



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: July 8, 2020

From: Wayne Craig
Director, Development

File: DP 20-890821

Re: **Application by Vivid Green Architecture Inc. for a Development Permit at
5500 Williams Road**

Staff Recommendation

That a Development Permit be issued which would permit the construction of two duplexes at 5500 Williams Road on a site zoned "Arterial Road Two-Unit Dwellings (RDA)".

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

WC:jr
Att. 3

Staff Report

Origin

Vivid Green Architecture Inc. has applied to the City of Richmond for permission to develop two duplexes on a subdivided lot at 5500 Williams Road. The site is being rezoned from “Single Detached (RS1/E)” to “Arterial Road Duplexes (RDA)” under Bylaw 10091 (RZ 17-790028), which received third reading at the Public Hearing on December 16, 2019. The site currently contains a single-family dwelling, which would be demolished.

A Servicing Agreement is required prior to subdivision approval, and includes, but is not limited to, the following improvements:

- New concrete sidewalk and landscaped boulevard along the Williams Road frontage.
- Special pavement treatments and paint at the driveway crossing to highlight the existing bike lane on Williams Road.

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)” with vehicle access from Williams Road.
- To the east: A single-family dwelling on a lot zoned “Single Detached (RS1/E)” with vehicle access from Williams Road.
- To the south: A single-family dwelling on a lot zoned “Single Detached (RS1/B)” with vehicle access from Lawson Drive.
- To the west: Single-family dwellings on lots zoned “Single Detached (RS1/E)” and “Single Detached (RS2/B)” with vehicle access from Lassam Road.

Rezoning and Public Hearing Results

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

- Review of the architectural character, scale, and massing to ensure that the proposed duplexes are well designed, fit into the neighbourhood, and do not adversely impact adjacent homes.
- Review of aging-in-place features in all units and the provision of one convertible unit.
- Refinement of landscape design including retention of five existing trees and new trees to be planted on site.

The Public Hearing for the rezoning of this site was held on December 16, 2019. At the Public Hearing, the following concerns about rezoning the property were expressed by a resident of 10131 Lawson Drive:

- The level of density proposed for the subject site.
- The proposed height of the development relative to the adjacent single-family dwellings.
- The required parking and maneuvering space limiting the available space for landscaping.
- The length and height of the easternmost wall.
- The impact on Lassam Road street parking.
- Increased traffic and the potential for turning conflicts on Williams Road.

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

- The drawing package includes streetscape elevations showing the height of the proposed duplexes relative to adjacent dwellings. The maximum building height is 9.0 m or two storeys, which is equivalent to the maximum building height contained in single-family zones, including the “Single Detached (RS1/E)” zone.
- The applicant prepared a shadow study, which is provided in Attachment 2. The analysis indicates that the greatest impacts will be to the front yards of the subject site and that due to the height of the existing hedge, it casts a larger shadow than the proposed duplexes.
- Each of the proposed duplexes includes one four-bedroom unit and one three-bedroom unit, with unit sizes ranging between 117 m² (1,266 ft²) and 140 m² (1,515 ft²). These unit sizes are consistent with what is typically achieved in Arterial Road Townhouse developments.
- The applicant has confirmed that 30% of the site will be landscaped, which is in excess of the required 25% in the “Arterial Road Two-Unit Dwelling (RDA)” zone. Permeable pavers will be used for a portion of the driveway in order to improve storm water management, and account for 17% of the total site coverage.
- Additional design features have been added to the east elevation in order to break up the massing, including different coloured cladding on the first and second storeys, gabled window boxes and vertical white trim.
- The overall architectural character is the same as what was proposed at rezoning stage. Minor visual changes have been made to break up the horizontal expression of the buildings, including the addition of contrasting white trim. A second colour palette has been added to provide a distinct visual identity for each building.
- Additional details on the architectural character, aging-in-place features, and landscape design are provided in the Analysis section of this report.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the “Arterial Road Two-Unit Dwellings (RDA)” zone.

Advisory Design Panel Comments

On June 17, 2020, the Advisory Design Panel supported the subject Development Permit application moving forward to the Development Permit Panel subject to the applicant giving consideration to the Panel’s comments. A copy of the relevant excerpt from the Advisory Design Panel Minutes is attached for reference, together with the applicant’s design response in in ‘*bold italics*’ (Attachment 3).

Analysis

Conditions of Adjacency

- The west side yard abuts the rear yard of two single-family dwellings. This interface includes two retained trees. A new hedge and perimeter fencing are proposed. The site grade within the critical root zone of these two trees will be maintained, and outside of the critical root zone the site grade will be raised to meet the neighbouring properties.
- The east side yard abuts the side yard of a single-family dwelling. This interface includes a new hedge and perimeter fencing. The site grade will be raised to meet the existing grade of the neighbouring property.
- The rear yard abuts the rear yard of a single-family dwelling. There is a large hedge on the neighbouring property which will be retained. The site grade will slope down to match the existing grade at the property line, to avoid construction of a retaining wall within the critical root zone of the hedge.

Urban Design and Site Planning

- The proposed development involves a subdivision to create two properties, each of which would contain one duplex.
- Vehicular access to the proposed development is from a shared driveway to Williams Road. The drive aisle continues along the shared property line, providing access to the parking spaces and rear duplex units. A statutory right-of-way (SRW) agreement establishing this access arrangement has been secured through the rezoning application.
- Each unit fronting Williams Road has direct access to the sidewalk, and rear units have access from the drive aisle. Contrasting pavement treatment is used to visually define a pedestrian route from the sidewalk to the rear units. These unit entries have been designed and positioned to be visible from the street, aiding wayfinding.
- Each unit has two side-by-side parking spaces in a garage, which also includes space for bicycle parking and waste bin storage. All resident parking spaces are provided with Level 2 EV charging as per Richmond Zoning Bylaw 8500.

- One visitor parking space is provided on Proposed Lot B and is to be shared by the two lots. This parking space is to be included in the shared access SRW secured through the rezoning application.
- A waste bin landing area is integrated with the site landscaping on Proposed Lot A and is intended to be used on collection days only. Each garage has sufficient space to store waste bins on non-collection days.
- A mail kiosk is located on Proposed Lot B. Both the waste bin landing and mail kiosk areas are to be shared by all four dwelling units and will be included in the shared access SRW secured through the rezoning application.

Architectural Form and Character

- The proposed development contributes to the low-rise residential character of the neighbourhood by using simple massing, pitched roofs, and craftsman-inspired details. The design includes articulation on each elevation, and the two buildings have varied massing to avoid being mirror images.
- Second storey balconies are included facing the internal drive aisle to add visual interest and animate the space.
- The proposed cladding materials include cultured stone, hardie board siding, asphalt shingles, and white trim. The material palette is consistent with the Official Community Plan (OCP) guidelines and complements the surrounding neighbourhood character.
- The colour palette is simple, in keeping with the proposed materials and massing. The base of each duplex is darker, with predominantly grey tones, while the upper stories are lighter, using either yellow or blue siding. Vertical white trim is used strategically on the longer building facades to break up the horizontal expression.

Landscape Design and Open Space Design

- Five on-site trees are proposed to be retained, including three Japanese cherry trees in the front yard of Proposed Lot B, a Douglas fir tree in the side yard of Proposed Lot A, and a Plum tree in the side yard of Proposed Lot A. Tree retention was secured through the rezoning, and a Tree Management Plan is included in the Development Permit on Plan 4. The building envelopes have been modified to avoid footings within the critical root zones, and site grade will be maintained. Installation of tree protection fencing is required prior to demolition of the existing dwelling, and arborist supervision is required for all works within the tree protection areas.
- Three on-site trees in poor condition and one on-site tree in conflict with the driveway were approved for removal through the rezoning. Five new trees are proposed and include a mix of coniferous and deciduous species. A \$2,500 contribution to the City's Tree Compensation Fund in lieu of the remaining replacement trees was secured through the rezoning.
- The proposal includes private outdoor space for each unit consistent with the Official Community Plan (OCP) requirements. The outdoor space for each unit includes both soft and hard landscape elements.
- The drive aisle and auto court are paved with a combination of permeable pavers and concrete. Permeable pavers are used in the centre of the drive aisle, auto court, and the visitor parking space to manage storm water runoff. The edges of the drive aisle are concrete, which provides structure for the paver system and clearly marks likely pedestrian circulation routes. The concrete has the additional benefit of providing a smooth surface for wheelchair users.

- A small planted area is provided between the garages on Proposed Lot A, and additional planting is provided at the end of the drive aisle on both proposed lots.
- Landscaping is provided between the waste bin landing area and walkway to Unit 1 to break up the hard surfaces and provide some screening.
- Irrigation is provided for all planted areas.
- To ensure that the proposed landscaping works are completed, the applicant is required to provide a Landscape Security in the amount of \$39,473.94 prior to issuance of the Development Permit.

Crime Prevention Through Environmental Design

- Low fencing and landscaping are provided in the front yard to distinguish public and private space while allowing for casual surveillance of the sidewalk.
- New 1.8 m (6 ft.) fencing and Cedar hedges are proposed around the perimeter of the site to provide privacy and separation. The proposed fence will also screen headlight glare from the visitor parking stall.
- Each of the rear units has a covered entry, which provides weather protection and clearly identifies the unit entrance.

Sustainability

- The proposed development is required to achieve Step 1 of the BC Energy Step Code, however the applicant has indicated that they intend to achieve Step 3. This higher building sustainability target is voluntary, and was not secured in the rezoning. The proposed measures to achieve this target include improved air tightness, LED lighting, and heat recovery ventilator (HRV) heating and cooling systems for all units.

Accessible Housing

- Concrete is used along the perimeter of each drive aisle to visually indicate areas of pedestrian circulation. The concrete provides a level surface for the comfort and safety of individuals using mobility aids such as wheelchairs or scooters, as well as those pushing a stroller.
- The proposed development includes one convertible unit that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair (Unit 4). The potential conversion of this unit would require installation of a stairway lift. This unit includes both a ramp and step at the main entry for wheelchair accessibility.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
 - Stairwell hand rails.
 - Lever-type handles for plumbing fixtures and door handles.
 - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.
 - Space for installation of a ramp to access the doorstep of Unit 3.

Conclusions

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



Jordan Rockerbie
Planner 1
(604-276-4092)

JR:blg

Attachments:

Attachment 1: Development Application Data Sheet

Attachment 2: Shadow Study Diagram

Attachment 3: Excerpt from the Draft Minutes of the Advisory Design Panel

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

- Receipt of a Letter-of-Credit or cash security for landscaping in the amount of \$39,473.94, based on the cost estimate provided by the landscape designer and inclusive of a 10% contingency.

Prior to a Demolition Permit issuance, the developer is required to complete the following:

- 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.

At Subdivision stage, the developer must complete the following requirements:

- Payment of the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fees.
- Enter into a Servicing Agreement for the design and construction of frontage and servicing works. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement.

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

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Incorporation of CPTED, sustainability, and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.



DP 20-890821

Attachment 1

Address: 5500 Williams Road

Applicant: Vivid Green Architecture Inc.

Owner: Systemos Development Ltd.

