



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: June 3, 2020

From: Wayne Craig
Director, Development

File: DP 19-858597

Re: Application by 0855855 B.C. Ltd. for a Development Permit at 9820 Alberta Road

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of six townhouse units at 9820 Alberta Road on a site zoned "Town Housing (ZT60) – North McLennan (City Centre)"; and
2. Vary the provision of Richmond Zoning Bylaw 8500 to reduce the minimum east side yard setback from 3.0 m to 2.25 m.

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

WC:na
Att. 2

Staff Report

Origin

0855855 B.C Ltd. has applied to the City of Richmond for permission to develop six three-storey townhouse units at 9820 Alberta Road on a site zoned “Town Housing (ZT60) – North McLennan (City Centre)”, with vehicle access from the adjacent property at 9840 Alberta Road. The site currently contains a single detached dwelling, which will be demolished. A location map is provided in Attachment 1.

The site is being rezoned from “Single Detached (RS1/F)” to “Town Housing (ZT60) – North McLennan (City Centre)” for this project under Bylaw 9960 (RZ 16-742260), which received third reading following the Public Hearing on February 19, 2019.

Removal of the existing driveway crossing and other frontage improvements including replacement of the street tree in front of the site, and service connections will be done through a City Work Order at the developer’s cost prior to the issuance of a Building Permit.

Development Information

Please refer to attached Development Application Data Sheet (Attachment 2) 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 Alberta Road, single detached dwellings zoned “Single Detached (RS1/F)”.
- To the South: A three-storey townhouse development zoned “Town Housing (ZT60) – North McLennan (City Centre)” and A.R. MacNeill Secondary School to the southwest.
- To the East: A three-storey townhouse development zoned “Town Housing (ZT60) – North McLennan (City Centre)”.
- To the West: A three-storey townhouse development zoned “Town Housing (ZT60) – North McLennan (City Centre).”

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage: [staff comments added in ***bold italics***]

- Compliance with Development Permit Guidelines for multiple-family projects in the 2041 Official Community Plan Bylaw 9000 and the City Centre Area Plan.
 - ***The project provides quality form and character that follows the Development Permit Guidelines for townhouse development and compliments the established housing form in the immediate vicinity.***

- Refinement of the character and form of building elevations including materials to create an interesting streetscape along Alberta Road and the internal drive aisle.
 - *Articulation and a variety of materials and colours provide for well balanced building form and character.*
- Review of the size and species of replacement trees, and landscape plan to ensure bylaw compliance and to achieve a mix of conifer and deciduous trees on-site and along the frontage.
 - *A mix of conifer and deciduous replacement trees have been included as part of the landscape plan to ensure more local plant species are provided in the neighbourhood.*
- Refinement of the outdoor amenity area design.
 - *The shared outdoor amenity on-site is proposed to be combined with the existing amenity space for the adjacent townhouse development. This proposal incorporates an amenity design that compliments the design of the existing play amenities on the adjacent development site. A legal agreement was secured through the Rezoning application to ensure cross-access to the shared amenity space is provided for both properties.*
- Review of aging-in-place features and the design of the convertible unit.
 - *Future considerations for the convertible unit like the vertical lift are included in the design of Unit 3. Aging-in-place features have been implemented in each unit.*
- Review of a sustainability strategy for the development including measures to achieve BC Energy Step Code and acoustical requirements.
 - *A statement on meeting BC Energy Step Code – Step 3 was provided, reviewed, and deemed acceptable by Sustainability Staff.*
 - *An Acoustic report and Thermal report was provided as per the Rezoning Considerations to ensure demonstration of the interior noise levels and noise mitigation standards comply with the OCP and Noise Bylaw requirements.*

The Public Hearing for the rezoning of this site was held on February 19, 2019. No concerns regarding the rezoning application were expressed at the Public Hearing.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the “Town Housing (ZT60) – North McLennan (City Centre)” zone except for the zoning variances noted below.

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

The applicant requests to vary the provision of Richmond Zoning Bylaw 8500 to reduce the minimum east side yard setback from 3.0 m to 2.25 m.

The variance was identified at the time of the rezoning application. Staff supports the proposed variance which accommodates at grade private outdoor space along the western portion of the northern building cluster on the site. The separation between the northern building and the adjacent units on the neighbouring site across the north-south drive aisle remains adequate and there are no concerns of shadowing between the two developments.

Advisory Design Panel Comments

The application was not forwarded to the Advisory Design Panel for comments due to the relatively small scale of the project.

Analysis***Conditions of Adjacency***

- The proposed height, building form, siting and orientation of the buildings respect the massing, and is similar in character with existing surrounding residential townhouse developments.
- The reduced east side yard setback from 3.0 m to 2.25 m provides adequate separation of approximately 10.7 m between the three-storey townhouse units across the shared drive aisle.
- The applicant has provided a shadow study demonstrating how the units and landscaped areas will be impacted by the placement of the buildings. The shared amenity area and neighbouring property to the east is provided with adequate lighting throughout the year.

Urban Design and Site Planning

- The six three-storey townhouse units proposed in two triplex clusters will be accessed via a shared driveway located on 9840 Alberta Road, which was secured via a statutory right-of-way (SRW) at the time of the rezoning of that property. This development incorporates a minor widening of the access to Alberta Road and the internal drive isle will facilitate vehicle turn around for both properties. Registration of an SRW is a requirement of rezoning adoption to ensure cross-access is provided to the subject property
- The applicant has an agreement with the neighbouring Strata regarding maintenance and cost sharing of the shared driveway.
- The common outdoor amenity area is proposed to be located in the southeast corner of the site and will act as an extension to the existing outdoor amenity area for the neighbouring development. The common outdoor amenity space will be in excess of the Official Community Plan (OCP) guidelines with approximately 67 m² of onsite amenity space and a combined total of 143 m² with the adjacent townhouse development.
- Registration of a cross-access agreement, including future removal of the fence through the outdoor amenity area, is required prior to rezoning adoption for the purpose of shared use of the proposed outdoor amenity space on the subject property between the two properties.
- The provision of private outdoor spaces exceeds the Development Guidelines of 30 m² per unit. All of the private outdoor spaces can be accessed either directly from the at grade living space or via balconies.

- Two parking spaces are provided per unit in tandem arrangement, which complies with the Town Housing (ZT60) – North McLennan (City Centre) zone.
- A total of two visitor parking spaces are provided on site for the subject property.
- A total of 12 Class-1 (long-term) bicycle parking spaces are provided within the garages and two Class-2 (short-term) bicycle parking spaces are next to the garbage and recycling area.
- The garbage and recycling enclosure is located just off the main vehicle entry to the site for easy access. The bins are enclosed against the north building with a façade that matches well with the rest of the building.

Architectural Form and Character

- The overall appearance of the proposal conforms to the Design Guidelines of the North McLennan area and is consistent with the character of the surrounding area.
- The building forms are well articulated. Visual interest has been incorporated with gable roofs, bay windows, entry porches, hutches, and a mix of materials and colours.
- A pedestrian scale is provided at the ground floor level of the units along the internal drive aisle by the inclusion of windows, doors, balconies, and landscape features.
- Relationship to the Alberta Road frontage is enhanced by including an access to one of the units, and appropriate building massing, articulation and character for the 3 unit building.
- The proposed building materials (hardi-plank siding, wood trims, wood batten, double glazed vinyl framed window, and asphalt roof shingles) are generally consistent with the neighbourhood character and Design Guidelines.
- Articulation is added through the use of entry canopies and roof form. Colour choice is satisfactory with the use of warmer tones of the taupe and greys for the siding, along with some browns, to provide balance to the warmer tones.
- Accessibility features that allow for aging in place have been incorporated into all six units of this development (i.e., blocking in all bathrooms for grab-bars, level handle for all doors, and lever faucet in all bathrooms and powder rooms).
- One convertible unit has been incorporated into the design. Alternate floor plans, demonstrating simple conversion potential to accommodate a person in a wheelchair, are provided (see alternative floor plans for Unit #3 where a vertical lift may be installed).

Landscape Design and Open Space Design

- Tree retention and compensation was reviewed at the rezoning stage. Two bylaw-sized trees were identified on-site and one is proposed to be removed due to general poor health condition. A total of two replacement trees are required to compensate for the removal of the one on-site bylaw-sized tree. One bylaw-sized Lawson Cypress tree of 9.0 m in height and a 22 cm stem diameter will be retained in the northwest corner of the site.
- Tree protection fencing will be required prior to any construction activities occurring on-site. A contract with a certified arborist to oversee site preparation activities on-site and supervise any constructions and hard surface paving within the protection zone is required.
- The landscape design includes the planting of 10 new trees (including large calliper and ornamental species) and a variety of shrubs and ground covers, which meets the Official Community Plan (OCP) guidelines for tree replacement and landscaping.
- A lush landscape consisting of flowering trees, shrubs, and ground covers is proposed along the street frontages to provide seasonal changes.

- Drought tolerant and native planting materials are incorporated into the landscaping design.
- Permeable pavers are proposed to allow for higher storm water infiltration potential.
- Hard surfaced landscaping is also proposed through a mixture of asphalt and a permeable paving system to help soften the appearance of the internal drive-aisle and helps identify areas of interest such as the amenity area and visitor parking.
- The child's play area includes open space as well as a daisy desk and caterpillar for engaged learning. The neighbouring site's amenity space provides further open space, a sandbox, a bench, bicycle parking, trees and shrubs.
- An irrigation system is proposed for all landscaped areas for the purpose of maintaining healthy and long lasting live landscaping.
- Prior to issuance of the development permit the applicant is to provide security for landscaping in the amount of \$40,554.92 to ensure proposed landscaping and the survival of protected trees upon completion.

Crime Prevention Through Environmental Design

- The proposed plan provides good edge features along the site to separate public and private space, giving the site a good sense of territoriality to residents and visitors.
- Building orientation and landscaping features provide good sight lines and view angles throughout the site.
- All amenities, including the outdoor amenity area, the mailbox, and garbage/recycling enclosures, are located in highly visible area and will receive passive surveillance from the street and buildings.

Sustainability

- The applicant advises that the project will include sustainability features such as the use of energy efficient appliances, use Low-E glass, and insulation beneath entire ground floor slabs (not including garage).
- Step 3 of the BC Energy Step Code will be achieved for the proposed development and the sustainability strategy provided to City Staff has been deemed acceptable to meet requirements.

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.



Nathan Andrews
Planning Technician
(604-247-4911)

NA:ml/blg

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$40,554.92.

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

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

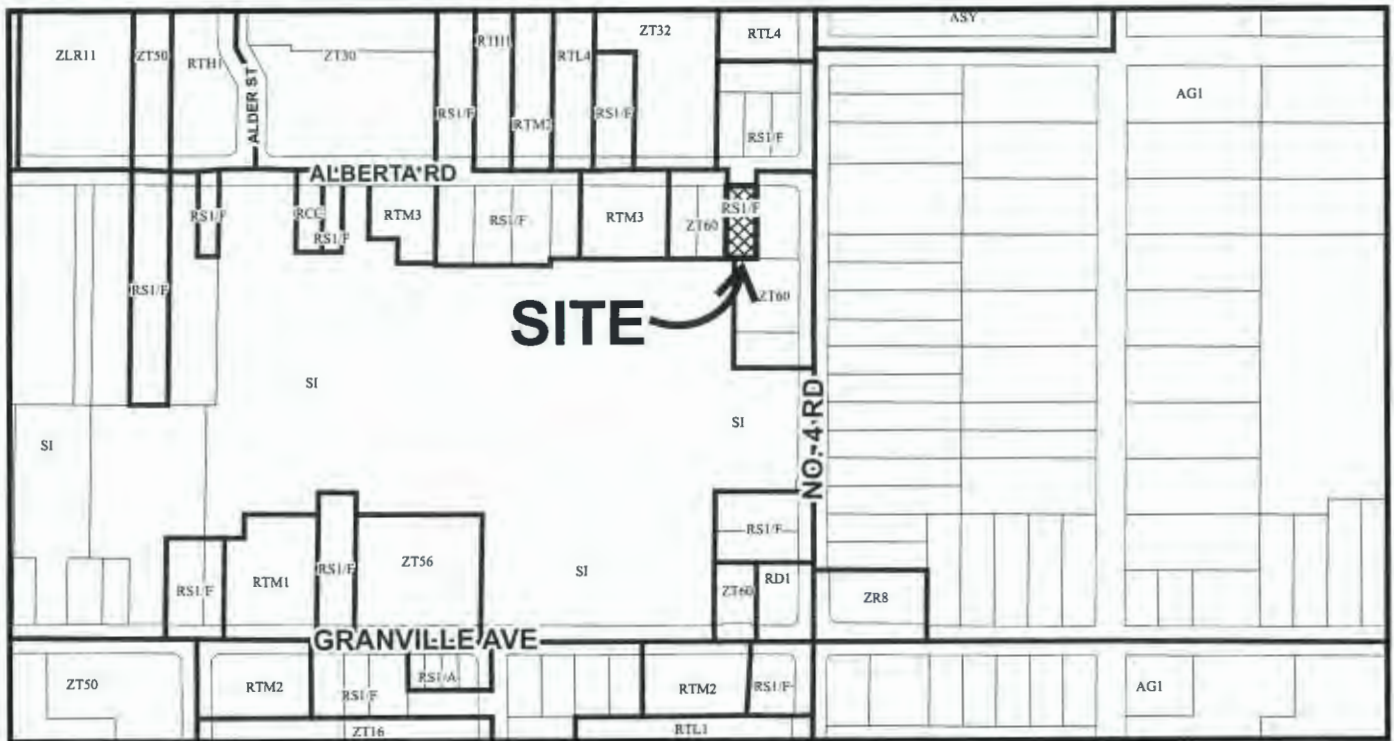
- Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

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.
- A Servicing Agreement is not required. Removal of the existing driveway crossing and other frontage improvements including replacement of the street tree in front of the site, and service connections will be done through a work order at the developer's cost.



City of
Richmond



DP 19-858597

Original Date: 04/26/19

Revision Date:

Note: Dimensions are in METRES



DP 19-858597

Attachment 2

Address: 9820 Alberta Road

Applicant: 0855855 B.C. Ltd.

Owner: 0855855 B.C. Ltd.

