



City of  
Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** October 7, 2020

**From:** Wayne Craig  
Director, Development

**File:** DP 19-872960

**Re:** Application by 1137183 BC Ltd. for a Development Permit at  
22551 Westminster Highway

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### Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of seven townhouse units at 22551 Westminster Highway on a site zoned "Town Housing (ZT11) – Hamilton"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to permit tandem parking spaces in all of the units.

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

WC:jr  
Att. 2

## Staff Report

### Origin

1137183 BC Ltd. (Dir. Davinder Singh Mander) has applied to the City of Richmond for permission to develop seven townhouse units at 22551 Westminster Highway with driveway access via 22571 Westminster Highway on a site zoned “Town Housing (ZT11) – Hamilton”. The site previously contained a single-family dwelling, which has been demolished.

The site is being rezoned from “Single Detached (RS1/F)” to “Town Housing (ZT11) – Hamilton” under Bylaw 9970 (RZ 18-800159), which was granted Third Reading at the Public Hearing held January 21, 2019.

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

- New 1.5 m wide sidewalk at the property line.
- New 1.5 m wide landscaped boulevard.
- Removal of the existing sidewalk and driveway crossing.

### Development Information

Please refer to the 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, three-storey townhouses with vehicle access from Westminster Highway. Vehicle access to the subject site is proposed via the internal drive aisle of this property.
- To the south, the road right-of-way (ROW) for Westminster Highway, owned by the Ministry of Transportation and Infrastructure.
- To the east, across Westminster Highway, three-storey townhouses with vehicle access from Windsor Court.
- To the west, McLean Neighbourhood Park, which includes a grass sports field, hard-surface courts, children's play equipment, open landscaped areas, and Richmond Fire Hall No. 5 (Hamilton).

### Rezoning and Public Hearing Results

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

- Refinement of the proposed building form and architectural character.
- Refinement of the design of the outdoor amenity area, including choice of equipment, to create a safe and inviting environment for children’s play and social activities.

- Review of aging-in-place features and the provision of one convertible unit.
- Review of a sustainability strategy for the development proposal, including measures to achieve BC Energy Step Code requirements.

Details on the above are provided in the Analysis section of this report.

The Public Hearing for the rezoning of this site was held on January 21, 2019. At the Public Hearing, the following concerns about rezoning the property were expressed:

- Concerns with the shared driveway access on 22571 Westminster Highway.
- Westminster Highway has become congested with the recent redevelopments.
- The crosswalk at Westminster Highway does not provide adequate safety for pedestrians.

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

- The owner has had additional meetings with Strata Council of 22571 Westminster Highway to discuss future construction activities and the shared driveway access. Correspondence from the owner is provided in Attachment 2.
- The project has been reviewed by the City's Transportation Department, and the existing road network can accommodate the proposed development.
- The intersection of Westminster Highway and the Highway 91 overpass south of the development site is planned to be upgraded with a new pedestrian-activated traffic signal through the City Capital Works Plan. Work is anticipated to start in Q1 2021.

### **Staff Comments**

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the "Town Housing (ZT11) – Hamilton" zone, except for the zoning variances noted below.

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

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

- 1) Permit tandem parking spaces in all of the units.

*This variance was identified at the rezoning stage. Staff supports the proposed variance as the tandem garages are consistent with the form of development in Hamilton, including the development immediately to the north, and are a direct response to the required Flood Construction Level. The crown of Westminster Highway in front of the development site is between 1.06 m and 1.40 m GSC, and the existing site grade is between 0.46 m and 1.4 m GSC. The required Flood Construction Level is 3.5 m GSC, therefore no habitable space can be located on the ground floor of the development. Tandem parking provides an efficient layout utilizing the full depth of the site.*

## **Analysis**

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

- The site grade will match adjacent properties. Perimeter retaining walls are not proposed.
- The subject site shares a property line with McLean Neighbourhood Park. Residents would have direct access to the park via a gate at the northwest corner of the site. The south end of the park contains two large playgrounds, open grass areas, and treed areas.
- The proposed buildings have been located to provide a landscaped area between this development and the neighbouring townhouses to the north. The rear building (Building A) has a 1.33 m side yard setback, and is located adjacent to the neighbour's outdoor amenity area and visitor parking. The proposed walkway to McLean Neighbourhood Park is located within this setback. This provides a total 8.5 m building separation between the two properties.
- The front building (Building B) has a 4.63 m side yard setback, which contains the shared outdoor amenity area for the proposed development. The total building separation is 5.8 m.

### ***Urban Design and Site Planning***

- The development consists of seven three-storey townhouse units arranged on a central drive aisle, which is an extension of the existing drive aisle on 22571 Westminster Highway. The developer met with the neighbouring strata council prior to the Public Hearing on the zoning amendment bylaw, and has been in close contact during the demolition stage.
- The site plan responds to the geometry of the site, which has diagonal front and rear lot lines. Each unit steps back progressively, extending the sawtooth pattern of units established by the neighbouring development.
- Three units fronting Westminster Highway have direct pedestrian access to the sidewalk. The landscaped front yard includes a covered landing for weather protection. Additional private outdoor space is provided for each unit in the form of two balconies; one large balcony off of the second storey living room; and a recessed balcony off of a third storey bedroom.
- The four rear units have pedestrian access from the drive aisle. The backyards are landscaped and include a large patio. Additional private outdoor space is provided in the same manner as the front units with two balconies for each unit.
- In addition to the driveway access on the north side of the site, two pedestrian paths are proposed on the north and south side of the site, allowing pedestrian access from Westminster Highway to the site without relying on the neighbours' driveway.
- Each unit has a garage containing two vehicle parking spaces in a tandem arrangement and two Class 1 bicycle parking spaces. Two visitor vehicle parking stalls are proposed at the south end of the drive aisle, and two Class 2 bicycle parking stalls are proposed in the shared outdoor amenity area.

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

- The proposed development mimics the pattern and rhythm of the neighbouring townhouse units to the north without replicating the design. The material palette complements the immediate neighbours, and includes hardie siding in two board widths, hardie panels, wood trim, and black asphalt shingles.

- Gable roofs reinforce the low-rise residential character of the development, while shed roofs provide a contrasting element above the third-storey window projections. A skirt roof is provided on the west elevation of each building between the second and third storeys to break up the vertical massing.
- Hardie boards in a dark grey colour are used on the two bottom storeys, whereas the upper storey is clad in narrower hardie boards in a lighter tone.

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

- At rezoning stage, staff supported the applicant's proposal to remove and replace eight on-site trees due to their poor condition, which would require 16 replacement trees based on the 2:1 replacement ratio contained in the OCP.
- The proposed 16 replacement trees include a variety of deciduous and coniferous species.
- Each dwelling unit has a private outdoor space at grade and two balconies.
- The front units have landscaped front yards, each of which includes lawn, shrubs, and a Dogwood tree. Rear units have landscaped rear yards, each of which includes a patio, lawn, shrubs, and either a Katsura or Japanese Snowbell tree.
- A second storey balcony is located off of the living space at the rear of each unit, and a third storey balcony is located off of the bedroom at the front of each unit. The second storey balconies are larger, as they will likely be the principal outdoor space for each unit given the lack of living space at grade.
- The primary shared outdoor amenity area is located at the north of the site, between the drive aisle and the sidewalk. A 1.5 m wide pedestrian pathway is proposed allowing direct access from the site to the sidewalk. The programming of the outdoor amenity area includes a play area, small lawn, and a bench. The visitor bike parking and mailbox are also located in this area. The programming is focused on providing play and socialization opportunities for toddlers and their guardians, as more robust play equipment for older children is located adjacent to the site in McLean Neighbourhood Park.
- A second shared outdoor amenity area is located at the south end of the site, which also includes a pedestrian pathway allowing direct access to the sidewalk. This area includes three raised garden plots, hose bib, and potting table, allowing residents an opportunity to engage in urban agriculture.
- The drive aisle is predominantly asphalt with concrete curbs. Contrasting permeable pavers are used at the site entry beside the shared amenity area, and at the terminus and visitor parking stalls. A variety of shrubs and grasses are provided between the driveway aprons and unit entries to break up the paved surfaces, provide visual interest, and buffer the pedestrian and vehicle circulation routes.
- A Landscape Security in the amount of \$61,966.58 is required prior to Development Permit issuance to ensure that the agreed upon landscaping works are installed.

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

- A 1.8 m (6 ft.) wood fence is proposed around the perimeter of the property for privacy and security. The fence within the front yard will be 1.0 m (3.5 ft.) tall to provide clear sightlines from the units to the sidewalk while maintaining separation of the public and private realms.
- Pedestrian site access is controlled via gates at each of the walkways to the unit entries, the shared outdoor amenity area, the south visitor parking stall, and McLean Neighbourhood Park.

- The mailbox is located in the shared outdoor amenity area and is covered but not enclosed, maintaining visibility.

### ***Accessible Housing***

- The proposed development includes one convertible unit (Proposed Unit 5) that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of this unit will require installation of a vertical lift in the stacked closet spaces on each floor.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
  - Stairwell hand rails.
  - Lever-type handles for plumbing fixtures and door handles.
  - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

### ***Sustainability***

- This development is expected to achieve Step 3 of the BC Energy Step Code for Part 9 buildings.
- 100% of the residential parking spaces are provided with Class 2 EV charging, as per Richmond Zoning Bylaw 8500.

### **Conclusions**

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.



Jordan Rockerbie  
Planner 1  
(604-276-4092)

JR:blg

Attachment 1: Development Application Data Sheet

Attachment 2: Letter from the Owner

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

- Final adoption of Richmond Zoning Bylaw 8500 Amendment Bylaw 9970.
- Receipt of a Letter-of-Credit or cash security for landscaping in the amount of \$61,966.58.

NOTE: staff to ensure that landscape estimates include a 10% contingency cost.

Prior to future Building Permit issuance, the developer is required to complete the following:

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for

any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

- Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Development Permit processes.
- 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.
- Enter into a Servicing Agreement for the design and construction of the required frontage and site servicing works. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Service Agreement.



