



# City of Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** November 19, 2019

**From:** Wayne Craig  
Director of Development

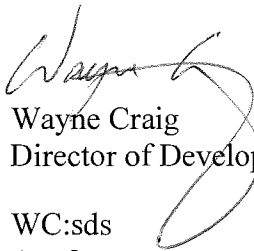
**File:** DP 18-797785

**Re:** **Application by Sian Group Investments Inc. for a Development Permit at 9680 Williams Road (formerly 9620, 9640, 9660 & 9680 Williams Road)**

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### Staff Recommendation

That a Development Permit be issued which would permit the construction of 28 townhouse units, including six affordable housing units, at 9680 Williams Road (formerly 9620, 9640, 9660 & 9680 Williams Road) on a site zoned "Medium Density Town Housing (ZT82) – Williams Road".



Wayne Craig  
Director of Development

WC:sds  
Att. 3

## Staff Report

### Origin

Sian Group Investments Inc. has applied to the City of Richmond for permission to develop 28 townhouse units, including six affordable housing units, at 9680 Williams Road (formerly 9620, 9640, 9660 & 9680 Williams Road). The subject site is being rezoned from “Single Detached (RS1/E)” to “Medium Density Town Housing (ZT82) – Williams Road” under Bylaw 9731 (RZ 15-715406), which received third reading following the Public Hearing on July 17, 2017. The site currently contains four single-family dwellings, which will be demolished.

A Servicing Agreement (SA 18-813841) is also associated with the proposal, which is a condition of Building Permit issuance and includes, but is not limited to, the following improvements:

- new concrete sidewalk and grassed and treed boulevard along the Williams Road frontage; and
- upgrades to the public walkway along the east property line, including new concrete sidewalk, boulevard and lighting.

### Development Information

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

### Background

Development surrounding the subject site is as follows:

To the North: Across Williams Road, single-family dwellings on lots zoned “Single Detached (RS1/E)” and “Single Detached (RS1/K)”.

To the East: Across an approximately 3.0 m wide City-owned public walkway, the site of a rezoning (RZ 15-700431) and a Development Permit application (DP 17-792931) to develop 18 townhouse units. The rezoning bylaw received third reading on February 20, 2017.

To the South: Duplex and single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting Swansea Drive.

To the West: Fraserview Intermediate Care Lodge on a lot zoned “Health Care (HC)”.

### Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on July 17, 2017. No concerns regarding the rezoning application were expressed at the Public Hearing and the rezoning bylaw received second and third readings.

Informational signage has been installed on the property and no correspondence has been received regarding the proposal.

## Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the “Medium Density Town Housing (ZT82) – Williams Road” (no zoning variances are requested).

## Advisory Design Panel Comments

The Advisory Design Panel (ADP) reviewed the proposal on August 22, 2018. A copy of the relevant excerpt from the Advisory Design Panel Minutes from August 22, 2018 is attached for reference (Attachment 2). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in ‘*bold italics*’.

## Analysis

### *Conditions of Adjacency*

- The building height of the rear units is 8.8 m (two storeys) in response to the single-family rear yard adjacency to the south. In addition, a 4.5 m rear yard setback to the ground floors and a 6.0 m rear yard setback to the second floors of the rear units are proposed to provide an improved interface.
- Along the east property line there is an approximately 3.0 m wide City-owned public walkway. The units along this interface, including all of the affordable housing units, are setback 4.0 m from the east property line, oriented towards the public walkway and contain individual entries for pedestrian access.
- In order to accommodate required improvements to the public walkway (i.e. new pedestrian lighting, widened sidewalk and grassed boulevard), a 1 m wide statutory right-of-way (SRW) along the east property line has been secured at rezoning.
- To the west is a community care facility, significantly setback from Williams Road. The proposed interior side yard setback is 4.5 m to the ground and second floors of the units. In addition, an approximately 7.5 m setback from the west property line to the third floor of the townhouse building along Williams Road is proposed, in order to address the interface and provide a transition from the adjacent property.
- Windows have been located carefully to avoid adjacent overlook and privacy concerns.
- Retaining walls will be provided along the south property line in order to provide usable yard space for the proposed units (up to 0.7 m in height). A lower 1.0 m high wood fence will be provided on top of the retaining wall to reduce the apparent height of the grade for the properties to the south, but also maintain privacy.
- 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 neighbouring properties.
- The proposal includes two units with rooftop decks to provide private outdoor space. The visual impact of the rooftop decks is minimized by the location of the units. The units are located in the middle of the site, behind the units fronting Williams Road and in front of the units with single-family adjacency, oriented towards the internal drive-aisle and a significant distance from adjacent properties and the street, addressing potential overlook and privacy concerns.

- A statutory right-of-way (SRW) allowing access to/from the adjacent future development sites through the subject site (over the entry driveway and internal drive aisle) has been secured at rezoning.

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

- Vehicular access to the proposed development is to be from Williams Road through a new driveway at the northeast corner of the site, with future connections to the neighbouring properties to the west, secured by a SRW.
- The layout of the townhouse buildings is oriented around two north-south internal maneuvering aisles and an east-west internal maneuvering aisle, providing access to the unit garages.
- Units along Williams Road will have direct pedestrian access from the street, units along the public walkway will have access from the walkway, and the internal units will have access from the drive-aisle.
- Six stacked affordable housing units are provided in one townhouse building located in the northeast portion of the site. As per the Housing Agreement secured at rezoning, the required affordable housing units include four two-bedroom units with a minimum floor area of 90 m<sup>2</sup> (980 ft<sup>2</sup>) and two studio units with a minimum floor area of 37 m<sup>2</sup> (400 ft<sup>2</sup>). The applicant is proposing to provide two one-bedroom units (approximately 45 m<sup>2</sup> (480 ft<sup>2</sup>)) on one level located on the ground floor and four three-bedroom units (approximately 109 m<sup>2</sup> (1,175 ft<sup>2</sup>)) on two levels located on the second and third floors, which will be reflected in the Housing Agreement to be brought forward to Council.
- Each affordable housing unit is allocated one vehicle parking space as per Zoning Bylaw 8500, located in an enclosed garage, for a total of six vehicle parking spaces.
- The market townhouse units all have two vehicle parking spaces in a double car garage. Vehicle parking spaces for eight units are proposed in tandem arrangement, for a total of 16 parking spaces (36% of the total required residential parking spaces), which is consistent with Zoning Bylaw 8500 maximum of 50%. A restrictive covenant to prohibit the conversion of the tandem garage area into habitable space has been secured at rezoning.
- A total of six visitor parking spaces will be provided, including an accessible parking space. The number of parking spaces proposed is in compliance with the minimum Zoning Bylaw 8500 requirement.
- Both internal and external bicycle parking spaces have been incorporated into the proposal and are in compliance with Zoning Bylaw 8500 requirements.
- The shared outdoor amenity area is located in a central location along the City-owned public walkway to provide direct pedestrian access to/from the walkway, maximize sunlight penetration and offer casual surveillance from the walkway and adjacent units. The size of the outdoor amenity area is consistent with the OCP requirement (min. 6.0 m<sup>2</sup> per unit).
- Cash-in-lieu of indoor amenity space was secured through rezoning (\$28,000) consistent with OCP policy.
- The required waste management enclosures, as well as the covered mailbox kiosk, have been incorporated into the design of the buildings to minimize visual impact and are of an appropriate size.

***Architectural Form and Character***

- The proposed building form contains window bays, entrance porches, gable roofs and balconies to provide articulation to the building façade and establish a residential scale.
- The street fronting units will have individual canopies with doors of alternating colour. A pedestrian scale is generally achieved along the public street and walkway, and internal drive-aisle, through the inclusion of variation in building form, projections, recesses, materials/colours and landscape features.
- The proposed building materials include hardi siding and hardi panel with different colours (incl. grey, brown and blue) to give each building or portion of the building a distinct top, middle and base.
- Trim and secondary roof elements are used to reduce the apparent height of the buildings.

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

- Tree preservation was reviewed at rezoning stage where 23 on-site trees were identified for removal. Based on a 2:1 compensation ratio stated in the OCP, 46 replacement trees are required. At rezoning stage, tree compensation was secured in the amount of \$11,500 in lieu of planting 23 replacement trees. An additional \$1,300 was secured through rezoning for tree compensation to replace one City tree identified for removal. The remaining 23 replacement trees are required to be planted as part of this Development Permit. The applicant is proposing to plant 32 replacement trees.
- Two off-site trees (tag# A & B) located on neighbouring properties were identified for protection. A tree survival security of \$2,000 was secured through rezoning for the retention of these trees.
- The proposal provides a pedestrian-oriented streetscape fronting Williams Road and the public walkway with a landscaped edge treatment, including trees, lawn, patio areas, low transparent fencing, and a gate to each individual unit.
- Private outdoor space is provided for all units, typically with a patio, lawn area and landscaping. Various hedges, shrubs and ground covers have been selected to ensure the landscape treatment remains interesting throughout the year. The private outdoor space for two units is provided on individual rooftop decks of approximately 51 m<sup>2</sup> (550 ft<sup>2</sup>) in area. Private outdoor space in the form of yard space or balconies is provided for the affordable housing units.
- Pockets of landscaping will be provided along the drive-aisle to soften the internal streetscape. Pedestrian access, tree planting, a variety of shrubs, and fencing will be provided at the north end of the internal drive-aisle to provide visual interest at the terminus along Williams Road.
- An irrigation system will be provided for the proposed landscaping on-site.
- The units with the rooftop decks will include a hose bib for irrigation and the potential for roof top urban agriculture.
- A children's play area is proposed in the shared outdoor amenity area, and play equipment has been chosen to provide different play opportunities (i.e. climbing, balance, motor skills) that can be used by different age groups and for multiple purposes. Seating is provided nearby for caregivers.
- The vehicle entrance, area in front of the shared outdoor amenity, end of the drive-aisle, and surface parking spaces will be treated with permeable pavers for better water infiltration and variety in paving surfaces.

- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of \$113,843.95 in association with the Development Permit.

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

- Windows and balconies are located to increase the visual presence and surveillance along Williams Road, the public walkway, the amenity area, as well as the internal drive aisle. All entrances are visible and overlooked by pedestrians or by neighbour's windows.
- Low permeable fencing and low landscaping are provided to maximum clear unobstructed views and casual surveillance opportunities.
- Landscaping and fencing is provided along the street edge to distinguish the public realm and private space.
- Good neighbour fencing (approximately 1 m high) is provided around the perimeter of the site to encourage interaction between neighbours and foster a sense of community.
- Security lighting will be installed including wall mounted lighting and bollard lighting to provide adequate outdoor security illumination.

### ***Sustainability***

- As the application was submitted prior to the introduction of the Step Code requirement, the applicant has provided a report produced by a Certified Energy Advisory to confirm 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 Building Permit drawings. The applicant must submit an acceptable Building Permit application prior to December 31, 2019 to continue to be grandfathered.
- An air source heat pump system will be used for this development. The heat pump units have been located away from the street and will be screened by a low wood lattice fence.
- The architect advised that the following design/features are incorporated into the proposal:
  - Energy star windows to alleviate heating and cooling energy consumption;
  - The use of low-flow water fixtures, low-energy lighting and high energy efficiency appliances;
  - Durable and long-lasting materials that can reduce building maintenance;
  - Permeable ground cover and planting to absorb rainwater runoff and reduce load on municipal sewers; and
  - Interior paint with low VOC content.

### ***Accessible Housing***

- The proposed development includes two convertible units that are designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of these units will require installation of a chair lift in the staircase of Units 21 & 22.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
  - stairwell hand rails;
  - lever-type handles for plumbing fixtures and door handles; and

- solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

### **Conclusions**

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

The list of Development Permit Considerations is included in Attachment 3, which has been agreed to by the applicant (signed concurrence on file).



Steven De Sousa  
Planner 1

SDS:cas

Attachment 1: Development Application Data Sheet

Attachment 2: Excerpt from the Meeting Minutes of the ADP (August 22, 2018)

Attachment 3: Development Permit Considerations



**DP 18-797785**

**Attachment 1**

Address: 9680 Williams Road (formerly 9620, 9640, 9660 & 9680 Williams Road)

Applicant: Sian Group Investments Inc. Owner: Sian Group Investments Inc.

Planning Area(s): Broadmoor

Floor Area Gross: 4,404 m<sup>2</sup> (47,400 ft<sup>2</sup>) Floor Area Net: 3,207 m<sup>2</sup> (34,520 ft<sup>2</sup>)

	Existing	Proposed
<b>Site Area:</b>	4,393.5 m <sup>2</sup> (47,291 ft <sup>2</sup> )	No change
<b>Land Uses:</b>	Single-family residential	Multiple-family residential
<b>OCP Designation:</b>	Neighbourhood Residential (NRES)	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Medium Density Town Housing (ZT82) – Williams Road
<b>Number of Units:</b>	4	28

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.73	0.73	None permitted
Lot Coverage – Buildings:	Max. 45%	44%	None
Lot Coverage – Non-porous:	Max. 65%	63%	None
Lot Coverage – Live Landscaping:	Min. 25%	25%	None
Setback – Front Yard (North):	Min. 4.5 m	4.5 m	None
Setback – Side Yard (East):	Min. 3.0 m	4.0 m	None
Setback – Side Yard (West):	Min. 3.0 m	3.0 m	None
Setback – Rear Yard (South):	First storey: Min. 4.5 m Second storey: Min. 6.0 m	First storey: 4.5 m Second storey: 6.0 m	None
Height:	Max. 12.0 m (3 storeys)	Front buildings: 11.5 m (3 storeys) Rear buildings: 8.8 m (2 storeys)	None
Lot Width:	Min. 40.0 m	80.5 m	None
Lot Depth:	Min. 35.0 m	54.8 m	None
Lot Size:	N/A	4,393.5 m <sup>2</sup>	None



Off-street Parking Spaces – Regular (R) / Visitor (V):	Min. 2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V)	None
Off-street Parking Spaces – Affordable Housing (A):	Min. 1 per unit = 6	6	None
Off-street Parking Spaces – Accessible:	Min 2% when three or more visitor stalls required = 1	1	None
Total off-street Spaces:	Min. 44 (R), 6 (V) and 6 (A) = Min. 56	44 (R), 6 (V) and 6 (A) = 56	None
Tandem Parking Spaces:	Permitted – Max 50% of required spaces	36%	None
Small Car Parking Spaces:	Max. 50%	34%	None
Bicycle Parking Spaces – Class 1:	Min. 1.25 per unit	1.35 per unit	None
Bicycle Parking Spaces – Class 2:	Min. 0.2 per unit	0.2 per unit	None
Bicycle Parking Spaces – Total:	Min. 35 (Class 1) and 6 (Class 2)	38 (Class 1) and 6 (Class 2)	None
Amenity Space – Indoor:	Min. 70 m <sup>2</sup> or cash-in-lieu	Cash-in-lieu	None
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> per unit = 168 m <sup>2</sup>	173 m <sup>2</sup>	None

**Excerpt from the Minutes from  
The Design Panel Meeting**

**Wednesday, August 22, 2018 – 4:00 p.m.  
Rm. M.1.003  
Richmond City Hall**

**DP 18-797785 - 28-UNIT TOWNHOUSE DEVELOPMENT**

ARCHITECT: Eric Law Architect

PROPERTY LOCATION: 9620, 9640, 9660 and 9680 Williams Road

**Applicant's Presentation**

Eric Law, Eric Law Architect, and Denitsa Dimitrova, PMG Landscape Architects, presented the project and answered queries from the Panel on behalf of the applicant.

**Panel Discussion**

*Comments from Panel members were as follows:*

- understand the constraints on the tight site; however, concerned that Buildings A and B are in close proximity to each other, specifically on the upper floors; consider increasing the distance between these two buildings to at least 25 to 30 feet;

*The distances between Buildings A and B at 2/F and 3/F have been increased to 27'-2" (8.28 m) to 28'-9" (8.92 m). Windows on Unit 5 and 6 are re-oriented to face the drive-aisle to avoid overlook.*

- consider installing garage doors for the carport to enhance its appearance as it is close to the site entry; the open carport could also pose a potential CPTED issue at night;

*Garage doors are added to Building A to address CPTED issues.*

- consider introducing a clerestory strip of glazing along the top band of each garage door to mitigate the appearance of the long row of garage doors; would soften the elevational treatment along the internal drive aisles; also consider allowing natural lighting into the garages;

*Garage door glazing added.*

- the dark, long and ambiguous spaces between Buildings D, E and F could pose potential CPTED concerns; consider relocating the entry gates for these spaces along the internal drive aisle;

*An entry gate is provided near the drive aisle to stop public entry to the space.*

- relationship of the buildings in the subject development with the neighbouring buildings is nicely resolved, e.g. height changes and variation in roof treatments are appropriate;

*Noted.*

- consider introducing an access point immediately adjacent to the Hydro kiosk to enhance pedestrian circulation and accessibility for residents on the west side of the subject development;

*The Hydro kiosk location is slightly adjusted to allow for a pedestrian path to the west side of the development.*

- consider consolidating the garbage and recycling spaces in one location for the convenience of residents;

*The garbage and recycling areas are intentionally separate to avoid mix-up.*

- support the proposed location of the outdoor amenity space as it will get good sun exposure in the afternoon;

*Noted.*

- consider installing textured pavers adjacent to the outdoor amenity space to enhance the safety of children playing in the area; will serve as a traffic calming measure and demarcate the outdoor amenity space;

*Permeable pavers have been installed on the drive aisle adjacent to the outdoor amenity area to enhance the safety of children playing in the area.*

- review the need for flat roofs at the back of Buildings A and B;

*Flat roofs are to provide private outdoor space for the units.*

- support the proposed colour palette which are clean and harmonious; however, consider introducing variation of colours to the front doors to provide individual identity to units;

*Variation of front door colours is provided to the units.*

- ensure adequate buffering to the units immediately adjacent to the outdoor amenity area;

*Landscape buffer provided to the units adjacent to the outdoor amenity area.*

- appreciate the pedestrian-friendly approach for the site and unit entries in Building A; consider a similar approach for Buildings B and C; consider relocating the Hydro kiosk to the electrical room; also consider change of texture on the internal drive aisle adjacent to the front doors of units in Buildings B and C to create a sidewalk feel on the edges and enhance the front door entry to the units;

*The paving pattern of the sidewalk has been adjusted. The Hydro kiosk cannot be relocated due to requirements from BC Hydro.*

- site coverage feels tight; amount of hard surface treatment is significant; two end units with flat roofs feel like special units; eliminating these units could provide Buildings A and B some breathing room;

***Keeping more units will provide compact and denser living in this area. Eliminating two units will have significant adverse financial implications.***

- the five-foot high wood fence is too high as the site is already dense; a three-foot high fence is adequate as it will provide opportunities for social interaction with neighbours;

***3' high fence is now proposed along the property line.***

- consider differentiating the texture of paving for the sidewalks along the internal drive aisle and for the portion of the drive aisle adjacent to the outdoor amenity area;

***The paving pattern of the sidewalk has been adjusted.***

- concerned on the potential CPTED concerns posed by the design of the carport;

***Garage door added to Building A.***

- provision of sliding doors for Building G convertible units could be problematic;

***Sliding doors are now provided for wheelchair access.***

- appreciate the proposed site lay-out given the constraints of the site;

***Noted.***

- the 3-storey building heights are tall in proportion to their width; investigate opportunities for improving daylight penetration into the area, e.g. through changes in the scale and design of the dormer to improve daylight penetration into the courtyard;

***The 3 storey building is in the north-south orientation, and the gap in the north-south orientation allows daylight penetration into the courtyard from the south.***

- concerned with the symmetry of unit plans for Buildings A and B; consider offsetting some alignments, e.g. bedrooms, living rooms and balconies, to improve privacy and livability of units;

***The location of windows and balconies at the 3/F are now offset to improve privacy.***

- consider installing an outward-swinging door in lieu of an inward-opening door for the powder room on level 2 of the affordable housing units to increase usable floor space; also consider installing a pocket door on the ground floor across the wall at the back of the closet to provide more floor space;

***The door swings are adjusted. Pocket door provided on G/F.***

- consider installing a pocket door for the powder room on the ground floor of the convertible units;

***Pocket door adjusted in convertible units.***

- considering widening the opening for the pocket door in the powder room on level 1 of type B3 convertible unit to enhance its accessibility; the applicant is also advised not to install an inward-swinging door for the washroom on level 2 of the same unit type;

***Pocket doors are provided in the unit.***

- appreciate the provision for Garaventa lift in the convertible units;

***Noted.***

- consider using low-flow fixtures and EnerGuide-rated appliances to enhance sustainability in the project;

***Low flow fixtures and Energuided appliances noted on Drawing A1.***

- concerned on the proposed location of the outdoor air source heat pumps particularly for the middle townhouse units; locating them around the entrances would not be visually appealing and could pose noise concerns; consider a louvered enclosure to mitigate noise concerns and improve their appearance;