Planning Area(s): North McLennan (City Centre)

	Existing	Proposed
Site Area:	1,012 m ²	1,012 m ²
Land Uses:	Single Detached Dwelling	Townhouses
OCP Designation:	Neighbourhood Residential	No Change
Zoning:	Single Detached (RS1/F)	Townhousing (ZT60)
Number of Units:	1	6

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	0.65	none permitted
Lot Coverage:	Max. 40%	35%	none
Lot Size:	Min. 1,010 m ²	1,012 m ²	none
Setback – Front Yard:	Min. 6 m	6 m	none
Setback – Side Yard (East):	Min. 3 m	2.25 m	Variance required
Setback – Side Yard (West):	Min. 3 m	3.22 m	none
Setback – Rear Yard:	Min. 3 m	6.24 m	none
Height (m):	Max. 12 m and 3 storeys	11.85 m (3 storeys)	none
Off-street Parking Spaces – Regular/Commercial:	1.4 (R) and 0.2 (V) per unit	2 (R) per unit and 0.2 (V) per unit	none
Total off-street Spaces:	11	14	none
Tandem Parking Spaces	100% Permitted	100% 6 tandem (12 spaces)	none
Bicycle Parking	Class 1: 1.25 spaces/unit Class 2: 0.2 space/unit	Class 1: 2 spaces/unit Class 2: 0.2 space/unit	none
Amenity Space – Indoor:	Min. 50 m ²	Cash in lieu (\$6,000)	none
Amenity Space – Outdoor:	Shared: Min. 36 m ² Private: Min. 30 m ² /unit	Shared: Min. 67.5 m ² Private: Min. 30 m ² /unit	none



City of Richmond

Development Permit

No. DP 19-858597

To the Holder: 0855855 BC LTD.
Property Address: 9820 ALBERTA ROAD
Address: C/O 130 - 4471 NO. 6 ROAD
RICHMOND, BC V6V 1P8

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 east side yard setback from 3.0 m to 2.25 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 #15 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 \$40,554.92 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 19-858597

To the Holder: 0855855 BC LTD.
Property Address: 9820 ALBERTA ROAD
Address: C/O 130 - 4471 NO. 6 ROAD
RICHMOND, BC V6V 1P8

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

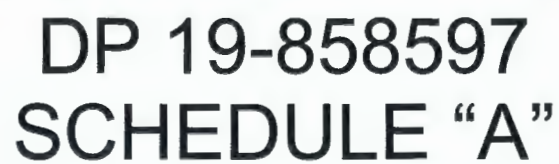
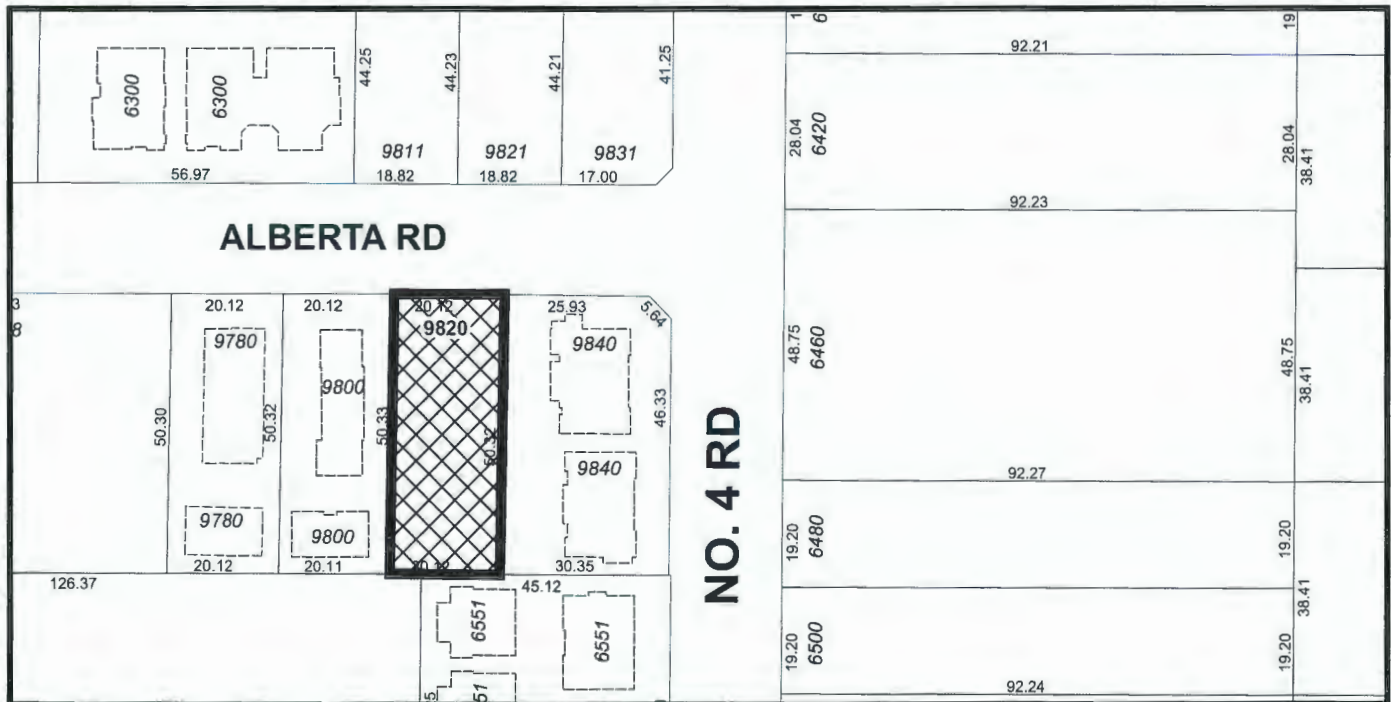
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR

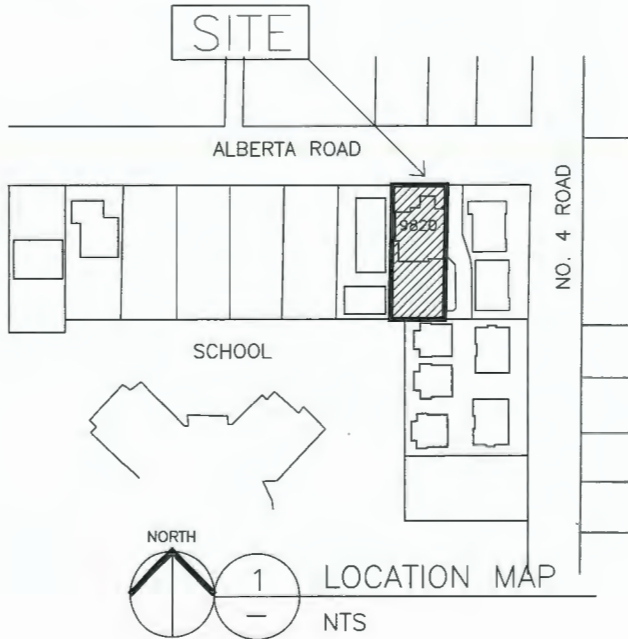


Note: Dimensions are in METRES

PROPOSED TOWNHOUSE DEVELOPMENT AT 9820 ALBERTA ROAD, RICHMOND, BC

DEVELOPMENT DATA

(A) CIVIC ADDRESS:	9820 ALBERTA ROAD, RICHMOND, BC		
(B) LEGAL DESCRIPTION:	LOT 7, SECTION 10, BLOCK 4 NORTH, RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 1712		
(C) LOT AREA:	1,012 SM (10,893 SF)		
(D) ZONING USE	CURRENT: RS1/F, (PROPOSED: ZT60)		
	CURRENT ZONING	PROPOSED REZONING	PROPOSED
	(UNDER RS1/F ZONING)	(ZT60)	
(E) FLOOR AREA RATIO	0.55 TO 454.5 SM 0.3 TO REST OF SITE AREA	0.65 TOTAL FLOOR AREA 0.65 X1,012 SM = 657.8 SM (7,080 SF)	0.65 657.5 SM (7077 SF) FAR FLOOR AREA
(F) NUMBER OF UNIT:	1 PER LOT	6 UNITS	6 UNITS
(G) BUILDING COVERAGE:	MAX - 45%	MAX - 40% LIVE PLANT MIN - 25% NON-POROUS - 65%	35.5% (3864 SQ. FT.) 30.25% SEE LANDSCAPE DRAWINGS 65% SEE LANDSCAPE DRAWINGS
(H) BUILDING HEIGHT:	MAX HEIGHT - 9M	MAX MAIN BUILDING HEIGHT - 12M	BUILDING HEIGHT - 11.85M (38'11")
(I) SETBACK:	FRONTYARD - 6M SIDEYARD - 2M REARYARD - 6M	FRONTYARD FACING ALBERTA RD - 6M EAST AND WEST SIDEYARD - 3M REAR YARD - 3M	FRONT YARD FACING ALBERTA RD - 6.02M (19'9") EAST SIDE YARD - 2.25M (7'5") [VARIANCE REQUIRED] WEST SIDE YARD - 3.22M (10'7") REAR YARD - 6.24M (20'6")
(J) PARKING:	2 PER DWELLING UNIT	1.4 PER DWELLING UNITS X6 = 9 0.2 VISITOR PARKING / UNIT X6 = 2 TOTAL = 11 REQUIRED ZT60 ZONING ALLOW TANDEM PARKING	12 REGULAR IN TANDEM ARRANGEMENT VISITOR PARKING: 2 REGULAR
		VISITOR BICYCLE 0.2 PER DWELLING UNIT X6= 2 RESIDENTIAL BICYCLE STORAGE 1.25 PER DWELLING UNIT X6=8	BICYCLE VISITOR BIKE RACK 2 12 (INSIDE GARAGE)
(K) OUTDOOR SPACE		OUTDOOR AMENITY SPACE 6SM PER UNIT X6= 36 SM (388SF)	AMENITY SPACE PROVIDED: 67.3 SM (725 SQ. FT.)



DRAWING LIST

- A1- DEVELOPMENT SUMMARY
- A2- SITE PLAN (1/F)
- A2A- PARKING PLAN
- A3- SITE PLAN (2/F, 3/F & ROOF)
- A4- UNIT PLANS
- A5- UNIT PLANS
- A6- ELEVATIONS
- A7- ELEVATIONS
- A8- AREA DIAGRAM
- A9- FAR DIAGRAM
- A10- EXTERIOR COLOURS
- A11- EXTERIOR COLOURS
- A12- SHADOW STUDIES

THIS PROJECT SHALL MEET STEP CODE AS REQUIRED
BY THE CITY OF RICHMOND



ERIC LAW
ARCHITECT

eric.law.architect@gmail.com
216 288 WEST AVENUE VANCOUVER BC
V6T 1S5
TEL: (604) 505-2099

COPYRIGHT RESERVED. THIS PLAN AND
DESIGN ARE AT ALL TIMES TO REMAIN
THE EXCLUSIVE PROPERTY OF ERIC LAW
ARCHITECT INC AND MAY NOT BE USED
OR REPRODUCED WITHOUT WRITTEN
CONSENT. ALL INFORMATION SHOWN ON
THIS DRAWING IS FOR USE IN THIS
SPECIFIC PROJECT ONLY AND SHALL NOT
BE USED OTHERWISE WITHOUT WRITTEN
PERMISSION.

ISSUED
1. 2019.04.11 FOR DEVELOPMENT PERMIT APPLICATION
2. 2020.03.23 FOR CITY REVIEW
3. 2020.05.26 FOR CITY DP REVIEW
4. 2020.08.01 FOR CITY DP REVIEW

PROPOSED TOWNHOUSE
9820 ALBERTA ROAD
RICHMOND BC

DEVELOPMENT SUMMARY

PROJECT NUMBER:16-03
ISSUED: 6/1/2020
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-03_NAR_200601-DP.DWG

A1

PLAN # 1

DEVELOPMENT PERMIT

DP19-858597

**ERIC LAW
ARCHITECT**

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF ERIC LAW ARCHITECT INC AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. ALL INFORMATION SHOWN ON THIS DRAWING IS FOR USE IN THIS SPECIFIC PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION.

2019.04.11	FOR DEVELOPMENT PERMIT APPLICATION
2020.03.23	FOR CITY REVIEW
2020.05.26	FOR CITY DP REVIEW
2020.06.01	FOR CITY DP REVIEW

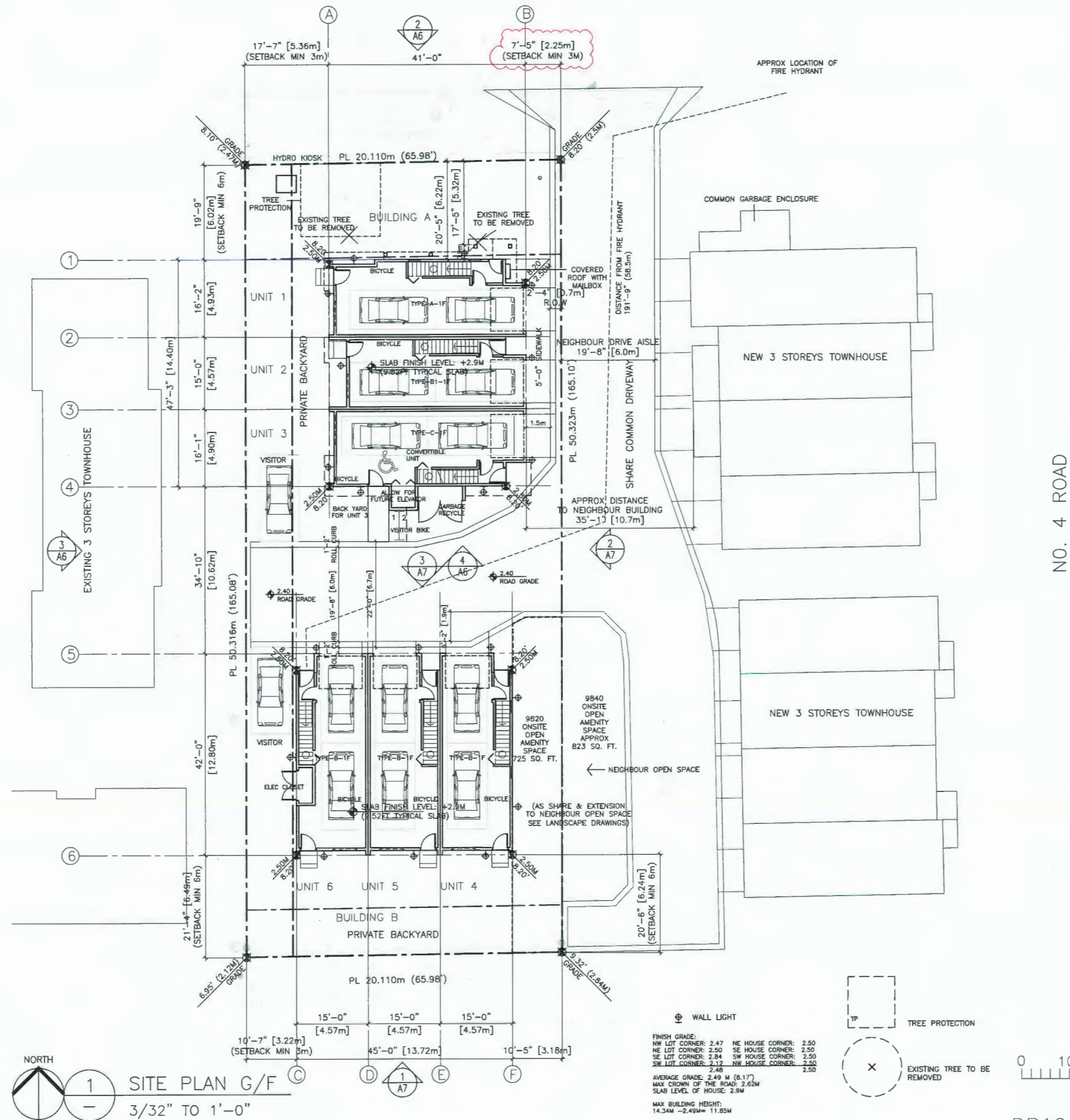
2020.05.31	DIMENSIONS ADDED TO HEIGHT AND SEPARATION TO NEIGHBOUR BLDG
2020.05.11	REVISE HEIGHT AND ADD COLOUR

SITE PLAN G/F

A2

PLAN # 2

DEVELOPMENT PERMIT



DP19-858597

ERIC LAW
ARCHITECT

ericlaw.architect@gmail.com
215 258 WEST AVENUE VANCOUVER BC
V5Y1N5

TEL: (604) 505-2099

COPYRIGHT RESERVED. THIS PLAN AND
DESIGN ARE AT ALL TIMES TO REMAIN
THE EXCLUSIVE PROPERTY OF ERIC LAW
ARCHITECT INC AND MAY NOT BE USED
OR REPRODUCED WITHOUT WRITTEN
CONSENT. ALL INFORMATION SHOWN ON
THIS DRAWING IS FOR USE IN THIS
SPECIFIC PROJECT ONLY AND SHALL NOT
BE USED OTHERWISE WITHOUT WRITTEN
PERMISSION.