**DP 19-872960**

**Attachment 1**

Address: 22551 Westminster Highway

Applicant: 1137183 BC Ltd.

Owner: 1137183 BC Ltd.

Planning Area(s): Hamilton

Floor Area Gross: 1,105 m<sup>2</sup> (11,895 ft<sup>2</sup>)

Floor Area Net: 707.3 m<sup>2</sup> (7,613 ft<sup>2</sup>)

	Existing	Proposed
Site Area:	1,179 m <sup>2</sup> (12,690 ft <sup>2</sup> )	No change
Land Uses:	Single-family dwelling	Townhouse dwellings
OCP Designation:	Neighbourhood Residential	No change
Hamilton Area Plan Designation:	Neighbourhood Residential (Townhouse 0.75 FAR)	No change
Zoning:	Single Detached (RS1/F)	Town Housing (ZT11) – Hamilton
Number of Units:	1 single-family dwelling	7 townhouse dwellings

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.60 FAR	0.60 FAR	None permitted
Lot Coverage:	Buildings: Max. 35% Non-porous Surfaces: N/A Landscaping: N/A	Buildings: 35% Non-porous Surfaces: 62.15% Landscaping: 25%	None
Setback – Front Yard:	Min. 6.0 m	6.0 m	None
Setback – North Side Yard:	Min. 0 m	1.33 m	None
Setback – South Side Yard:	Min. 0 m	3.46 m	None
Setback – Rear Yard:	Min. 0 m	5.44 m	None
Height (m):	Max. 10.6 m	9.99 m	None
Off-street Parking Spaces – Resident/Visitor:	2 R and 0.2 V per unit	2 R and 0.28 V per unit	None
Total off-street Spaces:	14 R and 2 V	14 R and 2 V	None
Tandem Parking Spaces:	Max. 50%	100% (i.e. 14 spaces)	<b>Variance Requested</b>
Amenity Space – Indoor:	Min. 50 m <sup>2</sup>	Cash-in-lieu	None
Amenity Space – Outdoor:	Min. 6.0 m <sup>2</sup> per unit (i.e. 42 m <sup>2</sup> )	67.7 m <sup>2</sup>	None



**Rockerbie, Jordan**

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**From:** Dave Mander <dave@imperialsecurity.ca>  
**Sent:** Wednesday, 7 October 2020 13:35  
**To:** Rockerbie, Jordan; Eric Law  
**Cc:** ramankooner@gmail.com  
**Subject:** Re: DP Application at 22551 Westminster Highway (DP 19-872960) - reply

Hi Jordan,

I've had ongoing contact with the strata president at 22571 Westminster Hwy, Tracy Lowe (maiden name Eng). Here is a summary of our conversation to date:

- We'll be installing a new fence line between the properties upon completion of the development at the developers cost.
- The developer will ensure no heavy construction traffic passes through 22571 Westminster Hwy without prior authorization.
- The developer will obtain a quotation to repair the slanted asphalt along the property line at 22571 Westminster Hwy. For our mutual benefit, the developer has agreed to split the cost of the repair (up to \$2,000).
- The developer has agreed to pressure wash any construction dust/dirt from 22571 Westminster Hwy at the developers cost.

Feel free to contact me if you have any questions. Thanks Jordan.

Dave Mander  
1137183 BC Ltd  
Suite 2255-4871 Shell Road  
Richmond BC V6X 3Z6  
604-836-0511



No. DP 19-872960

To the Holder: 1137183 BC LTD.  
Property Address: 22551 WESTMINSTER HIGHWAY  
Address: #216 - 288 WEST 8TH AVENUE  
VANCOUVER, BC V5Y 1N5

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1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to permit tandem parking spaces in all the units.
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 #13 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 \$61,966.58 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

**Development Permit**  
**No. DP 19-872960**

To the Holder: 1137183 BC LTD.  
Property Address: 22551 WESTMINSTER HIGHWAY  
Address: #216 - 288 WEST 8TH AVENUE  
VANCOUVER, BC V5Y 1N5

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- 8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.  
This Permit is not a Building Permit.

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

DELIVERED THIS DAY OF , .

\_\_\_\_\_  
MAYOR



# PROPOSED TOWNHOUSE DEVELOPMENT AT 22551 WESTMINSTER HWY, RICHMOND, BC

## DEVELOPMENT DATA

(A) CIVIC ADDRESS: 22551 WESTMINSTER HIGHWAY, RICHMOND, BC  
 (B) LEGAL DESCRIPTION: LOT 1 SECTION 2 BLOCK 4 NORTH RANGE 4 WEST  
 NEW WESTMINSTER DISTRICT PLAN 6132  
 (C) LOT AREA: 1,179 SM (12,690 SF)  
 (D) ZONING USE: CURRENT: RS1/F  
 PROPOSED REZONING: (ZT11)

(E) FLOOR AREA RATIO: 0.55 TO 454.5 SM  
 0.3 TO REST OF SITE AREA  
 0.60 TOTAL FAR FLOOR AREA  
 0.60 X 1,179 SM = 707.4 SM  
 (7,614 SF)

(F) NUMBER OF UNIT: 1 PER LOT  
 MAX - 45%

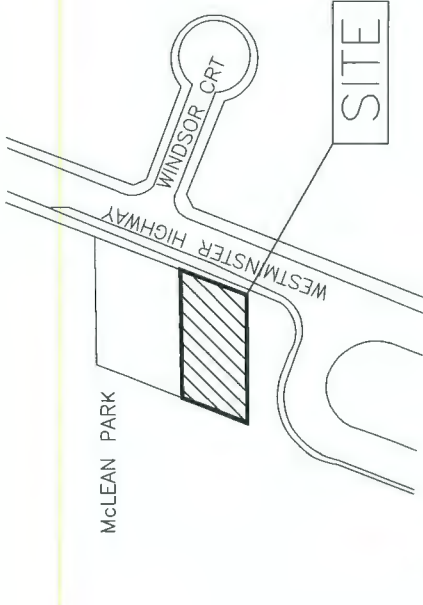
(G) BUILDING COVERAGE: NA  
 MAX - 35% (4441 SF)  
 LIVE PLANT MIN - 25%  
 NON-POROUS - 65%

(H) BUILDING HEIGHT: MAX MAIN BUILDING HEIGHT - 10.6M  
 FRONTYARD - 6M  
 SIDEYARD - NIL  
 REARYARD - 6M

(I) SETBACK: MAX HEIGHT - 9M  
 FRONTYARD - 6M  
 SIDEYARD - 2M  
 REARYARD - 6M

(J) PARKING: 2 PER DWELLING UNIT  
 0.2 VISITOR PARKING / UNIT X7 = 2  
 TOTAL = 16 REQUIRED

(K) OPEN SPACE: VISITOR BICYCLE  
 0.2 PER DWELLING UNIT X7= 2  
 RESIDENTIAL BICYCLE STORAGE  
 1.25 PER DWELLING UNIT X7=9  
 OUTDOOR AMENITY SPACE  
 6SM PER UNIT X7= 42 SM (452SF)



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

- (1) AGING IN PLACE FEATURES SHALL BE PROVIDED TO ALL UNITS:
- (a) STAIRWELL HANDRAILS
- (b) LEVER TYPE HANDLES FOR PLUMBING FIXTURE AND DOOR HANDLES
- (c) SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILETS, BATHTUBS AND SHOWERS

TOWNHOUSE SHALL MEET CITY'S ENERGY STEP CODE REQUIREMENTS



**ERIC LAW  
ARCHITECT**

ericlaw.architect@gmail.com  
 1088 WEST 10TH AVENUE VANCOUVER BC  
 V6H 2Y6  
 TEL: (604) 505-2099

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ISSUED
1. 2018.09.12 FOR DEVELOPMENT PERMIT APPLICATION
2. 2019.04.30 FOR CITY COMMENT
3. 2019.06.22 FOR CITY REVIEW
4. 2019.09.25 FOR CITY REVIEW

REVISION
1. 2020.04.21 RELOCATE OPEN SPACE TO NORTH SIDE
2. 2020.05.21 ADJUST LAYOUT TO HAVE DRIVE ASLE HAMMER HEAD
3. 2020.09.09 COLOUR NOTES ADDED

**PROPOSED TOWNHOUSE  
AT 22551  
WESTMINSTER HIGHWAY  
RICHMOND BC**

**DEVELOPMENT SUMMARY**

PROJECT NUMBER: 17-12
ISSUED: 9/25/2020
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 17-12_TWR_200925-DP.DWG

**DP 19-872960  
PLAN 1**

**A1**

DEVELOPMENT PERMIT





ISSUED
1. 2019.09.12 FOR DEVELOPMENT PERMIT APPLICATION
2. 2019.04.30 FOR CITY COMMENT
3. 2019.05.22 FOR CITY REVIEW
4. 2019.09.25 FOR CITY REVIEW

