar	Retain	22cm	1.3m
754	Western Redcedar	Retain	80cm	4.8m
755	Western Redcedar	Retain	60cm	3.6m
756	Lawson Cypress	Retain	28cm	1.7m
757	Lawson Cypress	Retain	30cm	1.8m
	Cypress Hedge	Retain	20 to 35cm	2.2m

DBH- trunk diameter, MPZ- protection zone

TREE PROTECTION FENCING

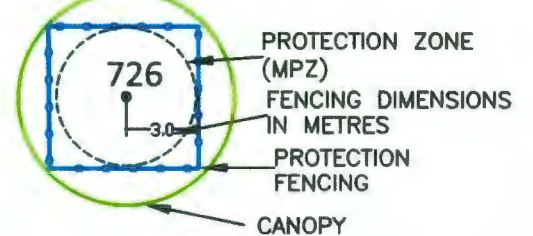
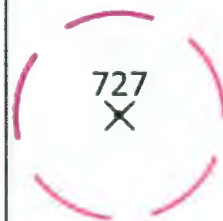
Minimum Radial Distance from trunk

#	Type	DBH	Metres	Feet
716	Norway Maple	55cm	3.3m	10.8ft
726	Sycamore Maple	75/75/75cm	7.0m	23.0ft
750	Western Redcedar	35/35cm	3.0m	9.8ft
751	Western Redcedar	15/15cm	1.8m	5.9ft
752	Cherry	32cm	1.9m	6.3ft
753	Western Redcedar	22cm	1.3m	4.3ft
754	Western Redcedar	80cm	4.8m	15.7ft
755	Western Redcedar	60cm	3.6m	11.8ft
756	Lawson Cypress	28cm	1.7m	5.5ft
757	Lawson Cypress	30cm	1.8m	5.9ft
	Cypress Hedge	20 to 35cm	2.2m	7.2ft

LEGEND

TREE PROPOSED FOR REMOVAL

TREE PROPOSED FOR RETENTION



NOTES:
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING

2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.

3. ALL MEASUREMENTS ARE METRIC

Froggers Creek
Tree Consultants Ltd

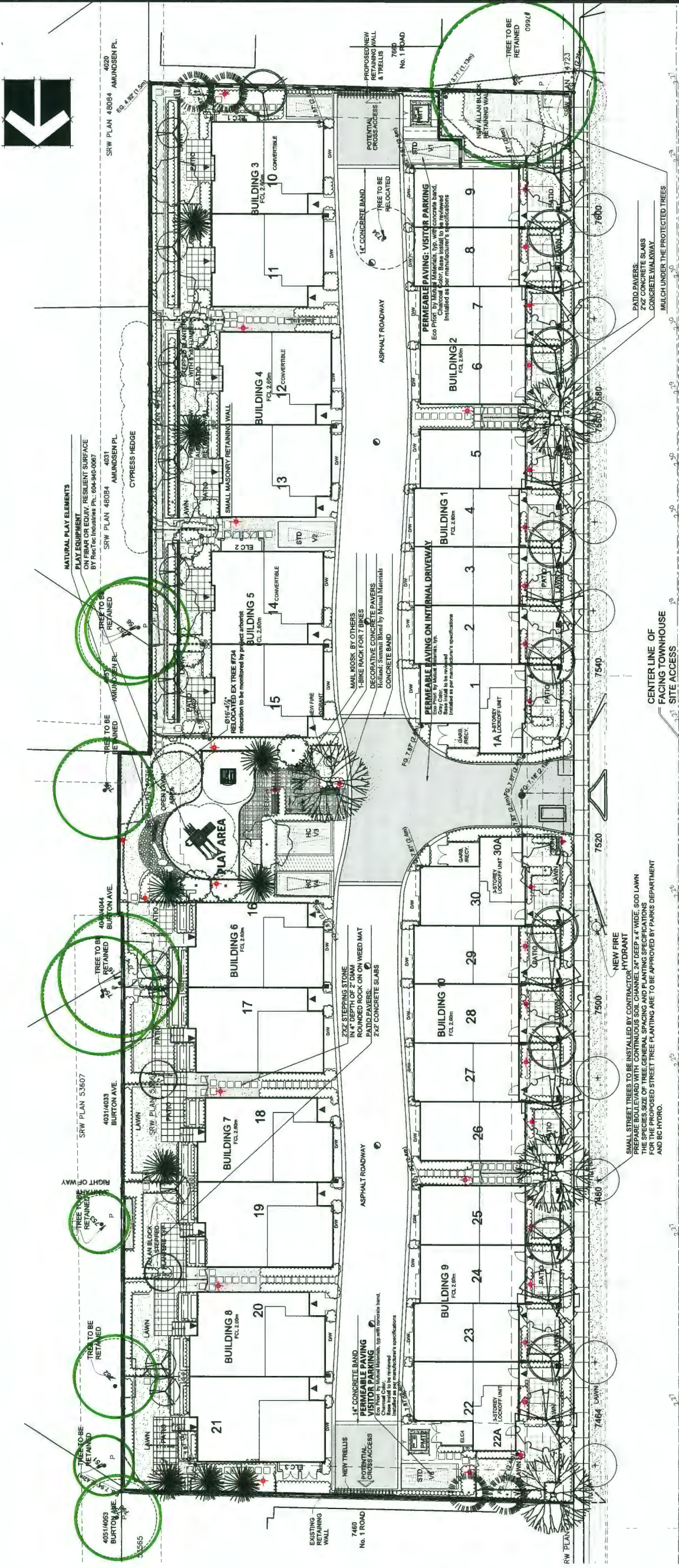
7763 McGregor Avenue Burnaby BC V5J 4H4
Telephone: 604-721-6002 Fax: 604-437-0970

7500 No 1 Road Richmond

TREE MANAGEMENT DRAWING
THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR CANOPIES, PROTECTION ZONES AND PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT

December 7, 2020

SEAL:



PLANT SCHEDULE-STREET TREE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
9	1	STREET TREE	TO BE APPROVED BY PARKS DEPARTMENT	70M CAL; 2M STD; BAB

PMG PROJECT NUMBER: 17-268

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
8	8	ACER RUBRUM	RED SUNSET MAPLE	8CM CAL; 2M STD; BAB
4	4	CERCIDIPHYLLUM JAPONICUM	KATSURU TREE	10CM CAL; 1.8M STD; BAB
11	11	MAGNOLIA KOBUS STELLATA	PINK STAR	8CM CAL; 1.8M STD; BAB
9	9	OXYDENDRON ARBOREUM	SOURWOOD	8CM CAL; 1.8M STD; BAB
4	4	PICEA OMORICA	SEBBAN SPRUCE	4.0M HT; BAB
9	9	PNUS FLEXILIS	VANDERWOLF'S PYRAMID	4.0M HT; BAB
6	6	POPULUS TREMULA TRECTA	SWEDISH COLUMNAR ASPEN	8CM CAL; 1.8M STD; BAB
2	2	QUERCUS PALustris	GREEN PILLAR	8CM CAL; 2M STD; BAB
9	9	STRAX JAPONICUS	PINK FLOWERED JAPANESE SNOWBELL	8CM CAL; 1.8M STD; BAB

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. ** REFER TO SPECIFICATIONS FOR DEFINED 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 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 automatically installation to I.I.A.C. Standards, latest edition.



BIG TOYS CONTACT PLAYSTRUCTURE, REC-640 NATURAL COLOR BY FRACTAL PLAYERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS.
BIG TOYS CONTACT PLAYSTRUCTURE, REC-640 NATURAL COLOR BY FRACTAL PLAYERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS.
BIG TOYS CONTACT PLAYSTRUCTURE, REC-640 NATURAL COLOR BY FRACTAL PLAYERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS.

DEC 14 2020

PLAN #3A

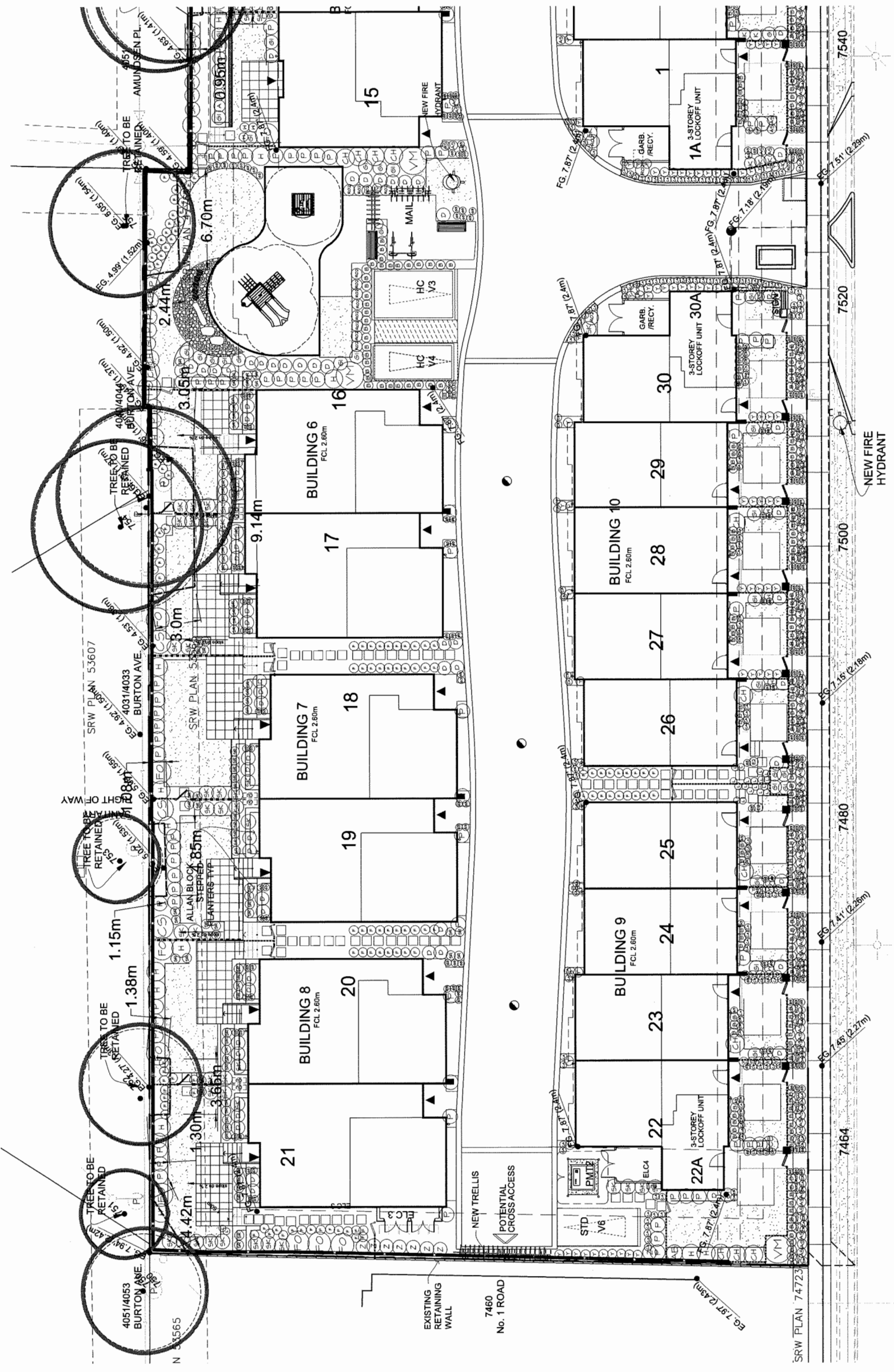
PROJECT:
30 UNIT TOWNHOUSE DEVELOPMENT
7464-7600 No.1 Road
RICHMOND

DRAWING TITLE:
LANDSCAPE PLAN

DRAWING NUMBER:
L1
DATE: December 12, 2017
SCALE: 1/16"=1'-0"
DRAWN: DD
DESIGN: DD
CHKD: MCY

PMG PROJECT NUMBER:
17-268

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
15	20.03.20	REVISION AS PER CITY COMMENTS	DD
14	20.03.20	NEW SITE PLAN & CITY COMMENTS	DD
13	20.03.20	NEW SITE PLAN & CITY COMMENTS	DD
12	20.03.20	NEW SITE PLAN & CITY COMMENTS	DD
11	20.03.20	NEW SITE PLAN & CITY COMMENTS	DD
10	19.07.19	NEW SITE PLAN	DD
9	19.07.19	REVISION AS PER CITY COMMENTS	DD
8	19.07.19	NEW SITE PLAN & CITY COMMENTS	DD
7	19.07.19	NEW SITE PLAN	DD
6	19.07.19	NEW SITE PLAN & CITY COMMENTS	DD
5	19.07.19	REVISION AS PER CITY REQUEST	DD
4	19.07.19	NEW SITE PLAN	DD
3	19.07.19	NEW SITE PLAN	DD
2	19.07.19	ISSUED FOR DP	DD
1	19.07.19	NEW SITE PLAN	DD

PROJECT:
30 UNIT TOWNHOUSE DEVELOPMENT
7464-7600 No1 Road
RICHMOND

DRAWING TITLE:
SHRUB PLAN

DATE: December 12, 2017
SCALE: 3/32"=1'-0"
DRAWN: DD
DESIGN: DD
CHKD: MCY

PMG PROJECT NUMBER:
17-268

CENTER LINE
FACING TOWN
SITE ACCESS

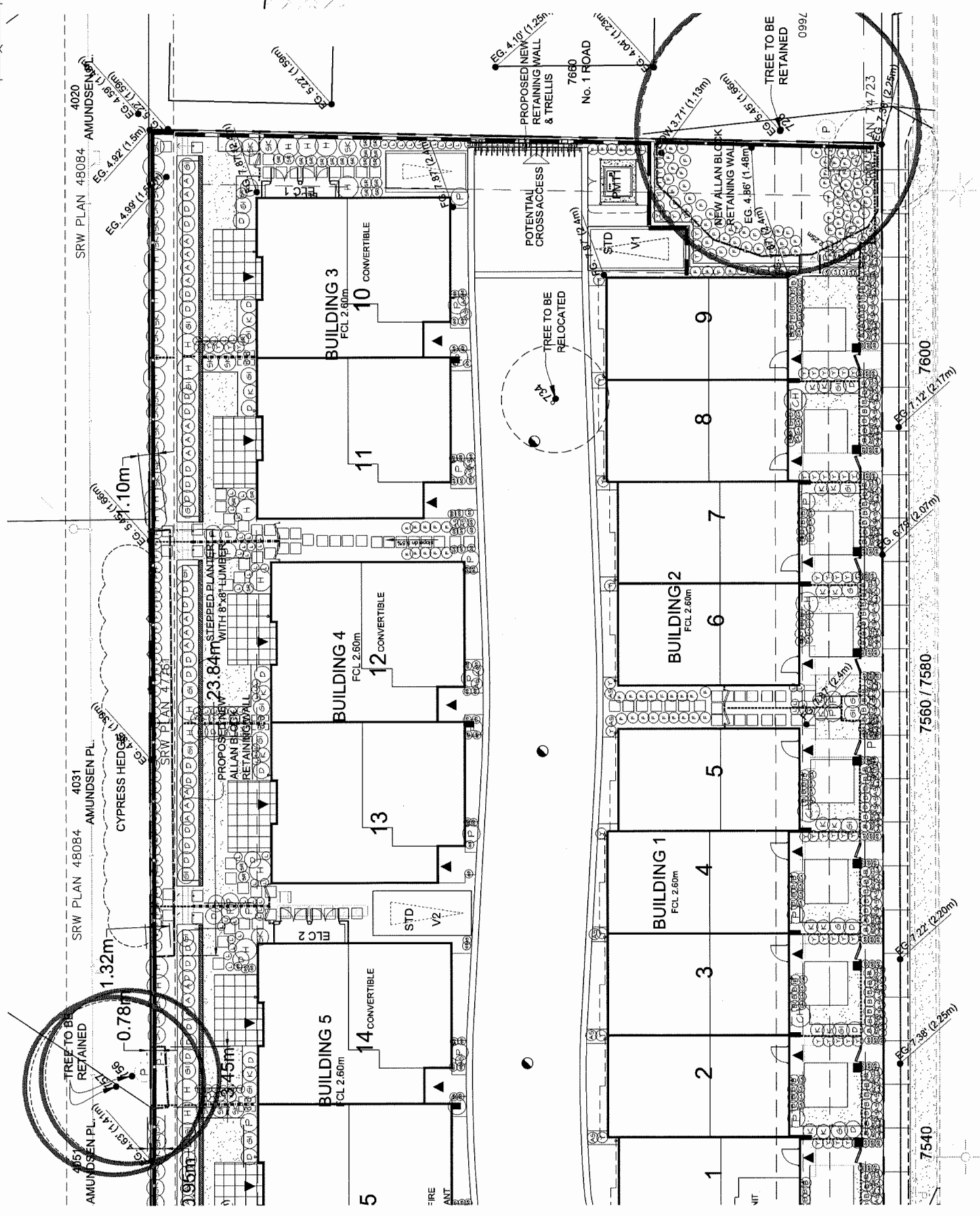
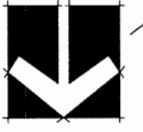
NO.1 ROAD

DEC 14 2020

PLAN # 3B

DP 18-829236

SEAL:

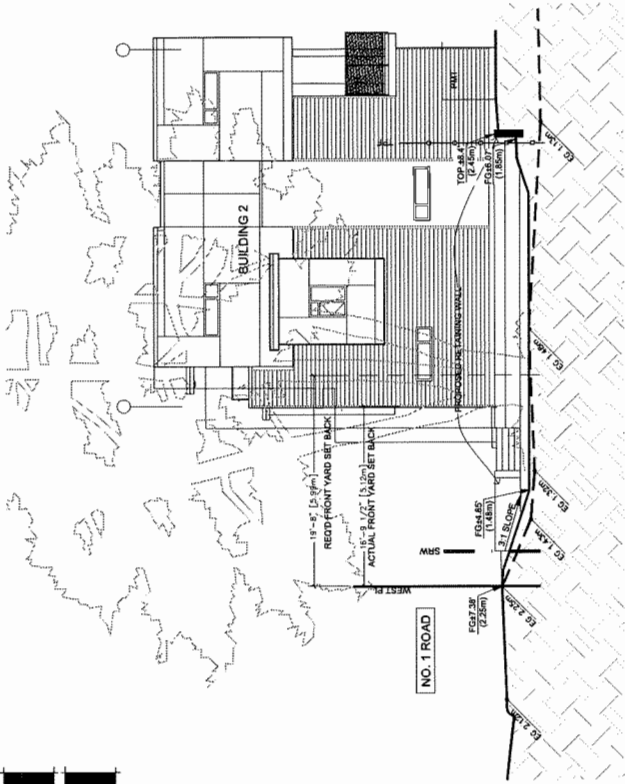


CENTER LINE OF
FACING TOWNHOUSE
SITE ACCESS

DP 18-829236

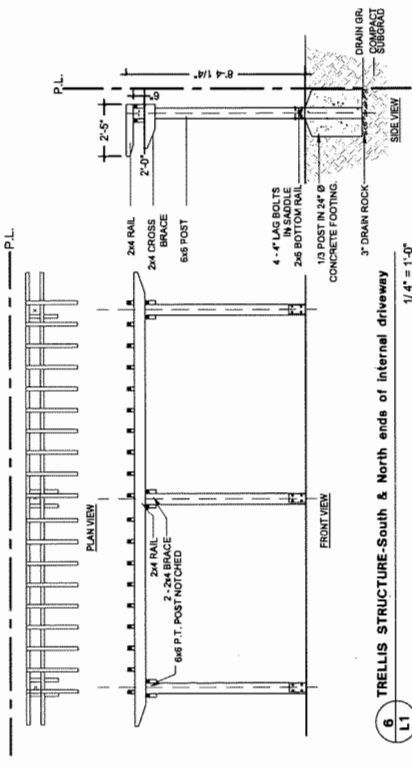
DEC 14 2020

PLAN # 3C



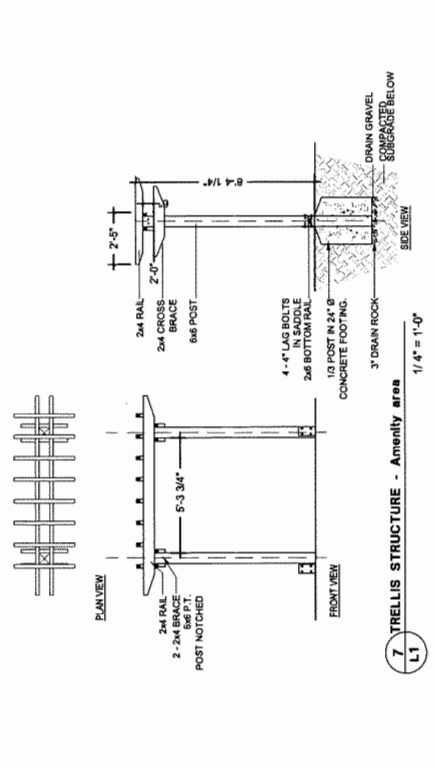
SECTION A-A

- 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 TO BE HOT-DIPPED GALVANIZED.
 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION.
 5. MATCH TRIM COLOUR PER ARCH SPEC. CONFIRM WITH ARCHITECT.
 6. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE.



6 TRELLIS STRUCTURE - South & North ends of internal driveway

- 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 TO BE HOT-DIPPED GALVANIZED.
 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION.
 5. MATCH TRIM COLOUR PER ARCH SPEC. CONFIRM WITH ARCHITECT.
 6. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE.

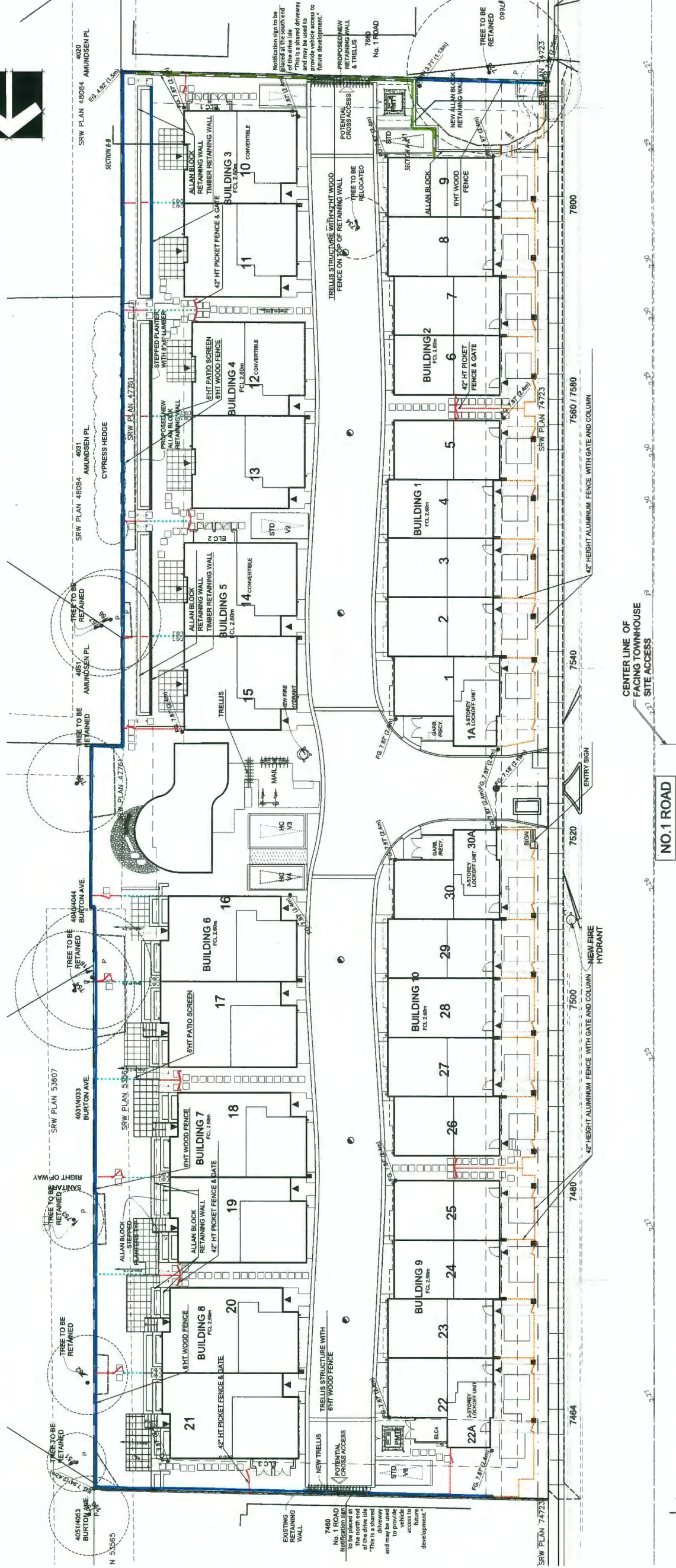


7 TRELLIS STRUCTURE - Amenity area

PROJECT:
30 UNIT TOWNHOUSE DEVELOPMENT
7464-7600 No1 Road
RICHMOND

DRAWING TITLE:
SHRUB AND GRADING PLAN

SEAL



NO.	DATE	REVISION DESCRIPTION	DR.
15	2016.07	REVISION AS PER CITY COMMENTS	DD
14	2016.07.28	REV SITE PLAN & CITY COMMENTS	DD
13	2016.07.27	REV SITE PLAN & CITY COMMENTS	DD
12	2016.07.27	REV SITE PLAN & CITY COMMENTS	DD
11	2016.07.27	REV SITE PLAN & CITY COMMENTS	DD
10	2016.07.28	NEW CIVIL PLAN	DD
9	2016.07.28	REVISION AS PER CITY COMMENTS	DD
8	2016.07.28	REVISION AS PER CITY COMMENTS	DD
7	2016.07.28	NEW SITE PLAN	DD
6	2016.07.28	NEW SITE PLAN & CITY COMMENTS	DD
5	2016.07.28	REVISION AS PER CITY REQUEST	DD
4	2016.07.28	REVISION AS PER CITY REQUEST	DD
3	2016.07.28	NEW SITE PLAN	DD
2	2016.07.28	NEW SITE PLAN	DD
1	2016.07.28	ISSUED FOR DP	DD
		NEW SITE PLAN	DD

CLIENT:

PROJECT:
30 UNIT TOWNHOUSE DEVELOPMENT
7464-7600 No.1 Road
RICHMOND

DRAWING TITLE:
FENCE AND WALL PLAN

DATE: December 12, 2017
SCALE: 1/16"=1'-0"
DRAWN: DD
DESIGN: DD
CHKD: MCY

PWG PROJECT NUMBER: 17688-16.2P

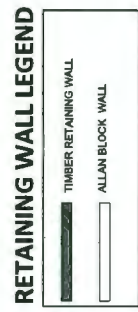
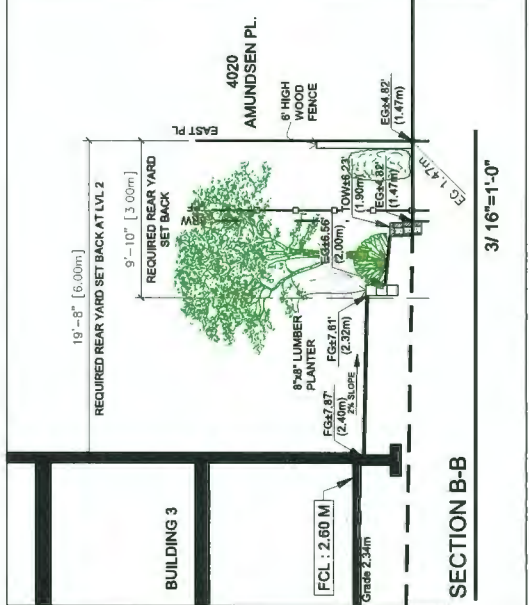
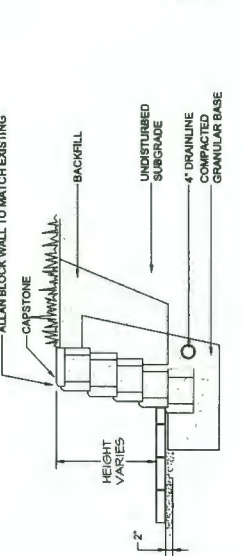
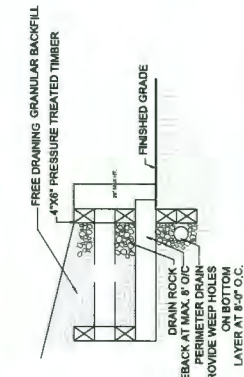
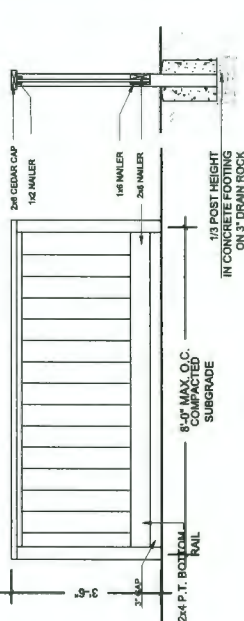
PLAN # 3D

DEC 14 2020

- NOTES:
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
 2. ALL POSTS PRESSURE TREATED OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM.
 3. ALL HARDWARE NOT DIPPED GALVANIZED.
 4. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX).
 5. GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3/4".

- NOTE:
1. SEE DIMENSIONS AND HEIGHT OF WALLS.
 2. ALL WALLS TO BE 4" MINIMUM THICKNESS.
 3. INSTALL WALL AS PER MANUFACTURER'S SPECIFICATIONS.

- NOTE:
1. ALL WOOD PRESERVE TREATED TO CSA STANDARD FOR SERVICE CONDITIONS.
 2. ALL WOOD PRESERVE TREATED OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM.
 3. ALL HARDWARE NOT DIPPED GALVANIZED.
 4. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX).
 5. GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3/4".



DP 18-829236

17688-16.2P



PERSPECTIVE IMAGE - BIRD EYE VIEW LOOKING NORTH-EAST



PERSPECTIVE IMAGE - LOOKING SITE ENTRY

DP 18-829236



PERSPECTIVE IMAGE - END OF DRIVE AISLE LOOKING NORTH



PERSPECTIVE IMAGE - END OF DRIVE AISLE LOOKING SOUTH

REVISIONS	
DEC 08, 2020	DP6 RESUBMISSION
NOV 27, 2020	DP5 RESUBMISSION
JUNE 03, 2020	DP RESUBMISSION
DEC 23, 2019	BP SUBMISSION
DEC 02, 2019	ADP SUBMISSION
APR 26, 2019	RZ RESUBMISSION
JULY 16, 2018	DP APPLICATION
DEC 22, 2017	RZ APPLICATION
CONSULTANTS	

SEAL

As the engineer and after careful study and consideration of the drawings and specifications, I hereby certify that the drawings and specifications are in accordance with the requirements of the Act and the regulations thereunder, and that the drawings and specifications are in accordance with the requirements of the Act and the regulations thereunder, and that the drawings and specifications are in accordance with the requirements of the Act and the regulations thereunder.

INTERFACE:
 Suite 230
 11590 Cambie Road
 Richmond BC
 Canada V6X 3Z5
 T 604 821 1182
 F 604 821 1148
 www.interfacearchitecture.com

PROJECT	Proposed 30-Unit Townhouse Development 7 LOT ASSEMBLY 7464 / 7480 / 7500 / 7520 / 7540 / 7560 / 7580 / 7600 NO. 1 ROAD RICHMOND, BC
PROJECT NO.	1717NUM1
SCALE	A8 Noted
DATE	JUNE 21, 2017
DRAWN BY	KYC, SRS, XY
CHECKED BY	KYC
SHEET TITLE	PERSPECTIVES
DRAWING	A9.3

PLAN # 4
 DEC 14 2020

REVISIONS	
DEC 09, 2020	DPR RESUBMISSION
NOV 27, 2020	DPS RESUBMISSION
JUNE 03, 2020	DP RESUBMISSION
DEC 23, 2019	BP SUBMISSION
DEC 02, 2019	ADP SUBMISSION
APR 26, 2019	RZ RESUBMISSION
JULY 16, 2018	DP APPLICATION
DEC 22, 2017	RZ APPLICATION
CONSULTANTS	

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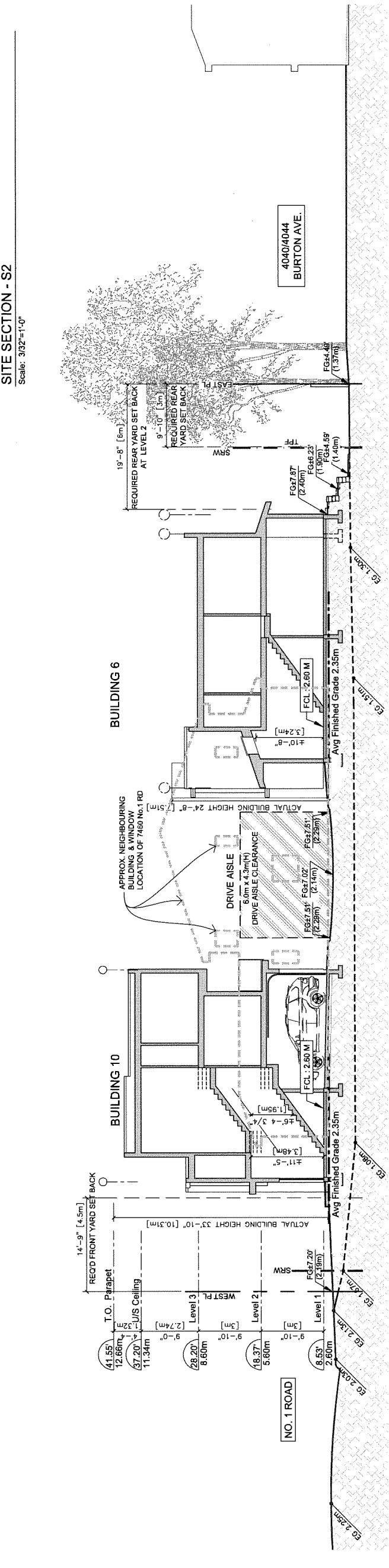
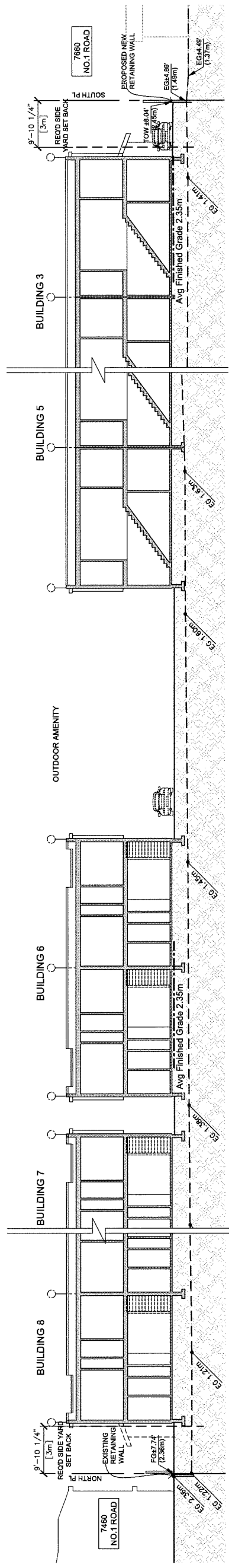
SEAL