***The outdoor heat pump will be located in the private yard. Wood louvered enclosure proposed on Drawing A2A.***

- gable and shed is the predominant roof form in the subject development; however, the 2 ½ storey-townhouse units along Williams Road introduce a hip roof; consider a gable and shed form for these units to be consistent with the rest of the development;

***Building C roof adjusted to have a shed roof form.***

- shed roofs coming together almost on the same ridge line creates visual tension; consider dropping the lower pitched roof from 5/12 to 4/12; also consider enlarging the two-foot overhang for the shed roofs to enhance the overall roof form;

***The main roof pitch is 5/12 on elevation and 2 ft. overhang is noted on section.***

- consider flipping the triplex building (Building F) with the duplex building (Building E) to align the gap between these two buildings closer to the centre of the space between Buildings A and B;

***Building E and F are flipped.***

- hope that City could relax the requirement for duplexes and a triplex on the south side of the development to better utilize space and resources; the three separate buildings on the south side could be consolidated into one building block;

***Duplex and triplex forms are in accordance with City policy.***

- agree with Panel comment that the five-foot high fence be lowered to three feet;  
*This comment has been addressed as described above.*
- not concerned with the slope on the outdoor amenity area as it is not too steep;  
*Noted.*
- the area occupied by the central visitor parking space, recycling and garbage could be the best location for the outdoor amenity area in terms of solar exposure; if the outdoor amenity area could not be relocated, consider changing the configuration of the outdoor amenity space in order to shift the mail box to the south (i.e., shady) side;  
*The mail box has been moved to the south side of the amenity space.*
- consider installing patios or decks in lieu of lawns for units in Buildings G and H as the small lawns would be difficult to maintain;  
*Lawn for these units have been removed, patios have been enlarged.*
- tree management plan does not provide information on the condition of trees to be removed; better accounting of existing trees is needed; suggest that the cash-in-lieu for trees to be planted in Richmond should ensure that replacement trees be planted close to the site losing the trees;  
*Tree management plan has been revised to address this comment.*
- consider softening the transition between the visitor parking space and the entrances to the convertible units; applicant could consider installing a small tree, public art or trellis feature to soften the transition;  
*Small tree has been proposed between the visitor parking space and the entrances to the convertible units.*
- building transition to the single-family homes to the south is sufficient;  
*Noted.*
- consider varying the colours for each townhouse unit to visually break down the horizontal massing;  
*Variations of colours are proposed to break down the massing. See Drawings A17-A20.*
- agree with Panel comment to install an additional pedestrian walkway from Williams Road to the internal drive aisle to enhance pedestrian access to Buildings B and C;  
*Pedestrian walkway has been provided.*
- applicant is encouraged to incorporate public art into the project as it would benefit the project; proposed walkway on the east side of the site could be a potential location for public art;  
*Client prefers to contribute to the public art fund.*

- agree with Panel comments that the applicant has done a decent job on the site lay-out given the site constraints; applicant could have provided more legible landscape plans to help the Panel review the project;

***This comment has been addressed.***

- concerned on the carports in Building H which is close to the site entry; consider flipping Building H with Building C and relocating the outdoor amenity area to the west side;

***The current location of the outdoor amenity is more centralized at the east and visually connected to the public walkway.***

- review the need for the slope in the outdoor amenity area; consider eliminating it; also support the Panel comment to move the slope to the south side and locate the seating on the north side;

***The slope is moved to the south side and the bench moved to the north side.***

- support the comment to introduce glass to the garage doors;

***Glazing added to the garage doors.***

- consider eliminating the rooftop decks on Type A2 units at the south end of Buildings A and B to make the roofline of these units consistent with the rest of the units in the development and to mitigate their impact to the courtyard;

***The roof top decks are for the private open space for the units.***

- consider differentiating the architecture of buildings along Williams Road, i.e. Buildings A, B, C and H;

***The intent is to have a more cohesive architectural language, but with some variation in details.***

- support Panel comments on reducing the fence height;

***This comment has been addressed.***

- also support Panel comments that the City consider relaxing the requirements for duplexes and a triplex along the south side; could open up opportunities for increased on-site planting; and

***Duplex and triplex forms are in accordance with City policy.***

- agree with Panel comment regarding the provision of an additional pedestrian access point between Buildings B and C from the internal drive aisle to Williams Road.

***Pedestrian access point provided.***

**Panel Decision**

It was moved and seconded

*That 18-797785 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.*

**CARRIED**





**Address:** 9620, 9640, 9660 & 9680 Williams Road

**File No.:** DP 18-797785

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

1. Final Adoption of Zoning Amendment Bylaw 9731.
2. Receipt of a Letter-of-Credit for landscaping in the amount of \$113,843.95. The letter-of-credit will not be returned until the Letter of Assurance, confirming the landscaping is installed as per the Development Permit, prepared by the Landscape Architect, is reviewed by staff.

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

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03, and must remain in place until construction and landscaping on-site is completed.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. Incorporation of energy efficiency, CPTED, sustainability and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. Enter into a Servicing Agreement\* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to:

*Water Works:*

- Using the OCP Model, there is 652.0 L/s of water available at a 20 psi residual at the Williams Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220.0 L/s.
- 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 and Building designs.
  - Install a new fire hydrant at the south side of Williams Road as required to meet City requirement of 75mm spacing between hydrants for townhouse developments.
  - Provide a utility right of way for the required water meter chamber. The sizing of the required right of way shall be determined via the servicing agreement review process.
- At Developer's cost, the City will:
  - Cut and cap all existing water service connections along the Williams Road frontage.
  - Install one (1) new water service connection complete with meter and meter box (to be placed on-site) along Williams Road frontage.

*Storm Sewer Works:*

- The Developer is required to:
  - Provide a 3 m x 1.5 m SRW for future storm IC within development site.
  - Provide walkway drainage between Williams Rd and south property line.
- At Developer's cost, the City will:
  - Cut and cap all existing service connections and remove all existing IC's along Williams Road frontage.

Initial: \_\_\_\_\_

- Cut and cap the existing storm sewer service connections at the northwest and northeast corners of the development site.
- Install one new storm service connection complete with IC at the Williams Road frontage.

*Sanitary Sewer Works:*

- The Developer is required to:
  - Not start onsite excavation and/or foundation works until the City has completed the proposed rear yard sanitary connections. Also indicate this as a note on the site plan and SA design plans.
- Provide walkway At Developers cost, the City will:
  - Cut and cap the existing sanitary service connections and remove the existing ICs located at the south property line of the development site.
  - Upgrade the existing sanitary service connection and install a new IC at MH2162 located on the west property line, 8 metres north of the south property line. IC to be located within existing Statutory Right-of-Way.
  - All sanitary works to be completed prior to any onsite construction.

*Frontage improvements:*

- Williams Road
  - Remove existing driveways and replace with barrier curb.
  - Green bike paint with bike stencil along the bike lane in front of the driveway.
  - Construct new 1.5m wide concrete sidewalk next to the existing property line along the north side of the development site. This must be along the entire frontage of the development site from the most westerly point of 9620 Williams Road, to the most easterly point of 9680 Williams Road.
  - Provide remainder width to existing curb, with landscaped/treed boulevard between the proposed concrete sidewalk and existing road curb.
  - Provide transition to connect the existing sidewalks east and west of the development site.
- East side of the walkway, along the east property line of the development
  - Provide pedestrian lighting from Williams Road to Swansea Drive to a standard that is satisfactory to the City.
  - Provide 2.0 m wide concrete sidewalk and 1.0 m wide grassed boulevard.
  - Allow a wider access for the existing walkway on Williams Road - 1m x 1m SRW corner cut.
- The Developer is also required to coordinate with BC Hydro, Telus and other private communication service providers in order to:
  - Underground Hydro service lines.
  - Relocate or modify any existing power poles and/or guy wires within the property frontages.
  - To determine if above ground structures are required and coordinate locations onsite (Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc) prior to a Development Permit Application submission.
  - Review street lighting levels along east frontage of the development site and upgrade lighting using LED fixtures.

*General Comments:*

- 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.
- Provide, prior to first SA design submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development site, proposed utility installations, the adjacent developments and provide mitigation recommendations. Any mitigation recommendations shall be incorporated into the first SA design submission or if necessary prior to pre-load.
- The fill and retaining wall system that are proposed within the existing utility right of way along the south property line of the proposed site require an encroachment agreement. An encroachment agreement between the property owner and the City shall be required and finalized prior to the servicing agreement being approved.

5. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
6. If applicable, obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**Note:**

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

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

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

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

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Signed

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Date



No. DP 18-797785

To the Holder: Sian Group Investments Inc.

Property Address: 9680 Williams Road (formerly 9620, 9640, 9660 & 9680 Williams Road)

Address: c/o Eric Law  
Law Architect Inc.  
216 – 288 W. 8<sup>th</sup> Avenue  
Vancouver, BC V5Y 1N5

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1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #3 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$113,843.95. 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.
6. 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 18-797785**

To the Holder: Sian Group Investments Inc.  
Property Address: 9680 Williams Road (formerly 9620, 9640, 9660 & 9680 Williams Road)  
Address: c/o Eric Law  
Law Architect Inc.  
216 – 288 W. 8<sup>th</sup> Avenue  
Vancouver, BC V5Y 1N5

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

This Permit is not a Building Permit.

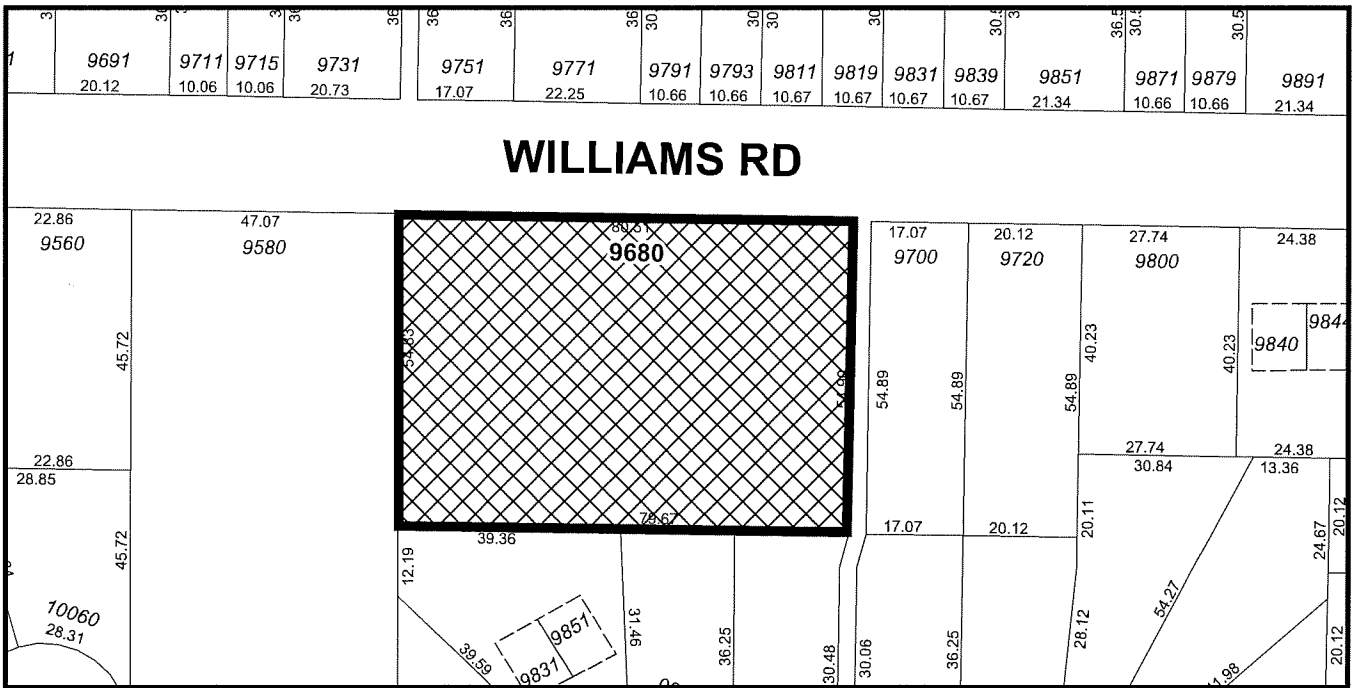
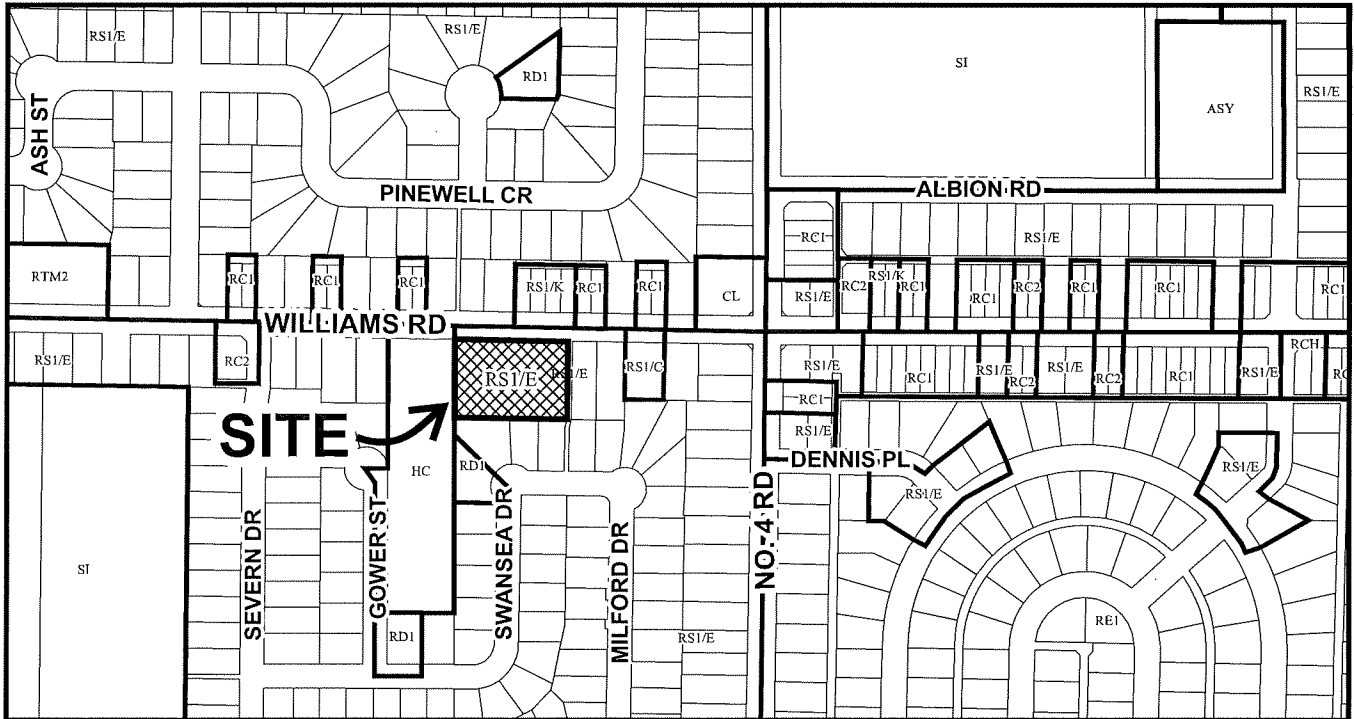
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE  
DAY OF , .

DELIVERED THIS DAY OF , .

\_\_\_\_\_  
MAYOR



# City of Richmond



	<h2>DP 18-797785</h2> <h1>SCHEDULE "A"</h1>	<p>Original Date: 01/19/18</p> <p>Revision Date: 11/19/19</p> <p>Note: Dimensions are in METRES</p>
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# ERIC LAW ARCHITECT

215-282-7000  
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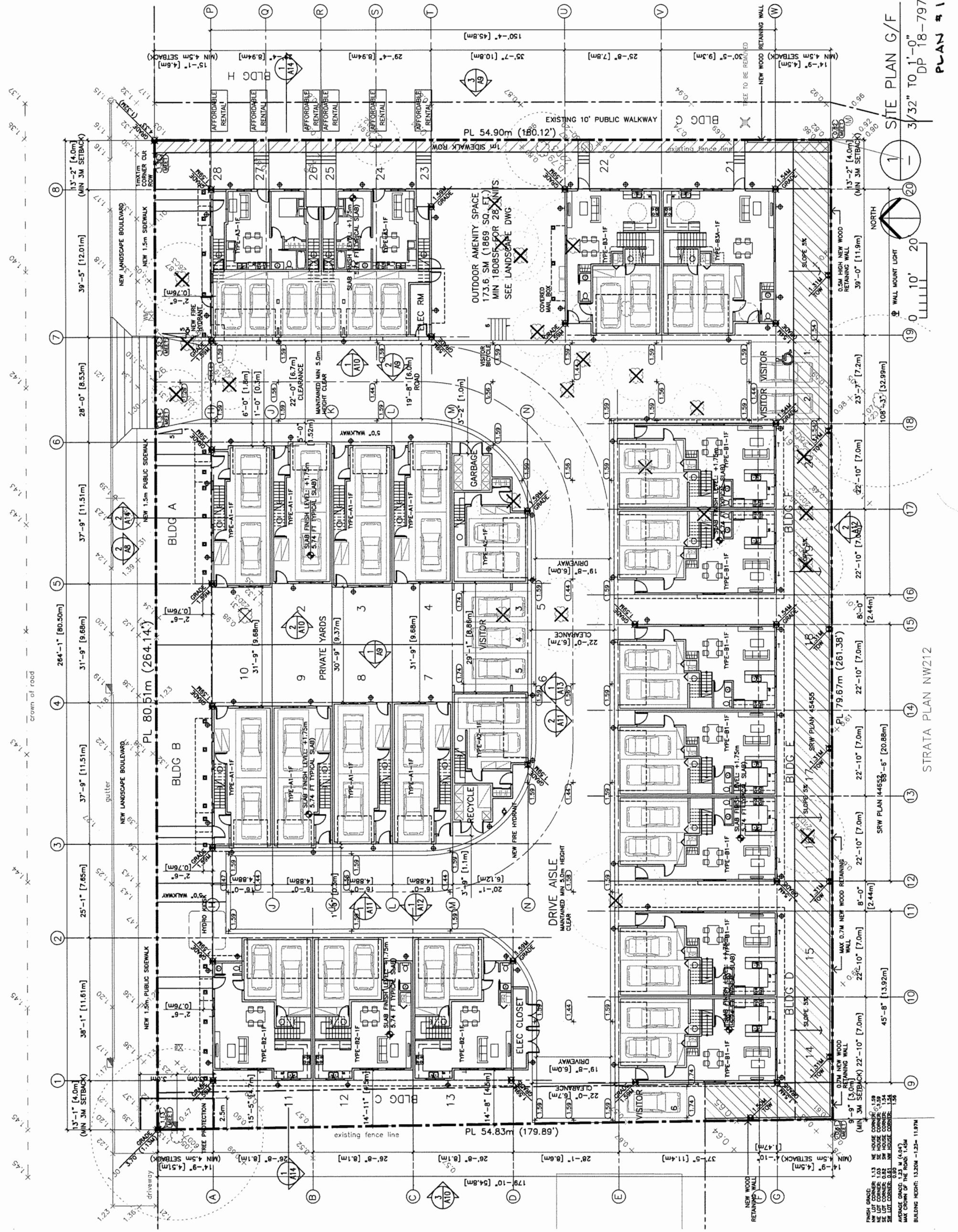
ISSUED	REVISION
1. 2018.01.11 FOR DEVELOPMENT PERMIT APPLICATION	1. 2018.11.19 REVISE PER CITY COMMENT
2. 2018.04.04 FOR CITY DP REVIEW	2. 2018.10.17 REVISE PER ADP COMMENTS
3. 2018.06.03 FOR CITY ADP REVIEW	3. 2018.06.04 REVISE PER CITY DP COMMENTS
4. 2018.10.19 FOR CITY REVIEW	REVISION
5. 2019.11.19 FOR CITY REVIEW	

## PROPOSED TOWNHOUSE AT 9620-9800 WILLIAMS RD RICHMOND SITE PLAN 1/F

PROJECT NUMBER: 12-25  
 ISSUED: 11/18/2019  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILENAME: 15-12\_MWR\_191119-DPP.DWG

# A2

STRATA PLAN NW212  
 3/32" TO 1'-0"  
 DP 18-797785 DEVELOPMENT PERMIT  
 PLAN 31.A



FINISH GRADE: 1.13  
 NW LOT CORNER: 1.13  
 SW LOT CORNER: 1.24  
 SE LOT CORNER: 1.24  
 NE LOT CORNER: 1.24  
 AVERAGE GRADE: 1.23 M (4.04')  
 MAX CROWN OF THE ROAD: 1.24  
 BUILDING HEIGHT: 13.20M - 1.25 - 11.97M

# ERIC LAW ARCHITECT

214 288 WEST HAVEN WAINWATER BC  
 TEL: (604) 305-2399  
 FAX: (604) 909-2897

OWNER: RESERVED. THIS PLAN AND DESIGN ARE AT ALL TIMES TO REMAIN THE PROPERTY OF ERIC LAW ARCHITECT AND MAY NOT BE LOANED, REPRODUCED, COPIED, REPRODUCED OR REPRODUCED WITHOUT WRITTEN PERMISSION. THIS DRAWING IS FOR USE IN THIS PROJECT ONLY AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION.

