



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel
From: Wayne Craig
Director, Development
Date: June 15, 2023
File: DP 21-936427
Re: **Application by Kadium No. 4 Development Ltd. for a Development Permit at 10340, 10360, 10380, 10400 and 10420 No. 4 Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 19 townhouse units at 10340, 10360, 10380, 10400 and 10420 No. 4 Road on a site zoned “Medium Density Townhouses (RTM2)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Reduce the minimum front yard setback from 6.0 m to 4.5 m.
 - b) Reduce the minimum lot depth from 35.0 m to 34.0 m.

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

WC:cl
Att. 3

Staff Report

Origin

Kadium No. 4 Development Ltd. has applied to the City of Richmond for permission to develop 19 townhouse units, including four secondary suites, at 10340, 10360, 10380, 10400 and 10420 No. 4 Road on a site zoned “Medium Density Townhouses (RTM2)”. A location map is provided in Attachment 1.

The site is being rezoned from the “Single Detached (RS1/E)” zone to the “Medium Density Townhouses (RTM2)” zone for this project under Richmond Zoning Bylaw 8500, Amendment Bylaw 10261 (RZ 18-831725). The Bylaw was given third reading at the Public Hearing held June 21, 2021, and the applicant is working to complete all of the rezoning requirements.

A Servicing Agreement is required as a condition of rezoning bylaw adoption and includes, but is not limited to, the following:

- Upgrading approximately 80 m of sanitary sewer on-site and along the shared property line with the properties at 10251, 10271, 10291 and 10311 Dennis Crescent.
- Road improvements involving road dedication and construction of a new treed/grass boulevard at the curb, off-street bike path, and concrete sidewalk along the subject site frontage, as well as construction of an interim asphalt walkway at the curb from 10300 No. 4 Road to the north end of the block at Wilkinson Road.

Development Information

Please refer to attached Development Application Data Sheet for a comparison of the proposed development data with the relevant Bylaw requirements (Attachment 2).

Background

The subject site is located on the east side of No. 4 Road between Steveston Highway and Wilkinson Road. The site is currently vacant, with five driveway crossings on No. 4 Road. Existing development immediately surrounding the subject site includes the following:

- To the north, south and west: Single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting No. 4 Road, which have future redevelopment potential for townhouses consistent with the Arterial Road Land Use Policy.
- To the east: Single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting Dennis Crescent.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on June 21, 2021. Although no members of the public were in attendance at the Public Hearing, one letter from a nearby resident was received citing concerns about the proposed change in land use from single-family housing to townhousing and potential traffic and safety concerns.

Staff note that the proposed use is consistent with the OCP and Arterial Road Land Use Policy, and the proposed development would have only one access to No 4 Road, thereby reducing the number of vehicle access points along this stretch of roadway. Bylaw 10261 for the rezoning of the subject site was given third reading following the Public Hearing.

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

- Compliance with the DP Guidelines for the form and character of multiple-family projects in the Official Community Plan (OCP).
- Confirmation that interior noise levels and noise mitigation measures comply with the policies in the OCP, as determined by an acoustical and thermal report and recommendations provided by a registered professional.
- Refinement of the landscape design and the interface with adjacent single-family housing.
- Refinement of the shared outdoor amenity space design, including the choice of play equipment to facilitate safe and appropriate children's play.
- Review of the four units that include secondary suites.
- Review of the relevant accessibility features for the two proposed Convertible Units and aging-in-place features in all units.
- Review of a sustainability strategy for the development proposal.
- Ensuring that plantings within the Statutory Right-of-Way (SRW) for the sanitary sewer, if any, are to the satisfaction of City Engineering staff.
- Ensuring that the on-site relocation of Trees # 422 and 435 are proposed in viable locations.
- Accommodation of hedge H1-H7 if possible.

Through the review of this DP application, staff worked with the applicant to address the design issues to staff's satisfaction and to ensure that the proposed architectural form and character is consistent with the intent of the applicable design guidelines contained within the OCP. The applicant has made the following refinements to the proposal to address the design issues identified:

- Revisions to the Landscape Plan including common outdoor amenity space design and appropriate choice of play equipment to suit the space given fall zone requirements and limited opportunities to enlarge the area due to required changes in lot grade.
- Demonstrating that the design of the units containing the secondary suites is functional.
- Demonstrating that all relevant accessibility features are incorporated into the design of the Convertible Units and that aging-in-place features are incorporated into all units.
- Lot grading has been refined to ensure an appropriate transition to neighbouring lots and to ensure the existing grade is maintained within the tree protection zone and the SRW for the sanitary sewer along the east side of the site.

- Plantings within the SRW for the sanitary sewer along the east side of the site are limited to lawn and minimal shrubs.
- Locating the relocated Trees # 422 and 435 in a suitable area within the common outdoor amenity space and the front yard.

Public input during the DP Application Review Process

Staff has not received any comments from the public in response to the placement of the DP Application Notification Sign on the subject site.

Staff Comments

The proposed scheme attached to this report (Plans # 1 to 6.g, and Reference Plans) has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject DP application. In addition, it complies with the intent of the applicable sections of the OCP and is generally in compliance with the “RTM2” zone, with the exception of the zoning variances noted below.

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

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

- 1) Reduce the minimum front yard setback from 6.0 m to 4.5 m.

Staff supports the proposed variance for the following reasons:

- *A reduction in the front yard setback enables a deeper setback to be provided in the rear yard along the interface with existing single-family housing, as well as enables tree retention in the northeast corner of the site.*
- *Although the setback is reduced, the proposal maintains consistency with the minimum private outdoor space guidelines in the OCP through a combination of front and rear yards at ground level as well as secondary decks along the drive-aisle on the second level of the 3-storey units.*
- *An acoustic report and confirmation letter prepared by a professional acoustical and mechanical engineer have been submitted by the applicant, which demonstrate that the interior noise levels for traffic noise and thermal conditions comply with the standards in the OCP. Prior to final adoption of the rezoning bylaw, a traffic noise covenant is to be registered on Title for public awareness and to ensure construction complies with the standards in the OCP.*

This variance was identified as part of the Rezoning Application and no concerns were raised by members of the public at that time.

- 2) Reduce the minimum lot depth from 35.0 m to 34.0 m.

Staff supports this technical variance as it is the result of road dedication to accommodate the required frontage improvements.

Advisory Design Panel Comments

The Advisory Design Panel review of the proposal was held on August 17, 2022 and received support to move forward to the DP Panel subject to the applicant giving consideration to the comments identified by the Panel members. A copy of the relevant excerpt from the Advisory Design Panel Minutes is attached for reference (Attachment 3). The design response from the applicant has been included immediately following the specific Panel comments and is identified in *bold italics*.

Analysis

Conditions of Adjacency

- The proposed townhouses at the subject site have been designed with consideration of the existing surrounding context of low-density two-storey single-family housing and is consistent with the design guidelines for townhouses on arterial roads in the OCP.
- Two-storey units are proposed along the rear yard interface with single-family housing to the east, and the three-storey units along No. 4 Road step down to two-storeys next to existing single-family housing to the north and south.

Site Planning, Access, and Parking

- The proposal is to develop 19 two-storey townhouse units on a site of 3,616 m² in area after road dedication along the No. 4 Road frontage.
- The proposed site layout consists of seven buildings located on either side of a drive-aisle that runs north-south, as follows:
 - Three 3-storey buildings are positioned along No. 4 Road, each containing three to six units in order to create a variation in the building mass along the streetscape (Buildings A, B, G). The end units at the north and south of these buildings step down to 2-storeys along the interface with existing adjacent single-family housing.
 - Two 2-storey duplex buildings and two single-unit buildings are proposed along the east side of the site (Buildings C-F).
- Four secondary suites are proposed on-site (i.e., one in Building B, one in Building A, and two in Building G) and two Convertible Units are proposed (i.e., one in Building B and one in Building G).
- Vehicle access to the site is proposed from No. 4 Road in roughly the centre of the site. Vehicle access was reviewed as part of the Rezoning Application review process and supported by the City's Transportation Department.
- As part of the Rezoning Application, the applicant is required to register a legal agreement on Title to secure shared vehicle access to potential future neighbouring developments to the north and south. The Landscape Plan illustrates that signage is proposed at either end of the drive-aisle indicating that it may be extended in the future to provide access. The Landscape Plan also identifies potential locations for address signage and wayfinding signage on-site for future neighbouring developments.

- Pedestrian access to the site is proposed either via pathways off No. 4 Road to the street-fronting units or via the drive-aisle to the rear units. The shared use of the drive-aisle by both vehicles and pedestrians is highlighted by decorative surface treatment (i.e., permeable pavers in a herringbone pattern).
- On-site parking is provided consistent with Richmond Zoning Bylaw 8500. Resident vehicle parking spaces are proposed in individual garages, all of which are provided in a side-by-side arrangement. Bike parking spaces are also proposed within the garages. Visitor parking spaces are proposed north of Buildings B and C and south of Buildings G and F, and a bike rack for visitors is provided in between Buildings C and D.
- A screened enclosure and storage room for waste and recycling bins are proposed on either side of the drive-aisle near the entrance. The enclosure and storage room are adequately sized to service the proposed townhouses on the subject site and potential future development to the north. Prior to DP issuance the applicant must register a legal agreement on Title for shared access to the waste/recycling enclosure and storage room at the subject site by the potential future development to the north.

Architectural Form and Character

- The proposed architectural style is West Coast Contemporary, which reflects classic timber designs with a modern touch and which the applicant feels is more appealing to younger families.
- To provide visual interest and break down the building mass, portions of the third floor are stepped back from the floors below in the street-fronting buildings, and roof lines are varied slightly.
- The residential character of the development is enhanced by promoting small-scale features such as street-fronting pedestrian entrances with stoops, meaningful eave projections and articulation at different levels of the building façade, and variation in the exterior building cladding.
- The proposed colour and material palette consists of light and dark Hardie panels with matching reveal trims, cedar-toned wood-like horizontal siding, two colours of grey doors, grey wide wood fascia boards, and dark grey window frames and aluminum railings.

Open Space & Landscape Design

- Common outdoor amenity space is centrally located on the east side of the site, opposite the main access point, and is sized in accordance with the design guidelines in the OCP (114 m²). The space contains a mail kiosk, bench seating, children's play equipment, a variety of shrubs and a Japanese Maple tree, which has been relocated from elsewhere on-site.
- Private outdoor space for each of the units is proposed as follows, consistent with the size guidelines in the OCP (min. 30 m² per unit):
 - West-facing front yards with patios at grade for the units in Buildings A, B, and G, with secondary decks along the drive-aisle off the second floor main living space for some units (i.e., the end units at the north and south of these buildings do not have decks to limit overlook onto existing adjacent single-family housing).

- Two-tiered rear yards with patios for Buildings C to F.
- On-site tree retention and removal was assessed as part of the Rezoning Application, at which time it was determined that two trees on the subject site were to be relocated and protected (Trees # 422 and 435), and that four trees were to be protected on the neighbouring property to the east at 10311 Dennis Crescent (Trees # OS1-OS4). The Landscape Plan shows the trees identified for removal, retention and relocation.
- A non-bylaw hedge was also identified at rezoning stage as having the potential to be retained (H1-H7). Through the DP Application review process, it was determined that the hedge could not be retained as it conflicts with the drive-aisle design and the potential for the drive-aisle to be extended further south to provide shared access to neighbouring development in the future. The hedge could not be relocated as it is co-dependent due to its mature size, and its likelihood of survival is low.
- Following the Public Hearing at which the rezoning bylaw was granted third reading, the applicant obtained a T3 permit to remove the trees identified for removal through the Rezoning Application and provided an interim landscaping security in order to enable demolition of the former dwellings on-site. At that time, the non-bylaw hedgerow was also removed and the applicant engaged the services of a tree relocation company to relocate Trees # 422 and 435 to the company's tree nursery for storage until such time that the trees are to be returned to the site to be planted at landscape stage.
- The Landscape Plan shows that a mix of 33 deciduous and coniferous replacement trees of various sizes are proposed to be planted and maintained on-site, which exceeds the 2:1 tree replacement ratio in the OCP.
- A variety of decorative paving treatments is proposed on-site to highlight shared pedestrian and vehicle areas, provide visual interest, and assist with site permeability. Specifically, permeable pavers are proposed at strategic locations within the internal drive-aisle and visitor parking spaces, as well as for each unit's patios.
- To define the street edge and clearly distinguish between public and private open space along No. 4 Road, low fencing with pedestrian gates is proposed (1.06 m high). Solid wood privacy fencing is proposed around the perimeter of the site (1.2 to 1.8 m high).
- The Landscape Plan requires that all soft landscaped areas be irrigated through installation of an automated system consistent with industry standards.
- A concept for exterior lighting is provided and includes low lighting at the entry gates to the street-fronting units, downward-facing building-mounted lighting over the garage doors along the drive-aisle, bollard lighting within the common outdoor amenity space and at the visitor bike rack, and a single up-light directed to the site address signage at the site's entrance. Proposed locations and symbols for light fixtures are shown on the Site Plan, Landscape Plan, and Elevation Plans (Plans # 2.a, L1, L2, 6.a to 6.g).
- To ensure that the Landscape Plan is adhered to, the applicant is required to submit a Landscaping Security in the amount of 100 per cent of a cost estimate prepared by the Registered Landscape Architect (including installation and a 10 per cent contingency) prior to DP issuance.

Indoor Amenity Space

- Consistent with the OCP, and as considered as part of the Rezoning Application, the applicant proposes to submit a contribution in the amount of \$33,611.00 to the City prior to rezoning bylaw adoption in-lieu of the provision of common indoor amenity space on-site.

Accessible Housing

- The proposed development includes four Convertible Units that are designed with the potential to be easily renovated to accommodate a future resident in a wheelchair or with mobility issues. The potential conversion of these units will require the installation of a stair lift. The list of convertible unit features and floor plans are included in the Reference Plans to the DP.
- All 19 units incorporate aging-in-place features to accommodate mobility constraints associated with aging. These features include:
 - Stairwell handrails.
 - Lever-type handles for plumbing fixtures and door handles.
 - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Sustainability

- The Applicant has submitted written confirmation from their certified Energy Advisor that the proposed design will meet BC Energy Step Code 3 (or Step 2 with a low carbon energy system). The key technical elements that enable this performance target to be achieved include additional insulation in building assemblies (walls, roof, floor, slab), 1.38 U value for windows, air source heat pumps for both heating and cooling (with electric baseboards within the lock-off units for heating), and a heat recovery ventilation system. The air source heat pumps are proposed to be located in the front and side yards (with screening), and are to be recessed from the building facade in the rear yards. The applicant has provided a report from an acoustical engineer which confirms that the heat pumps are predicted to comply with the City's Noise Regulation Bylaw.
- This is consistent with the provisions for in-stream applications that were submitted to the City prior to July 1, 2022, subject to the DP application being considered and endorsed by the DP Panel and a complete Building Permit application being submitted prior to July 1, 2023. Should the applicant be unable to meet these deadlines, the proposed building design must be revised meet the current BC Energy Step Code performance targets (e.g., Step 3 with a low carbon energy system).
- Additional environmentally sustainable features of the proposal identified by the applicant include:
 - Energized outlets to support electric vehicle (EV) charging for all resident parking spaces, as required by City Zoning Bylaw 8500.
 - Low E glass windows.
 - Energy Star appliances.
 - Dual flush toilets to reduce water consumption.

- LED lighting and motion sensor lighting in powder room and master ensuite.
- Low Volatile Organic Compound (VOC) paints, adhesives and floorings.
- Drought-tolerant plants.
- Permeable paving to reduce surface water run off.

Public Art

- Based on a maximum buildable floor area of approximately 2,350 m² (25,299 ft²), the recommended public art contribution based on the Public Art Program's Administrative Guidelines of \$0.99/ft² (2023 rate) is approximately \$22,769.00.
- As this project will generate a recommended public art contribution of less than \$40,000.00 and there are limited opportunities for locating public art on the site, as per Policy it is recommended that a contribution in-lieu of providing public art on-site be directed to the Public Art Reserve Fund for City-wide projects on City lands.
- The contribution is required to be submitted prior to DP issuance.

Crime Prevention Through Environmental Design (CPTED)

- The applicant has identified that the proposal responds to the following principles of CPTED, as encouraged in the design guidelines contained within the OCP:
 - Natural Access Control is demonstrated through a single main vehicle access point to the site, clearly defined and lit pedestrian entries to individual units, and defined edges separating public and private space (e.g., low transparent fencing with gates along the street front).
 - Natural Surveillance opportunities are demonstrated with street-fronting windows, front doors, and activity generators opposite the main entry to the site (e.g., common outdoor amenity space), which provide "eyes on the street".
 - Territoriality is shown by personalizing the site through signage, decorative paving materials at key areas, soft landscaping, appropriate lighting, low fencing, and screening of equipment.
 - As the site will be governed by a strata council, maintenance of the site will be undertaken by the future occupants to provide for the continued use of space for its intended purpose and to ensure that landscaping, lighting and equipment is maintained and kept operable.

Site Servicing and Off-site Improvements

- Servicing and off-site improvements to support the proposed development were identified during the Rezoning Application review process. The scope of work includes, but is not limited to, the following:
 - Upgrading approximately 80 m of sanitary sewer on-site and along the shared property line with the properties at 10251, 10271, 10291 and 10311 Dennis Crescent.
 - Road improvements involving road dedication and construction of a new treed/grass boulevard at the curb, off-street bike path, and concrete sidewalk along the subject site

frontage, and construction of an interim asphalt walkway at the curb from 10300 No. 4 Road to the north end of the block at Wilkinson Road.

- The applicant's Arborist has reviewed the proposed design of the sanitary sewer upgrade and identified measures to ensure construction in a manner that retains the four mature off-site trees on the neighbouring property to the east. Arborist supervision is required for all on-site works within the tree protection zone.
- A Servicing Agreement (SA) for the design and construction of these improvements is required to be entered into prior to final adoption of the rezoning bylaw.

Conclusion

This proposal is for a 19-unit townhouse development on a land assembly involving 10340, 10360, 10380, 10400, and 10420 No. 4 Road.

