

Report to Development Permit Panel

To:

Development Permit Panel

Date:

August 25, 2020

From:

Wayne Craig

File:

DP 18-818403

Director, Development

Re:

Application by Konic Development Ltd. for a Development Permit at

7151 No. 2 Road

Staff Recommendation

That a Development Permit be issued which would:

- 1. Permit the construction of four townhouse units at 7151 No. 2 Road on a site zoned "Low Density Townhouses (RTL4)"; and
- 2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the minimum lot width on major arterial road from 50.0 m to 20.12 m; and
 - b) reduce the minimum front yard (east) setback from 6.0 m to 4.55 m.

Wayne Craig

Director, Development

(604-247-4625)

WC:el

Att. 2

Staff Report

Origin

Konic Development Ltd. has applied to the City of Richmond on the behalf of Burgundy Estates Ltd. (Incorporation number: BC1187056; Director: Keith Kin Wai Leung) for permission to develop four three-storey townhouse units at 7151 No. 2 Road. The site is being rezoned from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone for this project under Bylaw 9762 (RZ 13-638387), which received Third Reading following the Public Hearing on November 20, 2017. The site currently contains one single-family home, which will be demolished. A Servicing Agreement for frontage upgrades and service connections is required prior to Building Permit issuance.

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, Presbyterian Church on a site zoned "Assembly (ASY)".
- To the east, across No. 2 Road, to the north of Comstock Road, single-family homes on lots zoned "Compact Single Detached (RC1)"; to the south of Comstock Road, duplexes on lots zoned "Two-Unit Dwellings (RD1)".
- To the south, a 26-unit townhouse complex on a lot zoned "Low Density Townhouses (RTL3)" with vehicle access from No. 2 Road.
- To the west, single-family homes on lots zoned "Single Detached (RS1/E)" fronting Langton Road.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on November 20, 2017. No concerns regarding the rezoning application were expressed at the Public Hearing.

Staff Comments

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

Zoning Compliance/Variances (staff comments in bold)

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

- 1) Reduce the minimum lot width on major arterial road from 50.0 m to 20.12 m. (Staff support the proposed variance since the subject site is an orphaned lot located between a church to the north and an existing townhouse development to the south. There is no opportunity for the developer to acquire additional property along No. 2 Road to meet the minimum lot width requirement. In addition, the proposal complies with the applicable development permit guidelines for arterial townhouse developments.)
- 2) Reduce the minimum front yard (east) setback from 6.0 m to 4.55 m. (Staff support the requested variance based on the following:
 - A 0.6 m wide road dedication along the entire No. 2 Road frontage is required to accommodate frontage improvement works.
 - The Arterial Road Guidelines for Townhouses in the OCP support a reduced front yard setback where a 6.0 m rear yard setback is provided, on condition that there is an appropriate interface with neighbouring properties.
 - The proposed rear yard setback is 9.75 m, which substantially exceeds the 6.0 m minimum rear yard setback under the Arterial Road Guidelines for Townhouses and the 3.0 m minimum rear yard setback under the "Low Density Townhouses (RTL4)" zone.
 - The resulting distance from the back of curb to the building face would be approximately 7.45 m.
 - The resulting 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. 2 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 subject application was not presented to the Advisory Design Panel (ADP) on the basis that this small project generally meets all the applicable Development Permit Guidelines, and the overall design and site plan have adequately addressed staff comments.

Analysis

Conditions of Adjacency

- The applicant is proposing to construct four three-storey townhouse units in one building cluster.
- The location of the proposed townhouse cluster is designed to provide maximum building separations to the adjacent residential developments. The proposed townhouse cluster is at least 9.5 m away from the closest unit on the adjacent townhouse development to the south, and approximately 20 m away from the adjacent single-family dwelling to the west.
- The outdoor amenity area will be situated at the west end of the site to provide a buffer between the proposed townhouse building and the adjacent single-family homes to the west.
- The existing site grade along the rear (west) property line will be maintained to provide an appropriate transition to the adjacent single-family properties to the west. A 1.8 m tall wood fence will be installed along the rear property line to protect the privacy of the neighbouring single-family home.
- The site grade along the north property line will be raised to enhance the relationship between the main living space (slab elevation at 2.50 m) and the private outdoor space (proposed finished site grade at 1.90 m). The height of the proposed retaining wall will be approximately 0.45 m. A 1.8 m tall wood fence will be installed on top of the wall, which will be located adjacent to the parking lot of the church site to the north.
- The site grade along the south property line will be raised to match the existing site grade of the adjacent townhouse development to the south. No new retaining wall will be required.
- 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.

Site Access

- Detailed assessment of site access was considered as part of the site Rezoning. A Cross-Access Easement is registered on Title of 7231 No. 2 Road to provide vehicle access to the subject site. This access arrangement was envisioned and secured when the adjacent townhouse development at 7231 No. 2 Road developed in 2006. Due to concerns raised by the neighbouring strata and long term transportation objectives, a direct access from No. 2 Road to the subject site is proposed. This site access arrangement was specifically considered at the Public Hearing for this development proposal and 3rd Reading to the Rezoning Bylaw was granted on November 20, 2017 subject to providing direct access to No. 2 Road.
- Typically, use of a cross access easement is pursued to restrict the number of access points on arterial roadways; however, staff support the proposed direct access for this development based on the following:
 - o the proposed driveway will be designed to meet all current city standards, and there is adequate separation to the Granville Avenue/No. 2 Road intersection;
 - o in the longer term, as traffic volume continues to increases on No. 2 Road, there is merit in providing a signalized intersection at No. 2 Road and Comstock Road. The proposed driveway will be located directly across from Comstock Road on the east side of No. 2

- Road and provides opportunity for full movement at a signalized intersection at No. 2 Road and Comstock Road in the future; and
- o the proposed driveway could potentially be used in the future to enhance vehicle access to/from the neighbouring site to the south via the intersection at No. 2 Road and Comstock Road.
- A Statutory Rights of Way over the entire internal drive aisle of the subject site has been secured at Rezoning to provide legal means of public/vehicular access to the existing and future developments to the south. This SRW will be pursued at City's discretion upon signalization at the No. 2 Road / Comstock Road intersection.
- A signage is proposed to be installed on the existing fence along the south property line to indicate that the driveway on the subject site may connect to the townhouse to the south so that future residents/owners/strata of the subject development are aware that they may be required to provide access to the south.

Urban Design and Site Planning

- The site layout of the townhouse proposal is organized along one short east-west drive aisle, providing access to the site from No. 2 Road and access to all unit garages.
- All units are three-storey, and contain side-by-side double car garages. One unit will front onto No. 2 Road and the other units will front onto the internal drive aisle.
- The unit proposed along No. 2 Road is designed to have a strong street presence with individual front entrance and front yard.
- One visitor parking space is proposed, as per the requirement of the Zoning Bylaw.
- 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 (30 m² per unit) of the OCP. All units will have private outdoor spaces consisting of a front or a rear yard and a balcony on the second floor.
- The size and location of the outdoor amenity space is appropriate in providing open landscape and amenity space convenient to all units.
- No indoor amenity space is proposed. A \$4,000 cash-in-lieu contribution has been secured as a condition of rezoning approval.
- The design of the garbage, recycling and organic waste storage enclosure has been incorporated into the design of the townhouse cluster to minimize the visual impact.
- A mailbox kiosk will be provided at the entrance to the townhouse development.

Architectural Form and Character

- The design of this project follows the craftsman style featuring low-pitched roofs, overhanging eaves, and tapered columns.
- A pedestrian scale is generally achieved along No. 2 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.
- 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 (hardie siding/panel, asphalt roof shingles, bricks, wood fascia board/trim/brackets, metal railing, etc.) are generally consistent with the Official Community Plan (OCP) Guidelines.
- A palette of warm earth tone colours with contrasting accents is proposed.

Landscape Design and Open Space Design

- Tree preservation was reviewed at rezoning stage; a total of two bylaw-sized trees were identified on-site, two trees were noted on the neighbouring properties, and one hedgerow was noted on the City's boulevard.
- The two on-site trees were identified for removal due to the condition of the trees. Based on the 2:1 tree replacement ratio stated in the Official Community Plan (OCP), four replacement trees are required. The applicant is proposing to plant six replacement trees on-site, including two conifers and four deciduous trees.
- Tree protection fencing are required to be installed on site for the protection of the neighbouring trees. A contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones has been secured at Rezoning.
- One Cedar hedge on city's boulevard along the east property line of the site will be in conflict with proposed vehicle access. Parks Operations staff agreed to the proposed removal based on the health and condition of the trees, as well as the required frontage improvement works along No. 2 Road. No compensation is required.
- The street edge along No. 2 Road will be defined with landscaping including various trees, shrubs and ground covers. A low 42 in. transparent aluminum fence with gates will be installed along the road frontage to accommodate visually interesting plant species.
- Each unit will have a private yard with an outdoor covered patio on the north side of the building. The yards will be separated with 1.8 m tall patio screens to provide privacy for individual units.
- An on-site irrigation system is proposed to ensure continued maintenance of live landscaping.
- The SRW for sanitary main along the west property line limits the placement of play equipment within the outdoor amenity space. A multi-functional play equipment with a variety of climbing apparatus and a double slide is chosen to fit into the provided space and to allow multiple children to play at the same time. A bench is also proposed near the children's play area for caregivers.
- Permeable pavers with decorative pattern will be used at the vehicle entrance, at the end of
 the internal drive aisle, and on the surface parking space 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 \$54,751.95 in association with the Development Permit.

Crime Prevention Through Environmental Design

- The site plan and individual unit layout create opportunity for passive surveillance.
- Individual unit entrances are visible from the public street or the internal drive aisle.
- Low planting is proposed along edges of buildings to keep the entry area open and visible.

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. This
 development is exempted from the Energy Step Code requirements since a Building Permit
 application for the proposed development was submitted to the City before December 31,
 2019.
- 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 EnergyStar appliances and light bulbs, as well as low E double glazing windows will also be incorporated into the development.

Accessible Housing

- The proposed development includes one convertible unit 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 storage space (which has been dimensioned to allow for this in Unit #1) 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:
 - o Stairwell hand rails.
 - o Lever-type handles for plumbing fixtures and door handles.
 - o 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

(604-276-4121)

EL:blg

Attachments:

Attachment 1: Development Application Data Sheet Attachment 2: Development Permit Considerations



Development Application Data Sheet

Development Applications Department

DP 18-818403 **Attachment 1** Address: 7151 No. 2 Road Applicant: Konic Development Ltd. Owner: Burgundy Estates Ltd.

Planning Area(s): Blundell

Floor Area Gross: 827 m² Floor Area Net: 538 m²

	Existing	Proposed
Site Area:	920 m ²	908 m ²
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	1	4

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.59	none permitted
Lot Coverage – Building:	Max. 40%	31%	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	52%	none
Lot Coverage - Landscaping:	Min. 25%	25%	none
Setback – Front Yard (m):	Min. 6.0 m	5.73 m to Building 4.55 m to Garbage Room	Variance Requested
Setback - North Side Yard (m):	Min. 3.0 m	3.04 m	none
Setback - South Side Yard (m):	Min. 3.0 m	7.5 m	none
Setback – Rear Yard (m):	Min. 3.0 m	9.75 m	none
Height (m):	Max. 12.0 m (3 storeys)	11.51m (3 storeys)	none
Lot Width:	Min. 50.0 m	20.11 m	Variance Requested
Lot Depth:	Min. 35.0 m	45.12 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.25 (V)	none
Off-street Parking Spaces - Total:	8 (R) and 1 (V)	8 (R) and 1 (V)	none

Document Number: 6344932

Version: 3

Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (8 x Max. 50% = 4)	0	none
Small Car Parking Spaces	None when fewer than 31 spaces are provided on site	0	none
Handicap Parking Spaces:	None when fewer than 3 visitor stalls are required	0	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.25 (Class 1) and 0.5 (Class 2) per unit	none
Off-street Parking Spaces - Total:	5 (Class 1) and 1 (Class 2)	5 (Class 1) and 2 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m² or Cash-in- lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 4 units = 24 m ²	114 m²	none

Other: Tree replacement compensation required for loss of significant trees.



Development Permit Considerations

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

Address: 7151 No. 2 Road File No.: DP 18-818403

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

- 1. Final adoption of the Zoning Amendment Bylaw 9762.
- 2. 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. 2 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.
- 3. Receipt of a Letter of Credit for landscaping in the amount of \$54,751.95 (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. Installation of appropriate tree protection fencing on site around all trees to be retained on adjacent properties prior to any construction activities, including building demolition, occurring on-site.
 - Note: Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit and submit landscaping security (i.e. \$3,000 in total) to ensure the replacement planting will be provided.
- 2. Developer/contractor must contact the Parks Division (604-244-1208 ext. 1342) four (4) business days prior to the removal of the cedar hedge along the No. 2 Road frontage, in order to allow proper signage to be posted. All costs of removal and compensation are the responsibility borne by the applicant.
- 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.
- 4. Incorporation of sustainability, CPTED and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- 5. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to:

Water Works:

- a. Using the OCP Model, there is 283 L/s of water available at a 20 psi. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b. The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.

Initial:	

- Coordinate with the City's Fire Department to confirm whether the distance between nearest hydrant at No. 2 Road and the proposed farthest unit is within the Fire Department's standard.
- c. At the Developers cost, the City is to:
 - Install one new water service connection off of the existing 200mm AC watermain on No. 2 Road. Meter to be placed onsite (i.e. mechanical room).
 - Renew a portion of the existing 200mm AC watermain at No. 2 Road that will be impacted by the proposed site's new storm service connection.
 - Cut and cap at main, the existing water service connection along the No. 2 Road frontage.

Storm Sewer Works:

- a. At the Developers cost, the City is to:
 - Install a new storm service lead off of the existing box culvert along No. 2 Road complete with inspection chamber.
 - Cut and cap at inspection chamber the existing storm service lead at the northeast corner of the subject site.

Sanitary Sewer Works:

- a. The Developer is required to:
 - Not start onsite building construction prior to completion of rear yard sanitary works.
 - Provide a 3m wide utility SRW along the west property line of the proposed site.
- b. At the Developers cost, the City is to:
 - Install a sanitary lead directly into the existing manhole at the northwest corner of the site. The manhole will serve as the inspection chamber.
 - Cut, cap and remove the existing sanitary leads and inspection chambers along the north property line of the development site.