Planning Area(s): Steveston

	Existing	Proposed
Site Area:	940 m ²	Lot A: 474 m ² Lot B: 466 m ²
Land Uses:	Single-family dwelling	Two-unit dwellings
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Single Detached/Duplex/Triplex	No change
Zoning:	Single Detached (RS1E)	Arterial Road Two-Unit Dwellings (RDA)
Number of Units:	One single-family dwelling	Four units in two duplexes

Proposed Lot A	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6 FAR (284.4 m ²)	0.58 FAR (275.8 m ²)	None permitted
Lot Coverage:	Buildings: Max. 45% Non-porous surfaces: Max. 70% Landscaping: Min. 25%	Buildings: 42% Non-porous surfaces: 49% Landscaping: 32%	None
Setback – Front Yard (North):	Min. 6.0 m	6.0 m	None
Setback – Side Yard (West):	Min. 1.2 m	1.2 m	None
Setback – Side Yard (East):	Min. 1.2 m	1.25 m	None
Setback – Rear Yard (South):	Min. 6.0 m	6.0 m	None
Height (m):	Max. 9.0 m	9.0 m	None
Lot Size:	Min. 464.5 m ²	474 m ²	None
Off-street Parking Spaces – Resident/Visitor:	Min. 2(R) and 0.2(V) per unit	2(R) and 0.25(V) per unit*	None
Total off-street Spaces:	4(R) and 1(V)	4(R) and 1(V)*	None

* One visitor parking space is shared among all four units on Proposed Lots A and B, which is permitted in the "Arterial Road Two-Unit Dwellings (RDA)" zone

Proposed Lot B	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6 FAR (279.6 m ²)	0.54 FAR (253.5 m ²)	None permitted
Lot Coverage:	Buildings: Max. 45% Non-porous surfaces: Max. 70% Landscaping: Min. 25%	Buildings: Max. 45% Non-porous surfaces: Max. 70% Landscaping: Min. 25%	None
Setback – Front Yard (North):	Min. 6.0 m	6.0 m	None
Setback – Side Yard (West):	Min. 1.2 m	1.25 m	None
Setback – Side Yard (East):	Min. 1.2 m	1.2 m	None
Setback – Rear Yard (South):	Min. 6.0 m	6.0 m	None
Height (m):	Max. 9.0 m	9.0 m	None
Lot Size:	Min. 464.5 m ²	466 m ²	None
Off-street Parking Spaces – Resident/Visitor:	Min. 2(R) and 0.2(V) per unit	2(R) and 0.25(V) per unit*	None
Total off-street Spaces:	4(R) and 1(V)	4(R) and 1(V)*	None
* One visitor parking space is shared among all four units on Proposed Lots A and B, which is permitted in the “Arterial Road Two-Unit Dwellings (RDA)” zone			

**Annotated Excerpt from the Draft Minutes from
Advisory Design Panel Meeting**

Wednesday, June 17, 2020 – 4:00 p.m.

DP 20-890821 – TWO ARTERIAL ROAD DUPLEXES

ARCHITECT: Vivid Green Architecture Inc.

LANDSCAPE ARCHITECT: PMG Landscape Architects Ltd.

PROPERTY LOCATION: 5500 Williams Road

Applicant's Presentation

Architect Rosa Salcido, Vivid Green Architecture, and Landscape Designer Denitsa Dimitrova, PMG Landscape Architects Ltd., presented the project and answered queries from the Panel.

Panel Discussion

Comments from Panel members were as follows:

- appreciate the provision of a convertible unit in the project; consider installing pocket doors for all washrooms, closets, and powder room in the convertible unit to make them more accessible for a resident or visitor in a wheelchair;

Pocket doors proposed for HC accessible washrooms. Please refer to page A105, unit 4.

- a chair lift does not provide safety and independence for people using walkers and those in a wheelchair; consider providing adequate space for future installation of a vertical lift;

Place for the future lift installation is proposed beside the stairs (page A105, unit 4).

- appreciate the informative package provided to the Panel;
- the design of the project is coherent; the two buildings read as one project with some variations;
- consider installing larger windows for the living and dining areas on the ground floor to allow more natural light into these areas;

Size of all windows on main floor is increased.

- the project is well done;

- the design of the project is successful; appreciate how the two buildings are differentiated by changing colours but using the same materials; appreciate the “playfulness” in the Williams Road elevation of the two buildings which appear symmetrical but actually have slight variations; also appreciate the slight variations on the floor plan layouts;
- the scale of the project is appropriate and fits well with its single-family dwelling neighbourhood;
- appreciate the presentation of the project and the comprehensive package provided to the Panel;
- the project is on the right track in terms of sustainability; appreciate the applicant raising the bar on sustainability and for targeting BC Step Code 3 which exceed the minimum requirement;
- appreciate the applicant’s presentation of the project;
- coordination between the building architecture and landscaping is noted; however, the proposed materials for the entry columns and gates and the overall character of the buildings could have been better matched and coordinated; consider incorporating more details to make them more compatible;

Craftsman style details are added to the columns beside the entry, material on the main level of the model is replaced to match the material board.

- the proposed plant palette is strong; however, the rear yards could be challenging due to the large hedge on the neighbouring property to the south;
- applicant needs to provide more information regarding the center strip of the internal drive aisle which currently reads as concrete; consider a permeable paving treatment for the centre strip and concrete paving for the outside edge to help frame and provide a rigid structure for the permeable pavers in the middle and better manage water runoff and on-site drainage;

The materials for the driveway are modified – the perimeter is concrete and the center portion is permeable pavers.

- the proposed building typology is successful;
- living room windows which front the street need more design development;

All windows replaced by craftsman style windows with mullions and transom.

- consider installing a landscaping hedge for the garbage collection area; and
- consider installing soft landscaping along the edges of the internal drive aisle, where the walls of the buildings meet the pavers.

For both items please refer to Landscape drawings.

The following comments of Panel member Chris Lee were read into the record by Sara Badyal:

- overall, the proposal is clear; the choice of building and planting materials is appropriate; there are some discrepancies between the architectural site plan (drawingg.A102) and landscape plan (drawing L1) at the entry to the site; the proposed "Garbage Placement Area on Collection Day" is not shown on the landscape plan.

The landscape and architectural plans are edited to match each other.

Panel Decision

It was moved and seconded

That DP 20-890821 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



City of Richmond

Development Permit

No. DP 20-890821

To the Holder: VIVID GREEN ARCHITECTURE INC.
Property Address: 5500 WILLIAMS ROAD
Address: C/O 1141 - 11871 HORSESHOE WAY
RICHMOND, BC V7A 5H5

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 #10 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 \$39,473.94 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 20-890821

To the Holder: VIVID GREEN ARCHITECTURE INC.
Property Address: 5500 WILLIAMS ROAD
Address: C/O 1141 - 11871 HORSESHOE WAY
RICHMOND, BC V7A 5H5

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.
DAY OF , .

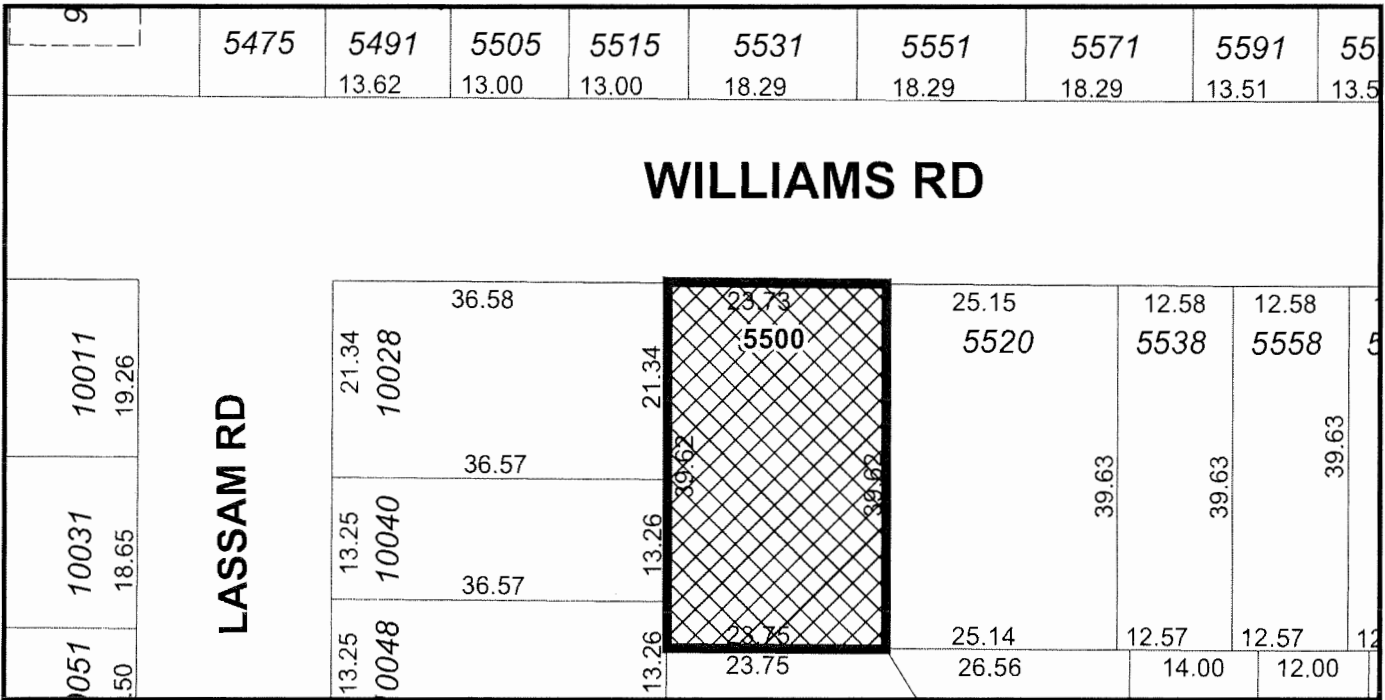
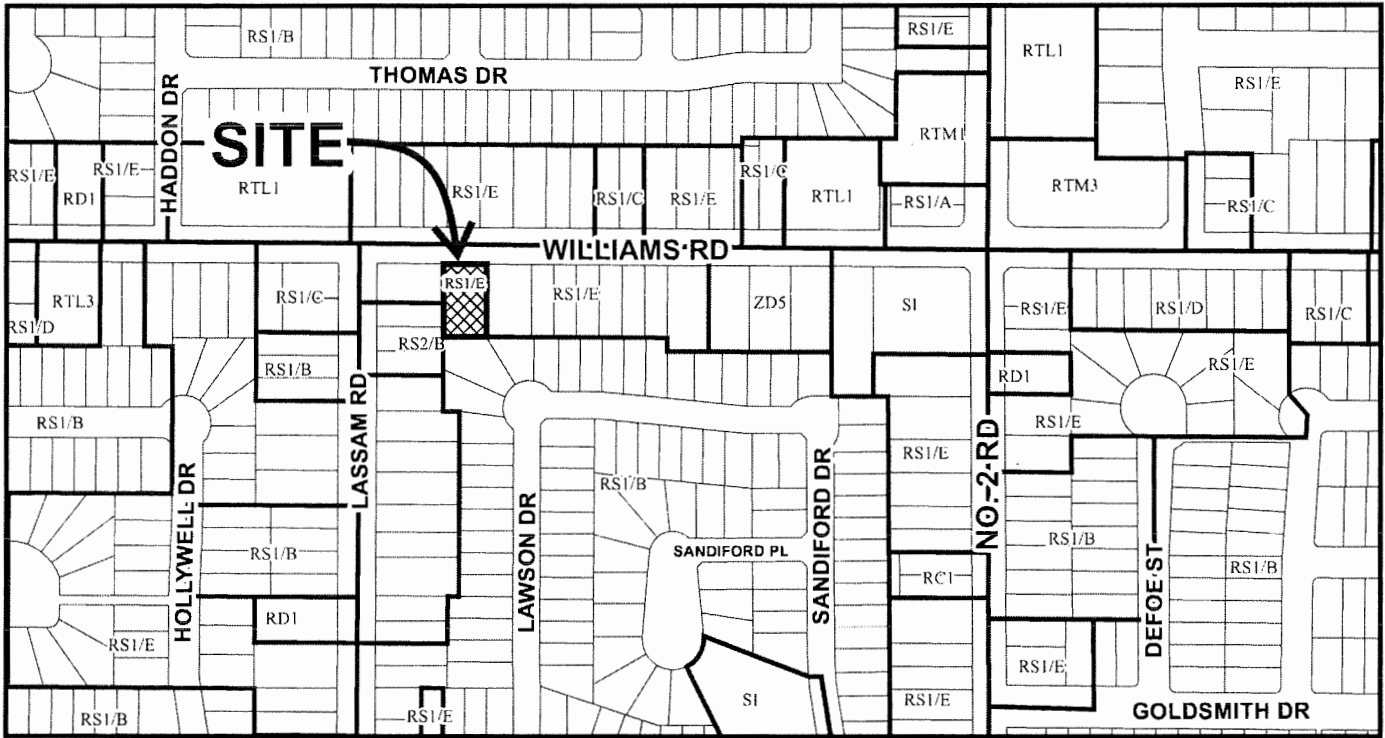
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 20-890821 SCHEDULE "A"