The applicant has addressed the design issues identified through the Rezoning Application review process, as well as additional staff comments regarding site planning, urban design, architectural form and character, and landscape design identified as part of the DP application review process. The proposal as designed provides an appropriate response to the surrounding townhouse and single-family housing context and conforms to the applicable policies and design guidelines contained within the OCP.

The proposed development complies with the requirements of the "RMT2" zone, with the exception of the zoning variances discussed.

On this basis, staff recommend that the DP be endorsed and issuance by Council be recommended.



Cynthia Lussier
Planner 2
(604-276-4108)

CL:he

- Att.
1. Location Map
 2. Development Application Data Sheet
 3. Excerpt from the June 21, 2021 Advisory Design Panel meeting minutes and the Applicant's design response

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

1. Final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10261.
2. Receipt of a Letter-of-Credit or other form of security acceptable to the City for landscaping in the amount of \$152,362.16 (100% of the cost estimate provided by the Registered Landscape Architect, including all materials, installation, and a 10% contingency). To accompany the landscaping security, a legal agreement that sets the terms for use and release of the security must be entered into between the applicant and the City.

3. Submission of Tree Survival Securities to the City for protection, relocation and transplanting of Tree # 422 (\$10,000) and Tree # 435 (\$5,000). To accompany the securities, a legal agreement that sets the terms for use and release of the securities must be entered into between the applicant and the City.
4. City acceptance of the applicant’s offer to make a voluntary cash contribution towards the City’s Public Art Reserve Fund, the terms of which shall include the following:

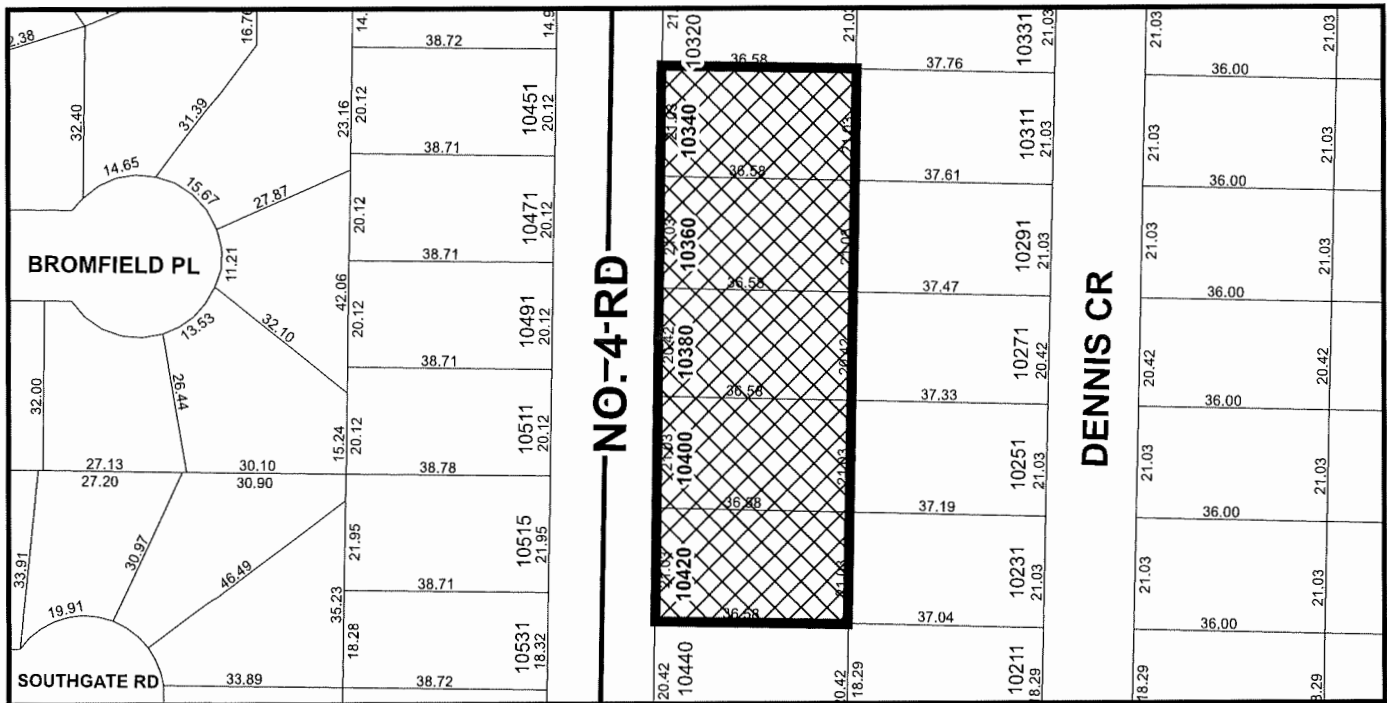
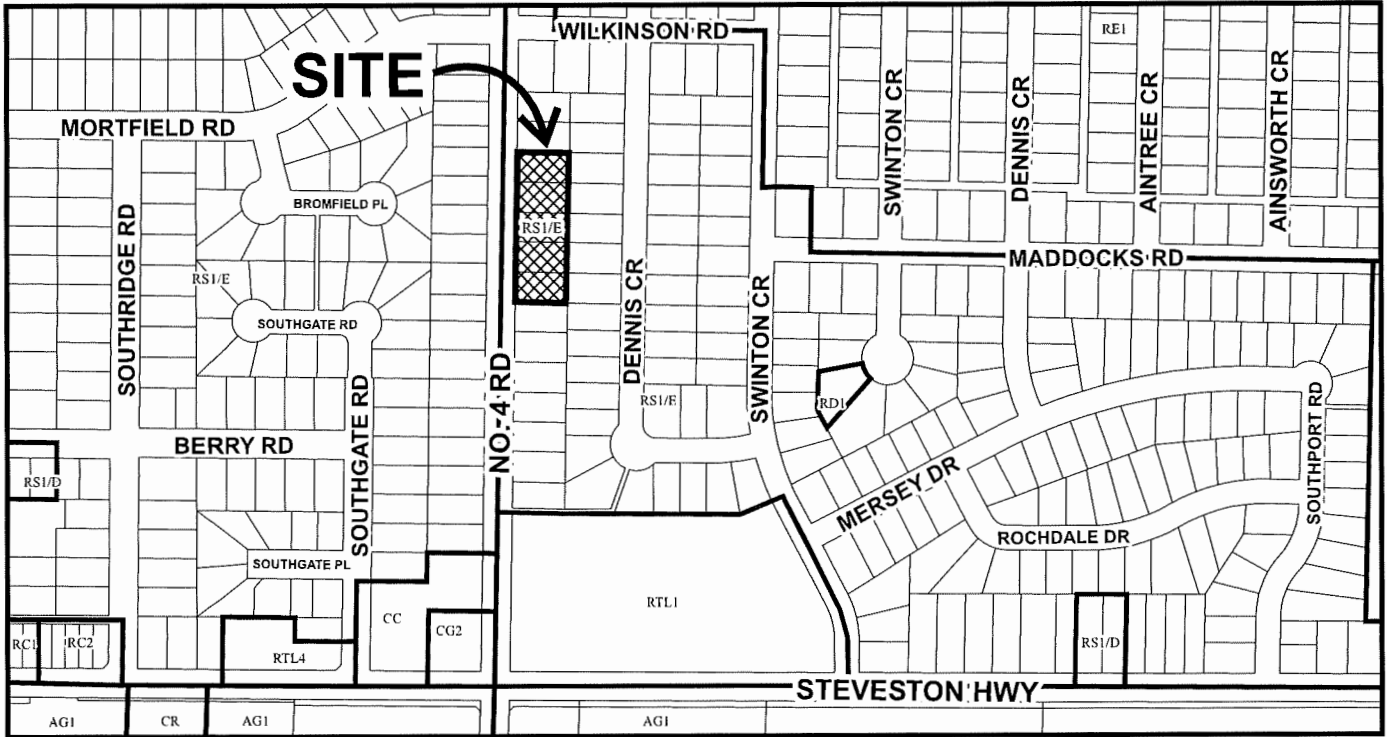
- a) The value of the applicant’s voluntary public art contribution shall be based on the Council-approved rates for residential and non-residential uses and the maximum buildable floor area permitted under the subject site’s proposed zoning, excluding floor area associated with affordable housing and market rental, as indicated in the table below.

Building Type	Rate	Maximum Permitted Floor Area (after exemptions)	Minimum Voluntary Cash Contribution
Townhouses	\$0.99/ft ² (2023 rate)	2,350.40 m ² (25,299 ft ²)	\$22,769.00

- b) In the event that the contribution is not provided within one year of the application receiving third reading of Council (i.e. Public Hearing), the contribution rate (as indicated in the table in item a) above) shall be increased annually thereafter based on the Statistics Canada Consumer Price Index (All Items) – Vancouver yearly quarter-to-quarter change, where the change is positive.
5. Registration of a legal agreement on Title to enable shared use of and access to the waste and recycling enclosure and storage room on the subject site by the potential future development to the north.

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

- Incorporation of accessibility measures in Building Permit plans and construction, as determined via the Rezoning and Development Permit applications (e.g., Aging-in-place features in all units and four Convertible Units).
- Incorporation of energy efficiency measures in Building Permit plans and construction to meet or exceed the applicable Energy Step Code performance target.
- Obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<https://www.richmond.ca/services/transportation/special.htm#TrafficPlan>).
- If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.



DP 21-936427

Original Date: 08/11/21

Revision Date: 06/12/23

Note: Dimensions are in METRES



DP 21-936427

Address: 10340, 10360, 10380, 10400 and 10420 No. 4 Road

Applicant: Kadium No. 4 Development Ltd.

Owner: Kadium No. 4 Development Ltd.

Planning Area(s): Shellmont

	Existing	Proposed
Site Area:	3,825.20 m ² (41,174 ft ²)	3,616.00 m ² (38,922 ft ²) after road dedication
Land Uses:	Vacant Land (previously single-family housing)	Townhouses
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Medium Density Townhouses (RTM2)
Number of Units:	Vacant Land (previously single-family housing)	19

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.65	0.65	None permitted
Buildable Floor Area (Net):	2,350.40 m ² (25,299 ft ²)	2,345.17 m ² (25,243 ft ²)	None permitted
Lot Coverage - Buildings:	Max. 40%	38.7%	None
Lot Coverage – Non-porous Surfaces:	Max. 65%	59.5%	None
Lot Coverage – Live Plant Material:	Min. 25%	25.8%	None
Setback – Front Yard:	Min. 6.0 m	4.5 m	To reduce from 6.0 m to 4.5 m
Setback – Side Yard:	Min. 3.0 m	North – 3.1 m South – 3.0 m	None
Setback – Rear Yard:	Min. 3.0 m	6.0 m	None
Building Height:	Max. 12.0 m (3 storeys)	3-storey buildings – 10.3 m 2-storey buildings – 7.82 m	None
Minimum Lot Depth:	35.0 m	34.5 m	To reduce from 35.0 m to 34.0 m
Minimum Lot Width:	50.0 m	104.5 m	None
On-site Vehicle Parking Spaces (Min.):	38 (R) and 4 (V)	38 (R) and 4 (V)	None
Standard Size:	Min. 50% - 19	24	None
Small Size:	Max. 50% - 19	14	

Tandem Vehicle Parking Spaces:	Max. 50% - 19	None	None
Accessible Vehicle Parking Spaces:	Min. 2% - 1	1	None
Total Vehicle Parking Spaces:	42	42	None
Amenity Space – Indoor:	Min. 70 m ²	Cash-in-lieu	N/A
Amenity Space – Outdoor:	Min. 6 m ² /unit (i.e., 114 m ²)	114.09 m ²	N/A

Excerpt from the Minutes of
the Advisory Design Panel Meeting

Wednesday, August 17, 2022 – 4:00 p.m.
Remote (Webex) Meeting

DP 21-936427 – 19-UNIT TOWNHOUSE PROPOSAL WITH VEHICLE
ACCESS OFF NO. 4 ROAD

ARCHITECT: Matthew Cheng Architect

LANDSCAPE ARCHITECT: PMG Landscape Architects

PROPERTY LOCATION: 10340-10420 No. 4 Road

Applicant's Presentation

Architect Matthew Cheng, Matthew Cheng Architect, and Landscape Architect Caelan Griffiths, PMG Landscape Architects, presented the project and answered queries from the Panel.

Panel Discussion

Comments from Panel members were as follows:

- no concerns with the proposed contemporary architectural style for the townhouse buildings; however, the large fascias along No. 4 Road appear to push the top floors of the three-storey townhouse units forward rather than recessing them to comply with the City's townhouse design guidelines; investigate opportunities to adequately recess the top floors in order to further mitigate the height impact of units along the street frontage; ***Third floor 1' back from setback line and lower floors.***
- appreciate the idea of lock-off units; however, there is no provision for a washer and dryer or closet in one lock-off unit; consider providing more uniform features for the lock-off units; ***W/D unit added to lock off units.***
- note that only a shower is shown in the plan for convertible units; look at the requirements for a convertible unit in the BC Building Code as a shower and tub may be required; ***No statement in Richmond Convertible Unit guidelines requiring tub.***
- consider making the entire drive aisle more pedestrian friendly (e.g. like a woonerf) and highlight its shared use rather than designating separate spaces for vehicle and pedestrian circulation; consider introducing plantings within the space in order for the drive aisle to read like a woonerf; ***Permeable pavers in different colors have been proposed for internal driveway and visitor parking spots.***
- would be good to see how lighting could be further integrated into the design of the public realm spaces; ***Lighting has been proposed at the street entrance to each front yard and bollard lights have been proposed within the common outdoor amenity space and at the visitor bike parking area***

- consider rotating the condenser units along No. 4 Road to minimize the number of condenser units facing the street; *N/A*
- consider a more direct pathway to the door of convertible units on the north and south ends; *Addressed*
- the overall approach to landscaping is appropriate; review the choice of paving materials for the drive aisle to make the entire drive aisle more pedestrian friendly; *Addressed*
- review the proposed location of the bike rack near the entrance to the common outdoor amenity area as it might conflict with the internal drive aisle; consider relocating the bike rack closer to the bike lane; *Bike rack has been relocated between Buildings D and C.*
- note some errors in the landscape drawings, e.g. labelling of the location of the bike rack and bench; *Addressed*
- appreciate the proposed West Coast architectural style of the buildings; however, the proposed landscaping for the project might not be attractive to the intended age-group market (i.e., young families); *Addressed*
- review the lawns for townhouse units along No. 4 Road; successful installation and maintenance of these lawns is doubtful due to their small size; consider expanding the paver area to the lawns to create a larger patio for easier maintenance; *Addressed*
- review the design of the common outdoor amenity area; consider installing natural play elements in lieu of a play structure to enhance its play value and visual appeal; *The choice of play equipment is intended to suit the space given fall zone requirements and limited opportunities to enlarge the area due to required changes in lot grade.*
- appreciate the two-tiered rear yards for most of the east units and the effort to reduce retaining walls across the site; however, maintenance for two levels of lawn (particularly the upper level) would be challenging; consider installing two rows of planting instead of just one around the edge or expand the pavers to make the landscaping more successful; *Two-tiered rear yards remain, as creating steps and landings for rear units will consume more yard space than the proposed two-tier yards. The two-tier yards also bring more of the yard closer to and at the same level as the interior living space.*
- no concerns with the proposed planting palette; however, consider substituting with more native planting to better match the building's West Coast architectural style; appreciate the grasses, but consider planting more ferns in shady areas; *Addressed*
- consider an alternative and creative approach to the design of the children's play area that is different from the usual provision of play structures considering the budget and space constraints; *The choice of play equipment is intended to suit the space given fall zone requirements and limited opportunities to enlarge the area due to required changes in lot grade.*

- suggest that the design team not indicate the exact specifications of pavers to avoid potential problems in the final inspection of the project; ***Addressed***
- support the form and character of the buildings; however, consider further design development to make the buildings look more polished and finished; ***Previously proposed contracting reveal & corner trims replaced with matching color.***
- consider adding more colours to provide variations in colour for some buildings, particularly to buildings along No. 4 Road; suggest adding two to three colours and look at changing the front door colours to further differentiate the buildings; ***Alternate entry door color proposed.***
- consider reducing the repetitiveness of the building blocks through variation in landscaping, e.g. installing different tree species and varying planting for each building block, particularly for those facing the street; ***Noted***
- appreciate the comprehensive accessibility strategy in the project's design rationale; ***Noted***
- the floor plan which combines a lock-off unit within a convertible unit would be advantageous to the future owner of the convertible unit as it would provide extra income from the rental of the lock-off unit, especially if the owner is a disabled person in the lower income bracket; ***Noted***
- appreciate the provision of a platform style lift for the convertible units that could accommodate wheelchairs, as opposed to the usual provision of a chair lift; ***Noted***
- concerned about the lack of accessibility to the third floor of convertible units; a disabled person in a wheelchair would not be able to access the third floor where the other bedrooms, bath tub and living closet are located, especially if the wheelchair user is a child needing access to the third floor; ***Provisions made to make 3rd floor accessible (minimum clearances for platforms provided).***
- consider expanding the platform lift access up to the third floor of convertible units; ***See above response regarding platform clearances provided to install chairlift to 3rd floor.***
- appreciate the design team's presentation of the project to the Panel, including the presentation on the fire hydrants; ***Noted***
- projected R-values and heat gain coefficients for windows are consistent with the project's target to achieve Step Code 3 of the BC Energy Step Code; ***Step Code confirmation letter provided.***
- review the proposed location of the air source heat pumps; appreciate the screening and landscaping around the heat pumps; however, the airflow could be restricted and the heat pumps would be difficult to access for service and maintenance; ***Addressed***
- support the West Coast architectural style for the buildings; however, consider adding more post and beam exposure to make the building elevations more interesting and attractive at the entrance to each townhouse unit; ***Design Rationale Letter provided.***