Frontage Improvements:

- a. The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers
 - o To underground Hydro service lines.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - o To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc). These should be located onsite.
 - Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the Rezoning staff report and the development process design review. Please coordinate with the respective private utility companies to confirm the rights-of-way dimensions and the locations for the above-ground structures. If a private utility company does not require an above-ground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:
 - o BC Hydro PMT 4mW X 5m (deep)
 - o BC Hydro LPT 3.5mW X 3.5m (deep)
 - o Street light kiosk 1.5mW X 1.5m (deep)
 - o Shaw cable kiosk 1mW X 1m (deep) show possible location in functional plan
 - O Telus FDH cabinet 1.1 mW X 1 m (deep) show possible location in functional plan
 - Review streetlight spacing along the No. 2 Road frontage and revise as required. The existing streetlight fronting the subject site may conflict with the proposed driveway and need to be relocated.
 - Complete other frontage improvements as per Transportation's requirements

Initial:	

General Items:

- a. The Developer is required to:
 - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, dewatering, 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.
 - Provide, prior to soil densification and preload installation, a geotechnical assessment of preload and soil densification impacts on the existing utilities surrounding the development site and provide mitigation recommendations.
- 6. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
- 7. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.
 - All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.
 - The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial Wildlife Act and Federal

of Municipal permits does not give an individual authority	ions on the removal or disturbance of both birds and their nests. Issuance to contravene these legislations. The City of Richmond recommends a services of a Qualified Environmental Professional (QEP) be secured are in compliance with all relevant legislation.
Signed	Date



Development Permit

No. DP 18-818403

To the Holder:

KONIC DEVELOPMENT LTD.

Property Address:

7151 NO. 2 ROAD

Address:

C/O 13700 MAYFIELD PLACE, UNIT 1135

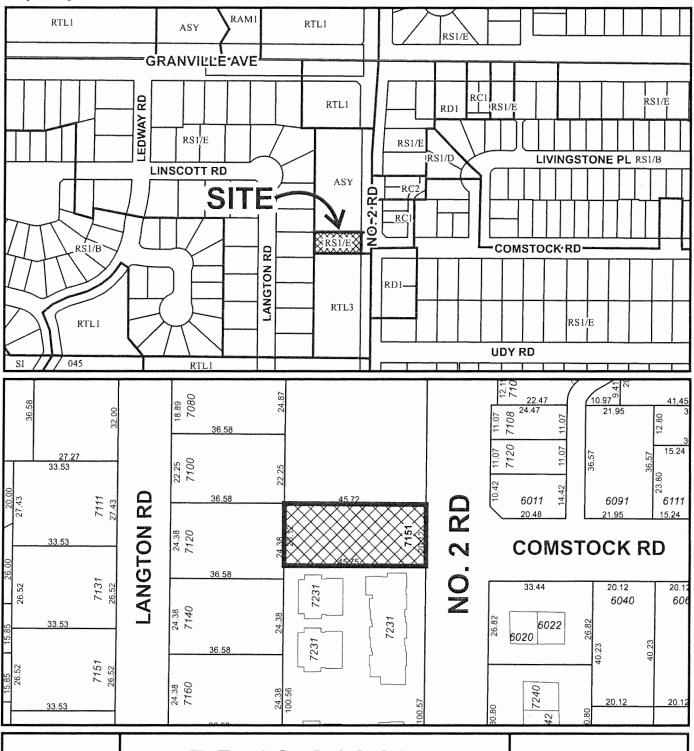
RICHMOND, BC V6V 2E4

- 1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
- 2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
- 3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a) reduce the minimum lot width on major arterial road from 50.0 m to 20.12 m; and
 - b) reduce the minimum front yard (east) setback from 6.0 m to 4.55 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 \$54,751.95 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 18-818403

То	the Holder:	KONIC DEVELOPMI	ENT LTD.	
Pr	operty Address:	7151 NO. 2 ROAD		
Ad	ldress:	C/O 13700 MAYFIEL RICHMOND, BC V6	D PLACE, UNIT 1135 V 2E4	
8.		s of this Permit and an	enerally in accordance with the terms and y plans and specifications attached to this	
	This Permit is not a Build	ling Permit.		
	UTHORIZING RESOLUT AY OF ,	TION NO.	ISSUED BY THE COUNCIL THE	
DE	ELIVERED THIS D	DAY OF ,		
M	AYOR			







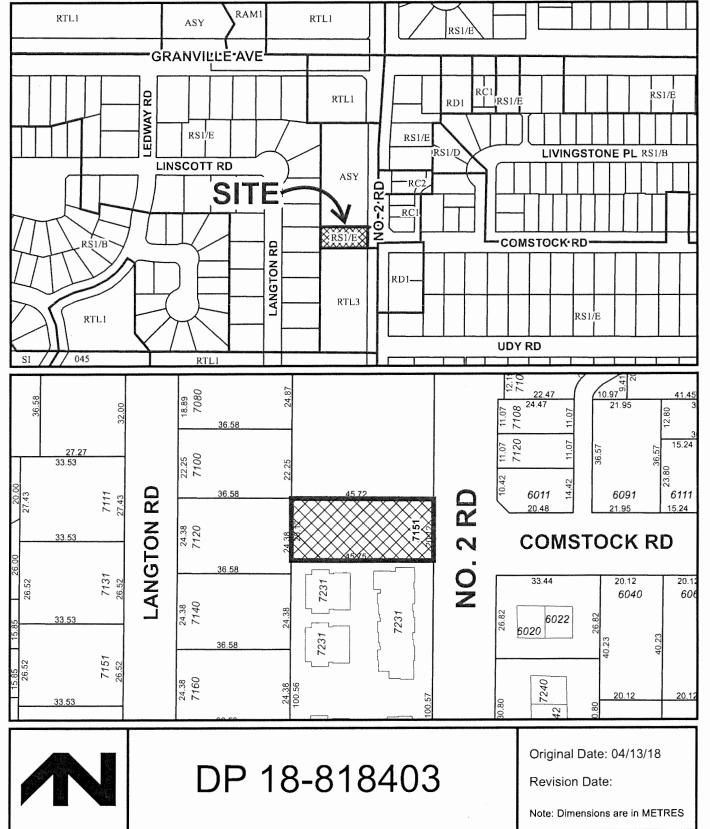
DP 18-818403 SCHEDULE "A"

Original Date: 04/13/18

Revision Date:

Note: Dimensions are in METRES





7151 NO. 2 ROAD 4 UNIT TOWNHOUSE DEVELOPMENT

	EXISTING:	PROPOSED:
SITE AREA;	9902.8 SF (920.0SM)	9770.08 SF (908.00SM)
LAND USES:	SINGLE FAMILY DWELLING	TOWNHOUSE
OCP DESIGNATION:	RESIDENTIAL	NO CHANGE
ZONING:	R1/E	RTL4
NUMBER OF UNITS:	1	4
	REQUIRED/ALLOWED:	PROPOSED:
FLOOR AREA RATIO:	0.6 (5859.9 SF)	0.59 (5788 SF)
LOT COVERAGE:	0.4 (3961.1 SF)	0.31(2993SF)
SETBACK-FRONT YARD:	MIN. 6m	5.73m TO BUILDING 4.55m TO GARBAGE ROOM
SETBACK-SIDE YARD: (NORTH)	MIN. 3m	3.0m
SETBACK-SIDE YARD: (SOUTH)	MIN. 3m	7.50m
SETBACK-REAR YARD:	MIN. 3m	9.73m TO BUILDING 9.75m TO ELEC CLOSET
HEIGHT: (m)	MAX. 12m & 3 STOREY	11.51 m
LOT SIZE:		
OFF-STREET PARKING RESIDENTIAL/VISITOR:	8 AND 1	8 AND 1
OFF-STREET PARKING ACCESSIBLE:	N/A	0
OFF-STREET PARKING TOTAL:	9	9
TANDEM PARKING SPACES:		N/A
BICYCLE PARKING CLASS 1	1,25X4=5	5
BICYCLE PARKING CLASS 2	0.2X4=1	1
INDOOR AMENITY SPACE:	MIN. 60SM	CASH-IN-LIEU
OUTDOOR AMENITY SPACE:	MIN. 24SM	114.10 SM

GENERAL NOTES
ONE CONFIRME UNIT IS PROPOSED
ALL UNITS IN THIS PROJECT MUST MEET THE REQUIREMENTS OF THE SOLAR
HOT MATER REACH REGULATION
PROJECT MUST ACHEVE EMERGINE BY RATING
MECHANICAL MENTRATION IS REQUIRED

CRIME PREVENTION - CREATE SAFE ROUTES FOR PEDESTRIANS AND CLEARLY DEFINED PEDESTRIAN AND MENCLE ACCESS
- DEFINE EDGES AND CORNER WITH LOW LANDSCAPING, LOW CURBING, LOW PERMEABLE FENDING, AND ELEVATIONS CHANGES
- MALKINITS SHOULD BE DIRECT, FOLLOW MATURAL PATHWAYS AND AVOID BLIND

BRAJONAYS SHOULD BE UNRECT, FOLLOW MARKAL PAINTINGS AND AVAILABLE CORNETS.
 BLUMMATE BRAJONAYS AND ACCESS POINTS TO OPEN SPACES
 MAYE ALL EXTEROR PUBLIC OR SOME-PUBLIC SPACES MISBLE AND DEFENSIBLE, SO THAT RESIDENTS CAN CONTROL. THEN DISM SURROUNDINGS.
 DESIGN BUILDINGS TO ALLOW FOR PASSIVE OBSERVATION OF OUTDOOR AMEN'TY AREAS, PEDESTRIAN OR VEHICLE ACCESS POINTS TO PROVIDE FEES ON THE STREET.
 ENSURE UNDOWS AND DOOR REMAIN VISIBLE FROM STREET AND NOT HIDDEN BY VERSTEATHEN.

MELETATION.

ILLIAMATE SPACE WITH LOW-LEVEL LIGHTING THAT PROVIDES LIGHT AND SECURITY, DOES NOT PRODUCE GLARE INTO THE ACIACOST RESIDENTAL BUILDING.

USE LOW GROUND COVORS AND SHRUES LESS THAN CAS IN AND PRINTE REES LIMBS



CONTEXT PLAN (EXISTING)



NO 2 RD STREETSCAPE

MATTHEW **CHENG** ARCHITECT INC.

Unit 202 - 670 EVANS AVENUE VANCOUVER, BC V6A 2K? Tel: (604) 731-3012 / Fax: (604) 731-3908 Cel: (604) 649-0669 / Email: matthew @meai.ca

MAILHEW ÖMMEN ACHTEN THE SCALED. THE GENERAL CONTRACTION SHALL VERIFY ALL DIMENSIONS AND LEVELS FROM TO COADLENCE. BEST TO WORK. ALL ERRORS AND OMISSIONS SHALL BE REPORTED DAILED ACHTEN TO WORK ALL BERORS AND DAILED ACHTEN TO WORK AND THE ACHTEN TO BE ACKNOWN AND DESIGN ARE AND AT ALL THESE ACKNOWN AND DESIGN ARE AND AT ALL THESE ACKNOWN AND THE SECUL SING PROPERTY OF REMAINS THE EXCLUSIVE PROPERTY OF ANTHEW CHEST ACKNOWN AND THE ACKNOWN AND THE SECUL SING PROPERTY OF PROPERTY OF THE ACKNOWN AND THE WORK AND ACKNOWN AND THE VICENCE ACKNOWN AND THE VICE