ISSUED

1. 2019.04.11 FOR DEVELOPMENT PERMIT APPLICATION
2. 2020.03.23 FOR CITY REVIEW
3. 2020.05.26 FOR CITY DP REVIEW
4. 2020.06.01 FOR CITY DP REVIEW

2. 2020.05.31 DIMENSIONS ADDED TO HEIGHT AND
SEPARATION TO NEIGHBOUR BLDG
1. 2020.05.11 REVISE HEIGHT AND ADD COLOUR

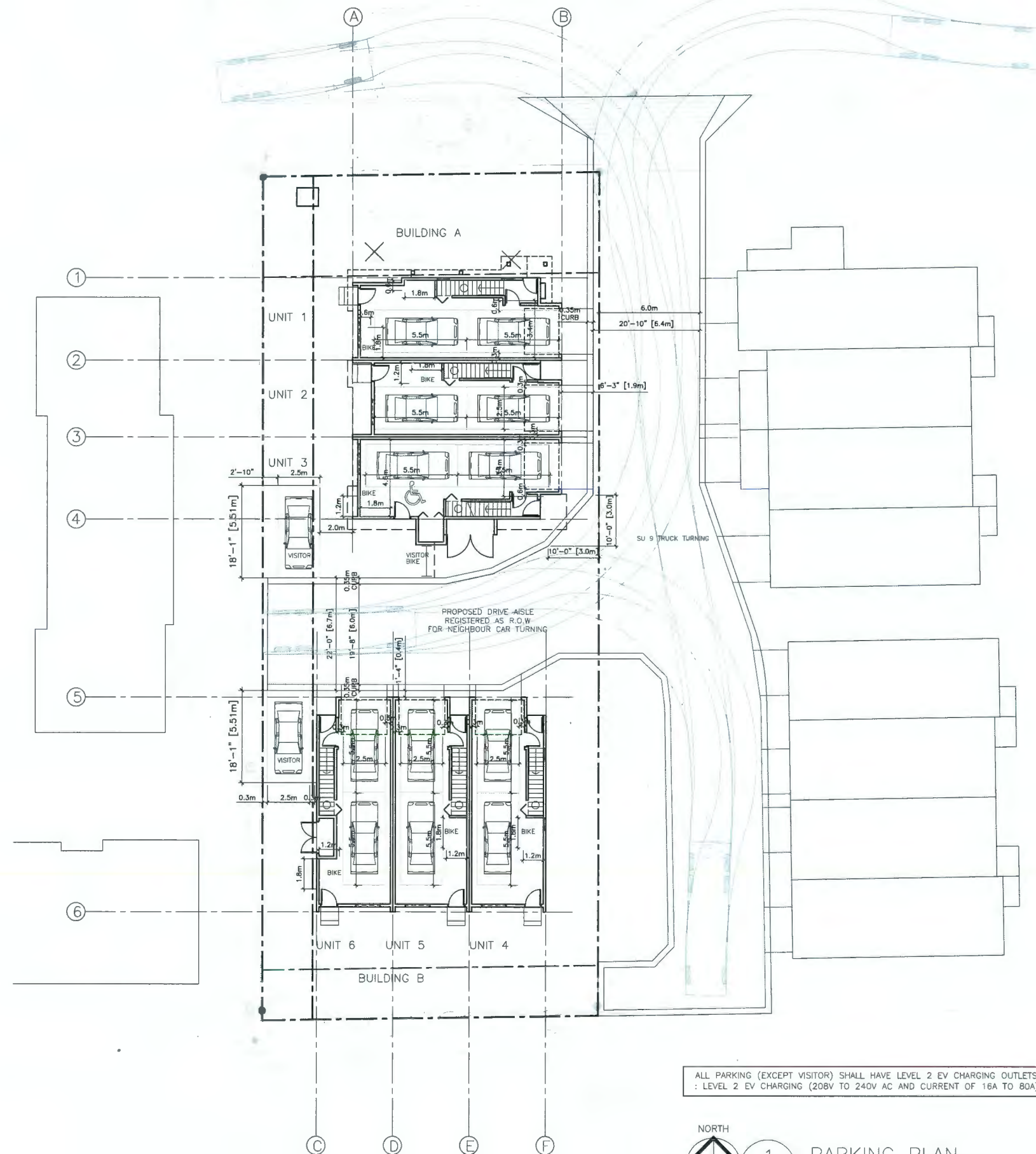
PROPOSED TOWNHOUSE
9820 ALBERTA ROAD
RICHMOND BC

PARKING PLAN

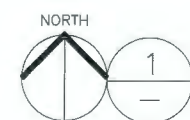
PROJECT NUMBER: 16-03
ISSUED: 6/1/2020
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-03_NAR_200601-0P.DWG

A2A

PLAN # 3
DEVELOPMENT PERMIT



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



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

0 10' 20'

DP19-858597

ERIC LAW ARCHITECT

ericlaw.architect@gmail.com
216 288 WEST AVENUE VANCOUVER BC
V6T 1N5
TEL: (604) 505-2099

COPYRIGHT RESERVED. THIS PLAN AND
DESIGN ARE AT ALL TIMES TO REMAIN
THE EXCLUSIVE PROPERTY OF ERIC LAW
ARCHITECT INC AND MAY NOT BE USED
OR REPRODUCED WITHOUT WRITTEN
CONSENT. ALL INFORMATION SHOWN ON
THIS DRAWING IS FOR USE IN THIS
SPECIFIC PROJECT ONLY AND SHALL NOT
BE USED OTHERWISE WITHOUT WRITTEN
PERMISSION.

ISSUED

1. 2018.04.11 FOR DEVELOPMENT PERMIT APPLICATION
2. 2020.03.23 FOR CITY REVIEW
3. 2020.05.26 FOR CITY DP REVIEW
4. 2020.06.01 FOR CITY DP REVIEW

2. 2020.05.31 DIMENSIONS ADDED TO HEIGHT AND
SEPARATION TO NEIGHBOUR BLDG
1. 2020.05.11 REVISE HEIGHT AND ADD COLOUR

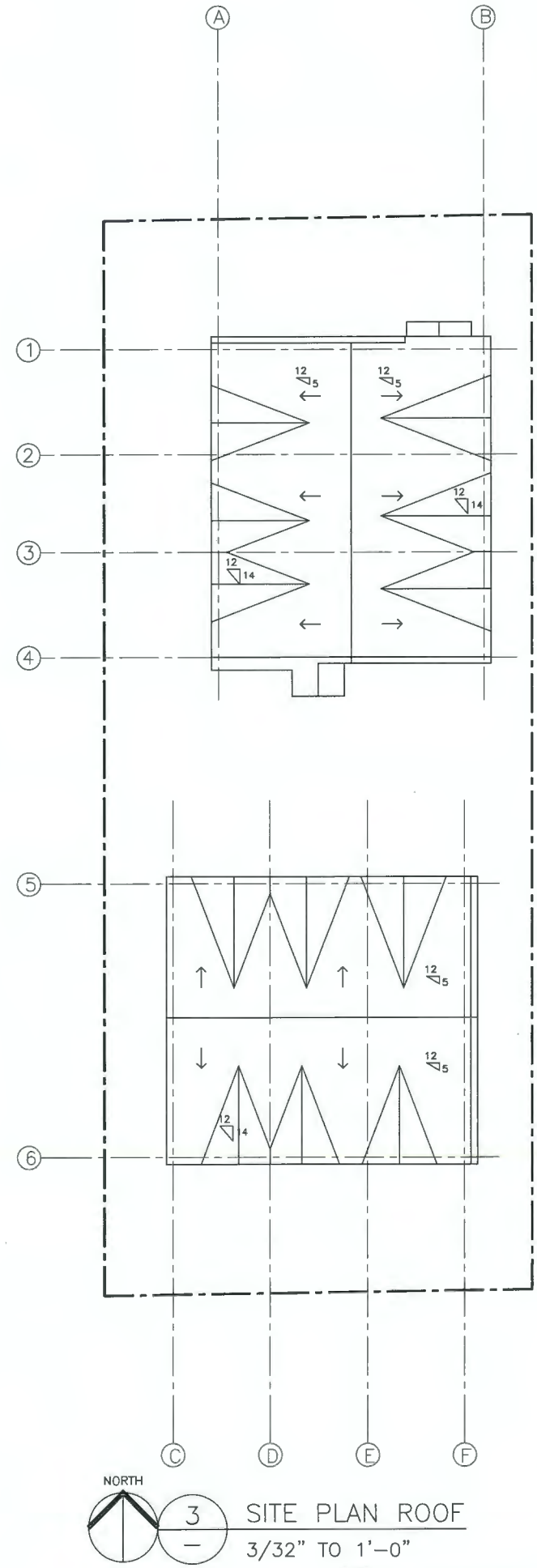
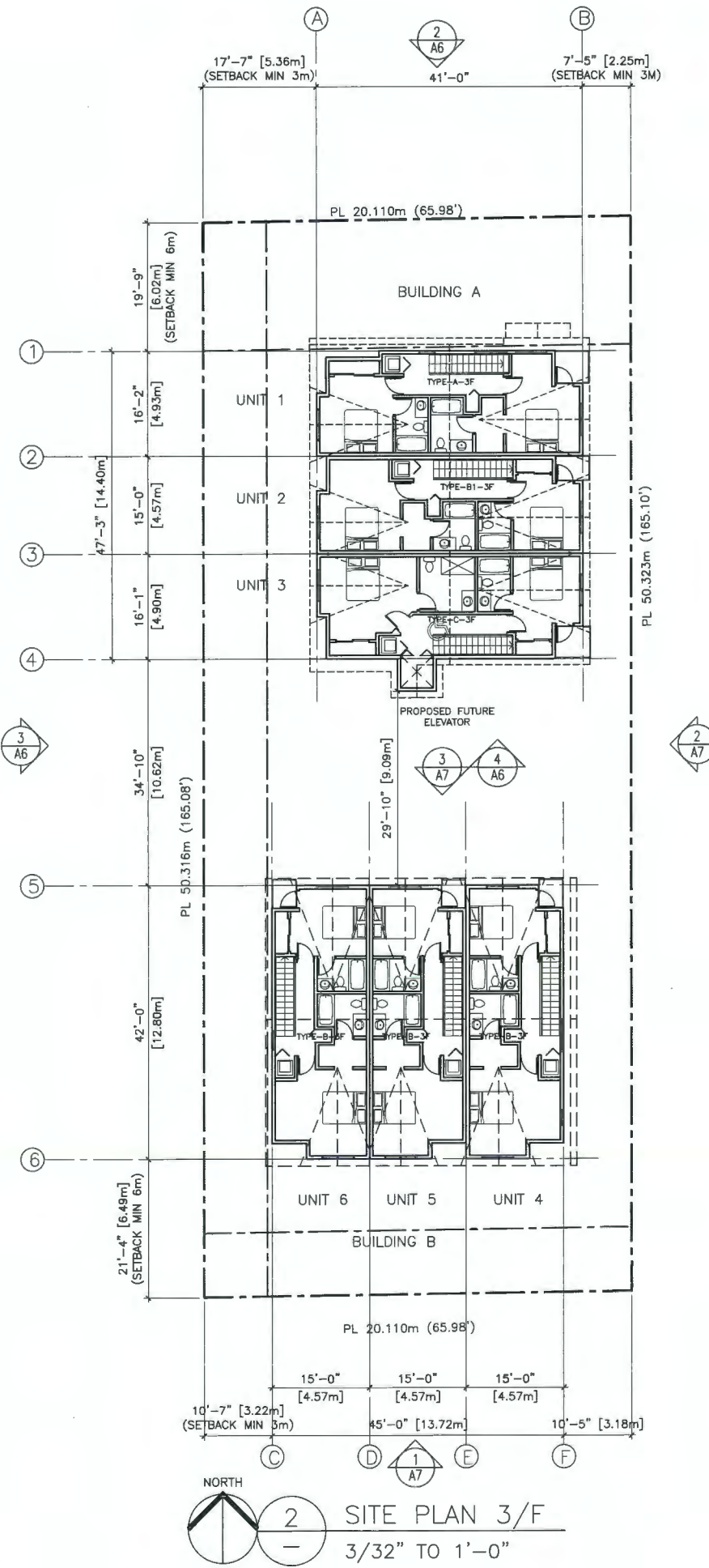
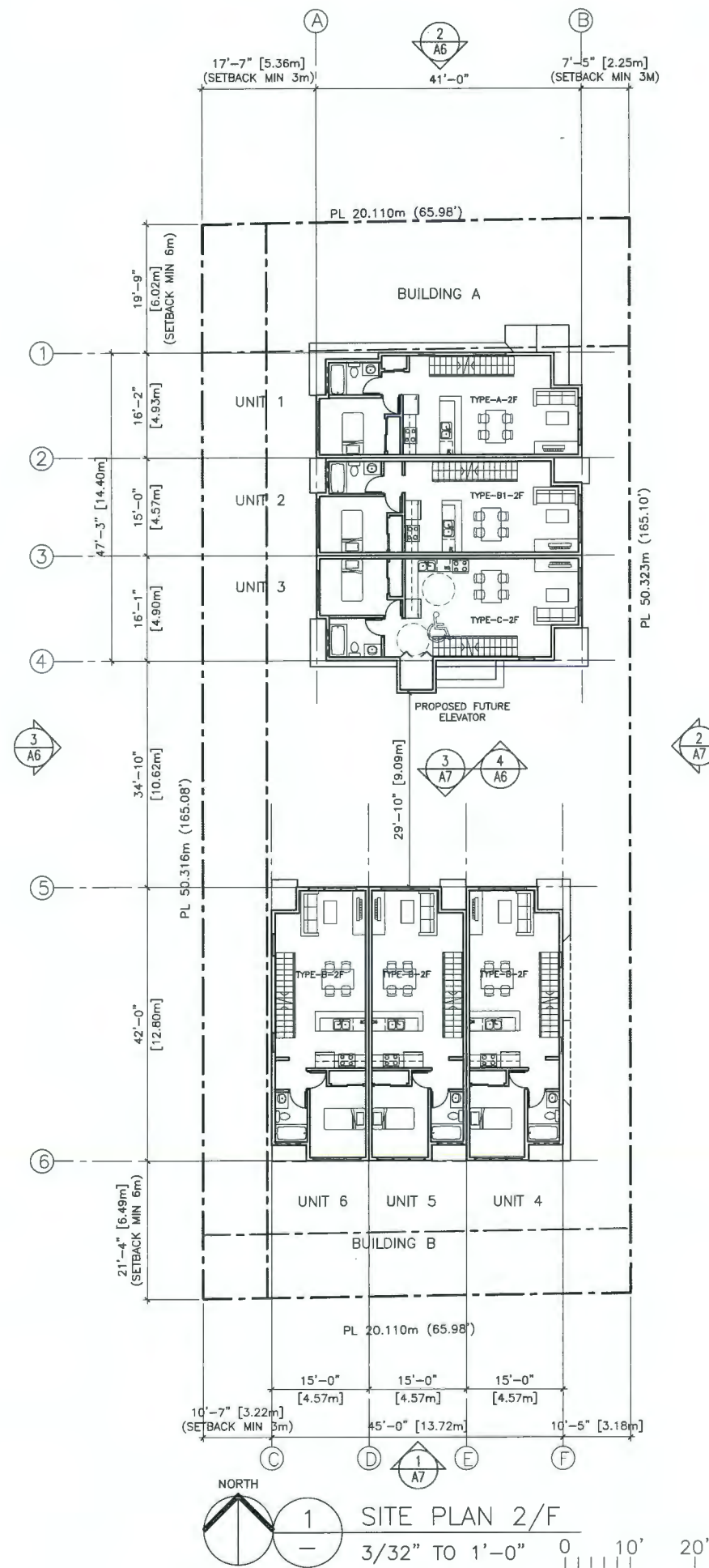
PROPOSED TOWNHOUSE
9820 ALBERTA ROAD
RICHMOND BC