- consider relocating the bike rack from near the entrance to the common outdoor amenity area to another location to avoid conflict with the entrance to the common outdoor amenity area (e.g., between Building C and Building D); **Addressed**
- consider installing a landscape strip to provide screening for the first floor living room window of Unit 10 of Building D which is adjacent to the common outdoor amenity area; **Size of playground and min safety zone surface doesn't allow to provide proper landscape screening for Unit 10 window which is adjacent to the common outdoor amenity area.**
- support Panel comments to provide lower maintenance landscaping and more usable space for townhouse units along No. 4 Road; **Addressed**
- support Panel comments to be more creative in the design of the common outdoor amenity area that would be usable and interesting to young families and children of all age groups without necessarily incurring additional costs; **Addressed**
- support the proposed colour palette for the buildings; introducing additional colours may not be necessary except for the doors of townhouse units; review the exact location of every colour being used uniformly across the site and use them differently; **N/A**
- cedar tone hardie siding does not have the warmth of wood; however, understand the cost constraint; curious about the different spacings; **Replaced Hardie Lapsiding with Nichiha Wood Series "vintagewood cedar" in one spacing.**
- nice and clean outside corners of the buildings are important; note that outside corner profiles are not of the same quality; colour match is important; **Previously proposed contracting reveal & corner trims replaced with matching color.**
- support the West Coast contemporary architectural style in contrast to the more traditional character of the surrounding single-family homes; **Noted**
- support the Panel comment to provide a better location/access to the bike parking and make the entire internal drive aisle more pedestrian friendly; necessary to have a more holistic approach from a landscape perspective; and **Addressed**
- ensure that the lock-off units on Level 1 of the convertible units are easily accessed; also consider including provision for future accessibility to the third floor of the convertible units. **Addressed**

Panel Decision

It was moved and seconded

That DP 21-936427 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

Opposed: Alan Tse, Kristin Defer and Pam Andrews



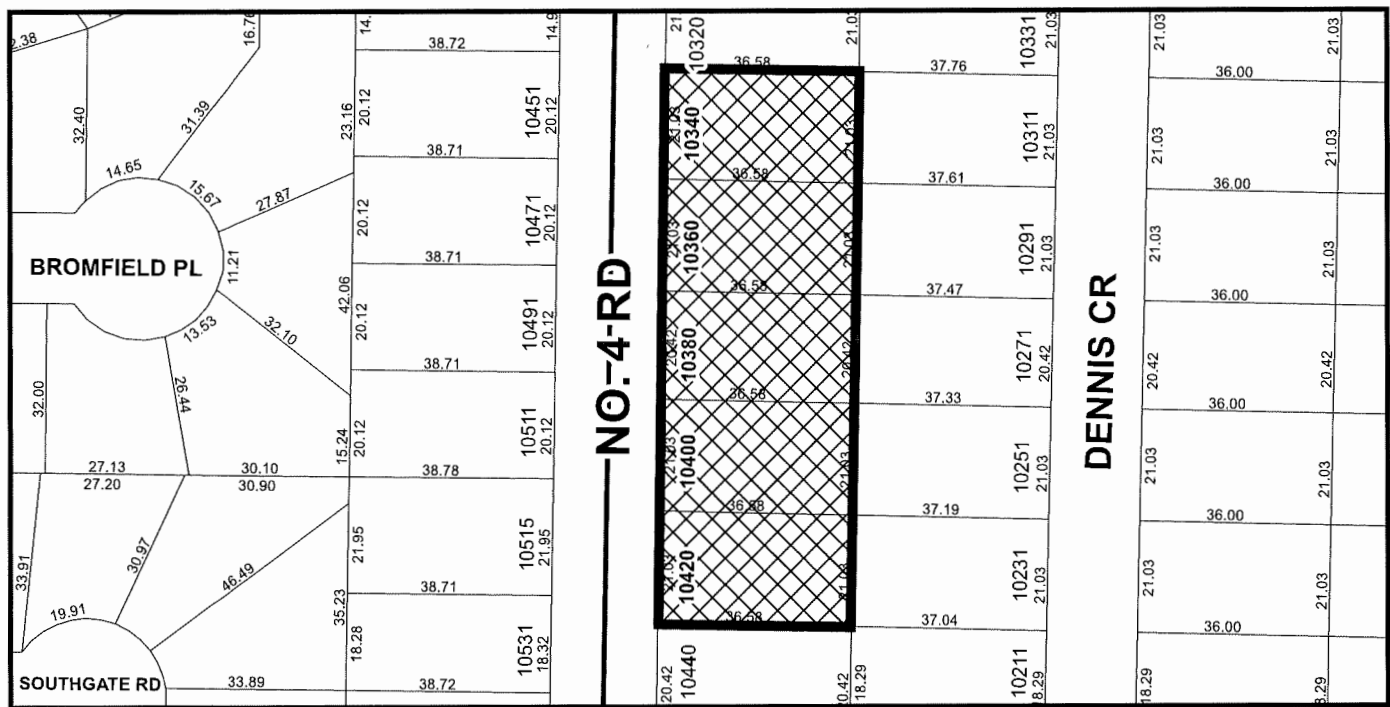
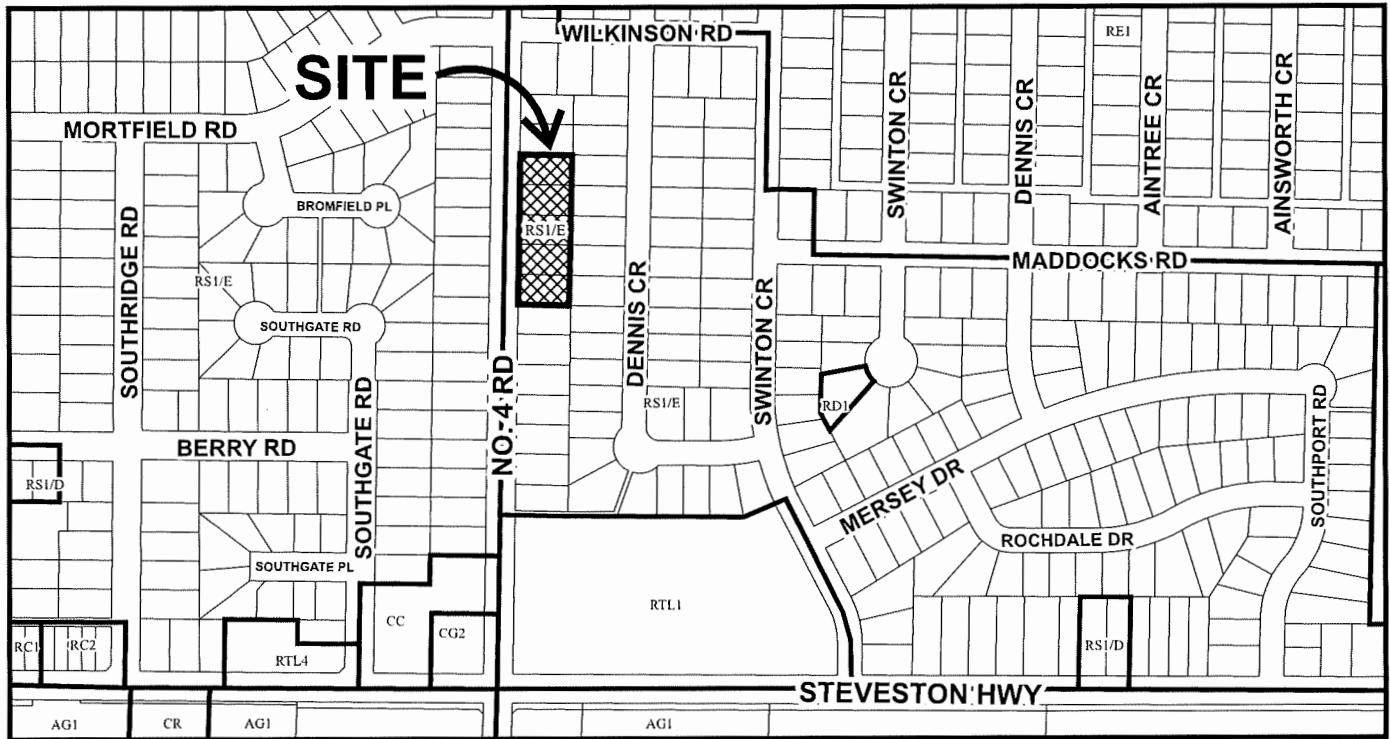
No. DP 21-936427

To the Holder: Kadium No. 4 Development Ltd.
Property Address: 10340, 10360, 10380, 10400 and 10420 No. 4 Road
Address: Unit 830 - 8477 Bridgeport Rd
RICHMOND BC V6X 0S8

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 front yard setback from 6.0 m to 4.5 m.
 - b) Reduce the minimum lot depth from 35.0 m to 34.0 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 #6.g 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 \$152,362.16 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.



City of Richmond



DP 21-936427 SCHEDULE "A"

Original Date: 08/11/21
 Revision Date: 06/12/23
 Note: Dimensions are in METRES

	EXISTING	PROPOSED:	VARIANCES:
SITE AREA:	3824.85SM (41169.33SF)	3616.05SM (38921.92SF)	
LAND USES:	SINGLE-FAMILY DWELLING	TOWNHOUSE	
OCP DESIGNATION:	NEIGHBORHOOD RESIDENTIAL	NO CHANGE	
ZONING:	SINGLE DETACHED RS1/E	MEDIUM DENSITY TOWNHOUSES (RTM2)	
NUMBER OF UNITS:	5	19	
	ALLOWED/REQUIREMENTS:	PROPOSED:	
FLOOR AREA RATIO:	0.650 2350.44SM (25299.25SF)	0.649 2345.17SM (25242.59SF)	
LOT COVERAGE:	0.400 1446.42SM (15568.77SF)	0.387 1397.59SM (15043.19SF)	
	LIVE PLANT MATERIALS: 0.2580 933.90SM (10052.33SF)	0.1430 517.60SM (5571.40SF)	
	PERMIABLE SURFACES: 0.1430 517.60SM (5571.40SF)		
TOTAL IMPERMEABLE:	0.650 2350.44SM (25299.25SF)	0.590 2167.02SM 23325SF	REQUIRED
SETBACK-FRONT (WEST)	6.0m (19.68')	4.500m (14.76')	
SETBACK-SIDE (NORTH)	3.0m (9.84')	3.138m (10.30')	
SETBACK-SIDE (SOUTH)	3.0m (9.84')	3.000m (9.84')	
SETBACK-REAR (EAST)	3.0m (9.84')	6.000m (19.69')	
HEIGHT: (m)	FRONT BLDGS: 12.000m (39.40')	10.386m (34.07')	
	REAR BLDGS: 9.000m (29.53')	7.82m (25.67')	
LOT SIZE:	3824.85SM (41169.33SF)	3616.05SM (38921.92SF)	
OFF-STREET PARKING RESIDENTIAL/VISITOR:	38 AND 4	38 AND 4 (24 + 14 SMALL)	
OFF-STREET PARKING ACCESSIBLE:	0.02 (42) = 0.84 = 1	1	
OFF-STREET PARKING TOTAL:	42	42	
TANDEM PARKING SPACES:	NONE	NONE	
INDOOR AMENITY SPACE:	CASH-IN-LIEU	CASH-IN-LIEU	
OUTDOOR AMENITY SPACE:	114SM (1227.05SF)	114.09SM (1228.80SF)	

NOTES:

ALL UNITS TO INCLUDE THE FOLLOWING AGING-IN-PLACE FEATURES:
 -LEVER STYLE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES;
 -BLOCKING INSTALLED IN WASHROOM WALLS FOR FUTURE GRAB BARS INSTALLATION BESIDE TOILET, BATHUBS AND SHOWER AND
 -STAIR HANDRAILS

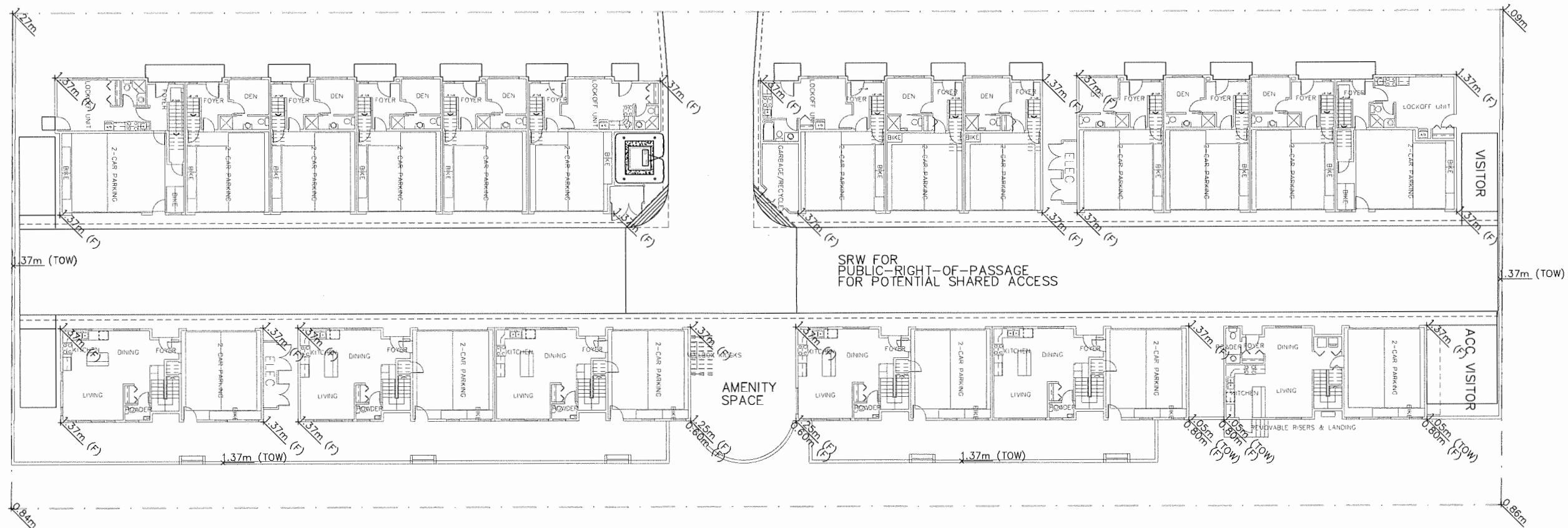
EACH RESIDENT PARKING SPACE (EXCLUDING VISITOR PARKING) TO BE SUPPLIED WITH ENERGIZED 240-280V OUTLETS IN ORDER TO SUPPORT EV CHARGING WITH EACH PARKING SPACE CAPABLE OF RECEIVING "LEVEL 2" CHARGING AT A PERFORMANCE LEVEL OF AT LEAST 12KW/H WITHIN AN 8-HOUR PERIOD.

-ALL UNITS TO BE VISIBLE AND IN CONTRASTING COLORS
 -SITE ADDRESS TO BE VISIBLE FROM STREET APPROACH AND IN CONTRASTING COLORS
 -BUILDINGS A, B & G TO HAVE UNIT NUMBERS ON BOTH EAST AND WEST FACES

	EXISTING	PROPOSED:	VARIANCES:
BICYCLE PARKING	1.25 PER UNIT(19 UNITS) CLASS 1: 23.75 0.20 PER UNIT(19 UNITS) CLASS 2: 3.8	40 (38 + 2 VERTICAL) 4	
ACCESSIBLE UNITS	2	2 - UNITS 6 & 13 IN BLDGS G & B	
LOCK-OFF SUITES	4	4 - UNITS 1, 6, 13& 19 IN BLDGS A, B & G	
LOT DEPTH	MIN 35M	34.582M (AFTER DEDICATION)	REQUIRED

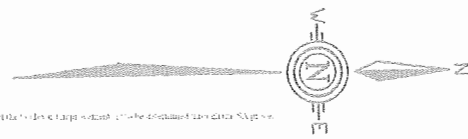


NO. 4 ROAD



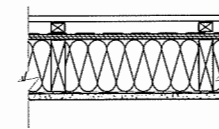
<p>MATTHEW CHENG ARCHITECT INC. 1100-670 EVANS AVENUE VANCOUVER, BC V6A 2T9 TEL: (604) 271-9632 / Fax: (604) 271-3709 Cell: (604) 544-6659 / Email: matthew@mc.ca</p>	<p>THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.</p>	<p>No Date Revision</p>	<p>No Date Revision</p>	<p>Consultants</p>	<p>Project Title PROPOSED TOWNHOUSE DEVELOPMENT 10340-10420 NO. 4 ROAD RICHMOND, B.C. RZ 18-831725</p>	<p>Sheet Title GRADING PLAN PROJECT DATA</p>	<p>Drawn: HC</p> <p>Checked: MC</p> <p>Scale: 3/32" = 1'-0"</p> <p>Project Number: DP 21-936427</p> <p>JUNE 15 2023</p>	<p>Revision Date: MAY. 08, 2023</p> <p>Print Date: MAR. 25, 2022</p> <p>Dwg. No. D00</p> <p>PLAN # 1</p>
	<p>Scale: 3/32" = 1'-0"</p>							

HIGHEST CROWN ON ROAD
(FLOOD CONTROL POINT)