INTERFACE:

Suite 200
 1177 N. Main Street
 Richmond, BC
 Canada V6X 3Z5
 T 604 821 1162
 F 604 821 1146
 www.interfacearchitecture.com

PROJECT	Proposed 30-Unit Townhouse Development
TITLE	ZLOT ASSEMBLY
NO.	7464 / 7480 / 7500 / 7520 / 7540 / 7560 / 7580 / 7600
NO. 1 ROAD	NO. 1 ROAD
CITY	RICHMOND, BC
PROJECT NO.	1177N/AM1
SCALE	As Noted
DATE	JUNE 21, 2017
DRAWN BY	KYC, SRS, XY
CHECKED BY	KYC
SHEET TITLE	SITE SECTIONS-1

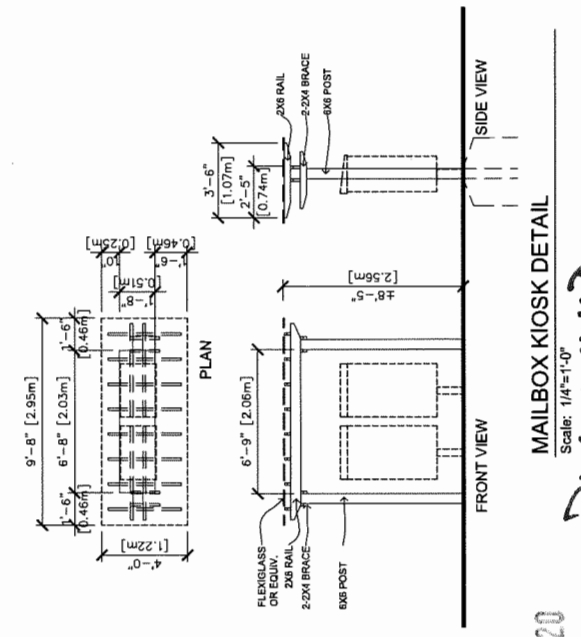
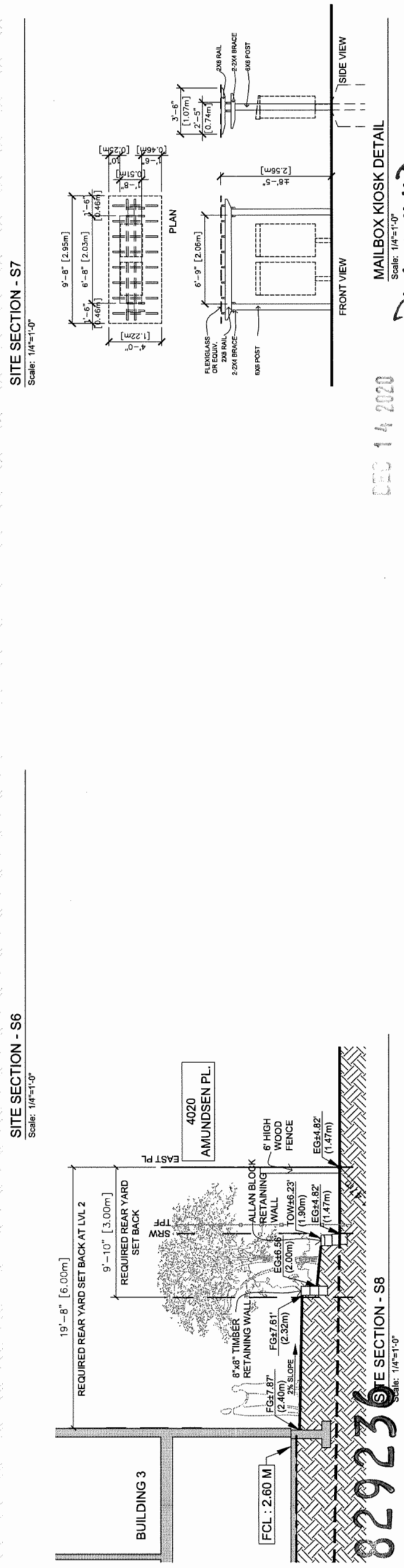
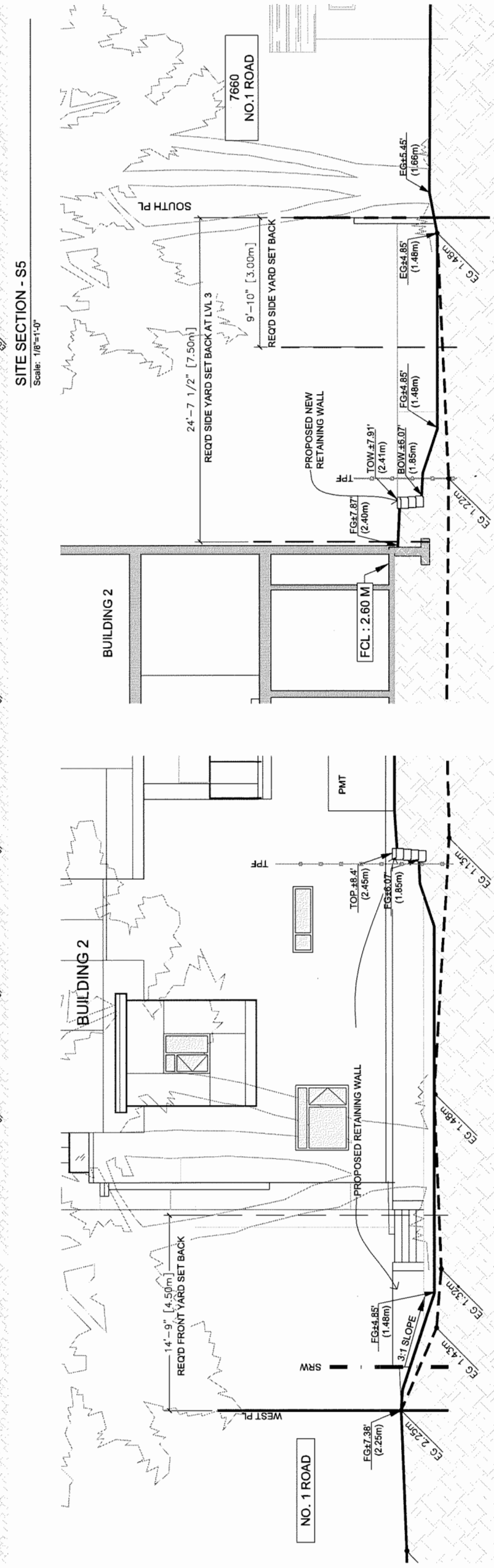
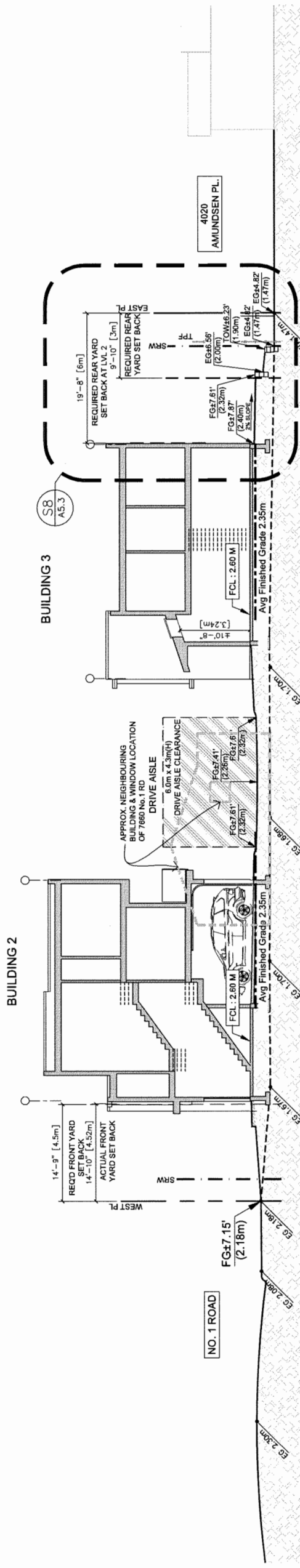
DRAWING
A5.2



REVISIONS	DATE	DESCRIPTION
DEC 08, 2020	DP8 RESUBMISSION	
NOV 27, 2020	DP5 RESUBMISSION	
JUNE 03, 2020	DP RESUBMISSION	
DEC 23, 2019	BP SUBMISSION	
DEC 02, 2019	ADP SUBMISSION	
APR 26, 2019	RZ RESUBMISSION	
JULY 16, 2018	DP APPLICATION	
DEC 22, 2017	RZ APPLICATION	
CONSULTANTS		

SEAL

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A5.3

DEC 14 2020

PLAN #4D

DP 18-829236

REVISIONS	DATE	DESCRIPTION
	DEC 08, 2020	DPS RESUBMISSION
	NOV 27, 2020	DPS RESUBMISSION
	JUNE 03, 2020	DP RESUBMISSION
	DEC 23, 2019	BP SUBMISSION
	DEC 02, 2019	ADP SUBMISSION
	APR 28, 2019	RZ RESUBMISSION
	JULY 16, 2018	DP APPLICATION
	DEC 22, 2017	RZ APPLICATION
	CONSULTANTS	

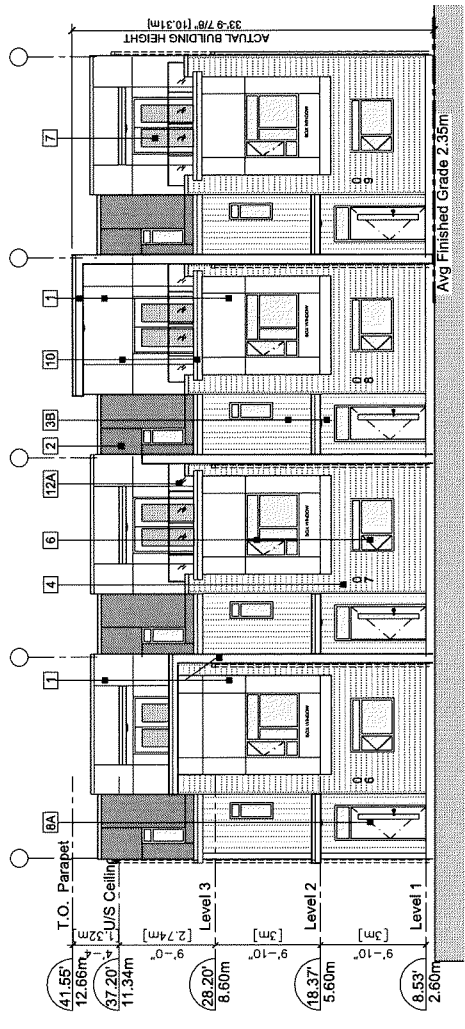
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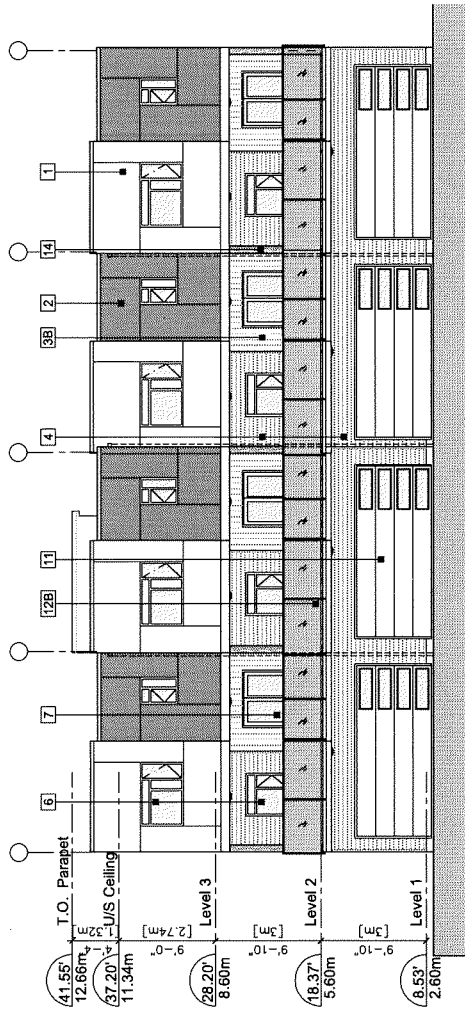
SEAL

PROJECT	Proposed 30-Unit Townhouse Development 7 LOT ASSEMBLY 7484 / 7480 / 7500 / 7520 / 7540 / 7560 / 7580 / 7600 NO. 1 ROAD RICHMOND, BC
PROJECT NO.	1777NUM1
SCALE	As Noted
DATE	JUNE 21, 2018
DRAWN BY	KYC, SRS, XY
CHECKED BY	KYC
SHEET TITLE	ELEVATIONS: BUILDING 1 & 2
DRAWING	

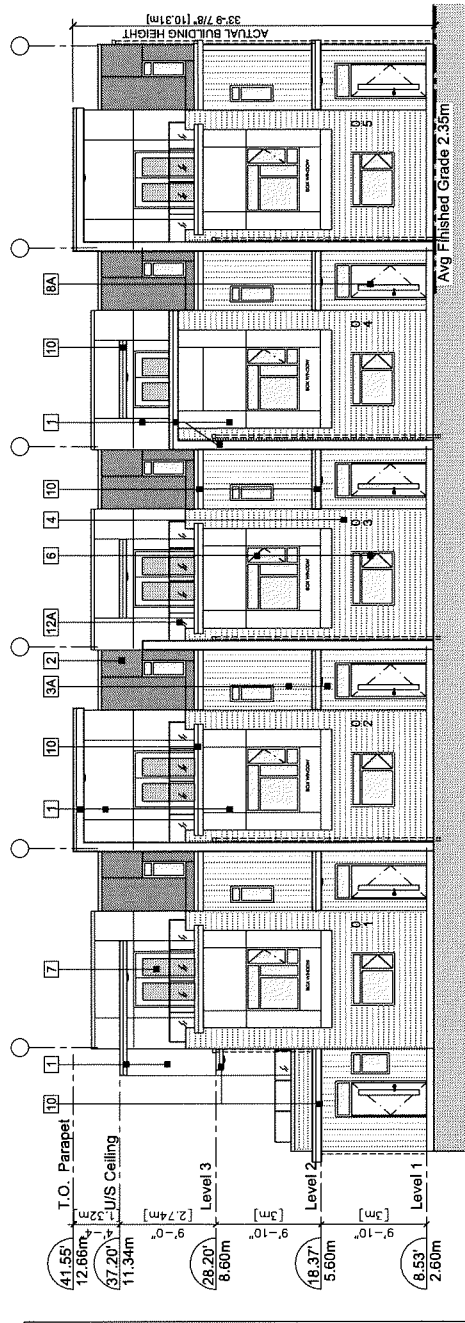
A2.2



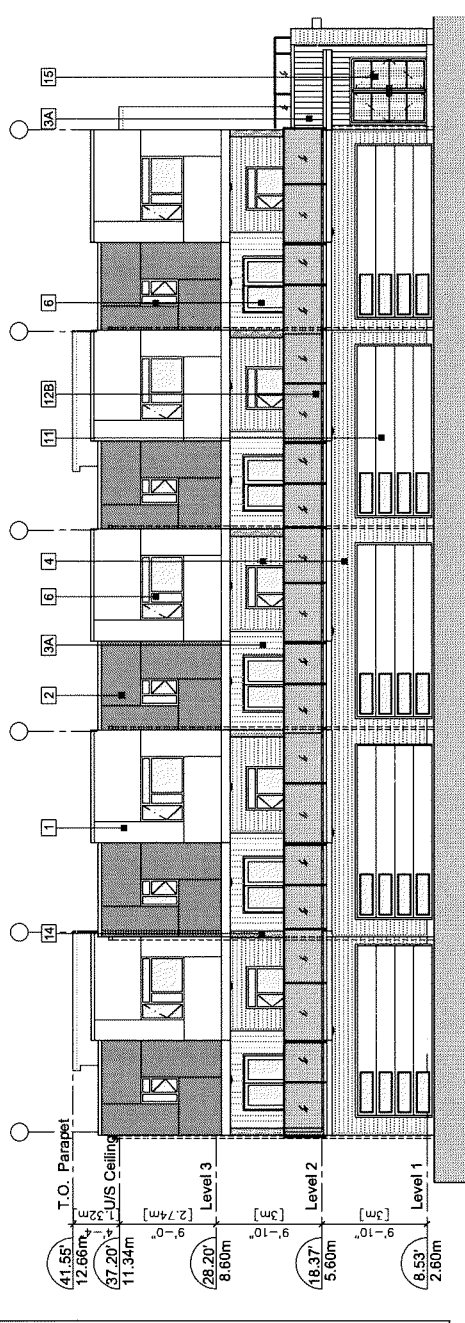
WEST ELEVATION (No.1 ROAD): BUILDING 2
 SCALE: 1/8" = 1'-0"



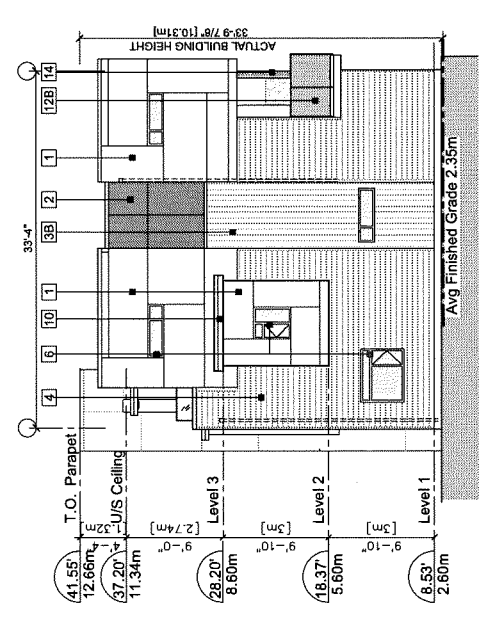
EAST ELEVATION (DRIVE AISLE): BUILDING 2
 SCALE: 1/8" = 1'-0"