SITE PLAN (2/F & 3/F)

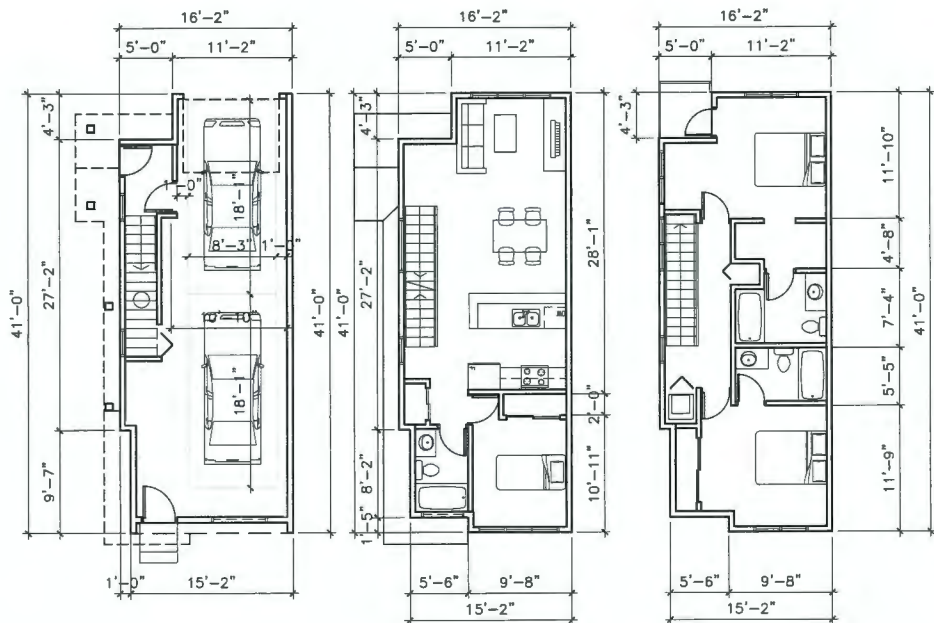
PROJECT NUMBER: 16-03
ISSUED: 6/1/2020
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-03_NAR_200601-DP.DWG

A3
PLAN # 4

DEVELOPMENT PERMIT



DP19-858597



1 LEVEL 1
1/8" TO 1'-0"

2 LEVEL 2
1/8" TO 1'-0"

3 LEVEL 3
1/8" TO 1'-0"

TYPE-A-1F

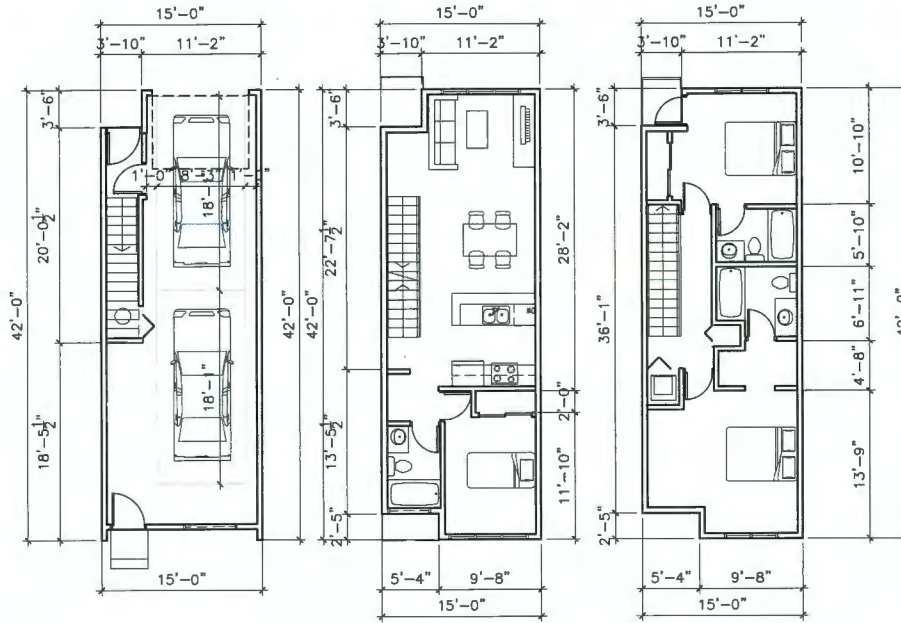
TYPE-A-2F

TYPE-A-3F

TYPE A UNIT PLAN

3 BEDROOM

TOTAL UNIT AREA: ±1317 SQ. FT.
INCLUDING STAIR AND G/F ENTRY



4 LEVEL 1
1/8" TO 1'-0"

5 LEVEL 2
1/8" TO 1'-0"

6 LEVEL 3
1/8" TO 1'-0"

TYPE-B-1F

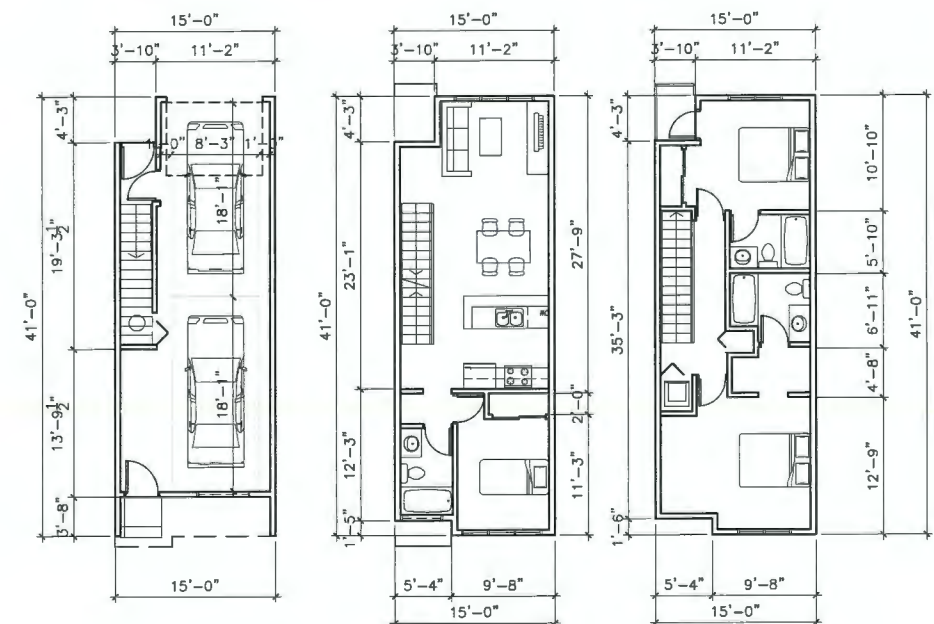
TYPE-B-2F

TYPE-B-3F

TYPE B UNIT PLAN

3 BEDROOM

TOTAL UNIT AREA: ±1267 SQ. FT.
INCLUDING STAIR AND G/F ENTRY



7 LEVEL 1
1/8" TO 1'-0"

8 LEVEL 2
1/8" TO 1'-0"

9 LEVEL 3
1/8" TO 1'-0"

TYPE-B1-1F

TYPE-B1-2F

TYPE-B1-3F

TYPE B1 UNIT PLAN

TOTAL UNIT AREA: ±1242 SQ. FT.
INCLUDING STAIR AND G/F ENTRY



ERIC LAW
ARCHITECT

ericlawarchitect@gmail.com
216 288 WESTH AVENUE VANCOUVER BC
V5T1N5

TEL: (604) 505-2099

COPYRIGHT RESERVED. THIS PLAN AND
DESIGN ARE AT ALL TIMES TO REMAIN
THE EXCLUSIVE PROPERTY OF ERIC LAW
ARCHITECT INC AND MAY NOT BE USED
OR REPRODUCED WITHOUT WRITTEN
CONSENT. ALL INFORMATION SHOWN ON
THIS DRAWING IS FOR USE IN THIS
SPECIFIC PROJECT ONLY AND SHALL NOT
BE USED OTHERWISE WITHOUT WRITTEN
PERMISSION.

ISSUED

1. 2019.04.11 FOR DEVELOPMENT PERMIT APPLICATION
2. 2020.03.23 FOR CITY REVIEW
3. 2020.05.26 FOR CITY DP REVIEW
4. 2020.06.01 FOR CITY DP REVIEW

PROPOSED TOWNHOUSE
9820 ALBERTA ROAD
RICHMOND BC

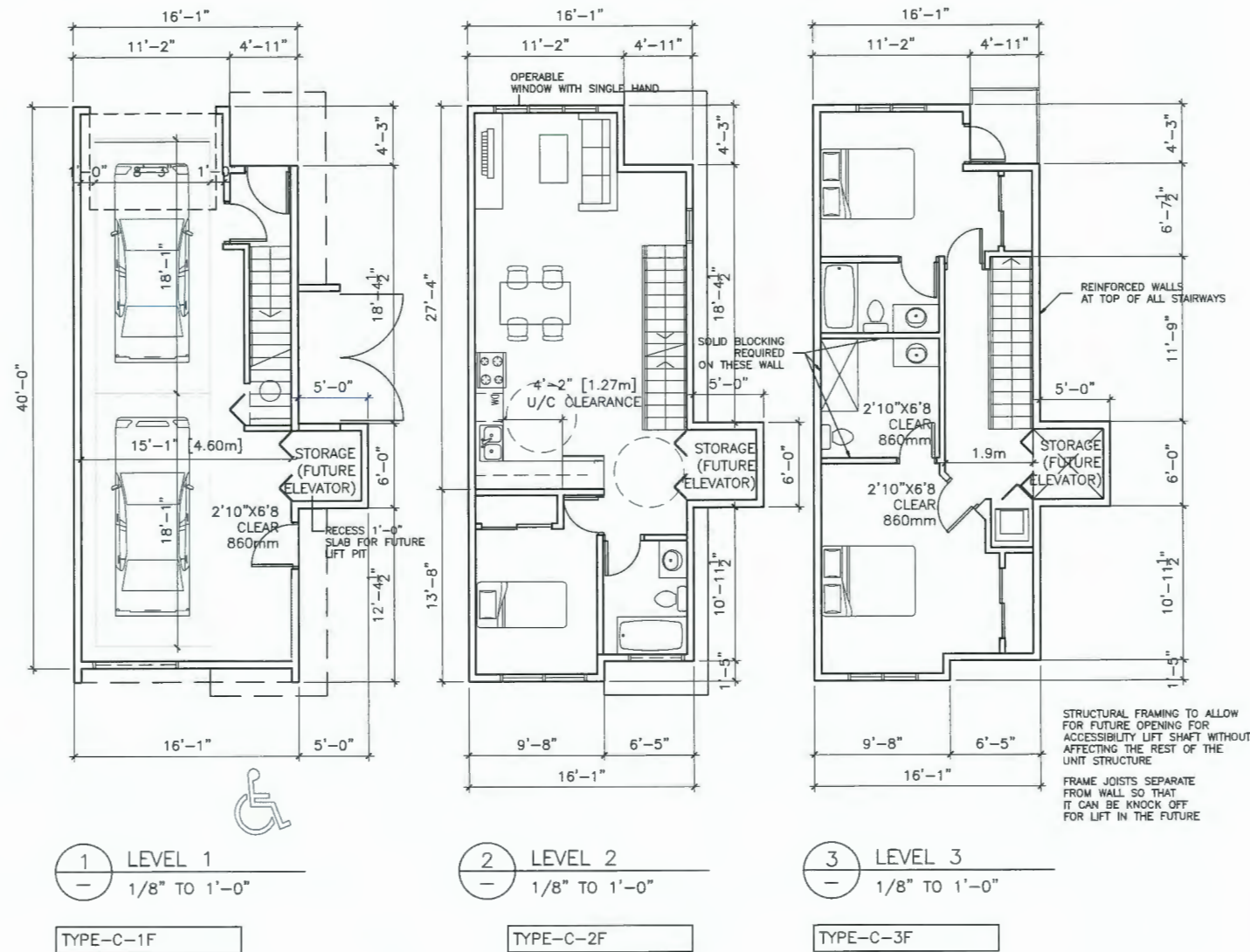
UNIT PLANS

PROJECT NUMBER: 16-03
ISSUED: 6/1/2020
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-03_NAR_200601-DP.DWG