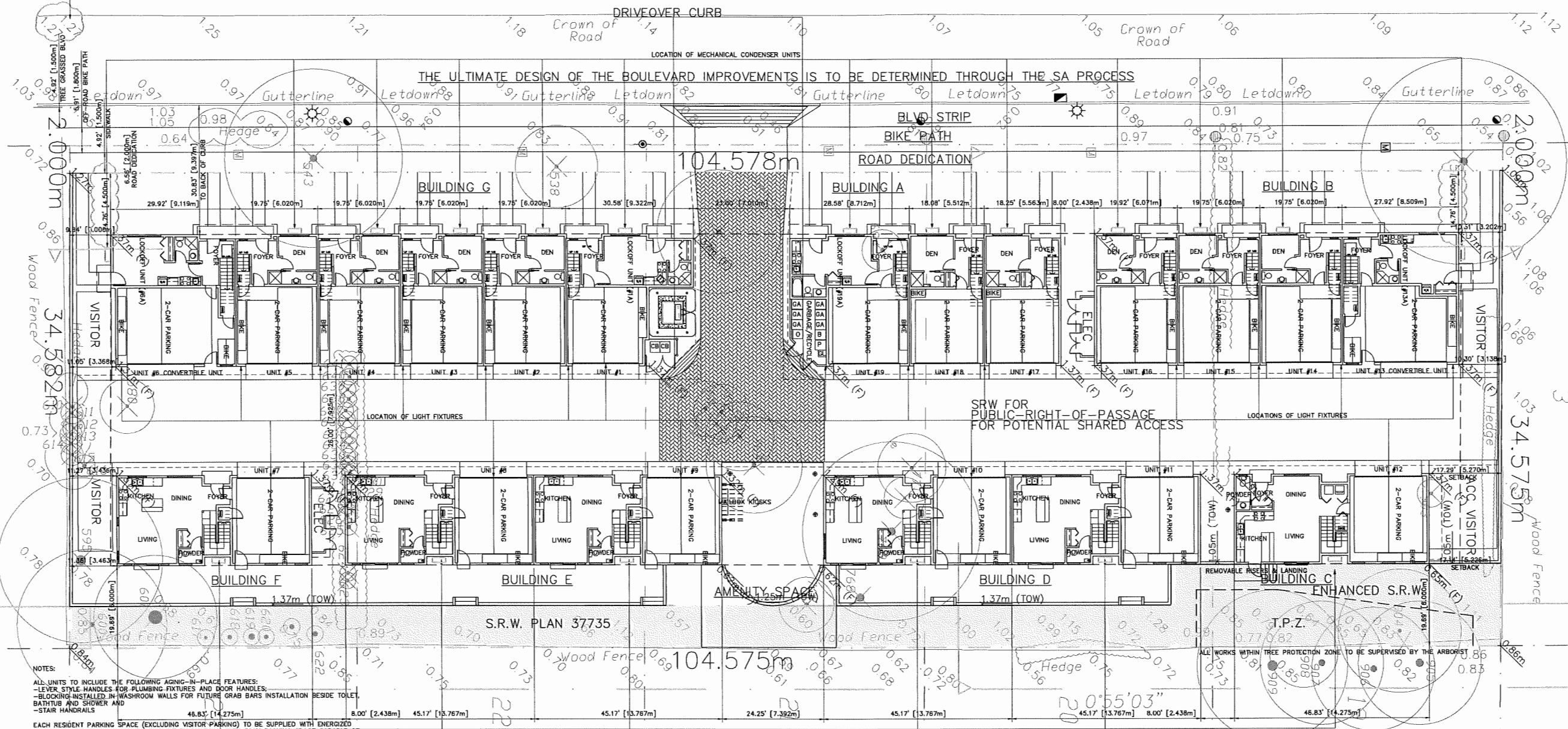


NO. 4 ROAD

- EXTERIOR SHEAR WALL (HARDIE CLADDING)**
- HARDIE CLADDING (SEE ELEVATIONS FOR PROFILE)
 - 1/2" x 2" CCA TREATED PLYWOOD STRAPPING @16" O.C.
 - TYVEK OR EQUIVALENT SHEATHING MEMBRANE
 - 1/2" PLYWOOD SHEATHING
 - 2x6 @ 16" O.C.
 - R24 HIGH DENSITY BATT INSULATION
 - 6mil POLY VAPOUR BARRIER
 - 5/8" TYPE 'X' GYPSUM WALL BOARD



***NOTE:**
ALL EXTERIOR WALLS ARE SHEAR WALLS
F.R.R.: 1 HR
BCBC 2018
Division 8, Part 3, Appendix D
Table D-2.3.4.A&E
EFFECTIVE R-VALUE:
REQ: R15.8
PRO'V: R16.37



NOTES:
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- LEVER STYLE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES;
- BLOCKING INSTALLED IN WASHROOM WALLS FOR FUTURE GRAB BARS INSTALLATION BESIDE TOILET, BATHUB AND SHOWER AND
- STAIR HANDRAILS
EACH RESIDENT PARKING SPACE (EXCLUDING VISITOR PARKING) TO BE SUPPLIED WITH ENERGIZED 240-280V OUTLETS IN ORDER TO SUPPORT EV CHARGING WITH EACH PARKING SPACE CAPABLE OF RECEIVING LEVEL 2* CHARGING AT A PERFORMANCE LEVEL OF AT LEAST 12KW WITHIN AN 8-HOUR PERIOD.

MATTHEW CHENG ARCHITECT INC.
1140 302 - 670 EVANS AVENUE
VANCOUVER, BC V6A 3Z2
TEL: (604) 731-2812 FAX: (604) 731-3999
CEL: (604) 689-8669 Email: matthew@mcarch.ca

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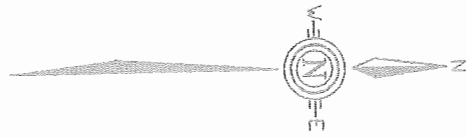
No	Date	Revision	Consultants

Project Title
PROPOSED TOWNHOUSE DEVELOPMENT
10340-10420 NO. 4 ROAD
RICHMOND, B.C.
RZ 18-831725

Sheet Title
PROJECT DATA
GROUND FLOOR PLAN
SITE PLAN

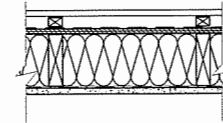
Drawn: HC	Revision Date: MAY, 08, 2023
Checked: MC	Print Date: MAR, 25, 2022
Scale: 3/32" = 1'-0"	Dwg. No. D01
Project Number: DP 21-936427	

JUNE 15 2023 PLAN # 2.a

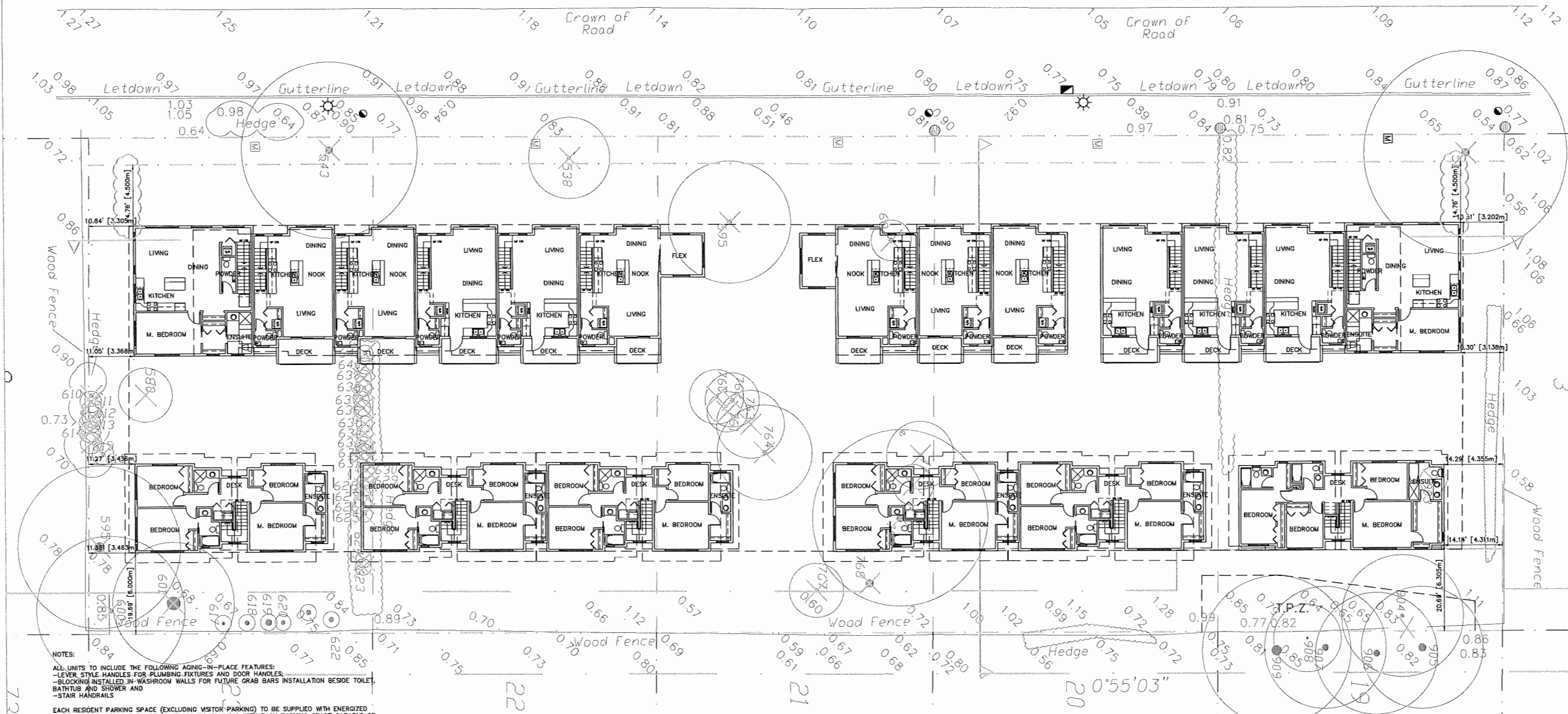


NO. 4 ROAD

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 - 6mil POLY VAPOUR BARRIER
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F.R.R.: 1 HR
BCBC 2018
Division B, Part 3, Appendix D
Table D-2.3.4.A&E
EFFECTIVE R-VALUE:
REQ: R15.8
PROV: R16.37



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MATTHEW CHENG ARCHITECT INC.
1140 212 - 670 EVANS AVENUE
VANCOUVER, BC V6A 3C2
TEL: (604) 731-8012 FAX: (604) 731-3969
CEL: (604) 649-8659 Email: matthew@mcarch.ca

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No	Date	Revision	No	Date	Revision	Consultants

Project Title
PROPOSED TOWNHOUSE DEVELOPMENT
10340-10420 NO. 4 ROAD
RICHMOND, B.C.
RZ 18-831725

Sheet Title
SECOND FLOOR PLAN
SITE PLAN

Drawn: HC	Revision Date: MAY, 08, 2023
Checked: MC	Print Date: MAR, 25, 2022
Scale: 3/32" = 1'-0"	Dep. No. D02
Project Number: DP 21-936427	PLAN # 2.b

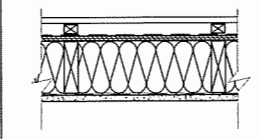
JUNE 15 2023



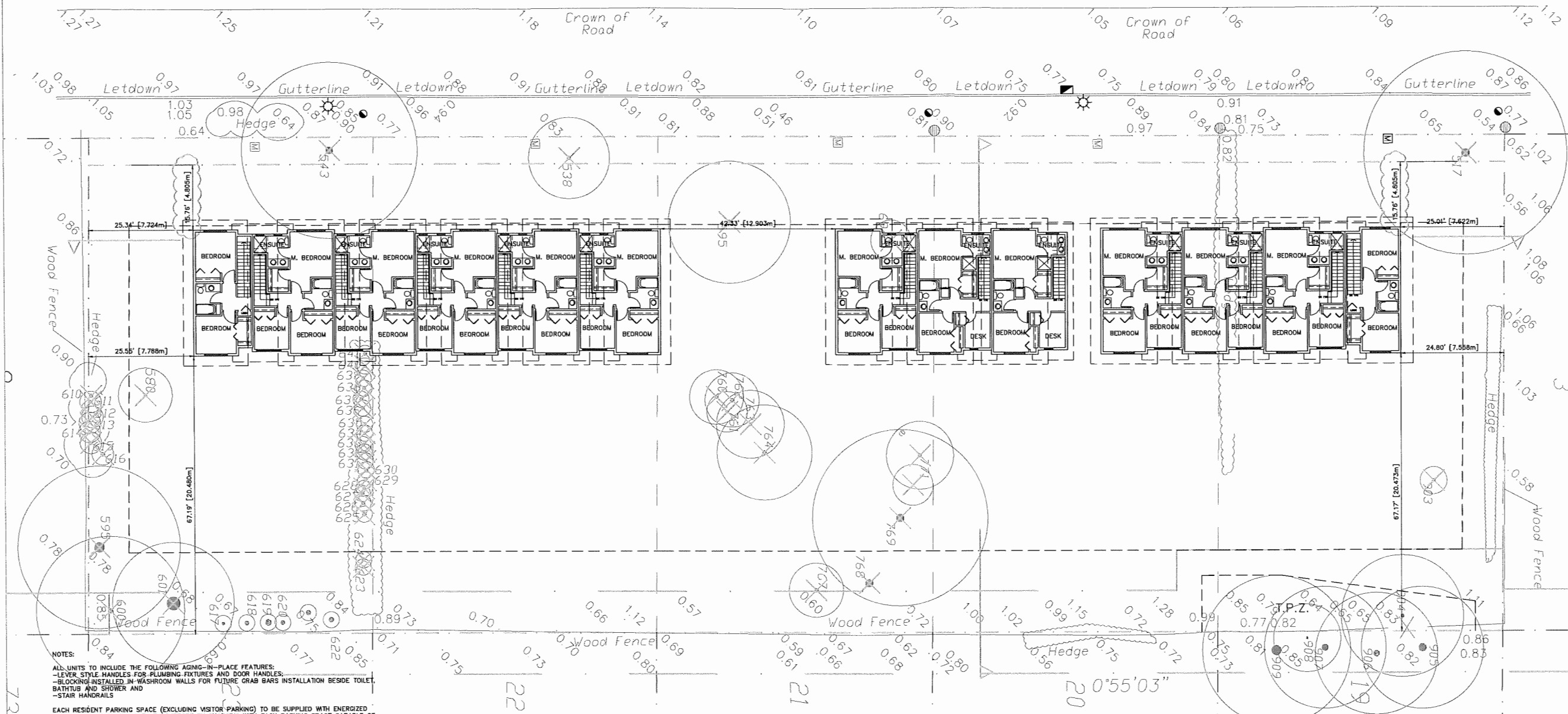
NO. 4 ROAD

EXTERIOR SHEAR WALL (HARDIE CLADDING)

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- TYVEK OR EQUIVALENT SHEATHING MEMBRANE
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BCBC 2018
Division B, Part 3, Appendix D
Table D-2.3.4.A&E
EFFECTIVE R-VALUE:
REQ: R15.8
PRO'V: R16.37



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MATTHEW CHENG ARCHITECT INC.
1140 202 - 670 EVANIS AVENUE
VANCOUVER, B.C. V6A 3C2
TEL: (604) 731-2013 / Fax: (604) 731-3398
Cell: (604) 649-4669 / Email: matthew@mcinc.ca

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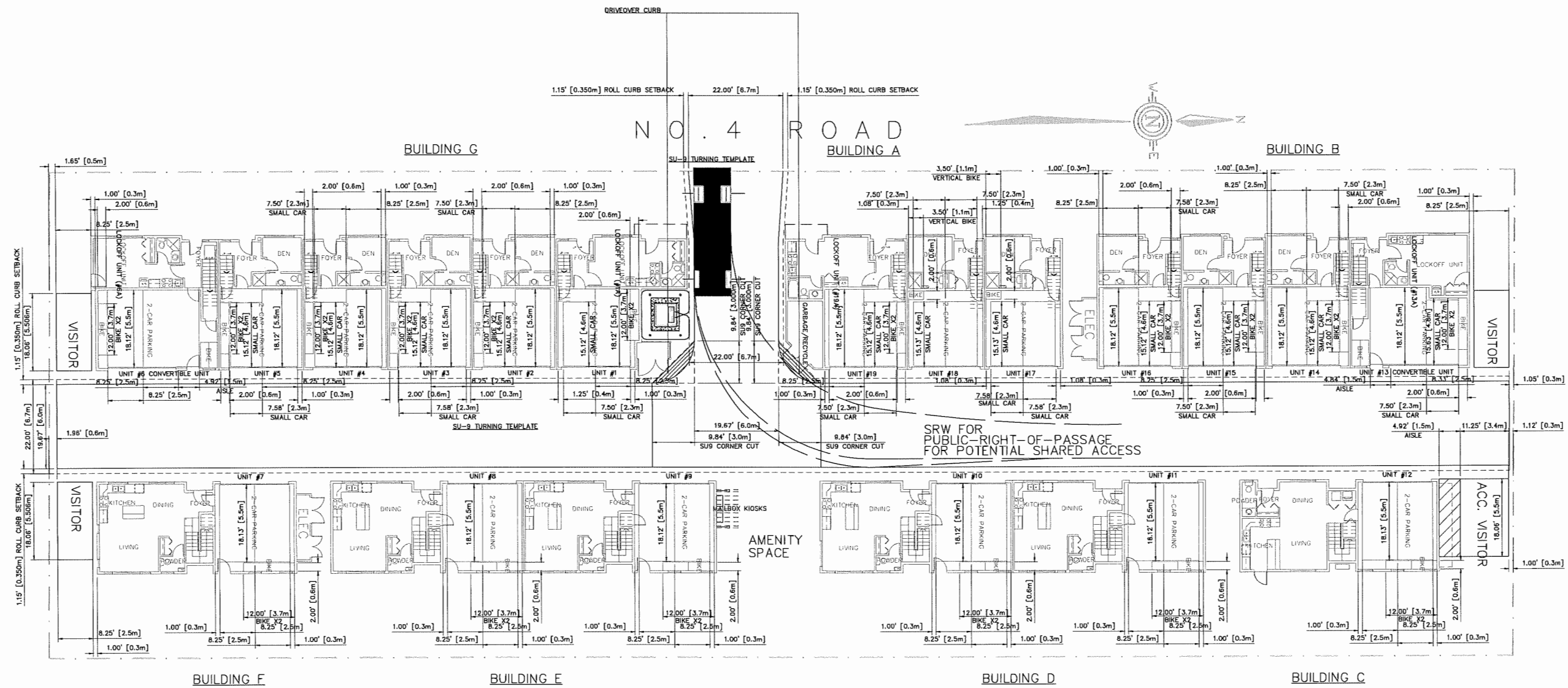
No	Date	Revision	No	Date	Revision	Consultants

Project Title
PROPOSED TOWNHOUSE DEVELOPMENT
10340-10420 NO. 4 ROAD
RICHMOND, B.C.
RZ 18-831725


Sheet Title
THIRD FLOOR PLAN SITE PLAN

Drawn: HC	Revision Date: MAY, 08, 2023
Checked: MC	Print Date: MAR, 25, 2022
Scale: 3/32" = 1'-0"	Des. No. D03
Project Number: DP 21-936427	