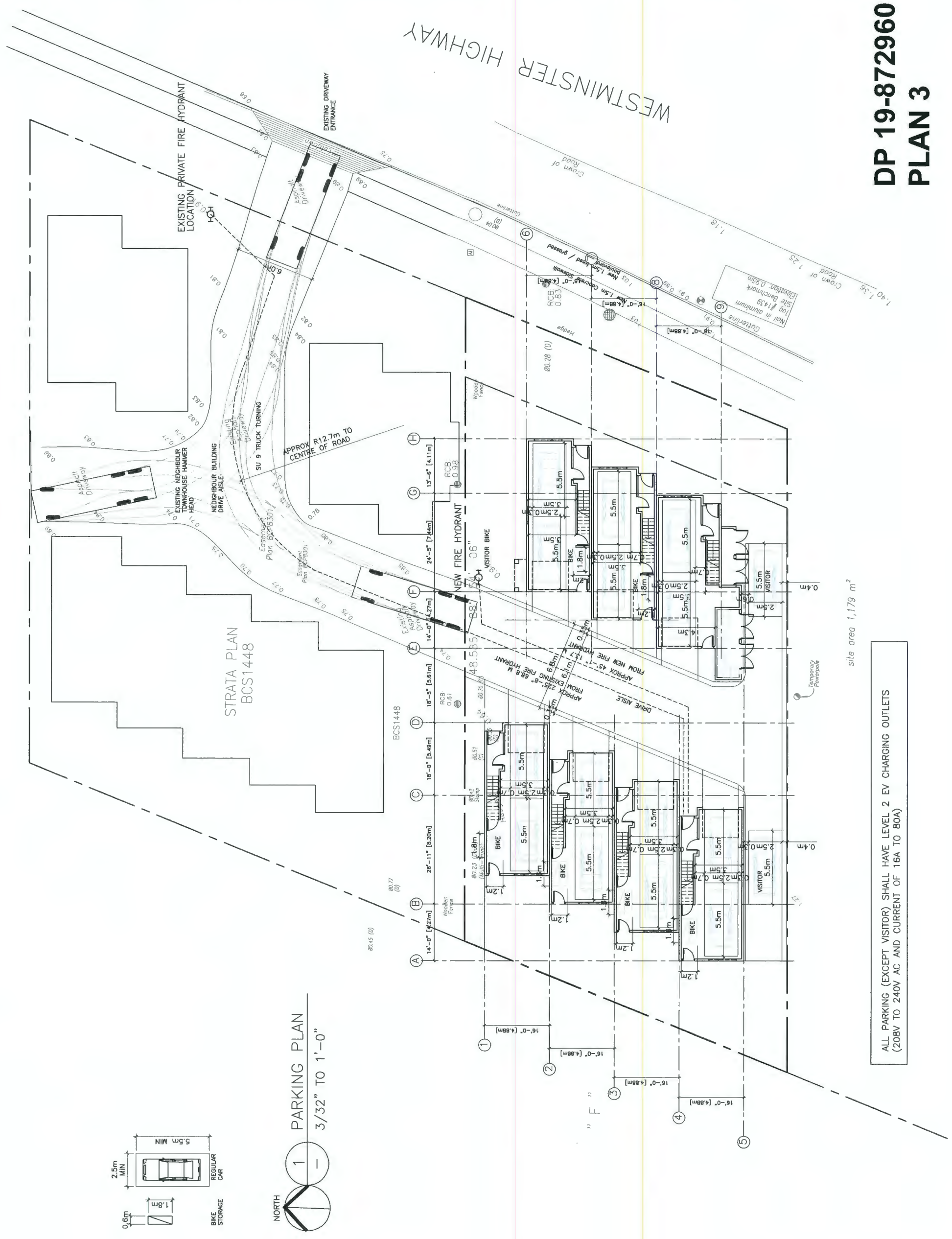
REVISION
1. 2020.09.09 COLOUR NOTES ADDED
2. 2020.03.21 ADJUST LAYOUT TO HAVE DRIVE ASIDE HAMMER HEAD
1. 2020.04.21 RELOCATE OPEN SPACE TO NORTH SIDE

**PROPOSED TOWNHOUSE AT 22551 WESTMINSTER HIGHWAY RICHMOND BC PARKING PLAN**

PROJECT NUMBER: 17-12
ISSUED: 9/25/2020
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 17-12_TWR_200925-DP.DWG

**DP 19-872960 PLAN 3**

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



site area 1,179 m<sup>2</sup>

STRATA PLAN BCS1448

WESTMINSTER HIGHWAY

EXISTING PRIVATE FIRE HYDRANT LOCATION

NEW FIRE HYDRANT

EXISTING NEIGHBOUR TOWNHOUSE HAMMER HEAD

NEIGHBOUR BUILDING DRIVE AISLE

SU 9 TRUCK TURNING

APPROX R12.7m TO CENTRE OF ROAD

EXISTING DRIVEWAY

EXISTING DRIVEWAY ENTRANCE

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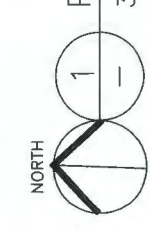
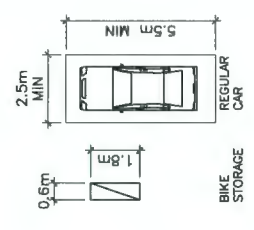
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26'-11" [8.20m]

24'-5" [7.44m]

24'-5" [7.44m]

24'-5" [7.44m]

24'-5" [7.44m]

24'-5" [7.44m]

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24'-5" [7.44m]

24'-5" [7.44m]

24'-5" [7.44m]

24'-5" [7.44m]

24'-5" [7.44m]

13'-6" [4.11m]

13'-6" [4.11m]

13'-6" [4.11m]

13'-6" [4.11m]

13'-6" [4.11m]

13'-6" [4.11m]

13'-6" [4.11m]

13'-6" [4.11m]

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13'-6" [4.11m]

13'-6" [4.11m]

13'-6" [4.11m]

13'-6" [4.11m]

13'-6" [4.11m]

13'-6" [4.11m]

13'-6" [4.11m]

13'-6" [4.11m]

16'-0" [4.88m]

16'-0" [4.88m]

16'-0" [4.88m]

16'-0" [4.88m]

16'-0" [4.88m]

16'-0" [4.88m]

16'-0" [4.88m]

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16'-0" [4.88m]

16'-0" [4.88m]

16'-0" [4.88m]

16'-0" [4.88m]

16'-0" [4.88m]

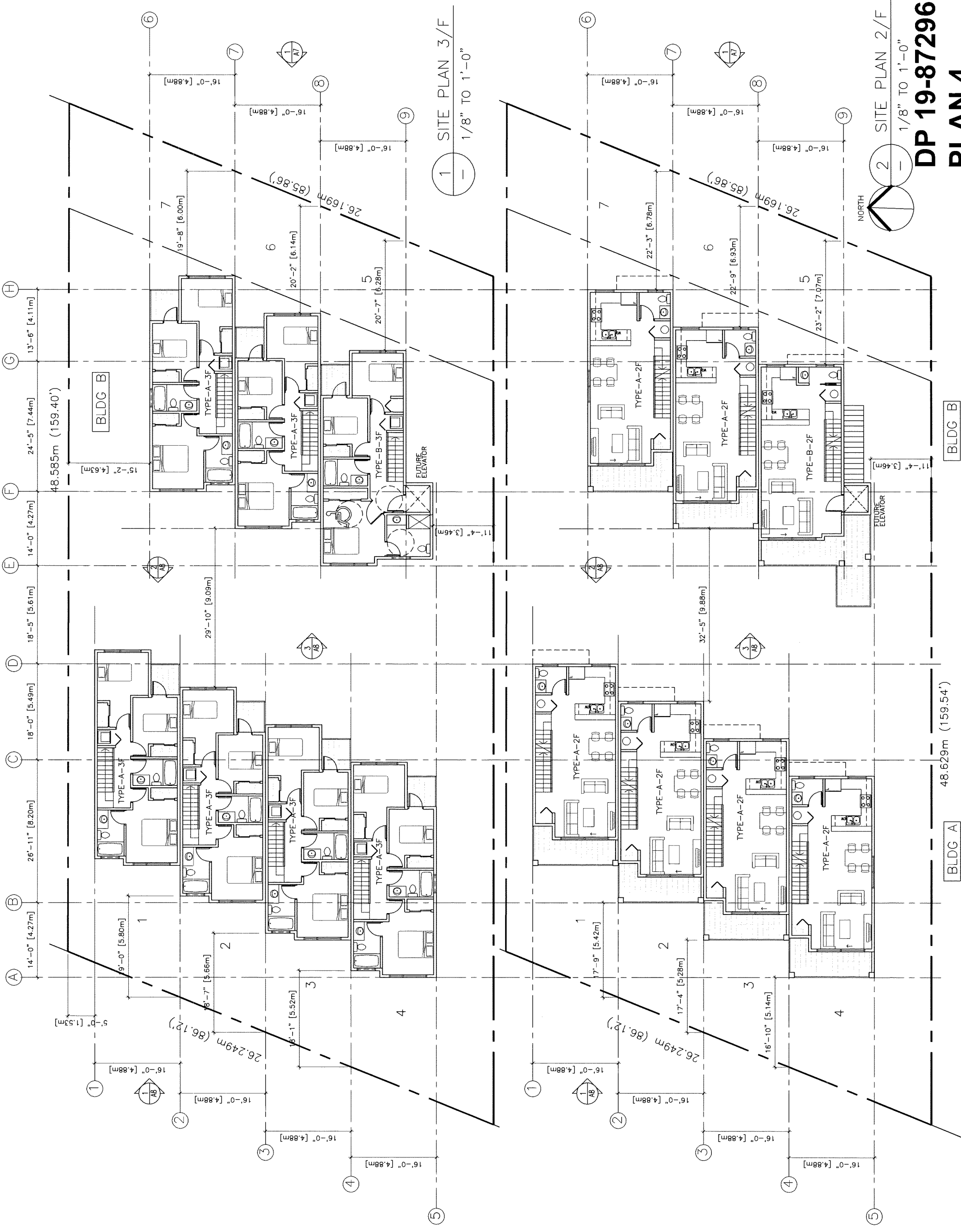
- ISSUED
- 2019.09.12 FOR DEVELOPMENT PERMIT APPLICATION
  - 2019.04.30 FOR CITY COMMENT
  - 2019.06.22 FOR CITY REVIEW
  - 2019.09.25 FOR CITY REVIEW

- REVISIONS
- 2020.02.09 COLOUR NOTES ADDED
  - 2020.03.27 ADJUST LAYOUT TO HAVE DRIVE ASIDE HAMMER HEAD
  - 2020.04.21 RELOCATE OPEN SPACE TO NORTH SIDE

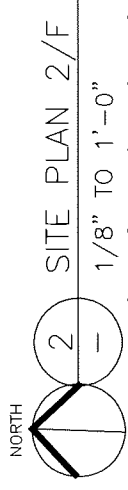
**PROPOSED TOWNHOUSE  
 AT 22551  
 WESTMINSTER HIGHWAY  
 RICHMOND BC  
 SITE PLAN -2/F-3F**