A4
PLAN # 5

DEVELOPMENT PERMIT

DP19-858597



TYPE C UNIT PLAN

3 BEDROOM
TOTAL UNIT AREA: ±1383 SQ. FT.
INCLUDING STAIR AND G/F ENTRY



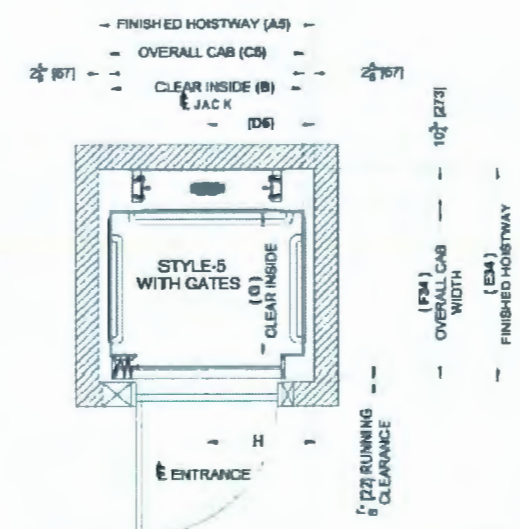
CONVERTIBLE UNIT GUIDELINES	
DOORS & DOORWAYS	<ul style="list-style-type: none"> ENTRY DOORS ARE A MINIMUM 863 MM BUT IDEALLY 914 MM AND HAVE CLEAR ACCESS. ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN. 1220 MM DEPTH BY DOOR WIDTH PLUS 600 MM ON LATCH SIDE (NOT NEEDED IF ROUGH IN WIRING PROVIDED FOR FUTURE AUTOMATIC DOOR OPENER). INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM AND 1 BEDROOM, MIN. 800 MM CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13 MM HEIGHT. DEMONSTRATE WHEELCHAIR ACCESS BETWEEN THE HALLWAY AND ROOMS AND WIDEN HALLWAY AND/OR DOORWAY(S) IF NECESSARY TO SECURE ACCESS. PATIO/BALCONY MIN. 860 MM CLEAR OPENING. NOTE HOW ACCESSED. - - ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE. LEVER-TYPE HANDLES FOR ALL DOORS.
VERTICAL CIRCULATION	<ul style="list-style-type: none"> STAIR LIFT, STAIRCASE WIDTH, FRAMING SUPPORT, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS. OR VERTICAL LIFT, DEPRESSED SLAB AREA, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS. FRAMING TO ACCOMMODATE SHAFT CONSTRUCTION WITHOUT IMPACT TO SURROUNDING STRUCTURE. AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2" X 12" SOLID LUMBER AT 914 MM TO CENTRE.
HALLWAYS	MIN. 900 MM WIDTH.
GARAGE	<ul style="list-style-type: none"> MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE WIDTH. ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING.
BATHROOM (MIN. 1)	<ul style="list-style-type: none"> TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT. WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION AT TOILET, TUB AND SHOWER. REINFORCED WITH 2" X 12" SOLID LUMBER IN ALL BATHTUB, SHOWER, AND TOILET LOCATIONS. LEVER-TYPE HANDLES FOR PLUMBING FIXTURES. PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS. CABINETS UNDERNEATH SINK(S) ARE EASILY REMOVED. DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT).
KITCHEN	<ul style="list-style-type: none"> CLEAR AREA NEEDED UNDER FUTURE WORK SPACE. PLUMBING AND GAS PIPES (IN-WALL AND IN-FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORK SPACE (STOVE, SINK & MIN. 810 MM WIDE COUNTER). ALL PIPES ARE BROUGHT IN NO HIGHER THAN 304 MM TO 355 MM TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL. CABINETS UNDERNEATH SINK ARE EASILY REMOVED. 1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM. LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
WINDOWS	MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)
OUTLETS & SWITCHES	<ul style="list-style-type: none"> PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE), ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS. UPGRADE TO FOUR-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM.

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

- PROVIDE PRE-DUCTING TO ACCOMMODATE FUTURE SOLAR HOT WATER HEATING
- AGING IN PLACE FEATURES SHALL BE PROVIDED TO ALL UNITS:
 - STAIRWELL HANDRAILS
 - LEVER TYPE HANDLES FOR PLUMBING FIXTURE AND DOOR HANDLES
 - SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILETS, BATHTUBS AND SHOWERS

TOWNHOUSE SHALL MEET CITY'S STEP CODE REQUIREMENTS

On / Off Same Side Front Configuration Style 5:



Cab Size	A5	B	C5	D5	E34	F34	G	H
36" x 48"	54 1/4"	48"	49"	27 1/8"	53 7/8"	42 1/4"	36"	27 1/8"
36" x 54"	60 1/4"	54"	55"	30 1/8"	53 7/8"	42 1/4"	36"	30 1/8"

ERIC LAW ARCHITECT

ericlaw.architect@gmail.com
218 288 W 11TH AVENUE VANCOUVER BC
V5Y1N5
TEL: (604) 505-2099

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF ERIC LAW ARCHITECT INC AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. ALL INFORMATION SHOWN ON THIS DRAWING IS FOR USE IN THIS SPECIFIC PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION.

ISSUED
1. 2019.04.11 FOR DEVELOPMENT PERMIT APPLICATION
2. 2020.03.23 FOR CITY REVIEW
3. 2020.05.26 FOR CITY DP REVIEW
4. 2020.06.01 FOR CITY DP REVIEW

PROPOSED TOWNHOUSE
9820 ALBERTA ROAD
RICHMOND BC

UNIT PLANS

PROJECT NUMBER: 16-03
ISSUED: 6/1/2020
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-03_NAR_200601-DP.DWG

A5

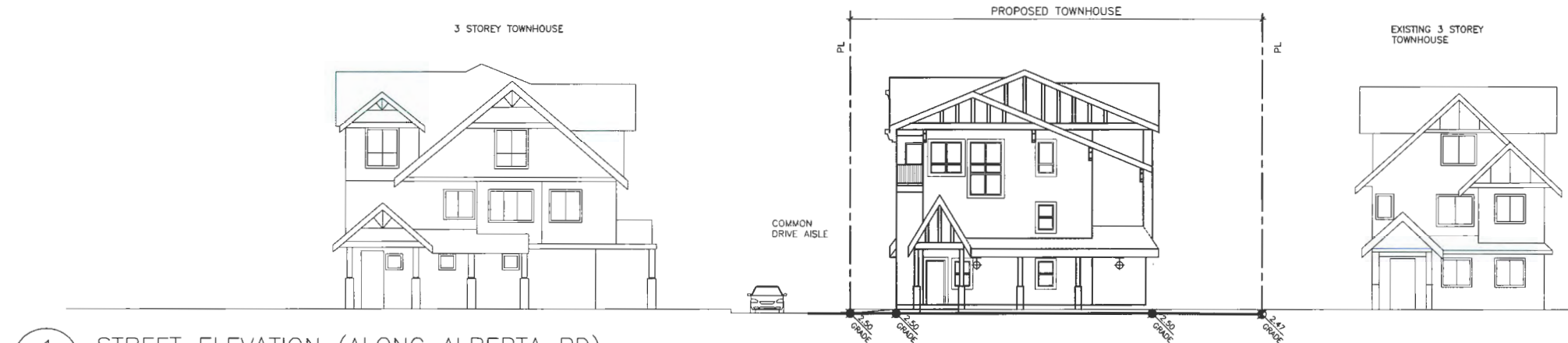
PLAN # 6

DEVELOPMENT PERMIT

ISSUED
1 2019.04.11 FOR DEVELOPMENT PERMIT APPLICATION
2 2020.03.23 FOR CITY REVIEW
3 2020.05.28 FOR CITY DP REVIEW
4 2020.06.01 FOR CITY DP REVIEW

- EXTERIOR FINISH LEGEND
- ① → BLACK ASPHALT SHINGLE ROOFING
 - ② → HARDI SIDING (8") WITH WOOD 6" TRIMS
 - ③ → HARDI SIDING (6") WITH TRIM
 - ④ → HARDI PANEL WITH VERTICAL TRIM
 - ⑤ → VINYL WINDOW WITH 6" TRIM
 - ⑥ → ASPHALT SHINGLE ROOF WITH KNEE BRACKET
 - ⑦ → ALUMINUM PICKET HANDRAIL
 - ⑧ → WOOD TRIM
 - ⑨ → OVERHEAD GARAGE DOOR WITH LITE PANEL

⊕ EXTERIOR LIGHT WITH LIGHT DIFFUSER



1 STREET ELEVATION (ALONG ALBERTA RD)
3/32" TO 1'-0"



2 BLDG-A NORTH ELEV
1/8" TO 1'-0"

3 BLDG-A & B WEST ELEV
1/8" TO 1'-0"

PROPOSED TOWNHOUSE
9820 ALBERTA ROAD
RICHMOND BC

ELEVATIONS

FINISH GRADE:
NW LOT CORNER: 2.47 NE HOUSE CORNER: 2.50
NE LOT CORNER: 2.50 SE HOUSE CORNER: 2.50
SE LOT CORNER: 2.84 SW HOUSE CORNER: 2.50
SW LOT CORNER: 2.12 NW HOUSE CORNER: 2.50
2.48 2.50

AVERAGE GRADE: 2.49 M (8.17')
MAX CROWN OF THE ROAD: 2.62M
SLAB LEVEL OF HOUSE: 2.9M

MAX BUILDING HEIGHT:
14.34M - 2.49M = 11.85M

PROJECT NUMBER: 16-03
ISSUED: 6/1/2020
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-03_NAR_200601-DP.DWG

A6
PLAN # 7

DP19-858597

DEVELOPMENT PERMIT

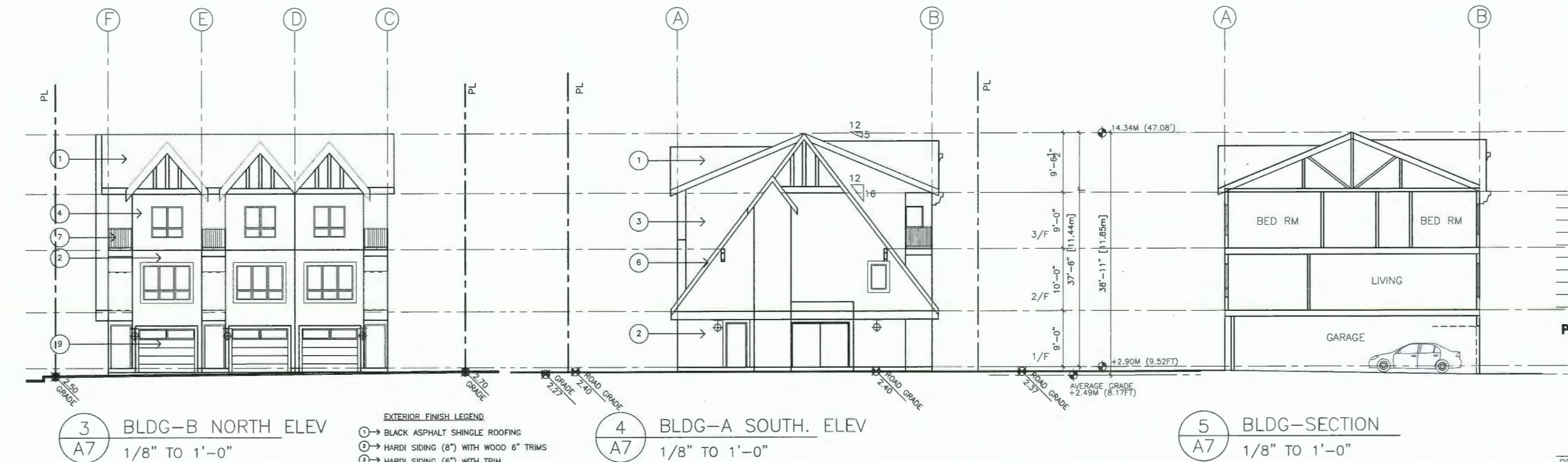
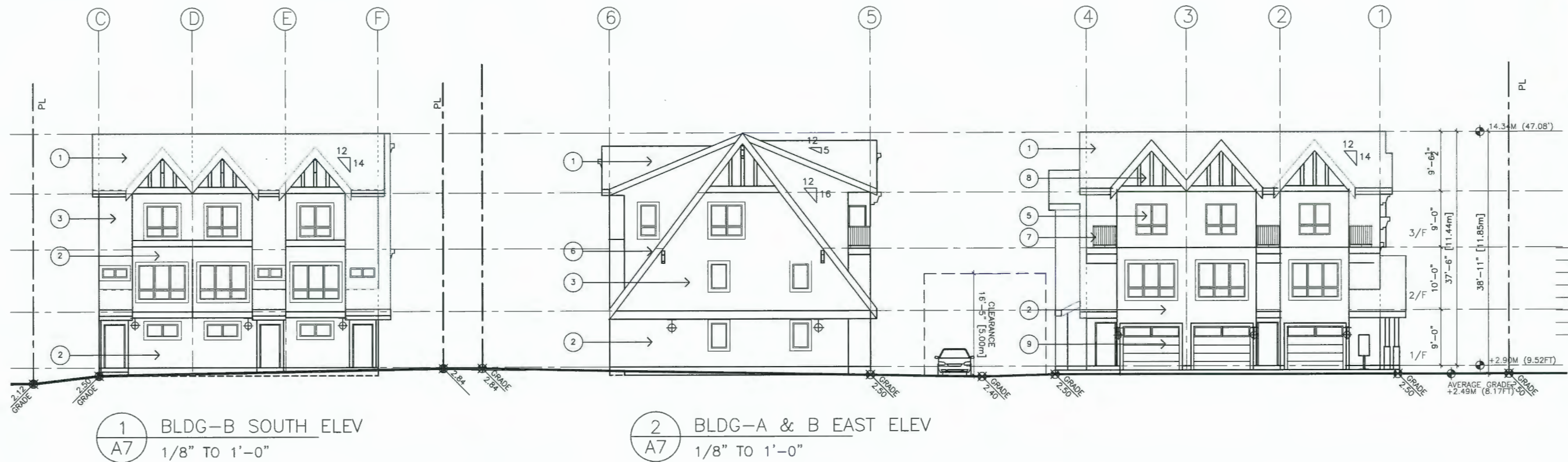
ERIC LAW ARCHITECT

ericlaw.architect@gmail.com
218 288 WEST AVENUE VANCOUVER BC
V6T 1S5
TEL: (604) 505-2099

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF ERIC LAW ARCHITECT INC AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. ALL INFORMATION SHOWN ON THIS DRAWING IS FOR USE IN THIS SPECIFIC PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION.