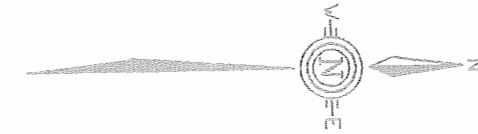
JUNE 15 2023 PLAN # 2.c



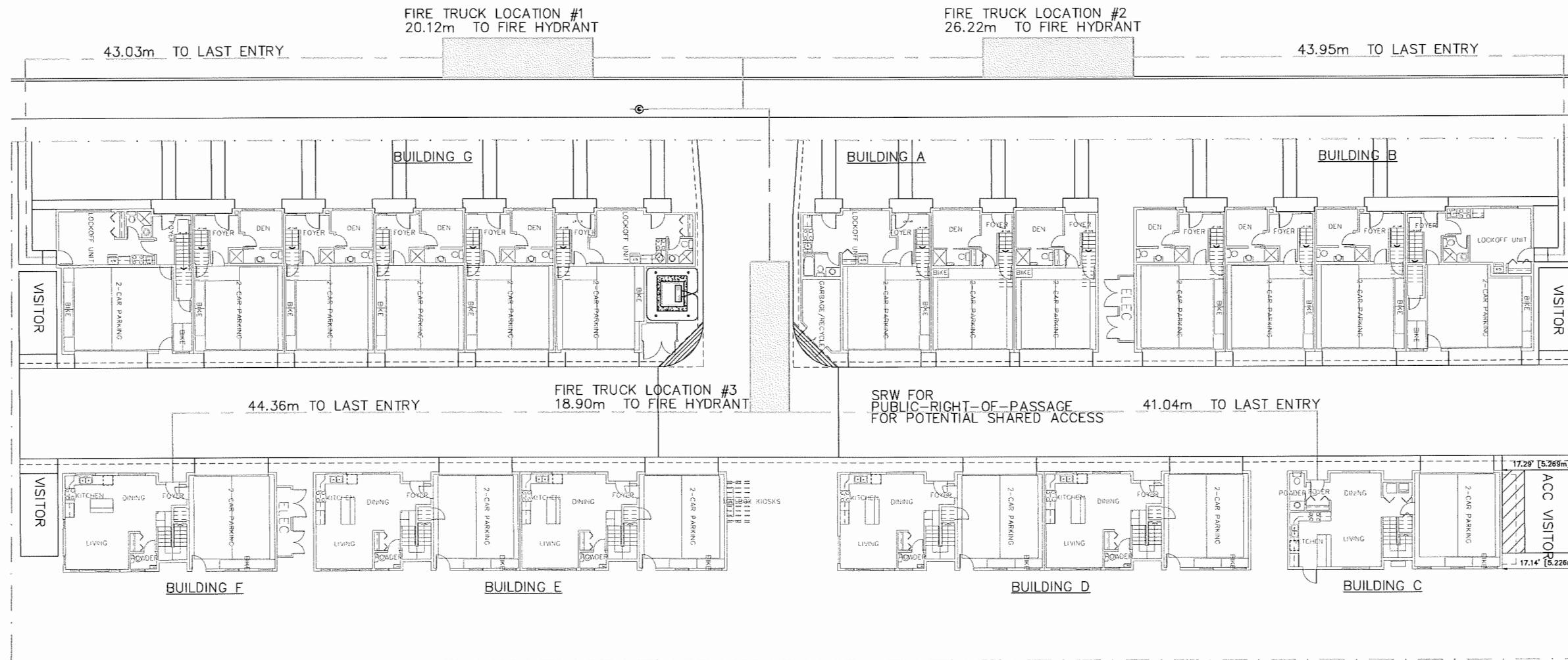
NOTES:
 EACH RESIDENT PARKING SPACE (EXCLUDING VISITOR PARKING SPACES) IS TO BE SUPPLIED WITH A ENERGIZED 240-208V OUTLET IN ORDER TO SUPPORT ELECTRIC VEHICLE (EV) CHARGING, WITH EACH PARKING SPACE CAPABLE OF RECEIVING "LEVEL 2" CHARGING AT A PERFORMANCE LEVEL OF AT LEAST 12 KW/H WITHIN AN 8-HOUR PERIOD

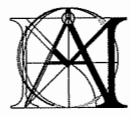
 <p>MATTHEW CHENG ARCHITECT INC. Unit 202, 670 EVANS AVENUE VANCOUVER, BC V6A 3C9 TEL: (604) 731-5813 FAX: (604) 731-3908 CEN: (604) 649-2669 Email: mch@mcarchitect.com</p>	<p>THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL FEES AND OMISSIONS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE ASH AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.</p>	<p>No Date Revision</p>	<p>No Date Revision</p>	<p>Consultants</p>	<p>Project Title PROPOSED TOWNHOUSE DEVELOPMENT 10340-10420 NO. 4 ROAD RICHMOND, B.C. RZ 18-831725</p>	<p>Sheet Title PARKING PLAN</p>	<p>Drawn: HC</p> <p>Checked: MC</p> <p>Scale: 3/32" = 1'-0"</p> <p>Project Number: DP 21-936427</p>	<p>Revision Date: MAY. 08, 2023</p> <p>Print Date: MAR. 25, 2022</p> <p>Org. No. D06</p>
	<p>JUNE 15 2023 PLAN # 3</p>							

*NOTES: -ALL UNIT NUMBERS TO BE VISIBLE AND CONTRASTING COLORS
 -SITE ADDRESS TO BE VISIBLE FROM STREET APPROACH AND CONTRASTING COLORS
 -BUILDINGS A, B & G TO HAVE UNIT NUMBERS ON BOTH EAST AND WEST FACES



N O . 4 R O A D

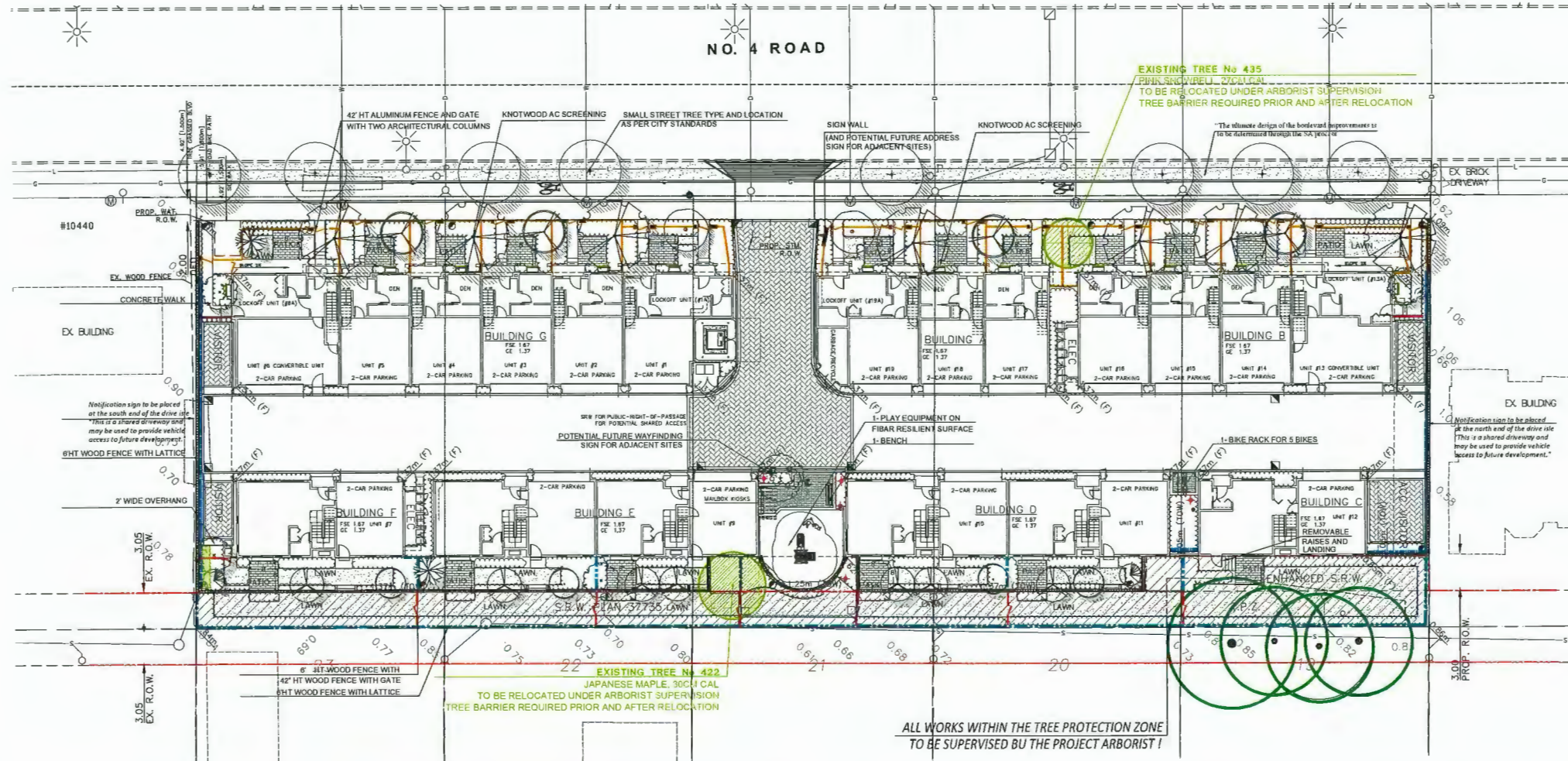


 <p>MATTHEW CHENG ARCHITECT INC. Unit 202 - 670 EVANIS AVENUE VANCOUVER, BC V6A 1S9 Tel: (604) 731-2012 Fax: (604) 731-3398 Cell: (604) 649-8669 Email: mat@mcarch.ca</p>	<p>THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT.</p>	<p>No Date Revision</p>	<p>No Date Revision</p>	<p>Consultants</p>	<p>Project Title PROPOSED TOWNHOUSE DEVELOPMENT 10340-10420 NO. 4 ROAD RICHMOND, B.C. RZ 18-831725</p>	<p>Sheet Title FIRE ACCESS PLAN</p>	<p>Drawn: HC</p> <p>Checked: MC</p> <p>Scale: 3/32" = 1'-0"</p> <p>Project Number: DP 21-936427</p> <p>JUNE 15 2023</p>	<p>Revision Date: MAY. 08, 2023</p> <p>Print Date: MAR. 25, 2022</p> <p>Dep. No. D08</p> <p>PLAN # 4</p>
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LANDSCAPE ARCHITECTS
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p: 604 294-0011 | f: 604 294-0022

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
14	13.FEB.15	ISSUED FOR CP	DB
13	13.FEB.15	ISSUED FOR CP	DB
12	23.JAN.13	ISSUED FOR CP	DB
11	23.JAN.09	REVISION AS PER CITY COMMENTS	DB
10	23.MAR.06	NEW SITE PLANS/CITY COMMENTS	DB
9	23.FEB.13	REVISION AS PER CITY COMMENTS	DB
8	12.AUG.11	REVISED PLAN AREA	DB
7	22.MAR.12	NEW SITE PLANS/CITY COMMENTS	DB
6	21.MAR.14	NEW SITE PLANS/CITY COMMENTS	DB
5	20.AUG.03	REVISION AS PER ARCHITECT COMMENTS	DB
4	20.MAR.12	NEW CIVIL PLAN	DB
3	20.FEB.12	NEW SITE PLANS/CITY COMMENTS	DB
2	19.AUG.10	NEW SITE PLAN	DB
1	19.FEB.12	NEW SITE PLAN	DB

CLIENT: KADIUM NO. 4 DEVELOPMENT LTD.
WITH: MATTHEW CHENG ARCHITECT INC.

PROJECT:

19 UNIT TOWNHOUSE DEVELOPMENT
10340 - 10420 NO. 4 ROAD
RICHMOND
RZ 18-831725

DRAWING TITLE:
LANDSCAPE PLAN

DP 21-936427
JUNE 15 2023
PLAN# 5.a

DATE: July 22, 2019

DRAWING NUMBER:

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

DRAWN: DD

DESIGN: DD

CHKD: PCM

PMG PROJECT NUMBER:

19-093

FURNITURE LEGEND

MAGLIN BIKE RACK
Model: 400 Series 5-Bike Configuration
BLACK COLOR
POWDERCOAT, MATT FINISH
NOTE: ALL BENCHES AND BIKE RACKS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATION ON 3" THICK CONCRETE PAD.

MAGLIN BENCH
Model: MLB 970-W, BLACK COLOR
POWDERCOAT, MATT FINISH WITH
UPE (UV) SLATS

SLIDE-J3-23031-B BY JAMBETTE
BY PARKWORKS

PVAER LEGEND

Permeable pavers
Gray color, Herringbone pattern

Permeable pavers
Charcoal color Herringbone/Running Band pattern

Permeable pavers
Cascade Band/Basketweave pattern

Note: Base install to be reviewed. Pavers to be installed as per manufacturer's specifications.

FENCE LEGEND

42" HT. ALUMINUM FENCE WITH GATE

42" HT. WOOD FENCE WITH GATE

6" HT. WOOD FENCE

4" HT. WOOD FENCE

3'-4" HT. KNOTWOOD AC SCREENING

LIGHTING LEGEND

SYMBOL STYLE

BOLLARD 36" HT LITHONIA RADEAN LED BOLLARD

UPLIGHT

PLANT SCHEDULE

PMG PROJECT NUMBER: 19-093

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	8	STREET TREE	TYPE AND LOCATION BY CITY	7CM CAL; 2M STD; B&B

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: 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

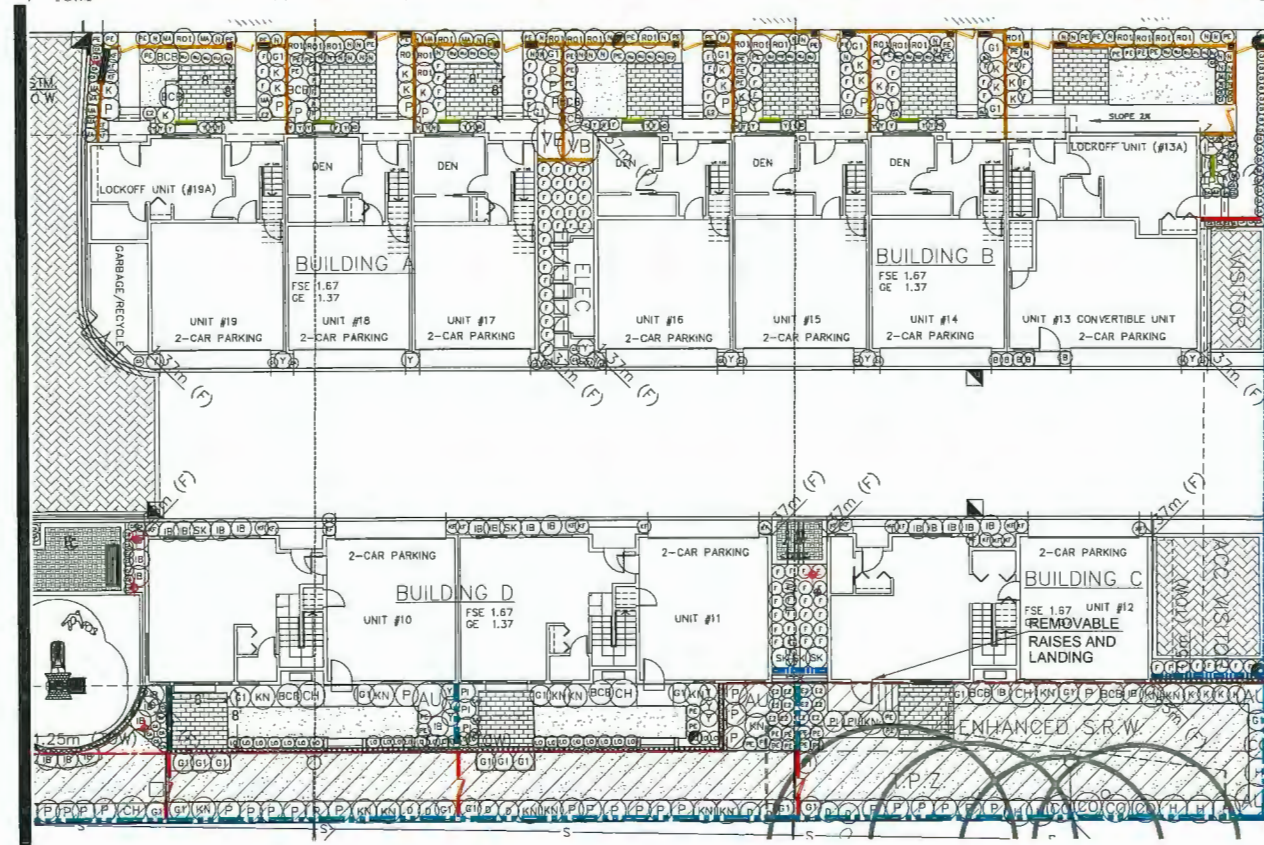
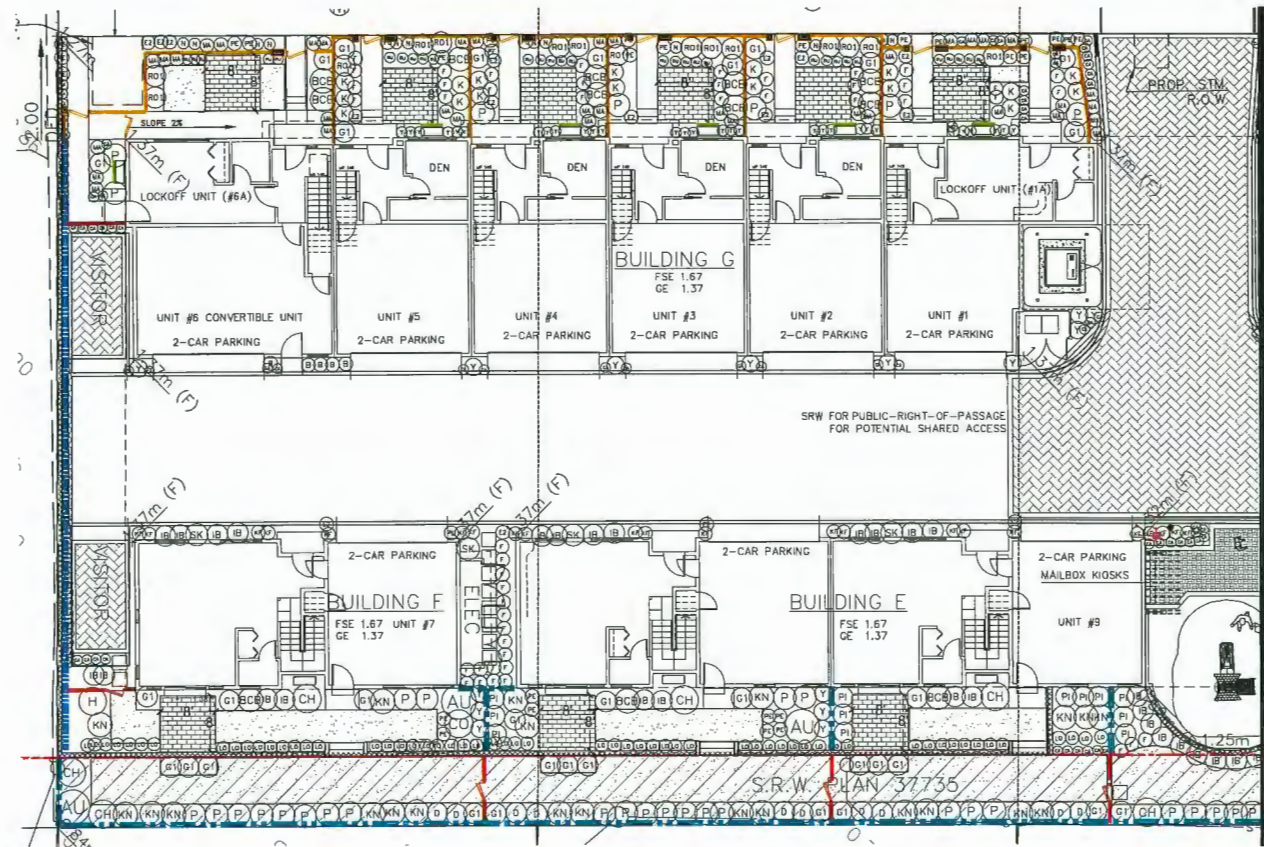
PMG PROJECT NUMBER: 19-093