Original Date: 01/17/20

Revision Date:

Note: Dimensions are in METRES

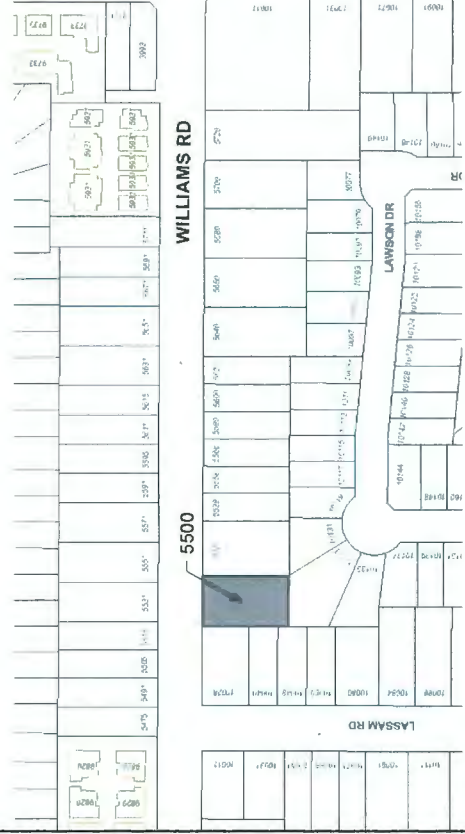
DEVELOPMENT OF PROPERTY

5500 Williams Rd.

ZONING
ARTERIAL ROAD TWO-UNIT DWELLING (RDA)
FOR 2 DUPLEXES WITH SHARED DRIVEWAY

LEGAL DESCRIPTION 96 SEC 36BLK4N RG7W PL NWP31420 Except Plan 55424

ZONING REQUIREMENTS			
REQUIRED/PERMITTED	PROPOSED Lot A	PROPOSED Lot B	TOTAL
1 LOT SIZE	939.5 sm (10112.69 sf)	474 m ²	466 m ²
2 LOT WIDTH	10.35 m (min)	11.8 m (38.7 Ft)	11.8 m (38.7 Ft)
3 LOT DEPTH	24.0 m (min)	39.69 m (130.2 Ft)	39.69 m (130.2 Ft)
4 FAR	0.6	0.6	0.6
5 GFA	0.6x939.5=563.7 m ² (6067.61 Ft ²)	275.8 m ² (2968.7 Ft ²)	530.5 m ² (5710.3 Ft ²)
6 LOT COVERAGE	0.45x939.5=422.77 m ² (4550.65 Ft ²)	200.8 m ² (2161 Ft ²)	179 m ² (1931 Ft ²)
7 FRONT YARD SETBACK	6 m	6 m	6 m
8 SIDE YARD SETBACK	1.2 m	1.2 m	1.2 m
9 REAR YARD SETBACK	6 m	6 m	6 m
10 BUILDING HEIGHT	2 STOREYS	2 STOREYS	2 STOREYS



2 1:200
Site Plan Subdivision

FINISHED AVERAGE GRADE CALCULATIONS FOR UNITS 1,4

ELEV	ELEV	DISTANCE	AVER. HEIGHT
A1-A2	1.71	6.29	10.57
A2-A3	1.65	1.09	1.81
A3-A4	1.67	1.71	1.3
A4-A5	1.71	2.1	3.64
A5-A6	1.76	0.58	1.03
A6-A7	1.78	15.96	29.13
A7-A8	1.87	0.38	0.71
A8-A9	1.87	2.99	5.53
A9-A10	1.83	1.13	2.07
A10-A11	1.83	5.5	9.85
A11-A12	1.75	7.9	13.43
A12-A13	1.65	15.31	26.10
A13-A14	1.76	1.77	3.23
A14-A1	1.89	12.36	22.25
Total		74.66	131.54
			1.76

FINISHED AVERAGE GRADE CALCULATIONS FOR UNITS 2,3

ELEV	ELEV	DISTANCE	AVER. HEIGHT
B1-B2	1.71	6.33	10.54
B2-B3	1.62	27.64	46.44
B3-B4	1.74	8.5	14.83
B4-B5	1.75	5.5	9.85
B5-B6	1.83	1.2	2.18
B6-B7	1.81	2.9	5.31
B7-B8	1.85	0.89	1.63
B8-B9	1.82	11.46	21.26
B9-B10	1.89	1.9	3.45
B10-B11	1.9	1	1.89
B11-B12	1.87	0.96	1.80
B12-B13	1.88	3.57	6.48
B13-B14	1.75	0.6	1.06
B14-B15	1.79	2.1	3.70
B15-B16	1.73	1.3	2.25
B16-B1	1.73	1	1.72
Total		75.82	132.57
			1.75

Level	Area	Area (Ft ²)
Unit 1		
Level 1	65.6 m ²	706.5 SF
Level 2	75.1 m ²	808.6 SF
Unit 2	140.8 m ²	1515.3 SF
Unit 3		
Level 1	51.0 m ²	549.3 SF
Level 2	84.7 m ²	912.1 SF
Unit 4	135.6 m ²	1461.4 SF
Level 1	37.2 m ²	400.7 SF
Level 2	80.4 m ²	865.5 SF
Unit 5	117.6 m ²	1266.0 SF
Level 1	48.6 m ²	523.0 SF
Level 2	87.2 m ²	938.9 SF
Unit 6	135.8 m ²	1461.8 SF
Level 1	530.0 m ²	5704.5 SF

114-11871 Horseshoe Way,
Richmond, BC V7A 5H5
Tel: 778.395.8904
www.VividGreenArchitecture.com

REVIEW BY: ARCH, STRUCT, MECH, ELECT, CIVIL

REV	DATE	DESCRIPTION	DRAWN	REVIEWED
6	Nov. 21, 2019	Revision 6	RS	OP
5	Aug 18, 2019	Revision 5	RS	OP
4	July 23, 2019	Revision 4	RS	OP
3	March 27, 2019	Revision 3	RS	OP
2	Feb. 11, 2019	Revision 2	RS	OP
1	July 10, 2018	Revision 1	RS	OP

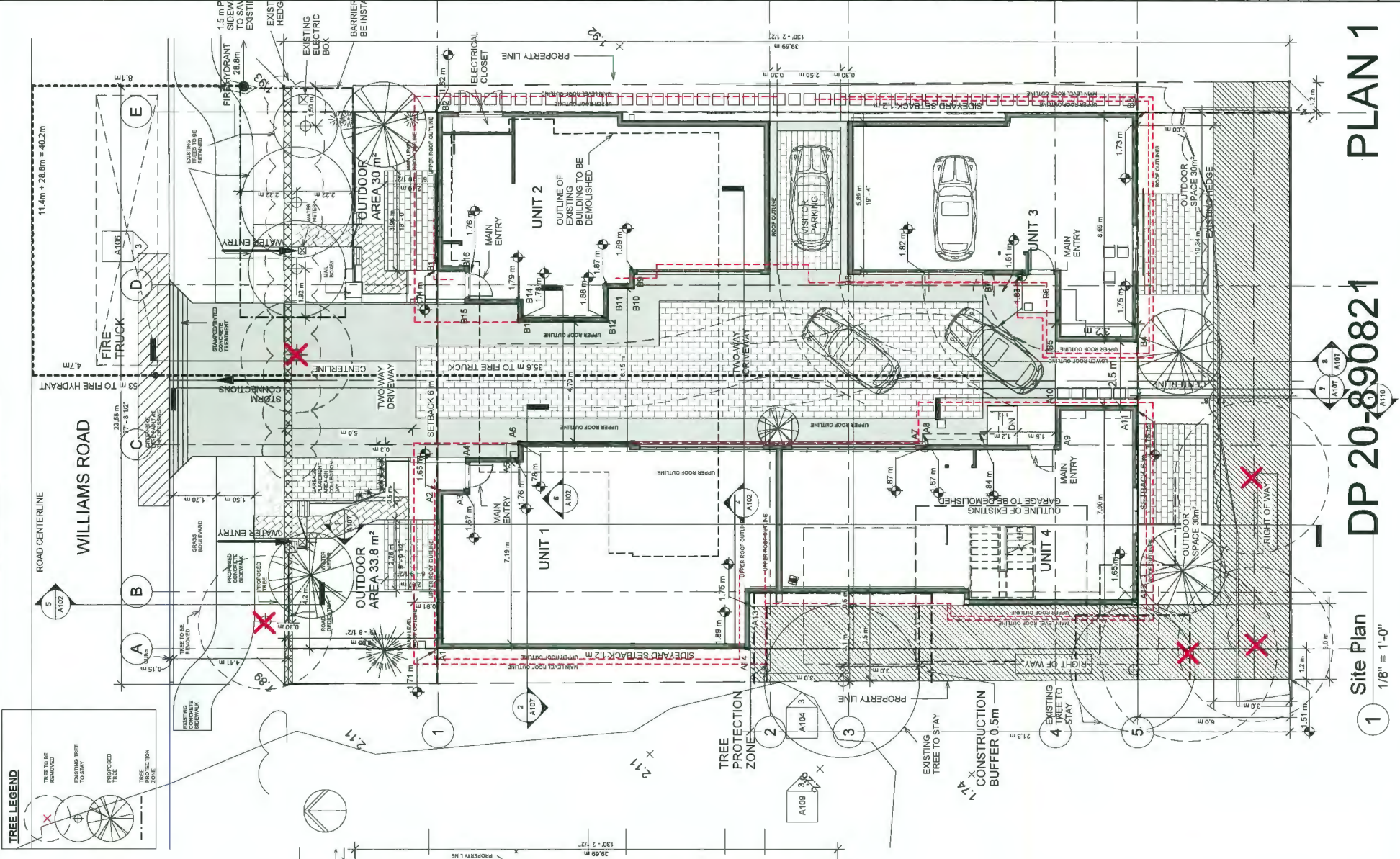
THIS DRAWING IS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF VIVID GREEN ARCHITECTURE INC. WITH THE PERMISSION OF VIVID GREEN ARCHITECTURE INC. THIS DRAWING IS TO BE USED FOR THE PROJECT AND SITE TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND CONDITIONS ON SITE. VIVID GREEN ARCHITECTURE INC. IS NOT RESPONSIBLE FOR ANY DISCREPANCY TO VIVID GREEN ARCHITECTURE INC. FOR ADJUSTMENT.