PROJECT NUMBER: 17-12  
 ISSUED: 9/25/2020  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILENAME: 17-12\_TWR\_200925-DP.DWG

**A3**  
 DEVELOPMENT PERMIT



**DP 19-872960  
 PLAN 4**





ISSUED
1. 2019.09.12 FOR DEVELOPMENT PERMIT APPLICATION
2. 2019.04.30 FOR CITY COMMENT
3. 2019.06.22 FOR CITY REVIEW
4. 2019.09.25 FOR CITY REVIEW

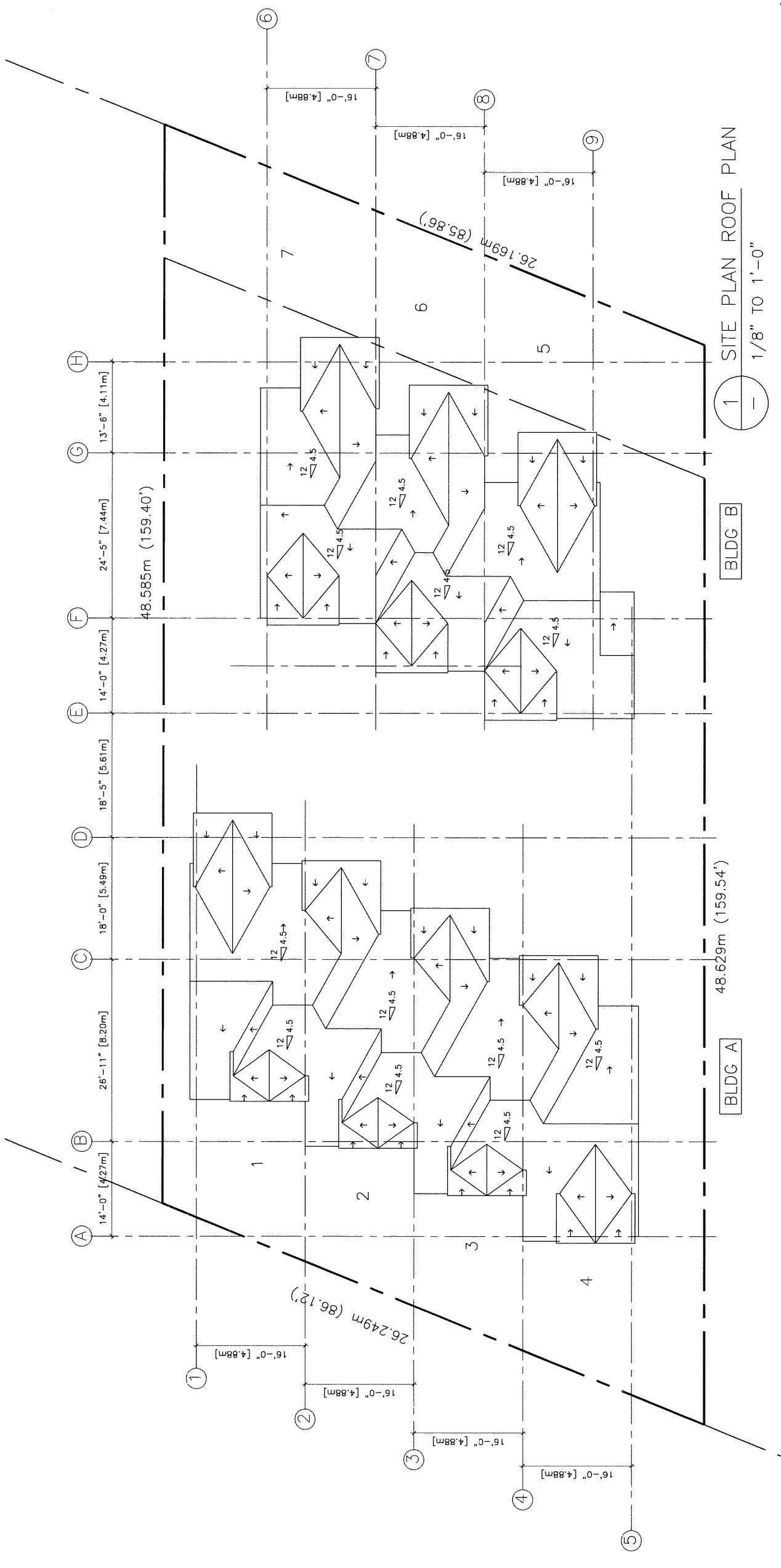
REVISION
3. 2020.09.29 COLOUR NOTES ADDED
2. 2020.05.31 ADJUST LAYOUT TO HAVE DRIVE ANGLE HAMMER HEAD
1. 2020.04.21 RELOCATE OPEN SPACE TO NORTH SIDE

**PROPOSED TOWNHOUSE  
AT 22551  
WESTMINSTER HIGHWAY  
RICHMOND BC**

**SITE PLAN - ROOF PLAN**

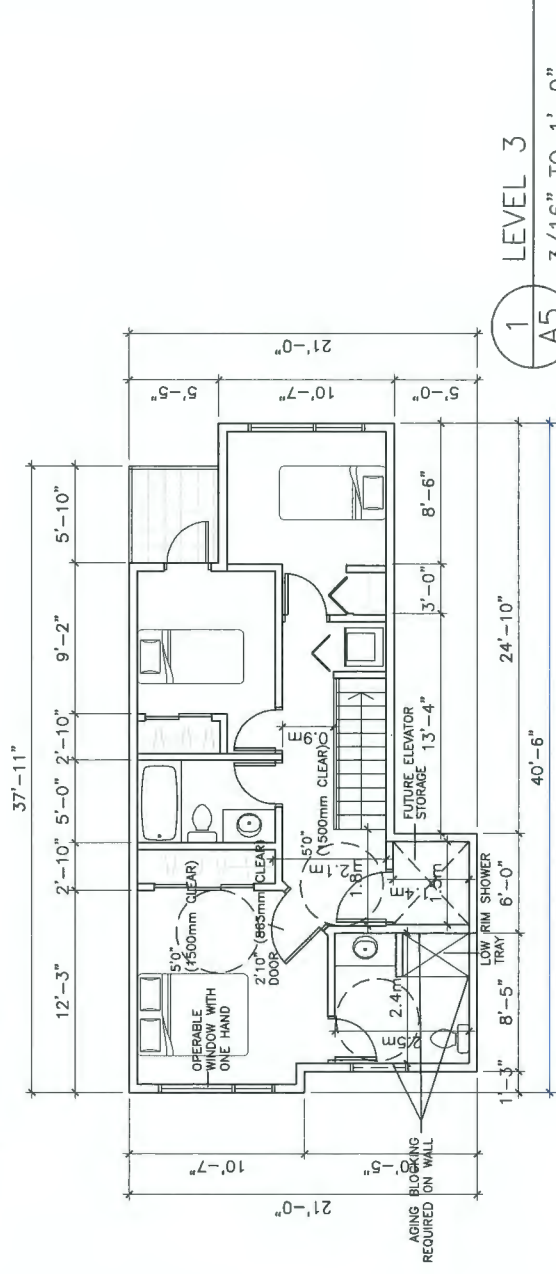
PROJECT NUMBER: 17-12
ISSUED: 9/25/2020
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 17-12_TWR_200925-DP.DWG

**DP 19-872960  
PLAN 5**



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

# TYPE B



1 LEVEL 3  
A5 3/16" TO 1'-0"

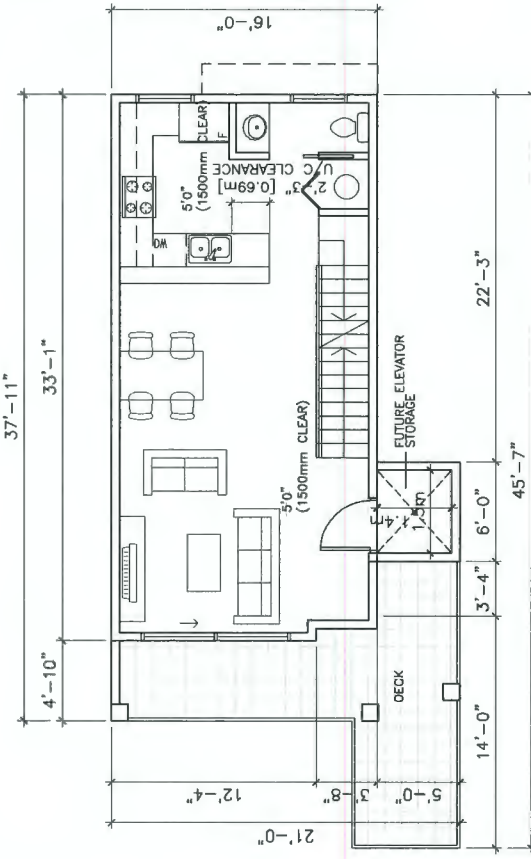
TYPE-B-3F

STRUCTURAL FRAMING TO ALLOW FOR FUTURE OPENING FOR ACCESSIBILITY LIFT SHAFT WITHOUT AFFECTING THE REST OF THE UNIT STRUCTURE