- ISSUED
- 2018.01.11 FOR DEVELOPMENT PERMIT APPLICATION
  - 2018.06.04 FOR CITY DP REVIEW
  - 2018.08.02 FOR CITY ADP REVIEW
  - 2019.10.18 FOR CITY REVIEW
  - 2019.11.18 FOR CITY REVIEW

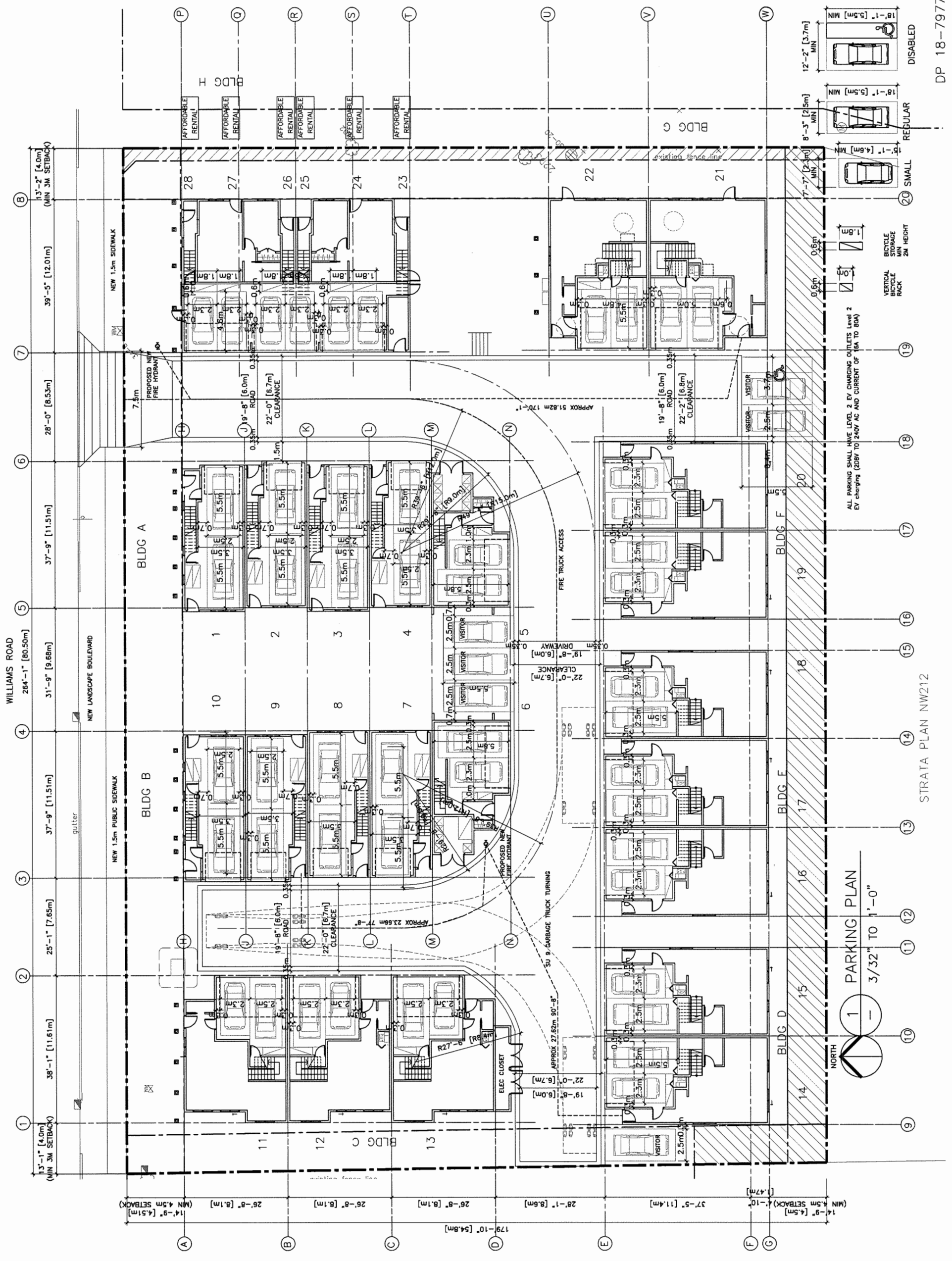
- REVISION
- 2019.11.18 REVISION FOR CITY COMMENT
  - 2019.10.17 REVISION FOR ADP COMMENTS
  - 2018.06.04 REVISION FOR CITY COMMENTS

## PROPOSED TOWNHOUSE AT 9620-9800 WILLIAMS RD RICHMOND PARKING PLAN

PROJECT NUMBER: 12-25  
 ISSUED: 11/18/2019  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILENAME: 15-12\_MWR\_191119-DPP.DWG

# A2A

DP 18-797785 DEVELOPMENT PERMIT  
 PLAN # 1.B



STRATA PLAN NW212



ISSUED
1. 2018.01.11 FOR DEVELOPMENT PERMIT APPLICATION
2. 2018.06.04 FOR CITY DP REVIEW
3. 2018.06.03 FOR CITY ADP REVIEW
4. 2019.10.19 FOR CITY REVIEW
5. 2019.11.19 FOR CITY REVIEW

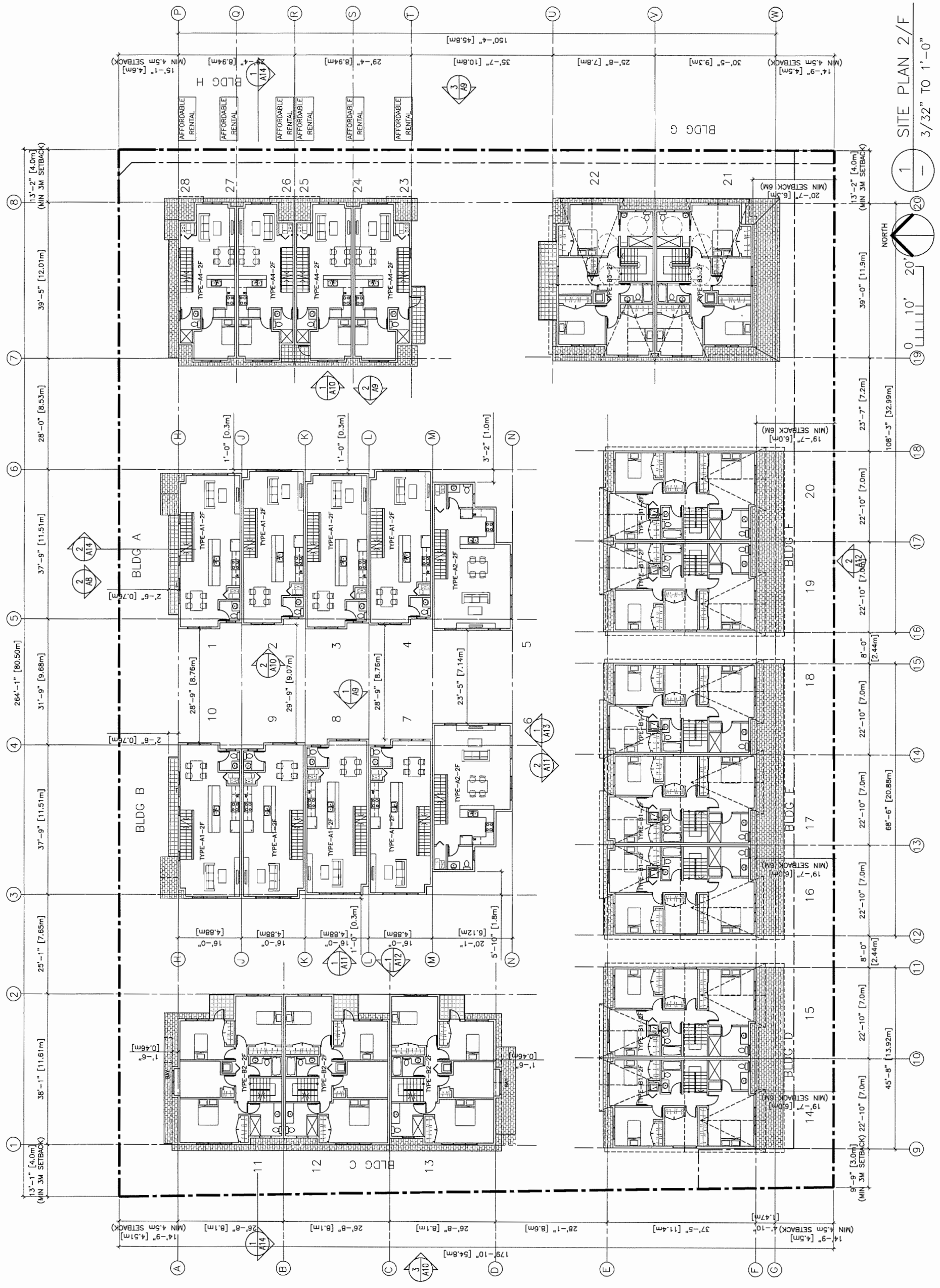
REVISION
1. 2018.06.04 REVISE PER CITY COMMENTS
2. 2019.10.17 REVISE PER ADP COMMENTS
3. 2019.11.19 REVISE PER CITY COMMENT

**PROPOSED TOWNHOUSE  
AT  
9620-9800  
WILLIAMS RD RICHMOND  
SITE PLAN 2/F**

PROJECT NUMBER: 12-25  
ISSUED: 11/18/2019  
DRAWN BY: EL  
CHECKED BY: EL  
FILENAME: 15-12\_MWR\_191119-DPP.DWG

**A3**

1 SITE PLAN 2/F  
3/32" TO 1'-0"



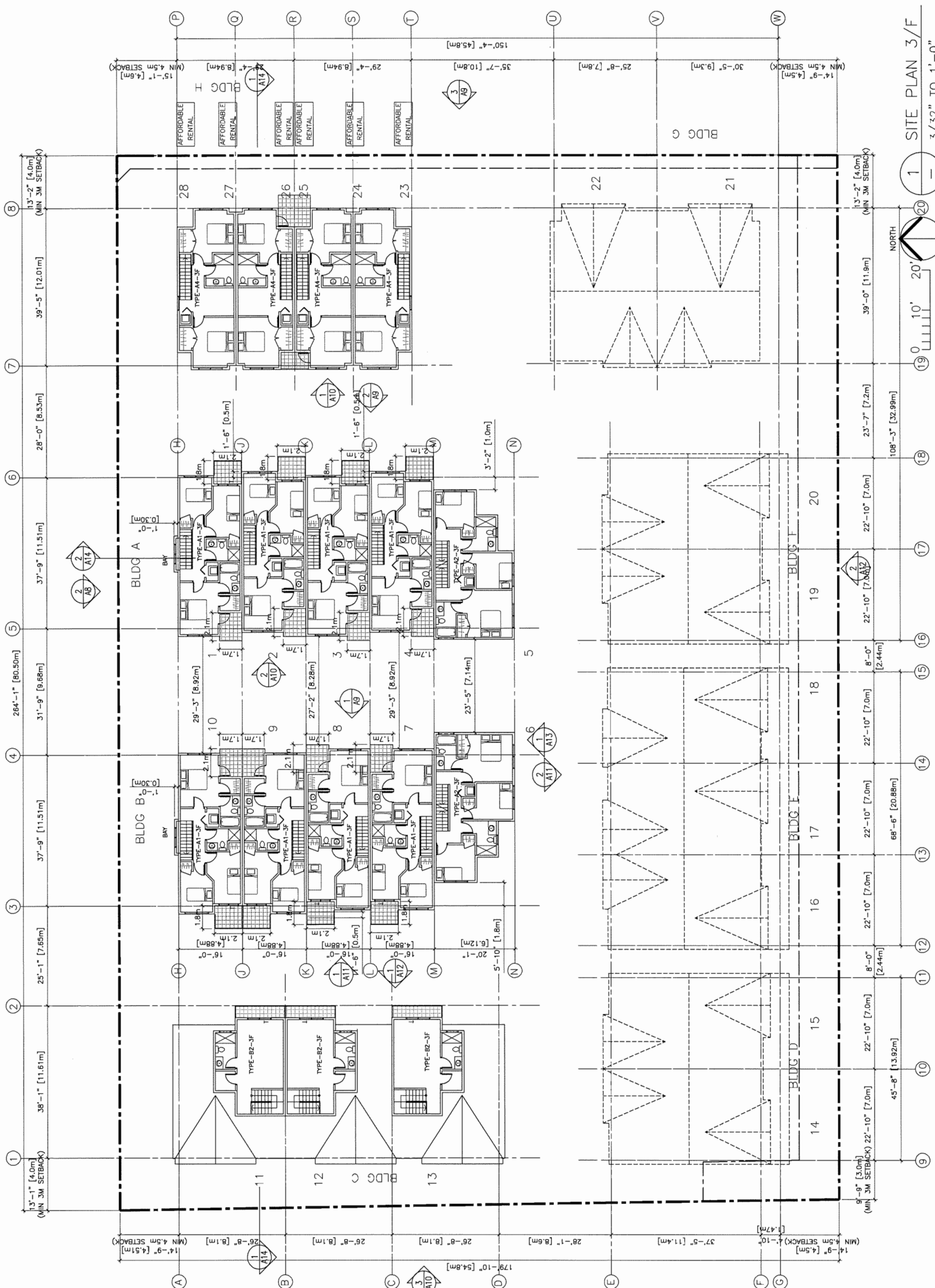
ISSUED	REVISION
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2. 2018.06.04 FOR CITY DP REVIEW	2. 2019.10.17 REVISE PER ADP COMMENTS
3. 2018.06.03 FOR CITY ADP REVIEW	1. 2018.06.04 REVISE PER CITY DP COMMENTS
4. 2019.10.19 FOR CITY REVIEW	REVISION
5. 2019.11.19 FOR CITY REVIEW	

ISSUED	REVISION
1. 2018.07.11 FOR DEVELOPMENT PERMIT APPLICATION	1. 2018.11.19 REVISE PER CITY COMMENT
2. 2018.06.04 FOR CITY DP REVIEW	2. 2019.10.17 REVISE PER ADP COMMENTS
3. 2018.06.03 FOR CITY ADP REVIEW	1. 2018.06.04 REVISE PER CITY DP COMMENTS
4. 2019.10.19 FOR CITY REVIEW	REVISION
5. 2019.11.19 FOR CITY REVIEW	

**PROPOSED TOWNHOUSE  
AT  
9620-9800  
WILLIAMS RD RICHMOND  
SITE PLAN 3/F**

PROJECT NUMBER: 12-25  
ISSUED: 11/18/2019  
DRAWN BY: EL  
CHECKED BY: EL  
FILENAME: 15-12\_MWL\_191119-DPP.DWG

**A4**



1 SITE PLAN 3/F  
3/32 TO 1'-0"

# ERIC LAW ARCHITECT

216 WEST WINDYBUSH AVENUE  
VANCOUVER BC  
V6V 2R8  
TEL: (604) 503-2098  
FAX: (604) 509-2897

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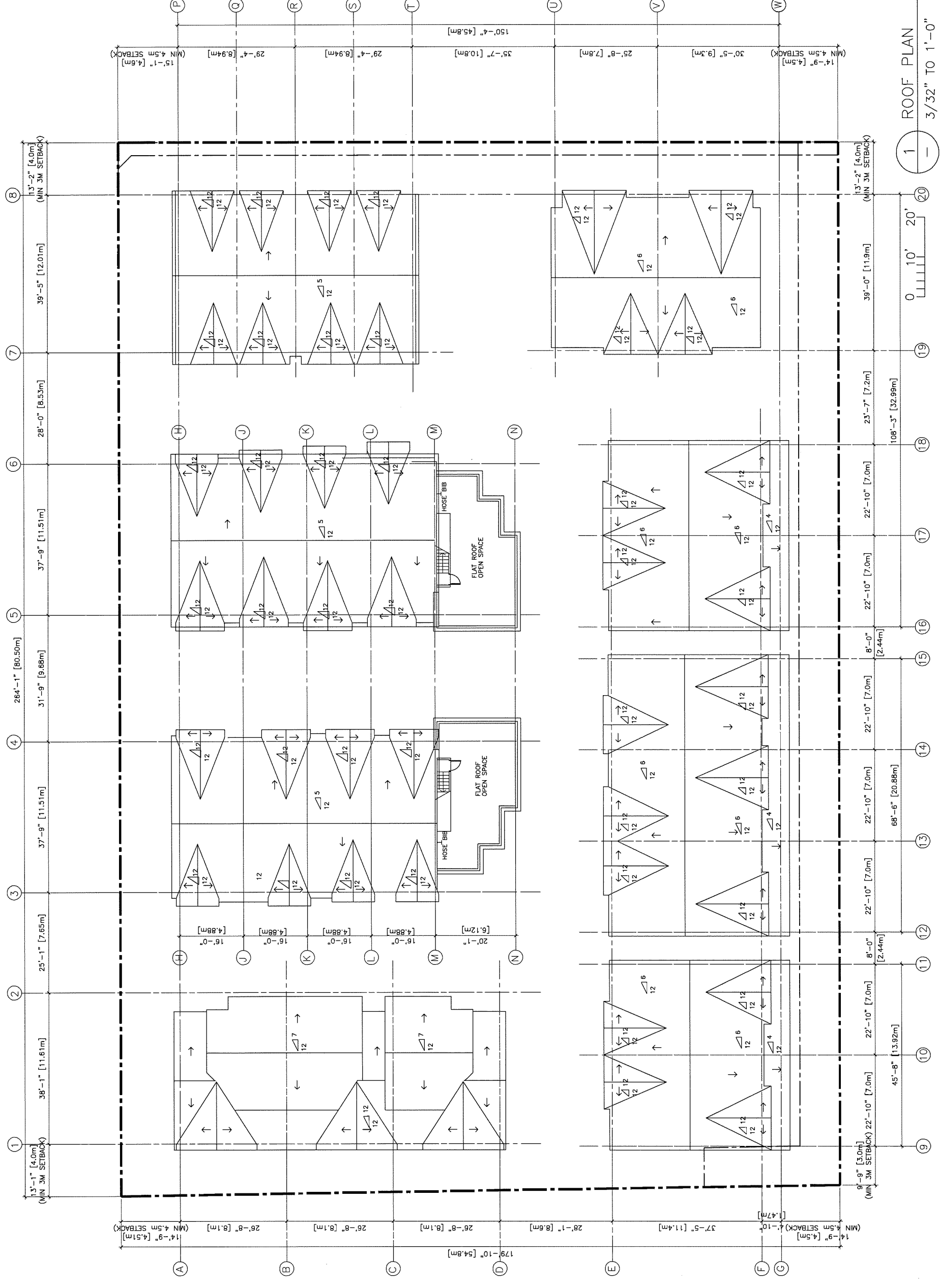
- ISSUED
- 2018.01.11 FOR DEVELOPMENT PERMIT APPLICATION
  - 2018.05.04 FOR CITY DP REVIEW
  - 2018.06.03 FOR CITY ADP REVIEW
  - 2019.10.19 FOR CITY REVIEW
  - 2019.11.19 FOR CITY REVIEW

- REVISION
- 2019.11.19 REVISE PER CITY COMMENT
  - 2019.10.17 REVISE PER ADP COMMENTS
  - 2018.05.04 REVISE PER CITY DP COMMENTS