RE YY-MM- DESCRIPTION DRWN CHK

Project Townhouse PROJECT

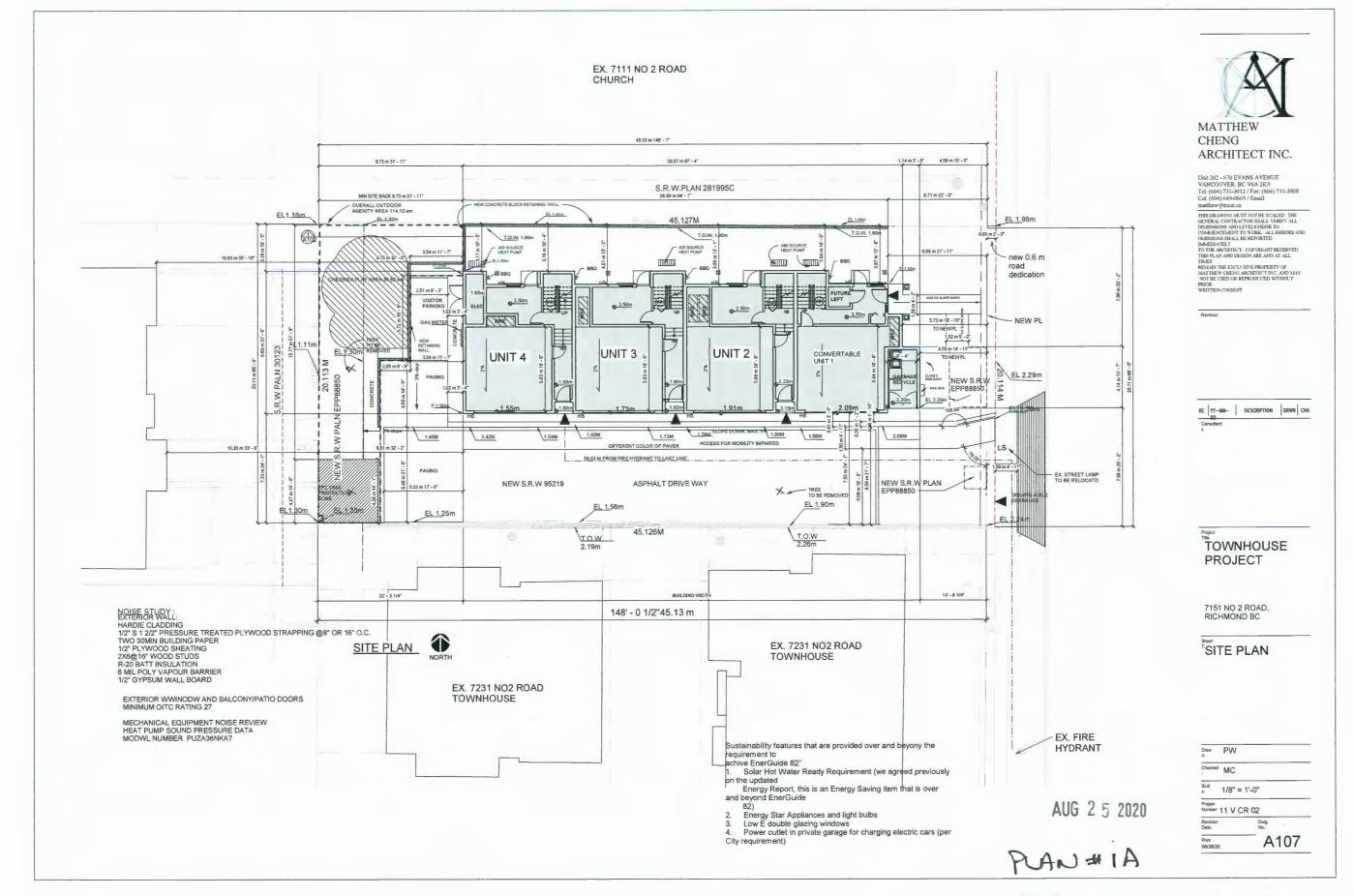
7151 NO 2 ROAD, RICHMOND BC

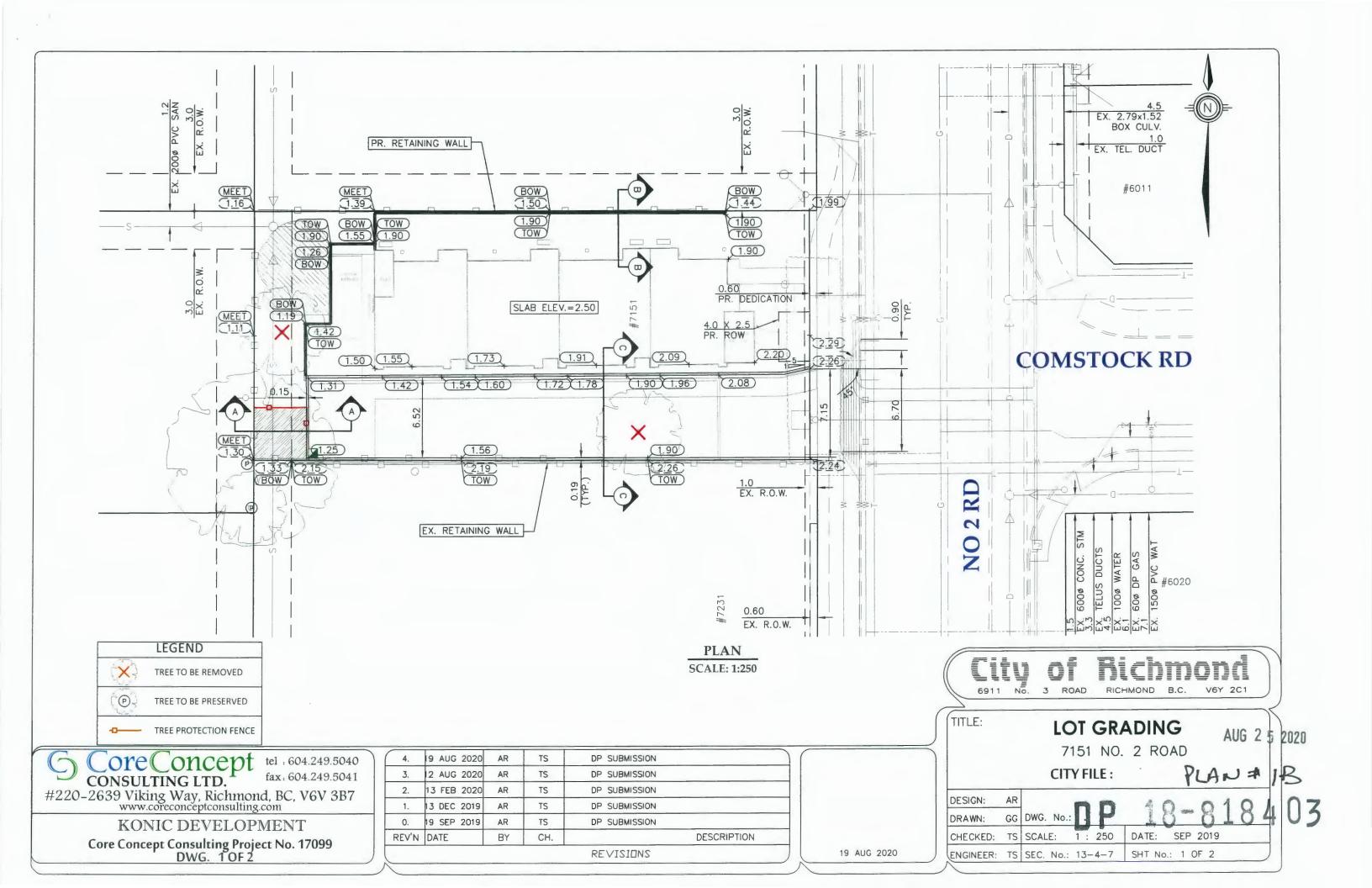
COVER SHEET

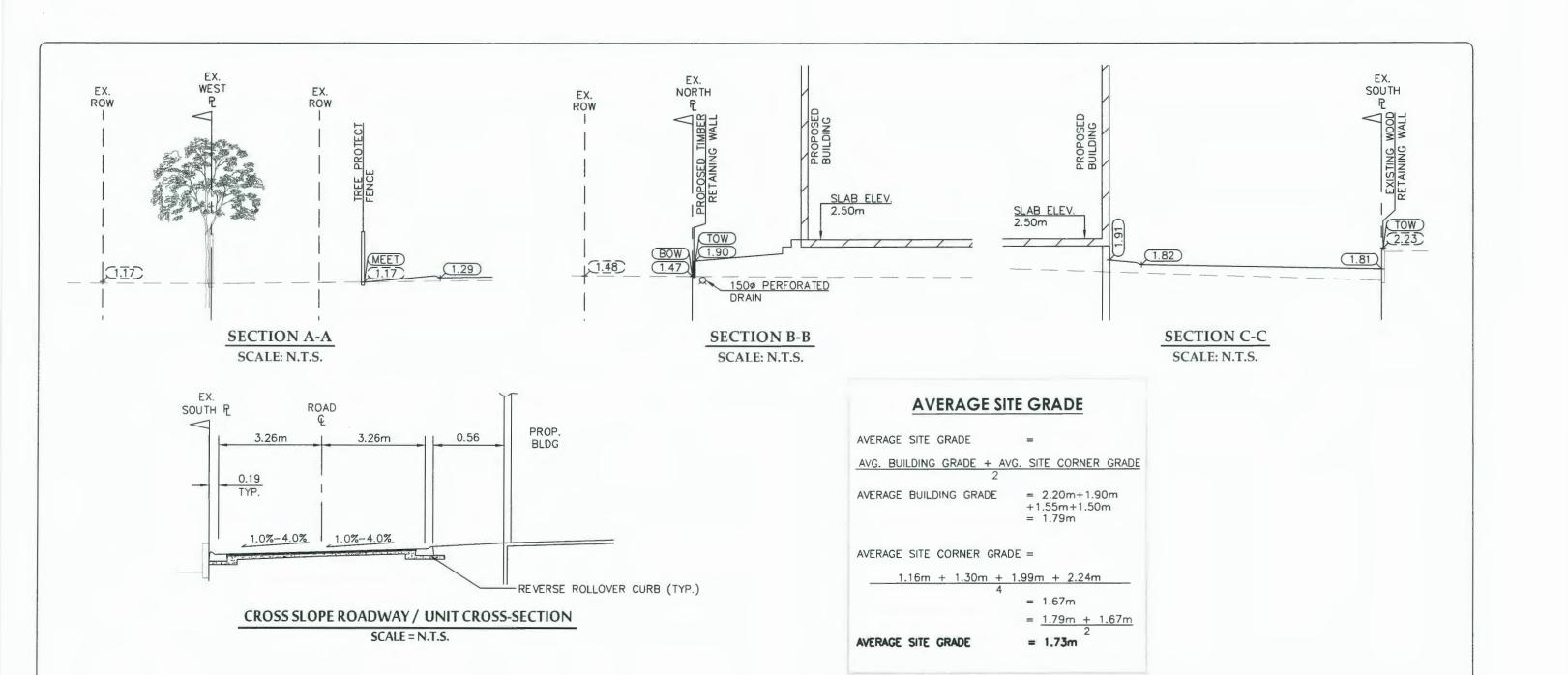
AUG 2 5 2020

PLAN# 1

Draw PW Checked MC Project Number: 11 V CR 02 A000











KONIC DEVELOPMENT

Core Concept Consulting Project No. 17099 DWG. 2 OF 2

				REVISIONS	
EV'N	DATE	BY	CH.		DESCRIPTION
Ο.	19 SEP 2019	AR	TS	DP SUBMISSION	
1.	13 DEC 2019	AR	TS	DP SUBMISSION	
2.	13 FEB 2020	AR	TS	DP SUBMISSION	
3.	2 AUG 2020	AR	TS	DP SUBMISSION	
4.	19 AUG 2020	AR	TS	DP SUBMISSION	

TITLE: LOT GRADING-SECTIONS AUG 7151 NO. 2 ROAD

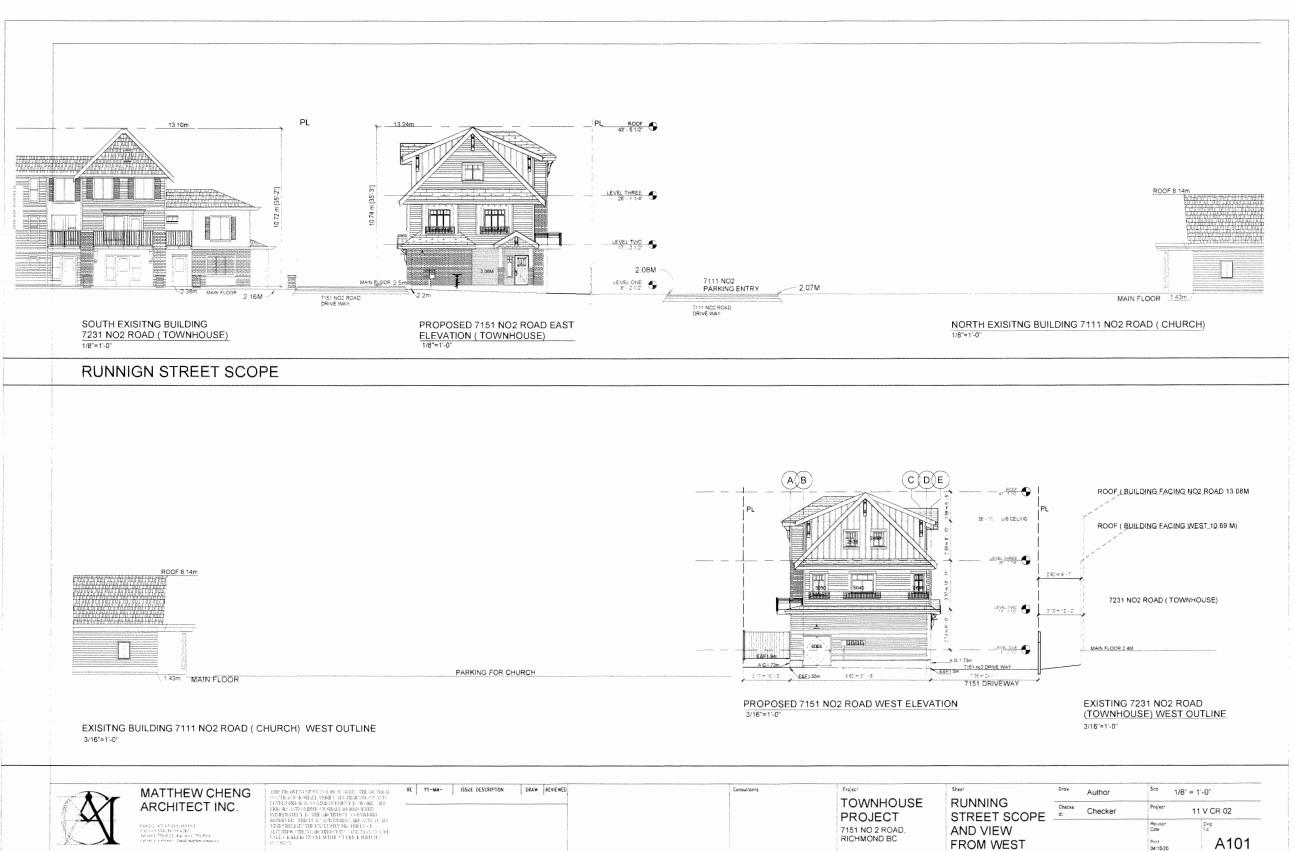
CITY FILE:

PLAN #1

DESIGN: AR
DRAWN: GG DWG. No. P. 250 DATE: SEP 2019
ENGINEER: TS SEC. No.: 13-4-7 SHT No.: 2 OF 2

03

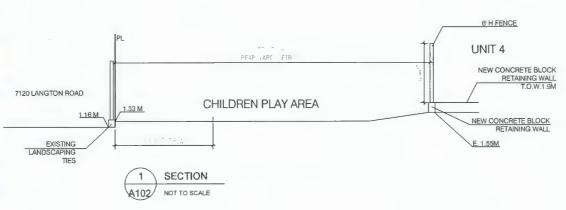
19 AUG 2020



AUG 2 5 2020

PROPERTYLINE





CONTEXT PLAN NOT TO SCALE



EXISTING BUILDING 7120 LANGTON RD WITH RESPECT TO THE PROPERTY BUILDING 7151 NO2 ROAD



MATTHEW CHENG ARCHITECT INC.

THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS PRING TO COMBENCEMENT TO WORK. ALL PROOFS AND OMESSIONS SHALL BE REPORTED BASEDATED TO THE ARCHITECT. COPTRIGHT RESERVED. THIS YLAN AND DESIGN ARE AND AT ALL THOSE SHEALAN THE EXCLUSIVE PROPERTY OF LISTON OF REPROPERTY OF CONSENT.

RE YY-MM- ISSUE DESCRIPTION DRAW REVIEWED

TOWNHOUSE **PROJECT** 7151 NO 2 ROAD, RICHMOND BC

CONTEXT PLAN &1.16 m to 1.9 m

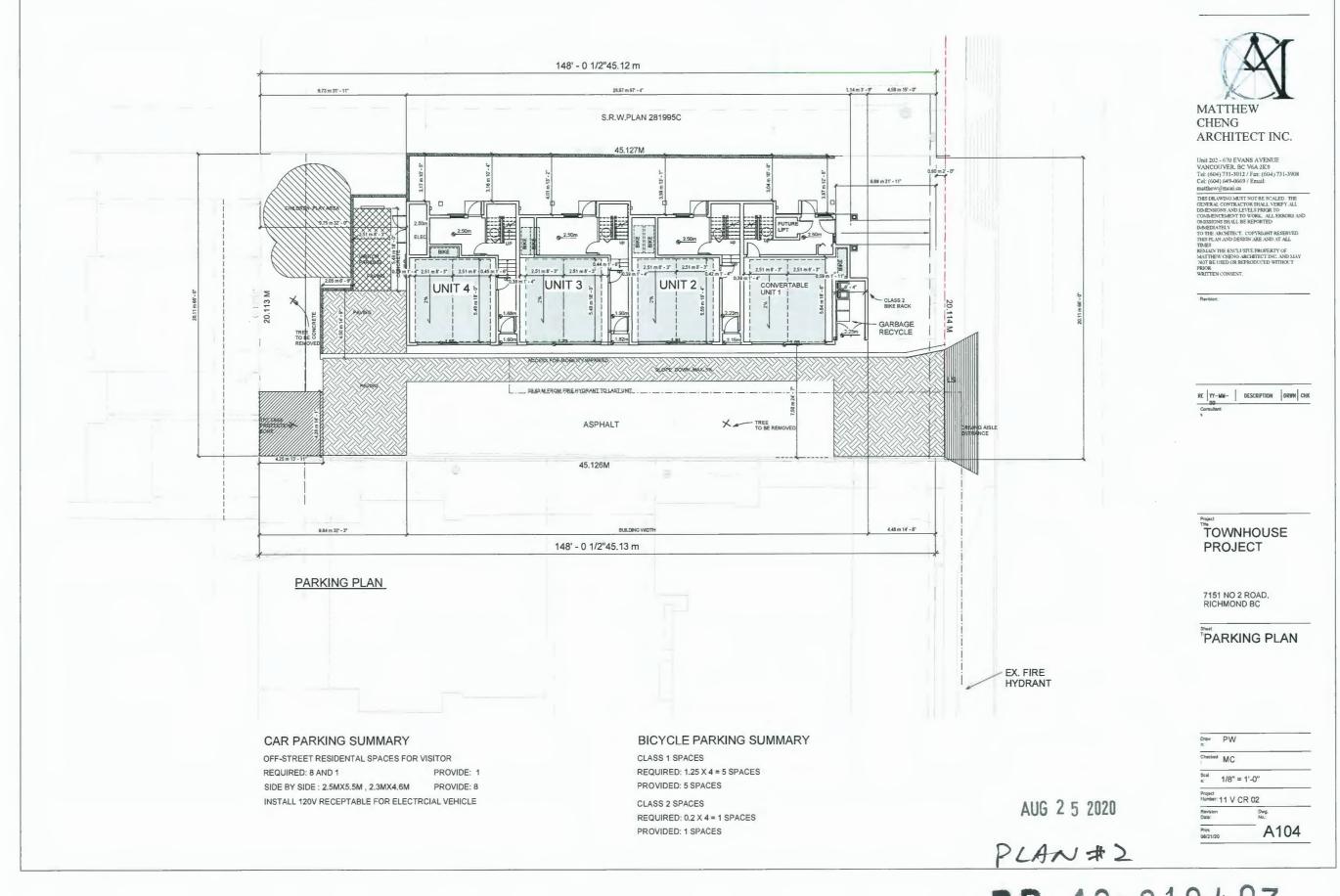
See 1/8" = 1'-0"

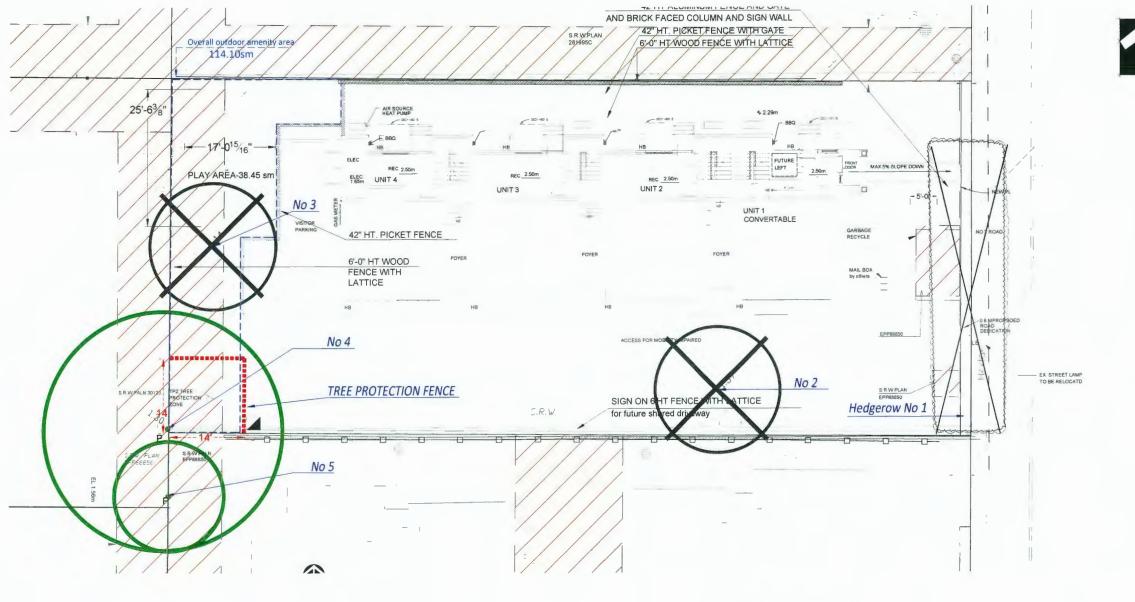
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AUG 2 5 2020

DP 18-818403 PLAN #1E





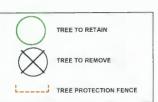
NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN HIGH ENVIRONMENTALLY SENSATIVE AREAS

NC STORAGE OF BUILDING MATERIALS WITHIN OR AGAINST PROTECTION BARRIER

TREE PROTECTION BARRIER

TREE PROTECTION DISTANCE TABLE

EXTRAPOLATE PROTECTION RADIUS FOR TREES LARGER THAN LOOCH dah.
*(DIAHETRE AT BREAST HEIGHT OR 1,4M FROM GRADE).



TREE #	TREE SPECIES (Botanical name)	DBH (cm)	SPREAD (ft.) Radius
1	Cedar Hedge (Thuja plicata)		-
2	Western red cedar (Thuja plicata)	84	11'
3	Plum (Prunus sp.)	32	11'
4	Birch (Betula sp.)	58	23'
5	Douglas fir (Pseudotsuga menziesii)	33	10'

DP 18-218403
PLAN #3 AUG 2 5 2020 17-045-22.2/F PMG PROJECT NUMBER



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SEAL:

2

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22	20.AUG.26	REVISED PLAY AREA AS PER CITY REQUEST
21	20.AUG.20	REVISION
20	20.AUG.19	REVISION AS PER CITY REQUEST
18	20.AUG 12 RE	VISED AMENITY AREA AS PER CITY REQUEST
17	20.APR.23	REVISION AS PER CITY COMMENTS
16	2C.MAR.3C	NEW SITE PLAN
	19.DEC.17	ISSLED FOR BP
15	19.DEC.12	NEW CIVIL PLAN
14	19.DEC.10	NEW SITE PLAN
13	19 DEC.04	REVISION AS PER CITY COMMENTS
12	19 NOV.2D	NEW SITE PLAN
11	19.SEP.25	NEW SITE PLAN
10	18.AUG 15	REVISION AS PER CITY COMMENTS
9	18.AUG.12	NEW SITE PLAN
8	19.AUG.06	NEW SITE & CIVIL PLANS
7	19JUL26	NEW SITE PLAN & CITY COMMENTS
6	18-SEP.28	NEW SITE PLAN
5	18.SEP 17	TREE MANAGEM & NEW PLAN
4	18.AUG.24	NEW SITE PLAN/CITY COMMENTS
3	18.JUN.20	NEW CIVIL PLAN
2	17.AUG.28	NEW SITE PLAN/ CITY COMMENTS
1	17./UN.22	NEW SITE PLAN/ CITY COMMENTS
NO	DATE	REVISION DESCRIPTION

CLIENT: KONIC DEVELOPMENT

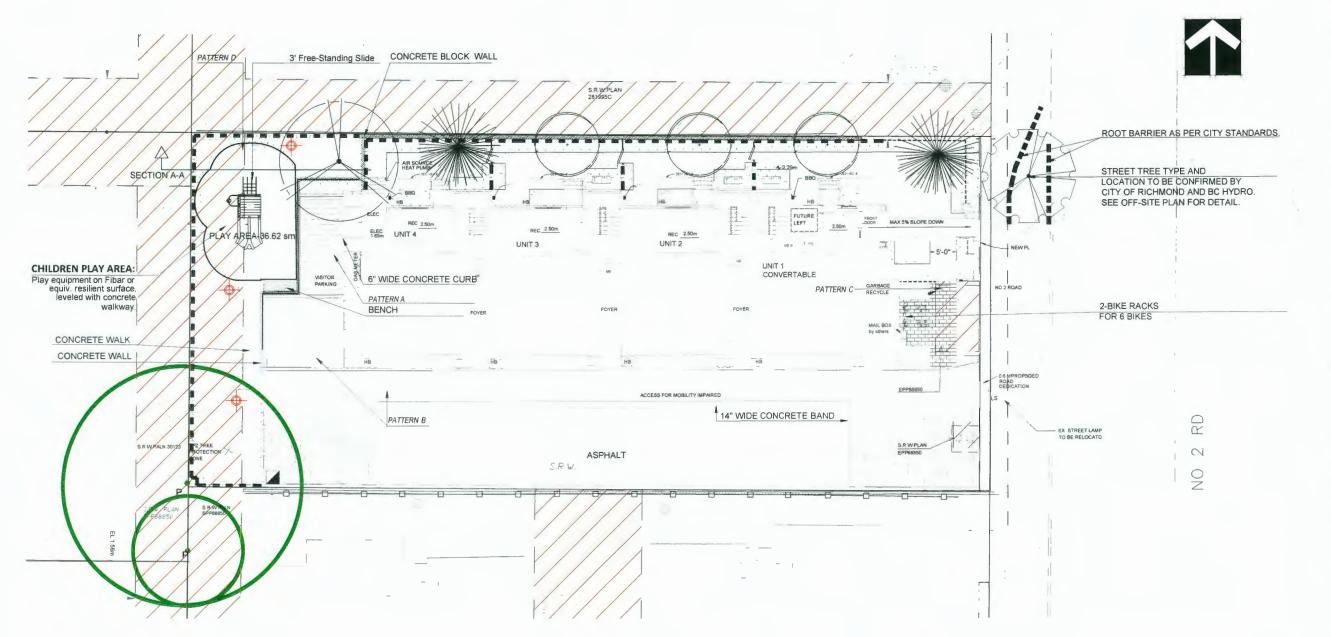
WITH MATTHEW CHENG ARCHITECT INC

4-UNIT TOWNHOUSE DEVELOPMENT

7151 No. 2 ROAD RICHMOND

TREE MANAGEMENT PLAN

SCALE



PLANT SCHEDULE- STREET TREE ONLY PMG PROJECT NUMBER: 17-045 KEY QTY BOTANICAL NAME PLANTED SIZE / REMARKS NOTES *PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES *REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS *SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY *AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY *SUBSTITUTIONS OTATAL METERIAL PAPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL UNAPPROVED SUBSTITUTIONS WILL BE REJECTED ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE SUBSTITUTIONS ARE SUBSTITUTIONS OF CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY *ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BE 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 AND MORKMANSHIP MUST MEET OR EXCEED BE LANDSCAPE STANDARD MINIMUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT AND MORKMANSHIP MUST MEET OR EXCEED BE LANDSCAPE STANDARD MINIMUM 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 AND MORKMANSHIP MUST MEET OR EXCEED BE LANDSCAPE STANDARD MINIMUM ACCEPTABLE BY LANDSCAPE AND ARCHITECT AND MORKMANSHIP MUST MEET OR EXCEED BE LANDSCAPE STANDARD MINIMUM OF FIVE DAYS PRIOR TO SELVENCE.

PLA	NT S	CHEDULE		PMG PROJECT NUMBER: 17-045
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
D.	1	FAGUS SYLVATICA 'DAWYCK GOLD'	DAWYCK GOLD BEECH	11CM CAL, B&B
- We	2	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL LIMBER PINE	4.0M HT:1 8M STD,B&B
Jan.	3	QUERCUS PALUSTRIS 'GREEN PILLAR'	'GREEN PILLAR' PIN OAK	6CM CAL, 1 8M STD, B&B

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 CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWDER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE ATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARD. DEFINITION ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

FURNITURE



Modena Park Bench: Model Number: MWB-5 BY WISHBONE SITE FURNISHINGS Ultraplast ^{1M} Recycled Plastic Slats-Redwood Long Lasting Stainless Steel Hardware



Surf Bike Rack: Model Number SFBRG-3: Black Color BY WISHBONE SITE FURNISHINGS MOUNTED ON SLAB

HADCO-DB30 Aluminum bollard, black color ALL BENCHES AND BIKE RACKS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATION ON 3"

3" THICK CONCRETE PAD.