FRAME JOISTS SEPARATE FROM WALL SO THAT IT CAN BE KNOCK OFF FOR LIFT IN THE FUTURE  
ALLOWABLE CAB SIZE 36x48

2 LEVEL 2  
A5 3/16" TO 1'-0"

TYPE-B-2F

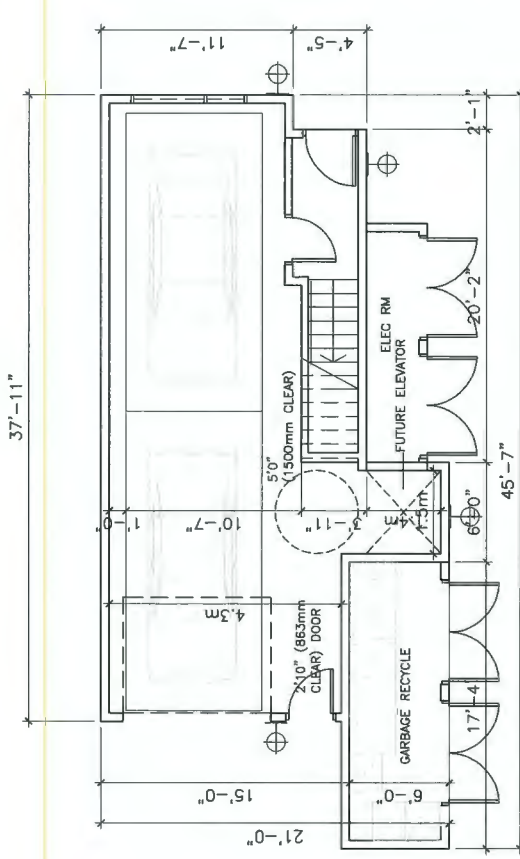


TYPE B  
3 BEDROOM

3 LEVEL 1  
A5 3/16" TO 1'-0"

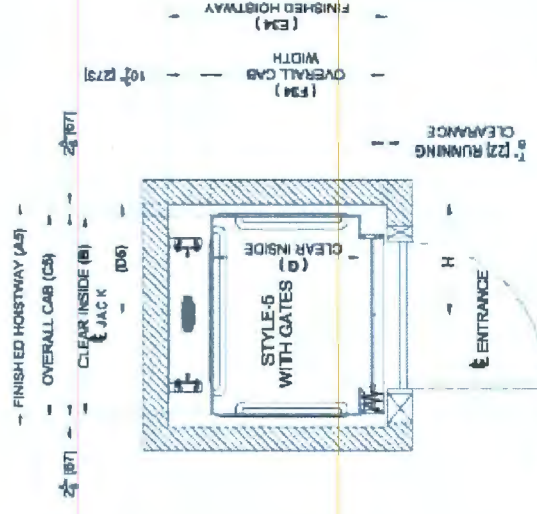
TYPE-B-1F

TOTAL UNIT AREA: 41310 SQ. FT. INCLUDING STAIR AND 6/F ENTRY



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

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



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

ISSUED
1. 2019.09.12 FOR DEVELOPMENT PERMIT APPLICATION
2. 2019.04.30 FOR CITY COMMENT
3. 2019.08.22 FOR CITY REVIEW
4. 2019.09.25 FOR CITY REVIEW

REVISION
1. 2020.02.28 CORRECTOR NOTES ADDED
2. 2020.03.27 ADJUST LAYOUT TO HAVE DRIVE ASIDE HAMMER HEAD
1. 2020.04.21 RELOCATE OPEN SPACE TO NORTH SIDE

PROPOSED TOWNHOUSE  
AT 22551  
RICHMOND BC

UNIT PLANS

PROJECT NUMBER: 17-12
ISSUED: 9/25/2020
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 17-12_TWR_200925-DP.DWG



ISSUED
1. 2019.09.12 FOR DEVELOPMENT PERMIT APPLICATION
2. 2019.04.30 FOR CITY COMMENT
3. 2019.09.22 FOR CITY REVIEW
4. 2019.09.25 FOR CITY REVIEW

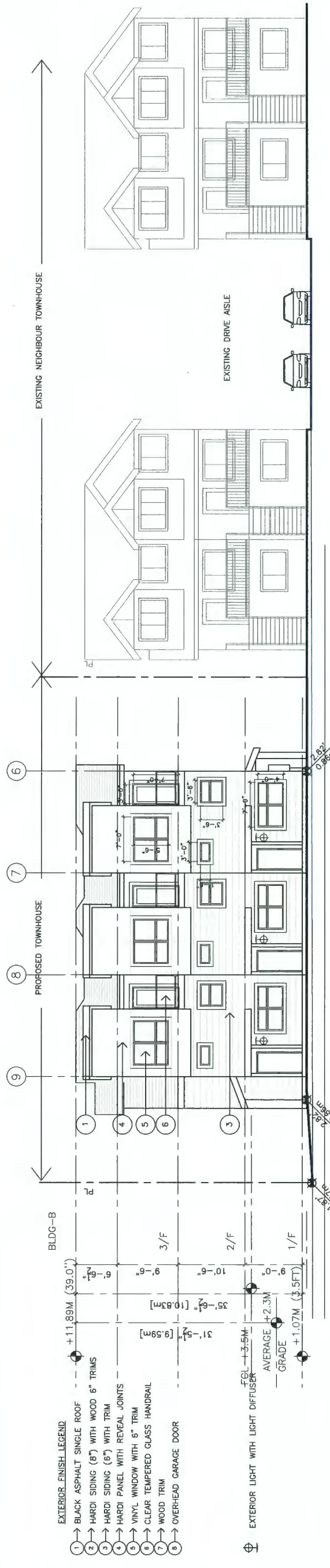
REASON
1. 2020.04.21 RELOCATE OPEN SPACE TO NORTH SIDE

**PROPOSED TOWNHOUSE**  
**AT 22551**  
**RICHMOND BC**

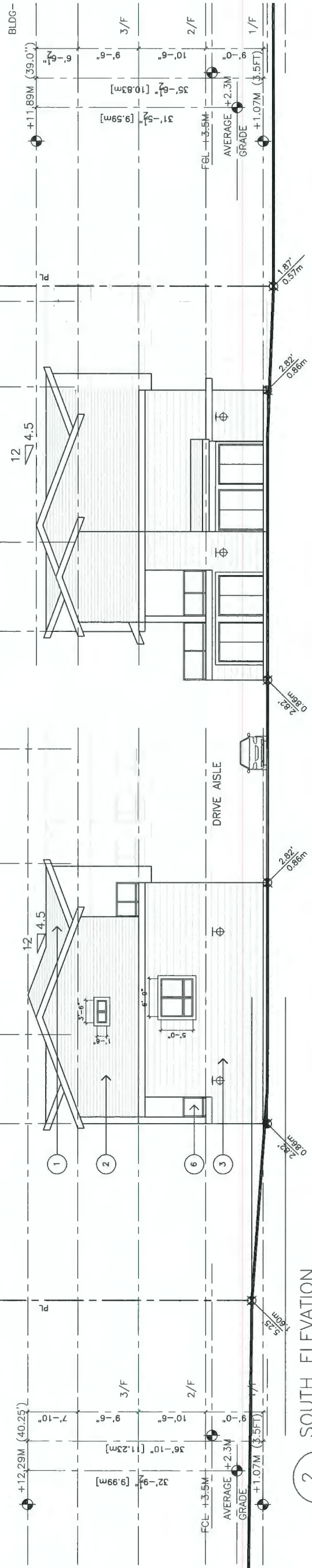
**ELEVATIONS**

PROJECT NUMBER: 17-12
ISSUED: 9/25/2020
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 17-12_TWR_200925-DP.DWG