ISSUED

1. 2019.04.11 FOR DEVELOPMENT PERMIT APPLICATION
2. 2020.03.23 FOR CITY REVIEW
3. 2020.05.26 FOR CITY DP REVIEW
4. 2020.06.01 FOR CITY DP REVIEW



- EXTERIOR FINISH LEGEND**
- ① → BLACK ASPHALT SHINGLE ROOFING
 - ② → HARDI SIDING (8") WITH WOOD 6" TRIMS
 - ③ → HARDI SIDING (6") WITH TRIM
 - ④ → HARDI PANEL WITH VERTICAL TRIM
 - ⑤ → VINYL WINDOW WITH 6" TRIM
 - ⑥ → ASPHALT SHINGLE ROOF WITH KNEE BRACKET
 - ⑦ → ALUMINUM PICKET HANDRAIL
 - ⑧ → WOOD TRIM
 - ⑨ → OVERHEAD GARAGE DOOR WITH LITE PANEL

⊕ EXTERIOR LIGHT WITH LIGHT DIFFUSER

FINISH GRADE:
NW LOT CORNER: 2.47 NE HOUSE CORNER: 2.50
NE LOT CORNER: 2.50 SE HOUSE CORNER: 2.50
SE LOT CORNER: 2.84 SW HOUSE CORNER: 2.50
SW LOT CORNER: 2.12 NW HOUSE CORNER: 2.50
2.48
AVERAGE GRADE: 2.49 M (8.17')
MAX CROWN OF THE ROAD: 2.62M
SLAB LEVEL OF HOUSE: 2.9M
MAX BUILDING HEIGHT:
14.34M - 2.49M = 11.85M

PROPOSED TOWNHOUSE
9820 ALBERTA ROAD
RICHMOND BC

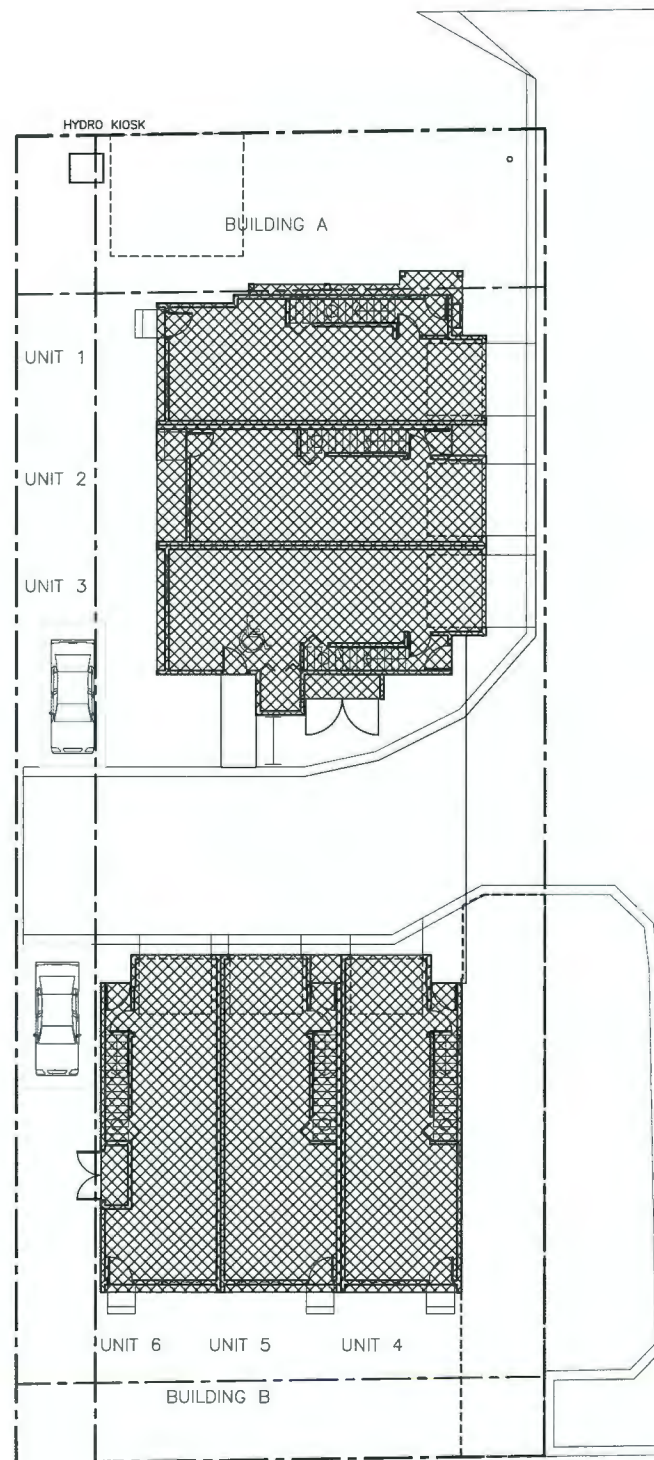
ELEVATIONS

PROJECT NUMBER: 16-03
ISSUED: 6/1/2020
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-03_NAR_200601-DP.DWG

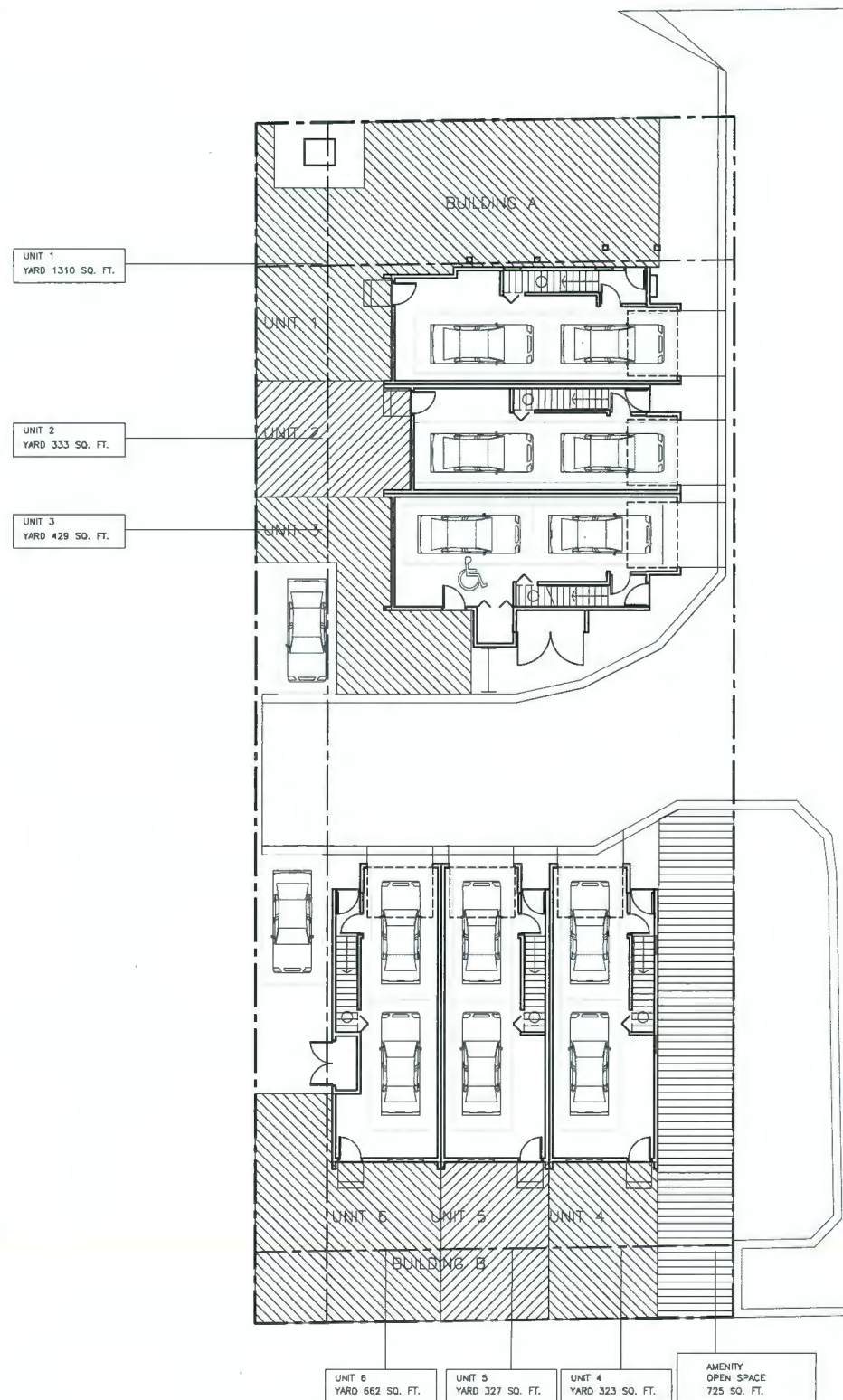
A7
PLAN # 8

DP19-858597

DEVELOPMENT PERMIT



1 SITE COVERAGE
3/32" TO 1'-0"
SITE COVERAGE AREA 3864 SQ. FT.



2 OPEN SPACE DIAGRAM
3/32" TO 1'-0"

ERIC LAW
ARCHITECT

ericlaw.architect@gmail.com
218 255 WEST AVENUE VANCOUVER BC
V5Y1N5
TEL: (604) 505-2099

COPYRIGHT RESERVED. THIS PLAN AND
DESIGN ARE AT ALL TIMES TO REMAIN
THE EXCLUSIVE PROPERTY OF ERIC LAW
ARCHITECT INC. AND MAY NOT BE USED
OR REPRODUCED WITHOUT WRITTEN
CONSENT. ALL INFORMATION SHOWN ON
THIS DRAWING IS FOR USE IN THIS
SPECIFIC PROJECT ONLY AND SHALL NOT
BE USED OTHERWISE WITHOUT WRITTEN
PERMISSION.

ISSUED
1. 2019.04.11 FOR DEVELOPMENT PERMIT APPLICATION
2. 2020.03.23 FOR CITY REVIEW
3. 2020.05.26 FOR CITY DP REVIEW
4. 2020.06.01 FOR CITY DP REVIEW

2 2020.05.31 DIMENSIONS ADDED TO HEIGHT AND
SEPARATION TO NEIGHBOUR BLDG
1 2020.05.11 REVISE HEIGHT AND ADD COLOUR

PROPOSED TOWNHOUSE
9820 ALBERTA ROAD
RICHMOND BC

AREA DIAGRAM

PROJECT NUMBER: 16-03
ISSUED: 6/1/2020
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-03_NAR_200601-OP.DWG

A8
PLAN #9
DEVELOPMENT PERMIT

DP19-858597



2
A6
ALSO REFER TO
BLDG-A NORTH ELEV
1/8" TO 1'-0"

3
A6
ALSO REFER TO
BLDG-A & B WEST ELEV
1/8" TO 1'-0"

COLOUR LEGEND

(A)	ROOF ASPHALT ROOF SHINGLE CHARCOAL
(B)	FASCIA BOARD, BRACKET MATCH BENJAMIN MOORE CC-542 WILLOW
(C)	BOARD AND BATTEN TRIM AND DOOR AND WINDOW TRIM MATCH BENJAMIN MOORE HC-85 FAIRVIEW TAUPE
(D)	HARDI SIDING AND PANEL MATCH BENJAMIN MOORE HC-172 REVERE PEWTER
(E)	HARDI SIDING MATCH BENJAMIN MOORE HC-104 COPLY GRAY
(F)	ENTRY DOOR MATCH BENJAMIN MOORE 2113-10 CHOCOLATE SUNDAE
(G)	GARAGE DOOR MATCH BENJAMIN MOORE 2113-10 CHOCOLATE SUNDAE

ERIC LAW
ARCHITECT

eric.law.architect@gmail.com
218 288 WEST AVENUE VANCOUVER BC
V5Y1N3
TEL: (604) 505-2099

COPYRIGHT RESERVED. THIS PLAN AND
DESIGN ARE AT ALL TIMES TO REMAIN
THE EXCLUSIVE PROPERTY OF ERIC LAW
ARCHITECT INC. AND MAY NOT BE USED
OR REPRODUCED WITHOUT WRITTEN
CONSENT. ALL INFORMATION SHOWN ON
THIS DRAWING IS FOR USE IN THIS
SPECIFIC PROJECT ONLY AND SHALL NOT
BE USED OTHERWISE WITHOUT WRITTEN
PERMISSION.

ISSUED

1. 2019.04.11 FOR DEVELOPMENT PERMIT APPLICATION
2. 2020.03.23 FOR CITY REVIEW
3. 2020.05.26 FOR CITY DP REVIEW
4. 2020.06.01 FOR CITY DP REVIEW

PROPOSED TOWNHOUSE
9820 ALBERTA ROAD
RICHMOND BC

EXTERIOR COLOURS

PROJECT NUMBER: 16-03
ISSUED: 6/1/2020
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-03_NAR_200601-DP.DWG

A10
PLAN # 10

DP19-858597

DEVELOPMENT PERMIT



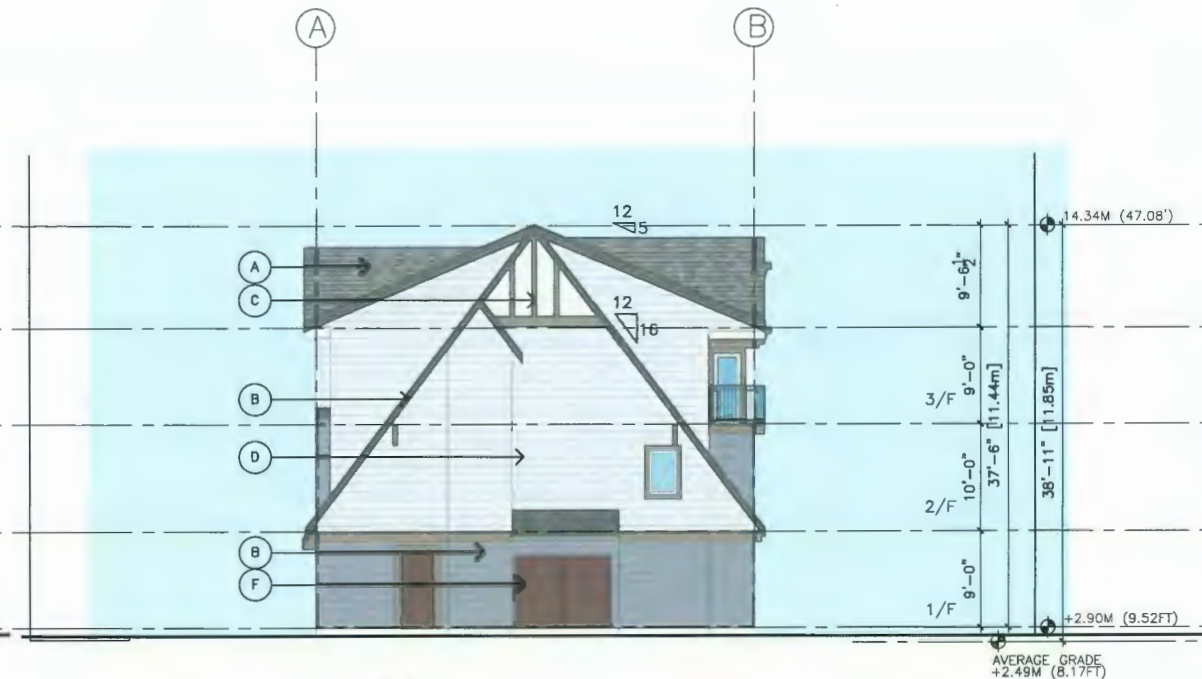
ALSO REFER TO
 1 BLDG-B SOUTH ELEV
 A7 1/8" TO 1'-0"



ALSO REFER TO
 2 BLDG-A & B EAST ELEV
 A7 1/8" TO 1'-0"



ALSO REFER TO
 3 BLDG-B NORTH ELEV
 A7 1/8" TO 1'-0"



ALSO REFER TO
 4 BLDG-A SOUTH. ELEV
 A7 1/8" TO 1'-0"

COLOUR LEGEND

	A → ROOF ASPHALT ROOF SHINGLE CHARCOAL
	B → FASCIA BOARD, BRACKET MATCH BENJAMIN MOORE CC-542 WILLOW
	C → BOARD AND BATTEN TRIM AND DOOR AND WINDOW TRIM MATCH BENJAMIN MOORE HC-85 FAIRVIEW TAUPE
	D → HARDI SIDING AND PANEL MATCH BENJAMIN MOORE HC-172 REVERE PEWTER
	E → HARDI SIDING MATCH BENJAMIN MOORE HC-104 COPLEY GRAY
	F → ENTRY DOOR MATCH BENJAMIN MOORE 2113-10 CHOCOLATE SUNDAE
	G → GARAGE DOOR MATCH BENJAMIN MOORE 2113-10 CHOCOLATE SUNDAE

ERIC LAW ARCHITECT

ericlawarchitect@gmail.com
 218 288 WEST AVENUE VANCOUVER BC
 V6Y 1N5
 TEL: (604) 505-2099

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF ERIC LAW ARCHITECT INC AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. ALL INFORMATION SHOWN ON THIS DRAWING IS FOR USE IN THIS SPECIFIC PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION.