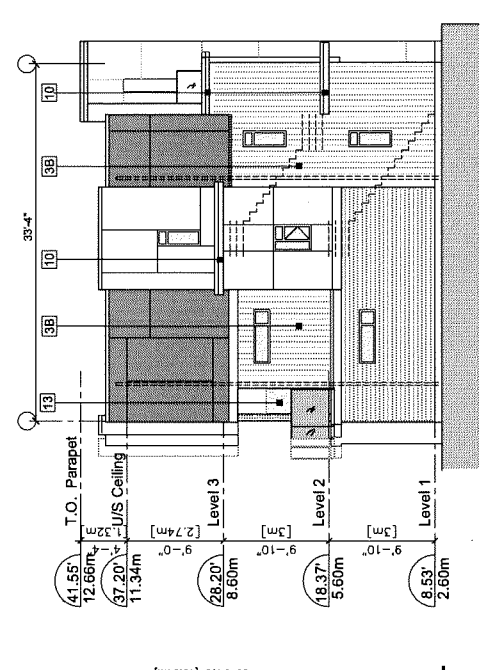
WEST ELEVATION (No.1 ROAD): BUILDING 1
 SCALE: 1/8" = 1'-0"



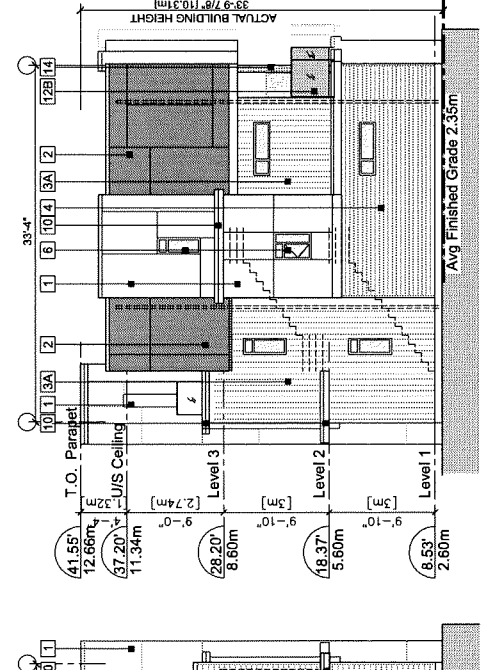
EAST ELEVATION (DRIVE AISLE): BUILDING 1
 SCALE: 1/8" = 1'-0"



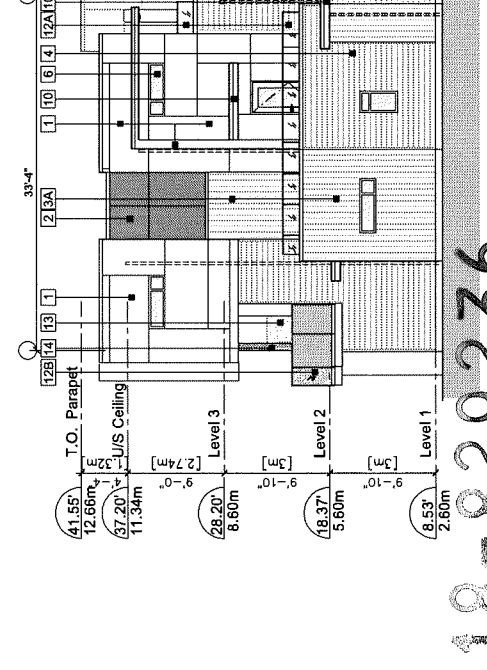
NORTH ELEVATION: BUILDING 2
 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION: BUILDING 2
 SCALE: 1/8" = 1'-0"



NORTH ELEVATION: BUILDING 1
 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION: BUILDING 1
 SCALE: 1/8" = 1'-0"

- EXTERIOR FINISHES**
- FIBER CEMENT PANEL SIDING HARDIPANEL (SMOOTH)
Colour: Arctic White
 - FIBER CEMENT PANEL SIDING HARDIPANEL (SMOOTH)
Colour: Iron Gray
*NOTE: [1] [2] installed using Easytrim metal reveal with screen systems or similar.
Colour: Clear Anodized Aluminum
 - FIBER CEMENT PANEL SIDING HARDIE ARTISAN (V-GROOVE SIDING)
Colour: A - Pearl Gray
B - Evening Blue
 - FIBER CEMENT LAP SIDING (6" EXPOSURE) HARDIEPLANK (SELECT CEDAR/MILL)
Colour: Nut Brown
 - FIBERGLASS ASPHALT ROOF SHINGLES
Colour: Dark Gray (Multicolour, Textured)
 - VINYL-FRAMED DOUBLE-GLAZED WINDOWS
Vinyltek or Equivalent.
Colour: BM HC-166 (Kendall Charcoal)
 - DOUBLE-GLAZED VINYL SLIDING DOOR
Colour: BM HC-166 (Kendall Charcoal)
 - ENTRY SOLID WOOD DOOR
A - WITH CLEAR GLASS TRANSOM
B - WITH FROSTED GLASS SIDELITE
Door Colour: Light Walnut Stain
 - ALUMINUM FASCIA GUTTER
Colour: BM HC-166 (Kendall Charcoal)
 - METAL FLASHED BROW ROOF
Colour: BM HC-166 (Kendall Charcoal)
 - OVERHEAD METAL GARAGE DOOR
Colour: BM HC-172 (Reverse Pewter)
 - METAL RAILING W/ GLASS
A - CLEAR GLASS
B - FROSTED GLASS
Metal Colour: Dark Gray
 - 6" HIGH FROSTED GLASS PARTITION TO MATCH RAILING SYSTEM
Colour: Light Walnut Stain
 - BUILT UP POST
Colour: Light Walnut Stain
 - GARBAGE/BICYCLE DEPOT
METAL GRILL DOOR
Colour: BM HC-166 (Kendall Charcoal)
 - SKY LIGHT
ELECTRICAL ROOM DOOR
Colour: BM HC-172 (Reverse Pewter)

DP 18-829236

PLAN #4E DP 18-829236 PLAN #4

DEC 14 2020

NORTH ELEVATION: BUILDING 2
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION: BUILDING 2
SCALE: 1/8" = 1'-0"

NORTH ELEVATION: BUILDING 1
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION: BUILDING 1
SCALE: 1/8" = 1'-0"

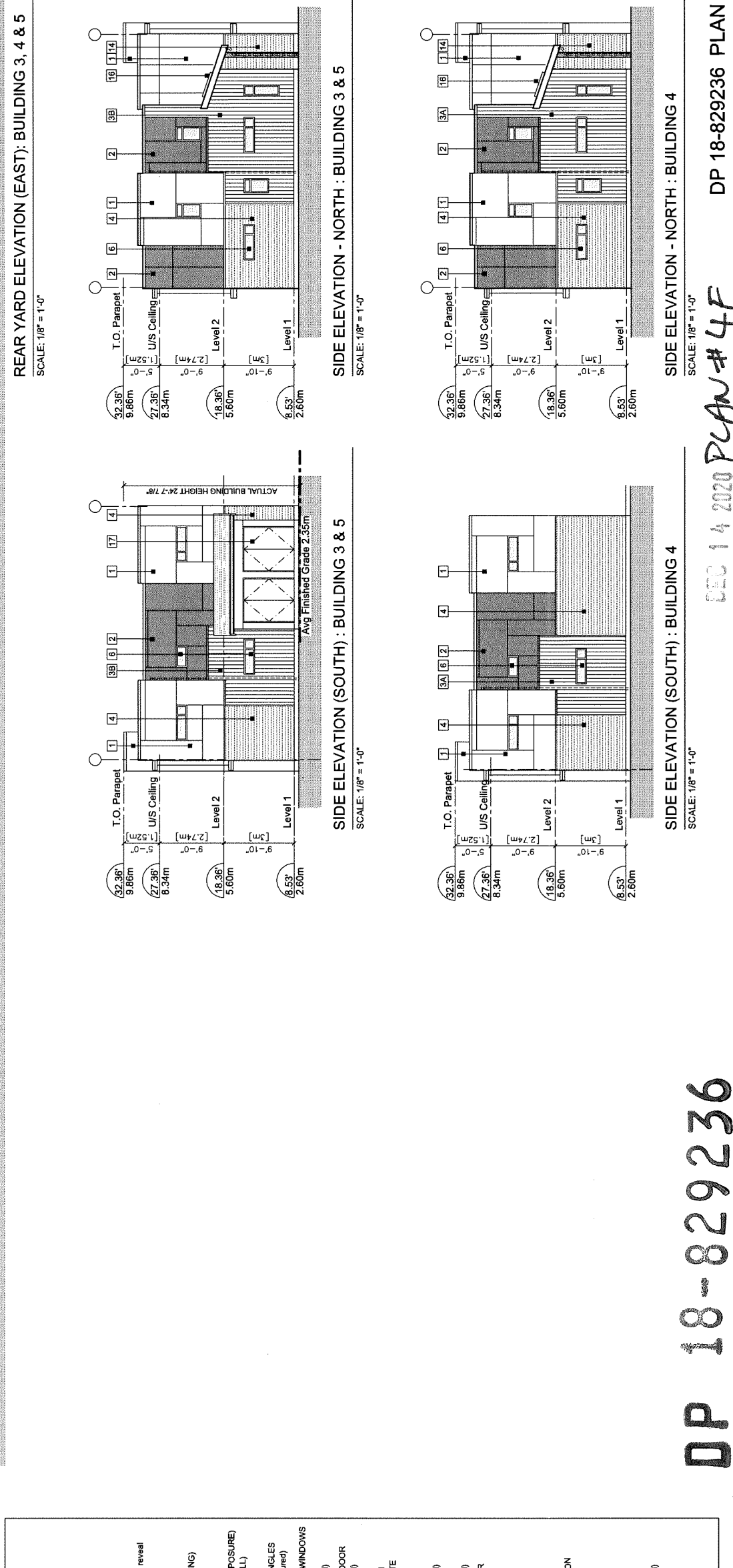
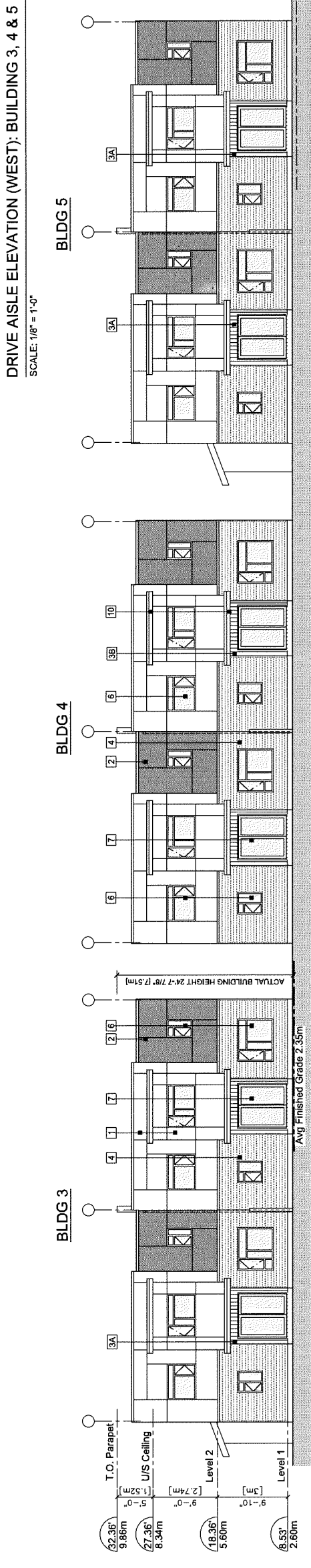
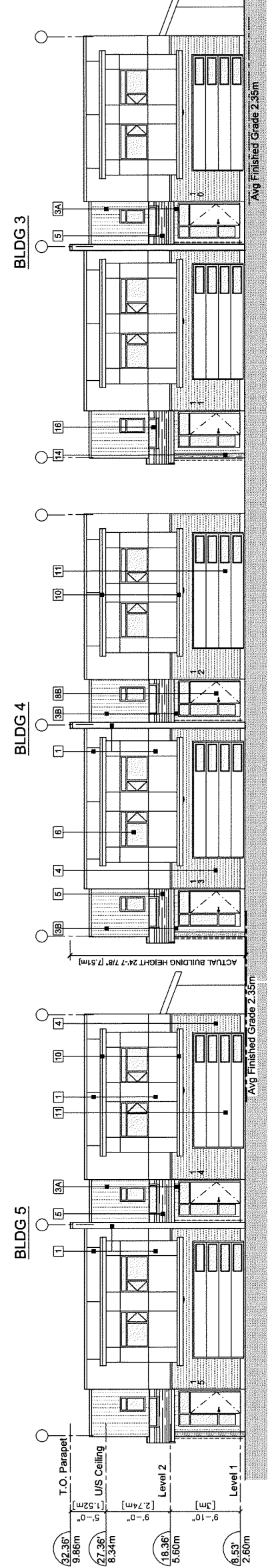
REVISIONS	DATE	DESCRIPTION
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NOV 27, 2020	DP5 RESUBMISSION	
JUNE 03, 2020	DP RESUBMISSION	
DEC 23, 2019	BP SUBMISSION	
DEC 02, 2019	ADP SUBMISSION	
APR 26, 2019	RZ RESUBMISSION	
JULY 16, 2018	DP APPLICATION	
DEC 22, 2017	RZ APPLICATION	
CONSULTANTS		

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SEAL

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 F 604 821 1146
 www.interfacearchitecture.com

PROJECT	Proposed 30-Unit Townhouse Development
Z LOT ASSEMBLY	7464 / 7480 / 7500 / 7520 / 7540 / 7560 / 7580 / 7600
NO. 1 ROAD	RICHMOND, BC
PROJECT NO.	1717N/MT1
SCALE	As Noted
DATE	JUNE 21, 2018
DRAWN BY	KYC, SRS, XY
CHECKED BY	KYC
SHEET TITLE	BUILDING 3, 4 & 5 PLANS & ELEVATIONS
DRAWING	A2.4



- EXTERIOR FINISHES**
- FIBER CEMENT PANEL SIDING
HARDIPANEL (SMOOTH)
Colour: Arctic White
 - FIBER CEMENT PANEL SIDING
HARDIPANEL (SMOOTH)
Colour: Iron Gray
 - NOTE: [1] [2] Installed using Easyform metal reveal rain screen system or similar.
Colour: Clear Anodized Aluminum
 - FIBER CEMENT PANEL SIDING
HARDIE ARTISAN (V-GROOVE SIDING)
Colour: A - Pearl Gray
B - Evening Blue
 - FIBER CEMENT LAP SIDING (5" EXPOSURE)
HARDIE PLANK (SELECT CEDARMILL)
Colour: Nut Brown
 - FIBERGLASS ASPHALT ROOF SHINGLES
Colour: Dark Gray (Multicolour, Textured)
 - VINYL-FRAMED DOUBLE-GLAZED WINDOWS
Vinyltek or Equivalent
Colour: BM HC166 (Kendall Charcoal)
 - DOUBLE-GLAZED VINYL SLIDING DOOR
Colour: BM HC166 (Kendall Charcoal)
 - ENTRY SOLID WOOD DOOR
A - WITH CLEAR GLASS TRANSOM
B - WITH FROSTED GLASS SIDELITE
Door Colour: Light Walnut Stain
 - ALUMINUM FASCIA GUTTER
Colour: BM HC166 (Kendall Charcoal)
 - METAL FLASHED BROW ROOF
Colour: BM HC166 (Kendall Charcoal)
 - OVERHEAD METAL GARAGE DOOR
Colour: BM HC-172 (Revere Pewter)
 - METAL RAILING W/ GLASS
A - CLEAR GLASS
B - FROSTED GLASS
Metal Colour: Dark Gray
 - 6" HIGH FROSTED GLASS PARTITION
TO MATCH RAILING SYSTEM
 - BUILT UP POST
Colour: Light Walnut Stain
 - GARBAGE/RECYCLE DEPOT
METAL GRILL DOOR
Colour: BM HC166 (Kendall Charcoal)
 - SKY LIGHT
 - ELECTRICAL ROOM DOOR
Colour: BM HC-172 (Revere Pewter)

DP 18-829236

DEC 14 2020 PLAN # 4F

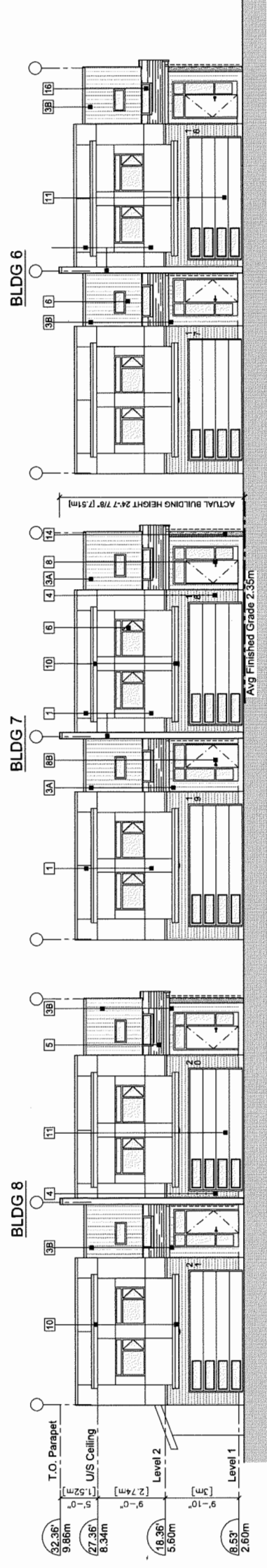
DP 18-829236 PLAN #5

REVISIONS	
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NOV 27, 2020	DP5 RESUBMISSION
JUNE 03, 2020	DP RESUBMISSION
DEC 23, 2019	BP SUBMISSION
DEC 02, 2019	ADP SUBMISSION
APR 25, 2019	RZ RESUBMISSION
JULY 16, 2018	DP APPLICATION
DEC 22, 2017	RZ APPLICATION
CONSULTANTS	