PAVING MATERIAL KEY



PERMEABLE Concrete paver by Mutual Materials, typ. COLOR- Charcoal Herringbone pattern Base install to be reviewed prior to finish. Installed per manufacturer's specification: PATTERN B-EAST-WEST INTERNAL DRIVEWAY PERMEABLE Concrete paver by Mutual Ma

COLOR- Gray: Herringbone pattern

Base install to be reviewed prior to finish.
Installed per manufacturer's specification

PATTERN C-WALKWAY AT MAIL KIOSK PERMEABLE HERRINGBONE CONCRETE PAVER CASCADE BLEND

PATTERN D-PLAY AREA FIBAR SAFETY ZONE SURFACE

LIGHTING LEGEND

PROVIDED IN ALL LANDSCAPE AREAS (DETAILED BY CONTRACTOR

PLAN = 3A AUG 2 5 2020

DP 18-818403

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21 20.AL.G.20 2C 20.AU.G.19 RE 1E 20.AL.G.12 REVISED A 17 20.APR.23 REV 16 2C.MAR.3D 15.DEC.17 15 19.DEC.12	PLAY AREA AS PER CITY REQUEST REVISION	00
2C 2C.AUG.19 RE 1E 20 ALG 12 REVISED A 17 2C.APR.22 REV 16 2C.MAR.30 15 19.DEC.17 15 19.DEC.12 14 19.DEC.10 13 19.DEC.04 REV		OD
1E 20 ALG 12 REVISED A 17 2CAPR.23 REV 16 2C MAR.30 19.DEC.17 15 19.DEC.12 14 19.DEC.10 13 19.DEC.04 REV	VISCON AS RED CITY RECULEST	
17 20.APR.22 REV 16 2C.MAR.3C 19.DEC.17 15 19.DEC.12 14 19.DEC.10 13 19.DEC.04 REV	AINOU WILEY CLLL MENTORN	CD
16 2C.MAR.3C 19.DEC.17 15 19.DEC.12 14 19.DEC.10 13 19.DEC.04 REV	MENITY AREA AS PER CITY REQUEST	DD
19.DEC.17 15 19.DEC.12 14 19.DEC.10 13 19.DEC.04 REV	VISION AS PER CITY COMMENTS	CC
15 19.DEC 12 14 19.DEC.10 13 19.DEC.04 REV	NEW SITE PLAN	DD
14 19.DEC.10 13 19.DEC.04 REV	ISSUEC FOR BP	DD
13 19.DEC.D4 REV	NEW CIVIL PLAN	DD
25 23152010	NEW SITE PLAN	20
12 19.NOV.2D	ISION AS PER CITY COMMENTS	DD
	NEW SITE PLAN	DD
11 19 SEP.25	NEW SITE PLAN	DD
10 18.AUG-15 REV	ISION AS PER CITY COMMENTS	DD
9 18.AUG.12	NEW SITE PLAN	DD
8 19.AUG.06	NEW SITE & CIVIL PLANS	DD
7 19JUL 26 NEV	SITE PLAN & CITY COMMENTS	DD
6 18.SEP.28	NEW SITE PLAN	DD
5 18.5EP.17 T	REE MANAGEM & NEW PLAN	00
4 18.AUG.24 NE	W SITE PLAN/CITY COMMENTS	00
3 18.:UN.2D	NEW CIVIL PLAN	90
2 17.AUG.28 NE	W SITE PLAN/ CITY COMMENTS	DD
1 17.JUN.22 NE	W SITE PLAN/ CITY COMMENTS	DD
NO DATE RE		

CLIENT: KONIC DEVELOPMENT

WITH MATTHEW CHENG ARCHITECT INC

4-UNIT TOWNHOUSE DEVELOPMENT

7151 No. 2 ROAD RICHMOND

DRAWING TITLE

PROJECT

LANDSCAPE PLAN

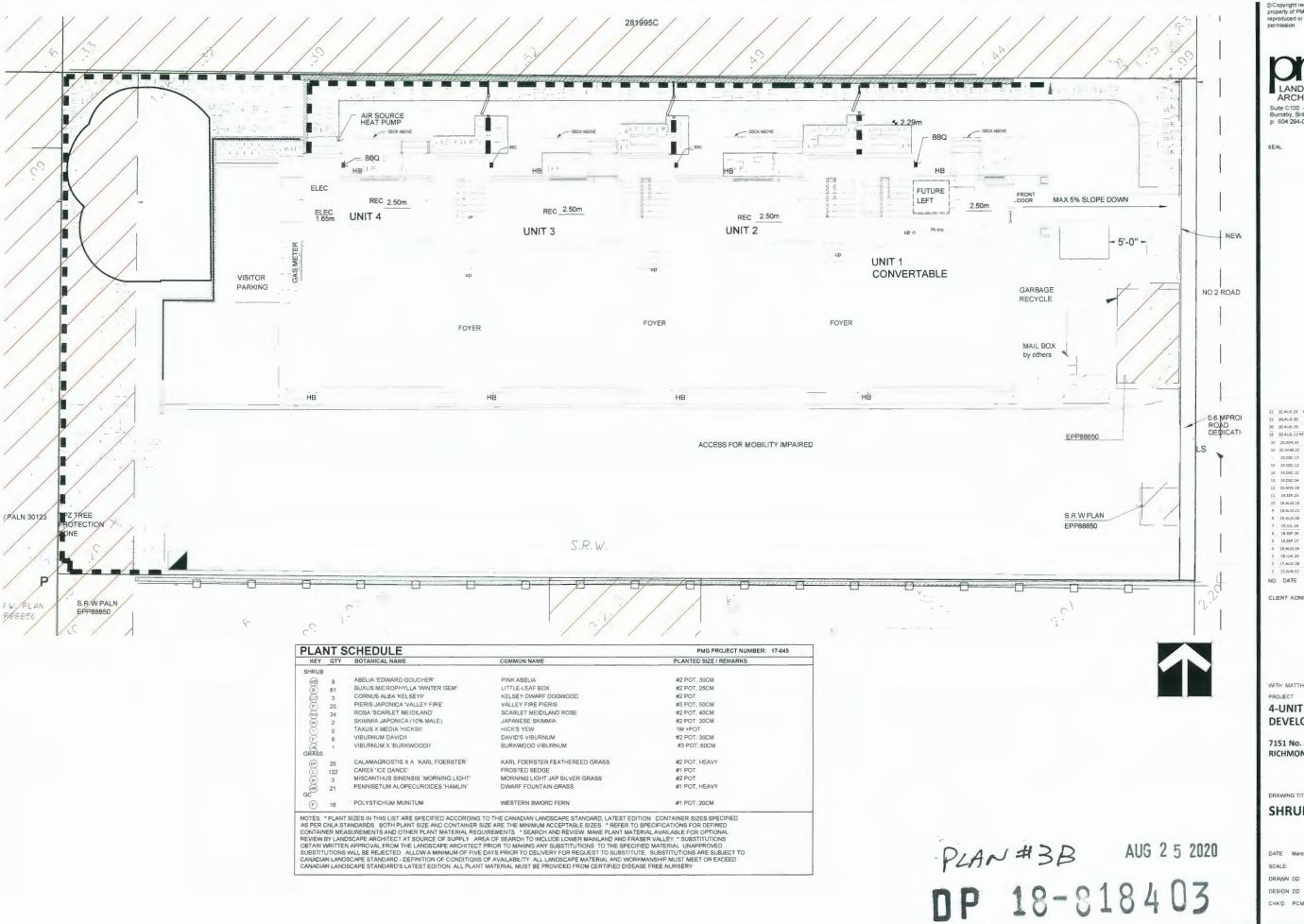
DATE: March 8, 2017 SCALE

CHK'D PCM

1/8'=1'-0" DRAWN DD

OF 8

PMG PROJECT NUMBER





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SEAL

22	2C.AUG.26	REVISED PLAY AREA AS PER CITY REQUEST	DO
21	20,ALG.20	REVISION	DE
20	20.AUG.19	REVISION AS PER CITY REDUEST	DE
18	20.AUG.12 F	REVISED AMENITY AREA AS PER CITY REQUEST	DO
17	20.APR.23	REVISION AS PER CITY COMMENTS	D
16	2C.MAR.3C	NEW SITE PLAN	D
	19.DEC.17	ISSUED FOR EF	D
15	19.DEC.12	NEW CIVIL PLAN	D
14	19.DEC.10	NEW SITE PLAN	D
13	19.DEC.04	REVISION AS PER CITY COMMENTS	D
12	19.NOV.20	NEW SITE PLAN	D
11	19.5EP.25	NEW SITE PLAN	D
10	18.AUG.15	REVISION AS PER CITY COMMENTS	D
9	18.AUG.12	NEW SITE PLAN	D
8	19.AUG.06	NEW SITE & CIVIL PLANS	p
7	19JUL26	NEW SITE PLAN & CITY COMMENTS	D
6	18.SEP.28	NEW SITE PLAN	D
5	18.5EP.17	TREE MANAGEM & NEW PLAN	D
4	18.AUG.24	NEW SITE PLAN/CITY COMMENTS	D
3	18.JUN.20	NEW CIVIL PLAN	D
2	17.AUG.28	NEW SITE PLAN/ CITY COMMENTS	D
1	17_JUN.22	NEW SITE PLAN/ CITY COMMENTS	D
NO.	DATE	REVISION DESCRIPTION	D

CLIENT KONIC DEVELOPMENT

WITH MATTHEW CHENG ARCHITECT INC.

4-UNIT TOWNHOUSE DEVELOPMENT

7151 No. 2 ROAD RICHMOND

DRAWING TITLE

SHRUB PLAN

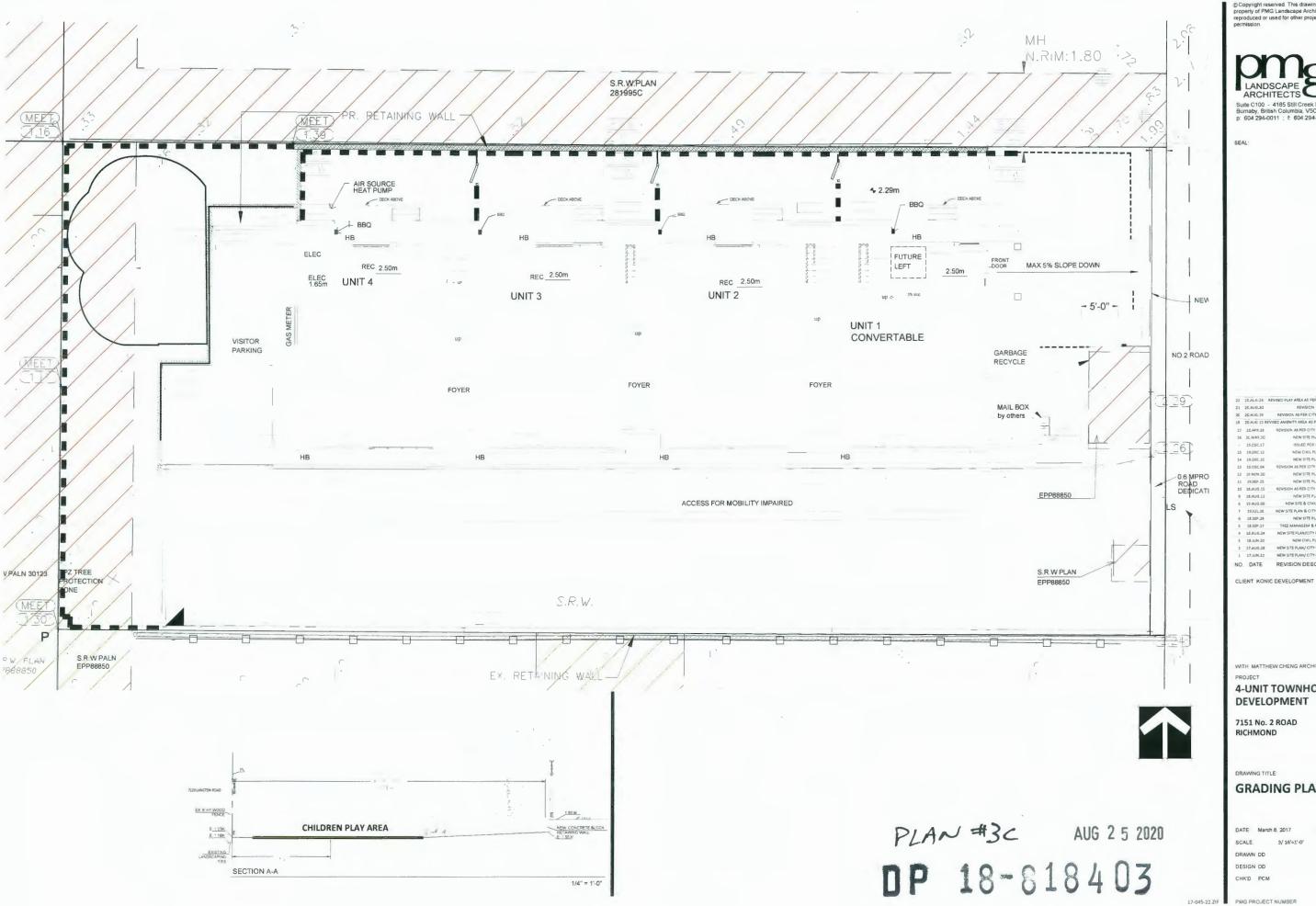
DATE: March 8, 2017 SCALE:

OF 8

CHK'D PCM

PMG PROJECT NUMBER

17-045-22.ZIP



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20.AUG.26	REVISED PLAY AREA AS PER CITY REGLEST
2C.AUG.20	REVISION
2C.AUG.19	REVISION AS PER CITY REQUEST
20.AUG 12 F	EVISED AMENITY AREA AS PER CITY REQUEST
2C.APR.23	REVISION AS PER CITY COMPENTS
2C.MAR.30	NEW SITE PLAN
19.DEC.17	ISSUED FOR BF
19.DEC.12	NEW CIVIL PLAN
19.DEC.10	NEW SITE PLAN
19.DEC.04	REVISION AS PER CITY COMMENTS
19.NOV.20	NEW SITE PLAN
19.5EP.25	NEW SITE PLAN
18.AUG.15	REVISION AS PER CITY COMMENTS
18.AUG.12	NEW SITE PLAN
19.AUG.06	NEW SITE & CIVIL PLANS
19.JUL 26	NEW SITE PLAN & CITY COMMENTS
18.5EP.28	NEW SITE PLAN
18.5EP.17	TREE MANAGEM & NEW PLAN
18.AUG.24	NEW SITE PLAN/CITY COMMENTS
18JUN.20	NEW CIVIL PLAN
17.AUG.28	NEW SITE PLAN/ CITY COMMENTS
17JUN.22	NEW SITE PLAN/ CITY COMMENTS
DATE	REVISION DESCRIPTION