ISSUED
1. 2018.04.11 FOR DEVELOPMENT PERMIT APPLICATION
2. 2020.03.23 FOR CITY REVIEW
3. 2020.05.26 FOR CITY DP REVIEW
4. 2020.06.01 FOR CITY DP REVIEW

PROPOSED TOWNHOUSE
9820 ALBERTA ROAD
RICHMOND BC

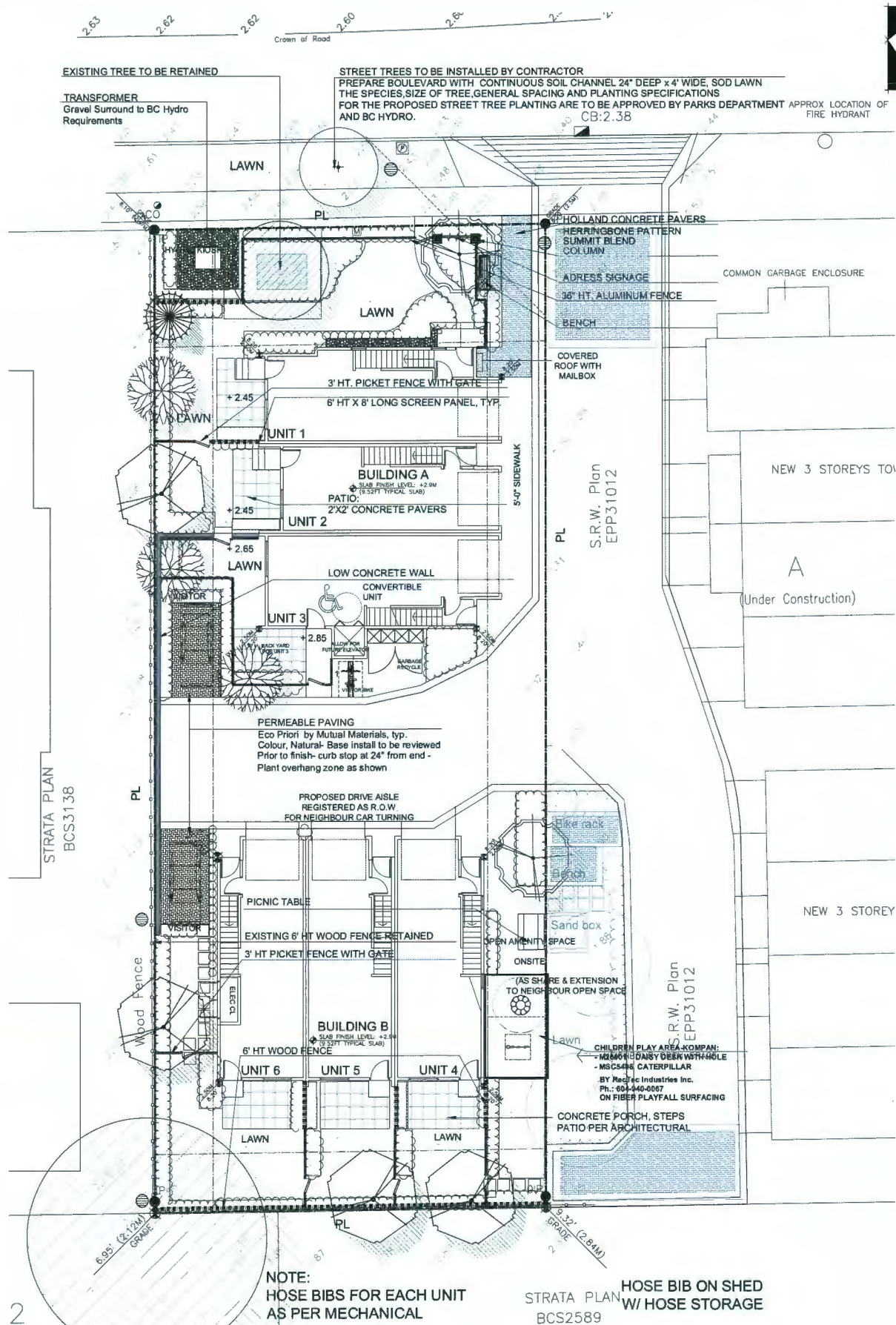
EXTERIOR COLOURS

PROJECT NUMBER: 16-03
ISSUED: 6/1/2020
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-03_NAR_200601-DP.DWG

A11
PLAN # 11

DEVELOPMENT PERMIT

DP19-858597



FURNITURE :



BIKE RACK
by Wishbone, TENAI Model No
TJBR-34, in Metallic Silver



BENCH
by Wishbone, URBAN FORM
Frame Silver, Slats Grey



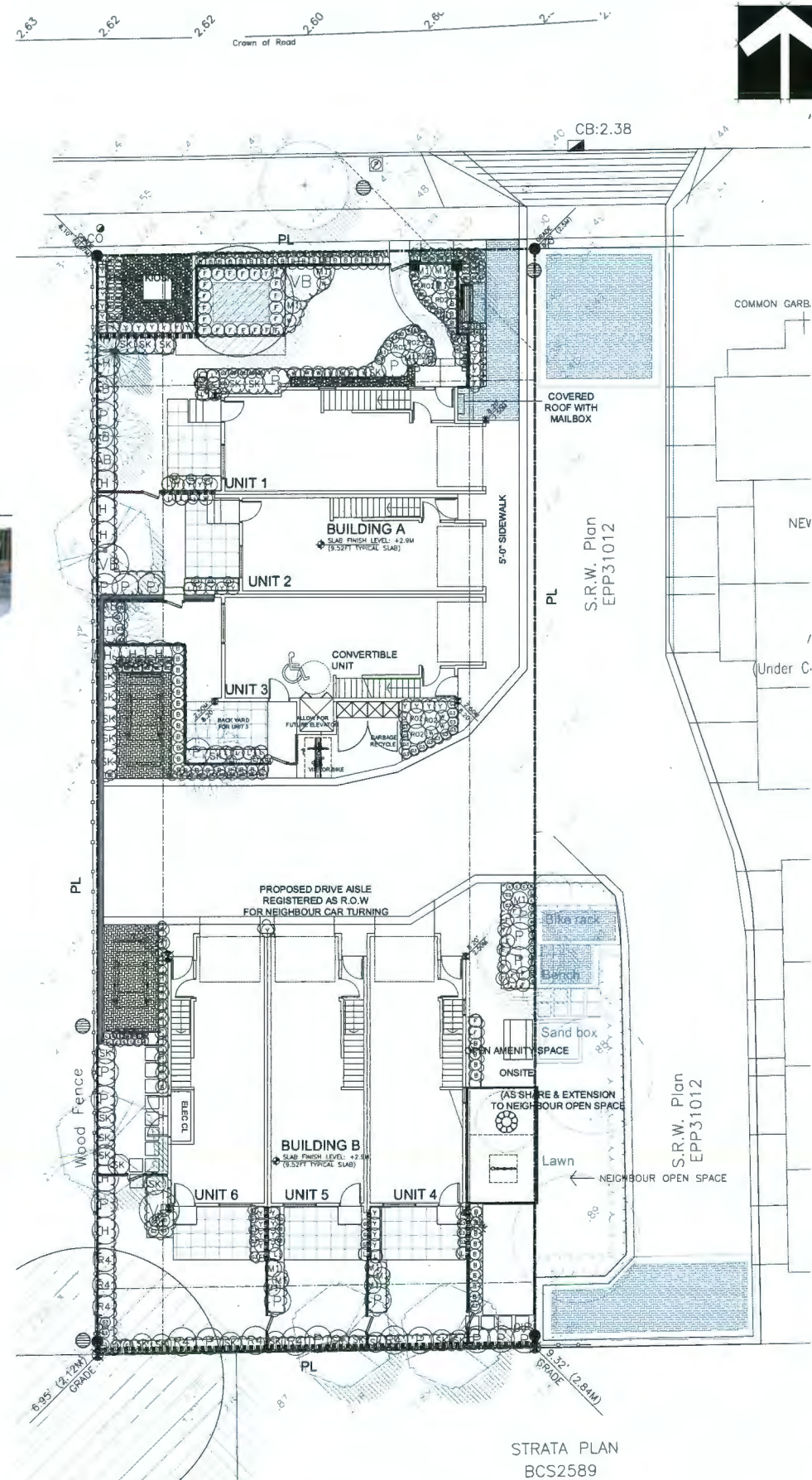
PICNIC TABLE
by Wishbone, Rutherford Model No
RPT-6; Redwood Slats/Silver Aluminum Frame
on flush concrete pad as per manufacturers specifications.



MC546 Caterpillar
MC546 Caterpillar



Sand box
MC546 Caterpillar



© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg
LANDSCAPE
ARCHITECTS

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
4	18.APR.01	NEW SITE PLAN	DD
3	18.DEC.18	CITY REQUEST	DD
2	18.NOV.26	NEW SITE PLANS ARBORIST REPORT	DD
1	17.APR.27	NEW SITE PLAN/ CITY COMMENTS	DD

CLIENT: RICHMOND REAL ESTATE

PROJECT:
**6 UNIT TOWNHOUSE
DEVELOPMENT**

**9820 ALBERTA ROAD
RICHMOND, BC**

WITH: ERIC LAW ARCHITECT INC.
DRAWING TITLE:

**LANDSCAPE
PLAN**

DATE: October 25, 2018 DRAWING NUMBER:

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

DRAWN: DD

DESIGN: DD

CHK'D: PCM

PMG PROJECT NUMBER:

L1

OF 5

16-204

DP19-858597

PLAN # 12

16204-5.2/P

p m g
LANDSCAPE
ARCHITECTS

[illegible]

CLIENT: RICHMOND REAL ESTATE

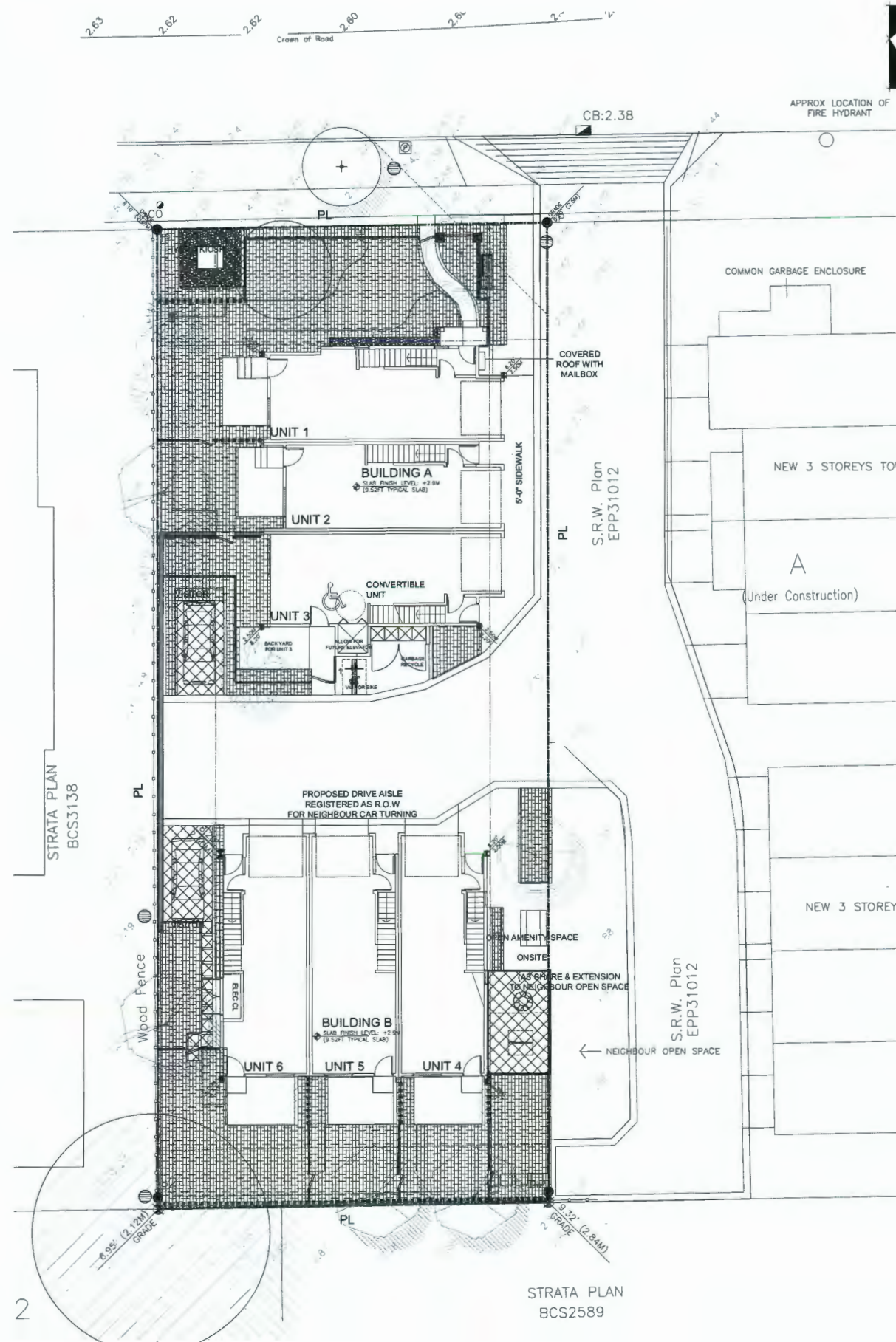
6-204

- NIS



PLANT SCHEDULE - Street tree				P&G PROJECT NUMBER: 10-304
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
1	1	SYRINGA RETICULATA 'VORY SILK'	VORY SILK JAPANESE TREE LILAC	6CM CAL. 1.3M STD. 858
<p>NOTES: * PLANT SIZE IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED ARE PER ORNA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER TYPES AND SPECIFICATIONS FOR PLANT TREATMENTS. * SUBSTITUTIONS: "SUBSTITUTIONS" ARE ONLY AVAILABLE IF THEY MEET THE SPECIFICATIONS AND ARE NOT DIRECTED 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 SUBSTITUTIONS. 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; * BUDGOLD NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.</p>				

PMG PROJECT NUMBER: 16-204



COVERAGE WITH LIVE PLANT MATERIALS
3294.61 sq.ft. (30.25%)

COVERAGE WITH OF PERMIABLE SURFACE
517.31 sq.ft.(4.75%)

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
4	18.APR.01	NEW SITE PLAN	DD
3	18.DEC.18	CITY REQUEST	DD
2	18.NOV.26	NEW SITE PLAN, ARBORIST REPORT	DD
1	17.APR.27	NEW SITE PLAN/ CITY COMMENTS	DD

CLIENT: RICHMOND REAL ESTATE

SEAL:

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

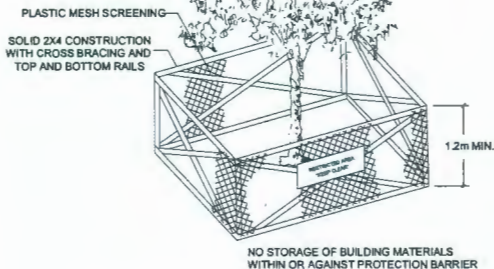
TREE PROTECTION DISTANCE TABLE

TRUNK DIAMETER in cm. @ dbh.*	MINIMUM REQUIRED PROTECTION RADIUS (DISTANCE FROM TRUNK IN METRES)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3
55	3.3
60	3.6
75	4.5
90	5
100	6.0

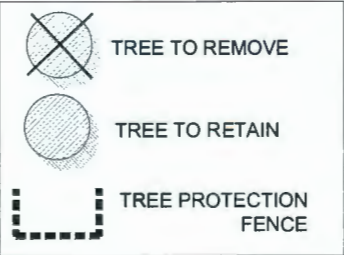
EXTRAPOLATE PROTECTION RADIUS FOR
TREES LARGER THAN 100CM dbh.
*(DIAMETER AT BREAST HEIGHT OR 1.4M FROM G

TREES PROTECTED BY SPECIES

ARBUTUS
GARRY OAK
PACIFIC DOGWOOD
PACIFIC YEW
WESTERN WHITE PINE
GRAND FIR
COAST REDWOOD
DAWN REDWOOD
GIANT SEQUOIA
GINKGO
MONKEY PUZZLE TREE



1A TREE PROTECTION BARRIER
L-3



4	18.APR.01	NEW SITE PLAN	DD
3	18.DEC.18	CITY REQUEST	DD
2	18.NOV.26	NEW SITE PLAN & ARBORIST REPORT	DD
1	17.APR.27	NEW SITE PLAN / CITY COMMENTS	DD

NO. DATE REVISION DESCRIPTION DR.