PROJECT
DUPLEXES WITH SHARED DRIVEWAY
5500 Williams Road, Richmond, BC
ARCHITECTURAL
Project Data

DESIGNED	RS	SEAL
DRAWN	OP	
SCALE	As Indicated	
DATE	10/23/17	

PROJECT NO. 1742WPK
DRAWING NO. A101
REV. A

THIS REVISION SUPERSEDES PREVIOUS REVISION LETTER

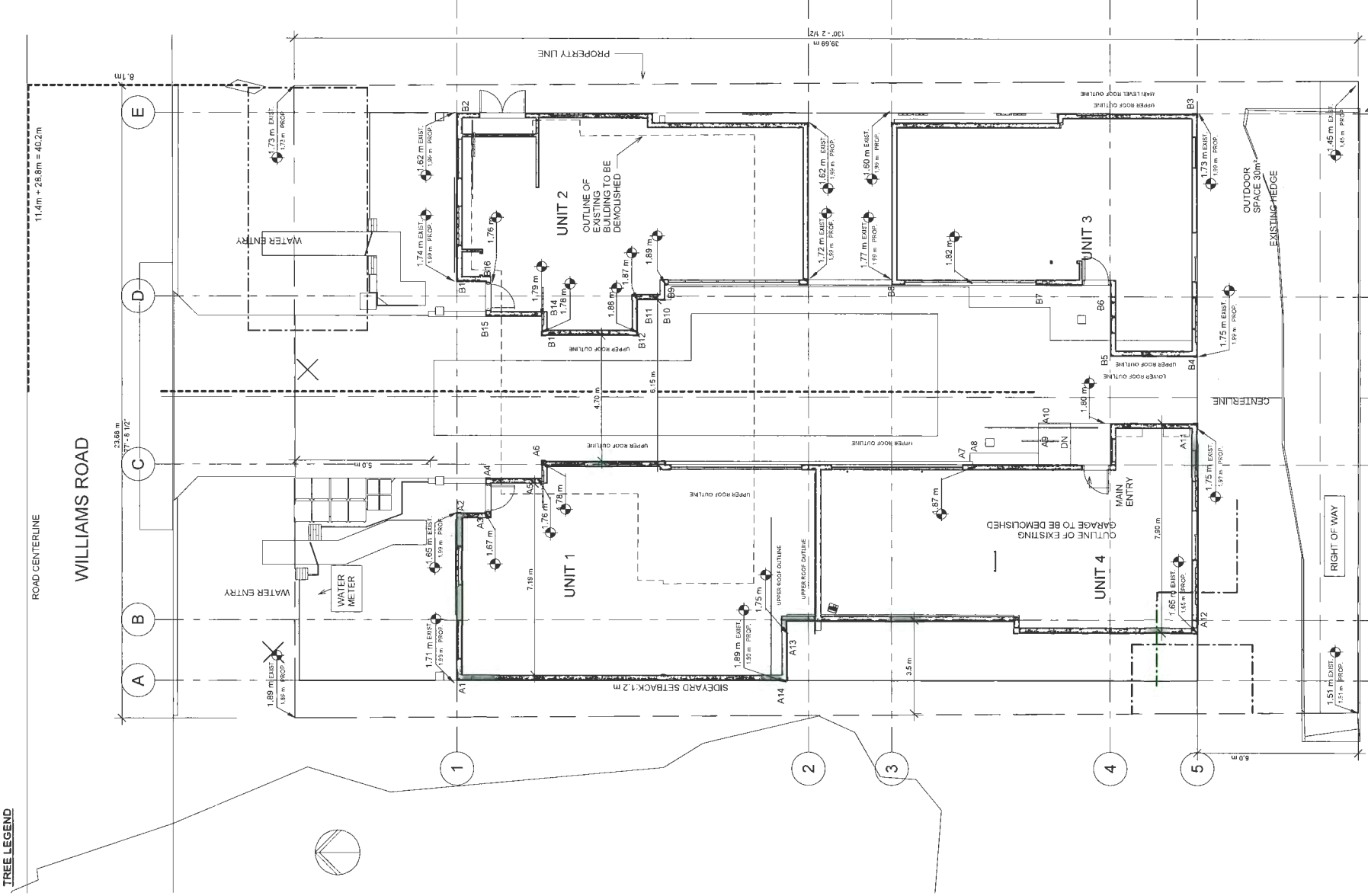


TREE LEGEND

- TREES TO BE IDENTIFIED
- EXISTING TREE TO STAY
- PROPOSED TREE
- PROTECTION ZONE

1 1/8" = 1'-0"
Site Plan
DP 20-890821
PLAN 1

TREE LEGEND



1 Grading Plan
1/8" = 1'-0"

DP 20-890821

PLAN 2



REVISION	ARCH	STRUCT	MECH	ELECT	CML

REV	YY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED

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PROJECT
DUPLEXES WITH SHARED DRIVEWAY
 5500 Williams Road, Richmond, BC

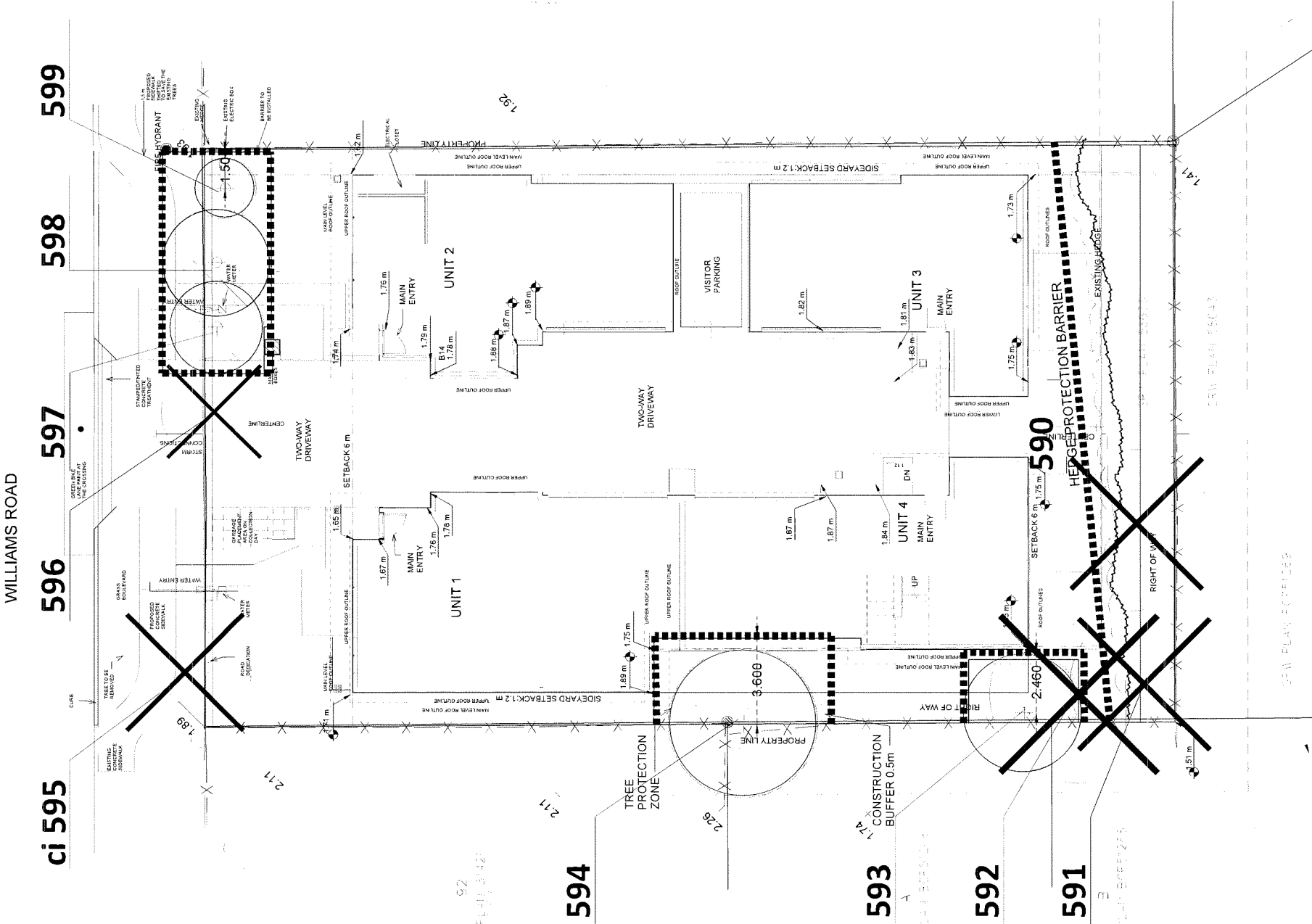
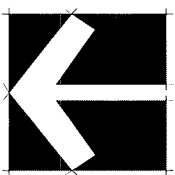
ARCHITECTURAL
 Grading Plan

DESIGNED	DESIGNER	SCALE	DATE
		1/8" = 1'-0"	10/18/19

PROJECT NO.	DRAWING NO.	REV
1742WPK	A102A	

THIS REVISION SUPERSEDES ALL PREVIOUS REVISION LETTERS

SEAL:



NOTE: ALL THESE TREES ARE PROTECTED IN HIGH-BID, CONVENTIONAL, RESIDENTIAL DEVELOPMENT

NOTE: ALL THESE TREES ARE PROTECTED IN HIGH-BID, CONVENTIONAL, RESIDENTIAL DEVELOPMENT

TREE PROTECTION DISTANCE TABLE

TREE DBH (CM)	PROTECTION DISTANCE (M)
10	1.2
15	1.8
20	2.4
25	3.0
30	3.6
35	4.2
40	4.8
45	5.4
50	6.0
55	6.6
60	7.2
65	7.8
70	8.4
75	9.0
80	9.6
85	10.2
90	10.8
95	11.4
100	12.0

ET/TRAJECTORY PROTECTION RADII FOR TREES: LOWER THAN 100% DBH: 10% HIGHER AT BRANCH HEIGHT OR 1/4 H FROM 100% DBH

ET/TRAJECTORY PROTECTION RADII FOR TREES: LOWER THAN 100% DBH: 10% HIGHER AT BRANCH HEIGHT OR 1/4 H FROM 100% DBH

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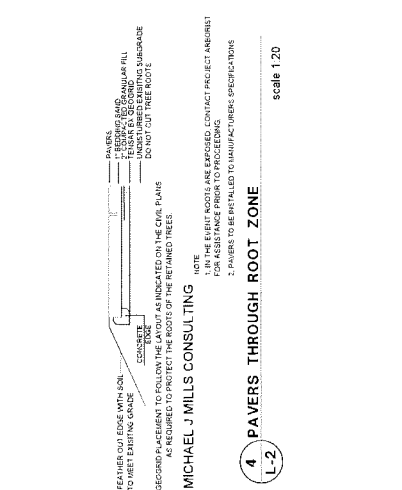
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ET/TRAJECTORY PROTECTION RADII FOR TREES: LOWER THAN 100% DBH: 10% HIGHER AT BRANCH HEIGHT OR 1/4 H FROM 100% DBH

Summary

Tag	Species	DBH (cm)	TPZ (m)
590	<i>Prunus domestica</i>	16	n/a
591	<i>Prunus domestica</i>	16	n/a
592	<i>Prunus domestica</i>	21	n/a
593	<i>Prunus domestica</i>	41	2.46
594	<i>Pseudotsuga menziesii</i>	51	3.06
ci595	<i>Thuja plicata</i>	44	2.64
596	<i>Prunus serrulata</i>	24	1.44
597	<i>Prunus serrulata</i>	32	1.92
598	<i>Prunus serrulata</i>	37	2.22
599	<i>Prunus serrulata</i>	21	1.5

Note
Trees #590-592 are dead.