4-UNIT TOWNHOUSE DEVELOPMENT

7151 No. 2 ROAD RICHMOND

GRADING PLAN

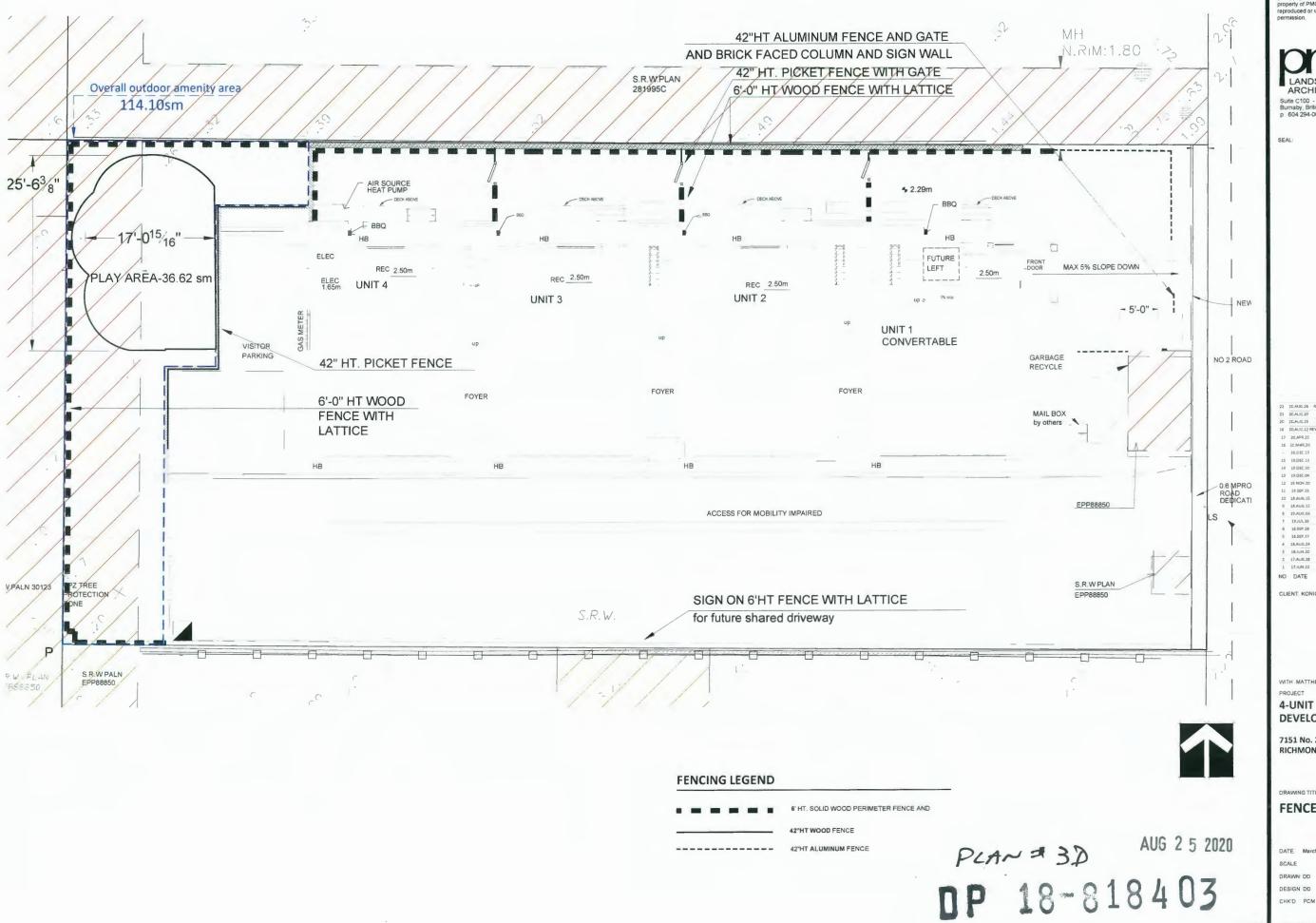
DATE: March 8, 2017 SCALE. DESIGN DD

OF 8

DRAWING NUMBER

PMG PROJECT NUMBER

17-045



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ISSUED FOR EP 19,DEC 17 NEW SITE PLAN NEW SITE PLAN REVISION AS PER CITY COI NEW SITE PLAN NEW SITE & CIVIL PLANS NEW SITE PLAN & CITY CO 17.AUG.28 NEW SITE PLAN/ CITY COMMENT NO DATE REVISION DESCRIPTION

CLIENT, KONIC DEVELOPMENT

4-UNIT TOWNHOUSE DEVELOPMENT

7151 No. 2 ROAD RICHMOND

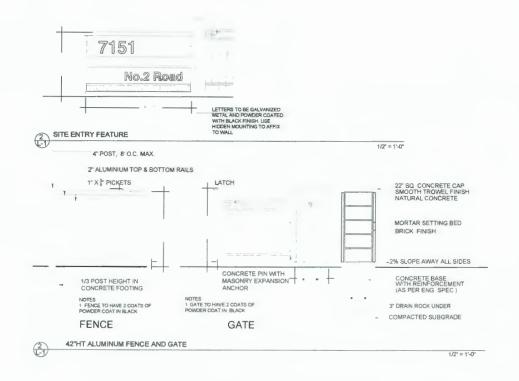
FENCE PLAN

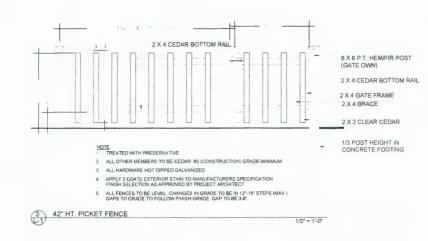
DATE. March 8, 2017 SCALE DESIGN DD

17-045-22.ZIF PMG PROJECT NUMBER

17-045

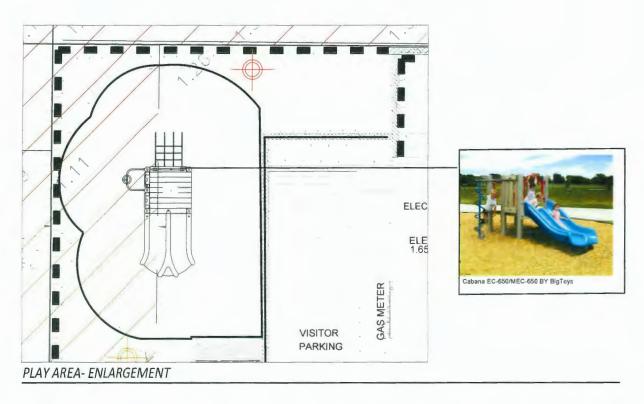
DRAWING NUMBER





 ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS
TREATED WITH PRESSERVITIVE
 ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM
 ALL HARDWARE HOT DIPPED GALVANIZED APPLY COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION
FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT
 ALL FERES TO BE LEVEL CHANGES IN GRADE TO BE IN 21-18" STEPS (MMX.)
 GAPS TO GRADE TO FOLLOW FINISH GRADE GAP TO BE 3-6"
 All fields benefit between the Change of Common Com → 2x6 CEDAR CAP Sign (size and location of the mandatory 2x4 CEDAR RAIL signs must be approved by the City) 1x2 NAILER 2'-10 3/4" --to indicate future public/vehicular access to the existing and future developments to the South. "This is a shared driveway and is planned to be used to provide vehicle access to future development."

The size and locations of the signs will be inspected through the landscape inspection process 2x6 NAILER 1x6 NAILER COMPACTED SUBGRADE 12"x12"x24" CONC FOOTING SLOPE TOP EDGE FOR DRAINAGE 3" DRAIN ROCK UNDER 2x4 P T BOTTOM 6'-0" HT WOOD FENCE WITH LATTICE



PLAN #3E AUG 25 2020

DP 18-818403

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SEAL

22	20.ALG.26	REVISED PLAY AREA AS PER CITY REQUEST	00
21	20.AUG.20	REVISION	DD
20	20.AUG.19	REVISION AS PER CITY REQUEST	DD
1.8	20.ALG.12 F	REVISED AMENITY AREA AS PER CITY REQUEST	DD
17	2D.APR.23	REVISION AS PER CITY COMMENTS	DD
16	20.MAR.30	NEW SITE PLAN	DO
	19.CEC 17	ISSLED FOR BF	20
15	19.DEC.12	NEW CIVIL PLAN	DĎ
14	19.DEC.10	NEW SITE PLAN	DD
13	19.DEC.04	REVISION AS PER CITY COMMENTS	ΩĐ
12	19.NOV.20	NEW SITE PLAN	DD
11	19.SEP.25	NEW SITE PLAN	DD
10	18.AUG.15	REVISION AS PER CITY COMMENTS	DD
9	18.AUG-12	NEW SITE PLAN	DD
8	19.AUG.06	NEW SITE & CIVIL PLANS	DD
7	19,JUL.26	NEW SITE PLAN & CITY COMMENTS	00
6	18.SEP.28	NEW SITE PLAN	DO
5	18.SEP.17	TREE MANAGEM & NEW PLAN	DD
А	18.AUG.24	NEW SITE PLAN/CITY COMMENTS	DD
3	18.JUN.20	NEW CIVIL PLAN	DD
2	17.AUG.28	NEW SITE PLAN/ CITY COMMENTS	DD
1	17.IUN.22	NEW SITE PLAN/ CITY COMMENTS	DD
NO	DATE	REVISION DESCRIPTION	DR

CLIENT KONIC DEVELOPMENT

WITH MATTHEW CHENG ARCHITECT INC

4-UNIT TOWNHOUSE DEVELOPMENT

7151 No. 2 ROAD RICHMOND

DRAWING TITLE.

LANDSCAPE DETAILS

DATE. March 8, 2017 SCALE:

DIOWING HOM

DRAWN. DD
DESIGN DD
CHK'D PCM

OF 8

17-045

NAC DEC ISST NUMBER

NUMBER

PART ONE GENERAL REQUIREMENTS

1 (CDL Dac 2 2088 Comply with all atholes in the General Conditions of Contract in conjunction with this vection whiles superseded by other Contract Dosuments

Lanadan Landscape Standard, Latest edihor, prepared by the Canadian Society of Landscape Architects and the Canadan Landscape & Norvery Associand Anaterials shall need standards as set out in the Canadan Landscape Arandard whiers superseded by this specification or as directed by Landscape Arandard which superseded by this specification or as directed by Landscape Arandards.

3 MASTER MUNICIPAL SPECFICATIONS & STANDARD DETAILS 2000 edition prepared by the Consulting Engineers of Binkin Columbia Readoulders and the Association and the Managua Engineers Chission

4 STANDARD FOR LANDSCAPE IRRIGATION SYSTEM 2008 Prepared by the Irrigation Industry Association of British Columbia

1. A current feat more than one month! Fest for all growing medium to be used on this site is required. Provide and pay for testing by an independent feating facility per-approved by the Landscape Architect. Deliver growing medium feat results to Landscape Architect for review and approvide prior to placement. Refer to Section 3 k Growin Monor Testing for review.

Owner reserves the night to test as re-test materials. Contractor responsible to pay for testing it materials coincit meet specification

5 MUNICIPAL BYLAWS AND ENGINEERING SPECIFICATIONS WHERE NOTED

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PART THREE SOFT LANDSCAPE DEVELOPMENT

2 A physical partier must be installed to delineate cleaning boundaries. Refer to physical barrier detail, it detail not provided, comply with local nuncipal requirence

3. No machine travel through or within vegetation retention atops or under crowns of trees to be retained is allowed

 Do not stockpile soil construction malerials, or excavated materials within vegetation ratention areas 5. Do not each tuel or service vehicles within vegetation retention areas

t. No debns fires, clearing fires of train burning shall be permitted within vegetation retention areas.

? So excavations, drain or service frenches nor any other disruption shall be permitted within vegetation refendion area he candicable Architect

B. Be not cut branches or roots of network trees without the approval of the Landscape Architect

6 Are capage to enoting expending intercept for gross value, will be subject to evaluation by 2015 A Certifing Arbeitat value the "Guer for Plant Appraisa". Explicit Ecolog - Replacement plankag of complete hallon in the costurbation will be recursed. The cost of the costurbation and of the replacement planting will be the responsibility of the hard confractor and or the personals fresponsible for the disturbance

II in municipalities with apportis tree referitions replacement bylaws ensure compliance to bylaw

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PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

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83 Castal Widdlibeur the Where openind apply (3) Socrac'd (U.C.Is. 11b) of grass seed!

Notes. At the time of Lenger provide a complete chart of all companents of the mix proposed including malch, tackifier, water etc. Sloped sites requ BA1 Festinger
BA21 Rough Grass It a soil analysis is available comply with results
BA21 Caun Where hydroceeding is approved comply with nei analysis recommendations

10. Distribute slutty undertally over the surface at the area to be hydroseeded. Blend application into previous applications and ex-If Clean up. Remove all materials and other debits resulting from seeding operations from the job sire

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PLANTS AND PLANTING

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9. Flant 31 openings species in the locations as some on the kinescape drawings. Notice Expensible Activities of controlled and considerations of controlled services and encountered.

43. Deviation of given planting receiven will only the planted affect review of the proposed deviation by the Lancaugue Architect.

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PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

18.4 For all plant material, the Landscape Architect reserves the right to extend the Contractor's and arouth is not sufficient to ensure future's alistactory growth. and greaths and not facilist to ensure fullyer schold pality great.

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10. The Landard confident or desired out of the plant and provided in the Cardiocopy and the conduction of the state of the stat

the Certificate of Completion.