CLIENT: RICHMOND REAL ESTATE

PROJECT:
**6 UNIT TOWNHOUSE
DEVELOPMENT**

**9820 ALBERTA ROAD
RICHMOND, BC**

WITH: ERIC LAW ARCHITECT INC.
DRAWING TITLE:

**TREE MANAGEMENT
PLAN**

DATE: October 25, 2016 DRAWING NUMBER:

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

DRAWN: DD

DESIGN: DD

CHKD: PCM

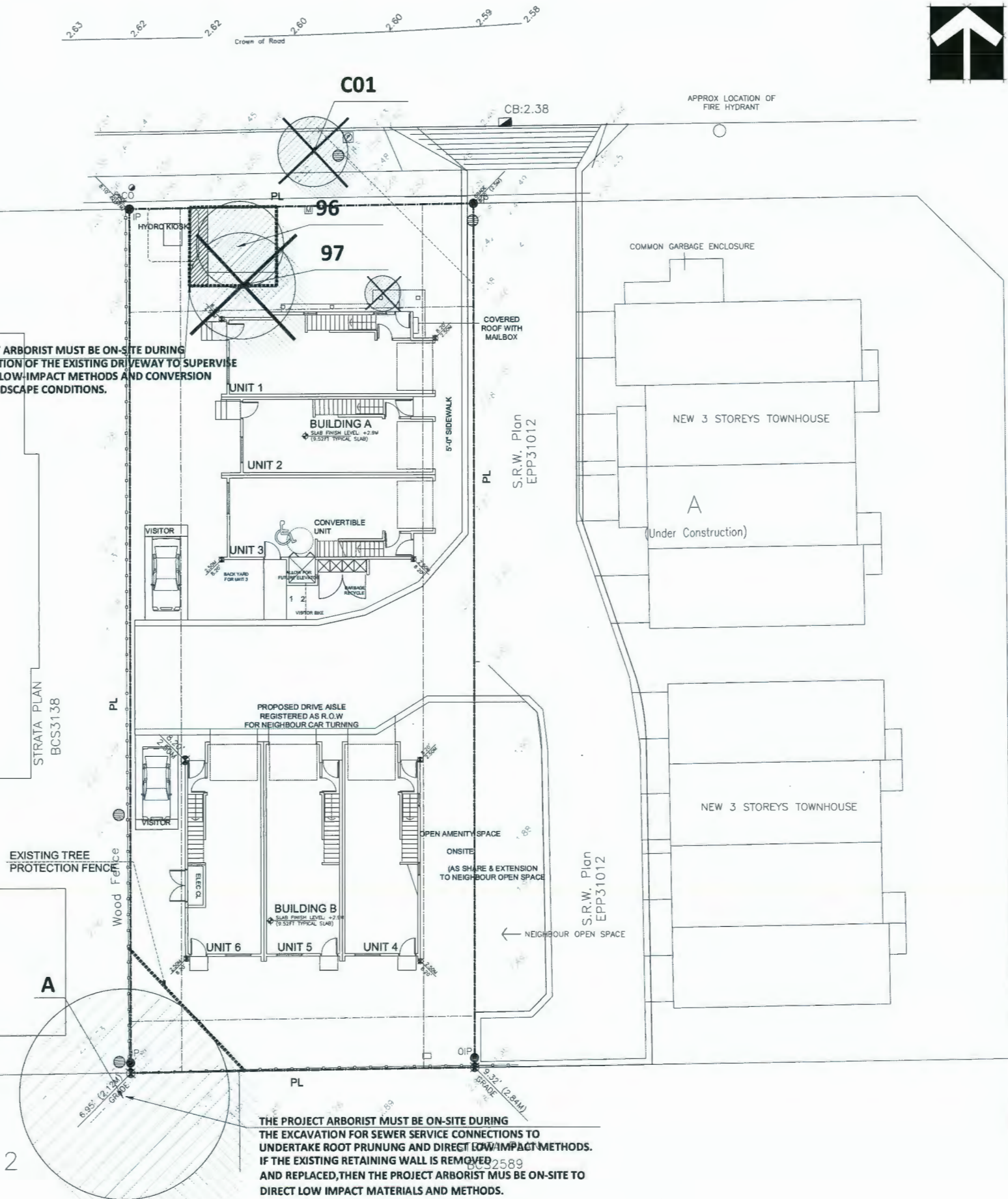
PMG PROJECT NUMBER:

OF 5

16-204

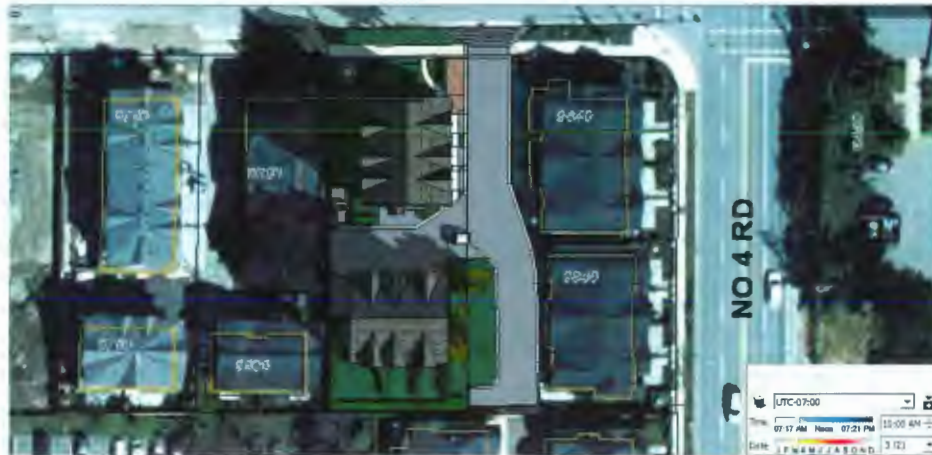
DP19-858597 PLAN # 15

16204-5.20P

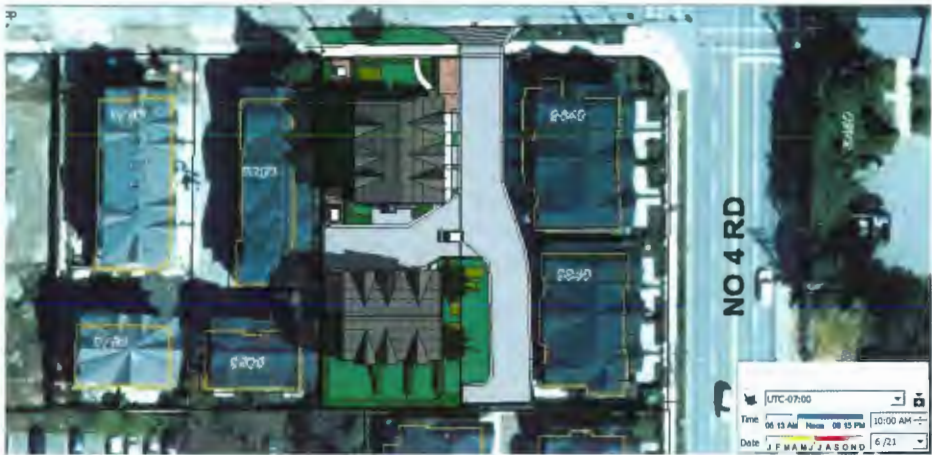


2

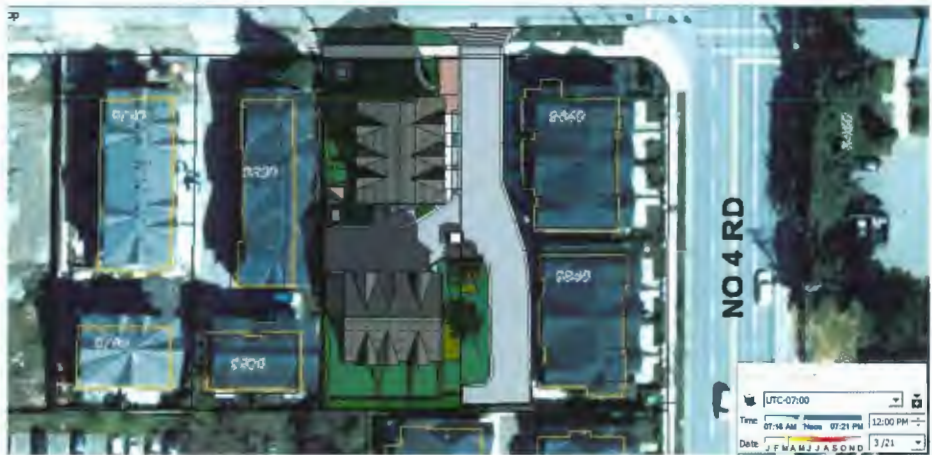
L4



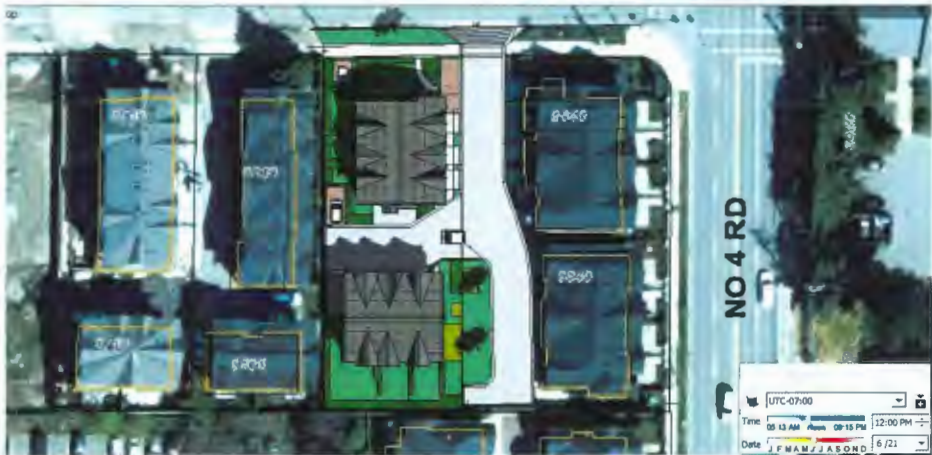
SHADOW STUDY
MARCH 21-10:00AM



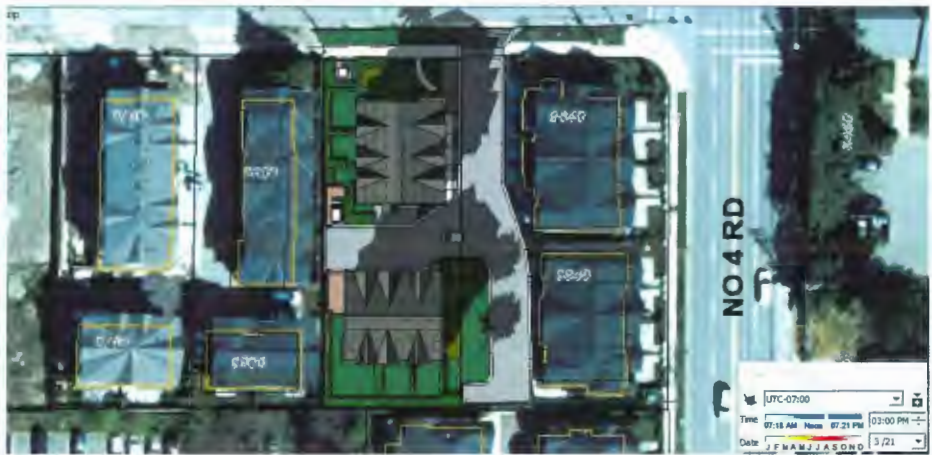
SHADOW STUDY
JUNE 21-10:00AM



SHADOW STUDY
MARCH 21-12:00PM



SHADOW STUDY
JUNE 21-12:00PM



SHADOW STUDY
MARCH 21-3:00PM



SHADOW STUDY
JUNE 21-3:00PM

REFERENCE PLAN

DP19-858597

ERIC LAW
ARCHITECT

eric.law.architect@gmail.com
216 285 WORTH AVENUE VANCOUVER BC
V5Y1N5

TEL: (604) 505-2099

COPYRIGHT RESERVED. THIS PLAN AND
DESIGN ARE AT ALL TIMES TO REMAIN
THE EXCLUSIVE PROPERTY OF ERIC LAW
ARCHITECT INC AND MAY NOT BE USED
OR REPRODUCED WITHOUT WRITTEN
CONSENT. ALL INFORMATION SHOWN ON
THIS DRAWING IS FOR USE IN THIS
SPECIFIC PROJECT ONLY AND SHALL NOT
BE USED OTHERWISE WITHOUT WRITTEN
PERMISSION.

ISSUED

1. 2019.04.11 FOR DEVELOPMENT PERMIT APPLICATION
2. 2020.03.23 FOR CITY REVIEW
3. 2020.05.26 FOR CITY DP REVIEW
4. 2020.06.01 FOR CITY DP REVIEW

2. 2020.05.31 DIMENSIONS ADDED TO HEIGHT AND
SEPARATION TO NEIGHBOUR BLDG

1. 2020.05.11 REVISE HEIGHT AND ADD COLOUR

PROPOSED TOWNHOUSE
9820 ALBERTA ROAD
RICHMOND BC

SHADOW STUDIES

PROJECT NUMBER:16-03

ISSUED: 6/1/2020

DRAWN BY: EL

CHECKED BY: EL

FILENAME: 16-03_NAR_200601-DP.DWG

A12

DEVELOPMENT PERMIT