4 PAVERS THROUGH ROOT ZONE
L-2
scale 1:20

- 5 20 JUNE NEW WHITEHAWK CITY COMMENTS DR.
 - 4 20 APRIL REVISION AS PER CITY COMMENTS DD
 - 3 19 AUG 18 REVISION AS PER CITY REQUEST DD
 - 2 19 AUG 18 NEW STEEPEN CITY COMMENTS DD
 - 1 19 APR 18 NEW SITE PLAN DD
- NO. DATE REVISION DESCRIPTION DR.
- CLIENT:

PROJECT:
4 UNIT DEVELOPMENT
5500 WILLIAMS ROAD
RICHMOND

DRAWING TITLE:
TREE MANAGEMENT PLAN

DATE: May 02, 2018 DRAWING NUMBER:
SCALE: 1:100
DRAWN: DD
DESIGN: DD
CHKD: PCM

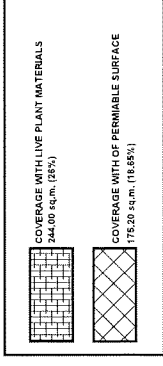
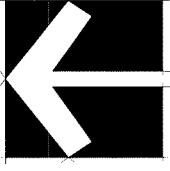
L2

OF 3

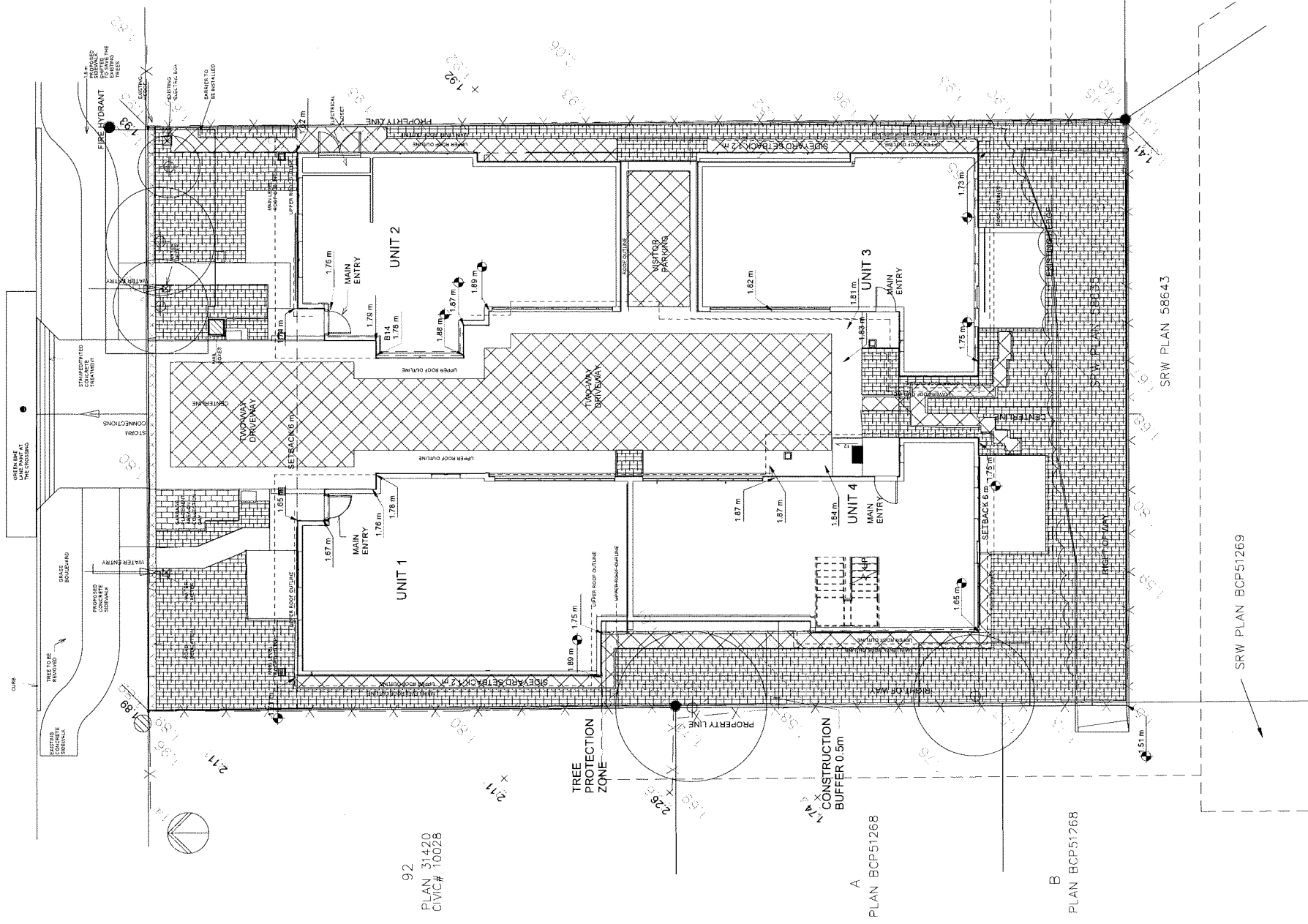
18077-62/P PMS PROJECT NUMBER: 18-077

DP 20-890821 PLAN 4

SEAL:



WILLIAMS ROAD



92
PLAN 31420
CIVIC# 10028

A
PLAN BCP51268

B
PLAN BCP51268

SRW PLAN 58643

SRW PLAN BCP51269

NO.	DATE	REVISION DESCRIPTION	DR.
5	20 JUN 25	NEW SITE PLAN/CITY COMMENTS	DD
4	20 APR 06	REVISION AS PER CITY COMMENTS	DD
3	19 AUG 28	REVISION AS PER CITY REQUEST	DD
2	19 AUG 26	NEW SITE PLAN/CITY COMMENTS	DD
1	19 APR 03	NEW SITE PLAN	DD

PROJECT:

4 UNIT DEVELOPMENT
5500 WILLIAMS ROAD
RICHMOND

DRAWING TITLE:

LOT COVERAGE PLAN
PLAN

DATE: May 02, 2018
SCALE: 1:100
DRAWN: DD
DESIGN: DD
CHKD: PCN

DRAWING NUMBER:

L3

OF 3

PMG PROJECT NUMBER:

18-077

DP 20-890821

PLAN 5

REV	TT-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED
4	July 23, 2019	Revision 4	RS	OP
3	March 27, 2019	Revision 3	RS	OP
2	Feb. 11, 2019	Revision 2	RS	OP
1	July 10, 2018	Revision 1	RS	OP

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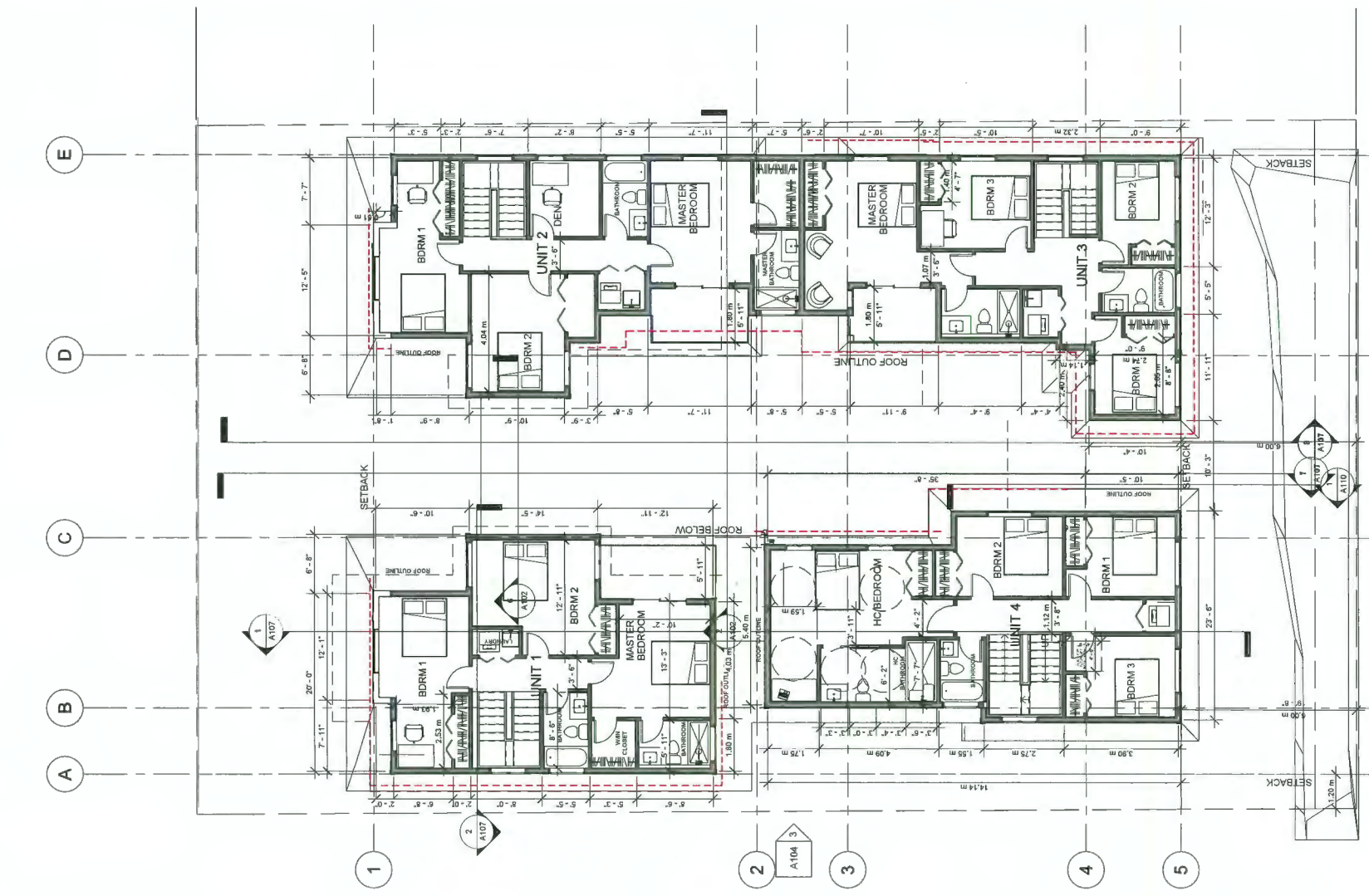
PROJECT
DUPLEXES WITH SHARED DRIVEWAY
5500 Williams Road, Richmond, BC