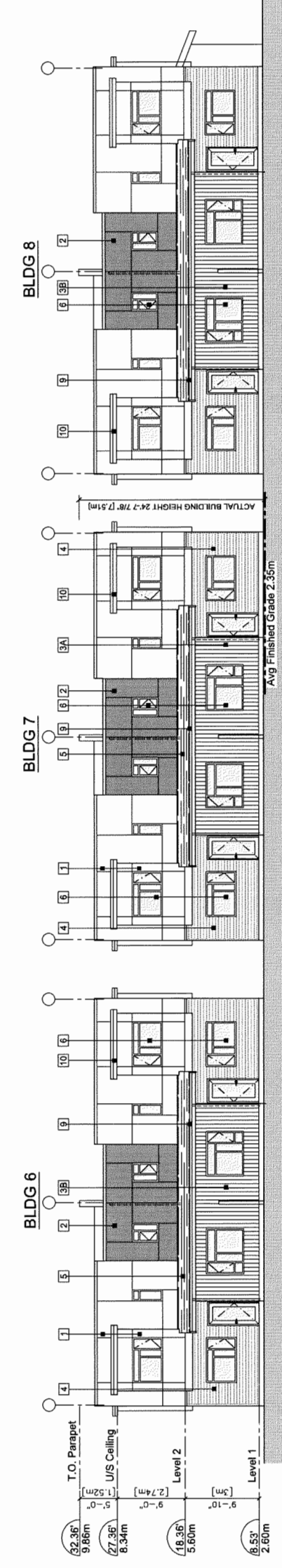
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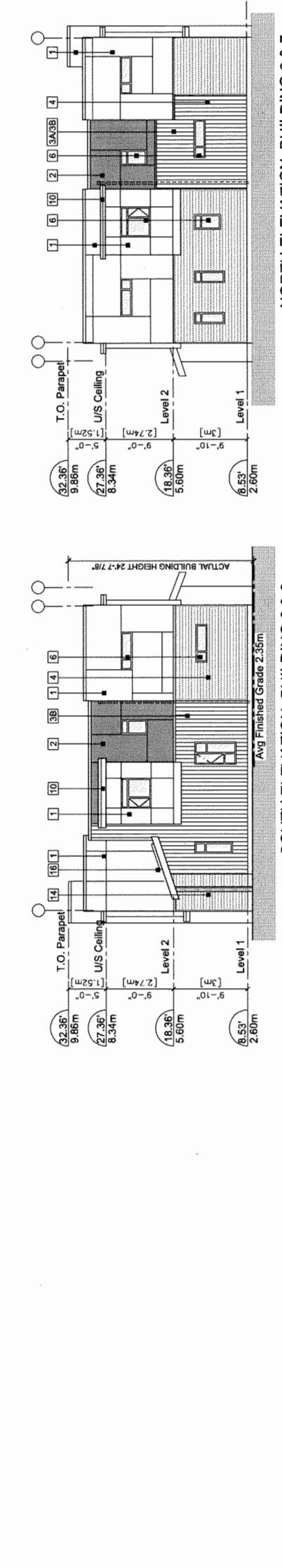
PROJECT	Proposed 30-Unit Townhouse Development 7 LOT ASSEMBLY 7540 / 7560 / 7500 / 7520 / 7540 / 7560 / 7580 / 7600 NO. 1 ROAD RICHMOND, BC
PROJECT NO.	17177NUM1
SCALE	As Noted
DATE	JUNE 21, 2018
DRAWN BY	KYC, SRS, XY
CHECKED BY	KYC
SHEET TITLE	BUILDING 6, 7 & 8 PLANS & ELEVATIONS
DRAWING	A2.6



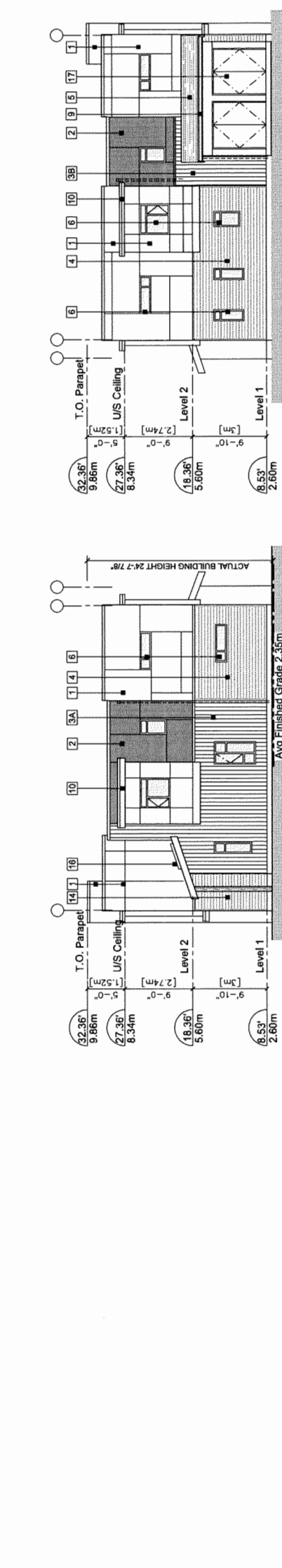
WEST ELEVATION (DRIVE AISLE): BUILDING 6, 7 & 8
SCALE: 1/8" = 1'-0"



EAST ELEVATION (REAR YARD): BUILDING 6, 7 & 8
SCALE: 1/8" = 1'-0"



NORTH ELEVATION: BUILDING 6 & 7
SCALE: 1/8" = 1'-0"



NORTH ELEVATION: BUILDING 8
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION: BUILDING 7
SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES	
1	FIBER CEMENT PANEL SIDING HARDIPANEL (SMOOTH) Colour: Arctic White
2	FIBER CEMENT PANEL SIDING HARDIPANEL (SMOOTH) Colour: Iron Gray
*NOTE: 1 2 Installed using Easyform metal reveal rain screen system or similar. Colour: Clear Anodized Aluminum	
3	FIBER CEMENT PANEL SIDING HARDIE ARTISAN (V-GROOVE SIDING) Colour: A - Pearl Gray B - Evening Blue
4	FIBER CEMENT LAP SIDING (6" EXPOSURE) HARDIEPLANK (SELECT CEDARMILL) Colour: Nut Brown
5	FIBERGLASS ASPHALT ROOF SHINGLES Colour: Dark Gray (Multicolour, Textured)
6	VINYL-FRAMED DOUBLE-GLAZED WINDOWS Vinylite or Equivalent Colour: BM HC166 (Kendall Charcoal)
7	DOUBLE-GLAZED VINYL SLIDING DOOR Colour: BM HC166 (Kendall Charcoal)
8	ENTRY SOLID WOOD DOOR A - WITH CLEAR GLASS SIDELITE Door Colour: Light Walnut Stain
9	ALUMINUM FASCIA GUTTER Colour: BM HC166 (Kendall Charcoal)
10	METAL FLASHED BROW ROOF Colour: BM HC166 (Kendall Charcoal)
11	OVERHEAD METAL GARAGE DOOR Colour: BM HC-172 (Reverse Pewter)
12	METAL RAILING W/ GLASS A - CLEAR GLASS B - FROSTED GLASS Metal Colour: Dark Gray
13	6" HIGH FROSTED GLASS PARTITION TO MATCH RAILING SYSTEM
14	BUILT UP POST Colour: Light Walnut Stain
15	GARBAGE/RECYCLE DEPOT METAL GRILL DOOR Colour: BM HC166 (Kendall Charcoal)
16	SKY LIGHT
17	ELECTRICAL ROOM DOOR Colour: BM HC-172 (Reverse Pewter)

DP 18-829236

DEC 14 2020

PLAN # 45

DP 18-829236 PLAN #5

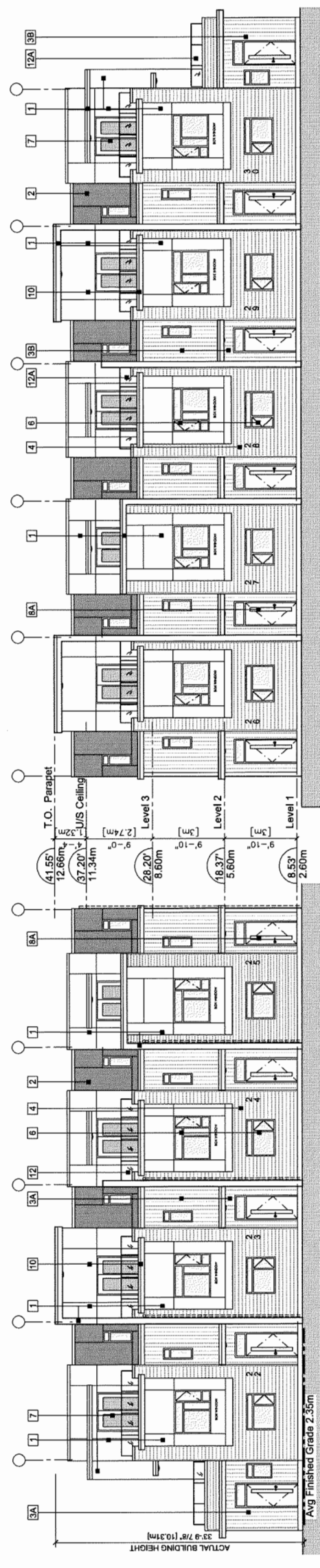
REVISIONS	DATE	DESCRIPTION
DEC 08, 2020	DP6 RESUBMISSION	
NOV 27, 2020	DP5 RESUBMISSION	
JUNE 03, 2020	DP RESUBMISSION	
DEC 23, 2019	BP SUBMISSION	
DEC 02, 2019	ADP SUBMISSION	
APR 26, 2019	RZ RESUBMISSION	
JULY 16, 2018	DP APPLICATION	
DEC 22, 2017	RZ APPLICATION	
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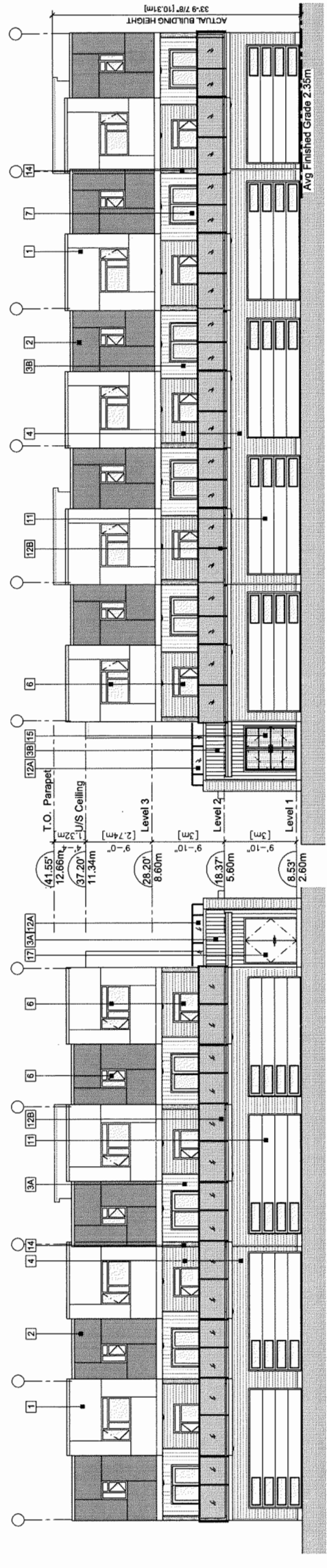
SCALE

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PROJECT	Proposed 30-Unit Townhouse Development Z LOT ASSEMBLY 7464 / 7480 / 7500 / 7520 / 7540 / 7560 / 7580 / 7600 NO. 1 ROAD RICHMOND, BC
PROJECT NO.	1717N/JM1
SCALE	As Noted
DATE	JUNE 21, 2018
DRAWN BY	KYC, SRS, XY
CHECKED BY	KYC
SHEET TITLE	ELEVATIONS: BUILDING 9 & 10
DRAWING	A2.8

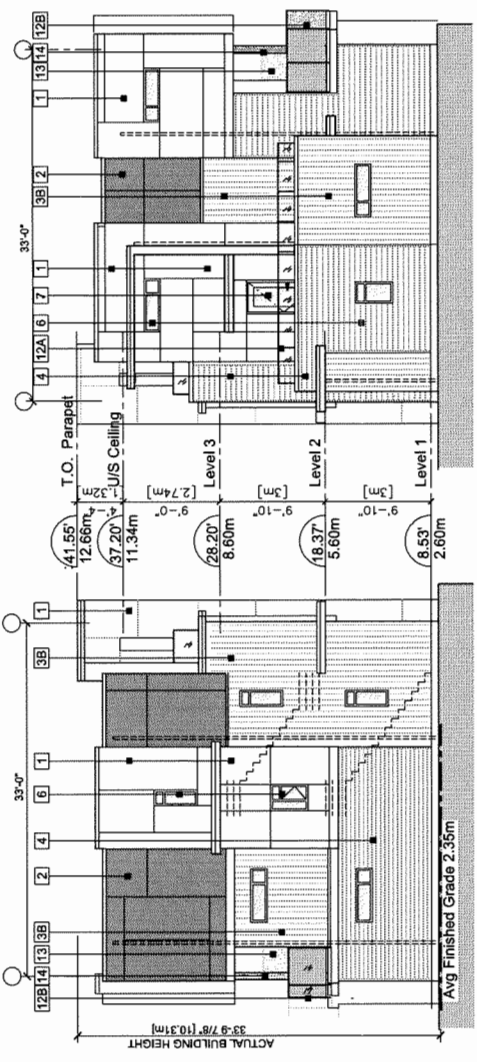


WEST ELEVATION (No.1 ROAD): BUILDING 10
 SCALE: 1/8" = 1'-0"

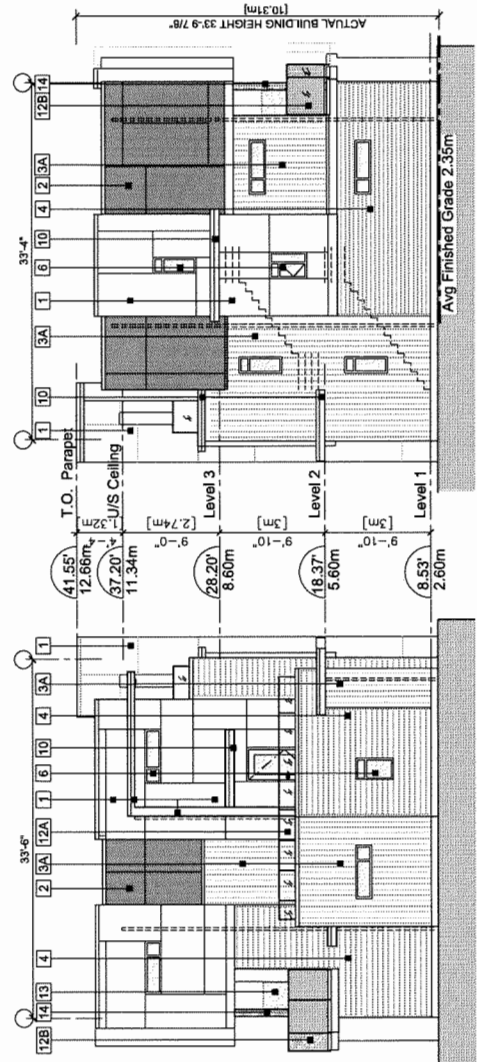


EAST ELEVATION (DRIVE AISLE): BUILDING 10
 SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES
1 FIBER CEMENT PANEL SIDING HARDIPANEL (SMOOTH) Colour: Arctic White
2 FIBER CEMENT PANEL SIDING HARDIPANEL (SMOOTH) Colour: Iron Grey
*NOTE: 1 Installed using Easyform metal reveal rain screen system or similar. Colour: Clear Anodized Aluminum
3 FIBER CEMENT PANEL SIDING HARDIPANEL (V-GROOVE SIDING) Colour: A - Pearl Gray B - Evening Blue
4 FIBER CEMENT LAP SIDING (6" EXPOSURE) HARDIPLANK (SELECT CEDARMILL) Colour: Nut Brown
5 FIBERGLASS ASPHALT ROOF SHINGLES Colour: Dark Gray (Multicolour, Textured)
6 VINYL-FRAMED DOUBLE-GLAZED WINDOWS Vinyltek or Equivalent Colour: BM HC166 (Kendall Charcoal)
7 DOUBLE-GLAZED VINYL SLIDING DOOR Colour: BM HC166 (Kendall Charcoal)
8 ENTRY SOLID WOOD DOOR A - WITH CLEAR GLASS TRANSOM B - WITH FROSTED GLASS SIDELITE Door Colour: Light Walnut Stain
9 ALUMINUM FASCIA GUTTER Colour: BM HC166 (Kendall Charcoal)
10 METAL FLASHED BROW ROOF Colour: BM HC166 (Kendall Charcoal)
11 OVERHEAD METAL GARAGE DOOR Colour: BM HC-172 (Revere Pewter)
12 METAL RAILING W/ GLASS A - CLEAR GLASS B - FROSTED GLASS Metal Colour: Dark Gray
13 6" HIGH FROSTED GLASS PARTITION TO MATCH RAILING SYSTEM
14 BUILT UP POST Colour: Light Walnut Stain
15 GARBAGE/RECYCLE DEPOT METAL GRILL DOOR Colour: BM HC166 (Kendall Charcoal)
16 SKY LIGHT
17 ELECTRICAL ROOM DOOR Colour: BM HC-172 (Revere Pewter)