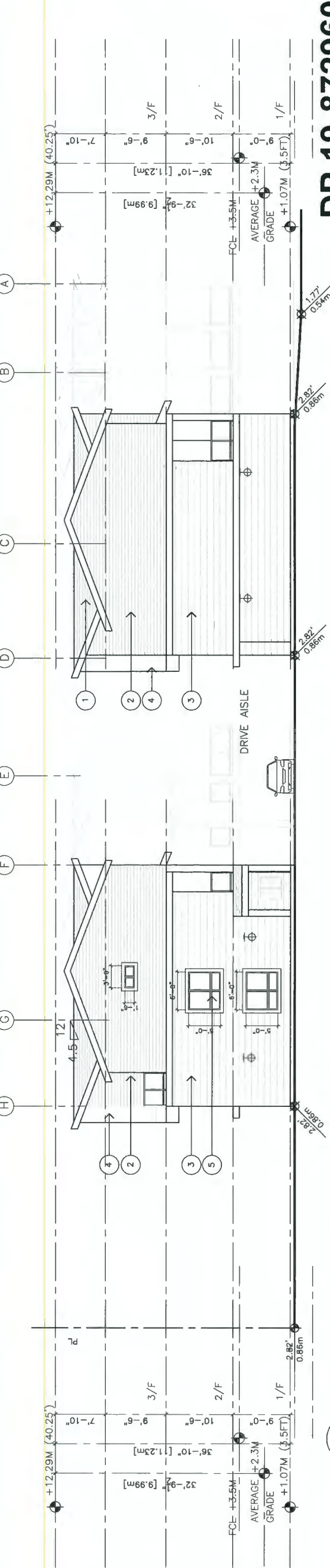
**DP 19-872960**  
**PLAN 7**



**1 EAST ELEVATION (FACING NEW WESTMINSTER HWY)**  
 A7 1/8" TO 1'-0"



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

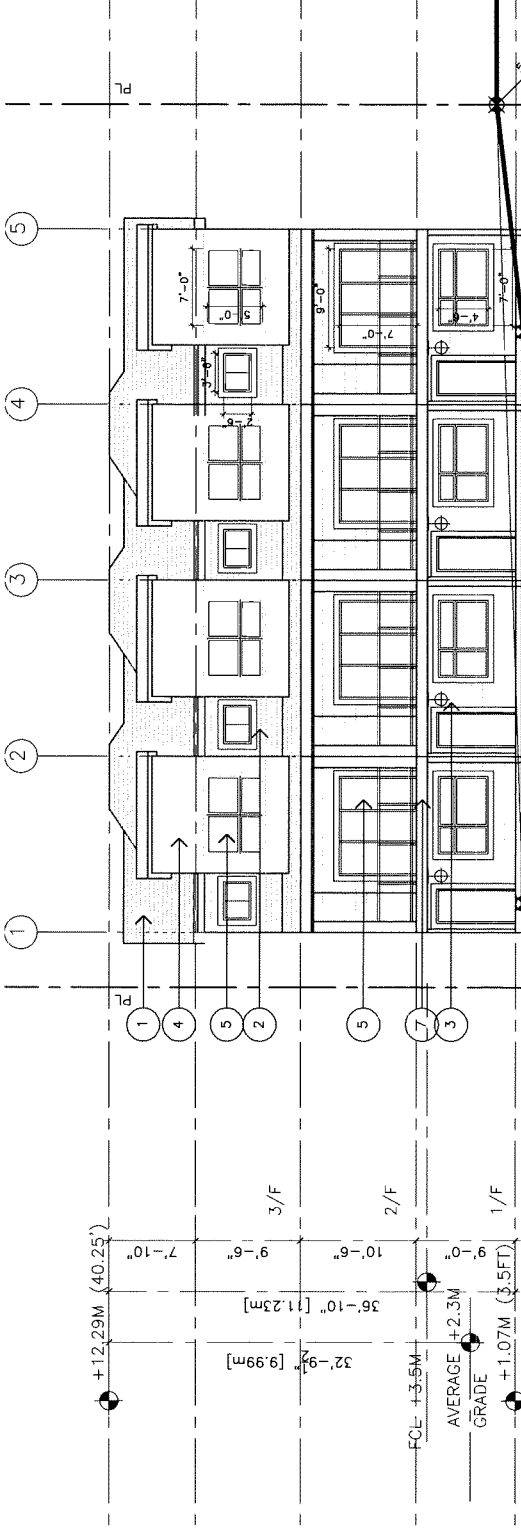


**4 NORTH ELEVATION**  
 A7 1/8" TO 1'-0"

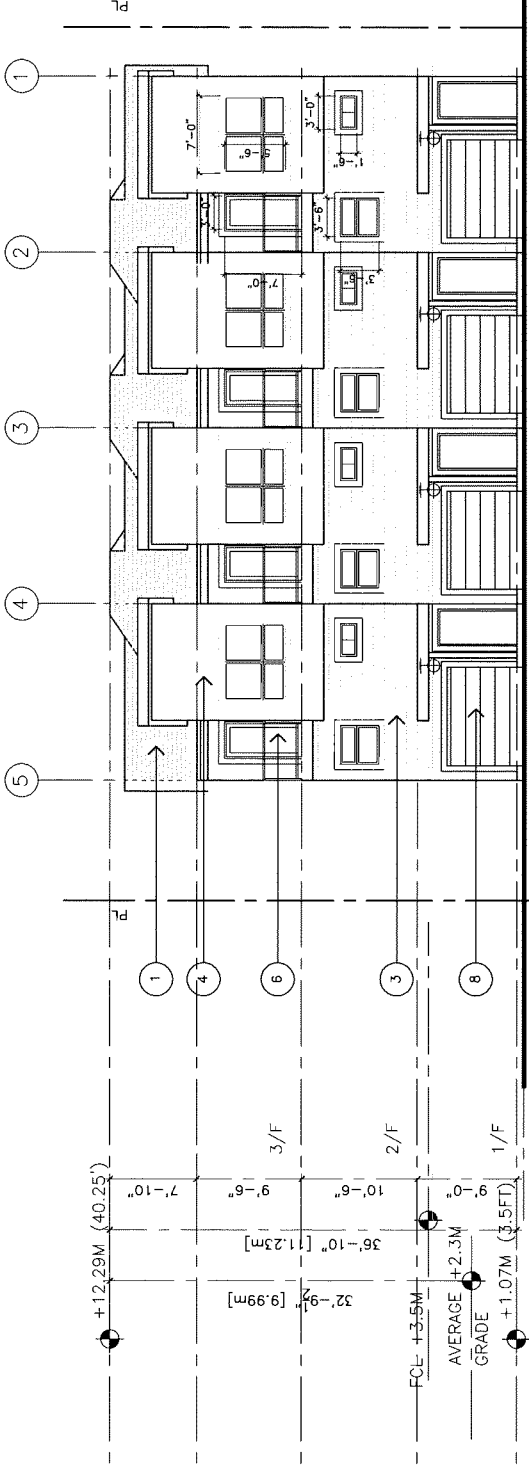
ISSUED
1. 2019.03.12 FOR DEVELOPMENT PERMIT APPLICATION
2. 2019.04.30 FOR CITY COMMENT
3. 2019.06.22 FOR CITY REVIEW
4. 2019.09.25 FOR CITY REVIEW

- EXTERIOR FINISH LEGEND**
- 1 → BLACK ASPHALT SINGLE ROOF
  - 2 → HARDI SIDING (8") WITH WOOD 6" TRIMS
  - 3 → HARDI SIDING (6") WITH TRIM
  - 4 → HARDI PANEL WITH REVEAL JOINTS
  - 5 → VINYL WINDOW WITH 6" TRIM
  - 6 → CLEAR TEMPERED GLASS HANDRAIL
  - 7 → WOOD TRIM
  - 8 → OVERHEAD GARAGE DOOR

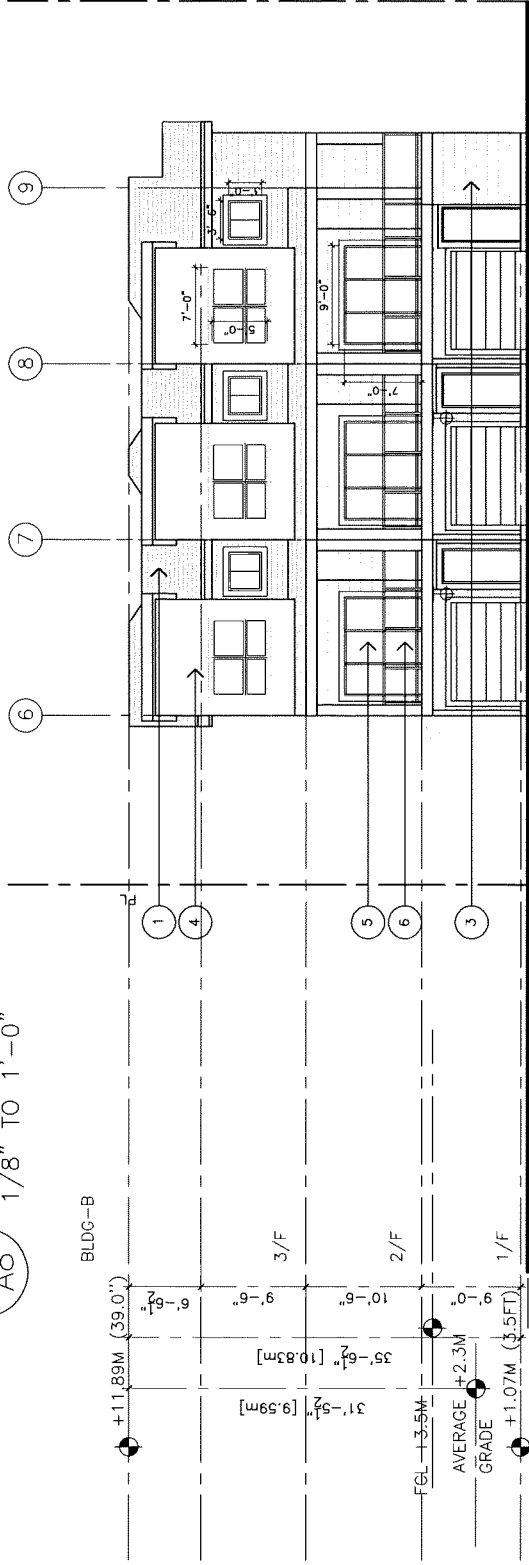
⊕ EXTERIOR LIGHT WITH LIGHT DIFFUSER



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



**2 EAST INTERNAL ELEVATION**  
 A8 1/8" TO 1'-0"



**3 WEST INTERNAL ELEVATION**  
 A8 1/8" TO 1'-0"

REASON
1. 2020.04.21 RELOCATE OPEN SPACE TO NORTH SIDE
2. 2020.05.21 ADJUST LAYOUT TO HAVE DRIVE ASIDE HAMMER HEAD
3. 2020.09.09 COLOUR NOTES ADDED

**PROPOSED TOWNHOUSE**  
 AT 22551  
 RICHMOND BC

**ELEVATIONS**

PROJECT NUMBER: 17-12
ISSUED: 9/25/2020
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 17-12_TWR_200925-DP.DWG