## PROPOSED TOWNHOUSE AT 9620-9800 WILLIAMS RD RICHMOND SITE PLAN ROOF

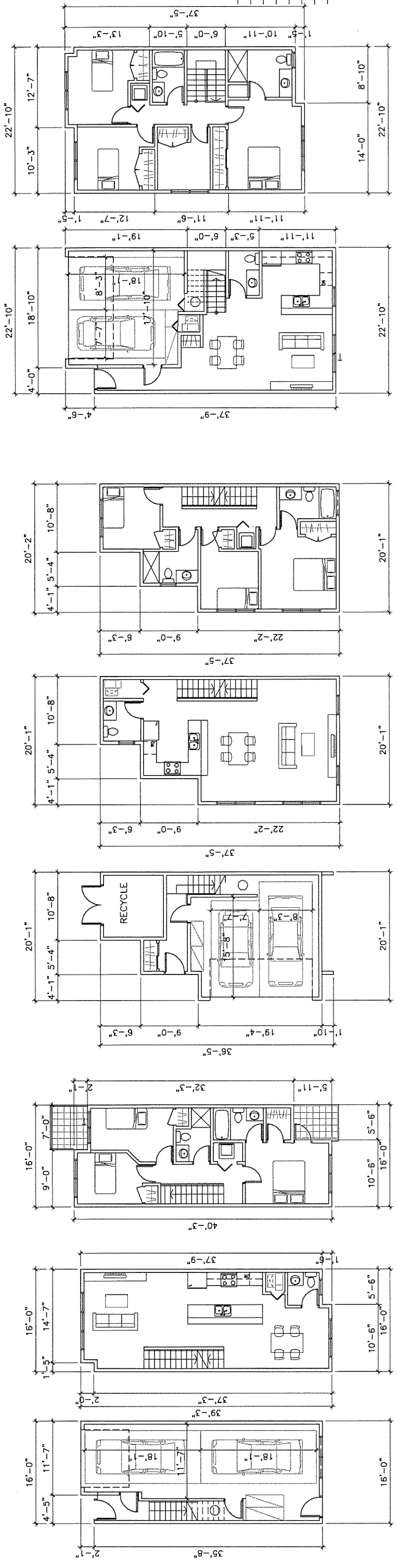
PROJECT NUMBER: 12-25  
ISSUED: 11/18/2019  
DRAWN BY: EL  
CHECKED BY: EL  
FILENAME: 15-12\_MWR\_191119-DPP.DWG

# A5



1 ROOF PLAN  
3/32" TO 1'-0"

ISSUED	REVISION
1. 2018.01.11 FOR DEVELOPMENT PERMIT APPLICATION	
2. 2018.06.04 FOR CITY DP REVIEW	
3. 2018.08.03 FOR CITY ADP REVIEW	
4. 2019.10.19 FOR CITY REVIEW	
5. 2019.11.19 FOR CITY REVIEW	



**TYPE A1**  
 3 BEDROOM  
 LEVEL 1  
 1/8" TO 1'-0"  
 TYPE-A1-1F  
 TOTAL UNIT AREA: ±1300 SQ. FT. INCLUDING STAIR

**TYPE A2**  
 3 BEDROOM  
 LEVEL 1  
 1/8" TO 1'-0"  
 TYPE-A2-1F  
 TOTAL UNIT AREA: ±1441 SQ. FT. INCLUDING STAIR

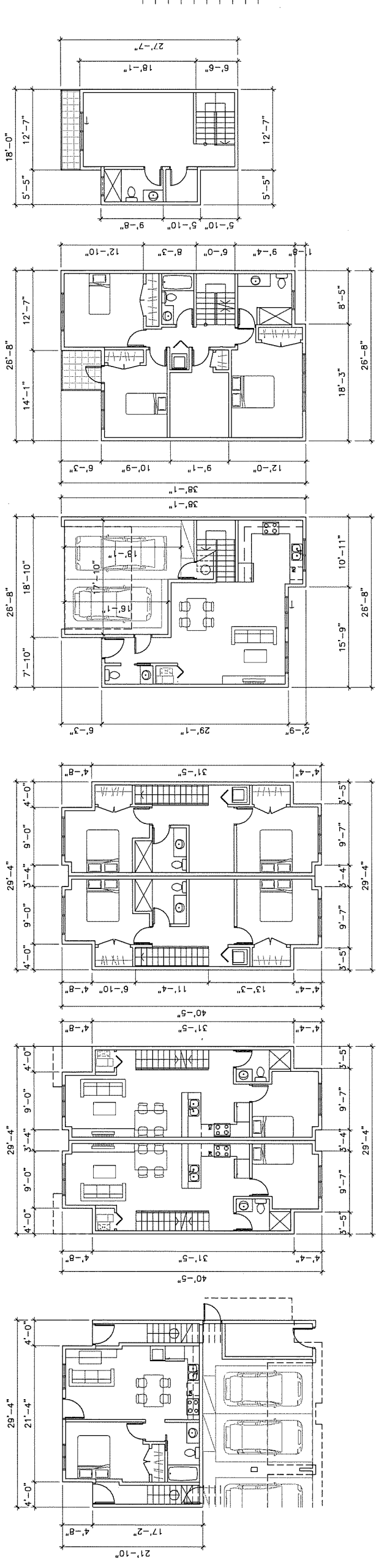
**TYPE A1-1F**  
 3 BEDROOM + DEN  
 LEVEL 1  
 1/8" TO 1'-0"  
 TYPE-B1-1F  
 TOTAL UNIT AREA: ±1438 SQ. FT. INCLUDING STAIR

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

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

**TYPE B1**  
 3 BEDROOM + DEN  
 LEVEL 1  
 1/8" TO 1'-0"  
 TYPE-B1-1F  
 TOTAL UNIT AREA: ±1438 SQ. FT. INCLUDING STAIR

**LEVEL 2**  
 1/8" TO 1'-0"  
 TYPE-B1-2F



**TYPE A3 RENTAL**  
 1 BEDROOM  
 LEVEL 1  
 1/8" TO 1'-0"  
 TYPE-A3-1F  
 TOTAL UNIT AREA: ±479 SQ. FT. INCLUDING STAIR

**TYPE A4**  
 LEVEL 2  
 1/8" TO 1'-0"  
 TYPE-A4-2F  
 TOTAL UNIT AREA: ±1174 SQ. FT. INCLUDING STAIR

**TYPE A4-3F**  
 LEVEL 3  
 1/8" TO 1'-0"  
 TYPE-A4-3F

**TYPE B2**  
 3 BEDROOM + DEN  
 LEVEL 1  
 1/8" TO 1'-0"  
 TYPE-B2-1F  
 TOTAL UNIT AREA: ±1683 SQ. FT. INCLUDING STAIR

**TYPE B2-2F**  
 LEVEL 2  
 1/8" TO 1'-0"  
 TYPE-B2-2F

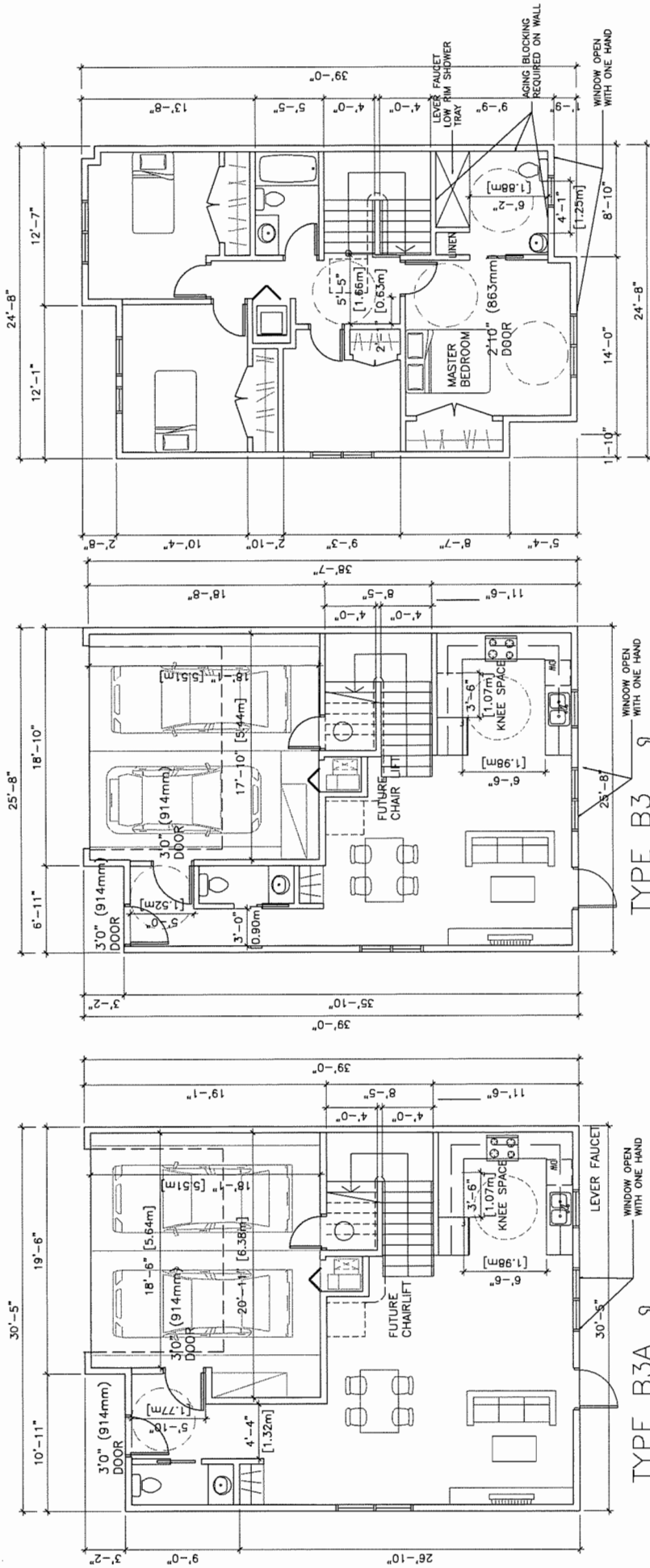
**TYPE B2-3F**  
 LEVEL 3  
 1/8" TO 1'-0"  
 TYPE-B2-3F

**PROPOSED TOWNHOUSE AT 9620-9800 WILLIAMS RD RICHMOND UNIT PLAN**

PROJECT NUMBER: 12-25	11/18/2019
ISSUED:	EL
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	15-12_MRR_191119-DPP.DWG

**A6**

ISSUED
1. 2018.01.11 FOR DEVELOPMENT PERMIT APPLICATION
2. 2018.06.04 FOR CITY OF REVIEW
3. 2018.08.03 FOR CITY OF REVIEW
4. 2019.10.19 FOR CITY REVIEW
5. 2019.11.19 FOR CITY REVIEW



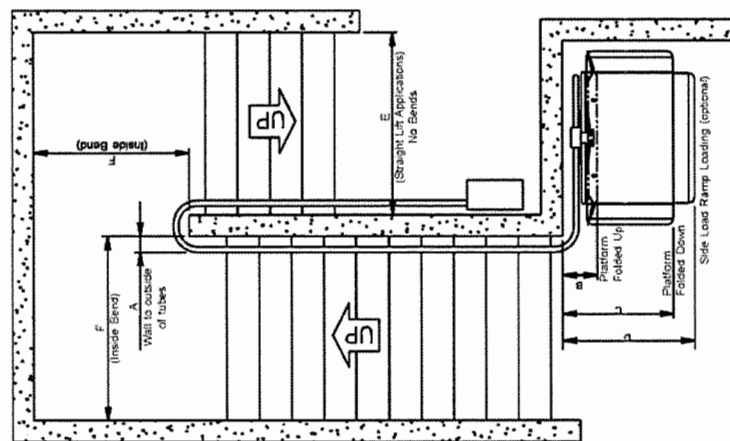
**TYPE B3A**  
 4 BEDROOM + DEN  
 LEVEL 1  
 3/16" TO 1'-0"  
 TYPE-B3A-1F  
 TOTAL UNIT AREA: ±1600 SQ. FT. INCLUDING STAIR

**TYPE B3**  
 3 BEDROOM + DEN  
 LEVEL 1  
 3/16" TO 1'-0"  
 TYPE-B3-1F  
 TOTAL UNIT AREA: ±1540 SQ. FT. INCLUDING STAIR

**LEVEL 2**  
 3/16" TO 1'-0"  
 TYPE-B3-2F

**FUTURE CHAIRLIFT**

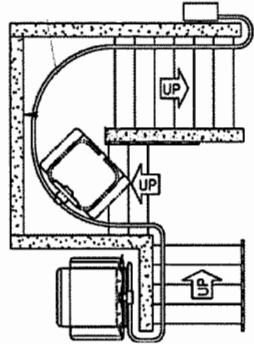
**Required Turning Clearances**



**Turning Clearance Chart**  
 The space requirements of the GSL Attra are affected by how the tube system is supported. The lift can either be mounted directly to the wall, **Direct Mount**, or structural support posts can be supplied **Tower mount**.

Dm	Attachment Method	Platform Sizes	
		mm	in
A	Direct Mount	125	4 7/8
B	Tower Mount	150	5 7/8
C	Direct Mount	320	12 5/8
D	Tower Mount	345	13 5/8
E	Direct Mount	1015	40
F	Tower Mount	1040	41
G	Direct Mount	1230	48 3/8
H	Tower Mount	1255	49 3/8
I	Direct Mount	1035	40 3/4
J	Tower Mount	1060	41 3/4
K	Direct Mount	1145	45 1/8
L	Tower Mount	1170	45 1/2

Note:  
 Dimensions E and F includes 30mm (5/8") turning clearance and include standard ramps. Ramp extensions will increase the clearances required. Contact your local Garateba representative or call the Garateba Design Hot Line for more information.  
 \* For towers mounted to 2" x 6" wood boards on walls (see page 26) add 38mm (1 1/2") to the above tower height dimensions.



CONVERTIBLE UNIT GUIDELINES
<p><b>DOORS &amp; DOORWAYS</b></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, BATHROOM AND BEDROOM MUST BE OPENING WITH CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13 MM HIGH AND MAX. 13 MM CLEARANCE BETWEEN THE HALLWAY AND BATHROOM, KITCHEN AND/OR DOORWAY(S) IF NECESSARY TO SECURE ACCESS.</li> <li>PANTRY/BREAK ROOM MIN. 860 MM CLEAR OPENING. NOTE HOW ACCESSED. -- ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH IBC BUILDING CODE.</li> <li>LEVER-TYPE HANDLES FOR ALL DOORS.</li> </ul>
<p><b>VERTICAL CIRCULATION</b></p> <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>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>
<p><b>HALLWAYS</b></p> <ul style="list-style-type: none"> <li>MIN. 900 MM WIDTH.</li> </ul>
<p><b>GARAGE</b></p> <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>
<p><b>BATHROOM (MIN. 1)</b></p> <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 BARS, SHOWER, AND TOILET LOCATIONS.</li> <li>2" LEVER-TYPE HANDLES FOR PLUMBING FIXTURES, AND TOILET LOCATIONS.</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>
<p><b>KITCHEN</b></p> <ul style="list-style-type: none"> <li>CLEAR AREA NEEDED UNDER FUTURE WORK SPACE.</li> <li>PLUMBING AND GAS PIPES (IN-WALL AND IN-FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORK SPACE (STOVE, SINK &amp; MIN. 810 MM WIDE COUNTER). ALL PIPES ARE BROUGHT IN NO HIGHER THAN 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>
<p><b>WINDOWS</b></p> <ul style="list-style-type: none"> <li>MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)</li> </ul>
<p><b>OUTLETS &amp; SWITCHES</b></p> <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 OPERATIONS.</li> <li>UPGRADE TO FOUR-FLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM.</li> </ul>

**PROPOSED TOWNHOUSE AT**  
**9620-9800 WILLIAMS RD RICHMOND**  
**UNIT PLAN**

PROJECT NUMBER: 12-25
ISSUED: 11/18/2019
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 15-12_MWR_191119-DPP.DWG

# ERIC LAW ARCHITECT

212 288 WEST AVENUE WOODBOURNE BC  
 TEL: (604) 505-2078  
 FAX: (604) 505-2877

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ISSUED

- 2018.01.11 FOR DEVELOPMENT PERMIT APPLICATION
- 2018.06.04 FOR CITY DP REVIEW
- 2018.06.02 FOR CITY ADP REVIEW
- 2018.10.18 FOR CITY REVIEW
- 2019.11.18 FOR CITY REVIEW



HEAT PUMP WITH WOOD OUTDOOR UNIT COVER

REVISION

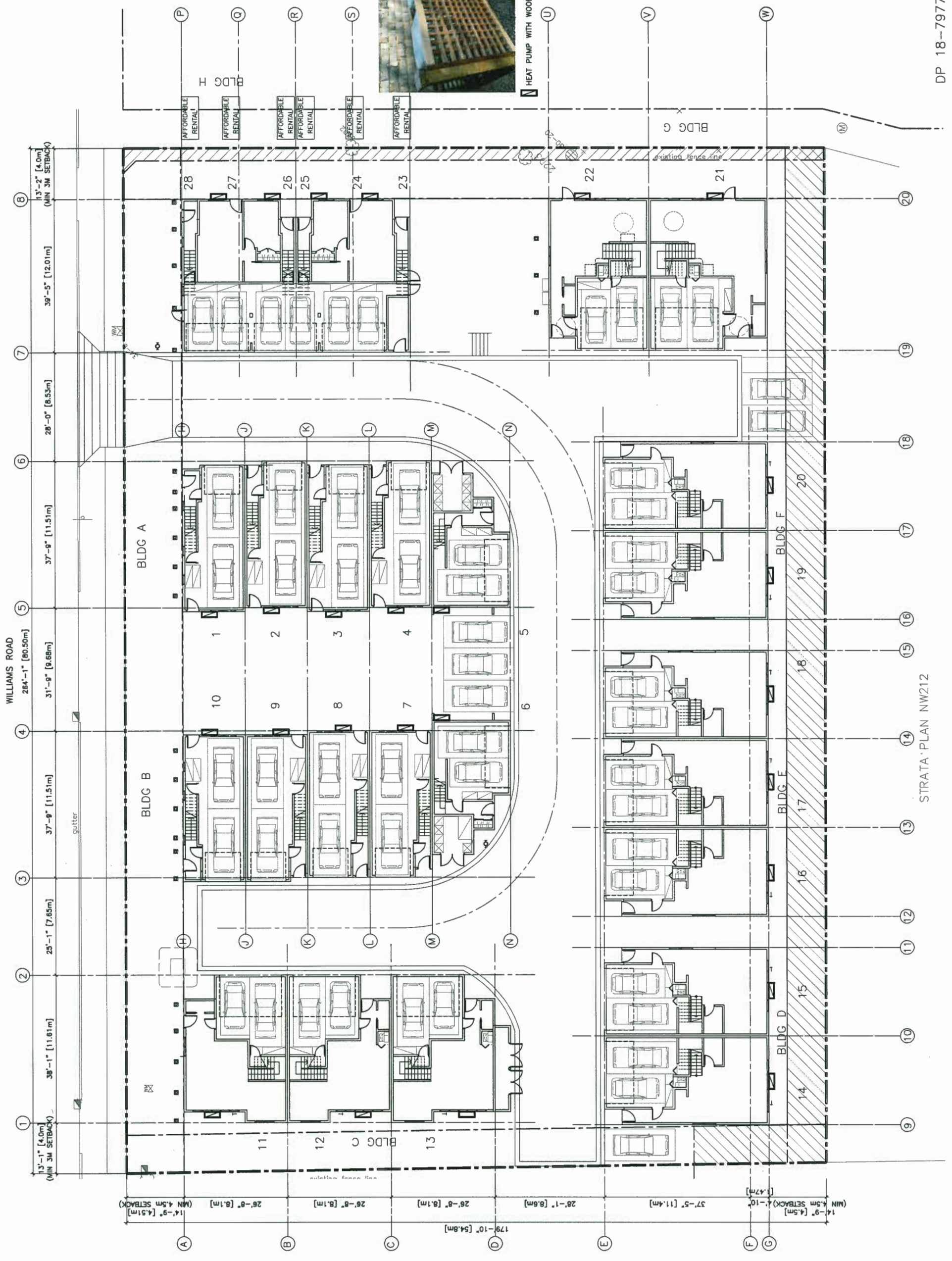
- 2019.11.18 REVISION FOR CITY COMMENT
- 2019.10.17 REVISION FOR ADP COMMENTS
- 2018.06.04 REVISION FOR CITY OF COMMENTS

**PROPOSED TOWNHOUSE AT**  
**9620-9800**  
**WILLIAMS RD RICHMOND**  
**HEAT PUMP LOCATION**

PROJECT NUMBER: 12-25  
 ISSUED: 11/18/2019  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILENAME: 15-12\_MRF\_191119-DPP.DWG

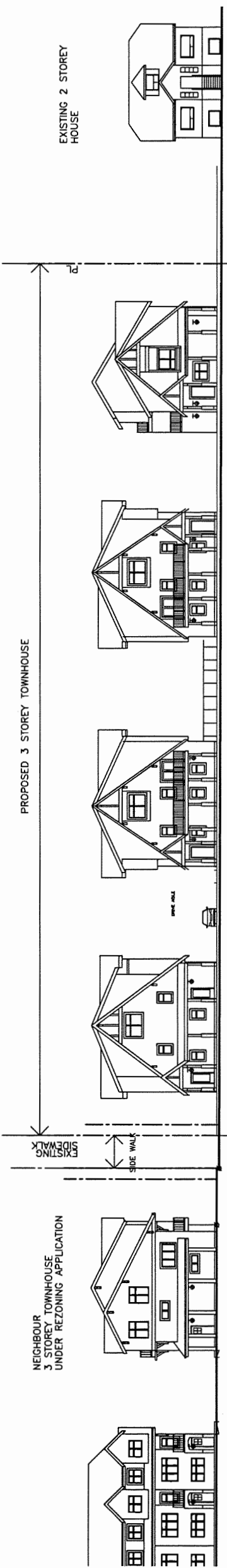
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DP 18-797785 DEVELOPMENT PERMIT  
 PLAN # 1.H