NORTH ELEVATION: BUILDING 10
 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION: BUILDING 9
 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION: BUILDING 10
 SCALE: 1/8" = 1'-0"

NORTH ELEVATION: BUILDING 9
 SCALE: 1/8" = 1'-0"

SOUTH ELEVATION: BUILDING 10
 SCALE: 1/8" = 1'-0"

NORTH ELEVATION: BUILDING 9
 SCALE: 1/8" = 1'-0"

SOUTH ELEVATION: BUILDING 10
 SCALE: 1/8" = 1'-0"

NORTH ELEVATION: BUILDING 9
 SCALE: 1/8" = 1'-0"

DP 18-829236
 PLAN #4H DP 18-829236 PLAN #6
 DEC 14 2020

REVISIONS	
DEC 08, 2020	DP6 RESUBMISSION
NOV 27, 2020	DP5 RESUBMISSION
JUNE 03, 2020	DP RESUBMISSION
DEC 23, 2019	BP SUBMISSION
DEC 02, 2019	ADP SUBMISSION
APR 26, 2019	RZ RESUBMISSION
JULY 16, 2018	DP APPLICATION
DEC 22, 2017	RZ APPLICATION

CONSULTANTS

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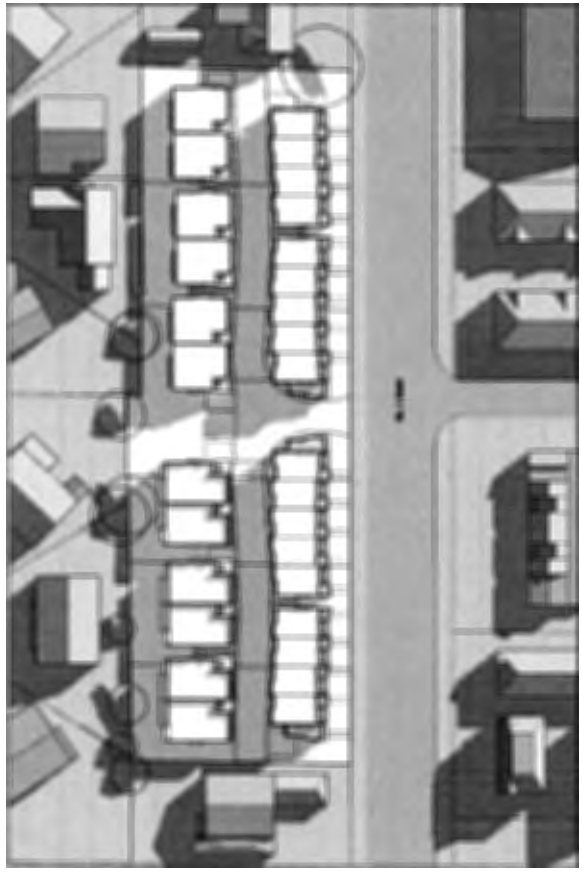
PROJECT	Proposed 30-Unit Townhouse Development
Z LOT ASSEMBLY	7484 / 7480 / 7500 / 7520 / 7540 / 7560 / 7580 / 7600
PROJECT NO.	1177NIM1
SCALE	As Noted
DATE	JUNE 21, 2017
DRAWN BY	KYC, SRS, XY
CHECKED BY	KYC
SHEET TITLE	SHADOW STUDY
DRAWING	A9.2



MARCH 21, 3PM



JUNE 21, 3PM



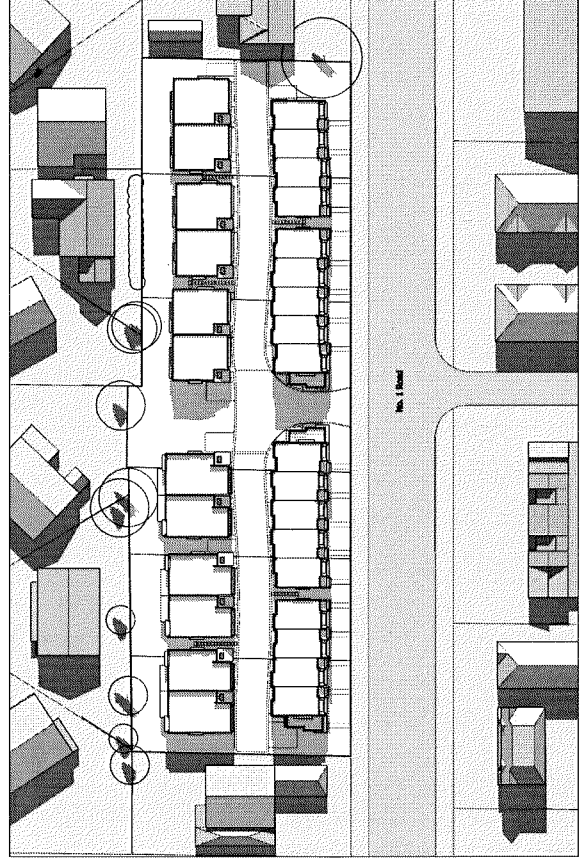
SEPTEMBER 21, 3PM



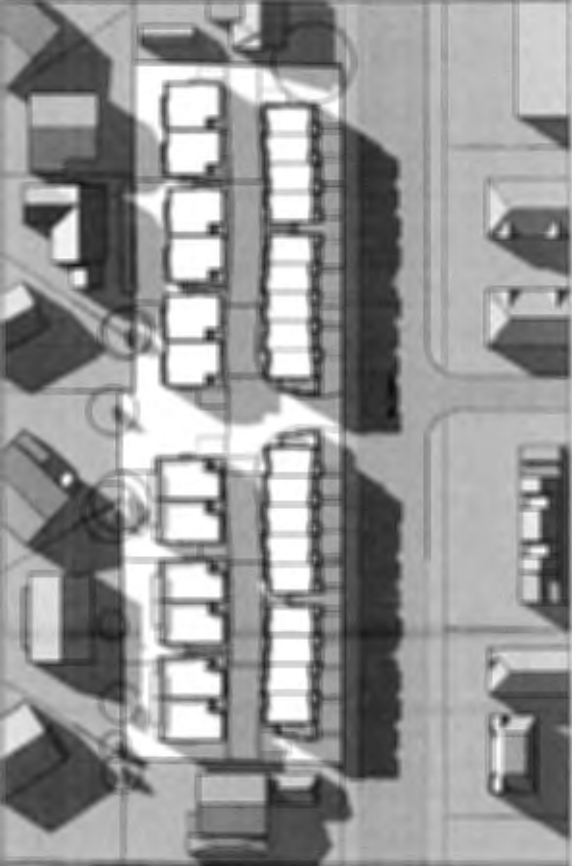
MARCH 21, 12PM



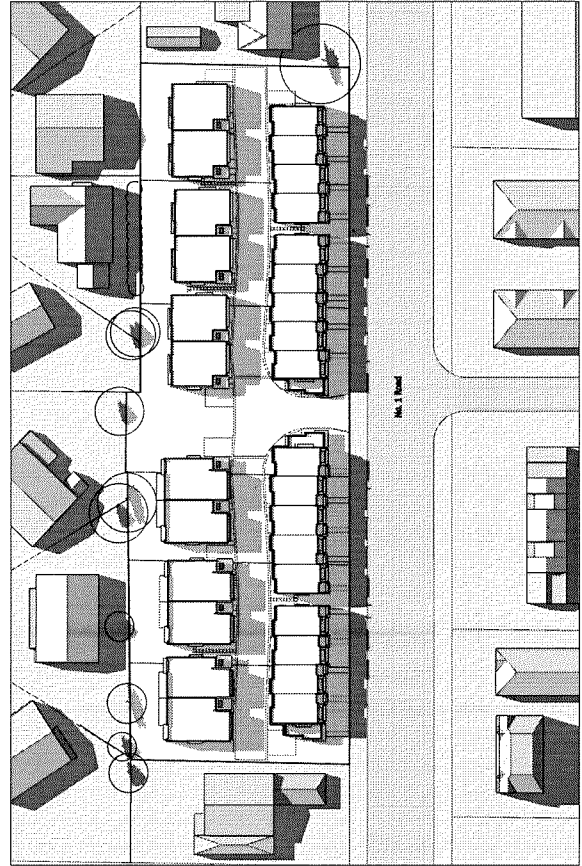
JUNE 21, 12PM



SEPTEMBER 21, 12PM



MARCH 21, 9AM



JUNE 21, 9AM



SEPTEMBER 21, 9AM

PLAN # 4I
DEC 14 2020

DP 18-829236

REVISIONS	
DEC 08, 2020	DP6 RESUBMISSION
NOV 27, 2020	DP5 RESUBMISSION
JUNE 03, 2020	DP RESUBMISSION
DEC 23, 2019	BP SUBMISSION
DEC 02, 2019	ADP SUBMISSION
APR 26, 2019	RZ RESUBMISSION
JULY 18, 2018	DP APPLICATION
DEC 22, 2017	RZ APPLICATION
CONSULTANTS	

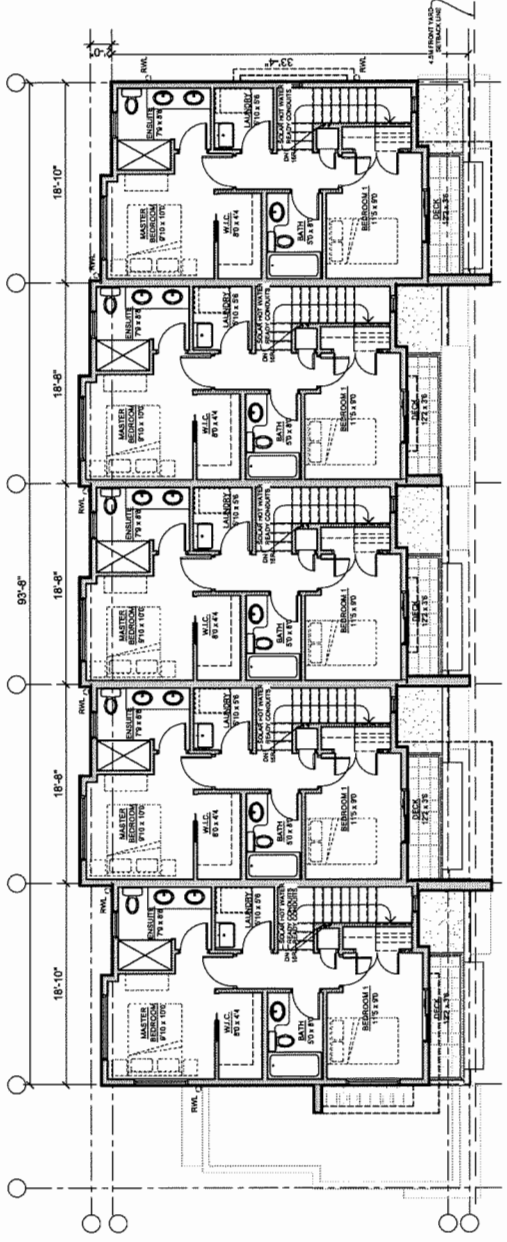
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CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS OF THE SITE AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

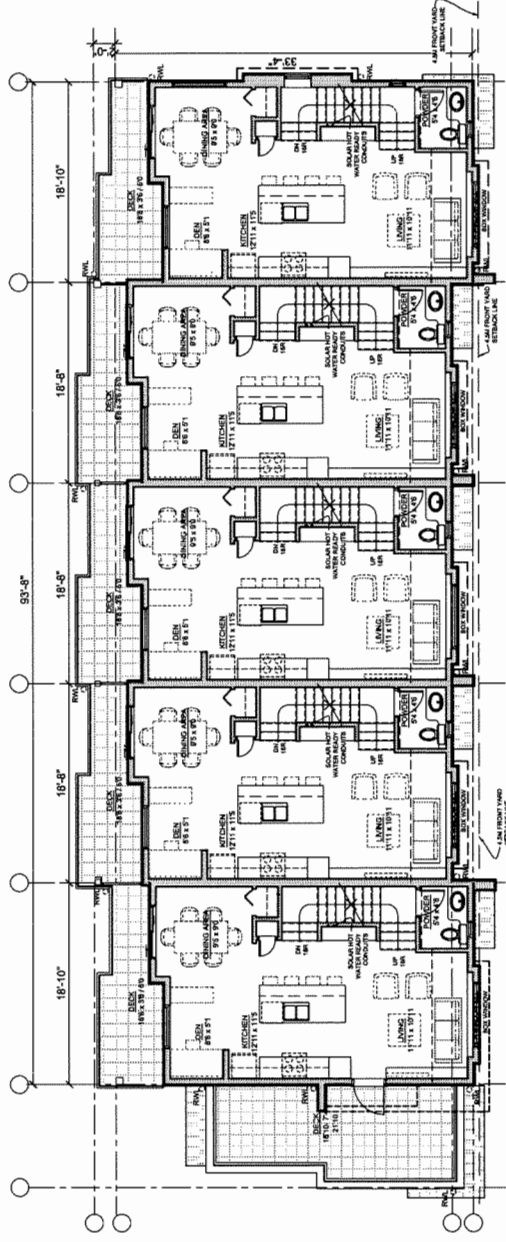
SEAL

INTERFACE:
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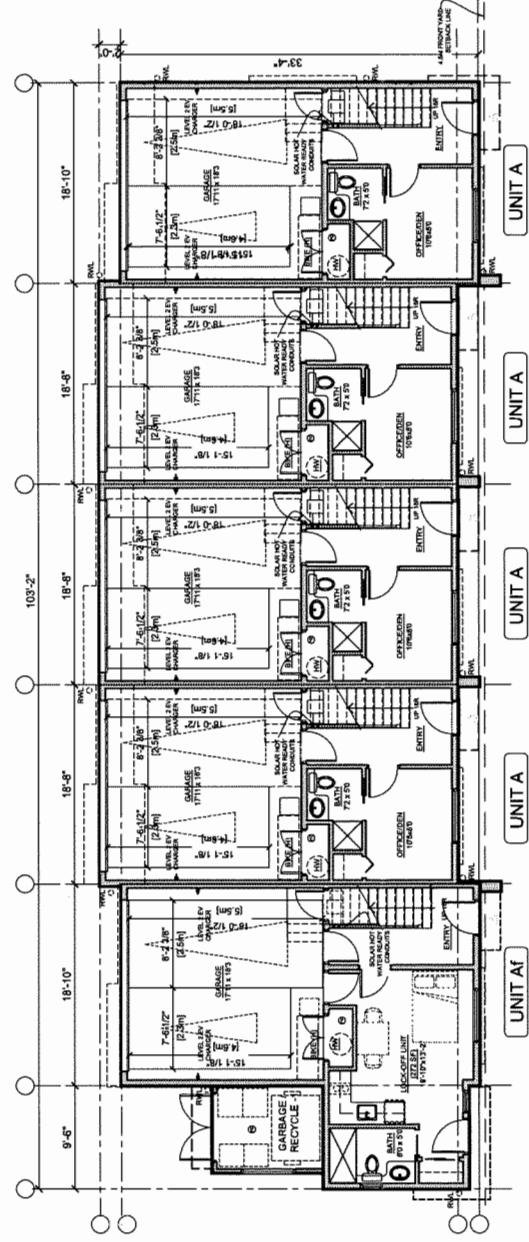
PROJECT	Proposed 30-Unit Townhouse Development
T LOT ASSEMBLY	7464 / 7480 / 7500 / 7520 / 7540 / 7560 / 7580 / 7600 NO. 1 ROAD RICHMOND, BC
PROJECT NO.	1717N/AMI
SCALE	As Noted
DATE	JUNE 21, 2016
DRAWN BY	KYC, SRS, XY
CHECKED BY	KYC
SHEET TITLE	FLOOR PLANS: BUILDING 1 & 2
DRAWING	A2.1



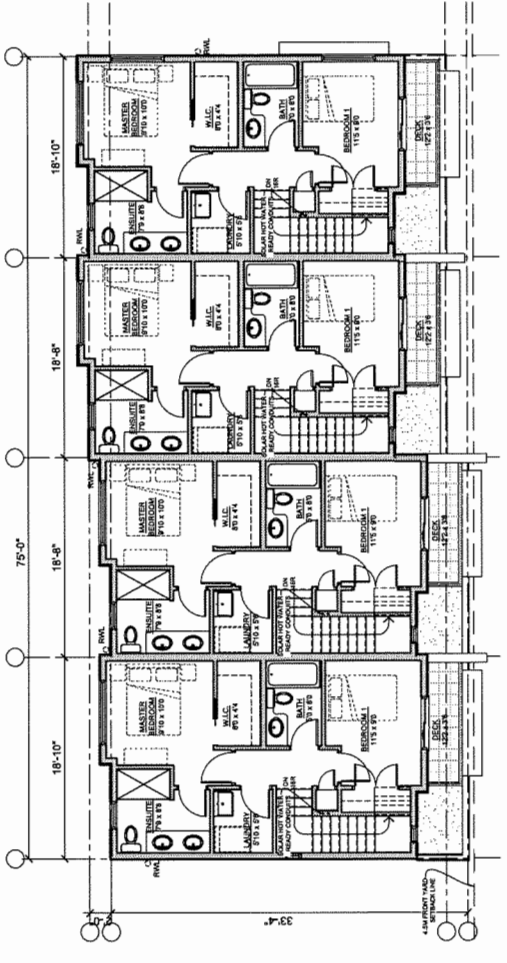
FLOOR PLAN - LEVEL 3, BUILDING 1
 SCALE: 1/8" = 1'-0"