**DP 19-872960**  
**PLAN 8**

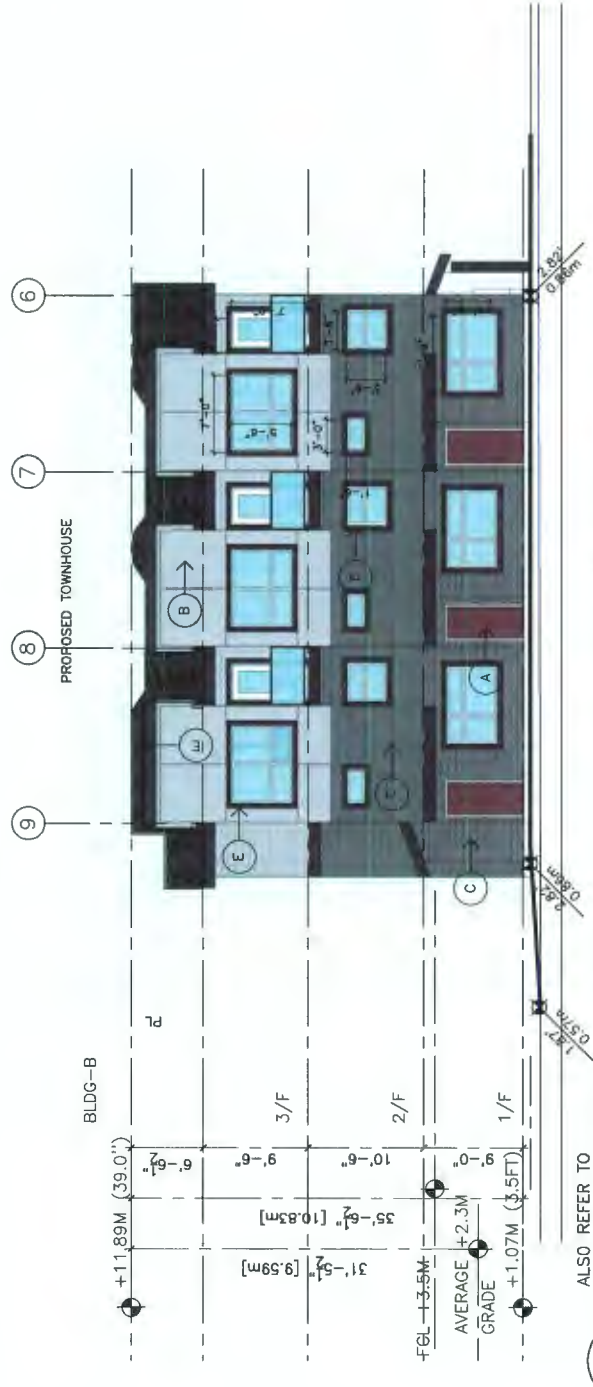
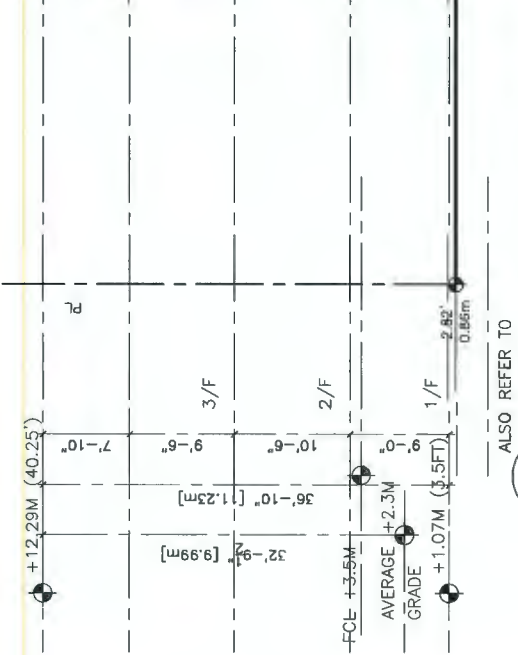
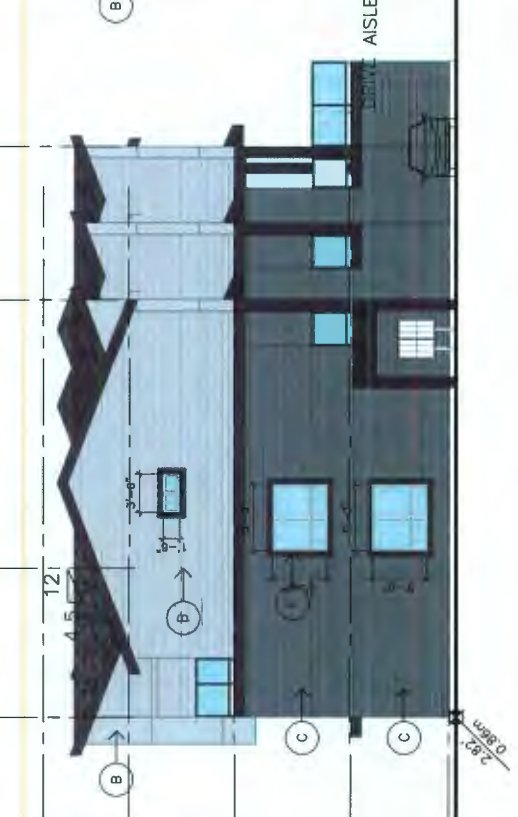
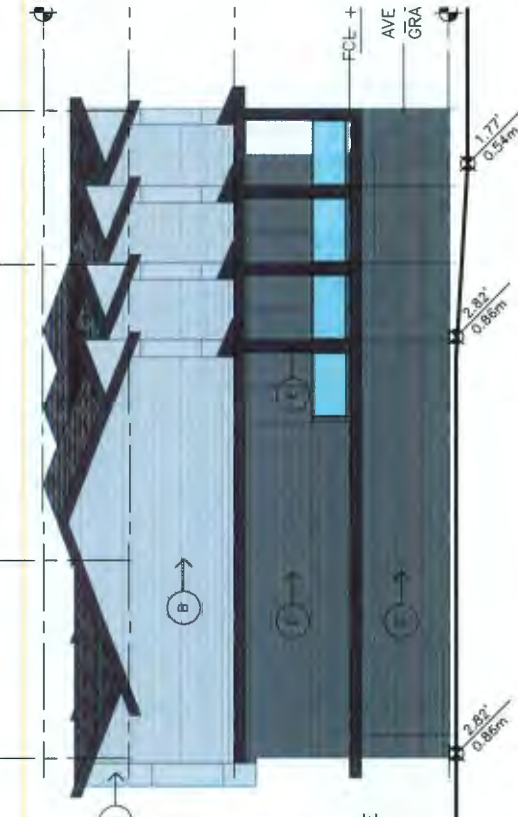
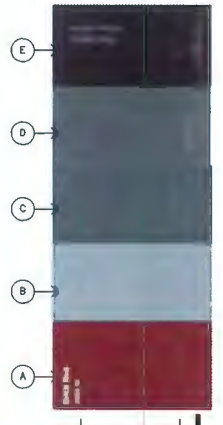
**A8**



ISSUED
1. 2019.08.12 FOR DEVELOPMENT PERMIT APPLICATION
2. 2019.04.30 FOR CITY COMMENT
3. 2019.06.22 FOR CITY REVIEW
4. 2019.09.25 FOR CITY REVIEW

- A → DOOR COLOUR - BENJAMIN MOORE 2084-10
- B → HARDI BOARD PREFINISHED MEDIUM GREY - COLOUR GRAY SLATE
- C → HARDI BOARD PREFINISHED DARK GREY - COLOUR IRON GRAY
- D → TRIM COLOUR - BENJAMIN MOORE HC 166
- E → WINDOW, FASCIA AND DOOR TRIM COLOUR - BENJAMIN MOORE 2128-10

EXPOSED NAIL TO BE COVERED WITH FILL AND PAINTED TO MATCH PANEL COLOURS



1 EAST ELEVATION (FACING NEW WESTMINSTER HWY)  
 1/8" TO 1'-0"

2 SOUTH ELEVATION  
 1/8" TO 1'-0"

4 NORTH ELEVATION  
 1/8" TO 1'-0"

PROPOSED TOWNHOUSE  
 AT 22551  
 RICHMOND BC

COLOURS

PROJECT NUMBER: 17-12
ISSUED: 9/25/2020
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 17-12-TWR_200925-DP.DWG

DP 19-872960  
 PLAN 9

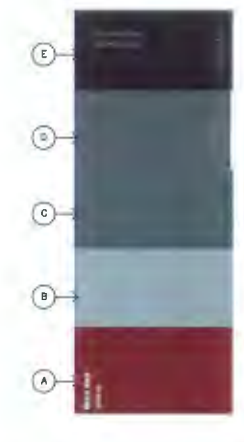
A11



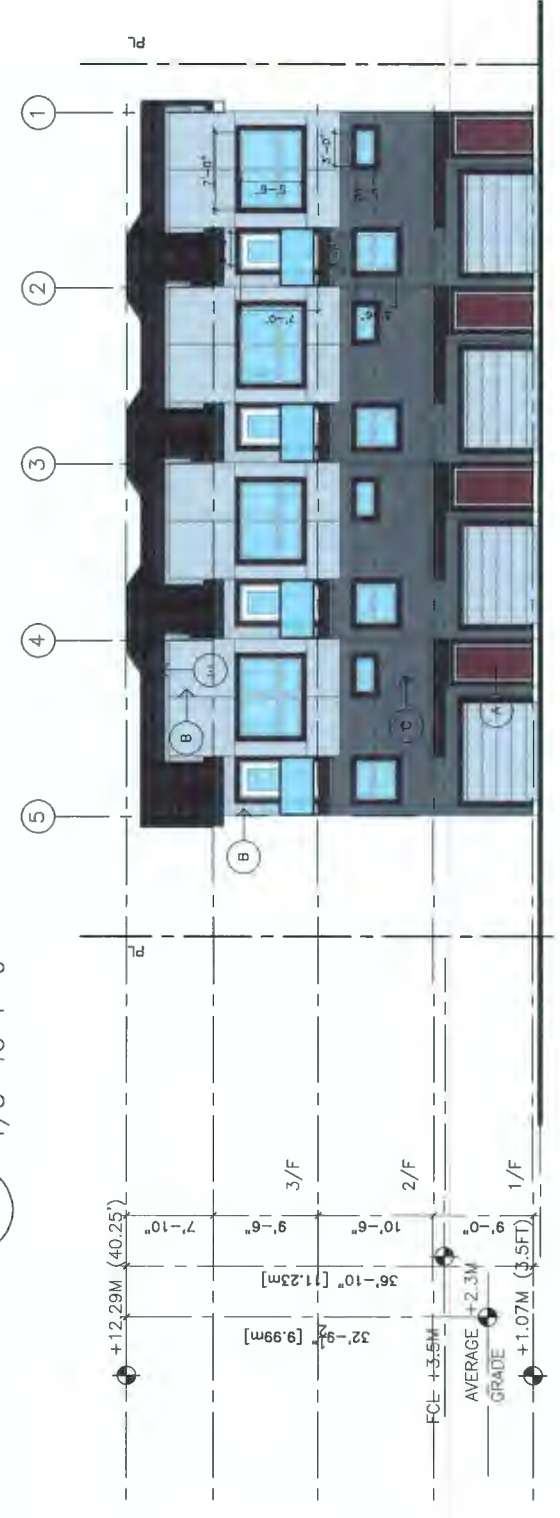
ISSUED	1. 2019.09.12 FOR DEVELOPMENT PERMIT APPLICATION
	2. 2019.04.30 FOR CITY COMMENT
	3. 2019.06.22 FOR CITY REVIEW
	4. 2019.09.25 FOR CITY REVIEW

- A → DOOR COLOUR - BENJAMIN MOORE 2084-10
- B → HARDI BOARD PREFINISHED MEDIUM GREY - COLOUR GRAY SLATE
- C → HARDI BOARD PREFINISHED DARK GREY - COLOUR IRON GRAY
- D → TRIM COLOUR - BENJAMIN MOORE HC 166
- E → WINDOW, FASCIA AND DOOR TRIM COLOUR - BENJAMIN MOORE 212B-10