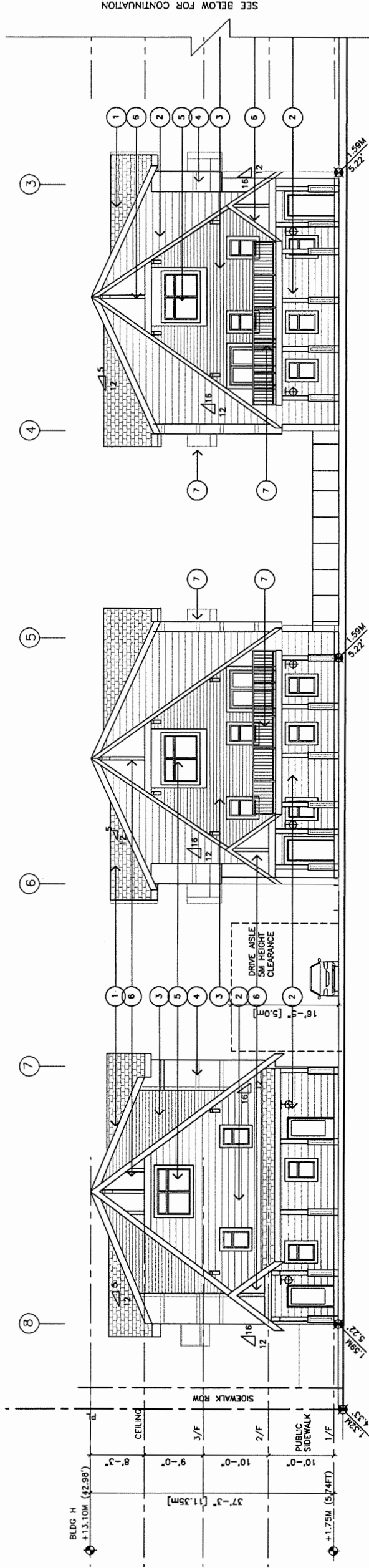


STRATA PLAN NW212

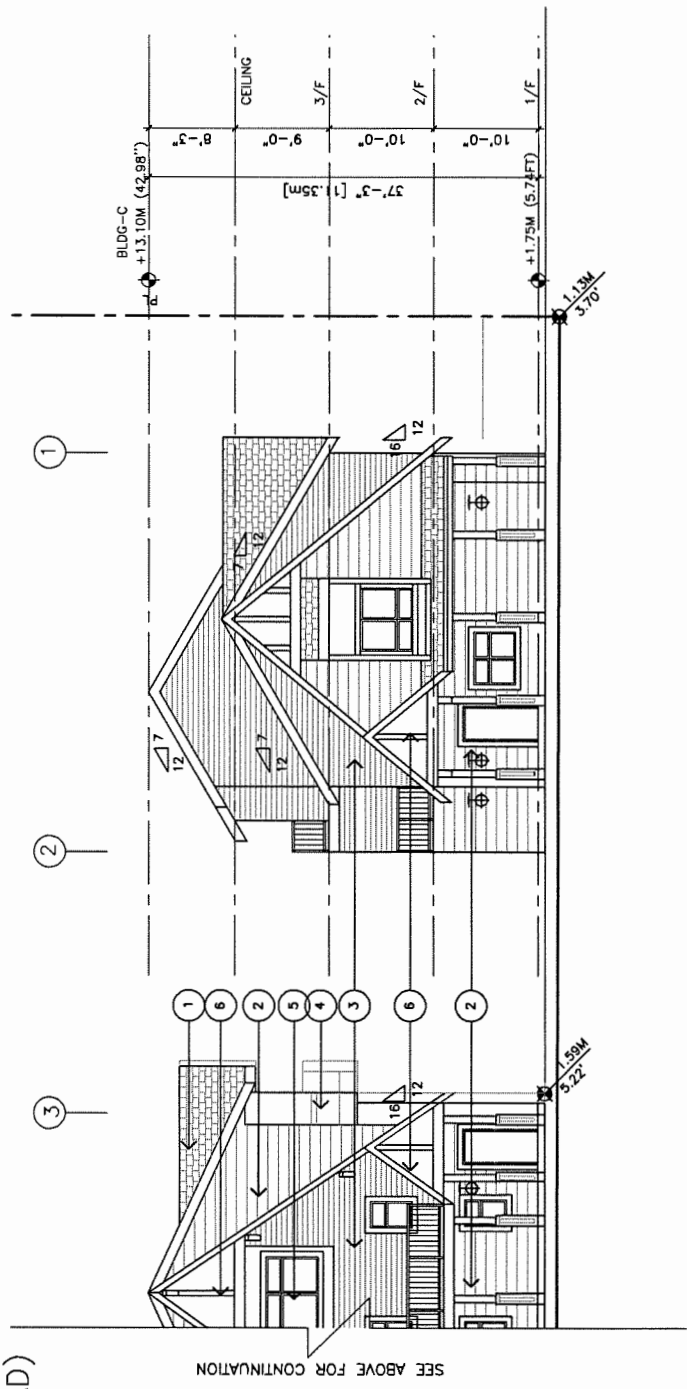
ISSUED
1. 2018.01.11 FOR DEVELOPMENT PERMIT APPLICATION
2. 2018.06.04 FOR CITY OF REVIEW
3. 2018.06.03 FOR CITY AIP REVIEW
4. 2018.10.19 FOR CITY REVIEW
5. 2018.11.19 FOR CITY REVIEW



1 NORTH ELEVATION ALONG WILLIAMS ROAD (CONTEXT)  
A8 1/16" TO 1'-0"



2 NORTH ELEVATION (FACING WILLIAMS ROAD)  
A8 1/8" TO 1'-0"



- EXTERIOR FINISH LEGEND**
- ① → BLACK ASPHALT SHINGLE ROOFING
  - ② → HARDI SIDING (6") WITH TRIMS
  - ③ → HARDI SIDING (6") WITH TRIM
  - ④ → HARDI PANEL WITH TRIM
  - ⑤ → VINYL WINDOW WITH 6" TRIM
  - ⑥ → DECORATIVE TRIM
  - ⑦ → ALUMINUM PICKET HANDRAIL
  - ⑧ → WOOD TRIM
  - ⑨ → OVERHEAD GARAGE DOOR WITH TOP LITE
  - ⑩ → WOOD FENCE - SEE LANDSCAPE
  - ⑪ → WOOD FENCE ON WOOD RETAINING WALL
  - ⊕ → EXTERIOR LIGHT

REVISION
1. 2018.06.04 REVISE PER CITY DP COMMENTS
2. 2018.10.17 REVISE PER AIP COMMENTS
3. 2018.11.19 REVISE PER CITY COMMENT

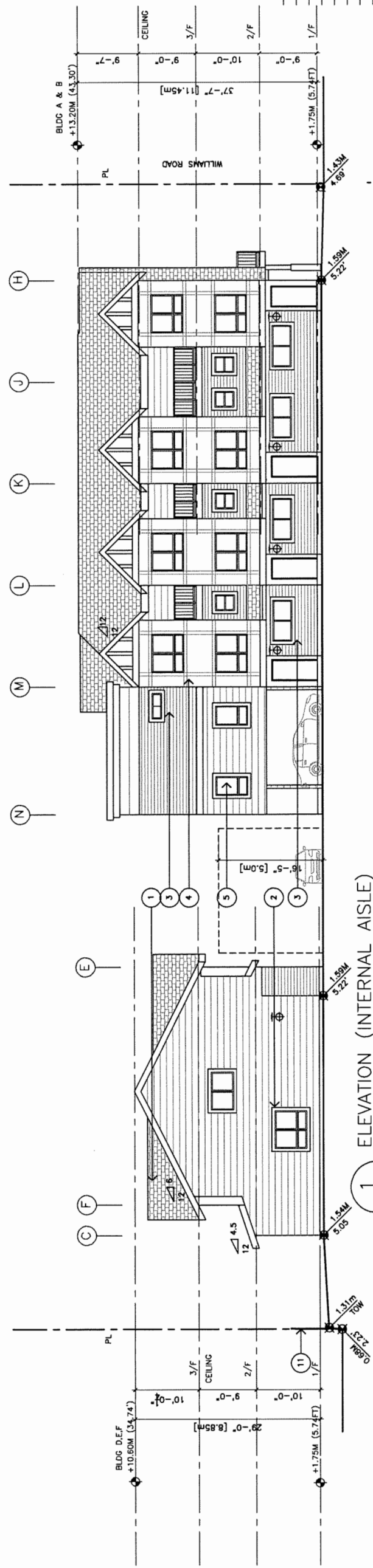
**PROPOSED TOWNHOUSE  
AT  
9620-9800  
WILLIAMS RD RICHMOND  
ELEVATIONS**

PROJECT NUMBER: 12-25  
ISSUED: 11/18/2019  
DRAWN BY: EL  
CHECKED BY: EL  
FILENAME: 15-12\_MWR\_191119-DPP.DWG

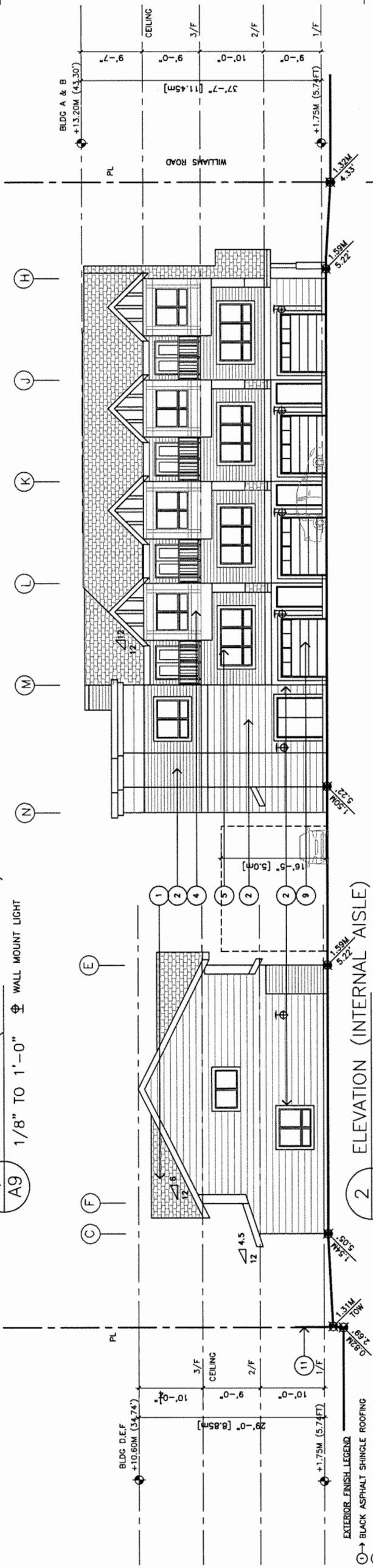
ERIC LAW ARCHITECT  
 1000 WEST 10TH AVENUE SUITE 200  
 DENVER, CO 80202  
 TEL: (303) 500-2009  
 FAX: (303) 500-2007

CONTRACT NO. 18-0117 FOR DEVELOPMENT PERMIT APPLICATION  
 PROJECT NO. 18-0117 FOR DEVELOPMENT PERMIT APPLICATION  
 SHEET NO. A9

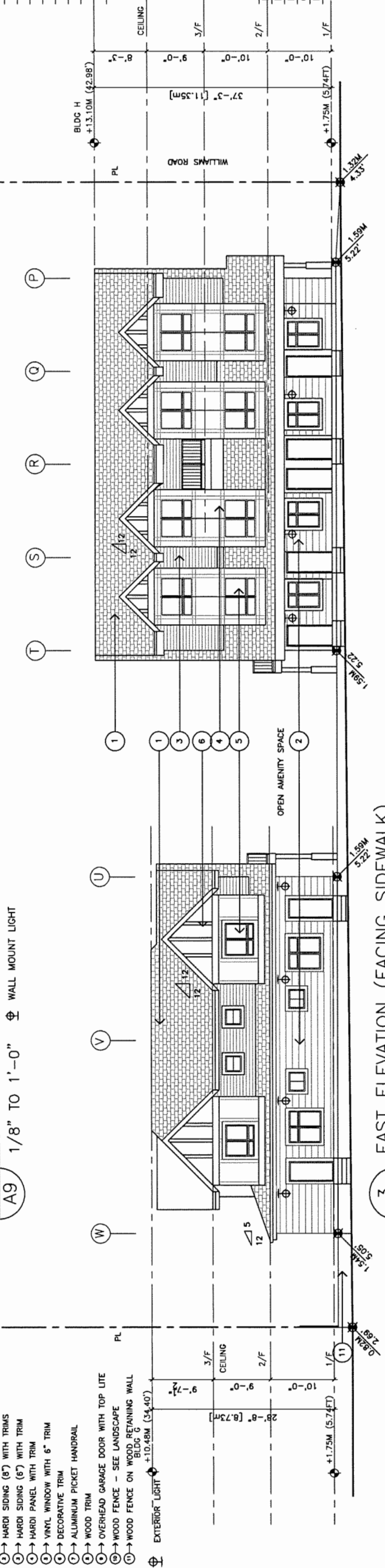
- 1. 2018.01.17 FOR DEVELOPMENT PERMIT APPLICATION
- 2. 2018.06.04 FOR CITY DP REVIEW
- 3. 2018.06.03 FOR CITY ADP COMMENT
- 4. 2018.10.19 FOR CITY REVIEW
- 5. 2018.11.19 FOR CITY REVIEW



**1 ELEVATION (INTERNAL AISLE)**  
 1/8" TO 1'-0"  $\Phi$  WALL MOUNT LIGHT



**2 ELEVATION (INTERNAL AISLE)**  
 1/8" TO 1'-0"  $\Phi$  WALL MOUNT LIGHT



**3 EAST ELEVATION (FACING SIDEWALK)**  
 1/8" TO 1'-0"  $\Phi$  WALL MOUNT LIGHT

- EXTERIOR FINISH LEGEND**
- ① → BLACK ASPHALT SHINGLE ROOFING
  - ② → HARDI SIDING (8') WITH TRIMS
  - ③ → HARDI SIDING (6') WITH TRIM
  - ④ → HARDI PANEL WITH TRIM
  - ⑤ → VINYL WINDOW WITH 6" TRIM
  - ⑥ → DECORATIVE TRIM
  - ⑦ → ALUMINUM PICKET HANDRAIL
  - ⑧ → WOOD TRIM
  - ⑨ → OVERHEAD GARAGE DOOR WITH TOP LITE
  - ⑩ → WOOD FENCE - SEE LANDSCAPE
  - ⑪ → WOOD FENCE ON WOOD RETAINING WALL
  - ⑫ → EXTERIOR LIGHT

**PROPOSED TOWNHOUSE AT 9620-9800 WILLIAMS RD RICHMOND ELEVATIONS**

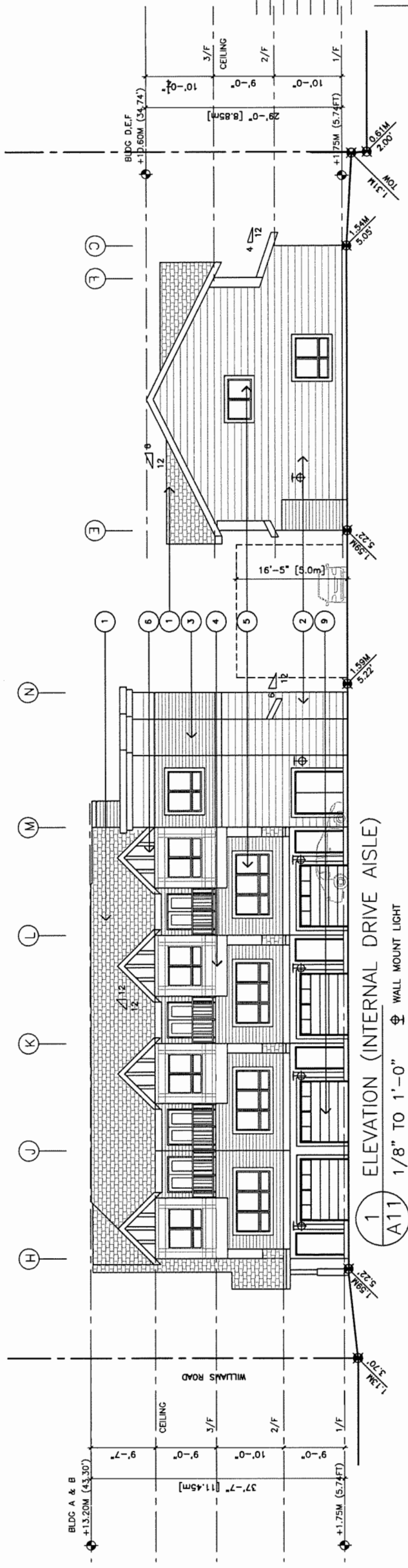
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 ISSUED: 11/19/2019  
 DRAWN BY: EL  
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 FILENAME: 15-12\_MWR\_191119\_DPP.DWG



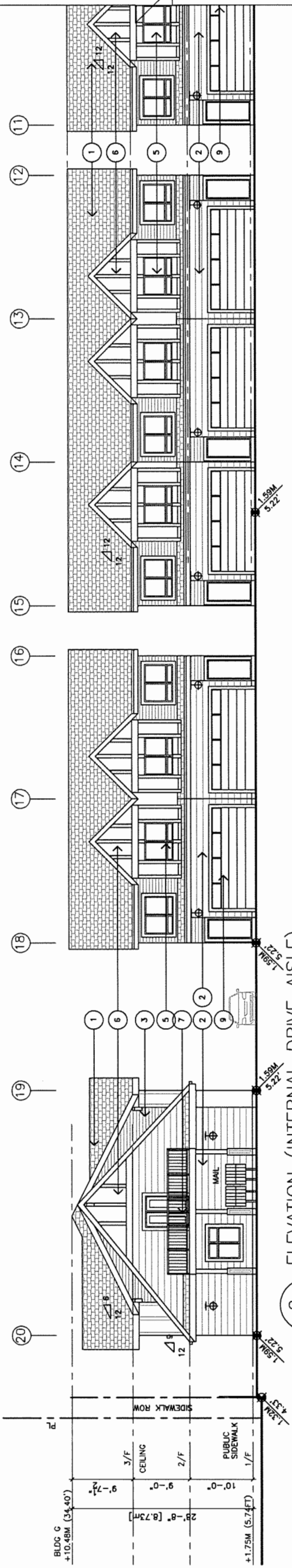


ISSUED	REVISION
1. 2018.01.11 FOR DEVELOPMENT PERMIT APPLICATION	1. 2018.11.19 REVISE PER CITY COMMENTS
2. 2018.06.04 FOR CITY DP REVIEW	2. 2019.10.17 REVISE PER ADP COMMENTS
3. 2018.06.03 FOR CITY ADP REVIEW	1. 2018.06.04 REVISE PER CITY DP COMMENTS
4. 2018.10.18 FOR CITY REVIEW	
5. 2018.11.19 FOR CITY REVIEW	