18.7 Deviation from the specifications may require extension of the Warranty Period as determined by the Landscape Architect.

10 INSTALLING LANDSCAPE ON STRUCTURES

1. Verify first drawage and protection mail

2 Coordinate wint with construction at planters and planter dramage.

21 Venity that planter drams are in plant in Magnifive dramage for each drams is present prior to planting any dram rock or soil. 3 Provide clean out at all through-slab drain locations. Use 304ed mit die PVC Pipe Med with drain rock unless specific drawing defail shown

. Install draw rock evenly to a minimum depth of L' (Minimum atternate sheet drawal specified install sheet draw as per manufacturer's recommendation

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PLAN #3F AUG 2 5 2020

DP 18-818403

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Suite C100 - 4185 Still Creek Drive Burnaby, British Columbia, V5C 6G9 p. 604 294-0011 . f: 604 294-0022

SEAL

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CLIENT KONIC DEVELOPMENT

WITH MATTHEW CHENG ARCHITECT INC.

4-UNIT TOWNHOUSE DEVELOPMENT

7151 No. 2 ROAD RICHMOND

DRAWING TITLE

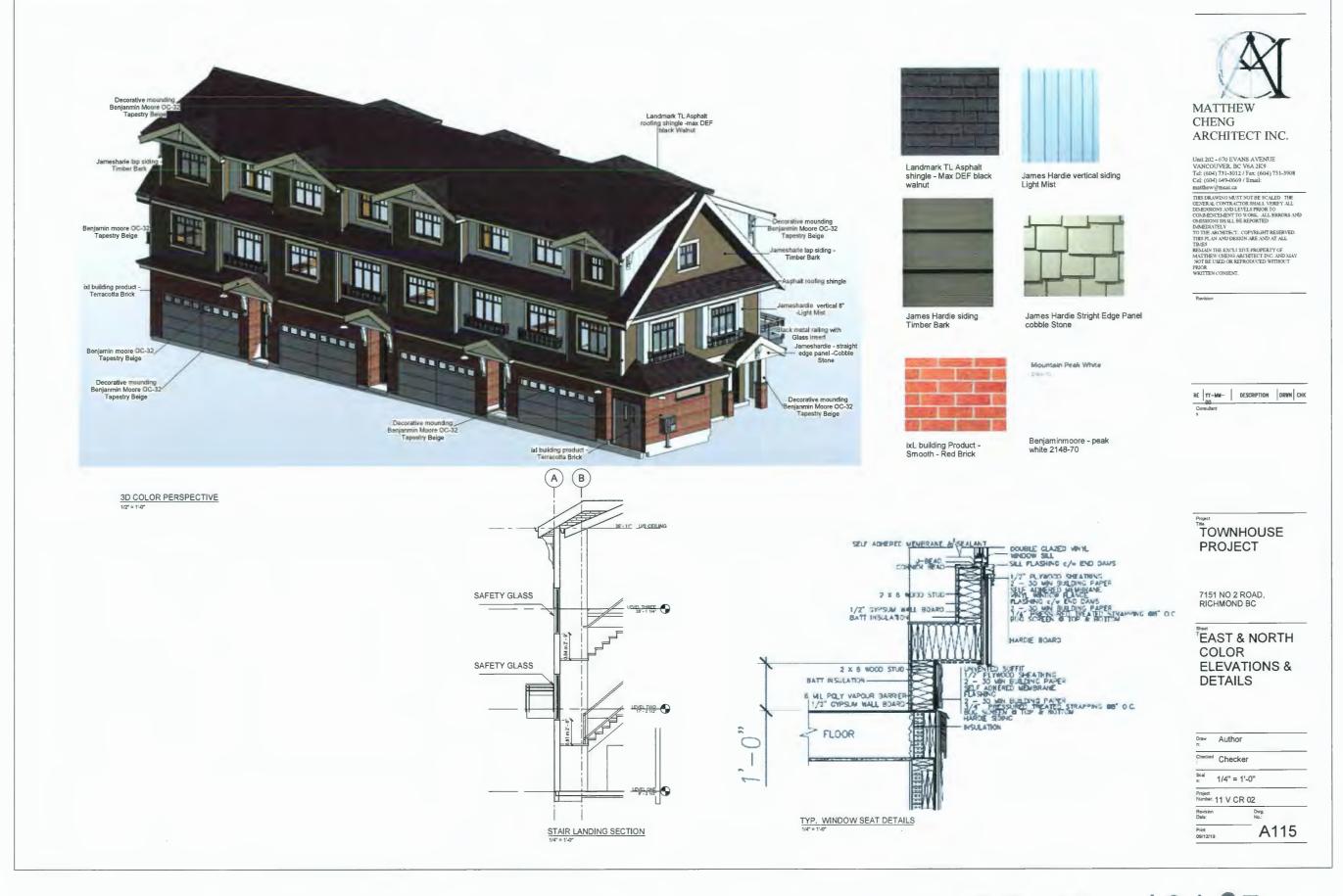
LANDSCAPE **SPECIFICATIONS**

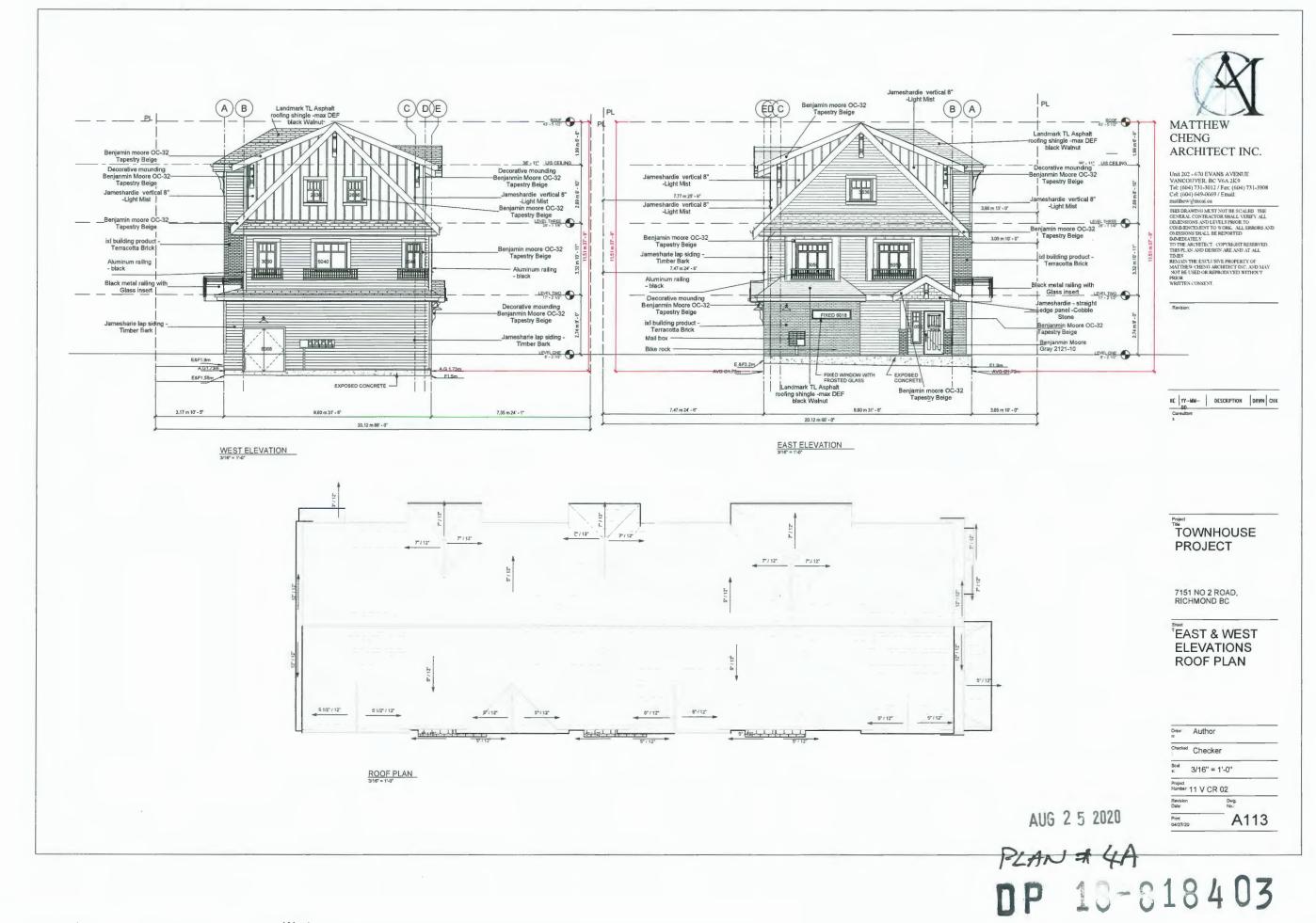
DATE March 8, 2017

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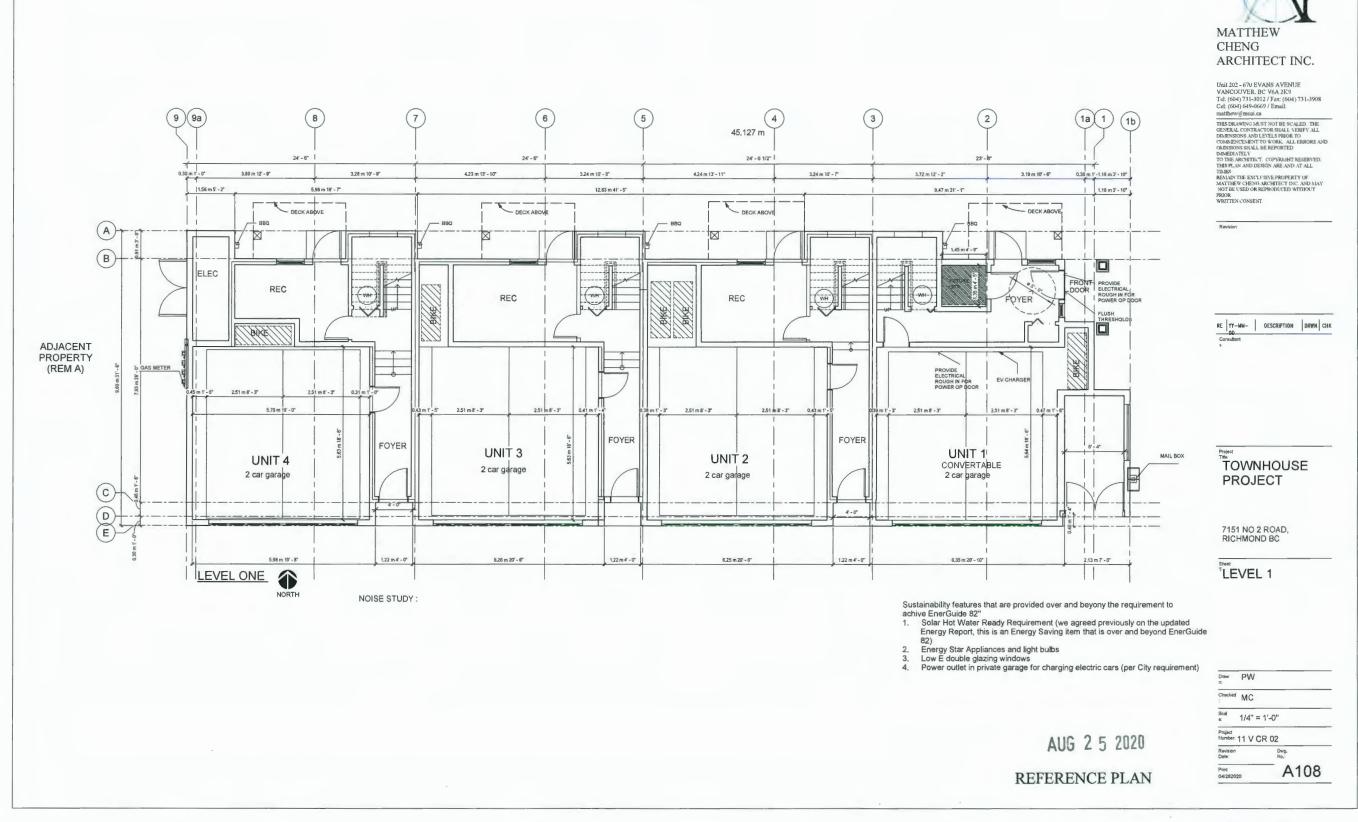


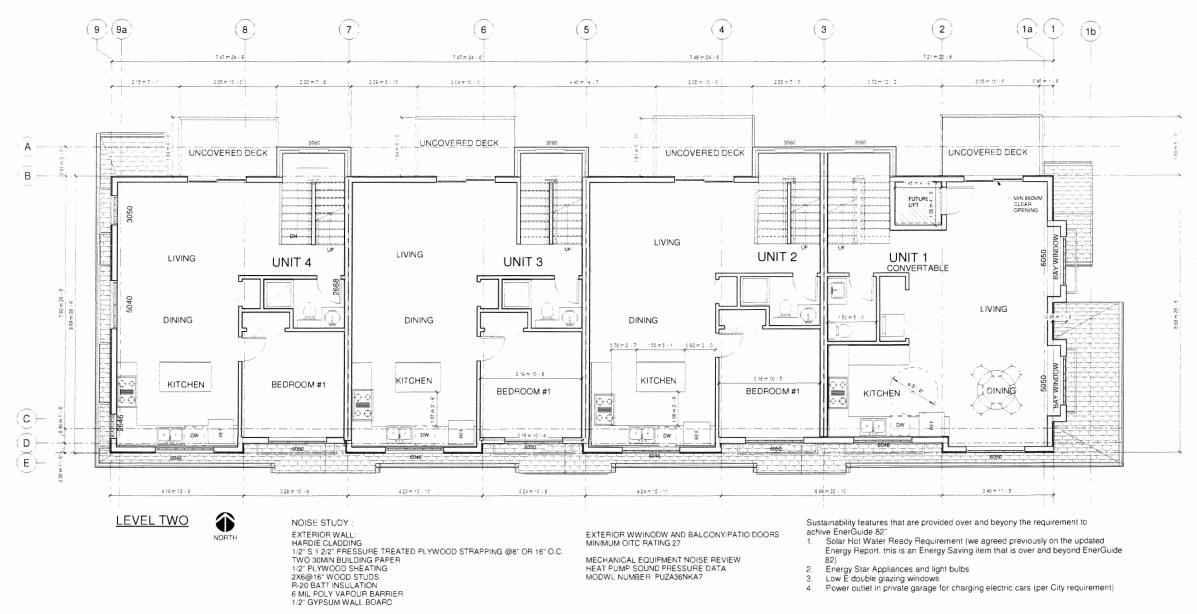


2 West 3/16" = 1'-0"

1 East 3/16" = 1'-0"







MECHANICAL EQUIPMENT NOISE REVIEW HEAT PUMP SOUND PRESSURE DATA

MODWL NUMBER PUZA36NKA7

MATTHEW CHENG ARCHITECT INC.