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	4	ACER PALMATUM	JAPANESE MAPLE	8CM CAL; 1.8M STD; B&B
	1	ACER PALMATUM ATROPURPUREUM	RED JAPANESE MAPLE	8CM CAL; B&B
	7	ACER RUBRUM 'BOWHALL'	COLUMNAR BOWHALL MAPLE	8CM CAL; 2M STD; B&B
	4	FAGUS SYLVATICA 'DAWYCK'	FASTIGIATE OR DAWYCK BEECH	11CM CAL; B&B
	2	FAGUS SYLVATICA 'DAWYCK PURPLE'	DAWYCK PURPLE BEECH	10CM CAL; B&B
	7	MAGNOLIA KOBUS 'STELLATA' 'PINK STAR'	PINK STAR MAGNOLIA (LIGHT PINK)	8CM CAL; 1.8M STD; B&B
	2	PICEA OMORIKA 'BRUNIS'	BRUNIS SERBIAN SPRUCE	5M HT; B&B
	2	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE	5M HT; B&B
	4	PRUNUS SERRULATA 'AMANDOGAWA'	AMANDOGAWA FLOWERING CHERRY	8CM CAL; 1.5M STD; B&B

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NOTE:
- All soft landscape areas to be irrigated with an efficient automatic irrigation system with rain sensor. Installation to L.L.A.B.C. Standards, latest edition. Provide design-build system plan for review.





PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB	21	* CORNUS SERICEA	RED OSIER DOGWOOD	#2 POT; 50CM
	8	* SYMPHORICARPOS ALBUS	SNOWBERRY	#3 POT; 50CM
	18	* VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#2 POT; 50CM
	7	AUCUBA JAPONICA 'MR. GOLDSTRIKE'	MR. GOLDSTRIKE AUCUBA	#3 POT; 50CM
	2	AZALEA JAPONICA 'HINO CRIMSON'	AZALEA (SINGLE DEEP CRIMSON)	#2 POT
	10	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#2 POT; 25CM
	10	CHOISYA TERNATA	MEXICAN MOCK ORANGE	#3 POT; 50CM
	7	HYDRANGEA W. 'ENDLESS SUMMER'	ENDLESS SUMMER BIGLEAF HYDRANGEA	#3 POT; 50CM
	51	ILEX CORNUTA 'BURFORD'	BURFORD HOLLY	#3 POT; 50CM
	38	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#3 POT; 50CM
	73	PIERIS JAPONICA 'VALLEY FIRE'	VALLEY FIRE PIERIS	#3 POT; 50CM
	17	PIERIS TAIWANENSIS 'PRELUDE'	TAIWAN PIERIS; DWARF	#2 POT; 25CM
	38	ROSA 'KNOCKOUT RADRAZZ'	RADRAZZ KNOCKOUT ROSE	#2 POT
	38	ROSA 'MIDLAND 'SONICA'	SONICA ROSE	#2 POT; 40CM
9	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#2 POT; 30CM	
92	TAXUS X MEDIA 'HICKSII'	HICKS YEW	1.2M B&B	
2	VIBURNUM X 'BURKWOODII'	BURKWOOD VIBURNUM	1.0M HT. B&B; TREE FORM	
GRASS	48	CALAMAGROSTIS X A. 'KARL FOERSTER'	KARL FOERSTER FEATHERED GRASS	#2 POT, HEAVY
	184	CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT
	60	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAP. SILVER GRASS	#2 POT
87	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT	
PERENNIAL	55	* ALLIUM CERNUUM	NODDING ONION	15CM POT
	47	ASTRANTIA VAR.	MASTERWORT	15CM POT
	93	RUDEBECKIA FULGIDA VAR SULLIVANTII 'GOLDBLOCK/RUDEBECKIA; YELLOW-ORANGE'		15CM POT
FERN	145	* POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 20CM
	33	EUONYMUS JAPONICA 'EMERALD GAIEY'	EUONYMUS; SILVER VARIEGATED	#1 POT; 25CM
	86	LONICERA PILEATA	PRINET HONEYSUCKLE	#1 POT; 25CM
	8	NANDINA DOMESTICA 'HARBOR DWARF'	HARBOR DWARF NANDINA	#1 POT

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NOTE:
*NATIVE PLANT.

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
14	23.09.15	ISSUED FOR DP	00
17	23.JUN.13	ISSUED FOR DP	00
11	23.JUN.09	REVISION AS PER CITY COMMENTS	00
10	23.MAR.06	NEW SITE PLAN/CITY COMMENTS	00
9	23.OCT.23	REVISION AS PER ADP CITY COMMENTS	00
8	23.AUG.21	REVISED PLAN PER A	00
7	23.MAR.22	NEW SITE PLAN/CITY COMMENTS	00
6	23.JAN.14	NEW SITE PLAN/CITY COMMENTS	00
5	20.JUL.13	REVISION AS PER ARCHITECT COMMENTS	00
4	25.JAN.21	NEW CIVIL PLAN	00
3	20.JUN.22	NEW SITE PLAN/CITY COMMENTS	00
2	19.NOV.23	NEW SITE PLAN	00
1	19.OCT.22	NEW SITE PLAN	00

CLIENT: KADIUM NO.4 DEVELOPMENT LTD.
WITH: MATTHEW CHENG ARCHITECT INC.

PROJECT:
19 UNIT TOWNHOUSE DEVELOPMENT
10340 - 10420 NO. 4 ROAD
RICHMOND
RZ 18-831725

DRAWING TITLE:
SHRUB PLAN DP 21-936427
JUNE 15 2023
PLAN# 5.b

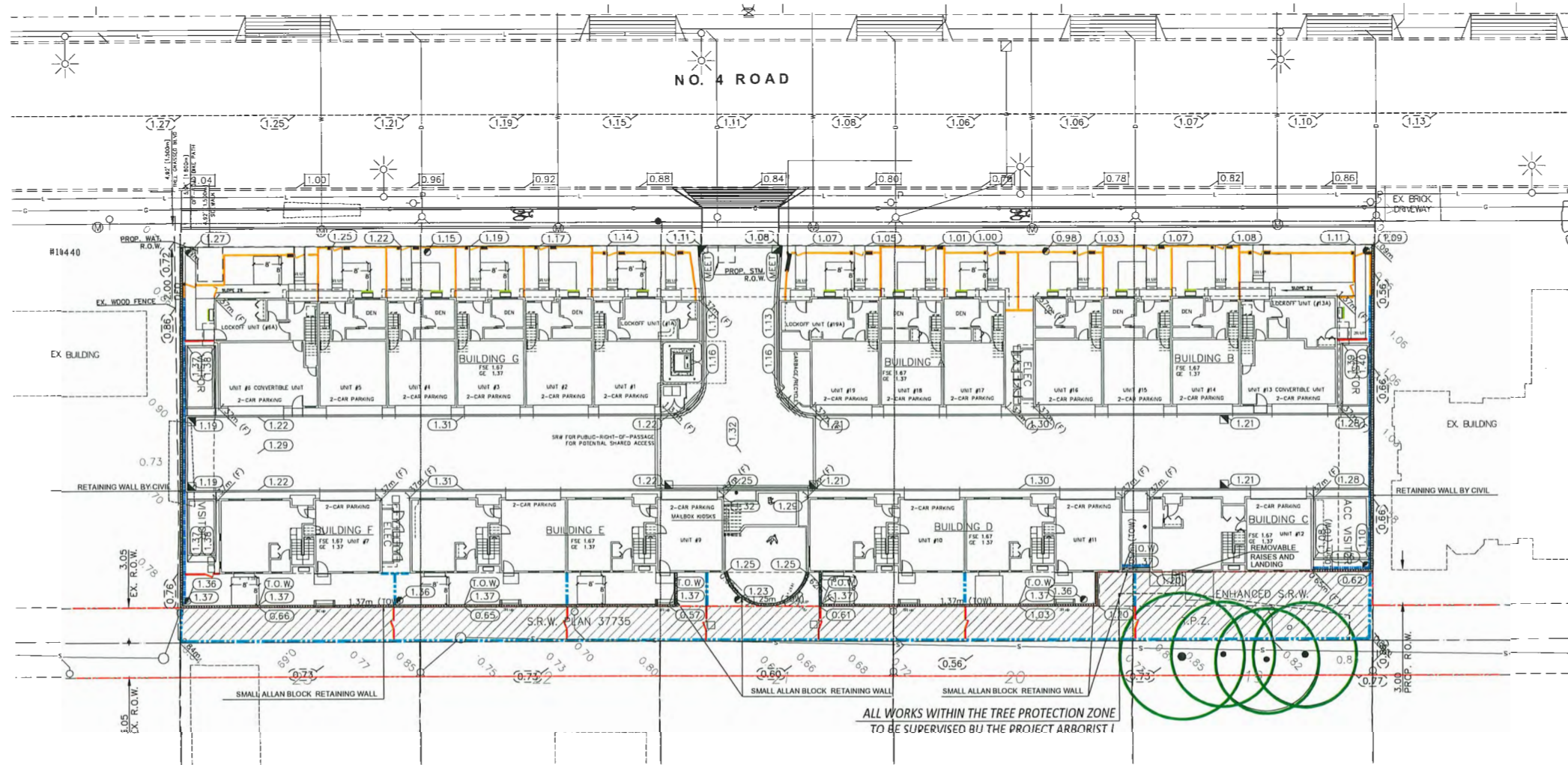
DATE: July 22, 2019 DRAWING NUMBER:
SCALE: 3/32"=1'-0"
DRAWN: DD
DESIGN: DD
CHKD: PCM OF 7

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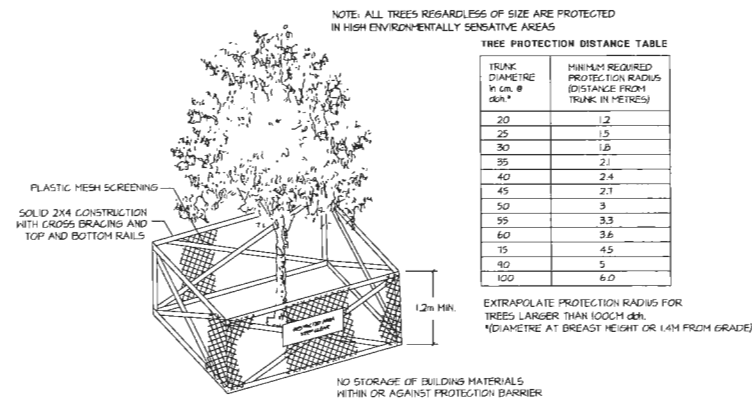
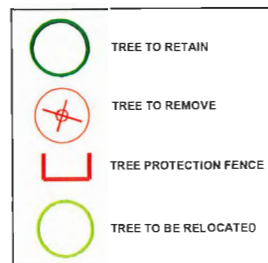
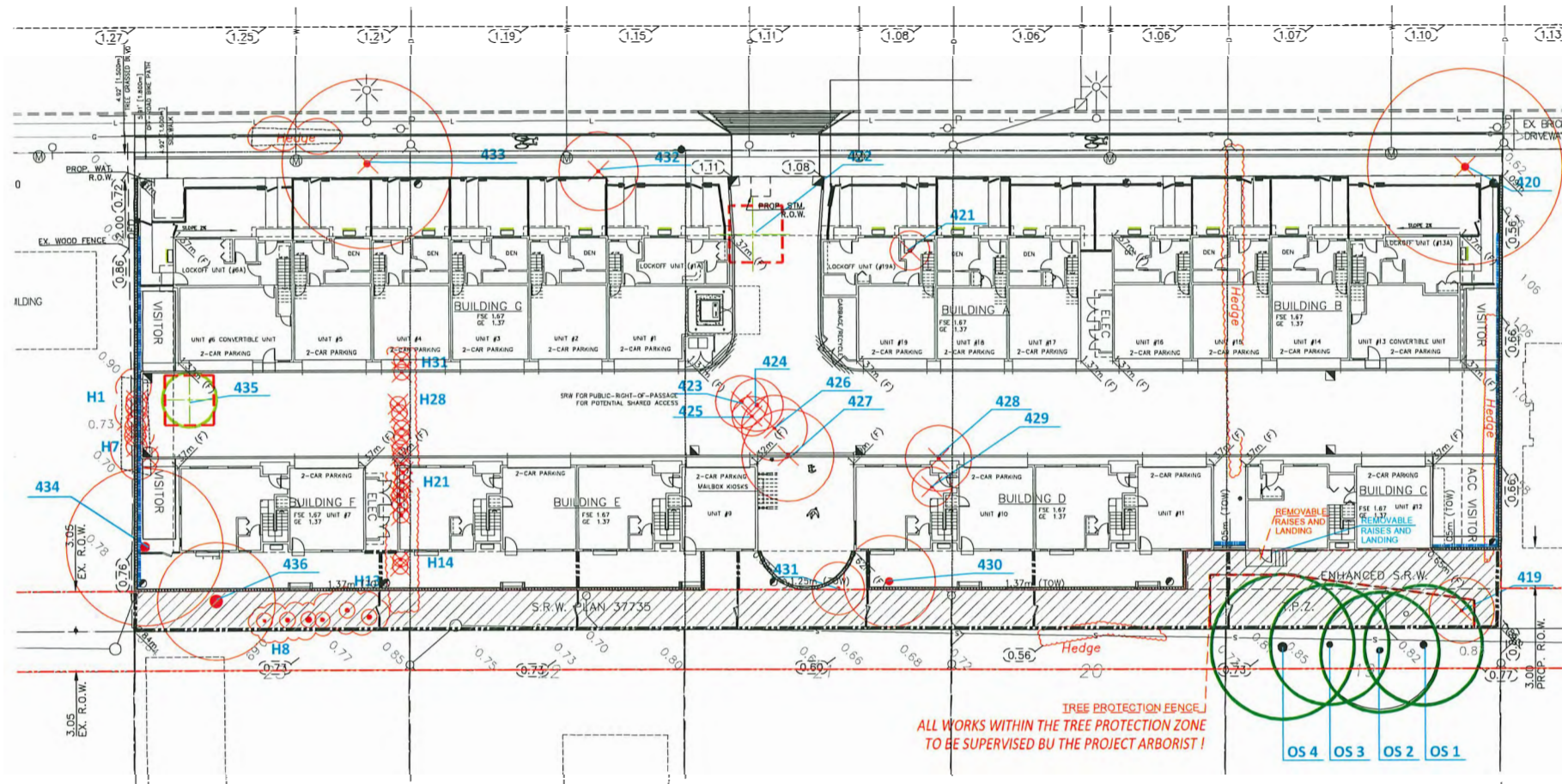
NO.	DATE	REVISION DESCRIPTION	DR.
11	21 APR 21	ISSUED FOR OP	DD
17	23 APR 22	ISSUED FOR OP	DD
11	23 APR 19	REVISION AS PER CITY COMMENTS	DD
10	23 MAR 06	NEW SITE PLAN/CITY COMMENTS	DD
9	22 SEP 21	REMOVED AS PER PERMITS COMMENTS	DD
8	22 APR 21	REVISED PLAY AREA	DD
7	22 MAR 21	NEW SITE PLAN/CITY COMMENTS	DD
6	21 MAR 14	NEW SITE PLAN/CITY COMMENTS	DD
5	20 JUL 03	REVISION AS PER ARCHITECT COMMENTS	DD
4	20 JUN 21	NEW CIVIL PLAN	DD
3	20 JUN 21	NEW SITE PLAN/CITY COMMENTS	DD
2	19 NOV 24	REVISED SITE PLAN	DD
1	19 SEP 21	NEW SITE PLAN	DD

CLIENT: KADLUM NO. 4 DEVELOPMENT LTD.
 WITH: MATTHEW CHENG ARCHITECT INC.