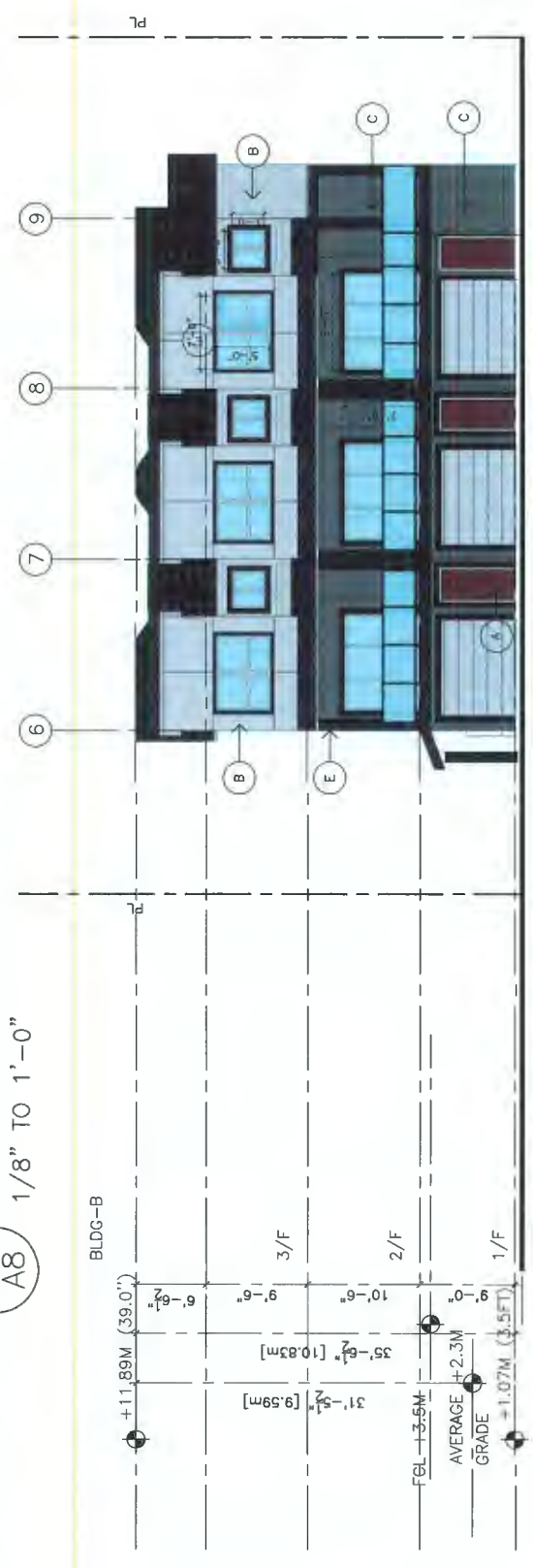
EXPOSED NAIL TO BE COVERED WITH FILL AND PAINTED TO MATCH PANEL COLOURS



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



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



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

REVISION	1. 2020.03.07 COLOUR NOTES ADDED
	2. 2020.03.31 MAKE LAYOUT TO NEW TRAIL FILE NUMBER 100
	3. 2022.04.21 RELOCATE OPEN SPACE TO NORTH SIDE

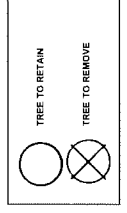
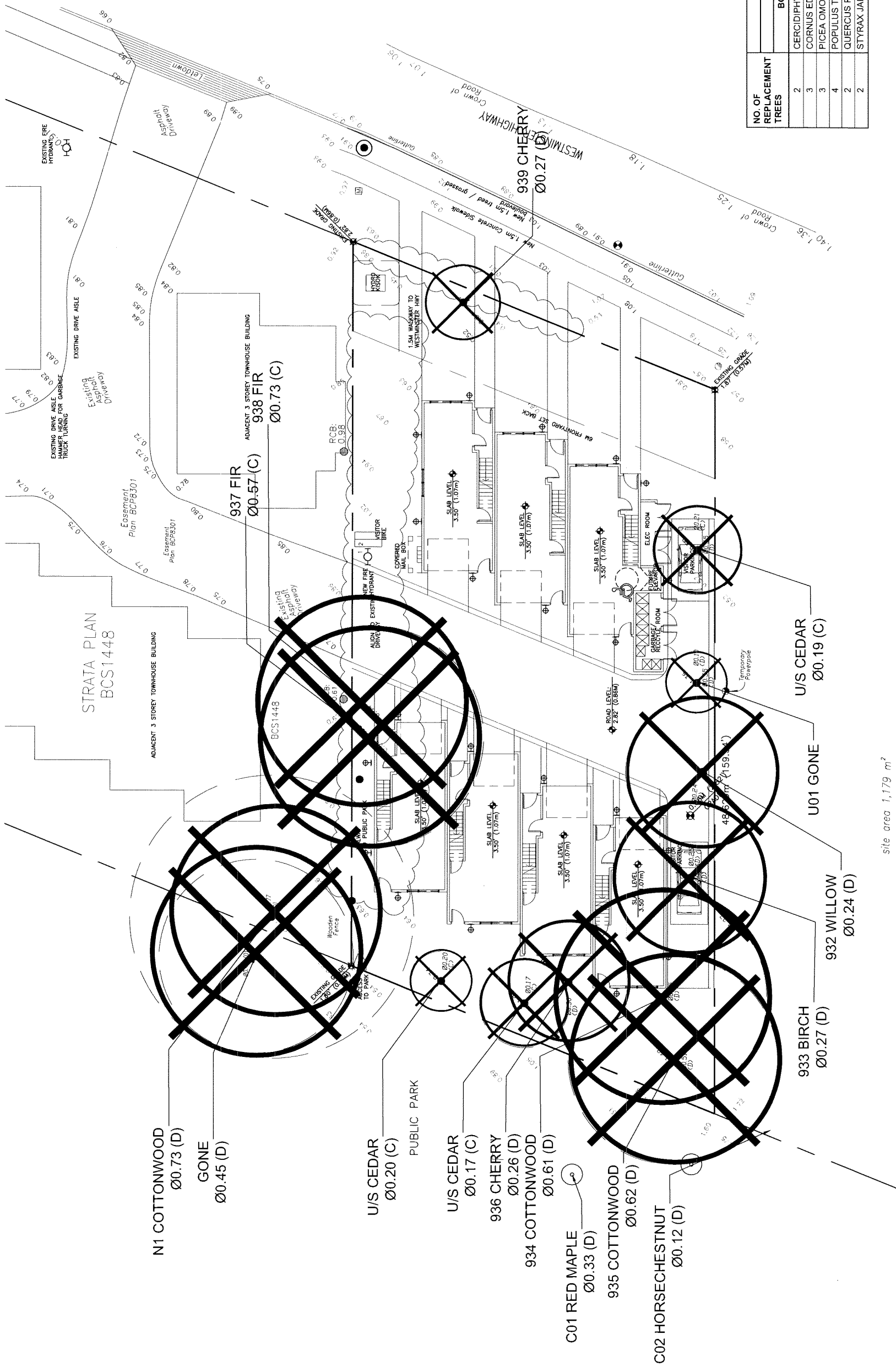
**PROPOSED TOWNHOUSE**  
**AT 22551**  
**RICHMOND BC**  
**COLOURS**

PROJECT NUMBER:	17-12
ISSUED:	9/25/2020
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	17-12_TWR_200925-DP.DWG









NO. OF REPLACEMENT TREES	SUITABLE REPLACEMENT TREES	
	SPECIES	SIZE
2	CERCIDIPHYLLUM JAPONICUM	8CM CAL; 1.8M STD; B&B
3	CORNUS EDDIE'S 'WHITE WONDER'	6CM CAL; STD FORM; B&B
3	PICEA OMORIKA	3.5M HT; B&B
4	POPULUS TREMULOIDES 'ERECTA'	10CM CAL; 2M STD; B&B
2	QUERCUS PALUSTRIS 'GREEN PILLAR'	11CM CAL; 1.8M STD; B&B
2	STYRAX JAPONICUS 'PINK CHIMES'	10CM CAL; B&B

site area 1,179 m<sup>2</sup>



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7 UNIT TOWNHOUSE DEVELOPMENT  
22551 WESTMINSTER HIGHWAY  
RICHMOND, BC

# DP 19-872960 TREE MANAGEMENT PLAN 12

DRAWING TITLE:

SEAL:

PROJECT:

CLIENT:

DATE: 18 AUG 16

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

DRAWN: RI

DESIGN: RJ

CHKD: PC

DRAWING NUMBER:

NO.	DATE	REVISION DESCRIPTION	DR.
3	20 SEP 11	NEW SITE PLAN	
2	20 JUN 11	NEW SITE PLAN QUALITY COMMENTS	DD
1	19 APR 04	ISSUED FOR DP	RI





**ERIC LAW  
ARCHITECT**

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1111 W. 10TH AVENUE VANCOUVER BC  
V6H 1A5  
TEL: (604) 305-2089

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ISSUED
1. 2019.09.12 FOR DEVELOPMENT PERMIT APPLICATION
2. 2019.04.30 FOR CITY COMMENT
3. 2019.06.22 FOR CITY REVIEW
4. 2019.09.25 FOR CITY REVIEW



IMAGE VIEW ALONG WESTMINSTER HIGHWAY

3. 2020.02.09 COLOUR NOTES ADDED
2. 2020.02.21 ADJUST LAYOUT TO HAVE DRIVE ASIDE HAMMER HEAD
1. 2020.04.21 RELOCATE OPEN SPACE TO NORTH SIDE

**PROPOSED TOWNHOUSE  
AT 22551  
RICHMOND BC**

**RENDERING**

PROJECT NUMBER: 17-12
ISSUED: 9/25/2020
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 17-12_TWR_200925-DP.DWG

**DP 19-872960  
REF 1**

**IMAGE**