ARCHITECTURAL
First and Second Floor Plans

DESIGNED	RS	SCALE	DATE
DRAWN	OP	As Indicated	10/23/17

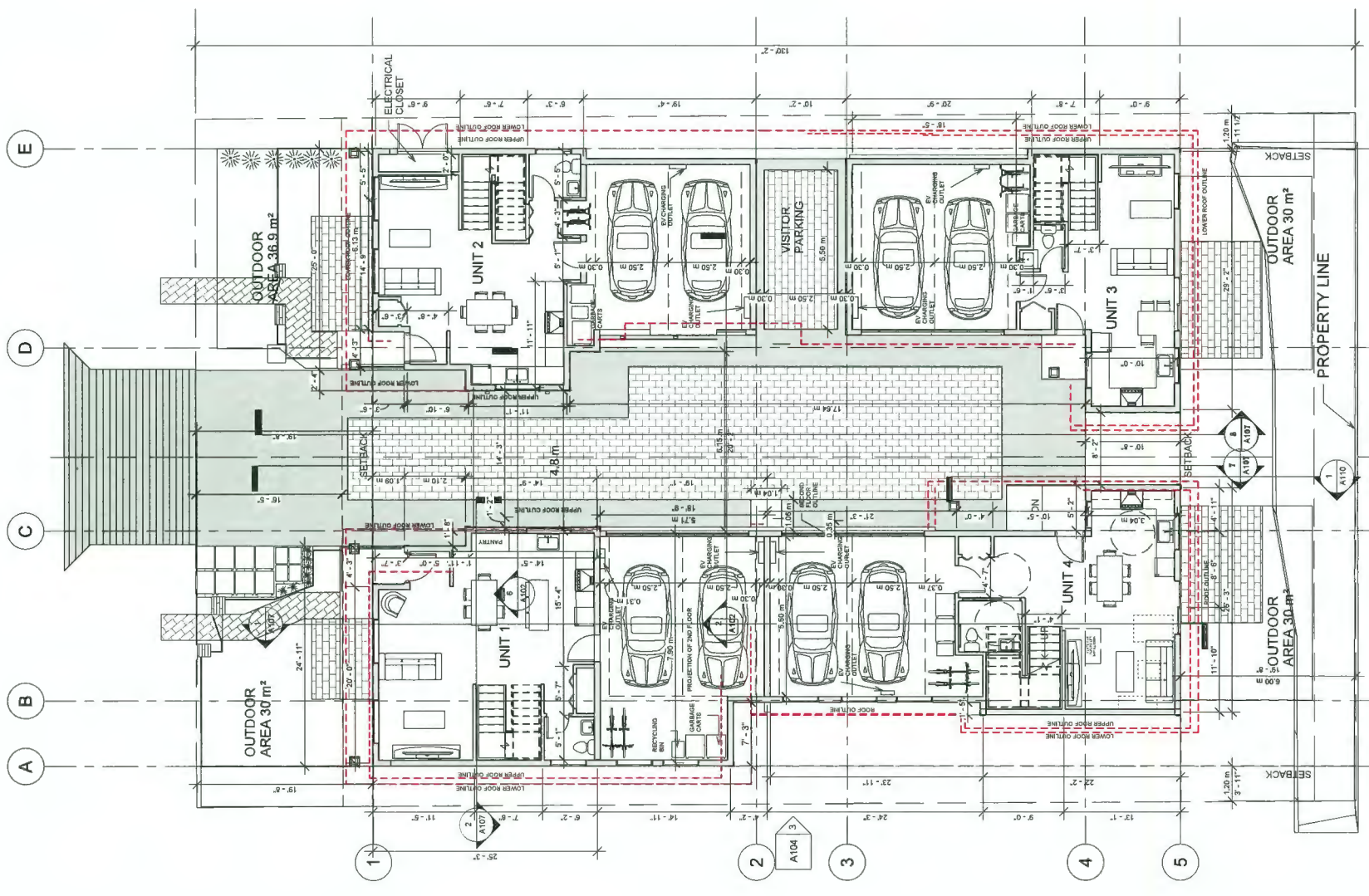
PROJECT NO.	1742WPK	DRAWING NO.	A105
REV			

THIS REVISION SUPERSEDES ALL PREVIOUS REVISION LETTERS



AGING-IN-PLACE FEATURES

- PROVIDE SOLID BLOCKING IN BATHROOM WALLS FOR FUTURE INSTALLATION OF GRAB-BARS BESIDE THE TOILET, BATHTUB AND SHOWER;
- BLOCKING THE STAIR WALLS TO ACCOMMODATE LIFT INSTALLATION AT THE FUTURE DATE;
- PROVISION OF LEVER TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES.



HC ACCESSIBLE UNIT 4

- DOORS TO HC ACCESSIBLE SPACES TO BE 36" CLEAR;
- LEVER STYLE DOOR HANDLES;
- HAND HELD SHOWER HEAD;
- KITCHEN COUNTER 2'-8" HIGH;
- HC TOILET 18" HIGH;
- GRAB BAR BESIDE THE TOILET.

PLAN 6

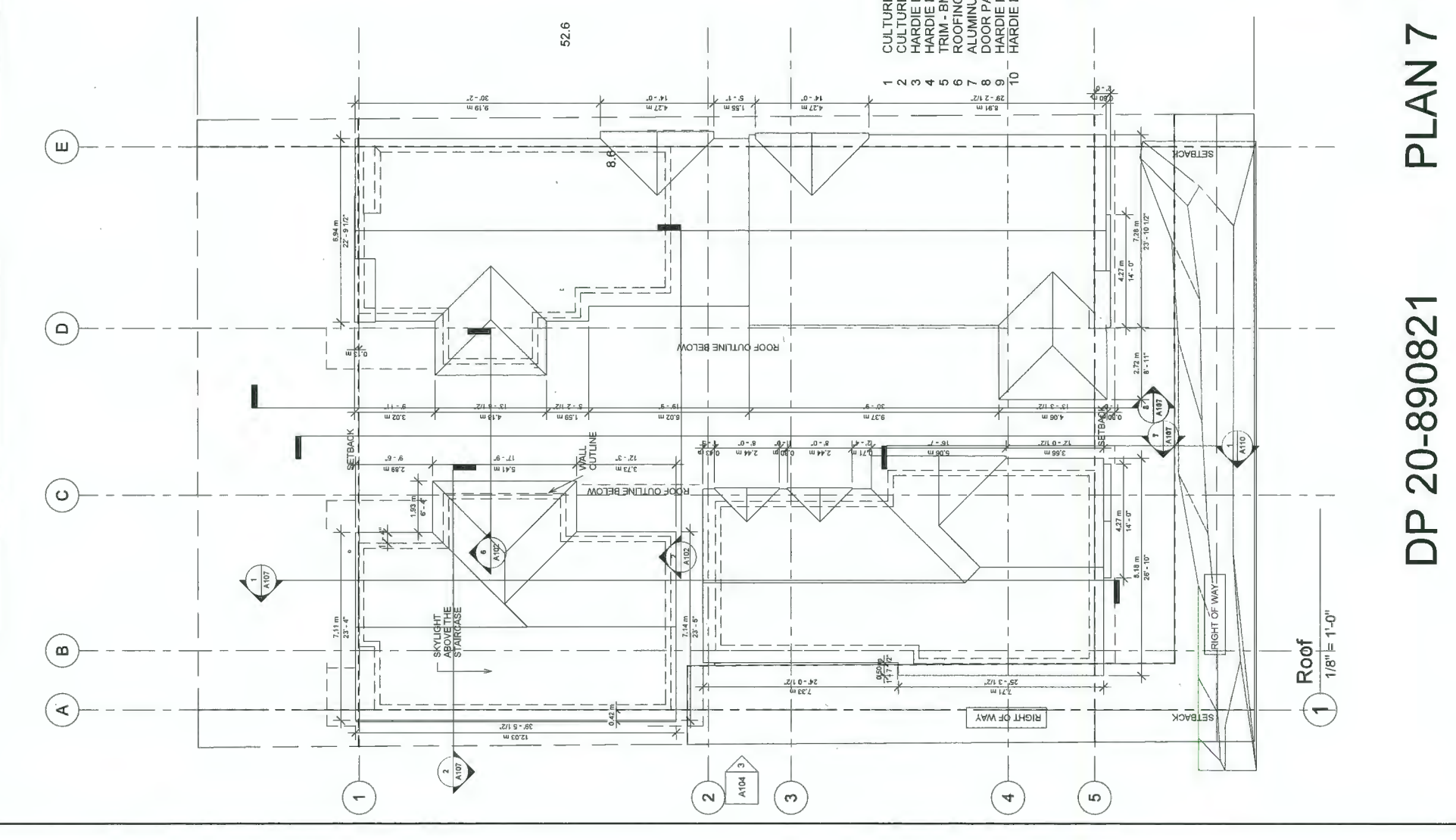
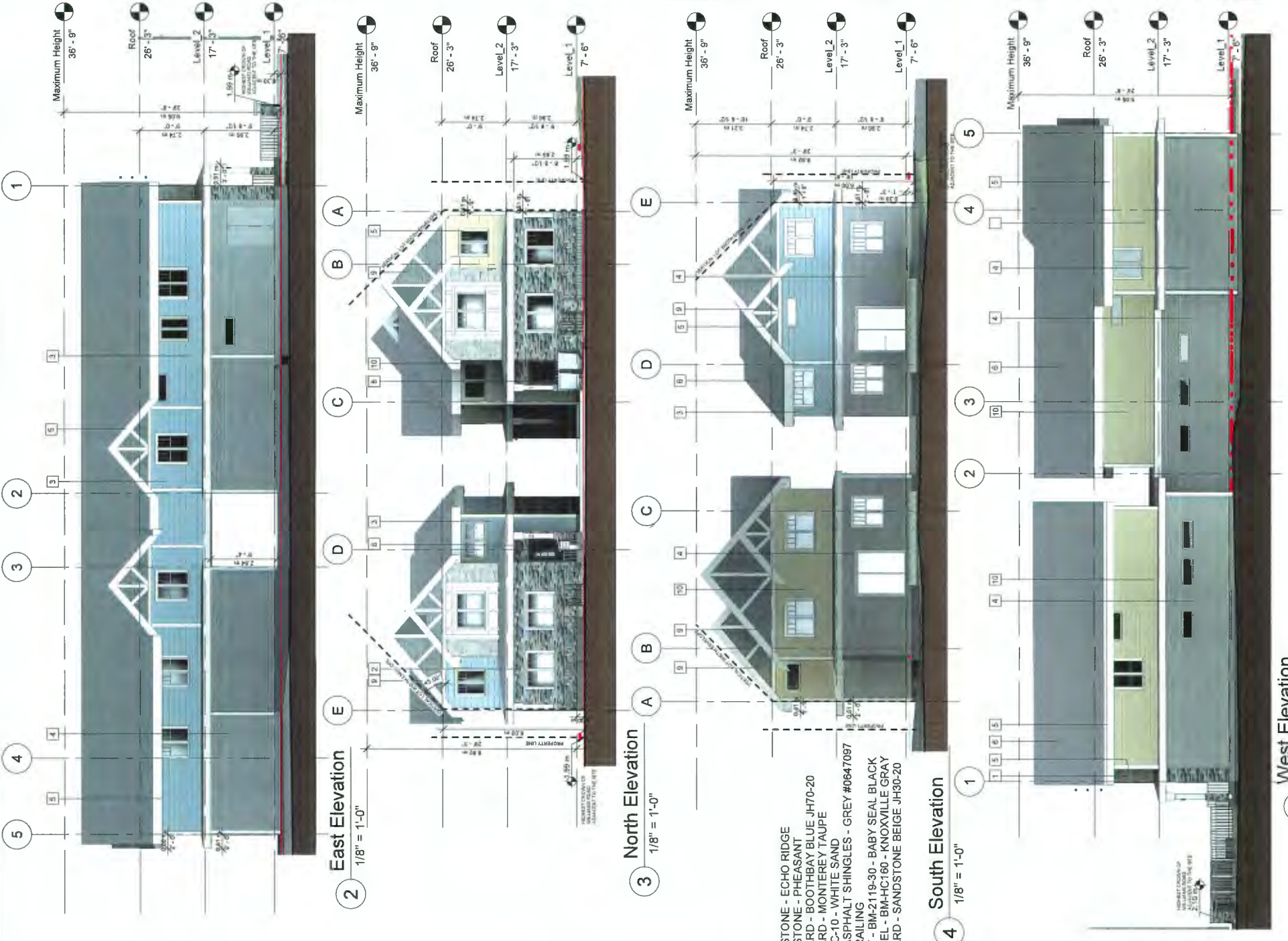
DP 20-890821