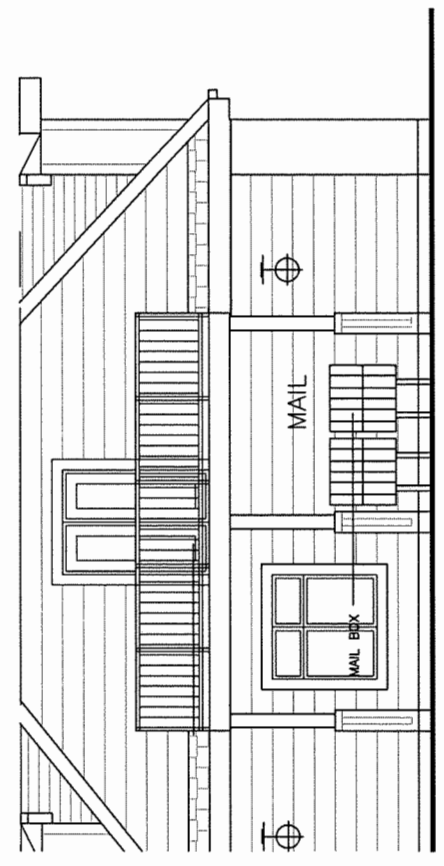
SEE BELOW FOR CONTINUATION



**1 ELEVATION (INTERNAL DRIVE AISLE)**  
 A11 1/8" TO 1'-0"  $\Phi$  WALL MOUNT LIGHT



**2 ELEVATION (INTERNAL DRIVE AISLE)**  
 A11 1/8" TO 1'-0"  $\Phi$  WALL MOUNT LIGHT



**3 MAIL COVER**  
 A11 1/4" TO 1'-0"

**EXTERIOR FINISH LEGEND**

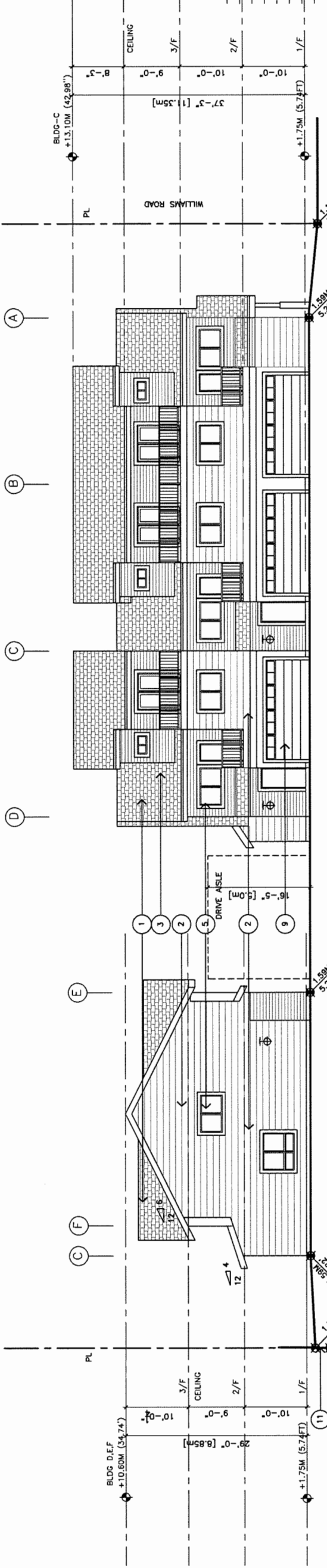
- 1 -> BLACK ASPHALT SHINGLE ROOFING
- 2 -> HARDI SIDING (8") WITH TRIMS
- 3 -> HARDI SIDING (6") WITH TRIM
- 4 -> HARDI PANEL WITH TRIM
- 5 -> VINYL WINDOW WITH 6" TRIM
- 6 -> DECORATIVE TRIM
- 7 -> ALUMINUM PICKET HANDRAIL
- 8 -> WOOD TRIM
- 9 -> OVERHEAD GARAGE DOOR WITH TOP LITE
- 10 -> WOOD FENCE - SEE LANDSCAPE
- 11 -> WOOD FENCE ON WOOD RETAINING WALL

**PROPOSED TOWNHOUSE AT 9620-9800 WILLIAMS RD RICHMOND ELEVATIONS**

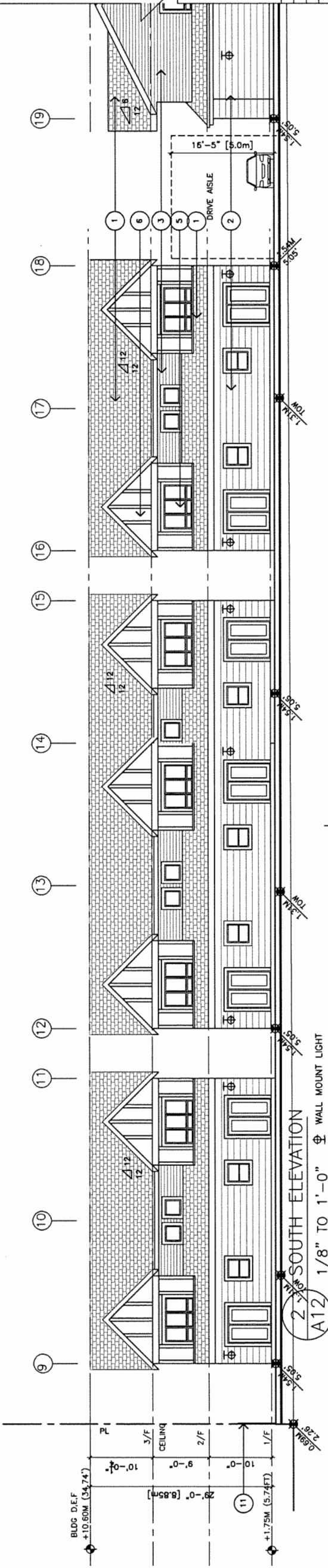
PROJECT NUMBER: 12-25  
 ISSUED: 11/19/2019  
 DRAWN BY: EL  
 CHECKED BY: EL  
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ISSUED
1. 2018.01.11 FOR DEVELOPMENT PERMIT APPLICATION
2. 2018.06.04 FOR CITY OF REVIEW
3. 2018.08.02 FOR CITY ADP REVIEW
4. 2018.10.18 FOR CITY REVIEW
5. 2018.11.18 FOR CITY REVIEW

SEE BELOW FOR CONTINUATION



**1 ELEVATION (INTERNAL DRIVE AISLE)**  
A12 1/8" TO 1'-0" WALL MOUNT LIGHT



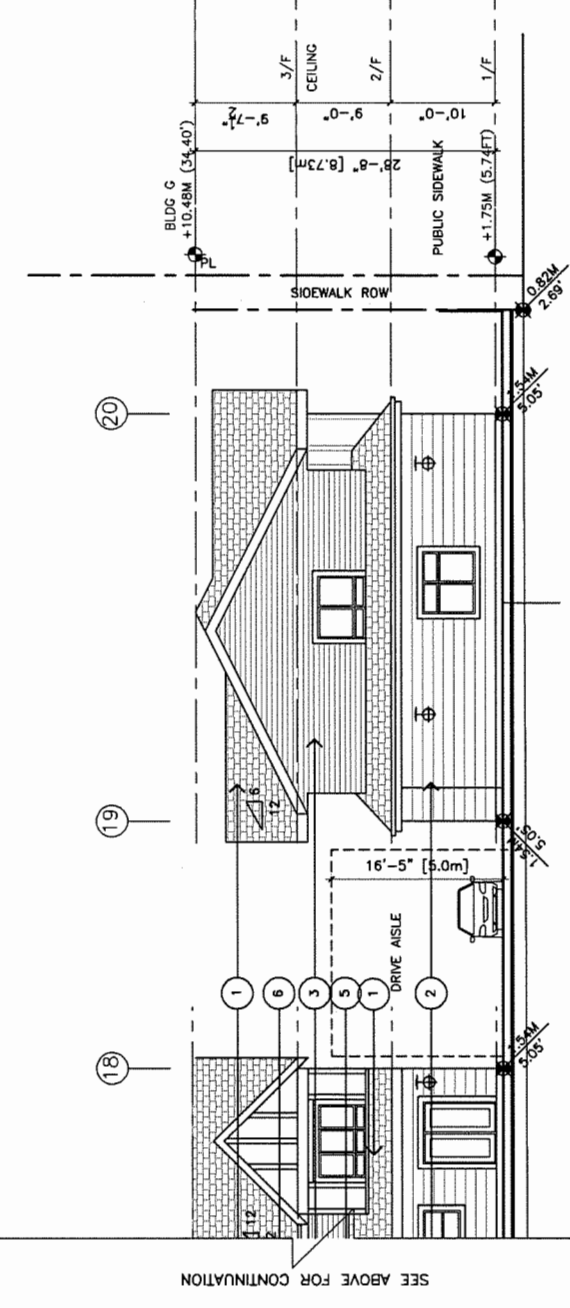
**2 SOUTH ELEVATION**  
A12 1/8" TO 1'-0" WALL MOUNT LIGHT

REVISION
1. 2018.06.04 REVISE PER CITY COMMENTS
2. 2018.10.17 REVISE PER ADP COMMENTS
3. 2018.11.18 REVISE PER CITY COMMENT

**PROPOSED TOWNHOUSE  
AT  
9620-9800  
WILLIAMS RD RICHMOND  
ELEVATIONS**

PROJECT NUMBER: 12-25  
ISSUED: 11/18/2019  
DRAWN BY: EL  
CHECKED BY: EL  
FILENAME: 15-12\_MWR\_191119-DPP.DWG

**A12**

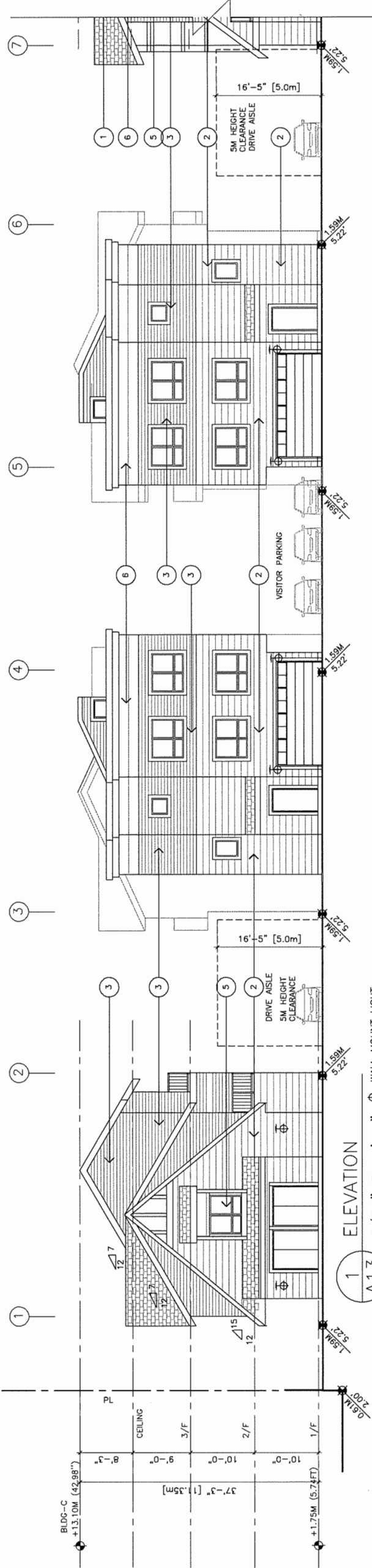


SEE ABOVE FOR CONTINUATION

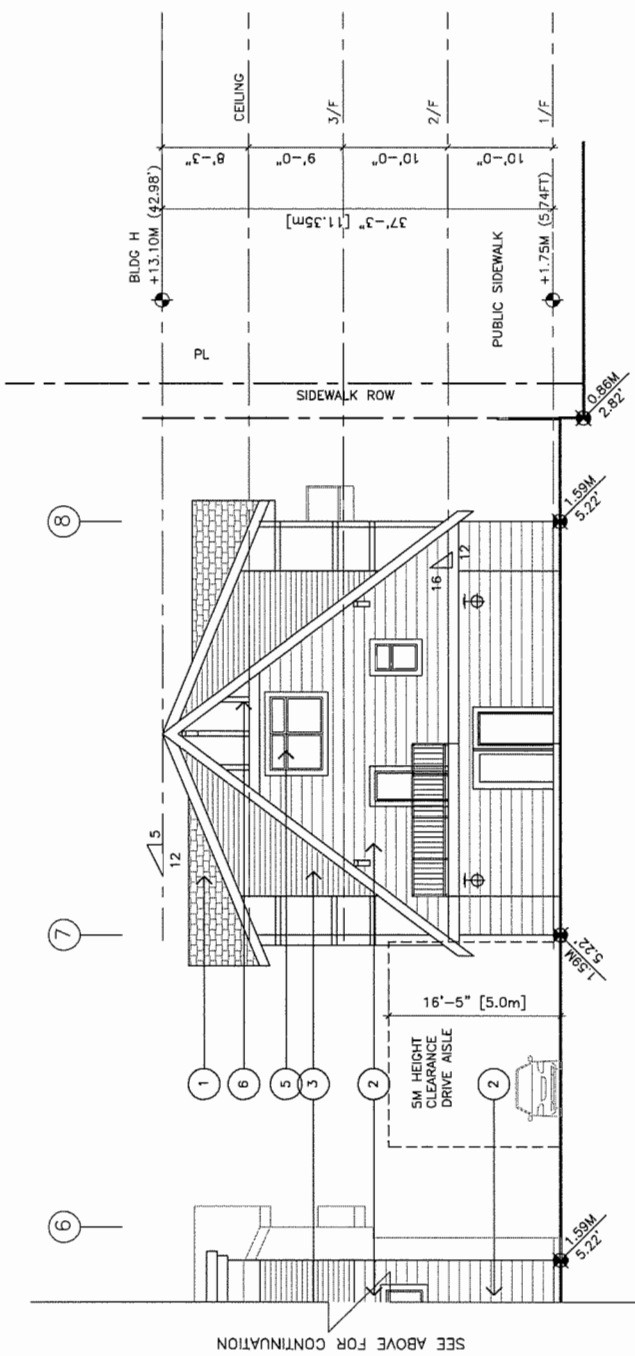
- EXTERIOR FINISH LEGEND**
- ① → BLACK ASPHALT SHINGLE ROOFING
  - ② → HARD SIDING (B") WITH TRIMS
  - ③ → HARD SIDING (6") WITH TRIM
  - ④ → HARDI PANEL WITH TRIM
  - ⑤ → VINYL WINDOW WITH 6" TRIM
  - ⑥ → DECORATIVE TRIM
  - ⑦ → ALUMINUM PICKET HANDRAIL
  - ⑧ → WOOD TRIM
  - ⑨ → OVERHEAD GARAGE DOOR WITH TOP LITE
  - ⑩ → WOOD FENCE - SEE LANDSCAPE
  - ⑪ → WOOD FENCE ON WOOD RETAINING WALL
  - ⊕ → EXTERIOR LIGHT

SEE BELOW FOR CONTINUATION

ISSUED	REVISION
1. 2018.01.11 FOR DEVELOPMENT PERMIT APPLICATION	1. 2019.11.19 REVISE PER CITY COMMENT
2. 2018.06.04 FOR CITY DP REVIEW	2. 2019.10.17 REVISE PER ADP COMMENTS
3. 2018.06.03 FOR CITY ADP REVIEW	1. 2018.06.04 REVISE PER CITY DP COMMENTS
4. 2018.10.19 FOR CITY REVIEW	
5. 2019.11.19 FOR CITY REVIEW	



- EXTERIOR FINISH LEGEND**
- ① → BLACK ASPHALT SHINGLE ROOFING
  - ② → HARDI SIDING (8") WITH TRIMS
  - ③ → HARDI SIDING (6") WITH TRIM
  - ④ → HARDI PANEL WITH TRIM
  - ⑤ → VINYL WINDOW WITH 6" TRIM
  - ⑥ → DECORATIVE TRIM
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ISSUED	REVISION
1. 2018.01.11 FOR DEVELOPMENT PERMIT APPLICATION	1. 2019.11.19 REVISE PER CITY COMMENT
2. 2018.06.04 FOR CITY DP REVIEW	2. 2019.10.17 REVISE PER ADP COMMENTS
3. 2018.06.03 FOR CITY ADP REVIEW	1. 2018.06.04 REVISE PER CITY DP COMMENTS
4. 2018.10.19 FOR CITY REVIEW	
5. 2019.11.19 FOR CITY REVIEW	

**PROPOSED TOWNHOUSE**  
**AT**  
**9620-9800**  
**WILLIAMS RD RICHMOND**  
**ELEVATIONS**

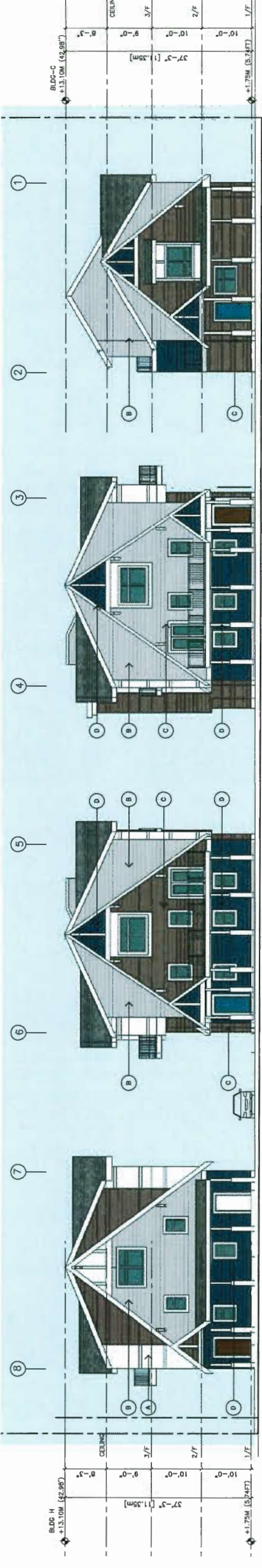
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ISSUED: 11/18/2019
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CHECKED BY: EL
FILENAME: 15-12_MWR_191119-DPP-DWG

**A13**

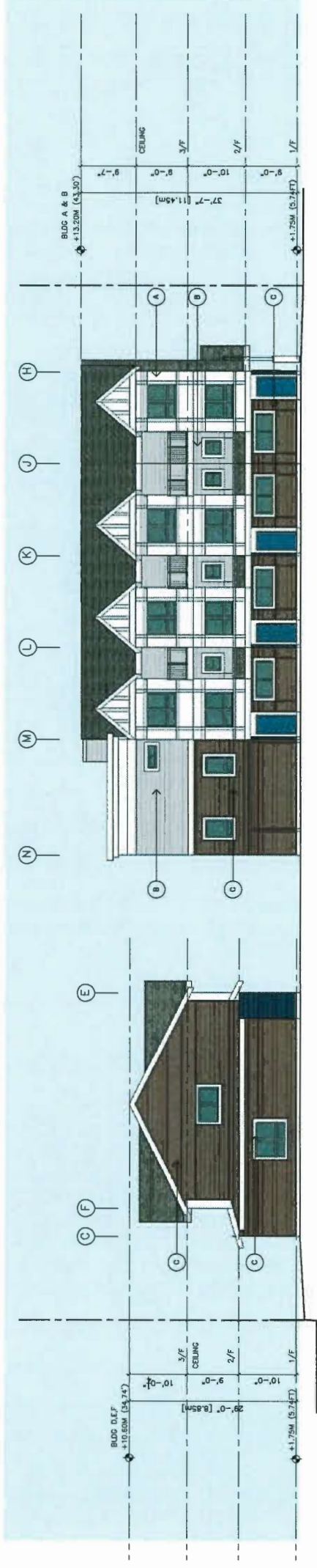
# ERIC LAW ARCHITECT

eric.law.architect@gmail.com  
 1000 WEST AVENUE WILLOWDALE ONTARIO  
 TEL: (905) 509-2099  
 FAX: (905) 509-2897

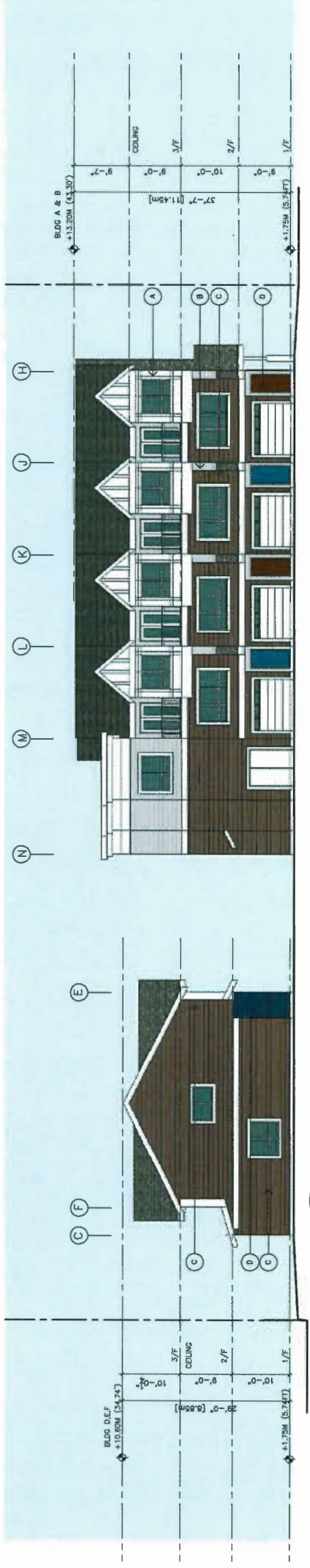
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ALSO REFER TO **2** NORTH ELEVATION (FACING WILLIAMS ROAD)  
**A8** 3/16" TO 1'-0"

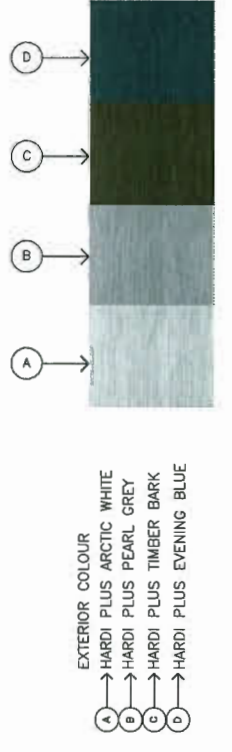


ALSO REFER TO **1** ELEVATION (INTERNAL AISLE)  
**A9** 3/16" TO 1'-0"



ALSO REFER TO **2** ELEVATION (INTERNAL AISLE)  
**A9** 3/16" TO 1'-0"