PROJECT:
**19 UNIT TOWNHOUSE
 DEVELOPMENT**
 10340 - 10420 NO. 4 ROAD
 RICHMOND
 RZ 18-831725

DRAWING TITLE:
**GRADING
 PLAN** DP 21-936427
 JUNE 15 2023
 PLAN# 5.c
 DATE: July 22, 2019 DRAWING NUMBER:
 SCALE: 1/16"=1'-0"
 DRAWN: DD
 DESIGN: DD
 CHKD: PCM
L3
 OF 7

SEAL:



1A TREE PROTECTION BARRIER
L-3

Tree Inventory			
Tag	Species	DBH (cm)	TPZ (m)
419	Fig	40	2.40
420	Deodar cedar	73	4.38
421	Fig	39	2.34
422	Japanese maple	30	1.80
423	Smaragd cedar	36	2.16
424	Smaragd cedar	40	2.40
425	Smaragd cedar	28	1.68
426	Oyama magnolia	24	1.44
427	Japanese maple	36	2.16
428	Himalayan birch	48	2.88
429	Elderberry	24	1.44
430	Apple	43	2.58

431	Apple	21	1.26
432	Cherry	39	2.34
433	Norway maple	57	3.42
434	Flowering cherry	82	4.92
435	Pink snowbell	27	1.62
436	Hazelnut	30	1.80
H1-	Western red cedar	30	1.80
H7	Western red cedar	30	1.80
H8-	Western red cedar	30	1.80
H13	Western red cedar	30	1.80
H14-	Western red cedar	30	1.80
H31	Western red cedar	30	1.80
os1	Hemlock	60	3.60
os2	Hemlock	60	3.60
os3	Hemlock	60	3.60
os4	Western red cedar	85	5.10

NO.	DATE	REVISION DESCRIPTION	DR.
13	22 JUN 15	ISSUED FOR DP	DD
12	23 JUN 12	ISSUED FOR DP	DD
11	23 JUN 09	REVISION AS PER CITY COMMENTS	DD
10	23 MAR 06	NEW SITE PLANNING COMMENTS	DD
9	22 SEP 21	REVISION AS PER CITY COMMENTS	DD
8	22 APR 21	REVISION AS PER AREA	DD
7	22 MAR 22	NEW SITE PLANNING COMMENTS	DD
6	21 APR 24	AS PER CITY COMMENTS	DD
5	20 JUL 23	REVISION AS PER ARCHITECT COMMENTS	DD
4	20 JUN 23	REV CIVIL PLAN	DD
3	20 JUN 22	NEW SITE PLANNING COMMENTS	DD
2	19 NOV 20	REV SITE PLAN	DD
1	19 SEP 27	NEW SITE PLAN	DD

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PROJECT:

19 UNIT TOWNHOUSE DEVELOPMENT
10340 - 10420 NO. 4 ROAD
RICHMOND
RZ 18-831725

DP 21-936427
JUNE 15 2023
PLAN# 5.e

DRAWING TITLE:

TREE MANAGEMENT PLAN

DATE: July 22, 2019

DRAWING NUMBER:

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

DRAWN: DD

DESIGN: DD

CHKD: PCM

19093-1189-21P

PMG PROJECT NUMBER:

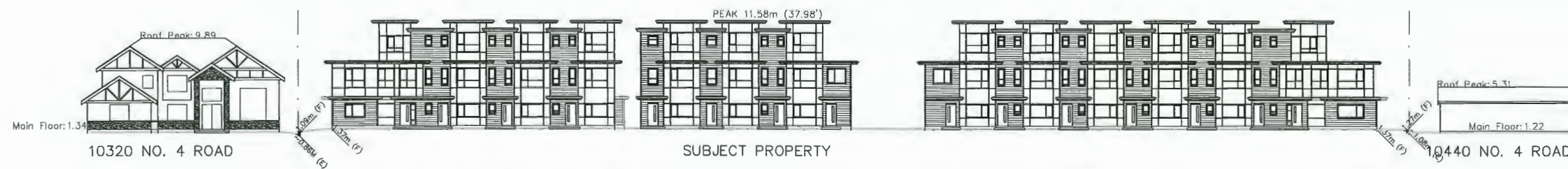
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OF 7



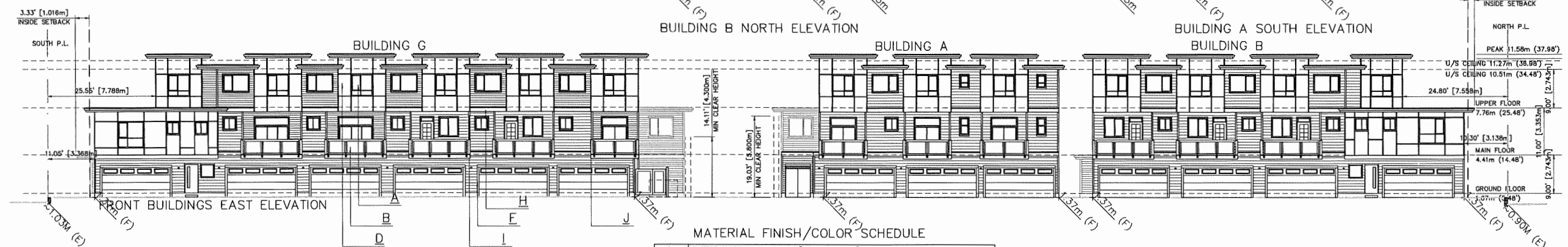
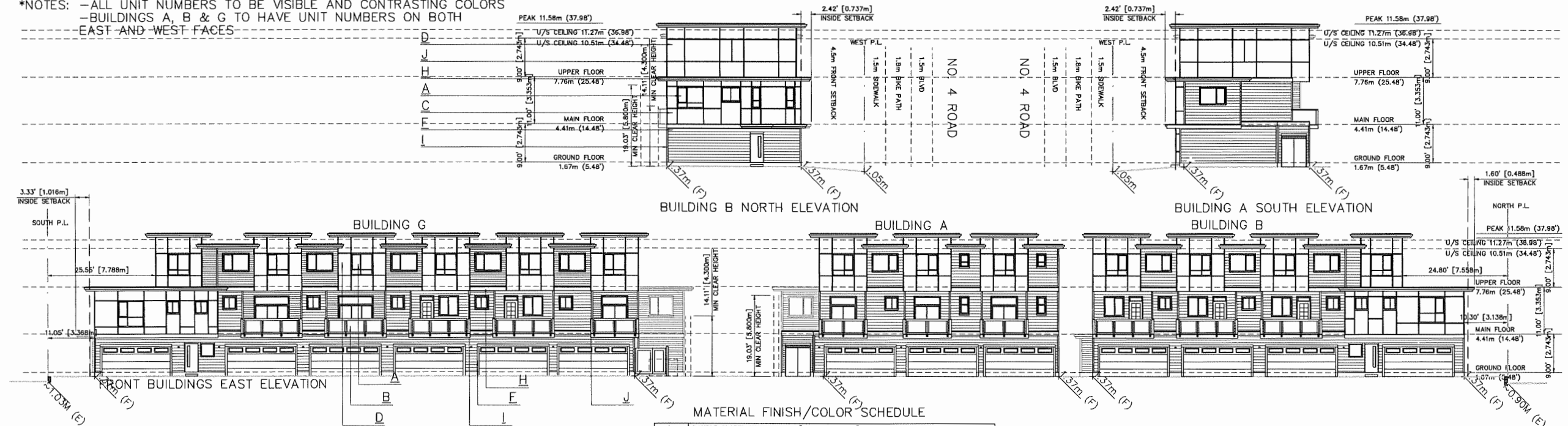
CONTEXT PLAN



STREETSCAPE ALONG NO. 4 ROAD

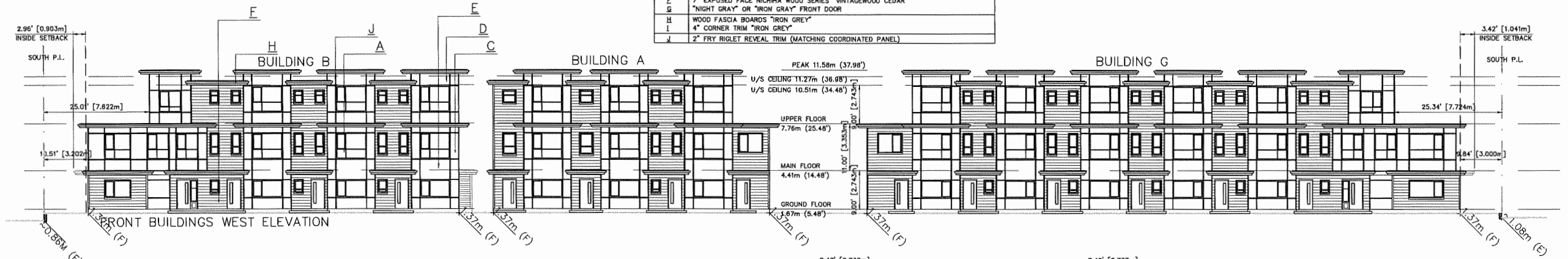
 <p>MATTHEW CHENG ARCHITECT INC. Unit 202, 679 Evans Avenue Vancouver, BC V6A 1P7 Tel: (604) 731-3912 / Fax: (604) 731-3906 Cell: (604) 643-6619 / Email: matthew@mcac.ca</p>	<p>THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.</p>	<p>No Date Revision</p>	<p>No Date Revision</p>	<p>Consultants</p>	<p>Project Title PROPOSED TOWNHOUSE DEVELOPMENT 10340-10420 NO. 4 ROAD RICHMOND, B.C. RZ 18-831725</p>	<p>Sheet Title CONTEXT PLAN</p>	<p>Drawn: HC</p> <p>Checked: MC</p> <p>Scale: 1/16" = 1'-0"</p> <p>Project Number: DP 21-936427 JUNE 15 2023</p>	<p>Revision Date: MAY, 08, 2023</p> <p>Print Date: MAR. 25, 2022</p> <p>Dwg. No. D07 PLAN # 6.a</p>
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*NOTES: -ALL UNIT NUMBERS TO BE VISIBLE AND CONTRASTING COLORS
 -BUILDINGS A, B & G TO HAVE UNIT NUMBERS ON BOTH EAST AND WEST FACES



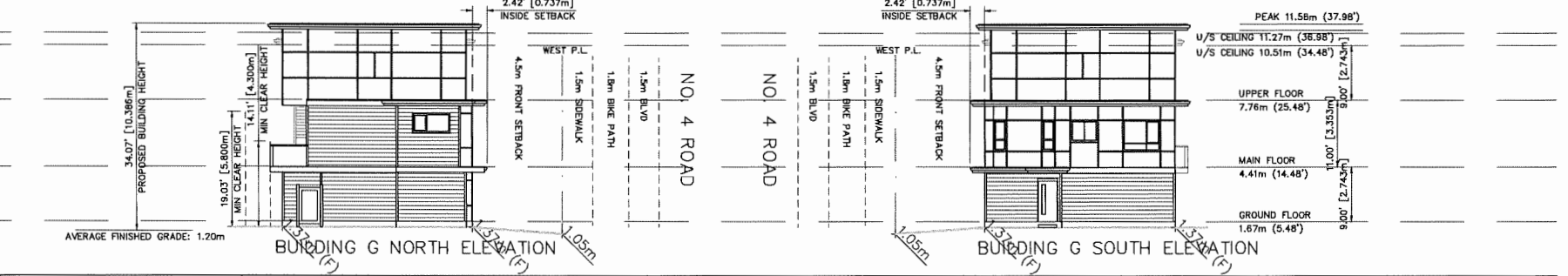
MATERIAL FINISH/COLOR SCHEDULE

A	DOUBLE GLAZED VINYL WINDOW "DEEP CHARCOAL"
B	ALUMINUM RAILING W/ GLASS INSERTS "DEEP CHARCOAL"
C	JAMES HARDIE REVEAL PANEL "ARCTIC WHITE"
D	JAMES HARDIE REVEAL PANEL (UPPER FLOORS) "NIGHT GREY"
E	JAMES HARDIE REVEAL PANEL (HIGHLIGHT) "IRON GREY"
F	7" EXPOSED FACE NICHHA WOOD SERIES "MONTAGEWOOD CEDAR"
G	"NIGHT GRAY" OR "IRON GRAY" FRONT DOOR
H	WOOD FASCIA BOARDS "IRON GREY"
I	4" CORNER TRIM "IRON GREY"
J	2" FRY RIGLET REVEAL TRIM (MATCHING COORDINATED PANEL)



AVERAGE GRADES FOR BUILDING HEIGHT CALCULATION

	BUILDING A	BUILDING B	BUILDING C	BUILDING D	BUILDING E	BUILDING F	BUILDING G
NE CORNER	1.37m	1.37m	0.80m	0.80m	0.62m	1.05m	1.37m
NW CORNER	1.37m	1.37m	0.80m	0.80m	0.62m	1.05m	1.37m
SE CORNER	1.37m	1.37m	0.80m	0.80m	0.62m	1.05m	1.37m
SW CORNER	1.37m	1.37m	0.80m	0.80m	0.62m	1.05m	1.37m
SITE							
NE CORNER			0.86m				
NW CORNER			1.09m				
SE CORNER			0.84m				
SW CORNER			1.27m				
AVERAGE BUILDING GRADE			1.20m				
HEIGHTS:	10.386m	10.386m	7.82m	7.82m	7.82m	7.82m	10.386m



MATTHEW CHENG ARCHITECT INC.

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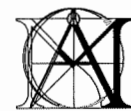
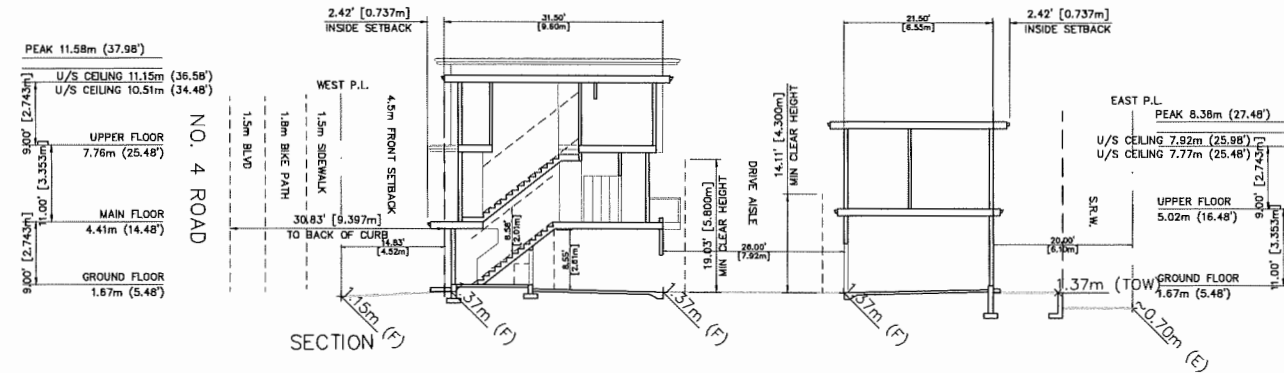
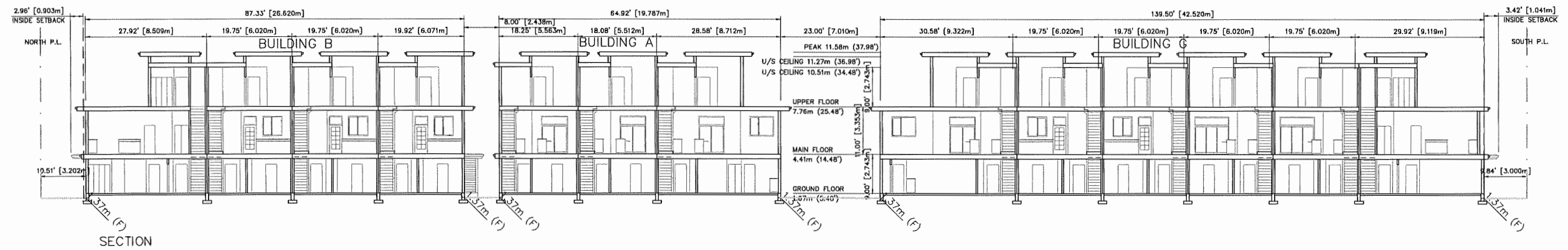
No	Date	Revision	Consultants

Project Title
 PROPOSED TOWNHOUSE DEVELOPMENT
 10340-10420 NO. 4 ROAD
 RICHMOND, B.C.
 RZ 18-831725

Sheet Title
 ELEVATIONS

Drawn: HC	Revision Date: MAY, 08, 2023
Checked: MC	Print Date: MAR, 25, 2022
Scale: 3/32" = 1'-0"	Dwg. No. D04
Project Number: DP 21-936427	

JUNE 15 2023 PLAN # 6.B



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No Date Revision

No Date Revision

Consultants

Project Title
PROPOSED TOWNHOUSE
DEVELOPMENT
10340-10420 NO. 4 ROAD
RICHMOND, B.C.

RZ 18-831725

Sheet Title

SITE SECTIONS

Drawn:

HC

Checked:

MC

Scale:

3/32" = 1'-0"

Project Number:

DP 21-936427

JUNE 15 2023

Revision Date:

MAY 08, 2023

Print Date:

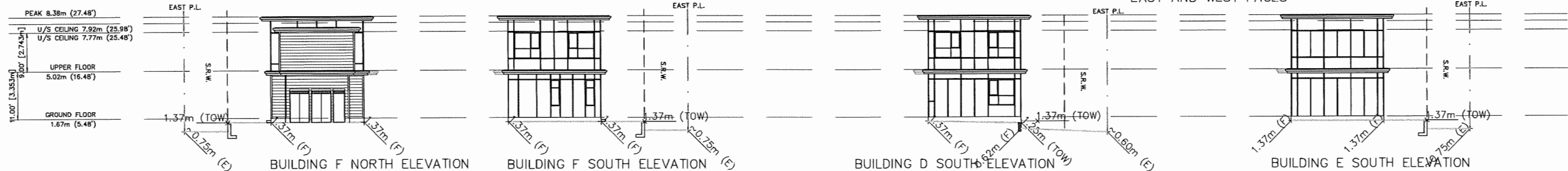
MAR. 25, 2022

Dwg. No.