1141-11871 Horatius Way,
Richmond, VA 23135
Tel: 773.388.4904
www.VividGreenArchitecture.com

REVIEW/	ARCH
SEEN BY/	ARCH
DATE/	ARCH
MECH/	STRUCT
ELECT/	MECH
CML/	MECH

C:\Users\jgibb\Documents\1742WPK_5500 Williams Rd_200403.dwg 2/20/2019 10:41:38 AM



- 1 CULTURED STONE - ECHO RIDGE
- 2 CULTURED STONE - PHEASANT
- 3 HARDIE BOARD - BOOTHBAY BLUE JH70-20
- 4 HARDIE BOARD - MONTEREY TAUPE
- 5 TRIM - BM-OC-10 - WHITE SAND
- 6 ROOFING - ASPHALT SHINGLES - GREY #0647097
- 7 ALUMINUM RAILING
- 8 DOOR PAINT - BM-2119-30 - BABY SEAL BLACK
- 9 HARDIE PANEL - BM-HC160 - KNOXVILLE GRAY
- 10 HARDIE BOARD - SANDSTONE BEIGE JH90-20

REV	DATE	ISSUE DESCRIPTION	DRAWN	REVIEWED
6	Nov. 21, 2019	Revision 6	RS	OP
4	July 23, 2019	Revision 4	RS	OP
3	March 27, 2019	Revision 3	RS	OP
2	Feb. 11, 2019	Revision 2	RS	OP
1	July 10, 2018	Revision 1	RS	OP

PROJECT
DUPLEXES WITH SHARED DRIVEWAY
 5500 Williams Road, Richmond, BC
 ARCHITECTURAL

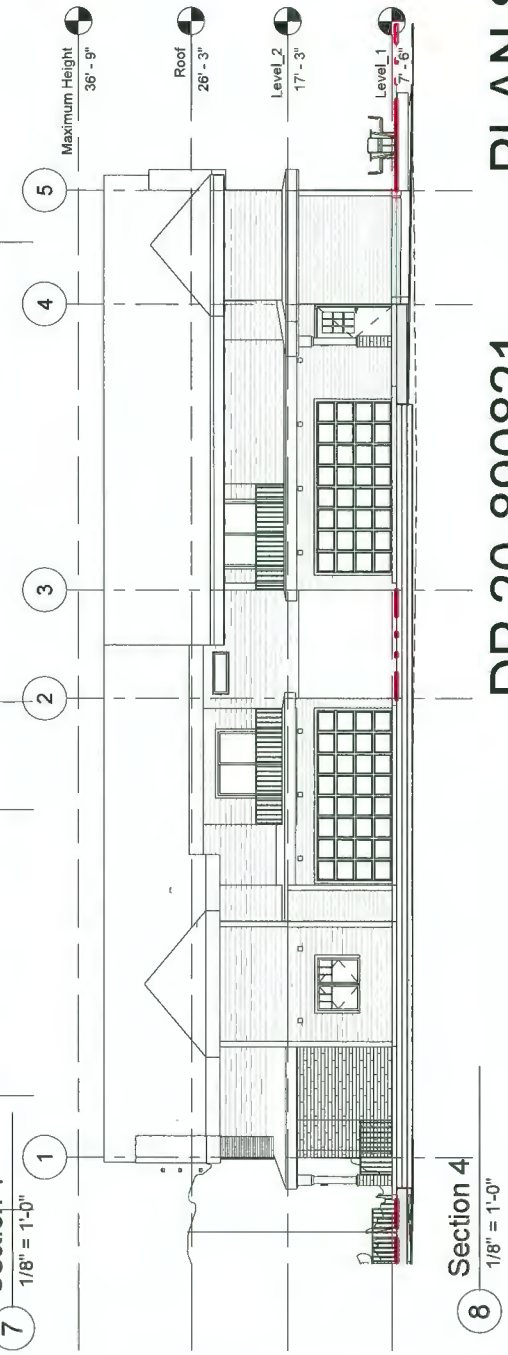
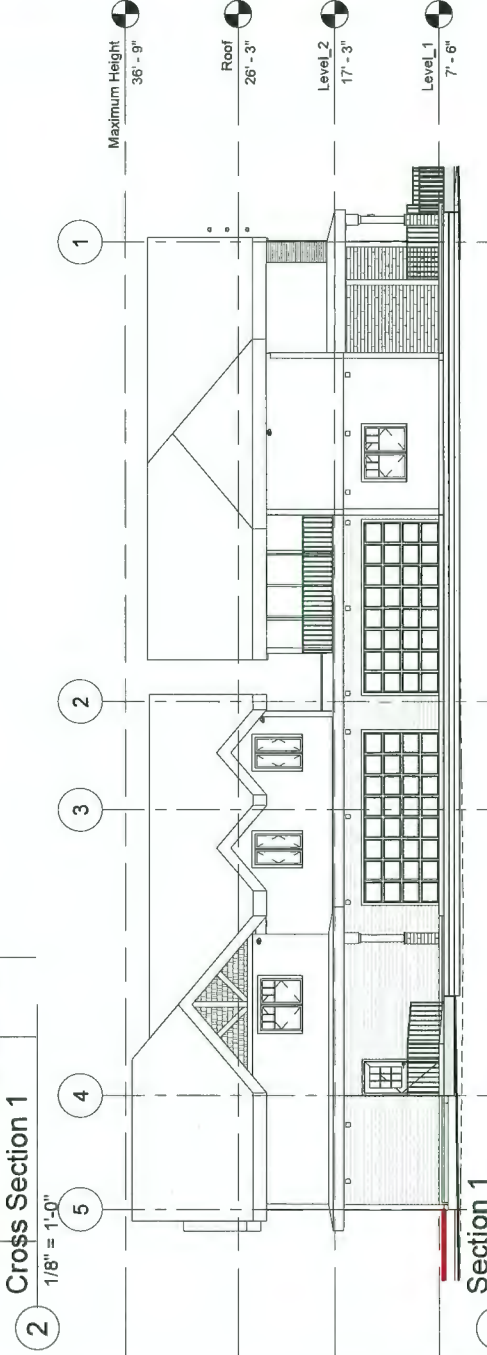
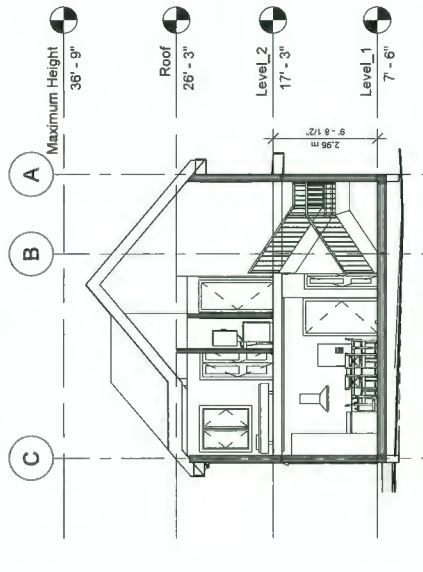
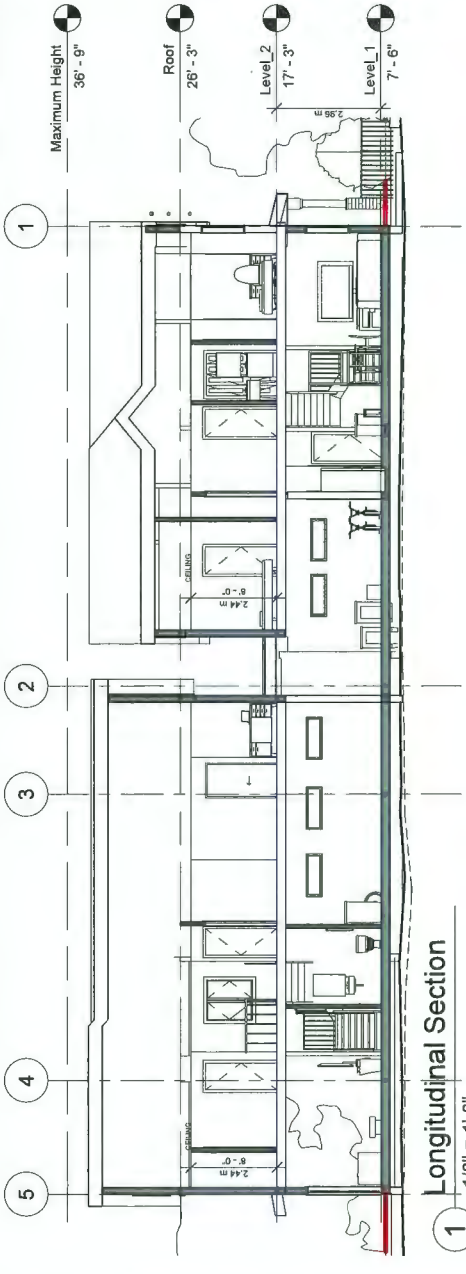
Roof Plan & Elevations

DESIGNED	RS	SEAL
DRAWN	OP	
SCALE	As Indicated	
DATE	10/23/17	

PROJECT NO.	1742WPK	DRAWING NO.	A106
REV		REV	
THIS REVISION SUPERSEDES ALL PREVIOUS REVISION LETTERS			

DP 20-890821 PLAN 7

5 1/8" = 1'-0"
 West Elevation



DP 20-890821 PLAN 8



VividGreen
architecture inc.