**HARDI SIDING COLOUR LEGEND**  
 ALL HARDI TRIM OR CORNER TRIM SHALL MATCH THE ADJACENT HARDI PANEL COLOUR



**EXTERIOR COLOUR**  
**A** → HARDI PLUS ARCTIC WHITE  
**B** → HARDI PLUS PEARL GREY  
**C** → HARDI PLUS TIMBER BARK  
**D** → HARDI PLUS EVENING BLUE

ISSUED
1. 2018.01.11 FOR DEVELOPMENT PERMIT APPLICATION
2. 2018.06.04 FOR CITY DP REVIEW
3. 2018.06.03 FOR CITY ADP REVIEW
4. 2018.10.19 FOR CITY REVIEW
5. 2018.11.19 FOR CITY REVIEW

REVISION
1. 2018.06.04 REVISION PER CITY DP COMMENTS
2. 2018.10.17 REVISION PER ADP COMMENTS
3. 2018.11.19 REVISION PER CITY COMMENT

**PROPOSED TOWNHOUSE**  
**AT**  
**9620-9800**  
**WILLIAMS RD RICHMOND**  
**COLOUR**

PROJECT NUMBER: 12-25  
 ISSUED: 11/18/2019  
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 FILENAME: 15-12\_MWR\_191119-DPP.DWG

## A17

**ERIC LAW ARCHITECT**

4141 WILMINGTON ROAD, SUITE 100  
 VICTORIA, BRITISH COLUMBIA V8N 4K6  
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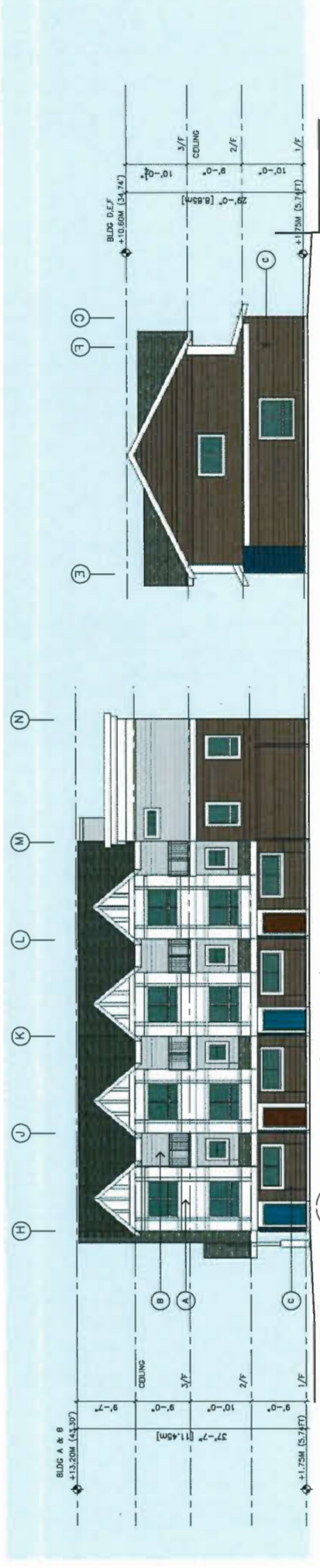
- 2018.01.11 FOR DEVELOPMENT PERMIT APPLICATION
- 2018.05.04 FOR CITY DP REVIEW
- 2018.06.03 FOR CITY ADP REVIEW
- 2019.10.19 FOR CITY REVIEW
- 2019.11.19 FOR CITY REVIEW



ALSO REFER TO **3 A9**  
**3 EAST ELEVATION (FACING SIDEWALK)**  
 3/16" TO 1'-0"

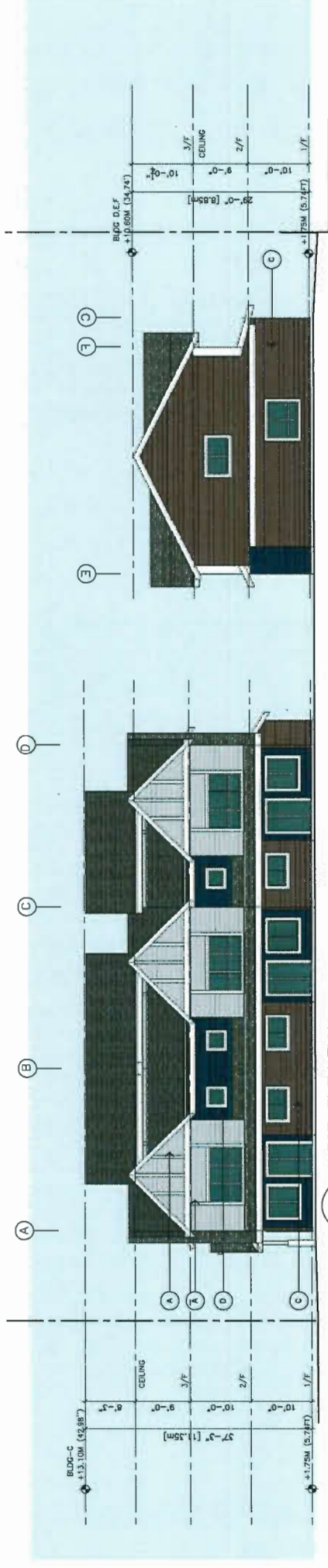


ALSO REFER TO **1 A10**  
**1 ELEVATION (INTERNAL DRIVE AISLE)**  
 3/16" TO 1'-0"



ALSO REFER TO **2 A10**  
**2 ELEVATION (INTERNAL)**  
 3/16" TO 1'-0"

ALSO REFER TO **3 A10**  
**3 WEST ELEVATION**  
 1/8" TO 1'-0"



REVISION

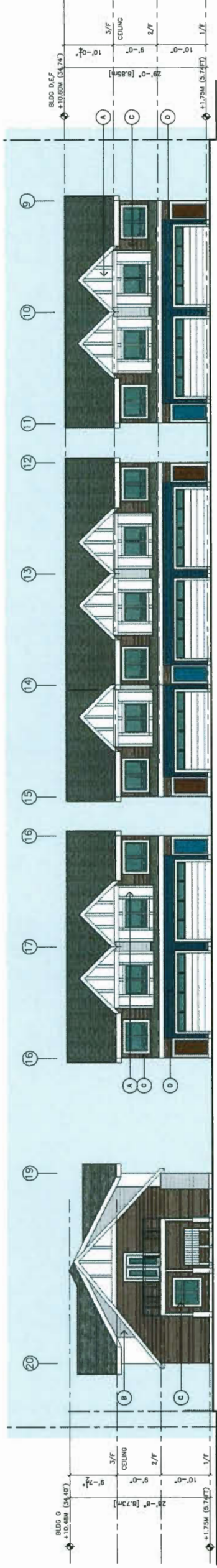
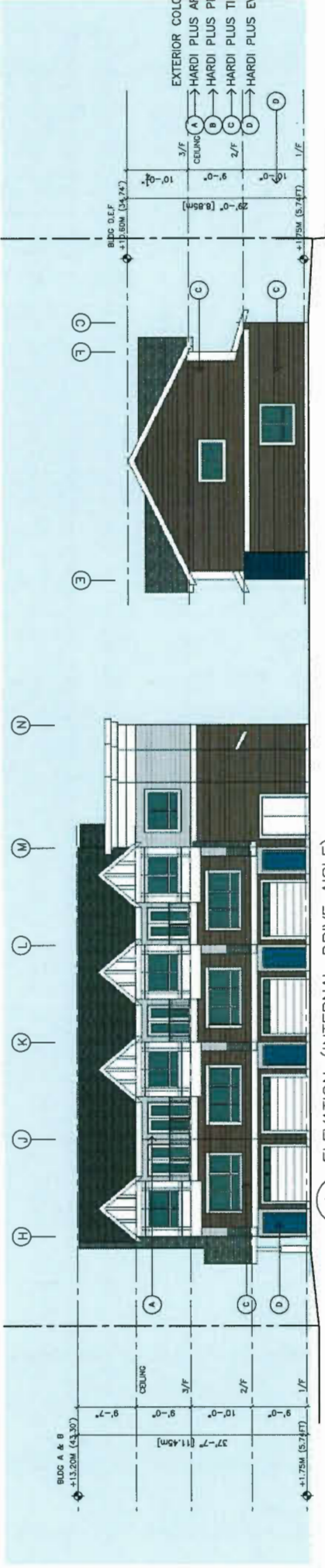
- 2019.11.19 REVISE PER CITY COMMENT
- 2019.10.17 REVISE PER ADP COMMENTS
- 2018.05.04 REVISE PER CITY DP COMMENTS

**PROPOSED TOWNHOUSE**  
**AT**  
**9620-9800**  
**WILLIAMS RD RICHMOND**  
**COLOUR**

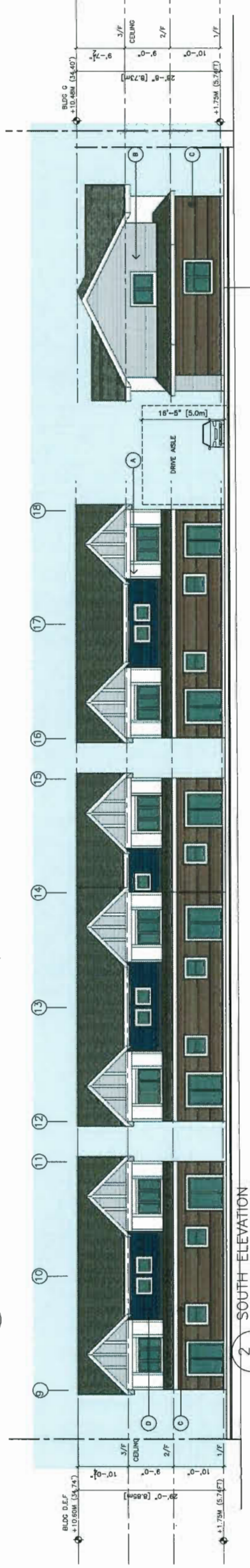
PROJECT NUMBER: 12-25  
 ISSUED: 11/18/2019  
 DRAWN BY: EL  
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 FILENAME: 15-12\_MWR\_191119-DPP.DWG

**A18**

HARDI SIDING COLOUR LEGEND  
 ALL HARDI TRIM OR CORNER TRIM SHALL MATCH THE ADJACENT HARDI  
 PANEL COLOUR



1 ELEVATION (INTERNAL DRIVE AISLE)  
 3/16" TO 1'-0"



**ERIC LAW  
 ARCHITECT**

216 208 WINTH AVENUE WILLOWDALE BC  
 V6V 1Y9  
 TEL: (604) 505-2088  
 FAX: (604) 505-2097

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2. 2018.06.04 FOR CITY DP REVIEW
3. 2018.06.03 FOR CITY ADP REVIEW
4. 2018.10.19 FOR CITY REVIEW
5. 2019.11.19 FOR CITY REVIEW

REVISION
3. 2019.11.19 REVISE PER CITY COMMENT
2. 2019.10.17 REVISE PER ADP COMMENTS
1. 2018.06.04 REVISE PER CITY DP COMMENTS

**PROPOSED TOWNHOUSE**

**AT**

**9620-9800**

**WILLIAMS RD RICHMOND**

**COLOUR**

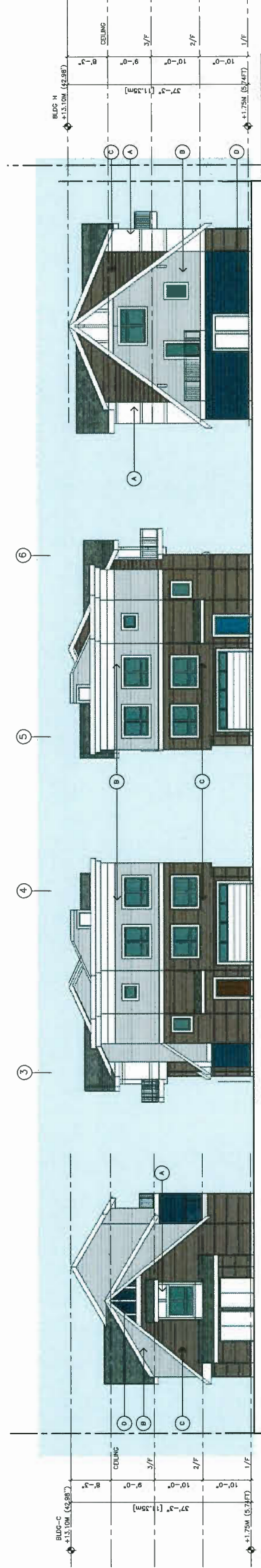
PROJECT NUMBER: 12-25  
 ISSUED: 11/18/2019  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILENAME: 15-12\_WRR\_191119-DPP.DWG

**A19**

**ERIC LAW ARCHITECT**

ericlaw@ericlawarchitect.com  
 218 288 WEST AVENUE VANCOUVER BC  
 VAN 1S3  
 TEL: (604) 202-2029  
 FAX: (604) 909-2897

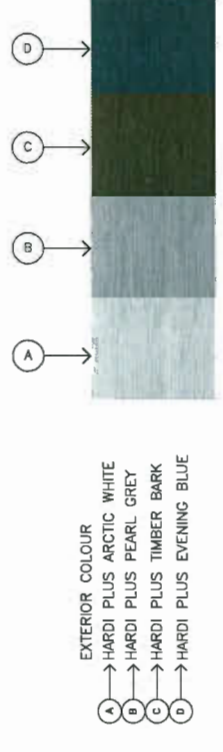
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ALSO REFER TO **1** ELEVATION  
**A13** 3/16" TO 1'-0"

- ISSUED
- 2018.01.11 FOR DEVELOPMENT PERMIT APPLICATION
  - 2018.06.04 FOR CITY DP REVIEW
  - 2018.06.04 FOR CITY ADP REVIEW
  - 2018.10.19 FOR CITY REVIEW
  - 2018.11.19 FOR CITY REVIEW

**HARDI SIDING COLOUR LEGEND**  
 ALL HARDI TRIM OR CORNER TRIM SHALL MATCH THE ADJACENT HARDI PANEL COLOUR



- EXTERIOR COLOUR
- A → HARDI PLUS ARCTIC WHITE
  - B → HARDI PLUS PEARL GREY
  - C → HARDI PLUS TIMBER BARK
  - D → HARDI PLUS EVENING BLUE

- 2018.11.19 REVISE PER CITY COMMENT
  - 2018.10.17 REVISE PER ADP COMMENTS
  - 2018.06.04 REVISE PER CITY DP COMMENTS
- REVISION

**PROPOSED TOWNHOUSE**  
**AT**  
**9620-9800**  
**WILLIAMS RD RICHMOND**  
**COLOUR**

PROJECT NUMBER: 12-25  
 ISSUED: 11/18/2019  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILENAME: 15-12\_MRR\_191119-DPP.DWG

**A20**

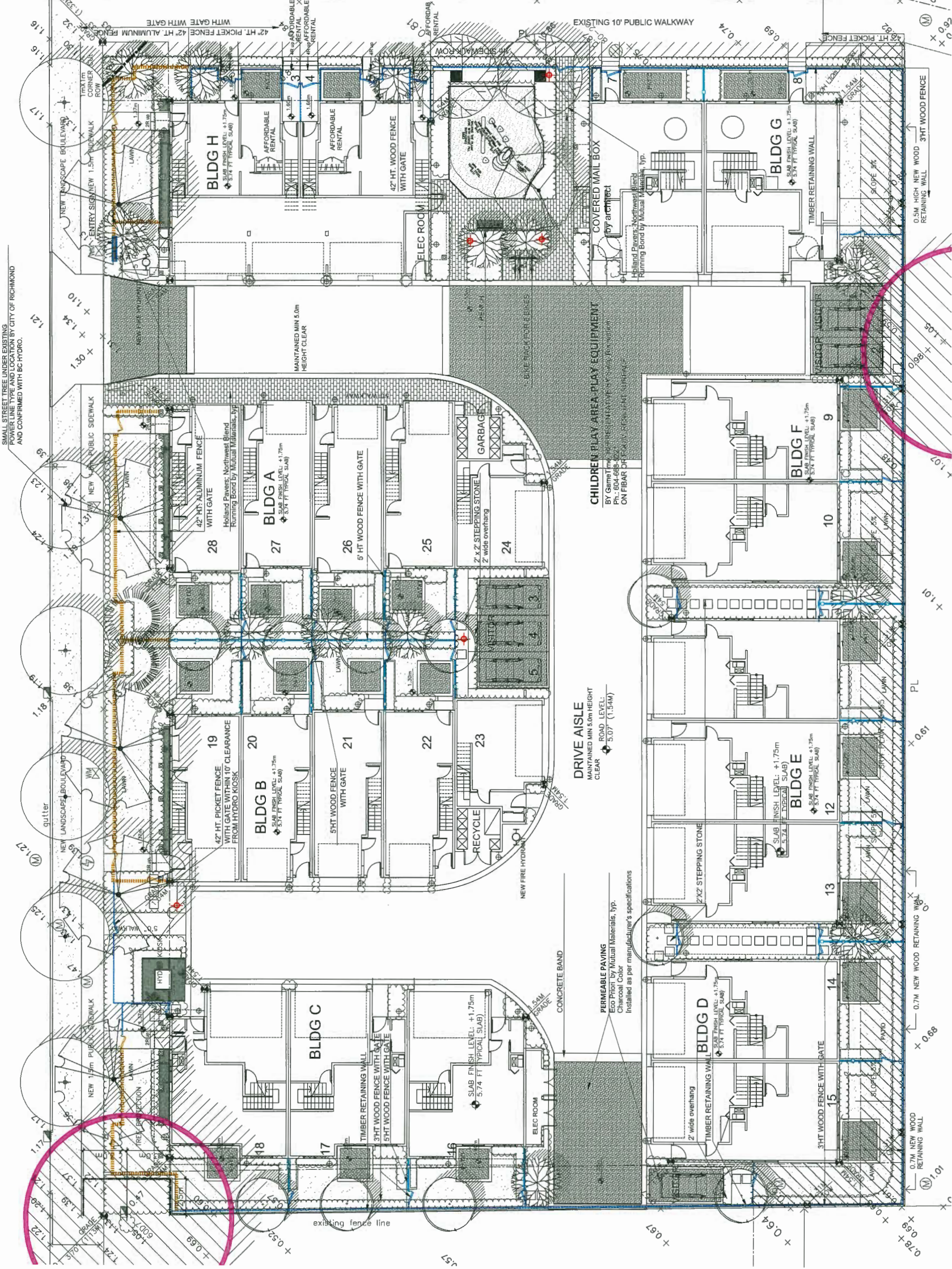


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**pmg**  
LANDSCAPE ARCHITECTS

Suite C100 - 4185 Silt Creek Drive  
Burraby, British Columbia, V5C 6G9  
p: 604 294-0011 ; f: 604 294-0022

SEAL:



Midwest Park, Broomfield Number: M-5  
**BY WISBONE SITE FURNISHINGS**  
Ultralight™ Recycled Plastic Slab-Gray  
Long Lasting Stalwart Steel Finish-Black  
Manufactured in Canada



**WISBONE BIKE RACK**  
"ULTRALIGHT" MODEL NO SFBRGP-7,  
Black color.



PLAY EQUIPMENT by Gamma Time, REPRESENTATIVE BY Suite Recreation  
ARCH ROCK CLUMBER  
1-CRAW TUBE  
4-MIN FOOD TREAD STOOL

**LIGHTING LEGEND**



BOLLARD LIGHT

5	19 NOV 15	NEW SITE PLAN / CITY COMMENTS	DD
4	13 OCT 15	NEW SITE PLAN / CITY COMMENTS	DD
3	18 AUG 15	REVISED STREET FRONTAGE	DD
2	18 AUG 15	NEW SITE PLAN / CITY COMMENTS	DD
1	12 NOV 14	NEW SITE PLAN	DD
NO. DATE	REVISION DESCRIPTION	DR.	