Unit 202 - 670 EVANN AVENUE VANCOUVER, BC V6A 2K9 Tel: (604) 731-30127 Fax: (604) 731-3908 Cel: (604) 404-0669 / Email: matthew@mcai.ca

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TOWNHOUSE **PROJECT**

7151 NO 2 ROAD. RICHMOND BC

LEVEL 2

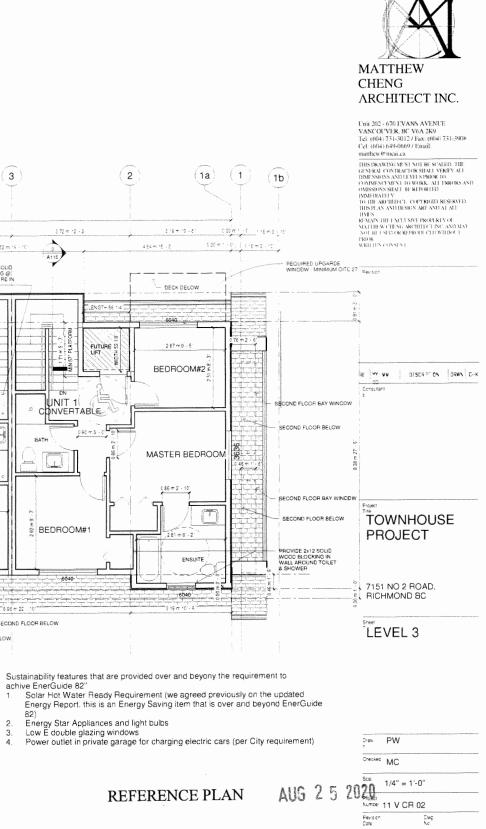
REFERENCE PLAN

Energy Star Appliances and light bulbs
Low E double glazing windows
Power outlet in private garage for charging electric cars (per City requirement)

DP 10-018403

AUG 2 5 2020

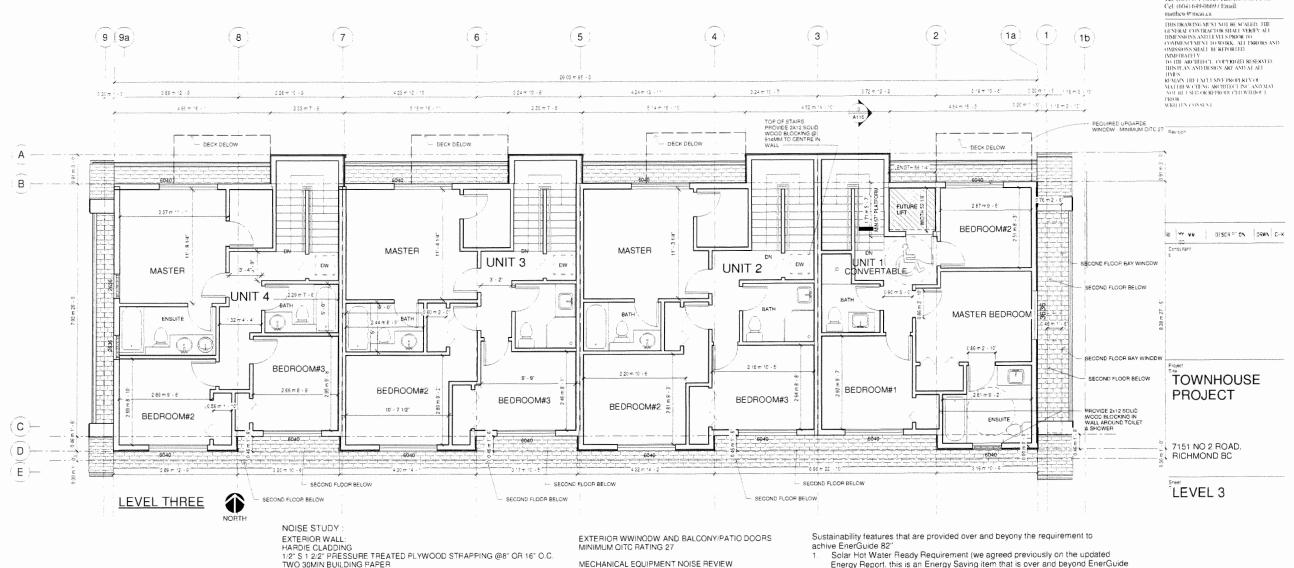
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REFERENCE PLAN

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MINIMUM OITC RATING 27

TWO 30MIN BUILDING PAPER 1/2" PLYWOOD SHEATING

2X6@16" WOOD STUDS R-20 BATT INSULATION 6 MIL POLY VAPOUR BARRIER 1/2" GYPSUM WALL BOARD

MECHANICAL EQUIPMENT NOISE REVIEW HEAT PUMP SOUND PRESSURE DATA MODWL NUMBER PUZA36NKA7

CONVERTABLE UNIT CHECKLIST

Doors & Doorways

 \cdot Entry doors are a minimum 863 mm but ideally 914 mm and have clear access.

• Entry door clear exterior floor space min. 1220 mm depth by door width plus 600 mm on latch side (not needed if rough in wiring provided for future automatic door opener).

Interior doors to main living areas, 1 bathroom and 1 bedroom, min. 800 mm clear opening with flush thresholds max. 13 mm height. Demonstrate wheelchair access between the hallway and rooms and widen hallway and/or doorway(s) if necessary to secure access.

Patio/balcony min. 860 mm clear opening. Note how accessed.

All interior thresholds within units comply with BC Building Code.

Lever-type handles for all doors.

Vertical Circulation

• Stair lift, staircase width, framing support, and landings, as noted on floor plans in compliance with manufacturer specifications.

 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.

 $\,\cdot\,\,$ At the top of all stairways, walls are reinforced with 2" x 12" solid lumber at 914 mm to centre.

Hallways

Min. 900 mm width

Garage

- Min. 1 accessible parking space with min. 4 m garage width.
- Access from garage to living area min. 800 mm clear opening.

Bathroom (Min. 1)

Toilet clear floor space min. 1020 mm at side and in front.

- Wall blocking for future grab bar installation at toilet, tub and shower. Reinforced with 2" x 12" solid lumber in all bathtub, shower, and toilet locations.
- Lever-type handles for plumbing fixtures.
- Pressure and temperature control valves are installed on all shower faucets.
- Cabinets underneath sink(s) are easily removed.
- Demonstrate bath and shower controls are accessible (layout or fixture placement).

Kitchen

Clear area needed under future work space. Plumbing and gas pipes (in-wall and in-floor) located clear of under counter area of future work space (stove, sink & min. 810 mm wide counter). All pipes are brought in no higher than 304 mm to 355 mm to the centre of the pipe from floor level.

- Cabinets underneath sink are easily removed.
- 1500 mm turning diameter or turning path diagram.
- Lever-type handles for plumbing fixtures.

Windows

· Min. 1 window that can be opened with a single hand (bathroom kitchen, living room)

Outlets & Switches

Placement locations of electrical outlets: beside window, bottom of stairways, beside toilet, above external doors (outside and inside), on front face of kitchen counter, within proximity of control centre for smart home options.

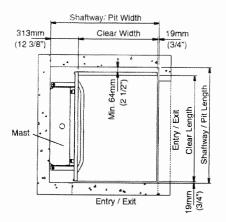
Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation room.

Design Hot Line: 1-800-663-6556 or +1-604-594-0422

Shaftway/Pit and Platform Clear Dimensions, 90° Entry/Exit

Platfort Size	Sheftway/PH Wodh	Shaffway/Pir Length	Clear Wildt	Clear Lengill	Nef Usable Area
Compact	1272mm (50 1181)	1315mm (51.7/8)	940mp (37")	1208mm (47 arg %	1 1459 91 112 2 52 43
Standard	1357mm (53.1181)	1428mm (56-141)	10/17mm (401)	1320mm (52°)	1 345g m (14 45 sq fi)
MIC-S/ze	1350mm (53.178.)	1579mar (62 1161)	1317mm (40).	1471mar (\$7.7%)	1 50sa m +18 11 sa fil
Large	1507mm - 49 1751	1579mm +52 1/8"	1169 mm (461)	1471 cm (57 7:81)	172se m (18.0 sp. 6)

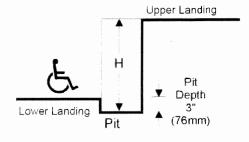
- Add 35mm (1 1/2") to pit width if a tie-back rail is used. Two (2) tie-back rails required.
- 63 1/2mm (2 1/2") running clearance dimension is included on non entry exit sides
- 19mm (3/4") running clearance dimension is included on entry / exit sides
- Shaftway units require (4) tie-back locations. Consult local Dealer or Garaventa for tie-back locations.



Recommended Pit Depth 3" (Minimum)

Drawings and Dimensions are provided for reference only. Submittal drawing dimensions should be used for site preparation and construction.

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Pit Mount

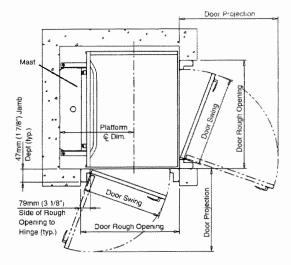
Design Hot Line: 1-800-663-6556 or +1-604-594-0422

Garaventa Style Doors, 90° Entry/Exit

Door	Door Width	R/O* Width	R/O* Height	Door Swing	Door Projection
36	905mm (35.5/8")	1098mm (43 \/4")	2125mm (83,3/4")	926mm (36 1/2")	982mm (38.5/81)
421	1046mm (41 1/81)	1240mm (48 7/81)	2125mm (83 3/41)	1067nm: (421)	1123mm (44 1/4")
44'	1109mm (43.5/81)	1302mm (51 1/4")	2125mm (83 3/4")	1104mm (43.5/81)	1162mm (45 3/4")

O' is Bough Open

Platform Size	Platform CL Dimension
Compact	783mm (30 7/81)
Standard	820mm (32 3/81)
Mid-Size	821mm (32 3/81)
Large	898mm (35,3181)



Dimensions are provided for reference only. Submittal drawing dimensions should be used for site preparation and construction

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MATTHEW CHENG ARCHITECT INC.

Unit 202 - 670 EVANS AVENUE VANCOUVER.BC V6A 2K9 Tel. (604) 731-3012 / Jav. (604) 731-3908 Cel. (604) 649-0669 / Email: matthew a menulaa

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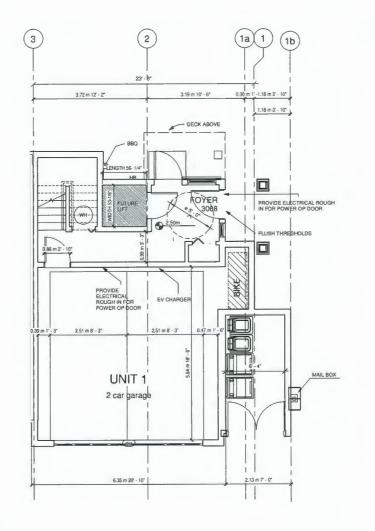
PROJECT

CONVERTIBLE UNIT & LEFT INFORMATION

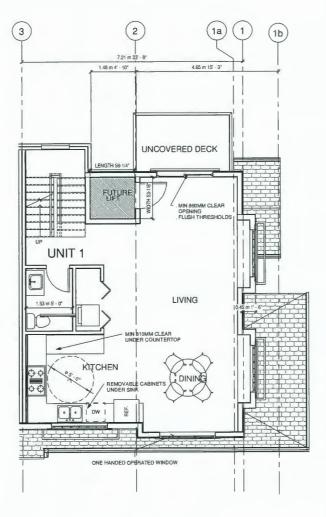
AUG 2 5 2020 REFERENCE PLAN

DP 10-818403

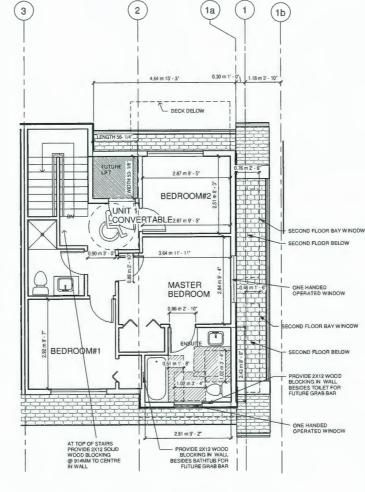
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Number Revision Date	Dvg. No



CONVERTABLE UNIT LEVEL 1



CONVERTABLE UNIT LEVEL 2



CONVERTABLE UNIT LEVEL 3

TCONVERTABLE UNIT

TOWNHOUSE

PROJECT

7151 NO 2 ROAD, RICHMOND BC

MATTHEW

ARCHITECT INC.

Unit 202 - 670 EVANS AVENUE VANCOUVER, BC V6A 2K9 Tel: (604) 731-3012.7 Fax: (604) 731-3908 Cel: (604) 649-0669 / Enxil: matthew@mcai.ca

RE YT-MM- DESCRIPTION DRWN CHK

CHENG

REFERENCE PLAN AUG 2 5 2020

DP 10-018403

Draw Author Checker Checker Scal e: 1/4" = 1'-0" Project Number: 11 V CR 02 Dwg. No.: A112

2 CONVERTABLE LEVEL 1 1/4" = 1'-0"

1) CONVERTABLE LEVEL2 1/4" = 1'-0"

3 CONVERTABLE LEVEL 3