1141-11871 Horseshoe Way,
Richmond, BC V7A 5K5
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REVISION
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REV	TY	MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED
4		July 23, 2019	Revision 4	RS	OP
3		March 27, 2019	Revision 3	RS	OP
2		Feb. 11, 2019	Revision 2	RS	OP
1		July 10, 2018	Revision 1	RS	OP

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PROJECT
DUPLICES WITH SHARED DRIVEWAY
5500 Williams Road, Richmond, BC

ARCHITECTURAL
Sections & 3D Views

DESIGNED	RS	SEAL
DRAWN	OP	
SCALE	1/8" = 1'-0"	
DATE	10/23/17	

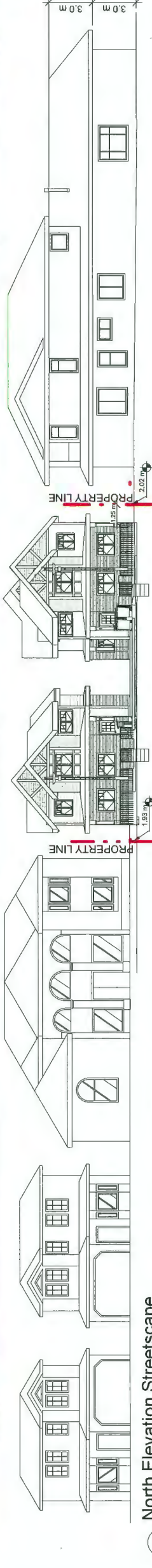
PROJECT NO. 1742WPK
DRAWING NO. A107
REV

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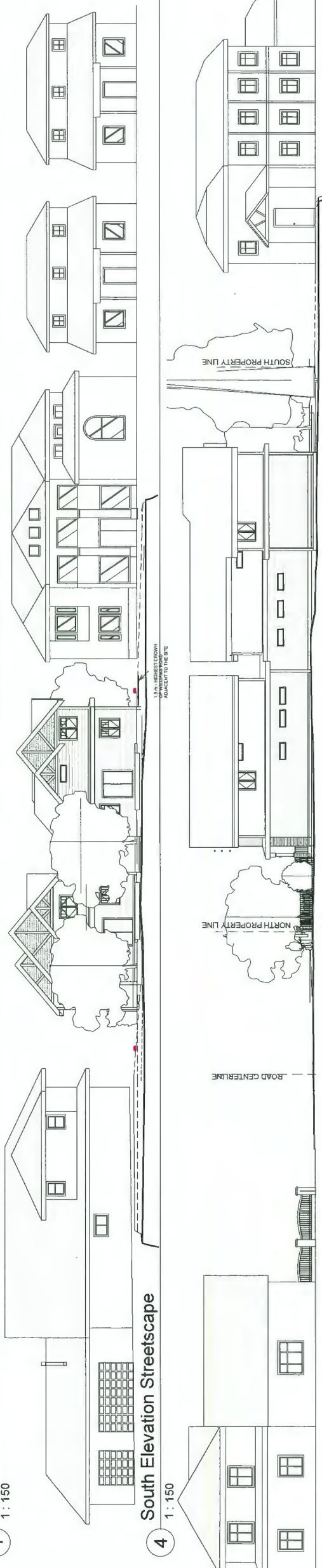
STREETScape VIEW EXISTING

STREETScape VIEW PROPOSED



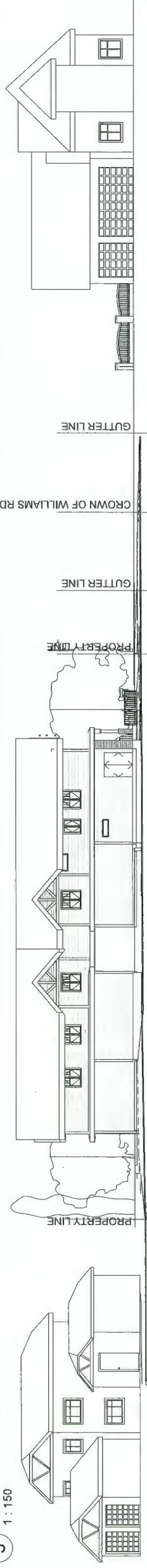
1 North Elevation Streetscape
1 : 150

4 South Elevation Streetscape
1 : 150



3 West Elevation Streetscape
1 : 150

2 East Elevation Streetscape
1 : 150



Streetscape view

REV	YY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED
3	March 27, 2019	Revision 3	RS	OP
2	Feb. 11, 2019	Revision 2	RS	OP
1	July 10, 2018	Revision 1	RS	OP

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PROJECT
DUPLEXES WITH SHARED DRIVEWAY
 5500 Williams Road, Richmond, BC

ARCHITECTURAL

DESIGNED	Designer	SEAL
DRAWN	Author	
SCALE	1 : 150	
DATE	09/14/18	

PROJECT NO. **1742WPK**
 DRAWING NO. **A109**
 REV

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114-11871 Horatio Way,
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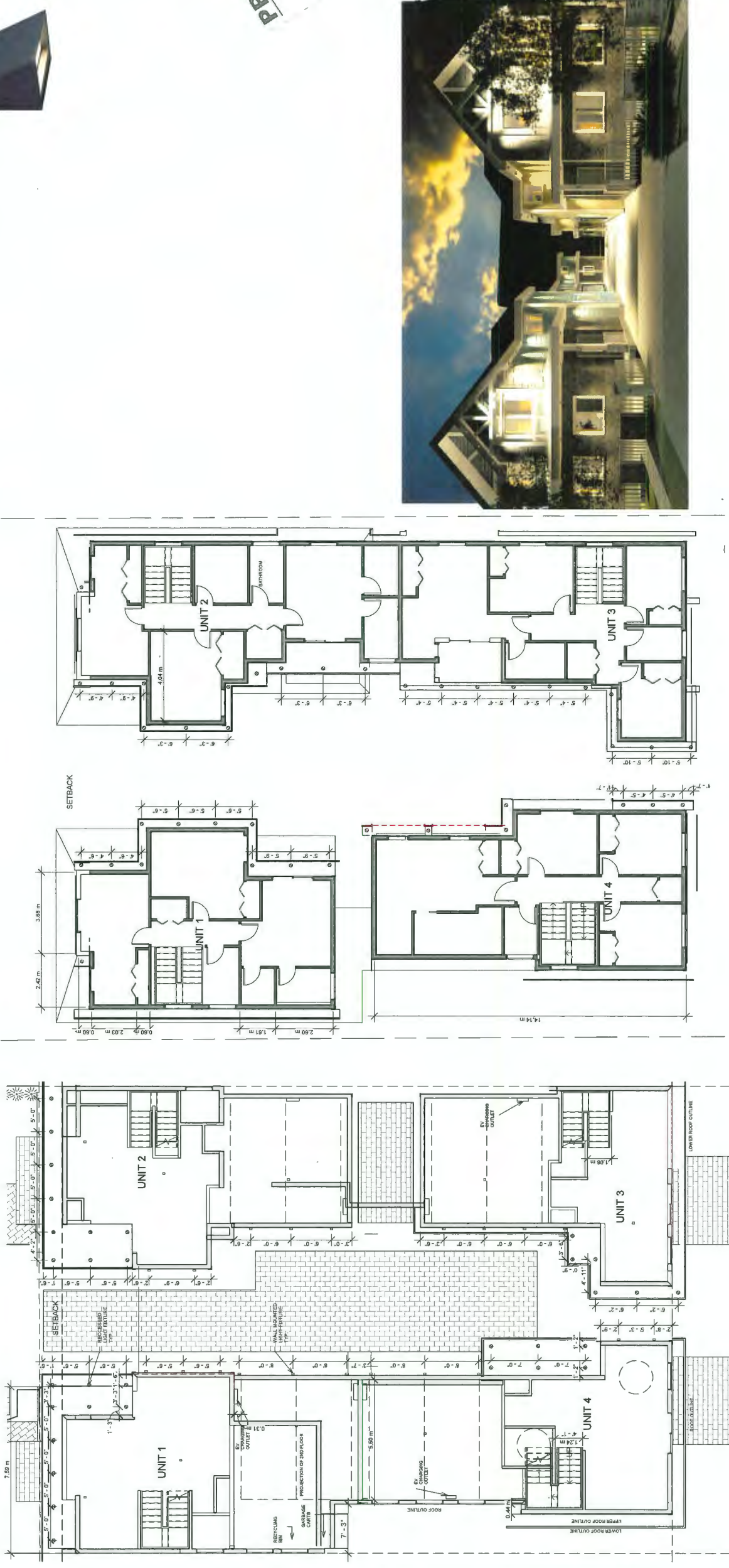
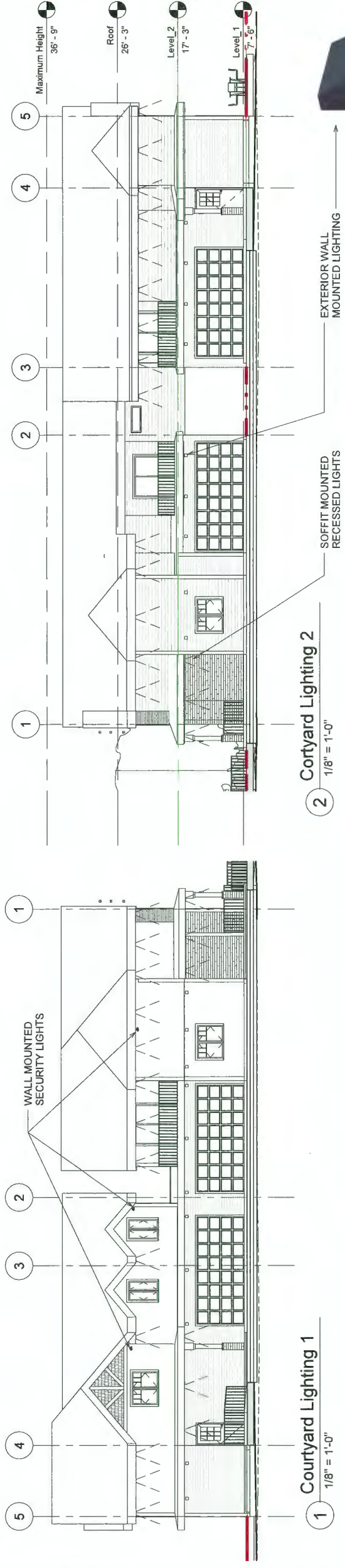
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PROJECT
DUPLEXES WITH SHARED DRIVEWAY
5500 Williams Road, Richmond, BC
ARCHITECTURAL
Lighting plans

DESIGNED	Designer	SEAL
DRAWN	Author	
SCALE	1/8" = 1'-0"	
DATE	04/07/20	

PROJECT NO. 1742WPK
DRAWING NO. A111
REV

THIS REVISION SUPERSEDES ANY PREVIOUS REVISION LETTER



PLAN 10

DP 20-890821

Lighting plan Level 2
1/8" = 1'-0"

Lighting Plan Level 2
1/8" = 1'-0"