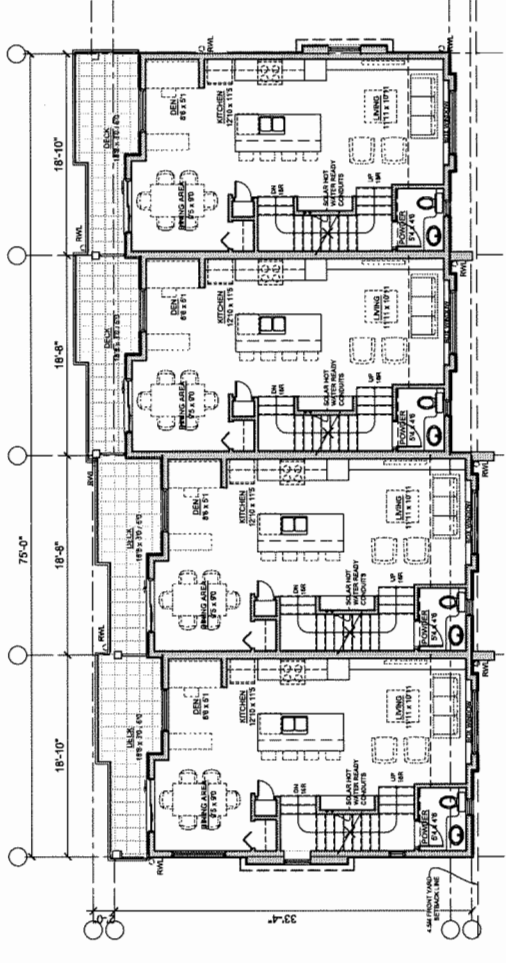
FLOOR PLAN - LEVEL 2, BUILDING 1
 SCALE: 1/8" = 1'-0"



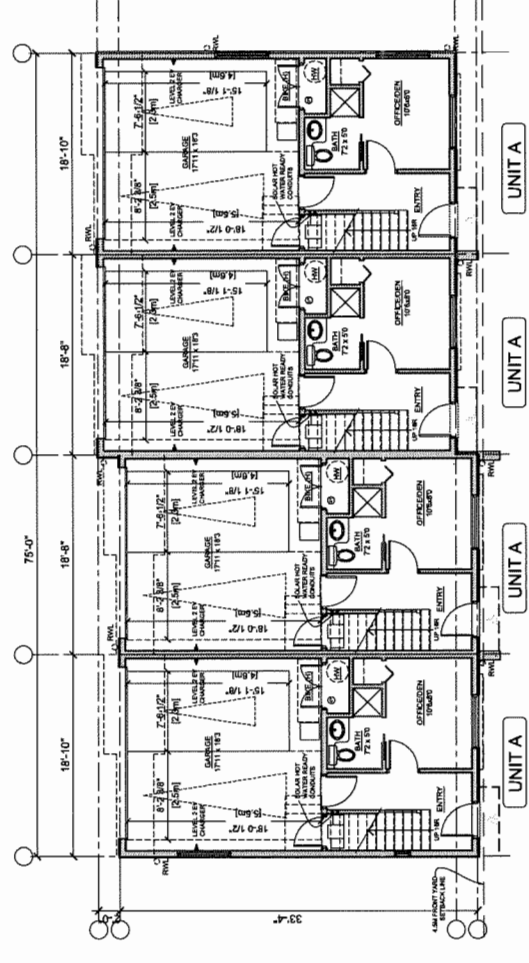
FLOOR PLAN - LEVEL 1, BUILDING 1
 SCALE: 1/8" = 1'-0"



FLOOR PLAN - LEVEL 3, BUILDING 2
 SCALE: 1/8" = 1'-0"



FLOOR PLAN - LEVEL 2, BUILDING 2
 SCALE: 1/8" = 1'-0"



FLOOR PLAN - LEVEL 1, BUILDING 2
 SCALE: 1/8" = 1'-0"

*NOTE: LEVEL 2 EV ENERGIZED OUTLET TO BE PROVIDED IN EACH RESIDENTIAL PARKING SPACES PER ZONING BYLAW

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DP 18-829236

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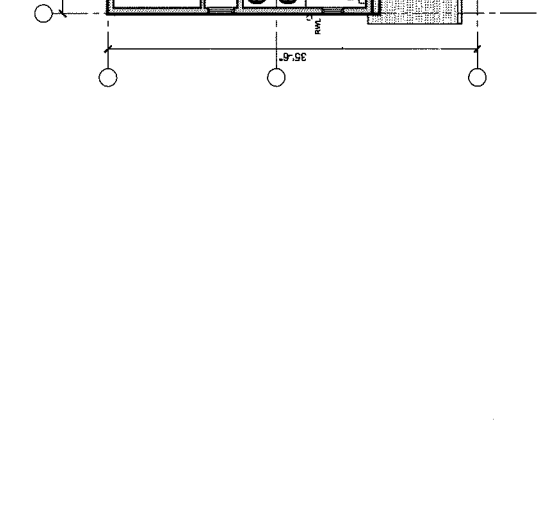
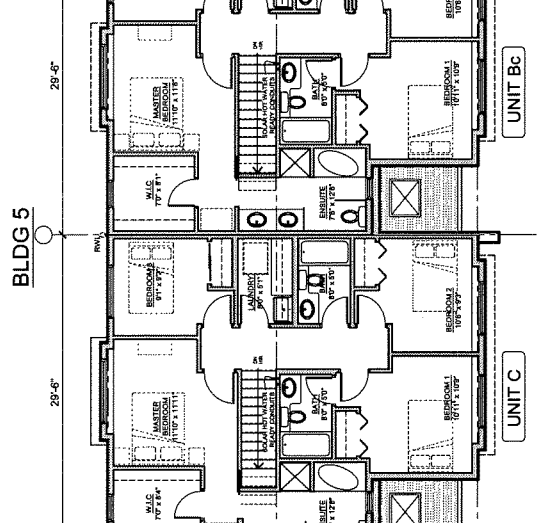
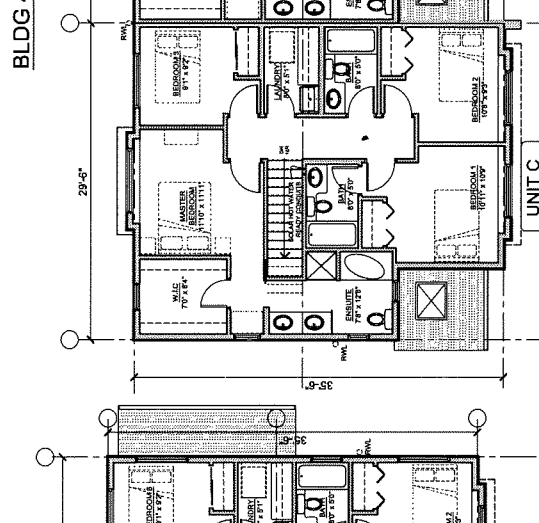
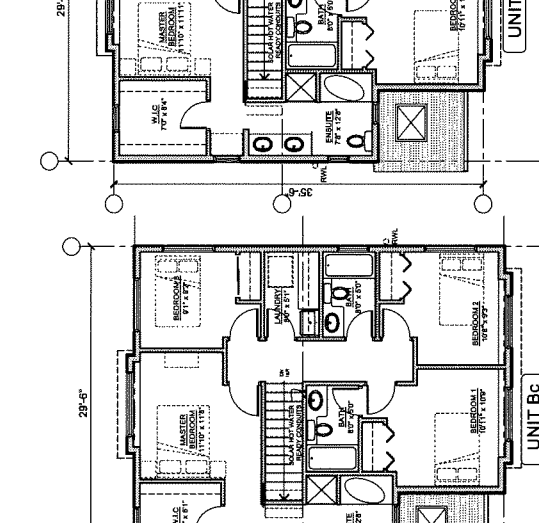
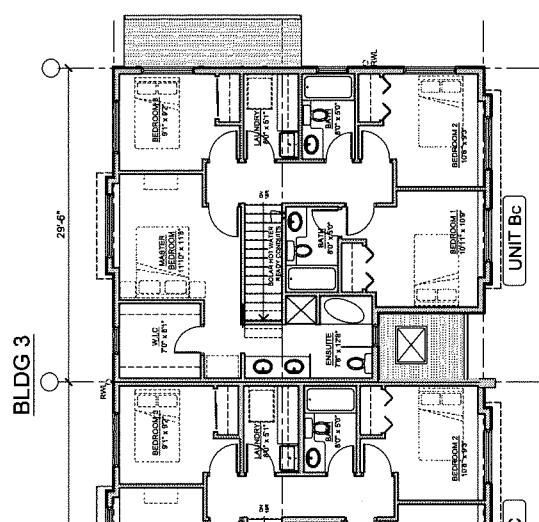
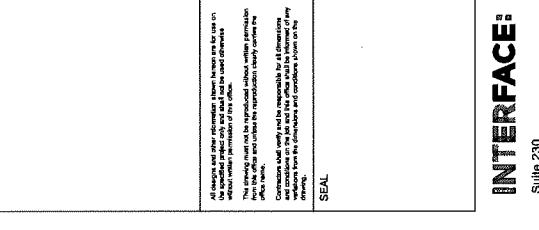
REFERENCE PLAN

REVISIONS	DATE	DESCRIPTION
	DEC 08, 2020	0P6 RESUBMISSION
	NOV 27, 2020	0P5 RESUBMISSION
	JUNE 03, 2020	0P RESUBMISSION
	DEC 23, 2019	RP SUBMISSION
	DEC 02, 2019	ADP SUBMISSION
	APR 28, 2019	RZ RESUBMISSION
	JULY 16, 2018	DP APPLICATION
	DEC 22, 2017	RZ APPLICATION
CONSULTANTS		

AGING-IN-PLACE MEASURES (ALL UNITS)
ALL ROOMS
LARGE TOGGLE-TYPE ELECTRICAL SWITCHES
LEVER TYPE DOOR HANDLES
MINIMIZE THRESHOLD HEIGHTS (LESS THAN 1/2") WHERE POSSIBLE
MINIMIZE CONTRAST IN COLOURS OF FLOOR FINISHES WHERE POSSIBLE
WALL BLOCKING FOR FUTURE ADDITIONAL HANDRAIL INSTALLATION
INTERMEDIATE STAIR LANDINGS WHENEVER POSSIBLE
LESS STEEP RISER/RUN DIMENSIONS WHERE POSSIBLE
WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION (AT BATHUB, TOILET)
INTERMEDIATE STAIR LANDINGS WHENEVER POSSIBLE
LESS STEEP RISER/RUN DIMENSIONS WHERE POSSIBLE
WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION (AT BATHUB, TOILET)
KITCHEN
LEVER HANDLE TAPS AND FAUCETS
2-8" SLIDING DOORS WHERE POSSIBLE
LEVER HANDLE TAPS AND FAUCETS
HALLWAYS
MIN. 900 MM WIDTH

BATHROOMS (MIN 7'0" x 5'0")	TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT
	WALL BLOCKING FOR FUTURE GRAB BARS AT TOILET, TUB, AND SHOWER
	MIN. 4" (100 MM) CLEAR UNDER TOILET, TUB, SHOWER, AND TOILET LOCATIONS.
	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
	PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.
	CABINETS UNDERNEATH SINK ARE EASILY REMOVED.
	DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT).
KITCHEN	CLEAR AREA NEEDED UNDER FUTURE WORKSPACE: PLUMBING AND GAS PIPES (IN-WALL AND IN FLOOR) LOCATED CLEAR OF UNDER COUNTER CABINETS. ALL PIPES ARE BROUGHT IN NO HIGHER THAN 304 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. 4" 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 (DOOR AND SIDING), ON FRONT OF ATTACHED COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS.
	UPGRADE TO FOUR-FLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM.

CONVERTIBLE UNIT FEATURES CHECKLIST	
DOORS & DOORWAYS	ENTRY DOORS MIN. 863 MM BUT IDEALLY 914 MM AND HAVE CLEAR ACCESS
	ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN 1220 MM DEPTH BY DOOR WIDTH PLUS 800 MM LATCH SIDE (NOT NEEDED IF ROUGH IN WIRING PROVIDED FOR FUTURE AUTOMATIC DOOR OPENER)
	INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM AND 1 BEDROOM, MIN. 800 MM CLEAR OPENING WITH BELUSH THRESHOLDS MAX. 15 MM HIGHER THAN DOOR THRESHOLD
	HEIGHT, DEMONSTRATE WHEELCHAIR ACCESS BETWEEN HALLWAY AND ROOMS AND WIDEN HALLWAY AND/OR DOORWAYS IF NECESSARY TO SECURE ACCESS
	PATIO/BALCONY MIN. 860 MM CLEAR OPENING, ACCESSED FROM REAR DOOR AT GROUND FLOOR.
	ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BCBC.
VERTICAL CIRCULATION	LEVER-TYPE HANDLES FOR ALL DOORS
	STAIR LIFT: STAIRCASE WIDTH, FRAMING SUPPORT, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS.
	SPEC NOTE: BRUNO RAIL STAIR LIFT (ELITE CURVE CRE2110) MAX. LOAD: 400 LBS. POWER, 24VDC COMPRISED (2) 7AH 12V BATTERIES
	** PROVISION FOR - IN UNIT Bc (BUILDING 3, 4 & 5) **
	VERTICAL LIFT (ELEVATOR), DEPRESSED SLAB AREA, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPEC. FRAMING TO ACCOMMODATE SHAFT CONSTRUCTION WITHOUT IMPACT TO SURROUNDING STRUCTURE.
	AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2'X12" SOLID LUMBER AT 914 MM TO CENTRE.
HALLWAYS	MIN. 900 MM WIDTH
GARAGE	MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4M GARAGE WIDTH
	ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING



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PROJECT
 Proposed 30-Unit
 Townhouse Development
 Z LOT ASSEMBLY
 7464 / 7480 / 7500 / 7520 /
 7540 / 7560 / 7580 / 7600
 NO. 1 ROAD
 RICHMOND, BC

PROJECT NO. 1717NUM1
SCALE As Noted
DATE JUNE 21, 2018
DRAWN BY KYC, SRS, XY
CHECKED BY KYC
SHEET TITLE FLOOR PLANS: BUILDING 3, 4 & 5
DRAWING

FLOOR PLAN - LEVEL 2, BUILDING 3, 4 & 5
 SCALE: 1/8" = 1'-0"

FLOOR PLAN - LEVEL 2, BUILDING 3, 4 & 5
 SCALE: 1/8" = 1'-0"

FLOOR PLAN - LEVEL 2, BUILDING 3, 4 & 5
 SCALE: 1/8" = 1'-0"

FLOOR PLAN - LEVEL 2, BUILDING 3, 4 & 5
 SCALE: 1/8" = 1'-0"

A2.3

REFERENCE PLAN

DP 18-829236

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***NOTE: LEVEL 2 EV ENERGIZED OUTLET TO BE PROVIDED IN EACH RESIDENTIAL PARKING SPACES PER ZONING BYLAW**

DP 18-829236

REVISIONS	
DEC 08, 2020	DP6 RESUBMISSION
NOV 27, 2020	DP5 RESUBMISSION
JUNE 03, 2020	DP RESUBMISSION
DEC 23, 2019	BP SUBMISSION
DEC 02, 2019	ADP SUBMISSION
APR 28, 2019	RZ RESUBMISSION
JULY 18, 2018	DP APPLICATION
DEC 22, 2017	RZ APPLICATION
CONSULTANTS	