CLIENT:

PROJECT:

**TOWNHOUSE DEVELOPMENT**  
9620, 9640, 9660 & 9680 Williams Road  
RICHMOND

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: May/23, 2017  
SCALE: 3/32"=1'-0"  
DRAWN: DD  
DESIGN: DD  
CHKD: PCM  
PMG PROJECT NUMBER: 17-093

**L1**

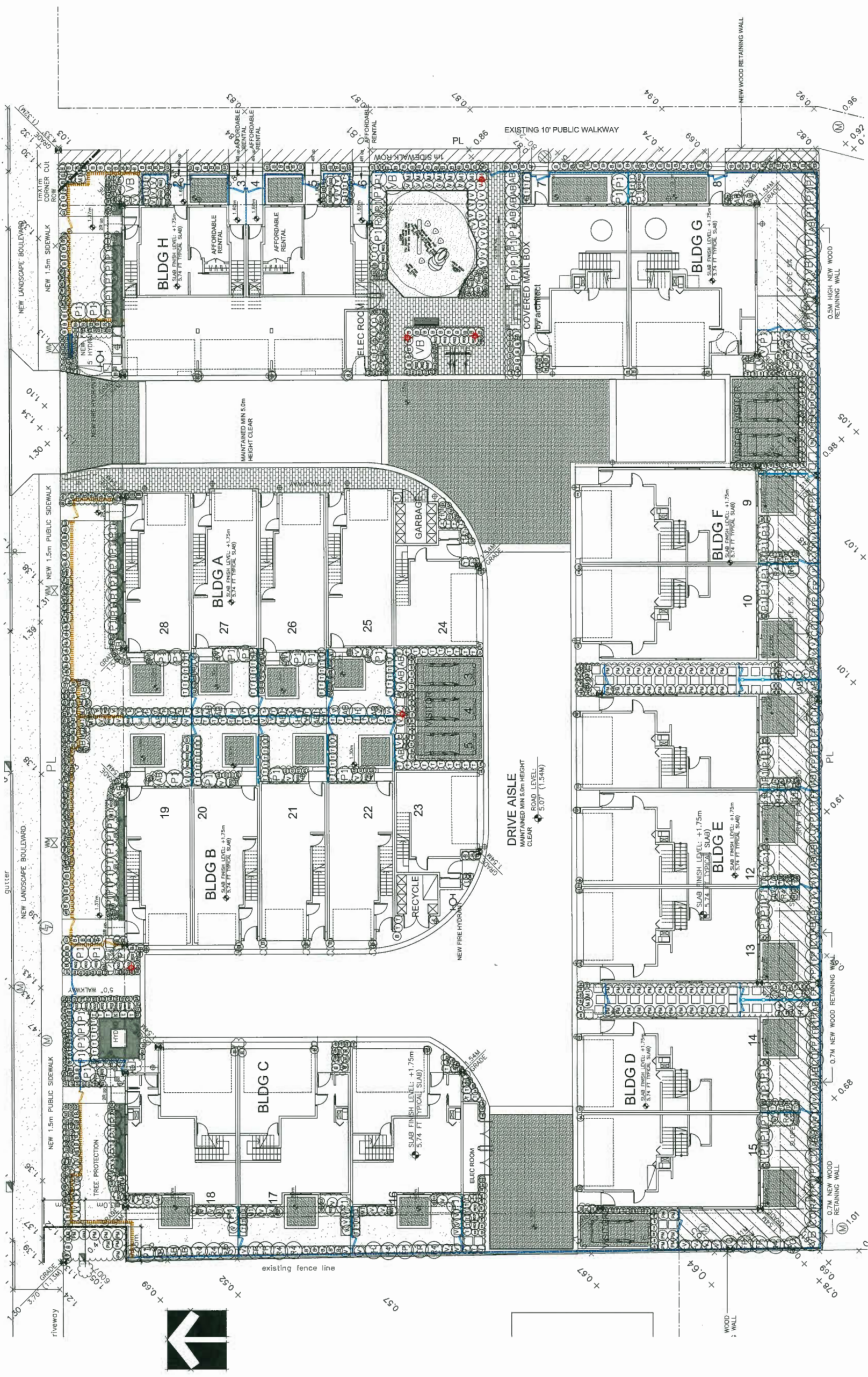
DP 18-797785  
PLAN 3.A

OF 6

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**pmg**  
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 p: 604 294-0011 ; f: 604 294-0022

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
1	17.AUG.14	NEW SITE PLAN	DD
2	28.AUG.23	REVISED STREET FRONTAGE	DD
3	18.AUG.23	REVISED STREET FRONTAGE	DD
4	15.OCT.20	NEW SITE PLAN/CITY COMMENTS	DD
5	19.AUG.15	NEW SITE PLAN/CITY COMMENTS	DD

PROJECT:  
**TOWNHOUSE DEVELOPMENT**  
 9620, 9640, 9660 & 9680 Williams Road  
 RICHMOND

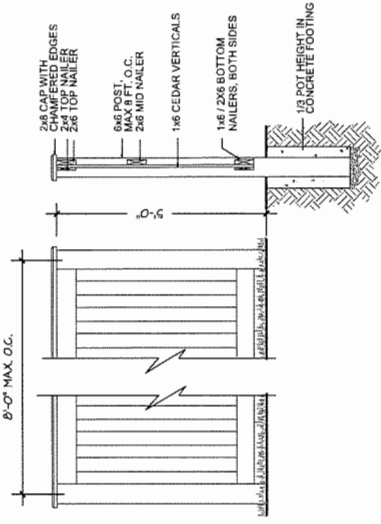
DRAWING TITLE:  
**SHRUB PLAN**

DATE: May23, 2017  
 DRAWING NUMBER:  
**L2**  
 SCALE: 3/32"=1'-0"  
 DRAWN: DD  
 DESIGN: DD  
 CHKD: PCM  
 OF 6  
 PMG PROJECT NUMBER:  
 17-093-6-2P

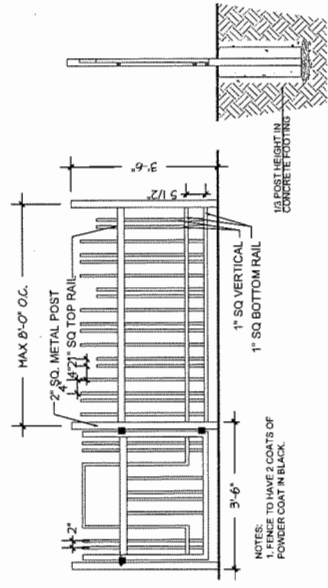
DP 18-797785  
 PLAN 3.B

SEAL:

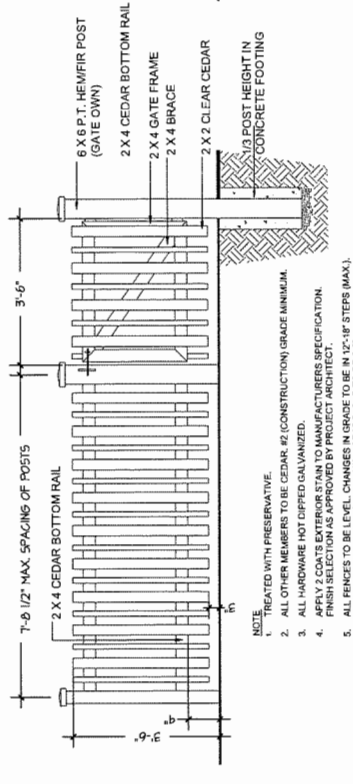
- NOTES:**
1. ALL POSTS PRESURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE
  2. ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM.
  3. ALL HARDWARE HOT DIPPED GALVANIZED.
  4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
  5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3/8".



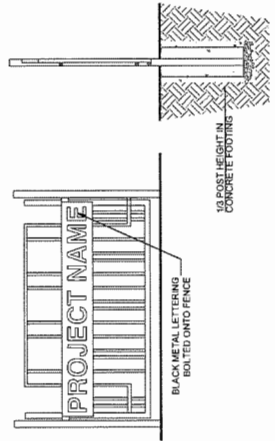
5'-0" x 3'-0" HEIGHT WOOD FENCE 1/2" = 1'-0"



42" HT ALUMINUM FENCE AND GATE 1/2" = 1'-0"



42" HT. PICKET FENCE AND GATE AT 10' CLEARANCE FROM PMT 1/2" = 1'-0"



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

PLANT SCHEDULE		COMMON NAME	PLANTED SIZE / REMARKS
KEY	QTY	BOTANICAL NAME	
6		STREET TREE	7CM CAL

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 CANA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \*\* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER SIZES. \*\*\* SUBSTITUTIONS ARE PERMITTED FOR PLANTS NOT LISTED IN THIS SCHEDULE. SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

PLANT SCHEDULE		COMMON NAME	PLANTED SIZE / REMARKS
1		ACER PALMATUM	6CM CAL; 1.8M HT; 86B
3		ACER RUBRUM	6CM CAL; 2M STD; 84B
13		MAGNOLIA KOBUS STELLATA	6CM CAL; 1.8M HT; 84B
2		PICEA OMORICA 'BRUNS'	3.5M HT; 84B
10		QUERCUS PALUSTRIS 'GREEN PILLAR'	6CM CAL; 2M STD; 84B
2		STYRAX JAPONICUS	6CM CAL; 2M STD; 84B
40		ABELIA EDWARD GOUCHER	#2 POT; 30CM
115		BERBERIS THUNBERGII 'RED PYGMY'	#2 POT; 30CM
226		BUXUS SEMPERVIRENS 'GREEN VELVET'	#3 POT; 40CM
11		CORNUS ALBA 'KELSEY'	#2 POT
5		HYDRANGEA M. 'ENDLESS SUMMER'	#3 POT; 80CM
23		PHOTINIA X FRASERI	1.0M HT
89		PIERIS JAPONICA 'VALLEY FIRE'	#3 POT; 50CM
16		RHOODENDRON 'CHRISTMAS CHEER'	#3 POT; 50CM
119		ROSA MEDELAND 'ROYAL BONICA'	#3 POT; 40CM
218		TAXUS X MEDIA 'HICKSI'	1.2M 84B
11		THUJA OCCIDENTALIS 'SMIRAGD'	2M HT; 86B
7		VIBURNUM X BURKWOODII	1.0M HT; 85B; TREE FORM
281		CAREX OSHIMENSI 'EVERGOLD'	#1 POT
29		MISCANTHUS SINENSIS 'LITTLE TUTTEN'	#1 POT
274		PENISSETUM ALOPECUROIDES 'HAMILIK'	#1 POT
62		POLYSTICHUM MUNITUM	#1 POT; 25CM

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \*\* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER SIZES. \*\*\* SUBSTITUTIONS ARE PERMITTED FOR PLANTS NOT LISTED IN THIS SCHEDULE. SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

NOTE:  
- All soft landscape areas to be irrigated with automatically installation to I.L.A.B.C. Standards, latest edition.

NO.	DATE	REVISION DESCRIPTION	DR.
1	17/05/24	NEW SITE PLAN	DD
2	18/AUG/23	REVISED STREET FRONTAGE	DD
3	18/AUG/23	REVISED STREET FRONTAGE	DD
4	19/OCT/20	NEW SITE PLANNING COMMENTS	DD
5	19/NOV/15	NEW SITE PLANNING/CITY COMMENTS	DD

CLIENT:

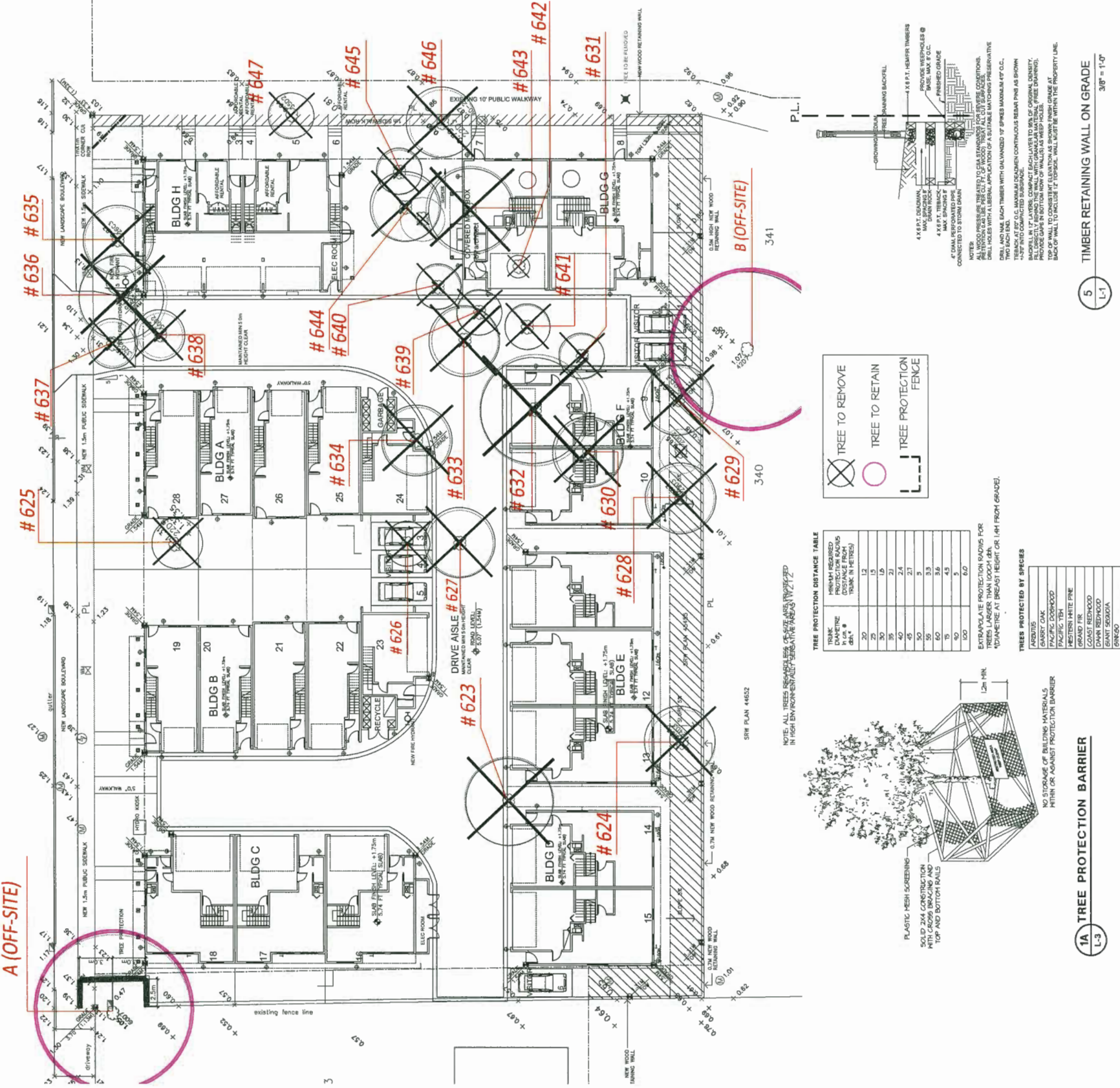
PROJECT:

SEAL:

**TREE INVENTORY AND ASSESSMENT LIST:**

Tag # denotes the tag affixed to the tree for reference in report and on drawings.  
 DBH denotes the diameter of the tree measured at 1.3m above grade on a smooth stem free of buttresses, irregularities, stem irregularities, or other stem irregularities.  
 U denotes the tree is in very poor condition that is deemed not viable for retention in active land use areas due to pre-existing advanced health decline or significant structural defects.  
 M denotes the tree is in moderate condition that has pre-existing moderate rated defects that may affect its viability considering the proposed land use but is considered for retention subject to a tree in good or excellent condition with no or very minor or identifiable significant defects, and is well suited for consideration of retention in the project design and/or site plan.  
 A denotes the tree is in good or excellent condition with no or very minor or identifiable significant defects, and is well suited for consideration of retention in the project design and/or site plan.

Tag #	DBH (cm)	Tree Type	Condition	Observations	Action
623	30	Pear	U	Historically topped and pruned via heading cuts. This tree is not viable for retention and is proposed to be removed.	Remove
624	24	Plum	U	Historically topped and pruned via heading cuts. A column of decay is visible at 1m above grade. The tree is not viable for retention and is proposed to be removed.	Remove
625	9 13 17	Magnolia	U	Multiple stems originating at the base with bark inclusion. Historically topped and pruned via heading cuts. Decayed historic pruning wounds and is proposed to be removed.	Remove
626	52	Plum	U	Historically topped and pruned via heading cuts. A significant column of decay is visible from the base to approximately 1m above grade. This tree is not viable for retention and is proposed to be removed.	Remove
627	21	Pear	U	Historically topped and pruned via heading cuts. More than 50% of the limbs are heavily contorted. This tree is not viable for retention and is proposed to be removed.	Remove
628	21	Cherry	U	Historically topped and pruned via heading cuts. It is bifurcated with included bark in the stems union. This tree is not viable for retention and is proposed to be removed.	Remove
629	29	Cherry	U	Historically topped and pruned via heading cuts. This tree is not viable for retention and is proposed to be removed.	Remove
630	31	Pear	U	Historically topped and pruned via heading cuts. This tree is not viable for retention and is proposed to be removed.	Remove
631	21	Cherry	U	Historically topped and pruned via heading cuts. Some limbs are contorted.	Remove
632	43	Cherry	U	Historically topped and pruned via heading cuts. Multiple stems originate at the base with bark inclusion. Historically topped and pruned via heading cuts. Decay is visible at the pruning site.	Remove
633	15+15+15+10+16	Mauritius oak	U	Historically topped and pruned via heading cuts. This tree is not viable for retention and is proposed to be removed.	Remove
634	21	Unknown	U	Historically topped and pruned via heading cuts.	Remove
635	28	Blue spruce	M	Asymmetrical crown bleed to the east due to proximity of adjacent tree. Construction and excavation for the new building foundation.	Remove
636	47	Douglas cedar	U	Severe historic pruning and topping for BC Hydro safety setback. Historic pruning for BC Hydro safety setback has resulted in a structurally weak, heavily asymmetrical crown.	Remove
637	25 (est.)	Mountain ash	U	This tree is not viable for retention and is proposed to be removed.	Remove
638	23 15	English holly	U	Decayed historic pruning wounds and is proposed to be removed.	Remove
639	13 12	Common fig	U	Bifurcated at the base. The branches of the two stems are well limb-led.	Remove
640	24	Cherry	U	This tree is not viable for retention and is proposed to be removed.	Remove
641	30	Apple	U	Historically topped and pruned via heading cuts. A large column of decay observed at the base.	Remove
642	33	Cherry	U	Historically topped and pruned via heading cuts. Some limbs are contorted.	Remove
643	34	Cherry	U	Historically topped and pruned via heading cuts. Some limbs are contorted.	Remove
644	21 21 (est.)	Common fig	U	Bifurcated at the base. The branches of the two stems are well limb-led in the crown.	Remove
645	25	Common fig	U	Historically topped and pruned via heading cuts. This tree is not viable for retention and is proposed to be removed.	Remove
646	10 13	American chestnut	U	Decayed historic pruning wounds and is proposed to be removed.	Remove
647	30	Mountain ash	U	Historically topped and pruned via heading cuts. Decay is visible at the pruning site.	Remove
A	40 (est.)	Cherry	U	This off-site tree is narrowly bifurcated at 1.5m above grade with bark inclusion.	Refer to neighbouring owner for approval to remove. Protect for interim owner.
B	50 (est.)	Cherry	U	Historically topped and pruned via heading cuts.	Refer to neighbouring owner for approval to remove. Protect for interim owner.



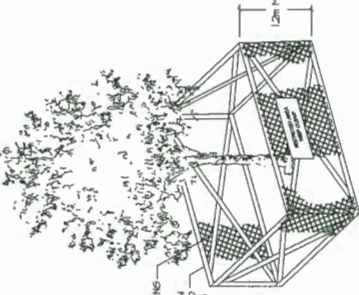
**TREE PROTECTION DISTANCE TABLE**

TRUNK DIAMETER IN CM @ 1.3M	MINIMUM PROTECTION BANDS DISTANCE FROM TRUNK IN METERS
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3.0
55	3.3
60	3.6
65	3.9
70	4.2
75	4.5
80	4.8
85	5.1
90	5.4
95	5.7
100	6.0

EXTRAPLANE PROTECTION BARRIERS FOR TREES LARGER THAN 100CM DBH: 10-METRE AT BREAST HEIGHT OR 1.8M FROM GRADE.

**TREES PROTECTED BY SPECIES**

SPECIES	PROTECTION METHOD
GARRY OAK	PAVING DOORWOOD
PACIFIC DOORWOOD	PAVING DOORWOOD
WESTERN WHITE PINE	PAVING DOORWOOD
GRAND FIR	PAVING DOORWOOD
CHINA DOORWOOD	PAVING DOORWOOD
GREAT SEEDLING	PAVING DOORWOOD
GREYWOOD	PAVING DOORWOOD
MONKEY PUZZLE TREE	PAVING DOORWOOD



NO STORAGE OF BUILDING MATERIALS WITHIN OR AGAINST PROTECTION BARRIER

**1A TREE PROTECTION BARRIER**

NOTE: ALL TREES RESEARCHED, TAGGED AND INVENTORIED IN FIELD ENVIRONMENT BY TERRA CONSULTANTS INC.

SRV PLAN 44623

**TOWNHOUSE DEVELOPMENT**  
9620, 9640, 9660 & 9680 Williams Road  
RICHMOND

**TREE MANAGEMENT PLAN**

DATE: May/23, 2023-1-07  
DRAWING NUMBER: **L6**  
SCALE:  
DRAWN: DO  
DESIGN: DO  
CHKD: PCM  
P.M.G. PROJECT NUMBER: 17093-6.2P

DP 18-797785  
PLAN # 3.D