D05

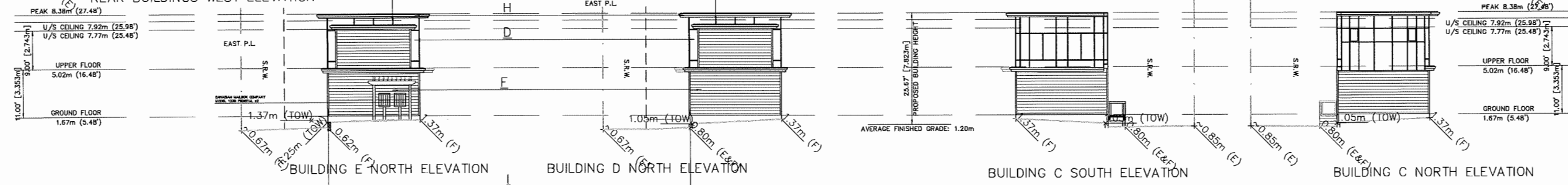
PLAN # 6.c


*NOTES: -ALL UNIT NUMBERS TO BE VISIBLE AND CONTRASTING COLORS
 -BUILDINGS A, B & G TO HAVE UNIT NUMBERS ON BOTH EAST AND WEST FACES

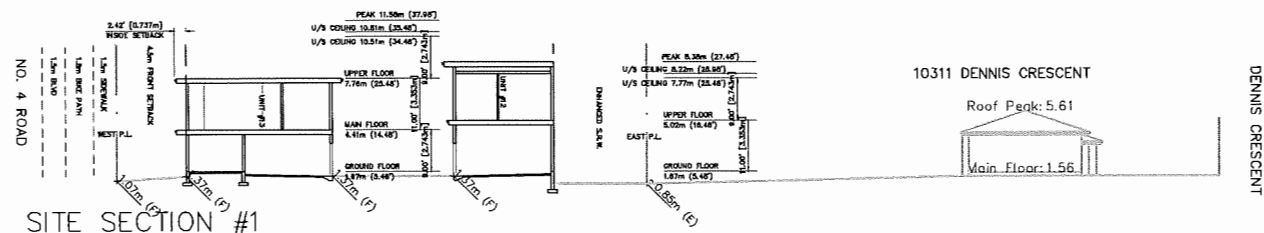


MATERIAL FINISH/COLOR SCHEDULE

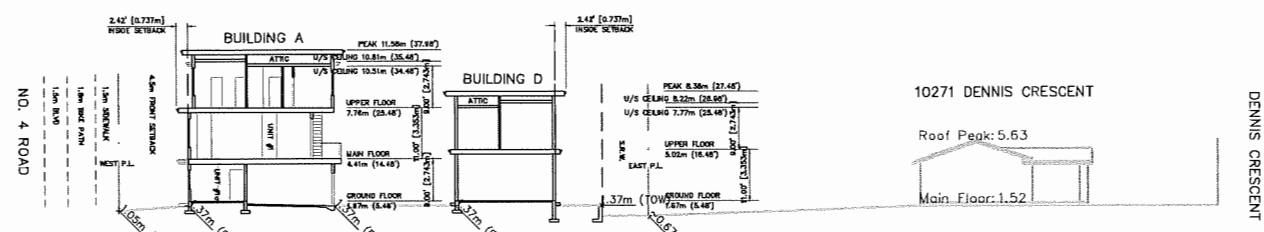
A	DOUBLE GLAZED VINYL WINDOW "DEEP CHARCOAL"
B	ALUMINUM RAILING W/ GLASS INSERTS "DEEP CHARCOAL"
C	JAMES HARDIE REVEAL PANEL "ARCTIC WHITE"
D	JAMES HARDIE REVEAL PANEL (UPPER FLOORS) "NIGHT GREY"
E	JAMES HARDIE REVEAL PANEL (HIGHLIGHT) "IRON GREY"
F	2" EXPOSED FACE NICHHA WOOD SERIES "VINTAGEWOOD CEDAR"
G	"NIGHT GRAY" OR "IRON GRAY" FRONT DOOR
H	WOOD FASCIA BOARDS "IRON GREY"
I	4" CORNER TRIM "IRON GREY"
J	2" FRY RIGLET REVEAL TRIM (MATCHING COORDINATED PANEL)



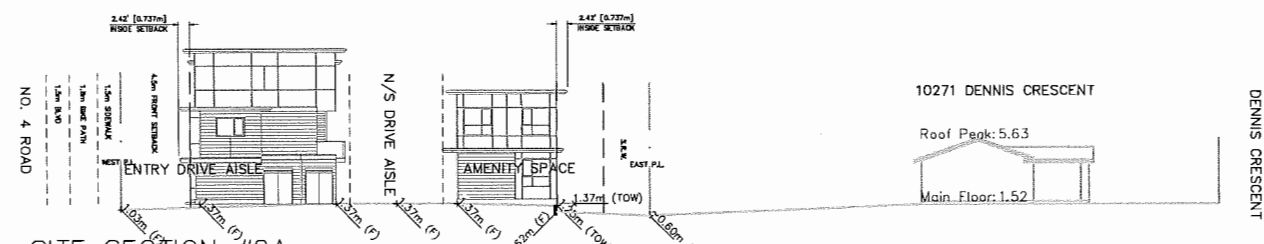
 <p>MATTHEW CHENG ARCHITECT INC. Unit 302, 470 EVANS AVENUE VANCOUVER, B.C. V6A 3Z9 Tel: (604) 731-3913 / Fax: (604) 731-3998 Cell: (604) 649-2669 / Email: matthew@mcim.ca</p>	<p>THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.</p>	<p>No Date Revision</p>	<p>No Date Revision</p>	<p>Consultants</p>	<p>Project Title PROPOSED TOWNHOUSE DEVELOPMENT 10340-10420 NO. 4 ROAD RICHMOND, B.C. RZ 18-831725</p>	<p>Sheet Title ELEVATIONS</p>	<p>Drawn: HC</p> <p>Checked: MC</p> <p>Scale: 3/32" = 1'-0"</p> <p>Project Number: DP 21-936427</p>	<p>Revision Date: MAY, 08, 2023</p> <p>Print Date: MAR. 25, 2022</p> <p>Dwg. No. D04a</p> <p>JUNE 15 2023 PLAN # 6.d</p>
	<p>PEAK 8.38m (27.48')</p> <p>U/S CEILING 7.92m (25.98')</p> <p>U/S CEILING 7.77m (25.48')</p> <p>UPPER FLOOR 5.02m (16.48')</p> <p>GROUND FLOOR 1.67m (5.48')</p>							



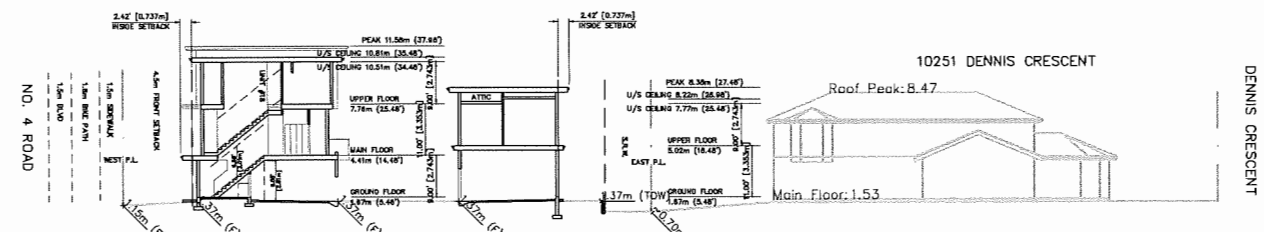
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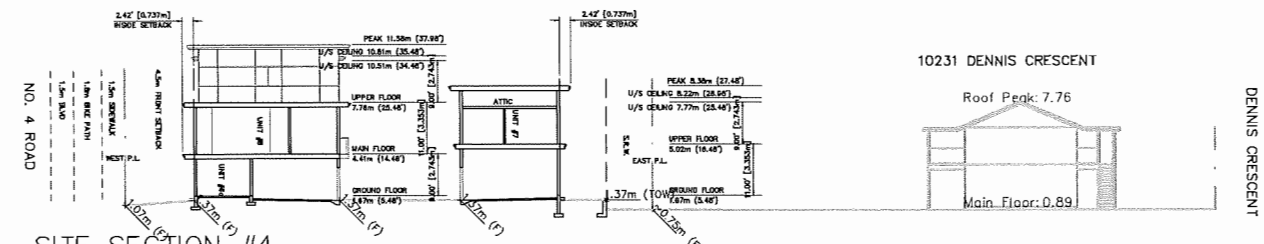
SITE SECTION #2



SITE SECTION #2A



SITE SECTION #3



SITE SECTION #4



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No Date	Revision	No Date	Revision	Consultants
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Project Title
PROPOSED TOWNHOUSE DEVELOPMENT
 10340-10420 NO. 4 ROAD
 RICHMOND, B.C.
 RZ 18-831725

Sheet Title
SITE SECTIONS

Drawn: HC	Revision Date: MAY, 08, 2023
Checked: MC	Print Date: MAR, 25, 2022
Scale: 1/16" = 1'-0"	Dwg. No. D07a
Project Number: DP 21-936427	JUNE 15 2023

PLAN # 6.e



BUILDING B
FRONT BUILDINGS WEST ELEVATION

BUILDING A

BUILDING G



NICHIHA
WOOD SERIES SIDING
VINTAGEWOOD CEDAR



JAMES HARDIE
REVEAL PANEL
NIGHT GRAY
EASYTRIM MATCHING



JAMES HARDIE
REVEAL PANEL
IRON GRAY
EASYTRIM MATCHING



JAMES HARDIE
REVEAL PANEL
ARCTIC WHITE
EASYTRIM MATCHING



FASCIA BOARD
IRON GRAY



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No Date Revision

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Consultants

Project Title
PROPOSED TOWNHOUSE
DEVELOPMENT
10340-10420 NO. 4 ROAD
RICHMOND, B.C.

RZ 18-831725

Sheet Title
MATERIAL BOARD

Drawn: HC	Revision Date: MAY. 08, 2023
Checked: MC	Print Date: MAR. 25, 2022
Scale: 3/16" = 1'-0"	Dwg. No. R01
Project Number: DP 21-936427	PLAN # 6.f
JUNE 15 2023	



BUILDING F BUILDING E BUILDING D BUILDING C
 REAR BUILDINGS EAST ELEVATION

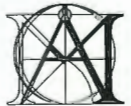

**NICHIHA
 WOOD SERIES SIDING
 VINTAGEWOOD CEDAR**

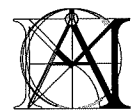
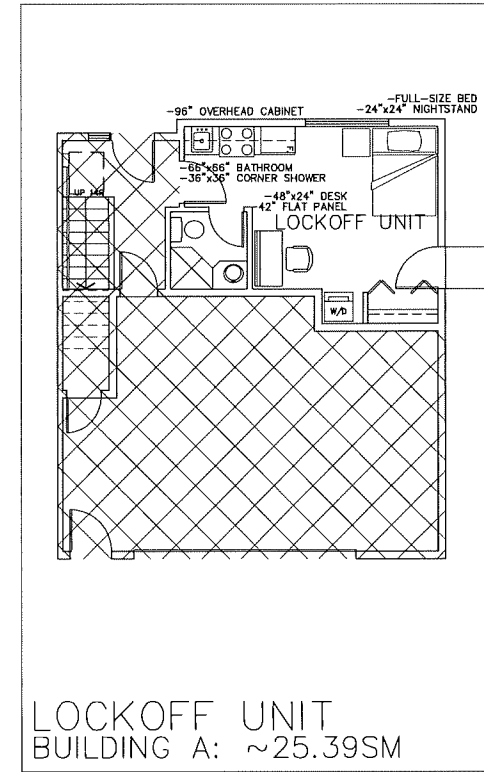
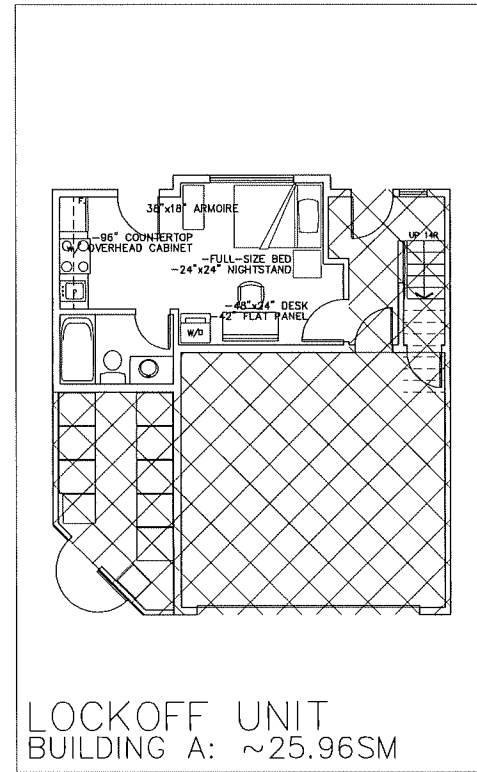
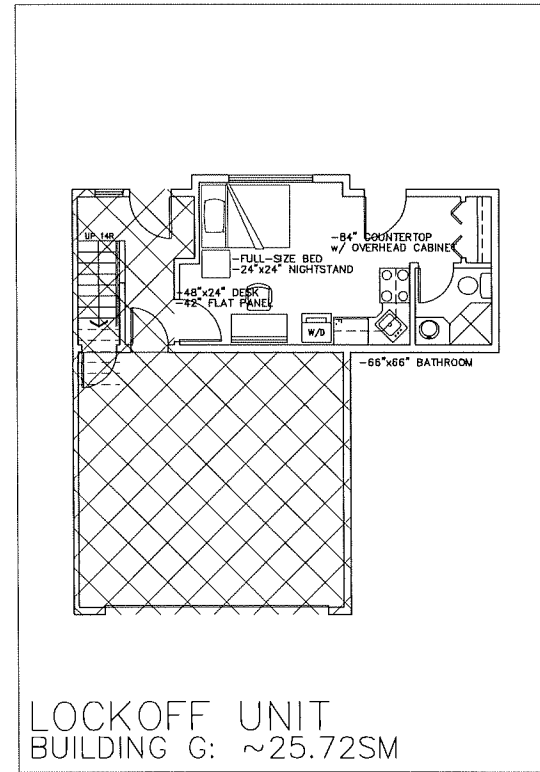
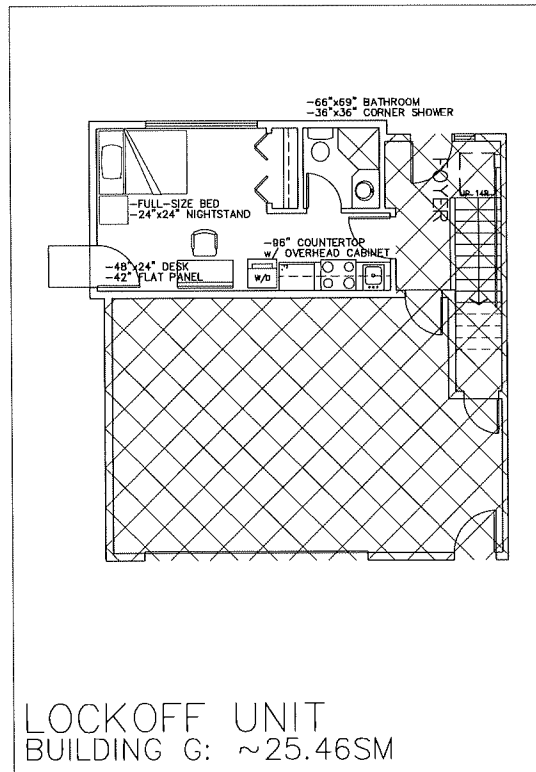

**JAMES HARDIE
 REVEAL PANEL
 NIGHT GRAY
 EASYTRIM MATCHING**


**JAMES HARDIE
 REVEAL PANEL
 IRON GRAY
 EASYTRIM MATCHING**


**JAMES HARDIE
 REVEAL PANEL
 ARCTIC WHITE
 EASYTRIM MATCHING**


**FASCIA BOARD
 IRON GRAY**

 <p>MATTHEW CHENG ARCHITECT INC. <small>Unit 202, 470, EVANS AVENUE VANCOUVER, BC V6A 1Z9 Tel: (604) 731-3812 / Fax: (604) 731-3906 Cell: (604) 649-2659 / Email: matthew@mcac.ca</small></p>	<small>THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS FROM TO COMMENCEMENT OF WORKS. ALL ERRORS AND OMISSIONS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.</small>	<small>No Date</small> <small>Revision</small>	<small>No Date</small> <small>Revision</small>	<small>Consultants</small>	<small>Project Title</small> PROPOSED TOWNHOUSE DEVELOPMENT 10340-10420 NO. 4 ROAD RICHMOND, B.C. RZ 18-831725	<small>Sheet Title</small> MATERIAL BOARD	<small>Drawn:</small> HC	<small>Revision Date:</small> MAY. 08, 2023	
		<small>Checked:</small> MC	<small>Print Date:</small> MAR. 25, 2022	<small>Scale:</small> 3/16" = 1'-0"	<small>Dwg. No.</small> R01				
							<small>Project Number:</small> DP 21-936427	<small>Scale:</small> JUNE 15 2023	<small>PLAN #</small> 6.g



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No Date Revision

No Date Revision

Consultants

Project Title
PROPOSED TOWNHOUSE
DEVELOPMENT
10340-10420 NO. 4 ROAD
RICHMOND, B.C.

RZ 18-831725

Sheet Title
LOCK-OFF UNIT
FLOOR PLANS

Drawn:
HC

Checked:
MC

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

Project Number:
DP 21-936427

JUNE 15 2023

Revision Date:
MAY, 08, 2023

Print Date:
MAR. 25, 2022

Dwg. No.

D09a

REFERENCE PLANS



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	No Date	Revision

No	Date	Revision
	No Date	Revision

Project Title
PROPOSED TOWNHOUSE DEVELOPMENT
 10340-10420 NO. 4 ROAD
 RICHMOND, B.C.
 RZ 18-831725

Sheet Title
SHADOW ANALYSIS

Drawn: HC	Revision Date: MAY, 08, 2023
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Scale: 3/32" = 1'-0"	Dwg. No. D12
Project Number: DP 21-936427	REFERENCE PLANS
JUNE 15 2023	