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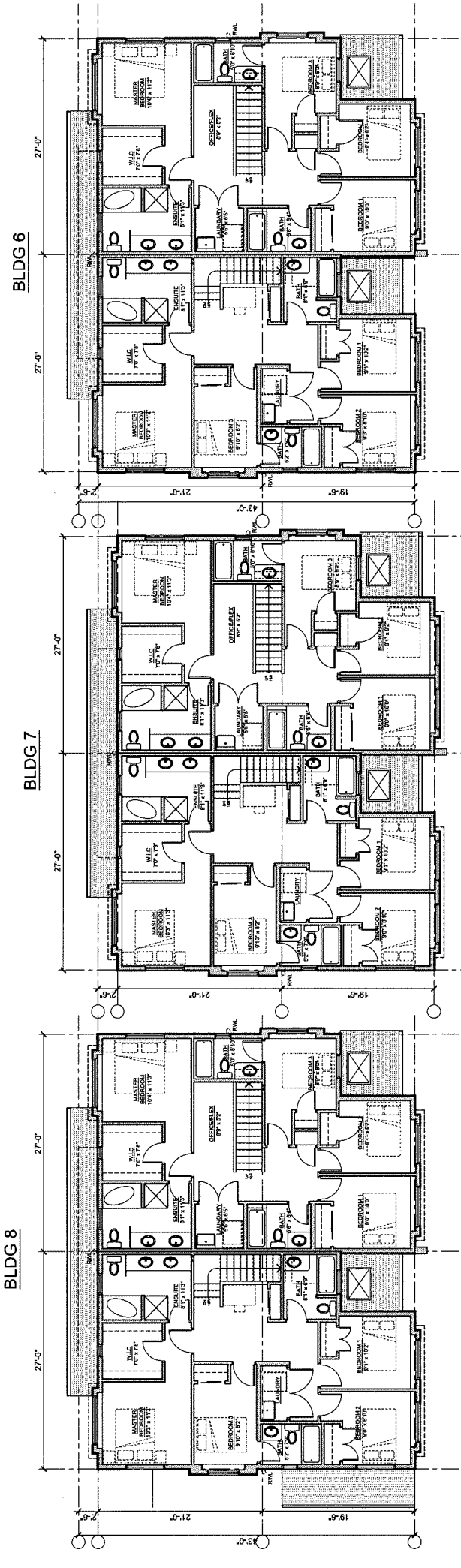
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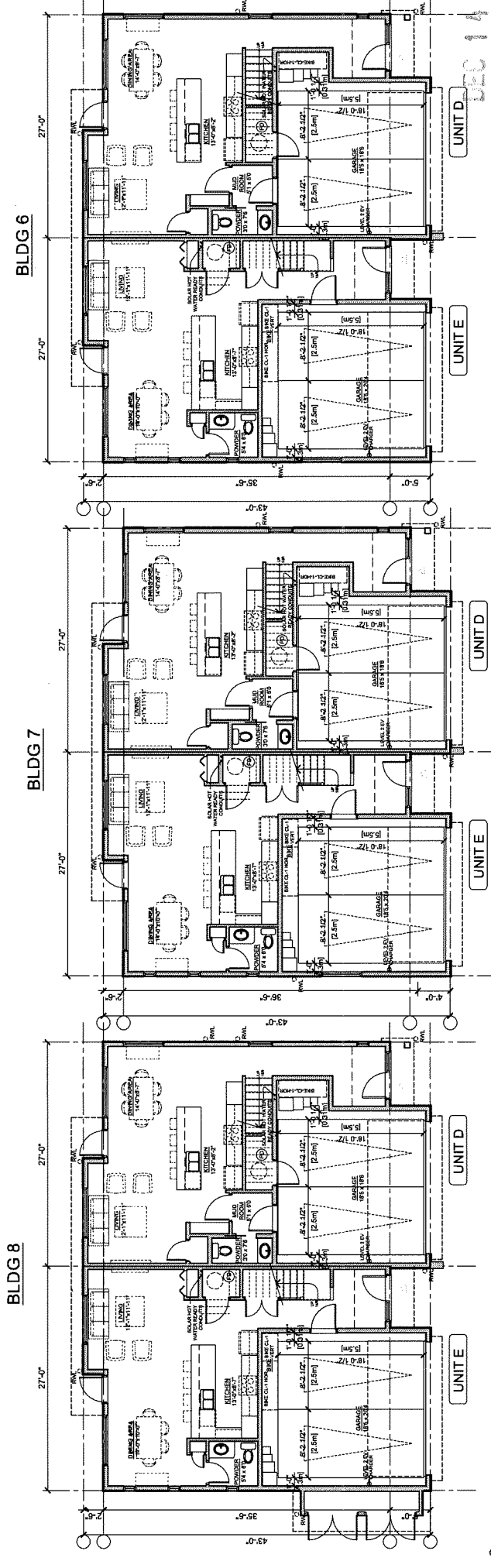
PROJECT	Proposed 30-Unit Townhouse Development 7 LOT ASSEMBLY 7464 / 7480 / 7500 / 7520 / 7540 / 7560 / 7580 / 7600 NO. 1 ROAD RICHMOND, BC
PROJECT NO.	1717N/UM1
SCALE	As Noted
DATE	JUNE 21, 2018
DRAWN BY	KYC, SRS, XY
CHECKED BY	KYC
SHEET TITLE	FLOOR PLANS: BUILDING 6, 7 & 8
DRAWING	

A2.5

AGING-IN-PLACE MEASURES (ALL UNITS)	
ALL ROOMS	LARGE TOGGLE-TYPE ELECTRICAL SWITCHES
	LEVER TYPE DOOR HANDLES
	MINIMIZE THRESHOLD HEIGHTS (LESS THAN 1/2") WHERE POSSIBLE
	MINIMIZE CONTRAST IN COLOURS OF FLOOR FINISHES WHERE POSSIBLE
STAIRS & LANDINGS	WALL BLOCKING FOR FUTURE ADDITIONAL HANDRAIL INSTALLATION
	INTERMEDIATE STAIR LANDINGS WHENEVER POSSIBLE
BATHROOMS	LESS STEEP RISE/RUN DIMENSIONS WHERE POSSIBLE
	WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION (AT BATHTUB, TOILET)
	INTERMEDIATE STAIR LANDINGS WHENEVER POSSIBLE
	LESS STEEP RISE/RUN DIMENSIONS WHERE POSSIBLE
KITCHEN	WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION (AT BATHTUB, TOILET)
	LEVER HANDLE TAPS AND FAUCETS
HALLWAYS	2"-8" SLIDING DOORS WHERE POSSIBLE
	LEVER HANDLE TAPS AND FAUCETS
	MIN. 900 MM WIDTH



FLOOR PLAN - LEVEL 2, BUILDING 6, 7 & 8
SCALE: 1/8" = 1'-0"



FLOOR PLAN - LEVEL 1, BUILDING 6, 7 & 8
SCALE: 1/8" = 1'-0"

*NOTE: LEVEL 2 EV ENERGIZED OUTLET TO BE PROVIDED IN EACH RESIDENTIAL PARKING SPACES PER ZONING BYLAW

DEC 14 2020

DP 18-829236

REFERENCE PLAN

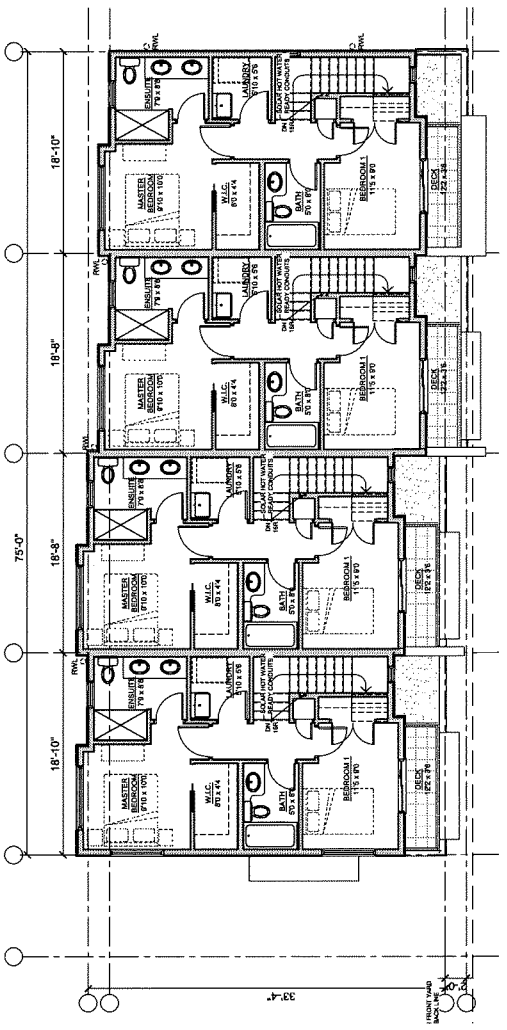
REVISIONS	
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NOV 27, 2020	DP5 RESUBMISSION
JUNE 03, 2020	DP RESUBMISSION
DEC 23, 2019	BP SUBMISSION
DEC 02, 2019	ADP SUBMISSION
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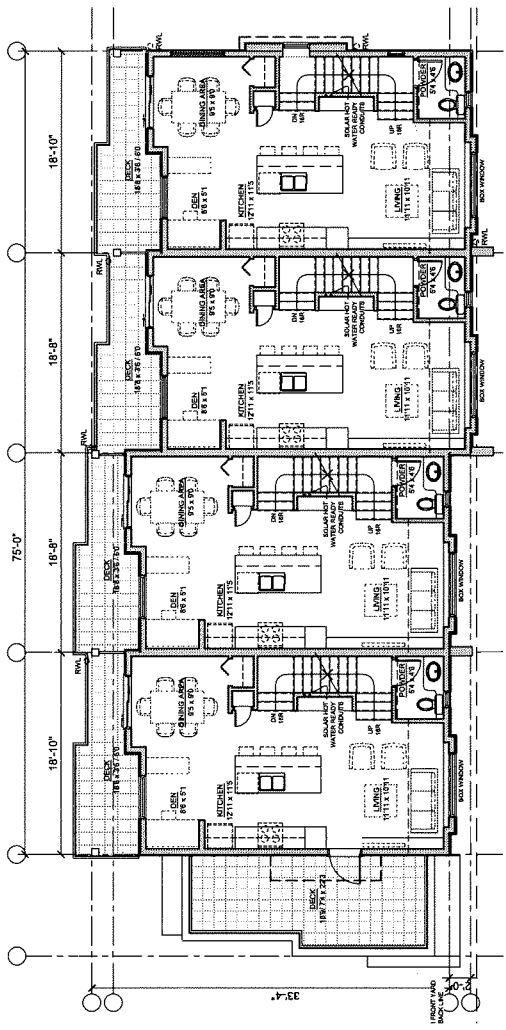
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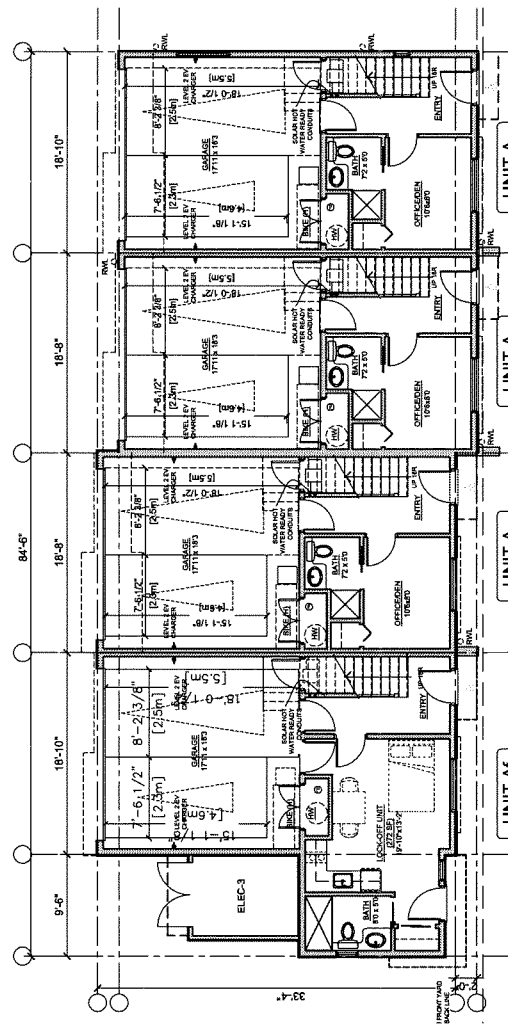
PROJECT	Proposed 30-Unit Townhouse Development
Z LOT ASSEMBLY	7464 / 7480 / 7500 / 7520 / 7540 / 7560 / 7580 / 7600
NO. 1 ROAD	RICHMOND, BC
PROJECT NO.	1717N1M1
SCALE	As Noted
DATE	JUNE 21, 2018
DRAWN BY	KYC, SRS, XY
CHECKED BY	KYC
SHEET TITLE	FLOOR PLANS: BUILDING 9 & 10
DRAWING	A2.7



FLOOR PLAN - LEVEL 3, BUILDING 9
 SCALE: 1/8" = 1'-0"

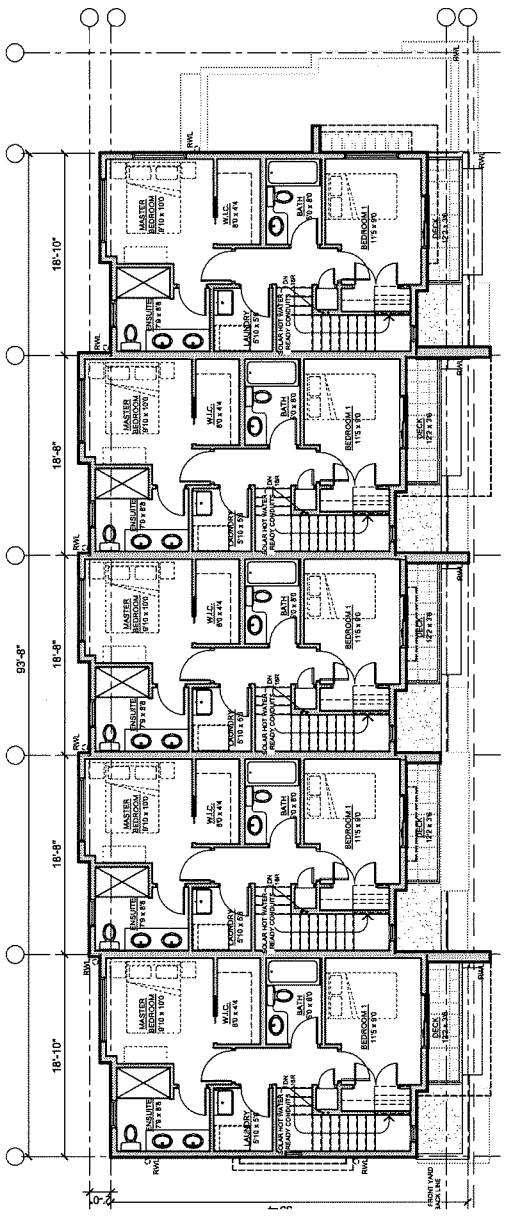


FLOOR PLAN - LEVEL 2, BUILDING 9
 SCALE: 1/8" = 1'-0"

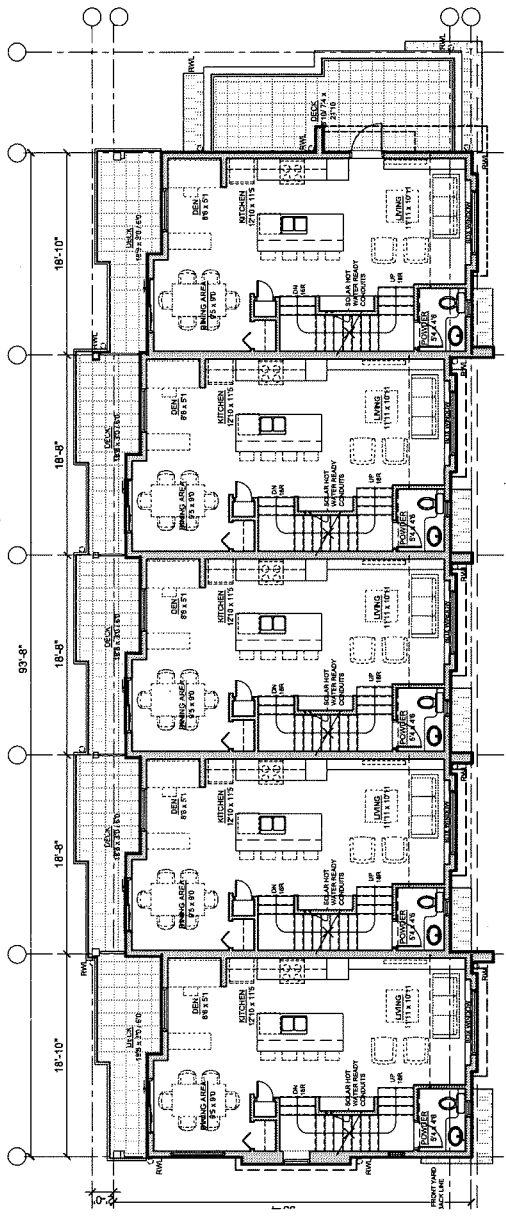


FLOOR PLAN - LEVEL 1, BUILDING 9
 SCALE: 1/8" = 1'-0"

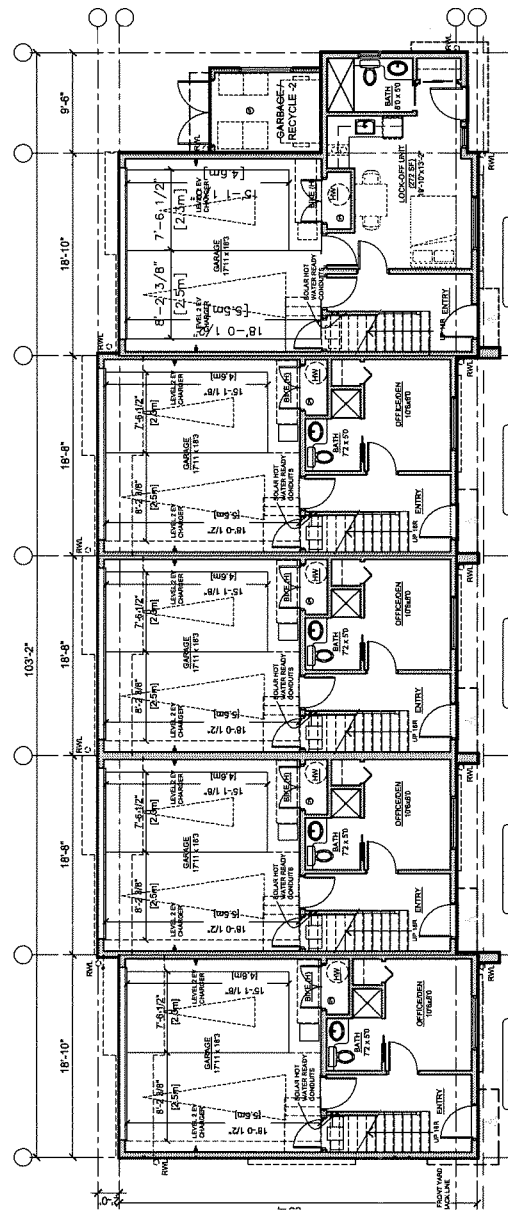
*NOTE: LEVEL 2 EV ENERGIZED OUTLET TO BE PROVIDED IN EACH RESIDENTIAL PARKING SPACES PER ZONING BYLAW



FLOOR PLAN - LEVEL 3, BUILDING 10
 SCALE: 1/8" = 1'-0"



FLOOR PLAN - LEVEL 2, BUILDING 10
 SCALE: 1/8" = 1'-0"



FLOOR PLAN - LEVEL 1, BUILDING 10
 SCALE: 1/8" = 1'-0"

*NOTE: LEVEL 2 EV ENERGIZED OUTLET TO BE PROVIDED IN EACH RESIDENTIAL PARKING SPACES PER ZONING BYLAW

